

**From:** [REDACTED]  
**To:** [EPSDFOI](#)  
**Cc:** [REDACTED]  
**Subject:** FOI Request - SLA Affordable Homes Purchase Scheme [REDACTED]  
**Date:** Friday, 3 May 2024 7:00:04 AM

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I wish to make a request under the *Freedom of Information Act 2016* for information about the SLA Affordable Homes Purchase Scheme (AHPS).

The SLA, in developing the AHPS, made decisions about SLA not building the homes itself. SLA decided to select builders and then to have successful AHPS applicants sign contracts with these SLA-chosen builders under building contracts developed at the sole discretion of SLA.

#### Background

On 9 October 2023, SLA Manager Jessica Hillcrest, through Executive Director Nicholas Holt, informed the ACT Treasury by email that:

"During 2019 and 2020, there was ongoing discussion about opportunities to diversify the types of homes available through the Scheme: a decision was made to test house and land packages, which would allow separately-titled, standalone homes of varying sizes to be made available.

In designing the house and land packages, consideration was given to limiting the construction risk which would be incurred by SLA. At the time the SLA Executive and SLA Board did not have appetite for SLA to undertake the developer role and a 'split contract' approach was implemented:

- SLA ran tender processes in Whitlam and Taylor to select builders for packaged lots.
- Preferred tenderers were invited to enter into Put & Call Option Deeds and Project Delivery Deeds for packaged lots.
- In each packaged lot there were both affordable dwellings and standard dwellings.
- For the affordable dwellings, builders were required to follow a process of selling to an eligible buyer, and nominating that buyer to purchase the land through the Put & Call Option Deed.
- The builder was required to enter into a building contract with the eligible buyer". [End quote]

#### FOI information request

I would like to see records and documents including Board minutes, executive decisions and briefings, Board briefings, minutes of the SLA Audit and Risk Committee, relevant Ministerial briefings, emails and other electronic communication etc.

I am seeking records that show:

- 1) The decisions to develop the program and in particular consideration by the SLA executive and Board to not take on the risks of construction, and shift the construction risk

away from SLA (as above).

2) What was the Board told about how the program would work and how the Project Delivery Deeds and building contracts would be employed?

3) What consideration and enquiries did the Board, Board Chair, SLA Audit and Risk Committee, and SLA executives and managers give to informing successful AHPS applicants about the SLA Project Delivery Deed and the 48-month construction completion period for their homes?

4) Who was present at the relevant Board meetings? [Minutes]

5) What did the SLA executive and Board inform the Minister about with regard to the use of AHPS building contracts and the Deed and informing successful AHPS applicants before they signed building contracts?

I am happy to discuss and clarify this request as necessary. These are public records in a serious matter where my adult daughter was a successful AHPS applicant and signed a building contract and was not informed of the SLA Deed.

The scope of my request is not extensive if it is focused on the SLA management and Board's considerations of the risks, the Project Delivery Deed and the information to applicants before they signed building contracts.

