

# ACT Land Pipeline - March 2017

Greenfield (split by house/townhouse/unit)								
Government Land					Englobo-Joint Venture Land			
	Planners Pipeline	Developers Pipeline	Sales and Settlement	Builders Pipeline		Planners Pipeline	Developers Pipeline	Builders Pipeline
Bonner				49	Macgregor West 3 (Holt)		300	
Franklin				205	Denman Prospect 1A, 1B & 2		4,011	341
Harrison					Strathnairn Stage 1		347	Mar-17
Jacka 2	550		Mar-19 - Jun-20		Strathnairn Stage 2		650	
Lawson 1			Complete	513	West Belconnen	5,500		
Lawson 2		700	Mar-18 - Jun-18					
Coombs 1, 2 & 3				1,699				
Nth Coombs		422	Mar-19 - Jun-20					
Wright 1A, 1B & 2				314				
Nth Wright		421	Mar-18 - Jun -19					
Denman Prospect 3	800							
Molonglo Commercial Centre	4,200							
Molonglo 3	9,500							
Moncrieff				1,370				
Nth Weston	400							
Taylor 1		842	Mar- 17 - Sept-18					
Taylor 2		1,000	Mar-18 - Jul-18					
Taylor 3		650	Mar-19 - Jul-19					
Throsby		1,099	Mar-17 - Jun-17					
Whitlam Stage 1		500						
Whitlam Stage 2		600						
Whitlam Stage 3		500						
Whitlam Stage 4		500						
<b>Total</b>	<b>15,450</b>	<b>7,234</b>		<b>4,150</b>	<b>Total</b>	<b>5,500</b>	<b>5,308</b>	<b>341</b>

Urban Renewal (split by house/townhouse/unit)													
Government Land					Released Land					Private Redevelopment			
	Planners Pipeline	Developers Pipeline	Sales and Settlement	Builders Pipeline		Planners Pipeline	Developers Pipeline	Sales and Settlement	Builders Pipeline		Planners Pipeline	Developers Pipeline	Builders Pipeline
Braddon (ARI)	321				Amaroo		142		21	Barton			171
Dickson (ARI)	50				Belconnen	745				Belconnen		743	38
Griffith (ARI)		484			Braddon		624			Braddon	59	174	188
Lyneham (ARI)	530				Bruce	118	135			Bruce			19
Lyons (ARI)	452				Campbell	60	103		342	Campbell		136	61
Narrabundah (ARI)	60				City				500	Chifley			10
Red Hill (ARI)		252			Dickson	680	280			City		644	
Reid (ARI)		357			Downer		160			Dickson		107	349
Turner (ARI)	565				Greenway		338		712	Forrest		30	
Gungahlin Town Centre	565				Gungahlin		552		728	Gordon			24
Greenway Pt 1	270				Kaleen	66				Greenway		175	
Greenway Pt 2	210				Kingston	100	70		226	Griffith		87	223
Belconnen Town Centre	1,120				Lyneham	500				Holt	83	12	
City	350				Moncrieff	104	146		333	Kingston		297	105
Eastlake	400				Ngunnawal		10			Lyneham		72	
Kingston	685				Phillip		243		105	Macquarie		86	80
Phillip	580				Throsby	40				Oaks Estate		30	
Mawson - Athllon Drive	300				Turner		209			O'Connor		31	16
Dickson	40				Weston		15		41	Phillip		280	323
Parkes	350									Turner	12	34	63
Watson	400												
Holt	30												
Oakes Estate	25												
<b>Total</b>	<b>7,303</b>	<b>1,093</b>			<b>Total</b>	<b>2,413</b>	<b>3,027</b>		<b>3,008</b>	<b>Total</b>	<b>154</b>	<b>2,938</b>	<b>1,670</b>

Grand Total				
	Planners Pipeline	Developers Pipeline	Sales and Settlement	Builders Pipeline
<b>Total</b>	<b>30,820</b>	<b>19,600</b>		<b>9,169</b>



**ACT**  
Government

Environment, Planning and  
Sustainable Development

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CAVEAT BRIEF

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**To:** Minister for Housing and Suburban Development 

<b>Tracking No.:</b> BM17/1941 Rec'd Minister's Office .../.../...
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**From:** Director-General, Environment, Planning and Sustainable Development

CC: Deputy Director-General, Land Strategy and Environment

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**Subject:** Correspondence from Jon Stanhope on the Discussion Paper – Towards a New Housing Strategy

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- Mr Jon Stanhope emailed the ACT Affordable Housing Team and some members of Minister Berry's Advisory Group on Affordable Housing on 3 August 2017 and identified his association with Winnunga Nimmityjah Health and Community Services.
- Mr Stanhope's email contained 5 main points which were:
  - a request for the Terms of Reference for the Advisory Group,
  - assurance that the Advisory group has access to expert advice and data,
  - information on the review of the Affordable Housing Action Plan from 2007,
  - data and modelling on dwelling demand, land supply, land tax, land and housing prices, and
  - advice on the decisions around the priority of ACT Aboriginal and Torres Strait Islander community needs.
- The email was discussed at the Minister's Advisory Group meeting on 10 August 2017 and it was agreed that Mr Stanhope be invited to a future meeting as an agenda item to share his views and ideas on affordable housing.
- Mr Stanhope was also invited to one of the Affordable Housing Stakeholder Workshops in early September but was not able to attend.
- A formal response to Mr Stanhope's email has been prepared under my signature and cleared by your office which invites him to lodge a late submission and invites him to attend the next Advisory Group meeting to be held on 6 October 2017 at the ACT Legislative

Assembly.

- My response also invites Mr Stanhope to speak directly with EPSDD's Affordable Housing Team about some of the data and modelling that has informed the review of the current Affordable Housing Action Plan.

Signatory Name: Simon Tennent

Phone: 54961

Action Officer: Michaela Watts

Phone: 71831

## Johnston, HeatherG

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**From:** Tennent, Simon  
**Sent:** Friday, 19 January 2018 3:52 PM  
**To:** Watts, Michaela

The 7,000 sites are part of a total 8,448 sites that have been released from previous years land release programs, but are yet to be occupied.

Of these 8448,

- 2413 are still in planning
- 3027 are in the developers pipeline, and
- 3,008 are currently under construction.

It is not known how many of these are currently available for purchase, nor how many are detached dwellings or land rent blocks.



STANDING COMMITTEE ON HEALTH, AGEING AND COMMUNITY SERVICES  
CHRIS STEEL MLA (CHAIR), ELIZABETH KIKKERT MLA (DEPUTY CHAIR), VICKI DUNNE MLA,  
CAROLINE LE COUTEUR MLA, MICHAEL PETERSSON MLA

**Inquiry into referred 2016–17 Annual and Financial Reports**  
**ANSWER TO QUESTION ON NOTICE**

MARK PARTON MLA: To ask the Minister for Housing and Suburban Development

In relation to: Community Services Directorate Annual Report – Housing ACT - pages 78 – 103 and the housing portfolio responsibility generally.

1. Is Community Housing Canberra (CHC) a government entity?
2. What is the relationship between the Government, CSD, or Housing ACT and Community Housing Canberra, for example:
  - a. Is there any form of agreement eg a service level agreement between the Government and that body;
  - b. What is the nature and coverage of that agreement;
  - c. When was this entered into and when does it expire; and
  - d. What undertakings are made in this agreement?
3. Does the Community Services Directorate, or Housing ACT, or some other arm of government provide CHC with any funding or other resources:
  - a. If so, what kinds of assistance are provided;
  - b. Are any houses or units constructed and then provided to CHC;
  - c. Is any land provided to CHC;
  - d. If land is provided, how much was supplied in 2016-17; and
  - e. How much has been provided each year in the last five years (if 5 years is an applicable period)?

4. What activities has the Affordable Housing Advisory Group undertaken in recent times:
  - a. What reviews have been completed by this Group since its inception;
  - b. Who were the reviews submitted to;
  - c. Have these reviews been made public;
  - d. Could you provide us with these - and if not then why not;
  - e. What is this Group's charter or terms of reference and where can we see these; and
  - f. Could a copy of the Advisory Group's charter or terms of reference be provided, and if not, then why not?
  
5. The Minister's Community Conversation paper on housing released last July, mentioned the government's heavy investment in reviewing its current and previous efforts on delivering social and affordable housing. In this regard:
  - a. What reviews were conducted as part of the government's "heavy investment";
  - b. What bodies or individuals conducted these reviews including any private sector or community bodies or consultants;
  - c. What reports and recommendations came out of these reviews;
  - d. What action has been taken in relation to the recommendations;
  - e. Were these reports ever published, and if so, then where can these be found;
  - f. If they have not been published, then would it be possible to obtain a copy of each report, and if not, then why not;
  - g. What was the cost of each review, and if external consultants were utilised, how much was paid to each consultant for each review?
  
6. At page 5 of the Minister's Community Conversation paper, it notes that the proportion of households paying more than 30 per cent of their income on mortgage costs has fallen from 7.8 per cent to 5.5 per cent. In this regard:
  - a. What analysis has been conducted to ascertain whether the fall in the number of those paying more than 30 per cent of their income in mortgage costs is in fact related to a reduction in the number of Canberrans purchasing a home; and
  - b. If such analysis has been undertaken then could you provide that analysis, and if not, then why not?
  
7. At page 6 of the Minister's Community Conversation paper, it states that an affordable mortgage (for those earning \$100,000 pa or more in the third quintile), allows the purchase of a home starting at \$483,000. It goes on to say that, at these levels, there are many homes available on the private market. In this regard:
  - a. How many detached houses were sold in 2016-17 in Canberra that were at or below the \$483,000 price point;

- b. How many have been sold in 2017-18 that were at or below this price point; and
  - c. Does the price for these include purchasing costs as well as the sales price itself?
8. What analysis has been done on the impact of abolishing land tax on housing affordability:
- a. If such analysis has been undertaken, what were the conclusions and outcomes of that work;
  - b. Could the Minister provide that analysis, and if not, then why not; and
  - c. If this type of analysis has not been done, does the Minister intend to do some work on this, and when would this occur, and if not, then why not?
9. Has the government undertaken any assessment of the impact of negative gearing in relation to increasing the supply of rental accommodation:
- a. If such an assessment has been undertaken, what were the conclusions and outcomes of that work;
  - b. Could the Minister provide that analysis, and if not, then why not; and
  - c. If such a study has not been undertaken, does the Minister intend to do some work on this, and when would this occur, and if not, then why not?

MINISTER BERRY: The answer to the Member's question is as follows:—

1. No. Community Housing Canberra (CHC) is a not-for-profit company.
2. a., b., c. and d. The Memorandum of Understanding (MOU) between CHC and the former Land Development Agency (LDA) expired on 30 June 2017. There is an agreement between CHC and ACT Treasury related to the administration of the Territory's loans.
3.
  - a. The ACT Government provided CHC with two repayable capital injections from the Territory Banking Account.

The first in 2007-08, was for a total amount of \$50 million. The capital injection provided a finance facility for CHC, as part of the Government's *Affordable Housing Action Plan*.

The second was in 2011-12. ACT Government provided CHC with a repayable capital injection from to be drawn down in 2011-12 and 2012-13. The maximum amount available under the facility was \$20 million. The capital injection provided a further loan to CHC to provide 90 dwellings for affordable rental in Crace, Bruce and Bonner.

Further information about the loans are available on Treasury's website under "Summary of Terms of Debt Capital Injection" for 2017-18 Budget:

[https://apps.treasury.act.gov.au/data/assets/pdf\\_file/0007/1069945/Summary-and-Terms-of-Debt-Capital-Injection.pdf](https://apps.treasury.act.gov.au/data/assets/pdf_file/0007/1069945/Summary-and-Terms-of-Debt-Capital-Injection.pdf)

- b. Under a Deed of Transfer with Housing ACT in 2007, CHC was transferred a stock of 132 publicly tenanted houses, valued at \$40 million, by way of a 20-year lease, to be redeveloped by CHC for affordable rental purposes.

The transfer of these titles enabled CHC to use them as equity or to trade the stock in order to meet growth targets established by Government.

- c. Land is sold to CHC at full market value.
  - d. In 2016-17 CHC purchased 48 blocks of land from the former LDA.
  - e. For five years to 30 June 2017, 118 sites were sold to CHC. This consisted of 20 sales in 2012-13, 0 sales in 2013-14, 0 sales in 2014-15, 50 sales in 2015-16, and 48 sales in 2016-17.
4. The Affordable Housing Advisory Group has met eight times since May 2017. The group has provided guidance and advice to the Minister for Housing and Suburban Development on affordable housing and homelessness policy and, in particular, on possible actions which could be included in the new ACT Affordable Housing Strategy. Members have helped to guide and inform how the government has consulted with the wider community about affordable housing, participated in focus groups, provided a conduit for feedback from interested stakeholders, and contributed to the planning of the ACT Housing and Homelessness Summit.
- a., b., c. and d. The purpose of the group has not been to conduct reviews.
  - e. and f. Information about the group is available at [http://www.planning.act.gov.au/topics/affordable\\_housing](http://www.planning.act.gov.au/topics/affordable_housing). A copy of the Terms of Reference is attached.

5.

- a. A progress report on Phase one of the ACT Government's Affordable Housing Action Plan (AHAP) was released in 2008 and a final progress report on Phases one and two of the AHAP was released in 2011. Regular progress reports on Phase three were prepared for internal use within Government.

The ACT Government also worked closely with the Australian Housing and Urban Research Institute (AHURI) through a series of policy workshops during 2015, culminating in a *Reforming ACT Housing Policy: Final Report* in December 2015, which included an assessment of the effectiveness of current measures under the ACT's Affordable Housing Action Plan across all its phases. This work also contributed to AHURI's October 2017 publication, *Government Led Innovations in Affordable Housing Delivery*, which also looked at the impact of the ACT's Affordable Housing Action Plan across all phases.

A review of student rental affordability, examining the impact of the National Rental Affordability Scheme (NRAS), was also conducted in 2017 and tabled in the Legislative Assembly.

The Government has also undertaken and continues to develop further policy work to underpin the development of its new housing strategy.

- b. The progress reports and NRAS review referred to above were conducted by the ACT Government. The Report *Reforming ACT Housing Policy: Final Report* was prepared by AHURI jointly with ACT Government. The AHURI Report *Government Led Innovations in Affordable Housing Delivery* was prepared as part of its ongoing role in independent research, although it included information provided by the ACT Government.
- c. The reports are listed in response (a) above. The key recommendation coming out of these reviews was that more targeted support was needed for households earning less than \$100,000 annual income.

- d. Throughout 2017, the Government has been working closely with the community, building and development sectors to develop a new affordable housing strategy, including through inviting submissions and comments on a discussion paper *Towards a new Housing Strategy*, holding targeted workshops, focus groups and public information stations. The consultation culminated in "Our Canberra Our Home", the Housing and Homelessness Summit, which was held on 17 October 2017. To coincide with the Summit, new housing targets, new eligibility criteria, and a new database for eligible home purchasers were announced.
- e. Progress Reports on phases one and two of the AHAP are available at [www.planning.act.gov.au](http://www.planning.act.gov.au). The review of student rental affordability was tabled in the Legislative Assembly on 1 August 2017.
- f. The remaining reports were developed for the purpose of policy development.
- g. The reviews were conducted within existing resources. How much did CSD pay for the AHURI Report?
6. a. and b. The change in the proportion of households paying more than 30 per cent of their income on mortgage costs is from the Australian Bureau of Statistics 2011 and 2016 Census data. The Census also shows that, between 2011 and 2016, the proportion of households with a mortgage has decreased from 38.9 per cent to 38.4 per cent of the total.

Reserve Bank of Australia statistics show that standard variable mortgage rates have decreased from 7.8 per cent in July 2011 to 5.4 per cent in July 2016. This is the most significant factor underpinning reduced mortgage costs.

There has not been any further analysis on the relationship between the reduction in the proportion of households with a mortgage and mortgage payment costs.

7.

- a. In 2016-17, 892 detached houses were settled for \$483,000 or below in the ACT. This represents 19.7 per cent of all detached houses settled in 2016-17.
- b. In the first four months of 2017-18, 213 detached houses were settled for \$483,000 or below in the ACT. This represents 15.3 per cent of all detached houses settled in this time period.
- c. No, these prices do not include purchasing costs.
8. The Government has not considered abolishing land tax; land tax helps homebuyers compete with property investors and is an important source of revenue for the Government. While land tax may affect some individual investment decisions, housing affordability needs to be considered in the context of a wide range of factors including availability of suitable options, Commonwealth policy settings, alternative investment options, interest rates and other taxes.

The Government has undertaken analysis on whether vacant properties contribute to a lack of affordable rental housing in the ACT, following a Legislative Assembly motion on 22 March 2017. I tabled a report entitled 'Vacant Properties in ACT—Taxation' in the Assembly on 24 August 2017, which discusses land tax and affordable rental housing. A copy of the report is at [Attachment A](#). In the 2017-18 Budget, the Government announced land tax will be extended to residential dwellings that are not the owner's principal place of residence, commencing on 1 July 2018 (<https://apps.treasury.act.gov.au/budget/budget-2017-2018/budget-papers/bp3>).

9. a., b. and c. The effects of negative gearing on the supply of rental accommodation have not been modelled in an ACT context. Negative gearing is a Commonwealth Government policy and the ACT Government defers to research at the national level on this issue.

Approved for circulation to the Standing Committee on Health, Ageing and Community Services

Signature:

Date:

By the Minister for Housing and Suburban Development, Yvette Berry



STANDING COMMITTEE ON HEALTH, AGEING AND COMMUNITY SERVICES  
CHRIS STEEL MLA (CHAIR), ELIZABETH KIKKERT MLA (DEPUTY CHAIR), VICKI DUNNE MLA,  
CAROLINE LE COUTEUR MLA, MICHAEL PETERSSON MLA

**Inquiry into referred 2016–17 Annual and Financial Reports**  
**ANSWER TO QUESTION TAKEN ON NOTICE**  
**16 November 2017**

Asked by MR PARTON:

In relation to: Towards a New Housing Strategy

*“Where are we now?”, it states that 37,000 dwelling sites were released over the last 10 years against a demand of 30,000.*

What was the analysis that concluded the demand for dwelling sites was 30,000?

MINISTER BERRY: The answer to the Member’s question is as follows:–

The Environment, Planning and Sustainable Development Directorate maintains a housing demand and supply model to support the annual development of the Indicative Land Release Program. This model is based upon the approach taken by the National Housing Supply Council (which was abolished in 2013).

The number of dwellings that would be expected to be required due to demographic growth (underlying demand) has been an average of around 2,700 per annum. A conservative estimate that takes into account demolitions leads to an expected underlying demand of 3,000 dwellings. This leads to an underlying demand estimate of 30,000 dwellings over 10 years.

It is important to note that a release of dwellings sites above underlying demand will lead to changes in household formation. This has been observed in the ACT with an increase in the number of single person households. An observation that there have been more dwelling sites released than expected demand should not be taken to mean that these additional dwelling sites are unoccupied.

Approved for circulation to the Standing Committee on Health, Ageing and Community Services

Signature:

Date:

By the Minister for Housing and Suburban Development, Minister Yvette Berry MLA

**PAGE 86**

**MR PARTON:** Thank you, Chair. I would like to refer, if I could, to the discussion paper, *Towards a new housing strategy*, from earlier in the year, and in the paper, in the section entitled “Where are we now?”, it states that 37,000 dwelling sites were released over the last 10 years against a demand of 30,000.

Can I ask, what was the analysis that concluded the demand for dwelling sites was 30,000?

**Ms Berry:** Yes.

**Ms Gilding:** He is not here, is he?

**Ms Berry:** No. Yes, I think I will have to get that one on notice, and—

**MR PARTON:** So—okay. On notice is good. If you do not have it, you do not have it.

**Ms Berry:** No, I am happy to take it on notice. It is just that it is really with—

**MR PARTON:** And I know it sort of straddles—

**Ms Berry:** Yes.

**MR PARTON:** —a couple of areas, and so we were in two minds as to whether we could even ask it here, but we were just—

**Ms Berry:** Well, you can ask any question. It is just I might not be able to answer it for you, Mark.

# Yvette Berry MLA

## Deputy Chief Minister



Member for Ginninderra

Minister for Education and Early Childhood Development  
Minister for Housing and Suburban Development  
Minister for the Prevention of Domestic and Family Violence  
Minister for Women  
Minister for Sport and Recreation

### ACT LEGISLATIVE ASSEMBLY QUESTION

#### Question Taken on Notice

30 November 2017

**MRS JONES:** Madam Speaker, my question is to the Minister for Housing and Suburban Development. On 16 November *CityNews* published a letter from Mr Jon Stanhope to the affordable housing project team. In it he noted the low number of blocks for detached housing available to families on incomes below \$100,000. Mr Stanhope claims that the government refused to answer and says:

One can nevertheless assume that the two most likely explanations for refusing to respond to the request are that the information either doesn't exist or if it does exist that the government has reasons for not wanting it to see the light of day.

Minister, does the information exist or does the government not want Mr Stanhope to have it?

**MS BERRY:** I am not aware of the request that has been made. Of course, as much as we like to hear from the opposition, we also like to hear the views of former Chief Minister Jon Stanhope. I will have to come back with the detail on the second part of that question, but I will take the opportunity to talk about some of the things the ACT government is doing around housing and homelessness in the ACT which were announced at the housing summit. They include the start-up innovation fund for HomeGround and a submarket rental real estate model, as well as applying land tax to vacant investment properties from next year to encourage more rentals into the market.

We have set affordable public and community housing targets and improved targeting so they go where they are needed. We have been advocating very strongly and very publically for federal government tax reform and for the federal government to make a bold and courageous decision to use the tax levers in their control to make changes to negative gearing and capital gains tax in the same way that the ACT government made the bold and courageous decision to make changes to the tax levers we are responsible for to ensure that more people can get into housing of their own.

**MRS JONES:** Minister, how many houses are available in the ACT on average that are affordable to families with an income under \$100,000, for example, entry level three-bedroom, one-bathroom houses?

**MS BERRY:** The actual number I will have to take on notice for this point in time. Of course, that will move depending on when houses are being built and when they are completed for purchase. But I want to note for the Assembly's information an article in the paper last week. It is headed, "Canberra has an oversupply of housing, according to new research from the Australian National University." It states:

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*Canberra has the biggest oversupply of housing of any jurisdiction other than the northern Territory, according to this research.*

In the ACT we have a surplus of 6,700 dwellings relative to that assumed balance—

**Mr Parton:** Point of order, Madam Speaker.

**MADAM SPEAKER:** Resume your seat, please, minister.

**Mr Parton:** Point of order, Madam Speaker, on relevance. The question was specifically about affordable houses for families with incomes under \$100,000—

**MADAM SPEAKER:** Thank you, Mr Parton, but the minister started by taking the first part of that question on notice and is providing additional information in the broad policy area. Minister, do you want to continue?

**MS BERRY:** Yes, thank you, I do, Madam Speaker. As I said, in the ACT, the report says that there is a surplus of 6,700 dwellings relative to an assumed balance of housing in 2001 and that Belconnen and the inner north and south have the most substantial housing surplus, mostly driven by unit development, of course. The report states:

*Dr Phillips, whose calculations are based on population numbers and the number of people in each household, said more homes had been built than population growth demanded.*

I think that was an interesting article to bring to the attention of the Assembly to show the number of houses and dwellings in the ACT that have been developed over the past couple of years and that the ACT Government is meeting the demand for housing in the ACT.

**MR PARTON:** Irrespective of any Ben Phillips report, can the minister explain why housing that is affordable for families earning under \$100,000 has disappeared almost completely under the Labor-Greens government?

**MS BERRY:** It is missing the whole point of the challenges and the complexity around housing and housing affordability. There is never one part of this whole complex story that can resolve the issues that each state and territory is facing under this federal government. It is not about placing blame on any federal government, but a bold and courageous government could make the changes that would make a real difference for states and territories to be able to provide more housing for people who need it. That is the real thing that we need addressed here. The ACT government has committed to housing and housing affordability targets; we have held a summit; we are having a big conversation with the community; we have implemented an innovation fund.

*Opportunity members interjecting—*

**MS BERRY:** We are not selling off our public housing. The last time the Liberal Party were in power, they sold off 1,000 public housing dwellings. That is not the ACT government's commitment. We will continue to hold the highest proportion of public housing per capita in the country, something that we are very proud of and that we will continue to maintain.

**MS BERRY:** The answer to the Member's question is as follows:

ACT Government analysis of mortgage serviceability indicates that for households earning \$100,000, an affordable mortgage would enable the purchase of a home with a sale price of up to \$483,000.

In 2016-17, 892 detached houses were settled for \$483,000 or below in the ACT. This represents 19.7 per cent of all detached houses settled in 2016-17. In the first four months of 2017-18, 213 detached houses were settled for \$483,000 or below in the ACT. This represents 15.3 per cent of all detached houses settled in this time period.

**Approved for circulation to the Member and incorporation into Hansard.**



Ms Yvette Berry MLA, Minister for Housing and Suburban Development Date:.....15/12/17.....



## Affordable Housing Advisory Group

### Terms of Reference

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## 1. FUNCTION

### 1.1 Role

The *Affordable Housing Advisory Group* (the “Group”) has been established to provide an independent, external perspective of the challenges of housing affordability in the ACT and the possible responses that might be considered by the government.

The Group will provide guidance and advice to the Minister for Housing and Suburban Development on affordable housing and homelessness policy and, in particular, on possible actions which could be included in the new *ACT Affordable Housing Strategy* (the “Strategy”). The Group has been chosen for their independent external expertise and reflects the desire to engage with a broader and different group of interlocutors on this important community issue.

The Group will help to guide and inform how the government will consult with the wider community on these key issues. Members will also be invited to participate in (and perhaps lead) targeted focus groups and wider community consultations, and will participate in the focus groups formed to consult on the Strategy as well as providing a conduit for feedback from interested stakeholders within their cohort. The Group will also be invited to contribute to the planning (and possible running) of the *ACT Housing and Homelessness Summit* (the “Summit”) planned for October 2017.

### 1.2 Key Functions

The Group’s key responsibilities will be to:

- provide timely advice and recommendations to the government on the possible actions outlined in Conversation Papers 1 and 2 including, but not limited to, reviewing the actions developed to date, providing suggestions for other alternative and innovative actions and making recommendations for further improvement, as required, noting the local and Federal housing context and the particular needs of Quintile 2 households experiencing housing stress in the private rental market;
- provide guidance on developing materials for the community consultation focus groups and the Summit;
- participate in the focus group discussions;
- foster collaboration among interested stakeholders and act as a conduit for information within their cohort (subject to clause 4.2);
- monitor and raise to the attention of the Group, factors outside the Group’s control that are considered critical to the successful development of the Strategy; and
- contribute to the planning and potential management of the Summit.

### **1.3 Role of individual members**

Group members serve as individuals and not as sector representatives. They are requested to bring their own ideas and opinions to discussions but, where appropriate and able, are encouraged to also consult across their industry sector or cohort and to acknowledge different views.

Group members are expected to:

- discharge their responsibilities as outlined in clause 1.2 in a timely and professional manner;
- contribute to building a cooperative, collaborative and effective Group;
- develop and maintain their background knowledge regarding relevant and emerging housing and homelessness issues and communicate this to the broader Group; and
- notify members of the Group and the Secretariat, as soon as practical, if any matter arises which may be deemed to affect the work of the Group or the member's participation in it.

### **1.4 Term**

The Group has been established specifically to assist in the development of the Strategy. It will operate until 31 December 2017, unless a decision is made to vary the proposed term prior to that date.

### **1.5 Remuneration**

Members will receive a Community Engagement Reimbursement each time they attend a meeting, training session or other activity specified by the Secretariat.

A cash reimbursement of \$50.00 will be provided to members at the time of attendance. Any expenses in excess of this amount will require approval by the Chair before further reimbursement is made. Receipts will be required to support the additional reimbursement request.

## **2. MEMBERSHIP**

The Group will be chaired by the Minister for Housing and Suburban Development (or their nominee) and comprise the following representatives (acting in their individual capacity) and government observers, as follows:

#### Representatives:

- Travis Gilbert
- Adina Cirson
- Christine Shaw
- Chris Redmond
- Peta Dawson
- John Jacob
- Meredith Edwards
- Neil Skipper
- Alan Morschel

#### Observers:

- Ben Ponton, Director General, Environment, Planning and Sustainable Development Directorate (EPSDD)
- Louise Gilding, Executive Director, Housing ACT, Community Services Directorate (CSD)
- Simon Tennent, Director, Land Supply and Policy, EPSDD
- John Shevlin, Senior Manager, Policy and Participation, CSD
- Michaela Watts, Senior Policy Manager, Land Supply and Policy, EPSDD
- Sarah Wagener, Assistant Manager, Policy and Participation, CSD

The Group may nominate additional or replacement members, as required, particularly where those nominees provide specialist technical and/or operational skill not otherwise covered by the Group's existing members.

## **2.2 Other attendees**

Visitors or presenters may be invited to attend meetings, or part thereof, to provide input to the discussions or observe the proceedings, at the discretion of the Chair.

Other attendees will be required to meet confidentiality requirements of the Group (see clause 4). Other attendees do not have any voting rights.

## **3. OPERATION**

### **3.1 Meeting Schedule**

Following the initial four meetings already held over May and June 2017, thereafter, it will be on a monthly basis in order to undertake the key responsibilities listed in clause 1.2. Additional meetings may be called as agreed by the Group, or as required, throughout the second half of 2017 in the lead up to the Summit.

Members are strongly encouraged to attend all Group meetings. When attendance is not possible, members are asked to notify the Secretariat and, where practicable, send a suitable representative. In identifying a suitable representative it is expected that the representative should bring a similar perspective or breadth of experience as the member.

### **3.2 Meeting Procedure**

The Group shall adhere to normal meeting protocols. The Chair will convene and conduct all meetings and may delegate responsibility for this function, if required, including to an external Facilitator acting under the direction of the Chair.

Meetings are closed to the public. However, non-members may attend to make presentations for a particular agenda item or discussion, at the invitation of the Chair (as per clause 2.2).

Out of session items may be circulated for consideration and feedback.

### **3.3 Secretariat**

Secretariat support to the Group will be provided by Land Supply and Policy, EPSDD with support from the Housing and Community Services Division of the Community Services Directorate. The Secretariat will support the Chair and members of the Group by:

- organising meetings (arranging venues and notifying members);
- formalising meeting agendas, in consultation with the Chair;
- collating and distributing written material as required prior to each meeting;
- recording minutes and attendance at meetings;
- progressing minutes for clearance by the Chair and distributing to members prior to the next meeting;
- preparing correspondence on behalf of the Group;
- disseminating information regarding the Group's activities, recommendations, and regular communication material; and
- undertaking any other duties that are negotiated by the Chair with the Secretariat, at the request of members.

## **4. CONFIDENTIALITY**

### **4.1 Conduct of members**

All Group members are required to adhere to the standards of the ACT Public Service Code of Conduct and/or relevant professional standards.

### **4.2 Confidentiality**

All material provided for discussion and consideration is confidential, and must be respected by all Group members. Group members are not permitted to distribute copy, share or disclose any confidential information to which they are privy without explicit permission from the Chair or the Secretariat. Papers that contain material that is confidential will be clearly marked prior to the dissemination of material to Group members.

All discussion of confidential material is encouraged to take place at the meeting, rather than outside of the meeting.

### **4.3 Sensitive information**

The work of the Group may also include the disclosure and discussion of sensitive information. Papers that contain material that is sensitive will be clearly marked prior to the dissemination of material to Group members.

### **4.4 Security of documentation**

All written material distributed to the Group in the course of the Group's work must be kept secure by the member during the term of the member's participation in the Group, and be destroyed or returned to the Secretariat at the conclusion of the member's participation in the Group.

## Johnston, HeatherG

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**From:** Tennent, Simon  
**Sent:** Monday, 7 August 2017 10:58 AM  
**To:** Konovalov, Alexander  
**Cc:** Finlay, Jennifer; Brodie, Lawrence; Watts, Michaela  
**Subject:** RE: Towards a New Housing Strategy [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Alex

Many thanks. I am going to take some advice from Geoffrey in preparing a response.

Will come back to you on this.

Cheers

Simon

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**From:** Konovalov, Alexander  
**Sent:** Friday, 4 August 2017 12:48 PM  
**To:** Tennent, Simon  
**Cc:** Finlay, Jennifer; Brodie, Lawrence  
**Subject:** RE: Towards a New Housing Strategy [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Simon

Would you like to catch up on this matter?

This is our current thinking around which of the below items we own (requests 5, 6, 9 and 10) and a brief indication of way forward.

<p>5. In the Chapter of the paper "Where Are We Now" on page 5 of the discussion paper it is stated "Approximately 37,000 dwelling sites have been released over the last ten years against a demand of around 30,000 dwellings."</p> <p>I would be grateful if you would provide me with the data and modelling on which it was determined that the demand for the period stated was "around 30,000 dwellings". I would in addition welcome advice on how many of the 37,000 "dwelling sites" referred to were identified as being for detached housing and how many of them were for housing other than detached housing and for the modelling which determined the proportion of the dwelling sites which would be applied to each type of housing.</p>	<p>JF. To pull out actual releases and splits.</p> <p>To provide a brief explanation of what underlying demand is in the model, what it means.</p> <p>ie demand of 30,000 dwellings is based on underlying demand, which is based on household formation and demographics. Should not be taken as a comprehensive measure of demand, in the economic sense.</p> <p>We calibrate our land release program based on underlying demand as well as a broader assessment of market conditions. We also regularly recalibrate our underlying demand estimates.</p>
<p>5 continued</p> <p>It would also be helpful if you could advise me how many of the remaining 7,000 dwelling sites that are claimed to be excess to demand are currently available for purchase and how many of them are for detached housing and the number that are currently available under the land rent scheme. It would also be useful for those preparing submissions to have advice on the cost</p>	<p>JF.</p> <p>Refer to the forward land release and current sales program.</p> <p>The 7,000 issue will be addressed in the above.</p>

<p>range of these dwelling sites and the number of blocks/sites in each cost range.</p>	
<p>6.It is also noted on page 5 that the 2016 Census reports that the proportion of households in the ACT paying more than 30% of their income on mortgage costs has fallen over the five years since the 2011 Census from 7.8 % to 5.5 %. The 2016 Census also reports that the proportion of households in Canberra living in housing which they own outright or over which they have a mortgage has also fallen and that the number renting has increased. Has the Government undertaken research into whether the fall in the number of households paying more than 30% of their income on a mortgage is directly linked to the fact that significantly fewer Canberrans are purchasing a home, presumably because they cannot afford to do so, and are therefore renting. It would be interesting to know of the quintiles within which the households paying more than 30% of their income on mortgage payments fit.</p>	<p>LB. Will examine the census data. If this analysis can be done reasonably quickly, we will do so.</p>
<p>9. On page 6 of the discussion paper it is claimed that “ an analysis of mortgage and rent serviceability showed that for households earning above \$100,000 ( that is the third quintile and above) affordable rents start at \$579 per week and an affordable mortgage enables the purchase of a home starting at \$483,000. It is further noted on page 7 that for households with an annual income of between \$55,000 and \$100,000 that an affordable mortgage would allow the purchase of a home between \$260,000 and \$483,000. I would be grateful for any information the Government may have on the number of detached houses sold or for sale over say the last year for under \$483,000 ie the upper limit of affordability for 60,000 Canberra households.</p>	<p>LB. More or less exactly the same as the current Cab Sub task.</p>
<p>10.I would welcome a copy of all relevant data on the median as well as the average price of land and housing, detached and other than detached, for each of the last five years. It would also be valuable to have information on the average per square meter price of land sold in each of the last five years for both detached housing and housing other than detached housing.</p>	<p>Proposed that we either 1. Give them the land and property report. 2. Excerpt out the greenfield info from the report.</p>

**From:** Tennent, Simon

**Sent:** Thursday, 3 August 2017 4:24 PM

**To:** Bulless, Neil

**Cc:** Rutledge, Geoffrey; Konovalov, Alexander

**Subject:** FW: Towards a New Housing Strategy [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Neil

In the context of yesterday's email about land release, this just in from Mr Stanhope (...and Khalid by the looks of it!).

Geoffrey - we will coordinate a response for discussion most likely next week. We will also invite Khalid and John to chat with us as part of the affordable housing engagement over the next 6 weeks.

Cheers

Simon Tennent  
A/g Director  
Land Development Projects

Phone: 02 6205 4961 | Fax 02 6207 0123 |  
Environment, Planning and Sustainable Development Directorate | ACT Government |  
Level 6 Transact House, 470 Northbourne Avenue Dickson ACT 2602 | GPO Box 158  
Canberra ACT 2601 |

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**From:** Jon Stanhope  
**Sent:** Thursday, 3 August 2017 3:11 PM  
**To:** '[affordablehousing@act.gov.au](mailto:affordablehousing@act.gov.au)'  
**Cc:** [REDACTED]  
**Subject:** Towards a New Housing Strategy

Dear Affordable Housing Project Team

Winnunga Nimmityjah Aboriginal Health and Community Services is proposing to make a written contribution to the proposed new housing strategy. I am grateful for the discussion paper which has been issued and have read it with interest. It does, however, raise a number of questions on which I would welcome advice and assistance.

I would be grateful, therefore, if you would provide me with copies of the following:

1. The Terms of Reference for the Affordable Housing Advisory Group.
2. Advice on the arrangements which have been made to ensure that the Advisory Group has access to expert advice for the purposes of analysis and design of possible policies and programs to support the project.
3. In the Message from the Minister she refers to work which the Affordable Housing Advisory Group has done in recent months "to review what has been achieved so far and consider what further steps could be taken to improve housing affordability in the ACT." I would be grateful for the outcomes of the review which the Minister is referring to and any documents and reports related to it.
4. In the Introduction to the discussion paper it is stated "the Government has invested heavily in reviewing its current and previous efforts on delivering social and affordable housing". I would be grateful for advice on how much the Government has invested in these reviews and on who

undertook the reviews. I would also be grateful for a copy of all reports and documents relating to those reviews.

5. In the Chapter of the paper "Where Are We Now" on page 5 of the discussion paper it is stated "Approximately 37,000 dwelling sites have been released over the last ten years against a demand of around 30,000 dwellings."

I would be grateful if you would provide me with the data and modelling on which it was determined that the demand for the period stated was "around 30,000 dwellings". I would in addition welcome advice on how many of the 37,000 "dwelling sites" referred to were identified as being for detached housing and how many of them were for housing other than detached housing and for the modelling which determined the proportion of the dwelling sites which would be applied to each type of housing.

It would also be helpful if you could advise me how many of the remaining 7,000 dwelling sites that are claimed to be excess to demand are currently available for purchase and how many of them are for detached housing and the number that are currently available under the land rent scheme. It would also be useful for those preparing submissions to have advice on the cost range of these dwelling sites and the number of blocks/sites in each cost range.

6. It is also noted on page 5 that the 2016 Census reports that the proportion of households in the ACT paying more than 30% of their income on mortgage costs has fallen over the five years since the 2011 Census from 7.8% to 5.5%. The 2016 Census also reports that the proportion of households in Canberra living in housing which they own outright or over which they have a mortgage has also fallen and that the number renting has increased. Has the Government undertaken research into whether the fall in the number of households paying more than 30% of their income on a mortgage is directly linked to the fact that significantly fewer Canberrans are purchasing a home, presumably because they cannot afford to do so, and are therefore renting. It would be interesting to know of the quintiles within which the households paying more than 30% of their income on mortgage payments fit.

7. I would welcome a copy of any modelling the ACT Government has undertaken on the impact which the abolition of land tax would have on rental affordability in the ACT. If the Government has not analysed this issue does the Advisory Group plan to do so.

8. In response to the request for views on steps that might be taken to increase the supply of affordable rental accommodation has the Government undertaken any research on the role which negative gearing has in increasing the supply of rental accommodation and conversely the possible consequences for the future supply of rental accommodation if negative gearing is abolished. If so I would welcome a copy of the analysis. If not does the Advisory Group propose to commission any such advice.

9. On page 6 of the discussion paper it is claimed that "an analysis of mortgage and rent serviceability showed that for households earning above \$100,000 (that is the third quintile and above) affordable rents start at \$579 per week and an affordable mortgage enables the purchase of a home starting at \$483,000. It is further noted on page 7 that for households with an annual income of between \$55,000 and \$100,000 that an affordable mortgage would allow the purchase of a home between \$260,000 and \$483,000. I would be grateful for any information the Government may have on the number of detached houses sold or for sale over say the last year for under \$483,000 ie the upper limit of affordability for 60,000 Canberra households.

10. I would welcome a copy of all relevant data on the median as well as the average price of land and housing, detached and other than detached, for each of the last five years. It would also be valuable to have information on the average per square meter price of land sold in each of the last five years for both detached housing and housing other than detached housing.

11. On page 12 under the heading Support the future establishment of an Aboriginal and Torres Strait Islander community housing organisation it is stated : “This is a long-term, aspirational goal” . I would welcome advice on why the Government believes the housing needs of the ACT Aboriginal and Torres Strait Islander community are a low priority and refers a response to them as “long-term and aspirational” only. I would welcome advice on whether this approach to what Winnunga Nimmityjah regards as the legitimate and urgent needs of the Aboriginal community was adopted as a result of advice from members of the Affordable Housing Advisory Group or was mandated by the Government.

Thank you for your assistance.

Kind regards

Jon Stanhope