

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 April 2019 to 30 June 2019 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
- Environment, Planning and Sustainable Development Directorate
- Chief Minister, Treasury and Economic Development Directorate
- Transport Canberra and City Services Directorate

Six acquisitions of land have been made by the Commissioner for Social Housing administered within the Community Services Directorate during the report period.

Acquisition Report for Suburban Land Agency and City Renewal Authority

The Suburban Land Agency and City Renewal Authority have 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, Tuggeranong District acquisition 1
2. House and Land, Belconnen District acquisition
3. House and Land, Tuggeranong District acquisition 2
4. House and Land, Tuggeranong District acquisition 3
5. Land, Canberra Central District acquisition 1
6. Land, Canberra Central District acquisition 2

1. House and Land Tuggeranong 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: 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: 25 February 2019.

Date of acquisition: 15 April 2019.

Approving entity: Public Servant, Acting Manager, Asset Planning.

Agreed by Cabinet: No.

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

Compensation paid: \$760,000.

Other amounts paid or payable:

- Conveyance Fee: \$1,928.10
- Building and Pest Report: \$1,190
- Adjustments for property rates: \$530.81
- Adjustments for water and sewerage: \$135.59
- Valuation Report: \$300.

Valuations:

One valuation was obtained indicating valuation range of \$731,500 to \$808,500. A copy of the valuation report 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 demand for housing assistance, is within Housing ACT acquisition 18/19 program budget and is consistent with the ACT Housing Strategy 2018 (goal 3).

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 4.5 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, is within the Housing ACT acquisition 18/19 program budget and is consistent with the ACT Housing Strategy 2018 (goal 3).

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

No further information prescribed in regulation.

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

Not applicable.

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

No further information.

2. House and Land Belconnen District acquisition

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

Acquiring Agency: Commissioner for Social Housing.

Nature land: House and Land package.

Acquired from: Belford Building and Construction Pty Ltd.

District: Belconnen, 3 blocks for future development.

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: 25 March 2019.

Date of acquisition: 15 May 2019.

Approving entity: Public Servant, Executive Branch Manager, Asset Planning.

Agreed by Cabinet: No.

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

Compensation paid: \$2,275,000.

Other amounts paid or payable:

- Conveyance Fee: \$4,068.90
- Building and Pest Report: \$3,675
- Adjustments for property rates \$1,020.09
- Adjustments for water and sewerage: \$246.21
- Valuation Reports: \$3,000 and \$4,620

Valuations:

Two valuations were obtained indicating a valuation range of \$2,075,000 to \$2,280,000. 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 18/19 program budget and is consistent with ACT Housing Strategy 2018 (goal 3).

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

It is a residential property within a residential zone and is to be used for residential purposes. The property will be re-developed.

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. Newly constructed properties have an EER of 6 or higher.

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, is within the Housing ACT acquisition 18/19 program budget and is consistent with the ACT Housing Strategy 2018 (goal 3).

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

No further information prescribed in regulation.

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

Not applicable.

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

No further information.

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 package.

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: 1 May 2019.

Date of acquisition: 21 June 2019.

Approving entity: Public Servant, Manager, Asset Planning.

Agreed by Cabinet: No.

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

Compensation paid: \$720,000.

Other amounts paid or payable:

- Conveyance Fee: \$1,810.70
- Building and Pest Report: \$1,190
- Adjustments for property rates \$58.70
- Adjustments for water and sewerage: \$17.84
- Valuation Reports: \$275 and \$300

Valuations:

Two valuations were obtained indicating a valuation range of \$680,000 to \$756,000. 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 18/19 program budget and is consistent with ACT Housing Strategy 2018 (goal 3).

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 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, is within the Housing ACT acquisition 18/19 program budget and is consistent with the ACT Housing Strategy 2018 (goal 3).

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

No further information prescribed in regulation.

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

Not applicable.

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

No further information.

4. House and Land Tuggeranong District acquisition 3

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

Acquiring Agency: Commissioner for Social Housing.

Nature land: House and Land package.

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: 8 May 2019.

Date of acquisition: 27 June 2019.

Approving entity: Public Servant, Manager, Asset Planning.

Agreed by Cabinet: No.

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

Compensation paid: \$820,000.

Other amounts paid or payable:

- Conveyance Fee: \$1,740.20
- Building and Pest Report: \$1,225
- Adjustments for property rates \$21.98
- Adjustments for water and sewerage: \$5.35
- Valuation Reports: \$220 and \$300

Valuations:

Two valuations were obtained indicating a valuation range of \$780,000 to \$860,000. 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 18/19 program budget and is consistent with ACT Housing Strategy 2018 (goal 3).

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 3.5 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, is within the Housing ACT acquisition 18/19 program budget and is consistent with the ACT Housing Strategy 2018 (goal 3).

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

No further information prescribed in regulation.

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

Not applicable.

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

No further information.

5. Land Canberra Central District acquisition 1

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

Acquiring Agency: Commissioner for Social Housing.

Nature land: Land.

Acquired from: Naffran Investments Pty Ltd.

District: Canberra Central.

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: 15 May 2019.

Date of acquisition: 19 June 2019.

Approving entity: Public Servant, Manager, Asset Planning.

Agreed by Cabinet: No.

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

Compensation paid: \$350,000.

Other amounts paid or payable:

- Conveyance Fee: \$1,456.60
- Buyer allowance for compliance bond: \$5,000
- Valuation Report: two reports \$275 each

Valuations:

Two valuations were obtained indicating a valuation range of the land of \$347,500 to \$350,000. 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 18/19 program budget and is consistent with ACT Housing Strategy 2018 (goal 3).

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)):

Purchase of land only. The newly constructed property will be a two bedroom free standing house with EER of 6 or higher.

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. Newly constructed properties have an EER of 6 or higher.

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)):

Land purchased within valuation range as provided by an independent valuer, is within the Housing ACT acquisition 18/19 program budget and is consistent with the ACT Housing Strategy 2018 (goal 3).

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

No further information prescribed in regulation.

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

Not applicable.

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

No further information.

6. Land Canberra Central District acquisition 2

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

Acquiring Agency: Commissioner for Social Housing.

Nature land: Land.

Acquired from: : Naffran Investments Pty Ltd.

District: Canberra Central.

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: 15 May 2019.

Date of acquisition: 19 June 2019.

Approving entity: Public Servant, Manager, Asset Planning.

Agreed by Cabinet: No.

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

Compensation paid: \$350,000.

Other amounts paid or payable:

- Conveyance Fee: \$1,435.20
- Buyer allowance for compliance bond: \$5,000
- Valuation Report: Two reports \$275 each

Valuations:

Two valuations were obtained indicating a valuation range of the land of \$347,500 to \$350,000. 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 18/19 program budget and is consistent with ACT Housing Strategy 2018 (goal 3).

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)):

Purchase of land only. Newly constructed property will be a two bedroom free standing house with EER of 6 or higher.

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. Newly constructed properties have an EER of 6 or higher.

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)):

Land purchased within valuation range as provided by an independent valuer, is within the Housing ACT acquisition 18/19 program budget and is consistent with the ACT Housing Strategy 2018 (goal 3).

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

No further information prescribed in regulation.

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

Not applicable.

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

No further information.