QTON No. 31

Legislative Assembly for the Australian Capital Territory

Select Committee on Estimates 2026-2027

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

Answer to question taken on notice

Asked by: Mr Ed Cocks MLA

Addressed to: Minister for Finance

In relation to: Treasury and Modelling - Low income renting households

Hearing: 21/07/2026
Uncorrected Proof Transcript pp 123
Transcript provided: 23/07/2026
Answer Due: 30/07/2026

Ms Michelle Dowdell took on notice the following question(s):

MR COCKS: Okay, is there any modelling that has been done around what the net financial impact would be for an average low-income renting household?

Ms Dowdell: So Mr Cocks, we do publish a number of scenarios as part of that statement on the impact, so pages 158 to 160. It is very small print so I cannot read them all. So we will have to take on notice whether we can do one for a low income rental. But we do publish, under the FMA, a cost of living statement that sets out those scenarios.

MR COCKS: Yes, those scenarios, they are useful but they certainly seem to provide —it is a selective snapshot across very specific scenarios.

Ms Dowdell: We will take on notice what we can provide in relation to the scenario you have identified.

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

The table below sets out the estimated impact of Territory taxes, fees and utility charges on low-income renting households in 2026-27. It is not possible to capture the effect on every type of low-income renting household, as financial circumstances or usage patterns will vary. Therefore, two illustrative scenarios are presented to demonstrate how the impacts differ across household types and circumstances.

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The table does not include general rates, conveyance duty, land tax or associated concessions, as these taxes are paid directly by property owners rather than renters. While these costs may influence rental prices, rents are determined by a range of factors, including housing supply and demand, population growth, broader economic conditions, the costs associated with holding a property, and property-specific characteristics such as location and size. These factors affect the rental market simultaneously, making it difficult to isolate the impact of any single factor, including government taxes, on rents.

Year	Disposable income	Government taxes and fees			Concessions			Net Impact[1]	
		Vehicle Charges	Public Transport Fares	Utilities	Vehicle Concession	Public Transport Concession	Utilities concession	Net Disposable Income	Change
Scenario 1 - Single, first income quintile, renter, no car									
2025-26	$35,800	$0	$1,411	$4,248	$0	$706	$800	$31,648	
2026-27	$37,000	$0	$1,665	$4,570	$0	$835	$800	$32,400	**$752**
Scenario 2 - Single parent, first income quintile, renter, 1 car, 1 child who catches the bus to school									
2025-26	$35,800	$717	$937	$6,125	$505	$468	$800	$29,794	
2026-27	$37,000	$770	$1,084	$6,510	$555	$542	$800	$30,533	**$739**

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

Signature:

Date: 6/8/26

By the Minister for Finance, Rachel Stephen-Smith MLA

[1] Totals may not add due to rounding.