QTON No. 79

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: Ms Chiaka Barry MLA

Addressed to: Minister for Planning and Sustainable Development

Redirected to: Treasurer

In relation to: Planning and Sustainable Development and LVC revenue relating to Missing Middle Housing

Hearing: 24 July 2026
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Transcript provided: 28 July 2026
Answer Due: 5 August 2026

Mr Chris Steel MLA took on notice the following question(s):

THE CHAIR: Just out of interest and for my own benefit how much does the Lease Variation Charge revenue do we get? It is probably somewhere. Two point something?

MS CARRICK: I think it is about 30 or 40 million or something.

THE CHAIR: Thirty million?

MS CARRICK: I do not know. That is off the top of my head, but it is in there.

Mr Steel: Get the revenue chapter.

THE CHAIR: And I guess if we factor in all of the—and this probably is not the session, or you probably would not have an answer. If you factor in all of the delays in approvals and the possibility that developers, because of those delays in variation approvals, may not proceed with a build or that Lease Variation Charges are deterrent, have you had any conversations about going from leasehold to freehold? That is probably not you.

Mr Steel: I do not think that—no, is the answer. That would be an extremely large change that would really be, you know, the purview of the commonwealth. Just going back to—it is page 170 of the budget outlook, 26-27 Lease Variation Charge is forecast to bring in $31 million.

THE CHAIR: And then it goes down, 27-28, to 24 million, 22 million—

Mr Steel: Yes, but only a component of that will be sort of missing middle housing style developments and, noting that we have got the remission in place as well over the period of the forward estimates.

THE CHAIR: Sorry, sorry, so the component of 31 million would be missing middle changes, variation?

Mr Steel: A component of it would be missing middle type—Lease Variation Charge for lease variations relating to missing middle housing, yes. But a lot of it would be larger-scale developments.

THE CHAIR: Yes, and then the reduction over the forwards, what is driving that?

Mr Steel: Well, it is a question for Treasury because they have done the forecasts. I will take it on notice and we will come back with some further information. But we are, over that period, obviously implementing the remission for codified lease variation charges, yes.

THE CHAIR: Yes, okay. Thank you.

Chris Steel MLA: The answer to the Member's question is as follows:

Lease Variation Charge (LVC) revenue is estimated to be $30.5 million in 2025-26.

LVC revenue is estimated to be $18.1 million lower over the four years to 2028-29, compared to the 2025-26 budget. This mainly reflects the impact of one-off refunds in 2025-26, and policy decisions to support delivery of more social and affordable housing (announced at Budget Review) and to encourage missing middle housing (announced in the Budget). The revenue impact of the missing middle remission is conservative, and a greater take up may see a net increase in LVC revenue.

The Government will provide a temporary 50 per cent remission of the codified LVC for developments in Suburban (RZ1) and Suburban Core (RZ2) zones to support the uptake of missing middle housing reforms.

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

Signature: Date: 6/8/26

By the Treasurer, Mr Chris Steel MLA