



Jon Stanhope MLA

CHIEF MINISTER

MINISTER FOR TRANSPORT MINISTER FOR TERRITORY AND MUNICIPAL SERVICES
MINISTER FOR BUSINESS AND ECONOMIC DEVELOPMENT MINISTER FOR LAND AND PROPERTY SERVICES
MINISTER FOR ABORIGINAL AND TORRES STRAIT ISLANDER AFFAIRS
MINISTER FOR THE ARTS AND HERITAGE

MEMBER FOR GINNINDERRA

2008-09 Annual Report Hearings

Standing Committee on Planning, Public Works and Territory and Municipal Services

Question on Notice No.1

Question to the Minister for Land and Property Services

- a. What is the LDA's role in the development of town centres?
- b. Is there consideration of the application of the Government's Supermarket Policy before land release?

MR STANHOPE: The answer to the Member's question is as follows:

- a. The Land Development Agency's (LDA) primary role in the development of town centres is the release of land for commercial, residential and community facility purposes. Over recent years the LDA has released land in Civic, Tuggeranong, Belconnen, Woden and Gungahlin. Such land releases increase the range of opportunities offered in the various centres for living, work and community activities. LDA is most extensively involved in the development of the Gungahlin Town Centre, where the LDA is releasing a variety of land use sites over the development life of the Gungahlin Town Centre to satisfy the market demand of Gungahlin as a growing viable commercial and shopping precinct.
- b. In relation to application of the Supermarket policy, the answer is yes.

Approved for circulation to the Standing Committee on Planning, Public Works and Territory and Municipal Services

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Question on Notice No.2

Question to the Minister for Land and Property Services

a. When considering releasing commercial land for various uses, is there consideration of the impacts on existing businesses, especially given that the ACT has more retail floor space per capita than most other places in Australia.

MR STANHOPE: The answer to the Member's question is as follows:

a. Yes.

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Question on Notice No.3

Question to the Minister for Land and Property Services

- a. What feedback is the LDA receiving in terms of what types of housing choices, and what types of land choices people are demanding?

MR STANHOPE: The answer to the Member's question is as follows:

- a. Feed back from customers with regard to block types and sizes is often varied depending on their needs and financial situation. In the LDA's current estate of Bonner the largest demand has been for smaller blocks priced under \$200,000 as the estate attracts first home buyers and builders.

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Question on Notice No.4

Question to the Minister for Land and Property Services

a. What information did the LDA give out to prospective Harrison residents as land release information in 2005? Could we please have a copy of each of the documents?

MR STANHOPE: The answer to the Member's question is as follows:

a. Copies of the 2005 sales information for Harrison (Wells Station) is attached.

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Question on Notice No.5

Question to the Minister for Land and Property Services

- a. Given that there is little demand for new industrial land, does the LDA plan to slow its release overall?

MR STANHOPE: The answer to the Member's question is as follows:

- a. As the LDA has sold all of the industrial land it has offered to the market, it will continue to release industrial land during 2009-10 and 2010-11 in accordance with the Indicative Industrial Land Release Program.

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Question on Notice No.6

Question to the Minister for Land and Property Services

1. Is the LDA involved with the CIC plans for development of the East Fyshwick estate on the border with Queanbeyan? If so,
2. Will much native vegetation be retained?
3. What environmental studies have been undertaken, including the impact of clearing, including habitat loss? Impacts on the Molonglo River?
4. Has there been any discussion between the developer and the ACT Government about re-vegetation elsewhere on the site or nearby?
5. Is there a feasibility of requiring CIC to re-vegetate to provide habitat and a buffer for the medium-density residential area nearby.

MR STANHOPE: The answer to the Member's question is as follows:

1. The LDA is not involved in the development of the East Fyshwick estate with CIC.
2. See answer No.1.
3. See answer No.1.
4. This is not an LDA matter. Please refer this question to Environment ACT.
5. This is not an LDA matter. Please refer this question to Environment ACT.

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Question on Notice No.7

Question to the Minister for Land and Property Services

- a. I note that 15% of new dwellings in residential estates need to be “affordable”, but what commitment is there to public housing in new land releases?

MR STANHOPE: The answer to the Member’s question is as follows:

- a. The LDA consults with ACT Housing and makes land available to ACT Housing when required. Decisions on location of public housing are a matter for ACT Housing.

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Question on Notice No.8

Question to the Minister for Land and Property Services -

I note that the land release in Molonglo was planned for the 2008-09 FY, and “planning delays” have been blamed for the delay. Could you please explain what those delays have been, as the processes seem to be running fairly smoothly and as expected, so was it simply that the release was budgeted for too early?

MR STANHOPE: The answer to the Member’s question is as follows:

The commencement of land development in Molonglo was identified in the November 2008 indicative Residential Land Release Program and was planned for a series of four englobo releases in 2008-2009 with further releases as Joint Venture or LDA estates in the out years of the Program.

ACTPLA finalised the Territory Plan Variation No. 281 to the Territory Plan for Molonglo in August 2008 however the National Capital Authority did not finalise the associated variation to the National Capital Plan until mid December 2008.

Further ongoing ACTPLA studies to get the area to Planning Ready status continued after that date and included a Strategic Environmental Assessment (SEA) under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC), Environmental Impact Assessments (major Capital Works including the trunk sewer to service the expected development) and heritage assessments. These studies are nearing completion with the SEA expected to be approved by the Commonwealth by June 2010. EPBC clearances were obtained for Coombs and Wright in late 2009. ACTPLA also continued to refine the Coombs & Wright concept plan and a variation to the Territory Plan came into effect in late January 2010. These studies have meant that there was a degree of uncertainty about the exact areas that could be developed.

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The Government has agreed to a change of land release method for Coombs & Wright in order to shorten the timeline for land release to the public. The LDA will undertake the full release of Coombs & Wright in accordance with the revised Residential Land Release Program with a requirement to bring to the market land for 400 dwellings in 2009-2010.

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Question on Notice No.9

Question to the Minister for Land and Property Services

- a. Who will the Molonglo englobo site be sold to?

MR STANHOPE: The answer to the Member's question is as follows:

- a. The Government and the Land Development Agency have no mechanism to determine who will be the actual purchaser of any particular land parcel prior to the completion of sale processes (eg auction or tender) for the particular land parcel.

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Question on Notice No.10

Question to the Minister for Land and Property Services

- a. Where was the land the North Weston 3 land swap with the Defence Housing Authority was with?

MR STANHOPE: The answer to the Member's question is as follows:

- a. The land the Defence Housing Australia has been offered is Blocks 3, 5 & 7 Section 81 Weston and has primary vehicle access from Heysen Street. The land has the potential for 125 dwellings. It was swapped with land in Duffy (Part of Section 55).

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Question on Notice No.11

Question to the Minister for Land and Property Services

1. What are the details of the MOU with the Community Housing Canberra?
2. Is there a set percentage of dwellings for CHC for each new land release site?

MR STANHOPE: The answer to the Member's question is as follows:

1. The principle objective of the LDA's MOU with Community Housing Canberra is to identify sites that will yield approximately 120 dwellings per financial year.
2. There is no set percentage of dwellings for CHC in each new land release site.

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Question on Notice No.12

Question to the Minister for Land and Property Services

- a. Where was land made available for DHCS & CHC for the stimulus package developments?

MR STANHOPE: The answer to the Member's question is as follows:

- a. The LDA provided land to DHCS for the stimulus package in Bonner, Franklin, Dunlop and Gowrie. The LDA did not specifically make land available to CHC under the stimulus package, but offered land in accordance with the existing MOU which could be used to address CHC's needs, including in relation to the stimulus package.

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Question on Notice No.13

Question to the Minister for Land and Property Services

- a. What stage is the Causeway development at?

MR STANHOPE: The answer to the Member's question is as follows:

- a. Public Housing in the Causeway is the responsibility of ACT Housing. The LDA has no involvement in the Causeway.

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Question on Notice No.14

Question to the Minister for Land and Property Services

- a. Why weren't there any sales of development rights to joint ventures in 2008-09?

MR STANHOPE: The answer to the Member's question is as follows:

- a. The LDA did not enter into any new joint ventures in 2008-09. Three joint ventures at Forde, Crace and Woden East, were in operation throughout 2008-09. Discussions commenced with the Forde JV partners during 2008-09 about the incorporation of land at Forde North in the scope of the development activities under the existing Joint Venture Agreement.

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Question on Notice No.15

Question to the Minister for Land and Property Services

- a. Is there a set ratio or level of residential dwelling sites to be released through LDA estates, joint ventures, englobo or smaller scale private sector?

MR STANHOPE: The answer to the Member's question is as follows:

- a. The Government has a policy that over time the LDA will release land through LDA estates, joint ventures and englobo releases on 1/3,1/3,1/3 basis.

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Question on Notice No.16

Question to the Minister for Land and Property Services

- a. Is the LDA also still planning to release a report on TBL land release, as outlined in Action 24 of “weathering the change”?

MR STANHOPE: The answer to the Member’s question is as follows:

- a. This action was being addressed by CMD and has been transferred to the new Department of Land and Property Services (LAPS), which is the portfolio agency responsible for the Land Development Agency (LDA).

The Government strongly supports the TBL process in relation to land release and requires Government agencies to utilise it when planning for the release of land. The Government has already moved to the use of non-potable water for construction projects and is continuing to improve the environmental and social performance of its projects. However, it is not always the case that a TBL assessed *tender* process is the most effective way to achieve the Government’s sustainability objectives. LAPS and the LDA are monitoring this situation and are preparing further advice to Government. This advice will take account of the current work being done by the Department of Environment, Climate Change, Energy and Water (DECCEW) in refining Action Plan 1 of the *Weathering the Change* strategy, which the Government will shortly consider.

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Question on Notice No.17

Question to the Minister for Land and Property Services

a. What are the key issues the LDA has identified as potential impacts of climate change in relation to LDA activities?

MR STANHOPE: The answer to the Member's question is as follows:

- a. Consistent with Action 28 of the ACT Climate Change Strategy, the LDA has identified potential climate change impacts and risks to LDA's developments.

Climate change predictions are for increases in temperature, decreased rainfall and increased extreme events (heatwaves, fire, floods and storms). In turn there will be impacts on infrastructure, human health, biodiversity and food production.

Although the LDA is limited in how much it can directly influence built form, it can provide information to landholders and set an example in its display villages or precincts.

Possible actions in new LDA developments could include:

Energy efficiency

- Passive solar design to maximise winter warmth and summer cooling and therefore reduce the need for air conditioners;
- Using light coloured roofs, walls and hard surfaces;
- Providing shade through awnings and vegetation;
- Install smart meters.

Water

- Reducing water use:
 - o water efficient fixtures and fittings; and
 - o using species more tolerant to hotter drier condition.
- Rainwater storage, tanks and ponds;
- Use of non-potable water, for example grey water;
- Water Sensitive Urban Design;

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- o swales and porous surfaces to allow infiltration of ground water;
- o non -potable irrigation of public open space.

Material use

- Give preference for materials that are from renewable sources and have low embodied energy.

Biodiversity

- Establish biodiversity corridors and use local species.

Emergency management

- Ensuring infrastructure eg drainage that can cope with increased flash flooding;
- Bushfire management in buffer areas, including slashing and use of fire retardant species.

Health and fitness

- Cycle and pedestrian network with shade protection to allow people to remain active in hotter temperatures;
- Design and provision of community facilities;
- Community gardens to promote local food production.

Transit oriented developments

- LDA estates are in accordance with Transit Oriented Development principles, including improved bicycle and pedestrian street networks.

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Question on Notice No.18

Question to the Minister for Land and Property Services

a. Is there an EER minimum that the Bonner display Village homes will need to meet?

MR STANHOPE: The answer to the Member's question is as follows:

a. Yes, all minimum of 6 star or greater.

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Question on Notice No.19

Question to the Minister for Land and Property Services

- a. How will the hot water system rebates work with the new legislation which takes effect next year?
- b. Given that it will be compulsory, will rebates also be available?

MR STANHOPE: The answer to the Member's question is as follows:

- a. With the introduction of the new legislation on 1 February 2010, the LDA is reviewing whether or not there will be a change to the current rebates offered by the LDA for future land releases in Bonner.
- b. Refer above.

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Question on Notice No.20

Question to the Minister for Land and Property Services

- a. How has the cat containment policy affected land sales?
- b. Has there been much community feedback?
- c. Will this policy be applied to all new suburbs adjoining nature reserves?

MR STANHOPE: The answer to the Member's question is as follows:

- a. The LDA is not aware of the cat containment policy affecting sales at Bonner or Forde.
- b. There has been minimal if any community feedback on this policy.
- c. This is a policy decision for Department of Environment, Climate Change, Energy and Water, not the LDA.

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Question on Notice No.21

Question to the Minister for Land and Property Services

I would like to clarify some details of the cycle path at Kingston Foreshore. I asked a question on notice about this recently, but the answer was confusing. It referred to a cycle path on Eyre St, stating it was “partially complete”, but actually, there is only a standard footpath in Eyre street. Could someone please clarify what is actually happening with plans for a cycle path here?

MR STANHOPE: The answer to the Member’s question is as follows:

- The “standard footpath” referred to complies with the TAMS standard for a low volume off-road cycle path (minor path minimum 1.2metres wide). Currently the path runs down the southern side of Eyre Street from Wentworth Avenue past Printers Way along Norgrove Park to the intersection of Eastlake Parade where the path network terminates.
- LDA is reviewing the sufficiency of this off-road path as it currently only meets the minimum standard. The review is being undertaken as part of a broader review of the planning for the cycle network within Kingston Foreshore. This review is in response to TAMS and Pedal Power comments relating to expected growth in pedestrian and cycle traffic through Kingston Foreshore as a result of the completion of the cycle network around the lake and growth in the Airport Office Precinct, Duntroon and the proposed Eastlake development.
- The construction of the balance of the cycle network in Kingston will occur progressively as the harbour infrastructure works and the Stage 4 Infrastructure works are progressed. The connections to the existing cycle paths will be constructed as part of these works.

ACT LEGISLATIVE ASSEMBLY

- The completion of the cycle network in Kingston foreshore is expected to be completed over the next 2 years. Until the cycle network is complete the LDA will work cooperatively with TAMS to maintain connectivity to the existing networks.

Approved for circulation to the Standing Committee on Planning, Public Works and Territory and Municipal Services

Jon Stanhope MLA
Minister for Land and Property Services

Date:



Jon Stanhope MLA

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MINISTER FOR ABORIGINAL AND TORRES STRAIT ISLANDER AFFAIRS
MINISTER FOR THE ARTS AND HERITAGE

MEMBER FOR GINNINDERRA

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Question on Notice No.22

Question to the Minister for Land and Property Services

Noting the first level of community consultation, called “informing”, what does “people are free to seek a further level of participation” mean?

MR STANHOPE: The answer to the Member’s question is as follows:

There are several stages to community consultation and depending upon the level of consultation being undertaken by the Government, the first level is “informing”. This involves the notification by Government of a proposed release of land for sale.

The second level of consultation is “seeking information” which provides the community with the opportunity to comment on the proposal and receive feedback.

The third level of consultation is called “involving” and describes the activity where the community is invited by Government to participate in hands –on activities such as workshops and meetings.

The final level of consultation is called “partnerships” and this is where Government establishes a partnership with the community as a method of providing a recognised agreement with the community to be involved directly in the decision making process.

It should be noted that the level of consultation for most land releases will commence with the informing step. Then depending upon the response to the first level, the consultation process may proceed to the next level. Not all land releases will require more than one or two of the lower level consultation processes as some releases are the result of a direct request by the community eg childcare facilities.

This will not be the case when dealing with proposals which are deemed to be high profile and have significant public interest. Consultation on these sites will start at a level which will be determined by Government.

ACT LEGISLATIVE ASSEMBLY

The opportunity to comment at the Development Application stage remains.

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Minister for Land and Property Services

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Question on Notice No.23

Question to the Minister for Land and Property Services

a. What are the issues that people are FOIing documents for?

MR STANHOPE: The answer to the Member's question is as follows:

a. The LDA received 12 valid FOI requests for the year 2008-09 and two partial transfers – one each from Treasury and TAMS. One invalid request was also received.

The types of information people were requesting were:

- Further Information on Canberra Technology City Development;
- Transfer of title over Block 8 Section 68 City;
- Fyshwick – EpiCentre - Traffic, Marketing;
- Fyshwick – EpiCentre - Advertising, Sale, Use;
- Incoming Government Briefs - subsequent to the 2008 election;
- Bush Healing Centre, Tharwa - purchase of the land in Tharwa;
- Proposed new cemetery and crematorium;
- Purchase of land in Williamsdale for use of ACTEW;
- OwnPlace scheme;
- Land Rent scheme;
- Sale or grant or the potential sale or grant of Crown leases over land in and around the Canberra Airport;
- Decisions made regarding the FOI request dated 6 March 2009, referencing the Bush Healing Farm and subsequent review of the request;
- Land Rent - Conveyancing Data - *Partial transfer from Treasury*;

ACT LEGISLATIVE ASSEMBLY

- The protection of eucalypt trees, impacts on threatened species or impacts on eucalypt trees used for feeding or nesting by Superb Parrots as a result of the development of the new suburb of Crace and the development of the Harrison sports field– *Partial transfer from TAMS*; and
- Documents held by ACTPLA re: Block 13 & 15 Section 3 Woden – *Invalid*.

As noted in the LDA Annual Report 2008-09 (page 52) of the requests received, three were from solicitors, one from an association/organisation and eleven by one MLA. No applications were received from members of the general public.

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Jon Stanhope MLA
Minister for Land and Property Services

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Question on Notice No.24

Question to the Minister for Land and Property Services

- a. What temperature does the department set for summer and winter temperature? Have they trialled changed temperatures and if so, what energy savings and staff reaction was there?

MR STANHOPE: The answer to the Member's question is as follows:

- a. In relation to premises occupied by the Land Development Agency, Summer: 22°; Winter: 22°. In February 2009 the LDA moved into TransACT House, a non Government, multi tenanted building. The building owners have not, as yet, trialled changed temperatures.

Approved for circulation to the Standing Committee on Planning, Public Works and Territory and Municipal Services

Jon Stanhope MLA
Minister for Land and Property Service

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Question on Notice No.25

Question to the Minister for Land and Property Services

- a. What standard of internet connection is provided in joint ventures?

MR STANHOPE: The answer to the Member's question is as follows:

- a. Fibre to the home broadband access, provided by TransACT.

Approved for circulation to the Standing Committee on Planning, Public Works and Territory and Municipal Services

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Question on Notice No.26

Question to the Minister for Land and Property Services

a. What standard of internet connection will be provided in Bonner and Crace?

MR STANHOPE: The answer to the Member's question is as follows:

a. Fibre to the home broadband access, provided by TransACT.

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Question on Notice No.27

Question to the Minister for Land and Property Services

1. Page 8 of the AR states that ‘the fallout of the Global Financial Crisis meant the value of commercial and industrial land were reduced significantly throughout 2008-09’. What impact is the LDA seeing in the developer market as a result of the Global Financial Crisis?
2. Does it appear that developers are struggling to get financing to make larger purchases of land?
3. The LDA notes in its AR on page 11 that not all of the land released for commercial and industrial purposes sold. Does the LDA believe that was because developers were unable to get funds, or was there a lack of demand for the land?

MR STANHOPE: The answer to the Member’s question is as follows:

1. As stated in the LDA annual report, the largest impact of the Global Financial Crisis was a reduction in land values for commercial and industrial land due to a softening in developer demand.
2. During the 2008-09 financial year, the tightening of credit markets resulted in many developers being unable to secure the level of finance they had achieved in previous years.
3. The decrease in demand for commercial and industrial land during 2008-09 could be attributed to the limited availability of finance.

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Question on Notice No.27a

Question to the Minister for Land and Property Services

1. What impact did the increased first home owners grant have on the housing market in Canberra?
2. What impact does the LDA expect the reduction in the first home owners grant will have on the housing market?

MR STANHOPE: The answer to the Member's question is as follows:

1. The boost to the first home owners grant had a positive effect on LDA land sales during 2008-09.
2. The LDA has not experienced any significant drop in the demand for land with the reduction in the first home owners grant. The housing market in the ACT remains strong, indicating there has not been a significant adverse impact from the cessation of the boost to the grant.

Approved for circulation to the Standing Committee on Planning, Public Works and Territory and Municipal Services

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Question on Notice No.27b

Question to the Minister for Land and Property Services

- a. Given the LDA is responsible for the release of land for residential, commercial, industrial, and community purposes, what analysis or modelling does the LDA undertake to determine the optimum amount of land to be released? What economic analysis does the LDA undertake?

MR STANHOPE: The answer to the Member's question is as follows:

- a. The LDA is responsible for delivering the published Land Release Programs but does not have policy responsibility for determining the composition of the Indicative Land Release Programs. The LDA contributes to inter-agency groups that analyse demographic market and economic projects and advise government on the location, scale and composition of proposed Land Release Programs.

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Jon Stanhope MLA
Minister for Land and Property Services

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Standing Committee on Planning, Public Works and Territory and Municipal Services

Question on Notice No.27c

Question to the Minister for Land and Property Services -

- a. How many hectares of land does the LDA currently have on its books?

MR STANHOPE: The answer to the Member's question is as follows:

- a. The answer on this question would depend on what is meant by "on its books". Most land which the LDA develops or releases for sale is not owned by the LDA but is formally held by the Department of Territory and Municipal Services (TAMS) on behalf of the Territory. In addition, during the construction phase of LDA estates, from time to time a significant proportion of the land under development is the subject of exchanged sales contracts with businesses or private individuals or will remain public open space. Therefore the LDA is unable to provide an exact figure.

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Jon Stanhope MLA
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Question on Notice No.27d

Question to the Minister for Land and Property Services –

- a. How much land does the LDA currently own broken down by suburb?

MR STANHOPE: The answer to the Member's question is as follows:

- a. Rather than being the owner, LDA is custodian of land while it is under LDA's control as part of LDA development activity. The exception is for the LDA's Joint Venture developments where a crown lease over the land is issued to the LDA.

As at 19 February 2010, the land under LDA custodianship or held by LDA under a crown lease is listed below. Some of the parcels of land are being prepared for sale. Note that the list also includes the Dunlop blocks that relate to land rent.

Division	Section	Block	Street No	Location
Amaroo	106	2		Horse Park x Mornington x Katherine
Belconnen	55	53		Emu Bank
Bonner				Stages 3 & 4 and the residue of the suburb that is unsold
Bonython	78	1	22	Helpman x Lunde x Burgoyne
Bonython	79	14		Mary Lee x Putty x Burgoyne
Bonython	83	1		Mary Lee x Stella Hume x Pavy
Bonython	84	1		Don Dunstan x Stella Hume x Pavy
Bruce	85	5		Paget x Braybrooke x Kinloch
Bruce	91	4		Paget x Braybrooke x Thyne
Bruce	32	17		Fernhill Park
Bruce	85	6		Ginninderra Dr x Braybrooke x Kinloch
Casey	36, 37 & 38			
City	63	20		Cnr Knowles & London Circuit, carpark
Cook	12	8		Cnr Cook Place and Rowan St
Crace				Joint Venture

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Division	Section	Block	Street No	Location
Dunlop	190	12	5	Old Street
Dunlop	191	13	5	Koerstz St
Dunlop	193	1	168	Kerrigan St
Dunlop	193	7	180	Kerrigan St
Dunlop	193	8	182	Kerrigan St
Dunlop	193	9	184	Kerrigan St
Dunlop	193	10	186	Kerrigan St
Dunlop	193	20	69	Begg Circuit
Dunlop	193	24	61	Begg Circuit
Dunlop	193	26	57	Begg Circuit
Dunlop	193	28		bw Kerrigan St & Begg Circuit
Dunlop	194	1+2		
Dunlop	195	1		
Dunlop	199	1		
Dunlop	200	7	14	Gordon Withnall Crs
Dunlop	200	8	16	Gordon Withnall Crs
Dunlop	202	2		Strip along Kerrigan St
Farrer	9	2	11	Dreverman Street
Forde				Joint Venture
Franklin				Flemington Road access corridor and residue of suburb that is unsold
Fyshwick	83	5+6+7+8		Beaconsfield St
Fyshwick	83	9+10+11+12		Beaconsfield St
Fyshwick	83	2		Beaconsfield St x Newcastle St
Fyshwick	85	2+3+4+5		Leonora St x Knobb St x Tom Price x Beaconsfield
Fyshwick	87	2+3		Canberra Ave x Tom Price Street
Giralang	80	8		Atalumba Cl, between shops and school
Griffith	84	8		Cnr Canberra & Sturt Av
Gungahlin Town Centre				Residue of land that is unsold
Harrison				Various parcels of land such as the Flemington Road access corridor, and a number of parks.
Harrison	98	1+2+3		Harrison Sales Office, Kings Canyon Street
Harrison	100	9		Pinnacles Street
Holt	53	2+3		Cnr Hardwick Cr & Kippax Pl, adjacent to garage (split by pathway)
Holt	51	65	64	Hardwick Crs, Sth East Cnt of Health Club Parkview
Isaacs	501	8		Bromby St, between footpath and Bromby, south of floodway
Isabella Plains	856	8		Cnr. Drumstone St & Ellerstone Av, north of path adjacent to school (draw imaginary line north from school boundary with neighbour)
Kaleen	44	27	161	Marybyrnong

Division	Section	Block	Street No	Location
Kaleen	85	8		Warrego Cct, north of Ellenborough
Kaleen	85	9		Warrego Cct, north of Ellenborough
Kambah	275	7		Between Athllon & Jenke Ct
Kingston	20	15		Between Eyre & Giles, long block running behind 4-14 Kennedy
Kingston	49	11		11,21 Wentworth Ave
Kingston	51	2+3		Eastlake Parade
Kingston	56	12		bw Charles Francis Lane x Dawes St
Kingston	57	13		12 Charles Francis Lane x 11 Waygoose St
Kingston	60	1		Parberry St x Parberry x Sandlewood x The Causeway
Kingston	61	3		Sandlewood x The Causeway
Kingston	61	1		Norgrove Park
Kingston	62	1		Trevillian Quay
Kingston	63	1+2		Eastlake Parade
Kingston	64	1+2		Eastlake Parade
Lawson	13	2		
Macgregor	82	7		Clode Pl, Sth MacGregor Shops
Macgregor	149	Pt 1		Macgregor West 2 Estate
Macgregor		Pt 1568		Macgregor Sewerage Treatment Works
Macquarie	19	26		Birch Place; south east of Health Centre
Macquarie	50	31		Cnr Jamison Crt and Bowman St
Melba	59	12	20+22	Conley Drive; eastern side Uniting Church
Melba	59	13	24+26	Conley Drive; eastern side Uniting Church
Melba	59	14		Conley Drive; eastern side Uniting Church
Monash	56	13	180	Clive Steele Avenue
Nicholls	39	5		Cnr. O'Hanlon Place and Curran Drive
Nicholls	78	12		Cnr. Gungahlin & Clarrie Hermes Drvs.; eastern side playing fields
Nicholls	78	13		Cnr. Gungahlin & Clarrie Hermes Drvs.; eastern side playing fields
Phillip	15	13	52,54	Corrina Street
Phillip	15	14	56,58	Corrina Street
Phillip	15	15	60,62	Corrina Street
Phillip	15	16	66,68-70	Corrina Street
Phillip	156	9 & 10		Joint Venture
Yarralumla	62	3	3	Hill Corner

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Jon Stanhope MLA
Minister for Land and Property Services

Date:



Jon Stanhope MLA

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MEMBER FOR GINNINDERRA

2008-09 Annual Report Hearings

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Question on Notice No.27e

Question to the Minister for Land and Property Services

- a. How much land in each suburb is designated for residential development, and when will this land be released?

MR STANHOPE: The answer to the Member's question is as follows:

- a. The quantity of land in each suburb designated for residential development varies from suburb to suburb. The variation is due to the amount of other uses such as open space, playing fields, commercial purposes, etc.

Approved for circulation to the Standing Committee on Planning, Public Works and Territory and Municipal Services

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Question on Notice No.27f

Question to the Minister for Land and Property Services –

1. How much land is currently available over the counter for homebuyers?
2. How many blocks have been sold in this fashion in 2008-09?
3. How many blocks does the LDA expect to sell in this fashion in 2009-10, 2010-11 and 2011-12?
4. In which suburbs have blocks been sold in this fashion in 2008-09, and in which suburbs does the LDA intend selling blocks in this fashion in 2009-10, 2010-11 and 2011-12?
5. How many land ballots did the LDA hold in 2008-09?
6. How many blocks of land did the LDA sell in each ballot, and in which suburbs were these blocks?
7. How many people participated in each block?
8. How many blocks in each ballot were sold direct to homebuyers, and how many were sold directly to small or medium sized builders for the purpose of building?

MR STANHOPE: The answer to the Member's question is as follows:

1. In relation to the LDA estates, 12 blocks as at cob 25 February 2010. A limited number of blocks are available from the Forde Joint Venture.
2. 252.
3. Due to the continuing high demand for land, the LDA will continue with both over the counter sales and ballots throughout these years with the final mix to be determined in line with demand.
4. Franklin, Bonner and Dunlop.
5. 3 OwnPlace Ballots.
6. OwnPlace Ballot November 2008 - 71 Blocks in Franklin;
OwnPlace Ballot December 2008 - 48 Blocks in Franklin; and
OwnPlace Ballot March 2009 - 104 Blocks in Bonner.
7. 6 (OwnPlace builders).
8. All 223 blocks were sold to Own Place Builders.

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Jon Stanhope MLA
Minister for Land and Property Services

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Question on Notice No.27g

Question to the Minister for Land and Property Services –

- a. How does the LDA define ‘affordable’ housing?
- b. What criteria has the LDA used to arrive at this definition?
- c. How many blocks sold by the LDA over the counter are ‘affordable’ by the LDA’s definition?
- d. In which suburbs were these blocks sold?

MR STANHOPE: The answer to the Member’s question is as follows:

- a. The LDA uses the definition contained in the Duties (Affordable House and Land Packages) Declaration 2007 (No.1) Disallowable Instrument DI2007-249.
- b. The statutory provisions.
- c. At least 15% of blocks in new LDA greenfield estates are being sold as affordable house and land packages. This is to ensure that the 15% affordable housing target is achieved in LDA estates. By 30 June 2009, a total of 239 OwnPlace blocks had been made available in LDA estates; however these are purchased through the participating builders, not over the counter within LDA. The sale of OwnPlace house and land packages is restricted to buyers who meet the eligibility criteria, as detailed in the Home Buyers Concession Scheme.
- d. OwnPlace house and land packages were offered in Bonner and Franklin.

Approved for circulation to the Standing Committee on Planning, Public Works and Territory and Municipal Services

Jon Stanhope MLA
Minister for Land and Property Services

Date:

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Question on Notice No.27h

Question to the Minister for Land and Property Services

1. What was the average price of each housing block sold by the LDA in each of the last five financial years? (please provide information by suburb)
2. What does the LDA expect the average price of each block it sells in each suburb in 2009-10, 2010-11 and 2011-12?

MR STANHOPE: The answer to the Member's question is as follows:

1. The average block prices for each of the last financial years by LDA estate are as follows:

Fin Year	Average Price of Housing Blocks							
	Bonner	Franklin	Dunlop	Wells Station	Yerrabi	Metros	Kingston (First Edition)	Bonython
2004-2005			\$157,048	\$183,999				
2005-2006			\$141,704	\$182,053	\$87,500	\$159,212		
2006-2007			\$149,000	\$161,304		\$134,456		
2007-2008		\$193,501	\$216,486	\$151,692		\$233,299	\$485,635	\$236,504
2008-2009	\$189,409	\$183,250	\$223,388	\$136,692				

Note that the average price in any particular year will be effected by a number of compositional factors, including the size of individual blocks, proximity to views and services, etc.

2. The LDA is unable to provide an estimate of average block prices for each LDA estate over the next 3 years as valuations have not yet been finalised and the size of individual blocks and will also depend on other compositional factors, eg. Terraces, single blocks, Multi-unit sites.

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Jon Stanhope MLA
Minister for Land and Property Services

Date:



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Question on Notice No.27i

Question to the Minister for Land and Property Services –

What is the average length of time it has taken for each LDA development to move from release, to the development stage and then to settlement of sale to homebuyers in 2008-09? (Please provide average information per suburb). Will this average time improve in 2009-10 and 2011-12?

MR STANHOPE: The answer to the Member's question is as follows:

During the 2008-09 year land settled in LDA estates in Bonner, Dunlop and Franklin. In relation to Bonner the blocks were available for settlement 11 months after release. In relation to Dunlop the blocks were available for settlement about 10 months after release. In relation to Franklin, the timeframe from release to settlement averaged about 11 months.

The average time is partially dependent on the scale of the individual sub division. Settlement timeframes are expected to improve in future noting that upcoming releases in Bonner 2b and Bonner 3 will occur after commencement of the relevant construction contracts.

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Question on Notice No.27j

Question to the Minister for Land and Property Services

- a. What is the average length of time for utilities, including telecommunications, to be connected to each block following the release of land for development per suburb?

MR STANHOPE: The answer to the Member's question is as follows:

- a. The delivery and connection of utility infrastructure is an integral component of the development construction works and is provided during the standard construction period of about 10 to 12 months for contracts of around 200 dwellings.

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Question on Notice No.27k

Question to the Minister for Land and Property Services – Regarding single select contracts listed on page 83 of the AR (Part C14):

- a. Why was the single select process used in each case?
- b. Which benchmarks were used to determine whether the LDA received value for money?
- c. A large number of these contracts are for landscaping – why were these single select given that the landscaping would appear to be a fairly generic contract?

MR STANHOPE: The answer to the Member's question is as follows:

- a. In each case a select tender process was used because the relevant Chief Executive Officer of the LDA was satisfied on reasonable grounds that the benefit of giving the exemption outweighed the benefits of a public tender process.
- b. See a) above.
- c. None of the single select contracts listed on page 83 of the Annual Report relate to landscaping services. I note that the contracts listed on page 84 and beyond are Construction–Related Works Contracts and not single select contracts.

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Question on Notice No.28a

Question to the Minister for Land and Property Services

According to page 4 of the AR, one of the LDA's objectives is '*providing advice to the Government relating to the delivery of capital works and infrastructure supporting the land release program*'.

- What processes does the LDA use to assess the need for infrastructure in new residential developments?
- What benchmarks does the LDA use?
- Does the LDA outsource any of this assessment process, and if so, what is its cost?

MR STANHOPE: The answer to the Member's question is as follows:

- Capital Works are identified by ACTPLA as part of their Concept Planning for new suburbs. LDA reviews ACTPLA's capital works program and considers issues such as the timing and our estate masterplanning together with sales release program dependencies. LDA provides our advice on capital works to government via the Land Supply sub-committee.
- LDA does not use benchmarks to determine capital works infrastructure. Our advice is provided based on our development knowledge and internal expertise.
- LDA relies on our internal development industry expertise and knowledge which is used to provide advice to Government. Subsequently no outsourcing is undertaken by the LDA in providing capital works advice to Government on new residential developments.

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Question on Notice No.28b

Question to the Minister for Land and Property Services - According to page 4 of the AR, an objective of the LDA is 'contributing to improving processes for the release of land for community facilities including the establishment of a forward community land release program.

- What is the Community Facility Land Release Program?
- What stage of development is this plan up to?
- Will it be released publicly?
- What consultation will/is the LDA undertaking to develop this program?

MR STANHOPE: The answer to the Member's question is as follows:

- The LDA has been working with other agencies towards identifying land for community facility purposes in new developments, including Molonglo. The LDA has also been working towards establishing a community facility in Gungahlin. The intention is that in future years an indicative land release program may be developed. Policy responsibility for this matter has now transferred to the Department of Land and Property Services.
- Refer to a) above.
- Yes.
- Public consultation will occur as part of the development of individual estates and in future the Department of Land and Property Services will consult with the community on the most appropriate use of community facility land.

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Question on Notice No.29

Question to the Minister for Land and Property Services

1. How successful has the 'land rent scheme' been to date, and what benchmarks does the LDA use to judge the success of the scheme?
2. How is the scheme accounted for in the financial statements of the LDA? (presumably asset on balance sheet and income on income statement)
3. What were the initial estimates of participants in the land rent scheme?
4. What were the actual number of participants in the scheme?
5. How has private business – both financiers and builders – reacted to the scheme, and how many businesses have ultimately become involved to some extent?
6. Of the 122 LDA blocks involved in the scheme, how many have exchanged to date, and how many have settled?
7. How many of these blocks were sold to builders, and how many to private residents?
8. What is value of the land that is currently being rented? Therefore, what is the opportunity cost of the Government's investment – what percentage profit would the LDA normally make on a block of land?
9. What is the average value of the blocks involved in the Scheme, and how much do people spend on their house when they rent the block?
10. How many participants in the scheme qualify for the 'discount' land rent rate of 2 per cent of the unimproved value, and how many pay the 'standard' 4 per cent rate?
11. How has the GFC impacted the Scheme?

MR STANHOPE: The answer to the Member's question is as follows:

1. As at 1 February 2010, a total of 201 LDA blocks have been taken for land rent purposes. 2008-09 land rent figures can be used as a benchmark for following years.
2. Land rent sales are treated as normal sales in the LDA's accounts with revenue recognised on settlements basis.
3. The LDA did not have initial estimates of participants in the land rent scheme.
4. 201 as at 1 February 2010.

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5. Only one financial institution (Community CPS Australia) has agreed to provide finance for the land rent scheme and 73 land rent blocks have been taken by builders.
6. As at 1 February 2010, 22 blocks have settled and had crown leases registered. Another 178 blocks have exchanged and are waiting for settlement.
7. As at 1 February 2010, 73 land rent blocks have been taken up by builders and 128 by private residents.
8. As at 1 February 2010 the total value of land currently being rented is \$4,482,000.00, with a further \$37,901,000 on hold awaiting completion and settlement. The LDA receives full value for the blocks purchased under land rent as a payment from Treasury. There is no reduction in the LDA's profit from participation in the scheme.
9. The average price of blocks purchased under the land rent scheme is \$210,750. The LDA does not have information on the cost of homes to be built on these blocks.
10. The LDA does not have this information. Please refer to the ACT Revenue Office, Department of Treasury.
11. The Global Financial Crisis may have delayed the agreement of financial institutions to participate in the scheme but appears to have no ongoing impact on purchasers or builders taking up land rent blocks from the LDA.

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Question on Notice No.30

Question to the Minister for Land and Property Services

- a. What is the cost of developing the harbour in Kingston? What was the cost of developing the 'islands' which sold for \$24 million?

MR STANHOPE: The answer to the Member's question is as follows:

- a. The cost of works associated with the development of the harbour island and surrounding precinct by McMahon's Pty Ltd is currently forecast to be \$31.1m inc GST of which the amount certified to date (works complete to end Nov 09) is \$29.23m inc GST.

This amount includes design and construction of:

1. Main harbour works,
2. Trevillian Quay - road and bridge
3. Environmental management and assessment of sites 18,19 & 20 which adjoin the harbour.

It should be noted that in addition to the two blocks sold earlier this year on the island, two further sites on the island and three large parcels (sites 18, 19 and 20) will be sold over the next 1 to 2 years. Further sites on the Eastlake side of the Harbour will be sold in coming years. All of these future sales have been enabled by the works identified above.

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Question on Notice No.31

Question to the Minister for Land and Property Services.

According to page 4 of the Annual Report, an objective of the LDA is to 'facilitate the continuing development of town centres'. Given this objective:

1. What input did the LDA have to the ACT Supermarket Competition Policy which was undertaken by John Martin (the Martin Review)?
2. What consultation took place between the LDA and John Martin, and when did this consultation take place?
3. Have any developments in group centre or local centres been held up due to the Martin Review – are there any land releases that have been delayed pending the outcome of the Review? Has the LDA been asked to not proceed with land releases pending the outcome of the Review?
4. When did the LDA first become aware of the Review?
5. Was the LDA given the opportunity to comment on the terms of reference of the Review before they were finalised?

MR STANHOPE: The answer to the Member's question is as follows:

1. The LDA was not involved in the review of ACT Supermarket Policy or the document authored by John Martin.
2. The LDA was first involved in the process when invited to be part of the Inter Department Committee to look at the implementation of the Supermarket Policy in mid October 2009.
3. There were no delays in releases on the published Indicative Land Release Programs attributable to the Review. However, there was a delay to the consideration by the LDA of one direct sale application for contiguous land to allow the potential expansion of the existing supermarket pending the outcome of the review. Consideration by the panel chaired by the Department of Land and Property Services of the eligibility of a second application was also delayed.

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4. Some LDA staff became aware that a review would be conducted, prior to Mr Martin commencing his work. The LDA has been unable to identify exactly when this awareness first arose.
5. Not to my knowledge.

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Question on Notice No.32

Question to the Minister for Land and Property Services

1. What is the annual turnover rate of staff?
2. What is the reason for this turnover rate
3. What measures has the LDA put in place to reduce its staff turnover?
4. What areas of the Agency has staff turnover been highest – is the LDA losing skilled employees for example?
5. Why does the LDA have nine temporary staff – what are their roles? Will their roles cease soon?
6. What specialist skills are required by the LDA – how many lawyers, planners, engineers etc – and has the LDA been able to recruit people with the appropriate skills?

MR STANHOPE: The answer to the Member's question is as follows:

1. The annual turnover rate for LDA staff for the 2008/09 financial year was 4%. The turnover for the 2009/10 financial year to date has remained at 4%.
2. The reason for this turnover rate is considered to be normal movement of people in the job market, including some former staff relocating interstate.
3. The LDA applies the ACT Government's Attraction and Retention recruitment strategy and works to maintain a positive working environment, attractive to people. LDA considers that a 4% turnover rate is healthy and does not warrant any measures to reduce this figure.
4. LDA turnover in all areas in the past twelve months has been minimal, with the loss of mainly administrative rather than professional staff. The LDA develops skills in its entire staff.
5. The LDA had nine temporary staff, with roles as follows:

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- Two part-time Human Resources staff pending ongoing recruitment action. Both contracts expire on 2 March 2010. Recruitment action resulted in the single available position being filled permanently in February 2010.
 - Information Technology Systems Graduate was working on a temporary contract pending appointment to the ACTPS Graduate Administrative Assistant Program on 8 February 2010.
 - Temporary receptionist contract expires on 5 May 2010. Position will be filled on an ongoing basis by an Indigenous Trainee once the person's Traineeship ends.
 - Marketing Project Manager, contract expires on 17 April 2010, pending proposed ongoing filling of the position.
 - Direct Sales Project Manager, temporarily filled by a skilled former staff member who had previously retired. Contract will expire on 19 March 2010 pending determination of future needs.
 - Senior Project Manager, Yarralumla Brickworks Project – contract ended on 3 February 2010. Ongoing recruitment action has been completed.
 - Personal Assistant to CEO. Occupied until 7 May 2010 by a staff member on temporary transfer from another ACTPS Agency whilst the nominal occupant is on Maternity Leave.
 - Finance Officer. Occupied until 30 May 2010 by a staff member on temporary transfer from another ACTPS Agency whilst the nominal occupant is on higher duties in another position. This position has been advertised as a possible vacancy.
6. The LDA does not have any positions requiring mandatory qualifications or mandatory specialist skills. The LDA seeks to employ people with appropriate skills and expertise relevant to the functional needs of the LDA which may for example include legal, accounting, engineering, planning, project management and governance skills and expertise. The LDA may experience some difficulty from time to time in attracting a field of applicants with relevant skills and expertise depending which is considered attributable to the prevailing job market. In recent times the LDA has been successful in attracting numerous highly skilled staff with legal, planning and engineering qualifications.

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Question on Notice No.33a

Question to the Minister for Land and Property Services

1. What land will be released in Casey in 2010?
2. What land in Casey has been sold to developers, but is yet to be developed?
3. When does the LDA expect this land to be sold to homeowners?

MR STANHOPE: The answer to the Member's question is as follows:

1. Blocks 1a, 1b and 1c Section 36 Casey for the group centre.
2. Both Casey 1 and Casey 2 have been sold to developers via englobo release and are in various stages of development and release.
3. Much of Casey 1 has been sold to homeowners and the first stages of Casey 2 have been sold to homeowners. The LDA does not have information on the final timelines for development of the remainder of Casey 2.

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2008-09 Annual Report Hearings

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Question on Notice No.33b

Question to the Minister for Land and Property Services

Regarding all land sold by the LDA to developers since 2007-08:

1. How many blocks are yet to be sold by developers to homeowners?
2. How many blocks are yet to be developed?
3. How many blocks are yet to have access to utilities and other infrastructure?
4. What is the average time for blocks to be on sold by developers to homeowners or individual builders?
5. For blocks that are yet to be developed, when does the LDA expect these blocks to be developed, and what are the reasons for any delays in development?
6. What was the average size of each housing block sold by the LDA in each of the last five financial years? (please provide information by suburb)
7. What does the LDA expect the average size of each block it sells in each suburb in 2009-10, 2010-11 and 2011-12?

MR STANHOPE: The answer to the Member's question is as follows:

1. The LDA understands there are sites for over 3000 dwellings in the hands of developers not yet sold to homeowners.
2. The LDA does not have this information.
3. The LDA does not have this information.
4. The LDA does not have this information.
5. The LDA does not have this information.

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6. See table below.

Fin Year	Average Size of Housing Blocks in m2							
	Bonner	Franklin	Dunlop	Wells Station	Yerrabi	Metros	Kingston	Bonython
2004 - 2005			592	530				
2005 - 2006			569	562	200	441		
2006 - 2007			522	473		297		
2007 - 2008		510	569	401		304	322	499
2008- 2009	446	449	601	294				

7. The average block size in LDA estates (Bonner) in 2009-10 is 498m2. However, the average size of blocks for LDA estates to be released in 2010-11 and 2011-12 is still to be determined, noting that Estate Development Planning is either still underway or yet to commence for some of the intended releases.

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Minister for Land and Property Services

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