

Report on acquisitions of land under the Government Agencies (Land Acquisition Reporting) Act 2018

SUMMARY OF ACQUISITIONS

Reporting Period

This report is for the period from 1 January 2020 to 31 March 2020 inclusive (the report period) as required under section 8 of the Government Agencies (Land Acquisition Reporting) Act 2018 (the Act).

Summary acquisitions across Government

As reported by Directorates there have been nil acquisitions during the report period for agencies associated with the following:

- ACT Health Directorate
- Education Directorate
- Canberra Health Services
- Justice and Community Safety Directorate
- Chief Minister, Treasury and Economic Development Directorate
- Transport Canberra and City Services Directorate
- Environment, Planning and Sustainable Development Directorate

Three acquisitions of land have been made by the Commissioner for Social Housing administered within the Community Services Directorate during the reporting period. The City Renewal Authority has reported one acquisition during the reporting period.

Acquisition Report for Suburban Land Agency

The Suburban Land Agency made no land acquisitions during the report period (refer sections 8(1)(b), 8(1)(c) of the Act).

Acquisitions made by the Commissioner for Social Housing

The Commissioner for Social Housing has made the following acquisitions:

1. House and Land, Gungahlin
2. House and Land, Tuggeranong
3. House and Land, Tuggeranong

Acquisitions made by the City Renewal Authority

The City Renewal Authority has made the following acquisitions:

4. Land Canberra Central (Block 1 Section 89 Acton)

DETAILS OF ACQUISITIONS

1. House and Land Gungahlin District acquisition 1

Land details (sections 9(1)(a), 9(1)(b) of the Act)

Acquiring Agency: Commissioner for Social Housing

Nature land: House and Land

Acquired from: Individual, name withheld (section 10(2))

District: Gungahlin

Section, Block, Suburb, Street Address:

Publication of these location details are prohibited under section 10(3) of the Act as this is a housing assistance property.

Acquisition Method: Sale agreement with no application of Lands Acquisition Act.

Defined land acquisition?: No.

Approval details (sections 9(1)(a), 9(1)(e))

Date acquisition approved: 27 September 2019.

Date of acquisition: 16 January 2020.

Approving entity: Public Servant, Senior Director, Asset Planning.

Agreed by Cabinet: No.

Payments and valuations (sections 9(1)(c), 9(1)(d))

Compensation paid: \$785,000.

Other amounts paid or payable:

- Conveyance Fee: \$1,438.51
- Building and Pest Report: \$1,350.00
- Adjustment for property rates: \$469.72
- Adjustment for water and sewerage: \$136.75
- Valuation Reports: \$300 and \$275.00.

Valuations:

Two valuations were obtained, indicating a valuation range of \$741,000 and \$819,000. A copy of the valuation reports is attached to this report. The valuation report is redacted consistent with the requirements of section 10(3) as this is a housing assistance property.

Other information

Short Statement (section 9(1)(f)(i)):

Property purchased to meet housing demand. Within Housing ACT acquisition growth and renewal public housing strategy 2019-2024.

Short Statement (section 9(1)(f)(ii)):

It is a residential property within a residential zone and is to be used for residential purposes.

Short Statement (section 9(1)(f)(iii)):

Purchased to meet demand for housing assistance.

Short Statement (section 9(1)(f)(iv)):

Purchase is for provisioning of housing assistance. The purchase is consistent with the functions of the Housing Commissioner under section 11 of the Housing Assistance Act 2007.

Short Statement (section 9(1)(f)(v)):

House and Land packages are typically only purchased where the Energy Efficiency Rating (EER) is 3.5 stars or higher. In this case the EER is 5.0 stars.

Short Statement (section 9(1)(f)(vi)):

Not applicable. There is no statement of intent required under the Financial Management Act 1996 of the Commissioner for Social Housing as this agency is not a "Territory Authority" for the purposes of the Financial Management Act, refer to sections 3B(1), 61 of the Financial Management Act and section 3 of the Financial Management (Territory Authorities) Declaration 2005 (No 1), Notifiable Instrument NI2005-463.

Short Statement (section 9(1)(f)(vii)):

Property purchased within valuation range as provided by an independent valuer and within the housing ACT acquisition growth and renewal public housing strategy 2019-2024.

Further information as prescribed (section 9(1)(g)):

Not applicable.

Lands Acquisition Act information not known (section 9(2)):

Not applicable.

Any other information the responsible Minister considers relevant (section 9(3)):

Not applicable.

2. House and Land Tuggeranong District acquisition 1

Land details (sections 9(1)(a), 9(1)(b))

Acquiring Agency: Commissioner for Social Housing.

Nature land: House and Land.

Acquired from: Individual, name withheld (section 10(2))

District: Tuggeranong

Section, Block, Suburb, Street Address:

Publication of these location details are prohibited under section 10(3) of the Act as this is a housing assistance property.

Acquisition Method: Sale agreement with no application of Lands Acquisition Act.

Defined land acquisition?: No.

Approval details (sections 9(1)(a), 9(1)(e))

Date acquisition approved: 14 January 2020.

Date of acquisition: 24 February 2020.

Approving entity: Public Servant, Senior Director, Asset Planning.

Agreed by Cabinet: No.

Payments and valuations (sections 9(1)(c), 9(1)(d))

Compensation paid: \$625,000.

Other amounts paid or payable:

- Conveyance Fee: \$1,869.95
- Building and Pest Report: \$1,350.00
- Adjustment for property rates \$224.65
- Adjustment for water and sewerage: \$65.64
- Valuation Reports: \$275 and \$300

Valuations:

Two valuations were obtained indicating a valuation range of \$591,700 to \$635,000. A copy of the valuation reports is attached to this report. The valuation reports are redacted consistent with the requirements of section 10(3) as this is a housing assistance property.

Other information

Short Statement (section 9(1)(f)(i)):

Property purchased to meet demand for housing, is within Housing ACT acquisition growth and renewal public housing strategy 2019-2024.

Short Statement (section 9(1)(f)(ii)):

It is a residential property within a residential zone and is to be used for residential purposes.

Short Statement (section 9(1)(f)(iii)):

Purchased to meet demand for housing assistance.

Short Statement (section 9(1)(f)(iv)):

Purchase is for provisioning of housing assistance. The purchase is consistent with the functions of the Housing Commissioner under section 11 of the Housing Assistance Act 2007.

Short Statement (section 9(1)(f)(v)):

Purchases of house and land packages are typically made only where the Energy Efficiency

Rating (EER) is 3.5 stars or above. In this case the EER is 4.0 stars.

Short Statement (section 9(1)(f)(vi)):

Not applicable. There is no statement of intent required under the Financial Management Act 1996 of the Commissioner for Social Housing as this agency is not a "Territory Authority" for the purposes of the Financial Management Act, refer to sections 3B(1), 61 of the Financial Management Act and section 3 of the Financial Management (Territory Authorities) Declaration 2005 (No 1), Notifiable Instrument NI2005-463.

Short Statement (section 9(1)(f)(vii)):

Property purchased within valuation as provided by an independent valuer and within the Housing ACT Acquisition Growth and Renewal Public Housing Strategy 2019 – 2024.

Further information as prescribed (section 9(1)(g)):

Not applicable.

Lands Acquisition Act information not known (section 9(2)):

Not applicable.

Any other information the responsible Minister considers relevant (section 9(3)):

Not applicable.

3. House and Land Tuggeranong District acquisition 2

Land details (sections 9(1)(a), 9(1)(b))

Acquiring Agency: Commissioner for Social Housing.

Nature land: House and Land.

Acquired from: Individual, name withheld (section 10(2)).

District: Tuggeranong

Section, Block, Suburb, Street Address:

Publication of these location details are prohibited under section 10(3) of the Act as this is a housing assistance property.

Acquisition Method: Sale agreement with no application of Lands Acquisition Act.

Defined land acquisition?: No.

Approval details (sections 9(1)(a), 9(1)(e))

Date acquisition approved: 17 January 2020.

Date of acquisition: 6 March 2020.

Approving entity: Public Servant, Senior Director, Asset Planning.

Agreed by Cabinet: No.

Payments and valuations (sections 9(1)(c), 9(1)(d))

Compensation paid: \$535,000.

Other amounts paid or payable:

- Conveyance Fee: \$2,285.80
- Building and Pest Report: \$1,290.00
- Adjustment for property rates \$703.24
- Adjustment for water and sewerage: \$45.58
- Valuation Reports: \$275 and \$300

Valuations:

Two valuations were obtained indicating a valuation range of \$504,400 to \$555,000. A copy of the valuation reports is attached to this report. The valuation reports are redacted consistent with the requirements of section 10(3) as this is a housing assistance property.

Other information

Short Statement (section 9(1)(f)(i)):

Property purchased to meet demand for housing, is within Housing ACT acquisition growth and renewal public housing strategy 2019-2024.

Short Statement (section 9(1)(f)(ii)):

It is a residential property within a residential zone and is to be used for residential purposes.

Short Statement (section 9(1)(f)(iii)):

Purchased to meet demand for housing assistance.

Short Statement (section 9(1)(f)(iv)):

Purchase is for provisioning of housing assistance. The purchase is consistent with the functions of the Housing Commissioner under section 11 of the Housing Assistance Act 2007.

Short Statement (section 9(1)(f)(v)):

Purchases of house and land packages are typically made only where the Energy Efficiency

Rating (EER) is 3.5 stars or above. In this case the EER is 3.0 stars.

Short Statement (section 9(1)(f)(vi)):

Not applicable. There is no statement of intent required under the Financial Management Act 1996 of the Commissioner for Social Housing as this agency is not a "Territory Authority" for the purposes of the Financial Management Act, refer to sections 3B(1), 61 of the Financial Management Act and section 3 of the Financial Management (Territory Authorities) Declaration 2005 (No 1), Notifiable Instrument NI2005-463.

Short Statement (section 9(1)(f)(vii)):

Property purchased within valuation as provided by an independent valuer and within the Housing ACT Acquisition Growth and Renewal Public Housing Strategy 2019 – 2024.

Further information as prescribed (section 9(1)(g)):

Not applicable.

Lands Acquisition Act information not known (section 9(2)):

Not applicable.

Any other information the responsible Minister considers relevant (section 9(3)):

Not applicable.

4. Land Canberra Central Acquisition

Land details (sections 9(1)(a), 9(1)(b))

Acquiring Agency: City Renewal Authority.

Nature land: Land.

Acquired from: Organisation, Commonwealth Government.

District: Canberra Central

Section, Block, Suburb, Street Address:

Section 89, Block 1, Acton, 2601, Designated Land

Acquisition Method: Any other acquisition of land by a government agency required under a territory law for example as a result of a court judgement.

Defined land acquisition?: Exchange of land.

Approval details (sections 9(1)(a), 9(1)(e))

Date acquisition approved: 17 February 2020.

Date of acquisition: 5 March 2020.

Approving entity: Cabinet.

Agreed by Cabinet: Yes. Cabinet Submission No. 2019/530

Agreed on: 17 February 2020.

Payments and valuations (sections 9(1)(c), 9(1)(d))

Compensation paid: Nil.

Other Compensation:

- Exchange of Land (Block 1 Section 89 Acton).

Other amounts paid or payable:

- Nil.

Valuations:

No valuation of the land was undertaken due to the Commonwealth Government's decision to transfer and not sell the land. In consultation and agreement with the ACT Government, it was agreed to revoke designation of the land as 'National Land' under the Australian Capital Territory (Planning and Land Management) Act 1988 and declare land in North Curtin as 'National Land' for the purpose of Diplomatic Estate.

Short Statement (section 9(1)(f)(i)):

The Commonwealth, in consultation and agreement with the ACT Government, exercised its power to revoke designation of the site as 'National Land' under the Australian Capital Territory (Planning and Land Management) Act 1988. At the same time, the Commonwealth declared land in North Curtin as 'National Land' for a new diplomatic estate.

The West Basin precinct is within a Designated Area defined in the National Capital Plan. Development proposals for this site are subject to National Capital Authority (NCA) Works Approval. The West Basin Precinct Code in the National Capital Plan outlines a requirement to: "Reclaim land from the lake to establish a public waterfront promenade, reflecting the geometry of the 1918 Griffin Plan" and for the promenade to "Provide a minimum width of 55 metres for footpaths."

Short Statement (section 9(1)(f)(ii)):

As Designated Land the use of the reclaimed lakebed is regulated by the National Capital Plan and will be developed in accordance with the West Basin Precinct Code.

Short Statement (section 9(1)(f)(iii)):

The acquisition will support the implementation of the Acton Waterfront Project in accordance with the National Capital Plan's West Basin Precinct Code

Short Statement (section 9(1)(f)(iv)):

The acquisition aligns to the Government's policy for city renewal.

Short Statement (section 9(1)(f)(v)):

The majority of the transferred land will be developed as public open space in accordance with the National Capital Plan.

Short Statement (section 9(1)(f)(vi)):

The acquisition is consistent with the City Renewal authority's Statement of Intent. The ACT Government articulated a broad vision for the development of the city centre in 2013 under the then project descriptor "City to the Lake". This vision was the culmination of extensive community consultation beginning in 2006.

In 2015, further details were released as part of the Strategic Urban Design Framework which included 6 key moves - three of those key moves centred around the precinct surrounding the West Basin area of the lake, namely: creating a new public waterfront; celebrating a leisure and entertainment precinct; and strengthening the Canberra landscape. The project vision includes the development of a mixed-use precinct with waterfront public spaces and buildings up to a maximum height of 25 metres.

Short Statement (section 9(1)(f)(vii)):

The Commonwealth, in consultation and agreement with the ACT Government, exercised its power to revoke designation of the site as 'National Land' under the Australian Capital Territory (Planning and Land Management) Act 1988.

Further information as prescribed (section 9(1)(g)):

No further information prescribed in regulation.

Lands Acquisition Act information not known (section 9(2)):

Nil.

Any other information the responsible Minister considers relevant (section 9(3)):

A range of non-economic benefits were considered including the city renewal and macro-economic benefits derived from implementing Government's vision for the Acton waterfront, including new public infrastructure as well as the integration of strategic transport projects with land development.