



Inquiry into Appropriation Bill 2026–2027 and Appropriation (Office of the Legislative Assembly) Bill 2026–2027

Answer to question on notice

Asked by: Fiona Carrick MLA

Addressed to: Minister for Finance

Redirected to: Minister for the Public Service

Reference: Infrastructure Canberra

Hearing: 21 July 2026

In relation to: Places and spaces and Callam Offices

Question received: 28 July 2026

Answer Due: 5 August 2026

Minister –

- 1) What is the status of the potential sale of the Callam Offices site?
- 2) What is the breakdown of the refurbishment cost estimate for the reoccupation of Callam Offices?
- 3) Has analysis been undertaken to determine potential economic benefits of keeping the Callam Offices as a potential precinct for a community space, including community organisations, arts/culture or as public offices?
- 4) What consideration has been given to using the carpark areas for recreational community facilities?

Rachel Stephen-Smith MLA: The answer to the Member's question is as follows:

- 1) The ACT Government has approved for further works to be undertaken to inform a divestment approach for Callam Offices site as part of a broader precinct-based redevelopment opportunity for Section 80, Phillip. The Government will continue to maintain the site while future planning and release processes are progressed. The 2026-27 Budget provides \$1.782 million over two years for essential maintenance, utilities, security, compliance activities, and critical building operations to maintain the safety, security, and value of the asset.
- 2) High-level estimates developed by Infrastructure Canberra in 2023 indicated that the cost of achieving minimum compliance with current building standards would be in the order of \$87 million. This includes works associated with essential building systems, fire safety, accessibility, structural requirements, and other National Construction Code obligations.

A further high-level assessment of the investment required to return the building to a suitable tenable standard was undertaken in 2025 and indicated costs could be in the order of \$128 million. This broader estimate reflects additional refurbishment, renewal and other works required to support future occupation and use, beyond minimum compliance activities.
- 3) The Government has considered a range of future options for the Callam Offices site as part of broader precinct planning and assessment processes. This work has considered factors including heritage values, community outcomes, future Government requirements, asset condition, compliance obligations, investment requirements, and value for money. A standalone economic assessment specifically quantifying the benefits of retaining the site for community organisations, arts and culture has not been undertaken.
- 4) The future planning of the Callam Offices precinct will consider opportunities for the broader site, including surrounding land areas and existing site infrastructure.

The Southern Gateway Framework will guide how new homes, transport, jobs, green spaces and community facilities come together in a coordinated way for the Inner South and Woden Valley. The Draft Southern Gateway Framework is currently open for consultation.

Approved for circulation to the Select Committee on Estimates 2026–2027

Signature:



Date:

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By the Minister for the Public Service, Rachel Stephen-Smith