



ACT
Government

Environment, Planning and
Sustainable Development

Phone: (02) 6207 1923

Reference: 22/18402

Dear [REDACTED]

Decision on Freedom of Information Access Application 22/18402

I refer to your application made under section 30 of the *Freedom of Information Act 2016* (the Act) received by the Environment, Planning and Sustainable Development Directorate (EPSDD) on 21 February 2022.

Specifically, you are seeking:

"...a copy of the current version of the ACT Residential Supply and Demand Model, along with any supporting documentation or explanatory materials commonly utilised by users of the Model (such as user manuals).

According to Auditor-General's Report No. 4/2020, "Residential Land Supply and Release", the Model takes the form of an Excel spreadsheet. In accordance with section 47(4) of the Act, we request that it be supplied to us as an Excel file."

I am an Information Officer appointed under section 18 of the Act to deal with access applications made under Part 5 of the Act.

EPSDD must make a decision on your application on or by 29 March 2022.

Searches Conducted

Comprehensive searches were conducted and two documents containing information within the scope of your application were identified.

Additional Information

The ACT Government uses a simple supply and demand model to ensure the expected demand for housing is matched with supply. Population growth is used as an indicator of future demand for housing. This data is sourced from the ACT Treasury, both for the short term and the longer term projections. The 2018 model used land release as a source of dwelling supply. The full process is explained in the attached methodology (Scheduled item 2).

As a result of the Auditor General's Audit Report recommendation and process (Auditor-General's Report No. 4/2020), the use of new dwelling pipeline data that the agency collects on a six-monthly basis, was recommended.

A more robust, revised model and associated methodology is being considered to inform future Indicative Land Release Programs (ILRP). This model will likely be similar to the 2018 model, however, it is intended to use the Australian Bureau of Statistics dwelling approvals,

dwelling commencements and dwelling completions data to understand the construction lag and use dwelling completions as an indicator of housing supply in the supply side modelling. The demand side model is unchanged. The model is not intended to measure housing affordability. The model is intended to inform the demand and supply balance.

Decision on Access

I have included as **Attachment A** to this decision the schedule of relevant documents. The schedule provides a description of each document that falls within the scope of your application and the access decision for each of those documents.

I have decided to grant full access to the two documents relevant to your application.

My access decisions are detailed further in the following statement of reasons and the documents released to you are provided as **Attachment B** to this letter.

Material Considered

In reaching my access decision, I have taken the following into account:

- the FOI Act, particularly sections 6, 17 and Schedule 2
- the content of the documents that falls within the scope of your request.

Information Disclosure – Schedule 2 of the Act

The Act recognises the right of every person to obtain access, under its provisions, to government information (see section 7, the Act). As an Information Officer, I am required to allow access to information subject to the Act, unless, on balance, disclosure would be contrary to the public interest.

In assessing the public interest, I must apply the test outlined under section 17 of the Act which requires consideration of factors favouring disclosure, any favouring nondisclosure and the balance of those factors when considered cumulatively.

Factors Favouring Disclosure

In applying the public interest test, I have determined that disclosure of the information could reasonably be expected to do the following:

- Schedule 2, 2.1(a)(i) – promote open discussion of public affairs and enhance the government's accountability
- Schedule 2, 2.1(a)(ii) – contribute to positive and informed debate on important issues or matters of public interest
- Schedule 2, 2.1(a)(viii) – reveal the reason for a government decision and any background or contextual information that informed the decision.

Factors favouring Nondisclosure

In applying the public interest test, I have determined that no factors favouring nondisclosure are applicable to the information within scope of the application.

Charges

In accordance with the *Freedom of Information (Fees) Determination 2018* no charges are applicable to this application, the number of pages to be released is below the minimum 50-page threshold.

Online Publication

Under section 28 of the Act, EPSDD maintains an online record of access applications called a disclosure log. Your original access application, this decision and documents released will be published in the EPSDD disclosure log no earlier than three days after you receive this decision. Your personal contact details will not be published.

You may view the EPSDD disclosure log at

<https://www.environment.act.gov.au/about-us/access-government-information/disclosure-log>

Ombudsman Review

My decision on your access request is a reviewable decision as identified in Schedule 3 of the Act. You have the right to seek Ombudsman review of this outcome under section 73 of the Act within 20 working days from the day that my decision is published in the disclosure log, or a longer period allowed by the Ombudsman. For more information and the application form for Ombudsman review, please visit:

https://www.ombudsman.act.gov.au/data/assets/pdf_file/0026/79190/Apply-for-Ombudsman-review.pdf

Alternatively, you may write to the Ombudsman at:

The ACT Ombudsman
GPO Box 442
CANBERRA ACT 2601

Via email: actfoi@ombudsman.gov.au

ACT Civil and Administrative Tribunal (ACAT) Review

Under section 84 of the Act, if a decision is made under section 82(1) on an Ombudsman review, you may apply to the ACAT for review of the Ombudsman decision.

Further information may be obtained from the ACAT at:

ACT Civil and Administrative Tribunal
Level 4, 1 Moore St
GPO Box 370
CANBERRA CITY ACT 2601

Telephone: (02) 6207 1740

<http://www.acat.act.gov.au/>

Further Information

If you have any queries concerning the Directorate's processing of your request, or would like further information, please contact EPSDD Customer Service on (02) 6207 1923 and ask for the FOI team, or email to EPSDFOI@act.gov.au.

Yours sincerely



Dr Erin Brady
Information Officer
Deputy Director-General, Planning and Sustainable Development
Environment, Planning and Sustainable Development Directorate
29 March 2022