



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

Answer to question taken on notice

Asked by: Mrs Deborah Morris MLA

Addressed to: Suburban Land Agency

In relation to: Single dwelling blocks sold and released previous financial year

Hearing: 30 July 2026

Uncorrected Proof Transcript p 80.

Transcript provided: 5 August 2026

Answer Due: 12 August 2026

Mr Davey took on notice the following question(s):

MRS MORRIS: Thank you, chair. My question is related to the housing supply and land release program. Why are only 182 blocks for freestanding homes being release this year?

Mr Davey: So this year you are correctly noting that there is a mix of different types of land releases. We have had some delays in relation to our Jacka suburb because of some environmental matters. The discovery of a koala has put that on hold, and that is about 189 dwellings we would otherwise have been hoping to release this year. So we have undertaken environmental assessments so the outcome of that is not yet known in terms of whether we proceed, and that is one reason why there is less than we might have anticipated.

We are still completing the construction work in Whitlam to release land and that just takes time so we will be releasing those blocks next financial year and there are several suburbs that we are currently going through the planning and design processes which will result in more single residential product being released. I think it is fair to say though that under the ACT government's planning strategy with 70 per cent intel that you would expect to see multi-units and townhouses and terraces and those types of products as part of the release program going forward because clearly we have limited land available and it cannot all be green filled

MRS MORRIS: Okay. So we have roughly half the amount of freestanding homes for release this year as opposed to the previous year effectively due to delays and neighbouring work not ready and government strategy for classification more or less.

Mr Davey: Yes, the time that it takes. So yes, there would be more I think it is true to say there would have been single releases coming this year if not for some of those delays, but

they will come hopefully in the future. We have also got our joint venture out at Ginninderry which continues to deliver single residential along with other types of land.

MRS MORRIS: Okay. With the previous financial year single dwelling blocks, 336 were programmed for release. How many of those blocks were sold and released?

Mr Davey: Well, I do not have that figure in front of me, someone else may. We have only got 34 single residential blocks left on the market at the moment.

MRS MORRIS: So that is from the previous release program or is that—

Mr Davey: Currently. That is what we have currently got.

MRS MORRIS: Okay.

Mr Davey: So already released and over the counter available.

MRS MORRIS: Okay.

Mr Davey: I am just seeing if someone might have more details because otherwise, we will take that on notice. We have got 52 blocks available in our Ginninderry joint venture. It says figures as at the end of the June, in the last couple of weeks.

MRS MORRIS: Sorry, did you say 34? 34 standalone residential blocks currently available?

Mr Davey: Yes, currently available in Whitlam. We have got none left at the moment in Jacka and I think it was 52 in Ginninderry with the joint venture.

MRS MORRIS: So 34 in Whitlam and 52 in Ginninderry.

Mr Davey: At the moment. When they sell.

ADAM DAVEY - The answer to the Member's question is as follows:

Of the 336 single residential blocks programmed for release in the 2025-26 Indicative Land Release Program (ILRP), 152 were planned to be delivered in Jacka. These blocks were not released.

The remaining 182 blocks were programmed to be released in Macnamara through the Ginninderry Joint Venture (GJV) between the Suburban Land Agency and Riverview Developments. In 2025-26, the GJV released 204 single residential blocks in Macnamara and Strathnairn, 22 blocks in excess of its programmed release target. Of these blocks, 109 have been sold (i.e. contracts have been exchanged).

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

A handwritten signature in black ink, appearing to read 'Adam Davey', is positioned above the printed name.

Signature:

Date: 11/8/26

By Adam Davey, CEO Suburban Land Agency