

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 July 2019 to 30 September 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
- 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. One acquisition of land has been made by the Environment, Planning and Sustainable Development 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, Gungahlin District acquisition 1
2. House and Land, Tuggeranong District acquisition 1
3. House and Land, Gungahlin District acquisition 2
4. House and Land, Gungahlin District acquisition 3
5. House and Land, Gungahlin District acquisition 4
6. House and Land, Gungahlin District acquisition 5

Acquisition made by the Environment, Planning and Sustainable Development Directorate

The Environment, Planning and Sustainable Development Directorate has made the following acquisition:

7. Land, Gungahlin District acquisition 6, (Part Block 832 Gungahlin)

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: 26 June 2019.

Date of acquisition: 17 July 2019.

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

Agreed by Cabinet: No.

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

Compensation paid: \$432,000.

Other amounts paid or payable:

- Conveyance Fee: \$2,069.65
- Building and Pest Report: \$1,190
- Adjustment for property rates: \$336.52
- Adjustment for water and sewerage: \$136.75
- Community Titles Levies: \$71.31
- Valuation Reports: \$300 and \$275.00.

Valuations:

Two valuations were obtained, indicating a valuation range of \$399,000 to \$445,000. 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 ACT Housing Strategy: Growing and Renewing Public Housing 2019-24.

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 6.0 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)):

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 Tuggeranong District acquisition

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: 28 June 2019

Date of acquisition: 7 August 2019.

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

Agreed by Cabinet: No.

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

Compensation paid: \$740,000.

Other amounts paid or payable:

- Conveyance Fee: \$1692.95
- Building and Pest Report: \$1,190
- Adjustment for property rates \$418.04
- Adjustment for water and sewerage: \$98.46
- Valuation Reports: \$275 and \$300

Valuations:

Two valuations were obtained indicating a valuation range of \$710,000 to \$772,500. 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 housing demand. Within Housing ACT acquisition growth and renewal ACT Housing Strategy: Growing and Renewing Public Housing 2019-24.

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 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)):

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 Gungahlin 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: 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: 23 July 2019.

Date of acquisition: 28 August 2019.

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

Agreed by Cabinet: No.

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

Compensation paid: \$740,000.

Other amounts paid or payable:

- Conveyance Fee: \$2,146.60
- Building and Pest Report: \$1,375
- Adjustment for property rates \$206.55
- Adjustment for water and sewerage: \$60.17
- Valuation Reports: \$275 and \$300

Valuations:

Two valuations were obtained indicating a valuation range of \$703,000 to \$777,000. 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 housing demand. Within Housing ACT acquisition growth and renewal ACT Housing Strategy: Growing and Renewing Public Housing 2019-24.

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 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)):

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 Gungahlin District acquisition 3

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: 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: 15 July 2019.

Date of acquisition: 4 September 2019.

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

Agreed by Cabinet: No.

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

Compensation paid: \$532,000.

Other amounts paid or payable:

- Conveyance Fee: \$1,952.60
- Building and Pest Report: \$1,190.00.
- Adjustment for property rates \$164.02
- Adjustment for water and sewerage: \$47.41
- Valuation Reports: \$275 and \$300

Valuations:

Two valuations were obtained indicating a valuation range of \$494,000 to \$546,000. 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 housing demand. Within Housing ACT acquisition growth and renewal ACT Housing Strategy: Growing and Renewing Public Housing 2019-24.

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 5.5 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 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)):

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. House and Land Gungahlin District acquisition 4

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: 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: 28 June 2019

Date of acquisition: 12 September 2019.

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

Agreed by Cabinet: No.

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

Compensation paid: \$750,000.

Other amounts paid or payable:

- Conveyance Fee: \$1,948.30
- Building and Pest Report: \$1,190.00
- Adjustment for Rates: 113.01
- Adjustment for water and sewerage: \$32.82
- Valuation Reports: \$275 and \$300

Valuations:

Two valuations were obtained indicating a valuation range of the land of \$684,000 to \$765,000. 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 housing demand. Within Housing ACT acquisition growth and renewal ACT Housing Strategy: Growing and Renewing Public Housing 2019-24.

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 5.5 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)):

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

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. House and Land Gungahlin District acquisition 5

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: 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: 2 August 2019.

Date of acquisition: 25 September 2019.

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

Agreed by Cabinet: No.

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

Compensation paid: \$750,000.

Other amounts paid or payable:

- Conveyance Fee: \$2,010.30
- Building and Pest Report: \$1,379
- Adjustment for Rates: 34.05
- Adjustment for Water and Sewerage: \$9.12
- Valuation Reports: \$275 and \$300

Valuations:

Two valuations were obtained indicating a valuation range of the land of \$730,000 to \$804,000. 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 housing demand. Within Housing ACT acquisition growth and renewal ACT Housing Strategy: Growing and Renewing Public Housing 2019-24.

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 house and land. 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)):

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

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.

7. Land Gungahlin District acquisition 6

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

Acquiring Agency: Environment, Planning and Sustainable Development Directorate will undertake the land withdrawal process on behalf of the Suburban Land Agency and Icon Water. The Suburban Land Agency will be the custodian.

Nature land: Land.

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

District: Gungahlin.

Section, Block, Suburb, Street Address:

Part Block 832 Gungahlin

Acquisition Method: Withdrawal of land under terms of the Crown lease, no application of Lands Acquisition Act.

Defined land acquisition?: No.

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

Date acquisition approved: 10 July 2019.

Date of acquisition: 10 July 2019.

Approving entity:

Agreed by Cabinet: No.

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

Compensation paid: \$0.

Other amounts paid or payable:

- 0 amounts at this stage.

Valuations:

The ACT Valuation Office was asked to provide a valuation based on the acquisition of the part block consistent with the terms of the Crown lease.

Other information

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

The land was acquired by the planning and land authority at the request of the Suburban Land Agency for the purpose of a future water reservoir to be constructed by Icon Water Limited to service the suburb of Taylor which is being developed and released by the Suburban Land Agency.

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

In the short term the SLA will be responsible for the land as land custodian. Long term, Icon will construct the reservoir and will assume responsibility either via custodianship or Crown lease.

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

Major utility installations are permissible under the TP.

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

Acquisition is consistent with the terms of the Crown lease for the provision of utility service i.e. water reservoir. Acquisition is for part of the land only.

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

The Suburban Land Agency is responsible for the delivery and release of land in the ACT.

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

Nil.

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

EPSDD was instructed to undertake the land acquisition by the Suburban Land Agency. The acquisition was actioned consistent with the terms of the Crown lease withdrawal clause, which does not provide for compensation to be paid.

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

The acquisition was for nil amount under the terms of the Crown lease.

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.