



ACT
Government

Suburban Land
Agency

SUBURBAN LAND AGENCY BOARD MEETING 9.

**Level 3 Executive Board Room, Dame Patti Menzies House, Dickson ACT and
Newton Room, Level 7, TransACT house, Dickson ACT**

24 April 2018 (Board Meeting, 10.30am – 3.30pm)

Board Meeting Present:

Mr John Fitzgerald (Chair)

Ms Suzanne Jones (Deputy Chair)

Mr Angus Dawson (Board Member)

Mr Peter Howman (Board Member)

Ms Julie Garland McLellan (Board Member)

Board Meeting In Attendance:

Mr John Dietz (Chief Executive Officer)

Mr Tom Gordon (Executive Director, Greenfield)

Mr Clint Peters

(Director, Urban Projects, Sales and Marketing)

Mr Joey Lee (Director, Finance)

Mr Anthony Bailey

(Business Operations Manager)

Ms Helen Horsburgh (Minute Taker)

Mr Scott Sharp (KPMG) – Part

Mr Phillip Sands (KPMG) – Part

Board Meeting Apologies:

Mr Neil Bulless (Deputy Chief Executive Officer)

MEETING OPENING

9.1.1

Welcome, review of attendance and confirmation of meeting agenda

The Board conducted in-camera session with Mr Dietz from 10.30am to 11.00am.

The Chair declared the meeting open at 11.00 am.

The Chair advised Mr Bulless is an apology for the meeting.

The agenda was confirmed and agreed to by the Board.

9.1.2

Standing and further declarations of interests

Peter Howman declared he has been engaged by the City Renewal Authority (CRA) to provide advice on their strategic direction. The Board was also advised the Chief Executive Officer Suburban Land Agency (Agency) and Director-General Environment, Planning and Sustainable Development Directorate (EPSDD) had been consulted prior to Mr Howman being offered this work. They foresaw no unmanageable issues. The Chair **requested** the register be updated accordingly.

9.1.3

Confirmation of minutes of previous meetings

The Minutes from Meeting 8, 27 March 2018, were discussed, including comments provided by Board members. Following discussion Board members **agreed** to the suggested amendments to the Minutes from Meeting 8.

The Minutes from Meeting 8 held on 27 March 2018 were **adopted**, noting the requested changes.

9.1.4

Matters Arising from previous Minutes

The Matters Arising from Meeting 8, 27 March 2018 were **discussed** in detail with a number of recommendations and clarifications being agreed by members.

The recommended amendments were **agreed** by the Chair.

EXECUTIVE REPORTS

9.2.1

Chief Executive Officer's Report

Mr Dietz provided an overview of the report with a number of sections generating considered discussion. The Board **noted** the Chief Executive Officer's report and the **requested** Matters Arising.

- Kingston Arts Precinct. The Board was advised Government agreed to a Steering Group being established for the project with Terms of Reference currently being drafted.

Matters Arising:

Provide advice to the Board, in June 2018, on the establishment and membership of the Steering Group and the business case.

- Affordable Housing Delivery Program. The Board requested further information regarding the program and the commitments for the Agency including financial implications and pilot projects the Agency could be involved in.

Matters Arising:

The Board requested visibility of commitments made for the Agency in relation to this program including the impact on the SLA.

9.2.2

Finance Report

Mr Lee provided an overview of the report. The impact of current market conditions was discussed including the demand for blocks vs supply, noting there is now additional market competition. Mr Lee advised the Agency has regular discussions with Treasury regarding SLA's dividend.

Matter Arising:

The Board **requested** an invitation be extended to the Under Treasurer to attend a future Board meeting to discuss the Suburban Land Agency's Budget and the overall ACT Government Budget Process.

Mr Lee provided an update on the alternative dispute resolution matter with the Australian Tax Office. The Agency is seeking further information from all parties to allow timely resolution of the matter and Mr Lee will continue to update the Board within the Finance Report.

9.2.3

Sales and Marketing Report

Mr Peters provided an overview of the report which the Board **discussed** and **noted**. The Board thanked Mr Peters and his team for preparing the new report.

MATTERS FOR APPROVAL

9.3.1

2018-19 Statement of Intent

Mr Bailey provided an overview on the updates to the draft Statement of Intent following the 13 April 2018 teleconference. A number of **additional comments** were made by the Board for incorporation into the document.

Decision:

The Board **agreed** to:

- a. **Approve** the additional comments on the final Draft 2018-19 Statement of Intent.
- b. **Approve** the Chair to act on its behalf to finalise the 2018-19 Statement of Intent in consultation with the Minister prior to submission to the Treasurer.
- c. **Note** that a copy of the final 2018-19 Statement of Intent will be provided at the May 2018 Board meeting.

9.3.2

People and Transition Committee Charter

Mr Bailey provided an overview of the draft People and Transition Charter. Following **discussion**, the Board **approved** the recommendations as proposed in the meeting paper.

Decision:

The Board agreed to **approve** the draft People and Transition Committee Charter.

9.3.3

Investment Policy

Mr Lee provided an overview of the paper and options for investment, following discussion on the policy the Board **approved** the recommendations as proposed in the meeting paper.

Decision:

The Board agreed to:

- a. **Note** the information in the paper.
- b. **Approve** the Investment Policy.

9.3.5

Ginninderry Built Form Joint Venture (BFJV)

Representatives from KPMG joined the meeting and provided an overview of the draft report. KPMG provided answers to questions **raised** by the Board including a discussion around the options identified for management consideration. KPMG will update the report to reflect those discussions.

The Board discussed a number of matters on the formation of the BFJV and agreed that further advice should be sought from ACT Government Solicitor (ACTGS). The Board **agreed to reconvene** at a teleconference on **Tuesday, 1 May 2018**, with representatives from ACTGS to discuss and clarify remaining questions on the BFJV.

Matter Arising:

- a. Circulate final copy of the KPMG report to Board members.
- b. The CEO and Ms Jones to discuss the scope of advice required from the ACTGS.

9.3.4

Pace Farm Proposed Land Acquisition

Mr Gordon spoke to the paper providing an overview of the proposed acquisition. The Board **discussed** and considered the advice.

Decision:

The Board **resolved** to not proceed with acquiring Pace as the Business Case was not sufficiently compelling.

MATTERS FOR DISCUSSION

Mr Howman left the meeting at 3.37pm

9.4.1

Land Release and Development Framework

This agenda item was **postponed** to Board meeting 10, 29 May 2018.

9.4.2

Lawson 2 – Staged Release

The Board **discussed** and **noted** the paper and the Agency proceeding with the release of Lawson in line with the Indicative Land Release Program subject to the resolution of the ownership of electrical infrastructure with Evoenergy.

9.4.3

Auditor-General's Performance Audit Recommendation and Actions

The Board **discussed** and **noted** the paper and the draft response provided on the audit recommendations. The Board **requested** the People and Transition Committee investigate opportunities to reinforce organisational values as per recommendation 4 of the draft response.

Matter Arising:

Agenda item for People and Transition Committee Meeting 5 on 27 June 2018 - Consider management responses and action required to implement the recommendations made by the Auditor-General's Performance Audit Recommendations.

9.4.4

Canberra Brickworks: Questions and Answers and Update

The Board **discussed** and **noted** the paper and answers provided to questions raised by Board in previous meetings.

Matter Arising:

Provide advice to the Board at the June 2018 meeting of actions undertaken to date including timeframes and deadlines.

STANDING REPORTS

9.4.5

Ginninderry Joint Venture Monthly Update

The Paper was taken as **read and noted** by the Board.

9.4.6

Work Health and Safety Report

The Paper was taken as **read and noted** by the Board.

9.4.7

People and Capability Report

The Paper was taken as **read and noted** by the Board.

INFORMATION PAPERS

9.4.8

National Housing Infrastructure Facility (NIF)

Mr Gordon spoke to the paper, the Board **discussed** the paper and **noted** that the Ginninderry Joint Venture would pursue the opportunity to present a funding proposal to the Commonwealth under the NIF.

9.4.9

Future Accommodation Arrangements for the SLA

Mr Dietz spoke to the paper which was **discussed** and **noted** by the Board. Following discussions between the Chief Executive Officer and the Director-General EPSDD the Agency will relocate to the new Dickson office block as planned. The new Dickson office block is currently under construction, due for completion in late 2020. Ongoing discussions are being held with the working group on accommodation requirements for the Agency.

OTHER REPORTS – FOR INFORMATION AND/OR NOTING

9.5.1

Board Correspondence

Nil.

9.5.2

Glossary of Acronyms

The Paper was taken as **read and noted** by the Board.

9.5.3

Key Dates

The Paper was taken as **read and noted** by the Board.

9.5.4

Freedom of Information Request Report

The Paper was taken as **read and noted** by the Board.

9.5.5

Map of Suburban Land Agency Developments

The Paper was taken as **read and noted** by the Board.

MEETING CLOSE

9.6.1

Other Business

Nil.

9.6.2

Chair's Closing Remarks

The Board Chair **thanked** all members for attending the meeting and the work undertaken to prepare meeting papers.

9.6.3

Board Administration (Sign Minutes, Declarations etc)

There being no further business, the Chair **closed** the meeting at 3.55pm.

The Minutes of the Suburban Land Agency Board Meeting 9, held on 24 April 2018 are **approved** as an accurate record of the meeting.



Mr John Fitzgerald

Chair

SLA Board

12 July 2018