

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

REPORTING PERIOD

This report is for the period from 1 October 2025 to 31 December 2025 inclusive (the report period) as required under section 8 of the Government Agencies (Land Acquisition Reporting) Act 2018 (the Act6).

OVERVIEW OF LAND ACQUISITIONS

Government Agencies

The following government agency reported land acquisition(s) during the reporting period (section 8 (1) (a) of the Act):

- Health and Community Services Directorate made nine (9) acquisitions in the Gungahlin District on behalf of the Commissioner for Social Housing.
 1. Gungahlin, Acquisition (House and Land)
 2. Gungahlin, Acquisition (House and Land)
 3. Gungahlin, Acquisition (House and Land)
 4. Gungahlin, Acquisition (House and Land)
 5. Gungahlin, Acquisition (House and Land)
 6. Gungahlin, Acquisition (House and Land)
 7. Gungahlin, Acquisition (House and Land)
 8. Gungahlin, Acquisition (House and Land)
 9. Gungahlin, Acquisition (House and Land)

The following agencies reported NIL land acquisitions during the reporting period:

- Canberra Health Services
- Canberra Institute of Technology
- Chief Minister, Treasury and Economic Development Directorate
- City and Environment Directorate
- Education Directorate
- Icon Water
- Infrastructure Canberra
- Justice and Community Safety Directorate

City Renewal Authority

The City Renewal Authority made NIL land acquisitions during the reporting period (section 8 (1) (b) of the Act).

Suburban Land Agency

The Suburban Land Agency made NIL land acquisitions during the reporting period (section (1) (c) of the Act).

DETAILS OF ACQUISITIONS

1. House and Land Gungahlin District acquisition

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

Acquiring Agency: Commissioner for Social Housing

Nature of the land: House and Land

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

District: Gungahlin

Section, Block, Suburb, Street Address:

Publication of these location details is 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 1994*.

Defined land acquisition?: Yes.

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

Date acquisition approved: 12/05/2021.

Date of acquisition: 31/10/2025.

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

Agreed by Cabinet: Not required.

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

Compensation paid: \$607,500.

Other amounts paid or payable:

- Conveyance Fee: \$1,080.94.
- Building and Pest Report: N/A
- Adjustment for property rates: \$321.41
- Adjustment for water and sewerage: \$143.84.
- Body Corporate: \$0.00
- Valuation Reports: \$242.00 and \$412.50
- Other payment: \$1,549.45

Valuations:

Two valuations were obtained, indicating a valuation range of \$555,000 to 660,000.

Other information

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

Property purchased to meet demand for housing assistance, is within Housing ACT acquisition 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 7.3 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 independent valuers, is within the Housing ACT acquisition 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 is considered relevant.

Notes

Nil.

2. House and Land Gungahlin District acquisition

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

Acquiring Agency: Commissioner for Social Housing

Nature of the land: House and Land

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

District: Gungahlin

Section, Block, Suburb, Street Address:

Publication of these location details is 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 1994*.

Defined land acquisition?: Yes.

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

Date acquisition approved: 12/05/2021.

Date of acquisition: 31/10/2025.

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

Agreed by Cabinet: Not required.

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

Compensation paid: \$602,500.

Other amounts paid or payable:

- Conveyance Fee: \$1,080.94.
- Building and Pest Report: N/A
- Adjustment for property rates: \$321.41
- Adjustment for water and sewerage: \$143.84.
- Body Corporate: \$0.00
- Valuation Reports: \$242.00 and \$412.50
- Other payment: \$1,549.45

Valuations:

Two valuations were obtained, indicating a valuation range of \$555,000 to 650,000.

Other information

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

Property purchased to meet demand for housing assistance, is within Housing ACT acquisition 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 7.3 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 independent valuers, is within the Housing ACT acquisition 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 is considered relevant.

Notes

Nil.

3. House and Land Gungahlin District acquisition

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

Acquiring Agency: Commissioner for Social Housing

Nature of the land: House and Land

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

District: Gungahlin

Section, Block, Suburb, Street Address:

Publication of these location details is 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 1994*.

Defined land acquisition?: Yes.

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

Date acquisition approved: 12/05/2021.

Date of acquisition: 31/10/2025.

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

Agreed by Cabinet: Not required.

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

Compensation paid: \$595,000.

Other amounts paid or payable:

- Conveyance Fee: \$1,080.94.
- Building and Pest Report: N/A
- Adjustment for property rates: \$321.41
- Adjustment for water and sewerage: \$143.84.
- Body Corporate: \$0.00
- Valuation Reports: \$242.00 and \$412.50
- Other payment: \$1,549.45

Valuations:

Two valuations were obtained, indicating a valuation range of \$550,000 to \$640,000.

Other information

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

Property purchased to meet demand for housing assistance, is within Housing ACT acquisition 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 7.3 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 independent valuers, is within the Housing ACT acquisition 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 is considered relevant.

Notes

Nil.

4. House and Land Gungahlin District acquisition

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

Acquiring Agency: Commissioner for Social Housing

Nature of the land: House and Land

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

District: Gungahlin

Section, Block, Suburb, Street Address:

Publication of these location details is 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 1994*.

Defined land acquisition?: Yes.

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

Date acquisition approved: 12/05/2021.

Date of acquisition: 31/10/2025.

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

Agreed by Cabinet: Not required.

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

Compensation paid: \$585,000.

Other amounts paid or payable:

- Conveyance Fee: \$1,080.94.
- Building and Pest Report: N/A
- Adjustment for property rates: \$321.41
- Adjustment for water and sewerage: \$143.84.
- Body Corporate: \$0.00
- Valuation Reports: \$242.00 and \$412.50
- Other payment: \$1,549.45

Valuations:

Two valuations were obtained, indicating a valuation range of \$540,000 to 630,000.

Other information

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

Property purchased to meet demand for housing assistance, is within Housing ACT acquisition 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 7.3 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 independent valuers, is within the Housing ACT acquisition 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 is considered relevant.

Notes

Nil.

5. House and Land Gungahlin District acquisition

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

Acquiring Agency: Commissioner for Social Housing

Nature of the land: House and Land

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

District: Gungahlin

Section, Block, Suburb, Street Address:

Publication of these location details is 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 1994*.

Defined land acquisition?: Yes.

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

Date acquisition approved: 12/05/2021.

Date of acquisition: 31/10/2025.

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

Agreed by Cabinet: Not required.

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

Compensation paid: \$600,000.

Other amounts paid or payable:

- Conveyance Fee: \$1,080.94.
- Building and Pest Report: N/A
- Adjustment for property rates: \$321.41
- Adjustment for water and sewerage: \$143.84.
- Body Corporate: \$0.00
- Valuation Reports: \$242.00 and \$412.50
- Other payment: \$1,549.45

Valuations:

Two valuations were obtained, indicating a valuation range of \$550,000 to \$650,000.

Other information

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

Property purchased to meet demand for housing assistance, is within Housing ACT acquisition 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 7.3 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 independent valuers, is within the Housing ACT acquisition 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 is considered relevant.

Notes

Nil.

6. House and Land Gungahlin District acquisition

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

Acquiring Agency: Commissioner for Social Housing

Nature of the land: House and Land

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

District: Gungahlin

Section, Block, Suburb, Street Address:

Publication of these location details is 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 1994*.

Defined land acquisition?: Yes.

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

Date acquisition approved: 12/05/2021.

Date of acquisition: 31/10/2025.

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

Agreed by Cabinet: Not required.

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

Compensation paid: \$820,000.

Other amounts paid or payable:

- Conveyance Fee: \$1,080.94.
- Building and Pest Report: N/A
- Adjustment for property rates: \$321.41
- Adjustment for water and sewerage: \$143.84.
- Body Corporate: \$0.00
- Valuation Reports: \$242.00 and \$412.50
- Other payment: \$1,549.45

Valuations:

Two valuations were obtained, indicating a valuation range of \$730,000 to \$910,000.

Other information

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

Property purchased to meet demand for housing assistance, is within Housing ACT acquisition 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 5.7 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 independent valuers, is within the Housing ACT acquisition 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 is considered relevant.

Notes

Delete if not applicable.

7. House and Land Gungahlin District acquisition

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

Acquiring Agency: Commissioner for Social Housing

Nature of the land: House and Land

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

District: Gungahlin

Section, Block, Suburb, Street Address:

Publication of these location details is 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 1994*.

Defined land acquisition?: Yes.

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

Date acquisition approved: 12/05/2021.

Date of acquisition: 31/10/2025.

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

Agreed by Cabinet: Not required.

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

Compensation paid: \$830,000.

Other amounts paid or payable:

- Conveyance Fee: \$1,080.94.
- Building and Pest Report: N/A
- Adjustment for property rates: \$321.41
- Adjustment for water and sewerage: \$143.84.
- Body Corporate: \$0.00
- Valuation Reports: \$242.00 and \$412.50
- Other payment: \$1,549.45

Valuations:

Two valuations were obtained, indicating a valuation range of \$740,000 to \$930,000.

Other information

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

Property purchased to meet demand for housing assistance, is within Housing ACT acquisition 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 5.7 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 independent valuers, is within the Housing ACT acquisition 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 is considered relevant.

Notes

Delete if not applicable.

8. House and Land Gungahlin District acquisition

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

Acquiring Agency: Commissioner for Social Housing

Nature of the land: House and Land

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

District: Gungahlin

Section, Block, Suburb, Street Address:

Publication of these location details is 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 1994*.

Defined land acquisition?: Yes.

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

Date acquisition approved: 12/05/2021.

Date of acquisition: 31/10/2025.

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

Agreed by Cabinet: Not required.

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

Compensation paid: \$810,000.

Other amounts paid or payable:

- Conveyance Fee: \$1,080.94.
- Building and Pest Report: N/A
- Adjustment for property rates: \$321.41
- Adjustment for water and sewerage: \$143.84.
- Body Corporate: \$0.00
- Valuation Reports: \$242.00 and \$412.50
- Other payment: \$1,549.45

Valuations:

Two valuations were obtained, indicating a valuation range of \$720,000 to \$900,000.

Other information

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

Property purchased to meet demand for housing assistance, is within Housing ACT acquisition 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 5.7 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 independent valuers, is within the Housing ACT acquisition 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 is considered relevant.

Notes

Delete if not applicable.

9. House and Land Gungahlin District acquisition

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

Acquiring Agency: Commissioner for Social Housing

Nature of the land: House and Land

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

District: Gungahlin

Section, Block, Suburb, Street Address:

Publication of these location details is 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 1994*.

Defined land acquisition?: Yes.

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

Date acquisition approved: 02/10/2025.

Date of acquisition: 04/12/2025.

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

Agreed by Cabinet: Not required.

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

Compensation paid: \$590,000.

Other amounts paid or payable:

- Conveyance Fee: \$3,235.85.
- Building and Pest Report: \$0.00.
- Adjustment for property rates: \$178.27.
- Adjustment for water and sewerage: \$63.15.
- Body Corporate: \$183.91.
- Valuation Reports: \$275 and \$363.
- Other payment: \$164.00.

Valuations:

Two valuations were obtained, indicating a valuation range of \$580,000 to \$620,000.

Other information

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

Property purchased to meet demand for housing assistance, is within Housing ACT acquisition 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 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 range as provided by independent valuers, is within the Housing ACT acquisition 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 is considered relevant.

Notes

Delete if not applicable.