

From: [Ball, Kirstie](#) on behalf of [iCBR FOI](#)
To: [CMTEDD FOI](#)
Cc: [iCBR FOI](#)
Subject: RE: FOI Transfer: Budget Estimate QTONs and QONs draft and amendments
Date: Thursday, 4 September 2025 1:03:54 PM
Attachments: [image001.png](#)

OFFICIAL

Hi Katherine,
Infrastructure Canberra accepts partial transfer.

Thank you,

Kirstie

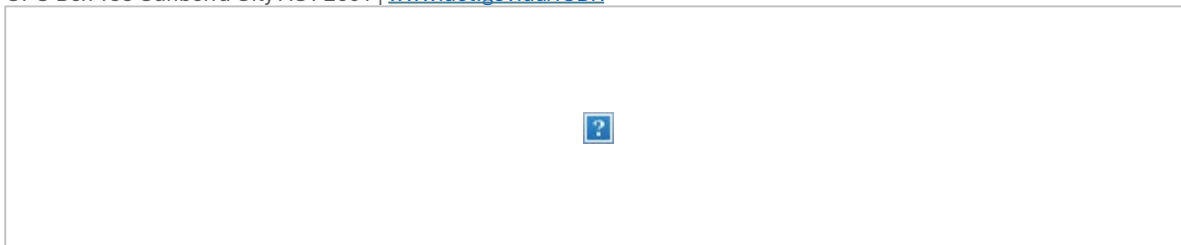
Kirstie Ball

A/g Assistant Director Reporting and FOI | Corporate Services

Phone: via MS Teams | Email: kirstie.ball@act.gov.au

Chief Operating Office | Infrastructure Canberra (iCBR) | ACT Government

GPO Box 158 Canberra City ACT 2601 | www.act.gov.au/iCBR



From: CMTEDD FOI

Sent: Wednesday, 3 September 2025 11:28 AM

To: CED, FOI ; HCSD, FOI ; JACS FOI ; iCBR FOI ; EDU, FOI ; ARCG (CITEDU)

Cc: CMTEDD FOI ; Callow, Lauren ; Duong, Lauren

Subject: FOI Transfer: Budget Estimate QTONs and QONs draft and amendments

OFFICIAL

Good morning

As discussed on Monday, CMTEDD received an FOI access application from [REDACTED] for QTONs and QON drafts and amendments from the recent budget estimates hearings.

We have confirmed scope with the applicant that they are seeking only final drafts, i.e. those that went from the directorate to the Minister/s Office/s, and amendments or revisions made by the Minister/s Office/s. Applicant details and scope is below.

Attached is a report of questions received.

- This report includes all the titles of questions. Where there is no Minister listed as answering, this means it was a question for an independent statutory authority and some of the question titles do specify who this was (i.e. Electoral Commission, CIT).
- It might be useful to refer to the Estimates Committee Hearing Schedule [here](#) which sets out every Minister and statutory authority/board who appeared before the Committee. Every directorate will have appeared alongside their respective Ministers for their outputs.

Those directorates responsible for Independent Authorities, please check the schedule and attached report and provide this request to any authorities that your directorate may look after.

Title:

First Name:



Last Name:

Business/Organisation:

Address:

Suburb:

Postcode:

State/Territory:

Phone/mobile:

Email address:

Scope of Request

Documents created between the first day of the 2025-26 Budget Estimates hearings and the date this application is processed:

1. *The final draft version of answers to questions on notice and questions taken on notice concerning any ACT Public Service Directorate from the 2025-26 Legislative Assembly Budget Estimates hearings that were provided to any ACT Minister's office for review, comment, or approval.*
2. *All correspondence and advice between any staff member of any ACT Public Service Directorate and any Minister or member of a Minister's office staff where they have requested **amendments, alterations, or proposed changes** to the draft answers identified in Part 1. *In relation to this point, you are [the applicant is] seeking any request for amendment from the Minister and/or their staff.**

Please advise if you accept transfer of this request under section 58(2)(a) of the *Freedom of Information Act 2016*.

Katharine

Coordinator | Freedom of Information Team

Ph: 6207 7754 | Email: CMTEDDFOI@act.gov.au

Corporate | Chief Minister, Treasury and Economic Development Directorate | ACT Government

Level 5, 220 London Circuit, Canberra ACT 2601 | GPO Box 158 Canberra ACT 2601 | act.gov.au



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Our Ref: iCBRFOI2025-26/15



FREEDOM OF INFORMATION REQUEST

I refer to your application under section 30 of the *Freedom of Information Act 2016* (the Act), received by Infrastructure Canberra (iCBR), on 3 September 2025.

In your information access request, you sought access to:

“Documents created between the first day of the 2025-26 Budget Estimates hearings and the date this application is processed:

- 1. The final draft version of answers to questions on notice and questions taken on notice concerning any ACT Public Service Directorate from the 2025-26 Legislative Assembly Budget Estimates hearings that were provided to any ACT Minister's office for review, comment, or approval.*
- 2. All correspondence and advice between any staff member of any ACT Public Service Directorate and any Minister or member of a Minister's office staff where they have requested amendments, alterations, or proposed changes to the draft answers identified in Part 1. In relation to this point, you are [the applicant is] seeking any request for amendment from the Minister and/or their staff.”*

Authority

I am an Information Officer appointed by the Director General under section 18 of the Act to deal with access applications made under Part 5 of the Act.

In accordance with section 40 of the Act, iCBR is required to provide a decision on your access application within 30 days. Therefore, a decision is due by **17 October 2025**.

Decision on access

Searches were completed for relevant information, and 56 documents were identified as within the scope of your access request. The records identified as relevant to your application are listed in the schedule enclosed. This provides a description of each document that falls within the scope of your request and the access decision for each of those documents.



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My decision is detailed further in the following Statement of Reasons.

Statement of Reasons

In making my decision on disclosing government information, I must identify all relevant factors in Schedule 2 of the Act and determine, on balance, where the public interest lies.

In reaching my access decision, I have taken the following into account:

Factors favouring disclosure in the public interest (Schedule 2, Section 2.1)

- *Section 2.1(a)(i) - promote open discussion of public affairs and enhance the government's accountability.*
- *Section 2.1(a)(ii) - contribute to positive and informed debate on important issues or matters of public interest.*
- *Section 2.1(a)(viii) - reveal the reason for a government decision and any background or contextual information that informed the decision.*

I am satisfied that these are relevant considerations favouring disclosure in this case, and in the interests of enhancing open discussion, I afford them significant weight.

Factors favouring non-disclosure in the public interest (Schedule 2, Section 2.2)

- *No relevant sections identified*

Charges

Under section 107(2)(e) of the Act, a fee must be waived if the applicant is a member of the Legislative Assembly.

Online Publishing – Disclosure Log

Under section 28 of the Act, iCBR maintains an official online record of access applications called a Disclosure Log. Your original access application, my decision and documents released to you in response to your access application will be published on the iCBR Disclosure Log within three to ten working days after the date of the decision.

Your personal details will not be published.

You may view the iCBR Disclosure Log at: [Disclosure log - Infrastructure Canberra \(act.gov.au\)](https://www.act.gov.au/infrastructure-canberra/disclosure-log).

Ombudsman Review

My decision on your access request is a reviewable decision as identified in Schedule 3 of the Act. You have the right to seek ombudsman review of this outcome under section 73 of the Act within 20 working days from the day that my decision is published on the iCBR Disclosure Log, or a longer period allowed by the Ombudsman.

If you wish to request a review of my decision you may write to the Ombudsman at:

The ACT Ombudsman
GPO Box 442



ACT
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Infrastructure Canberra

CANBERRA ACT 2601

Via email: actfoi@ombudsman.gov.au

ACT Civil and Administrative Tribunal (ACAT) Review

Under section 84 of the Act, if a decision is made under Section 82(2) on an Ombudsman review, you may apply to ACAT for review of the Ombudsman decision.

Further information may be obtained from the ACAT at:

ACT Civil and Administrative Tribunal

Level 4, 1 Moore Street

GPO Box 370

CANBERRA CITY ACT 2601

Telephone: (02) 6207 1740

<http://www.acat.act.gov.au>

Should you have any queries in relation to your request, please contact me by telephone on (02) 6205 5288, or via email iCBR.FOI@act.gov.au.

Please ensure you quote your reference number: **iCBRFOI25-26/15**

Yours sincerely,



Brooke Grey

Information Officer

Infrastructure Canberra

17/10/2025



FREEDOM OF INFORMATION REQUEST SCHEDULE

Please be aware that under the *Freedom of Information Act 2016*, some of the information provided to you will be released to the public through the ACT Government’s Open Access Scheme. The Open Access release status column of the table below indicates what documents are intended for release online through open access.

Personal information or business affairs information will not be made available under this policy. If you think the content of your request would contain such information, please inform the contact officer immediately.

Information about what is published on open access is available online at: <https://www.act.gov.au/icbr/home>

NAME	WHAT ARE THE PARAMETERS OF THE REQUEST
iCBRFOI2526/15	<p><i>“Documents created between the first day of the 2025-26 Budget Estimates hearings and the date this application is processed:</i></p> <ol style="list-style-type: none"> <i>1. The final draft version of answers to questions on notice and questions taken on notice concerning any ACT Public Service Directorate from the 2025-26 Legislative Assembly Budget Estimates hearings that were provided to any ACT Minister’s office for review, comment, or approval.</i> <i>2. All correspondence and advice between any staff member of any ACT Public Service Directorate and any Minister or member of a Minister’s office staff where they have requested amendments, alterations, or proposed changes to the draft answers identified in Part 1. In relation to this point, you are [the applicant is] seeking any request for amendment from the Minister and/or their staff.”</i>

Section Ref No	Pages	Description	Date	Status	Reason for non-release or deferral	Open Access release status
1.	1-2	QTON 72- Safe Hands Group	25 July 2025	Full release		Yes
2.	3-4	QTON 80- Maintenance of Community Facilities	28 July 2025	Full release		Yes



Section Ref No	Pages	Description	Date	Status	Reason for non-release or deferral	Open Access release status
3.	5-12	QTON 81- Upgrades, repairs and maintenance	28 July 2025	Full release		Yes
4.	13-20	QTON 082 Answer - Workforce Strategy- MOG changes - employment	25 July 2025	Full release		Yes
5.	21-22	QTON 111- Carrick- Stromlo District Playing Fields	28 July 2025	Full release		Yes
6.	23	QTON 115- Carrick- Infrastructure Australia	28 July 2025	Full release		Yes
7.	24-26	QTON 172- Big Battery Payments	1 August 2025	Full release		Yes
8.	27-28	QTON 173- Big Battery BCR	1 August 2025	Full release		Yes
9.	29-31	QTON 178- Occupancy rate of all ACT Government buildings	1 August 2025	Full release		Yes
10.	32-43	QTON 207- Central Capital Provision	5 August 2025	Full release		Yes
11.	44-45	QTON 208- CIT Woden Western Plaza- Power Bollards	5 August 2025	Full release		Yes
12.	46-47	QTON 209- CIT Woden Indigenous artwork	5 August 2025	Full release		Yes
13.	48-49	QTON 212- Land sales in RLC and LR Business Cases	5 August 2025	Full release		Yes



Section Ref No	Pages	Description	Date	Status	Reason for non-release or deferral	Open Access release status
14.	50-52	QTON 215- Tier 1 and 2 projects with BCR - draft response	5 August 2025	Full release		Yes
15.	53-63	QTON 216- Delivery of Tier 1 and 2 projects and Materials Recovery Facility	5 August 2025	Full release		Yes
16.	64-65	QTON 218-Tier 1 and 2 projects Monaro Highway upgrade	5 August 2025	Full release		Yes
17.	66-67	QTON 220-Tier 1 and 2 projects Athllon Drive duplication	5 August 2025	Full release		Yes
18.	68-69	QTON 222-Canberra Theatre Redevelopment- Architectural Consultants - JULIA APPROVED	5 August 2025	Full release		Yes
19.	70-71	QON 49-Southside Hydrotherapy Pool	24 July 2025	Full release		Yes
20.	72-73	QON 60- South Tuggeranong Health Centre Project Delays	24 July 2025	Full release		Yes
21.	74-75	QON 74-South Tuggeranong Health Centre Budget Allocation	24 July 2025	Full release		Yes
22.	76-77	QON 90- Variations in actual and tendered cost	25 July 2025	Full release		Yes
23.	78-130	QON 100- Peppercorn Leases copy	25 July 2025	Full release		Yes
24.	131-132	QON 102- Acton Emergency Services Station	25 July 2025	Full release		Yes
25.	133-134	QON 108- New Aquatic Centre	28 July 2025	Full release		Yes
26.	135-136	QON 112- Tough- Insourcing and Concessional	28 July 2025	Full release		Yes



Section Ref No	Pages	Description	Date	Status	Reason for non-release or deferral	Open Access release status
		Leases for Community Organisations				
27.	137-139	QON 113- Childcare Centre Marcus Clark -	28 July 2025	Full release		Yes
28.	140-147	QON 114-Salthouse Community Centre Haig Park	28 July 2025	Full release		Yes
29.	148-149	QON 128- - Gender Sensitive Urban Design - Ms Carrick to the Minister for Women	29 July 2025	Full release		Yes
30.	150-152	QON 166- Athllon Drive Duplication	31 July 2025	Full release		Yes
31.	153-161	QON 167- Athllon Drive Duplication - updated	31 July 2025	Full release		Yes
32.	162-164	QON 168-William Hovel Drive and Athllon Drive Duplication	31 July 2025	Full release		Yes
33.	165	QON 193 - FOGO Trial	31 July 2025	Full release		Yes
34.	166	QON 215- Planning and Property at Wakefield Gardens	1 August 2025	Full release		Yes
35.	167-168	QON 243 - Inter-town Connectivity	4 August 2025	Full release		Yes
36.	169-170	QON 292- iCBR Human Resources	5 August 2025	Full release		Yes
37.	171-172	QON 293 - iCBR - Major Projects Canberra - EMERSON	5 August 2025	Full release		Yes
38.	173-175	QON 294- Infrastructure Planning and Delivery	5 August 2025	Full release		Yes



Section Ref No	Pages	Description	Date	Status	Reason for non-release or deferral	Open Access release status
39.	176-195	QON 296- iCBR Capital Expenditure Profile by Project	5 August 2025	Full release		Yes
40.	196-197	QON 299 - CMTEDD Treasury - VOCAL ACT - Response	5 August 2025	Full release		Yes
41.	198-200	QON 321 - Repair, Maintenance and Accessibility upgrades & status of outstanding work	6 August 2025	Full release		Yes
42.	201-206	QON 326- Infrastructure Repars (Condamine Court)	6 August 2025	Full release		Yes
43.	207-213	QON 338- Public Housing (Condition Repair and Maintenance)	6 August 2025	Full release		Yes
44.	214-215	QON 348- Public Housing Condition, repairs and maintenance	6 August 2025	Full release		Yes
45.	216-217	QON 358 Answer - Social Housing Accelerator Program and ~ Mr Rattenbury to Minister for Homes, Homelessness and New Suburbs	6 August 2025	Full release		Yes
46.	218	QON 360 - HCSD - Public housing development applications and housing	6 August 2025	Full release		Yes
47.	219-220	QON 363 - Outstanding Priority Work Requests	6 August 2025	Full release		Yes
48.	221-222	QON 364 - HCSD - Updating on housing using pre-fabricated technologies	6 August 2025	Full release		Yes



Section Ref No	Pages	Description	Date	Status	Reason for non-release or deferral	Open Access release status
49.	223-226	UPDATED QON 367 - Insourcing Taskforce - Tracked	6 August 2025	Full release		Yes
50.	227-228	QON 370 - HCSD - Average response time for non-urgent maintenance requests	6 August 2025	Full release		Yes
51.	229-230	QON 371 - Yearly Allocation for Public Housing Repairs and Maintenance	6 August 2025	Full release		Yes
52.	231-232	QON 372 - Public Housing in Jacka	6 August 2025	Full release		Yes
53.	233-234	QON 374 - HCSD - Expenditure on public housing properties 2024-25	6 August 2025	Full release		Yes
54.	235-236	QON 375 - Rattenbury - HCSD - pricing schedule for architects	6 August 2025	Full release		Yes
55.	237-240	QON 377 - iCBR - Repairs and Maintenance to the Public Housing Portfolio - Rattenbury	6 August 2025	Full release		Yes
56.	241-242	QON 394- Sale of Callam Offices, Section 80 Philip	6 August 2025	Full release		Yes
Total						
56						



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Ms Leanne Castley MLA

Addressed to: Minister for Finance

In relation to: Links to motorcycle gang links in ACT Procurements

Hearing: 25 July 2025

Uncorrected Proof Transcript pp 37-38

Transcript provided: 30 July 2025

Answer Due: 6 August 2025

Ms Stephen-Smith MLA took on notice the following question(s):

MS CASTLEY: Mine might be quite quick. On 30 May, the Sydney Morning Herald reported that the Safe Hands Group, founded by The Finks Outlaw Motor Cycle Gang has been provided subcontractors for the ACT government funded programs. I am wondering does ACT Police currently provide background checks on companies as part of procurement processes?

Ms Stephen-Smith: I mean, I do not think that policing providing background checks as part of a procurement process would be sort of standard practice; however, depending on the sector that a procurement took place in, both construction-related contracts obviously are required to comply with the Secure Local Jobs Code, which has a range of requirements, but there is also a labour hire licensing framework in relation to labour hire which has quite sort of strict requirements in it as well.

I think also to make the point—again, some of your questions are likely to be more relevant to the agencies undertaking the procurement than Procurement ACT, but I might hand over to officials.

Mr Visser: Yes, I think if it is in the work space, then that should be under the remit of Infrastructure Canberra because Procurement ACT supports goods and services unrelated to works.

MS CASTLEY: So given revelations were reported in the Sydney Morning Herald, are you aware of any measures that the government is putting in place to ensure that companies with links to outlaw motor cycle gangs are not being part of procurement in the ACT?

Mr Campbell: We will take that on notice, and it will be in consultation with I Canberra because I know when we have spoken with the Director-General there, that they are fully aware of this issue. It might be probably best for that session.

MS CASTLEY: I think that is it. Thank you.

Rachel Stephen-Smith MLA: The answer to the Member's question is as follows:

Safe Hands Group Pty Ltd is listed as an approved labour hire licensee on WorkSafe ACT's Labour Hire Register.

The ACT Government does not hold any contracts over \$25,000 with Safe Hands Group Pty Ltd, as reflected in both the Tenders ACT platform and the notifiable invoice register.

Safe Hands Group Pty Ltd was engaged as a subcontractor during the final stages of the Raising London Circuit project through downstream arrangements managed by the head contractor, Abergeldie Complex Infrastructure (ACI). This engagement was not a direct contract with the ACT Government.

Whilst Safe Hands Group Pty Ltd is a downstream subcontract (directly engaged by ACI), and Infrastructure Canberra (iCBR) is therefore not privy to specific details of this agreement, ACI's Management Plans confirm that all relevant subcontractors are to be Secure Local Jobs Code (Code) compliant. Furthermore, ACI have regularly reported that when procuring Subcontractors (including Safe Hands Group Pty Ltd), Code compliance is a pre-requisite and that checks on the Code Certification numbers have been undertaken. Additionally, ACI have provided monthly Statutory Declarations declaring that they are complying with all applicable Prescribed Legislation.

In response to media reports this year, iCBR requested an update from ACI regarding the Secure Local Jobs Certificate status of its subcontractors, with specific reference to Safe Hands Group Pty Ltd. Secure Local Jobs has also contacted ACI directly and is following up with regards to this matter.

ACI has confirmed that whilst Safe Hands were originally Code compliant, their compliance certificate expired in early 2024. ACI further confirmed that Safe Hands Group is no longer present on site.

Approved for circulation to the Select Committee on Estimates

Signature:

Date:

By the Minister for Finance, Ms Stephen-Smith MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Ms Chiaka Barry MLA

Addressed to: Minister for the Public Service

In relation to: Community facilities property services and Maintenance of community facilities

Hearing: 28 July 2025

Uncorrected Proof Transcript pp 52-53

Transcript provided: 31 July 2025

Answer Due: 7 August 2025

The Minister for the Public Service took on notice the following question:

MS BARRY: Thank you very much, Chair. My question is around maintenance of community facilities. I have heard some very concerning comments from the community sector about unsafe facilities, gas leaks, and inadequate pest management. I just wanted to know what you are doing to respond to maintenance requests for Theo Notaras Centre and other centres, but we will start with that one first.

Ms Geraghty: Okay.

Ms Stephen-Smith: Decisions. I know.

Ms Geraghty: Gillian Geraghty, Director-General for Infrastructure Canberra. I have read and acknowledge the privilege of statement. Thank you for the question, Ms Barry. I might pass to Faheem?

Mr Khan: Thank you. Faheem Khan, Acting Executive Group Manager from Delivery Places and Spaces. I have read and acknowledged the privilege statement. The age of community assets means that there is significant investment program that we schedule out that is needed and we have both planned and reactive maintenance arms, as you would expect. Our intent is to outline and based on priority need, have a clear planned program for investment into our community facilities, and also ensure that there is funding available for those more reactive pieces of work that are necessary. There is a finite amount of resources that are available for a relatively large portfolio of assets, community assets that are across the city, and so a prioritisation process is undertaken for that planned works while leaving available funds for those reactive works as they become available. I think you might have asked about a specific centre, but I am not sure I caught it.

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MS BARRY: Theo Notaras Centre, so the centre.

Ms Stephen-Smith: Theo Notaras Centre.

Mr Khan: I would have to take further advice on that centre on notice, if that is okay, minister.

Ms Rachel Stephen-Smith MLA: The answer to the Member's question is as follows:

The Theo Notaras Centre is location in 180 London Circuit, North Building.

Infrastructure Canberra (iCBR) has completed 247 work orders in the North Building over the past 12 months, including 38 activities specifically within the Theo Notaras Centre. These work activities have related to water leaks, lighting, door operation, audio visual issues and installation of equipment.

Continuing planned maintenance activities ensure that the facility is compliant to building standards and safe for both tenants and visitors.

For the above period, iCBR did not receive work orders to rectify gas leaks in either the Theo Notaras Centre or 180 London Circuit, however, there was work completed to rectify plumbing related odours.

A work order has been raised to investigate if there are any safety issues (possible gas leaks) in the Theo Notaras Multicultural Centre tenancy.

Pest control for 180 London Circuit including the Theo Notaras Centre is conducted quarterly.

Approved for circulation to the Select Committee on Estimates

Signature:

Date:

By the Minister for the Public Service, Rachel Stephen-Smith



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Mr Ed Cocks MLA

Addressed to: Minister for the Public Service

In relation to: Community facilities property services and upgrades, repairs and maintenance.

Hearing: 28 July 2025

Uncorrected Proof Transcript p54

Transcript provided: 31 August 2025

Answer Due: 7 August 2025

The Minister for the Public Service took on notice the following question:

THE CHAIR: I guess where I am trying to get to, do you have a list of all of the jobs, whether upgrades or repairs or maintenance, that have been lodged, whether they have been completed, when they are planned to be completed and what the cost is?

Mr Khan: So yes, that is something that we track through as part of our reactive piece of work.

THE CHAIR: Could you provide that maybe on notice to the committee?

Mr Khan: That would be a relatively extensive piece, but we could pull together summaries against each of the categories. There are quite a number of reactive work orders that are completed by the team, Chair, on an annual basis.

THE CHAIR: Sorry, it sounded like you just said that you already have some visibility of all of those issues.

Ms Stephen-Smith: I think visibility of the planned work that is coming up, and then obviously reactive work happens when things occur, but not necessarily then a list kept in a presentable format of reactive work that has not happened.

Ms Geraghty: Maybe I might add to that. So in '24-25, we had 14,727 work orders reactive maintenance. So to give you an order of the quantum of information we are talking about.

THE CHAIR: Okay, maybe you can take on notice and provide what you can, broken down according to those.

Ms Geraghty: We can provide that.

Ms Rachel Stephen-Smith MLA: The answer to the Member’s question is as follows:

Infrastructure Canberra (iCBR) is responsible for the delivery of capital works projects, repairs and planned maintenance across a broad portfolio of 246 government-owned assets. This includes community centres, libraries, depots, office accommodation, heritage sites, arts and aquatic facilities.

2024–25 Capital Works – Summary of Upgrades

In 2024–25, a wide range of capital upgrades were delivered across the ACT Government estate (Attachment A). These upgrades were identified through internal consultation, condition assessments, and emerging risks raised by tenants, Directorates and maintenance teams.

2024-25 Planned and Reactive Maintenance

Planned Maintenance (PM) is an ongoing scheduled activity to ensure facilities remain compliant with necessary building standards and ensure smooth operation of the facility for its tenants and the Territory. Reactive Maintenance (RM) is provided on tenant or facility manager request with prioritisation assigned to the required works.

In 2024-25 iCBR ensured the continued provision of high-quality community and government facilities across the whole portfolio through 21,098 Planned Maintenance activities and 14,727 Reactive Maintenance work orders raised by our 24 -hour, seven-day-a-week trades and services intake works allocation team.

For the 138 facilities that provide tenancy arrangements to community groups, iCBR provided the following works from 1 July 2024 to 28 July 2025 across:

Table 1. Planned and Reactive Maintenance for Community Facilities

<i>Maintenance Type</i>	<i>Total Works</i>	<i>Complete Works</i>	<i>Open Works</i>	<i>Total Cost</i>
<i>Planned Maintenance</i>	2077	1712	365	\$7,518,302.41
<i>Reactive Maintenance</i>	3613	3267	346	\$9,077,058.31

Open works includes both work in progress and works physically complete but not financially complete. The number of open work orders is within tolerance for the date range provided. This accounts for time with initial response, parts availability, repair, contractor invoicing and iCBR financial processes before close of the work order.

While data for all 5,690 Planned and Reactive Maintenance work orders can be provided, it has not been included due to its size; approximately 150 A3 pages.


Attachment A – capital upgrades for community facilities within iCBR estate 2024-25

Site name	Type of Works	2024-25 \$ allocated	Status (Completed/ In Progress/ Anticipated)
Griffith Neighbourhood Hall	Roofing System/Ceiling/Floor Repair Works	\$144,000	Completed
Mt Rogers Community Centre	Roof/Ceiling Leak Repair Works	\$35,000	In Progress – Anticipated for Q1 2025-26
Vocal House	HAZMAT/HVAC Remediation Works	\$170,000	Completed
Woden Youth Centre	Roof Leaks	\$38,000	Completed
Blaxland Centre	Bathroom Renovations and Tenancy Repairs	\$100,000	In Progress
Dickson Library	Bathroom Upgrades	\$150,000	In Progress – Anticipated for Q1 2025-26
Downer Community Centre	Roof Leaks/Stormwater Remediation	\$20,000	Completed
Grattan Court Centre	Bathroom Upgrades	\$300,000	In Progress – Anticipated for Q1 2025-26
Grattan Court Centre	Solar Installation	\$41,000	Completed
Gungahlin Community Centre	HVAC Upgrades	\$168,000	Completed

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Site name	Type of Works	2024-25 \$ allocated	Status (Completed/ In Progress/ Anticipated)
Murrumbidgee River Corridor	Bathroom renovations.	\$250,000	In Progress – Anticipated for Q4 2025-26
Old Tuggeranong Schoolhouse	Internal Leaks/Ceiling/Perimeter Remediation Works	\$30,000	Completed
Palmerston Community Hall	Flooring Rejuvenation Works	\$35,000	Completed
Tuggeranong Library	Internal/External Roof Leak Repairs and Replacement	\$42,000	Completed
Weston Community CC	Male Shower Rectification Works	\$45,000	Completed
Weston Community Hub	Paint Works	\$570,000	In Progress – Anticipated for Q1 2025-26
Woden Library	Toilet Refurbishment & Additional Shutdown Works	\$350,000	Completed
Woden Library	BMS re-integration	\$12,000	Completed
Gordon Community Centre	DDA Compliance Entry	\$428,000	Completed
Lanyon Community & Lanyon Youth Centre	HVAC upgrade	\$232,000	Completed

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Site name	Type of Works	2024-25 \$ allocated	Status (Completed/ In Progress/ Anticipated)
Multiple Sites - Fire Panels	Fire Panels	\$100,000	In Progress – Anticipated for Q4 2025-26
Multiple Sites - Passive Fire	Passive Fire	\$100,000	In Progress – Anticipated for Q4 2025-26
Southside Community Centre	HVAC Upgrades	\$60,000	Completed
Tuggeranong Community Centre	Upgrade HVAC for Pantry area	\$41,00	Completed
Multiple Sites	Building Works and HAZMAT Removal	\$758,000	In Progress – Anticipated for Q4 2025-26
Pearce Community Centre	Flooring Refurbishment	\$57,000	Completed
Woden Library	Lift Upgrades	\$364,000	In Progress – Anticipated for Q1 2025-26
Tuggeranong Library	Lift Upgrades	\$365,000	In Progress – Anticipated for Q1 2025-26
North Building	Lift Upgrades	\$348,000	In Progress – Anticipated for Q4 2025-26
Griffin Centre	Lift Upgrades	\$1,000,000	In Progress – Anticipated for Q2 2025-26

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Site name	Type of Works	2024-25 \$ allocated	Status (Completed/ In Progress/ Anticipated)
Grant Cameron Community Centre	Lift Upgrades	\$472,000	Completed
Blaxland Centre	Lift Upgrades	\$464,000	Completed
Belconnen Youth Centre	Lift Upgrades	\$137,000	Completed
Belconnen Library	Lift Upgrades	\$366,000	In Progress – Anticipated for Q1 2025-26
National Convention Centre	HVAC, Switchboard and Lighting Upgrades	\$1,910,000	In Progress
North Building	Roof, Window and Passive Fire Rectification	\$1,076,000	In Progress
Woden Library	Roof Repairs	\$618,000	Completed
Weston Creek Community Centre	Roof Repairs	\$110,000	Completed
Village Creek	Roof Repairs	\$205,000	In Progress

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Site name	Type of Works	2024-25 \$ allocated	Status (Completed/ In Progress/ Anticipated)
Mount Rogers	Roof Repairs	\$150,000	In Progress – Anticipated for Q1 2025-26
Maitland House	Roof Replacement	\$85,000	In Progress – Anticipated for Q4 2025-26
Cook Community Hub	Roof Replacement	\$976,000	Completed
Chifley Community Hub	Roof Repairs	\$334,000	In Progress – Anticipated for Q2 2025-26
Blaxland Centre	Roof Repairs	\$201,000	Completed
Woden Library	Active Fire Rectifications	\$107,000	Completed
Woden Library	Passive Fire Rectifications	\$164,000	Completed
Multiple Sites – Switchboards	End of Life Switchboards Design and Replacement	\$327,000	In Progress – Anticipated for Q4 2025-26
Multiple Sites – Passive Fire	Passive Fire Rectifications	\$71,000	In Progress – Anticipated for Q4 2025-26

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Site name	Type of Works	2024-25 \$ allocated	Status (Completed/ In Progress/ Anticipated)
Grattan Court Centre	HVAC Upgrades	\$250,000	In Progress – Anticipated for Q3 2025-26
Tuggeranong 55+ Seniors Centre	HVAC Upgrades	\$50,000	Completed
Woden Library	High Risk Plant – Pressure Vessel Replacement	\$659,000	Completed
Civic Merry-Go-Round	High Risk Plant – Site Upgrades	\$425,000	In Progress – Anticipated for Q4 2025-26
Belconnen Community Centre	High Risk Plant – Lift Upgrades	\$200,000	In Progress – Anticipated for Q4 2025-26

Approved for circulation to the Select Committee on Estimates

Signature:

Date:

By the Minister for the Public Service, Ms Rachel Stephen-Smith

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QTON No. 82



Legislative Assembly for the
Australian Capital Territory

Select Committee on Estimates 2025–
2026

Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Ms Fiona Carrick

Addressed to: Minister for the Public Service

In relation to: Workforce Strategy and ACT Public Sector -MOG changes -Employment

Hearing: 25 July 2025

Uncorrected Proof Transcript pp 105-106

Transcript provided: 30/07/2025

Answer Due: 07/08/2025

Ms Stephen-Smith MLA took on notice the following question(s):

THE CHAIR: Indeed, some of the media coverage that we are seeing even today around the state of school budgets, is giving rise to more concerns again. Now, table K1 shows total government agency FTE rising by just 103, yet Canberra Health Services goes up 98 and education plus 23, account for 121 of that growth. Would you be able to provide, and perhaps across—maybe on notice—I would like to get the gross FTE gained, FTE lost and the change after machinery of government transfers for each directorate.

Ms Stephen-Smith: Sorry, net?

THE CHAIR: Looking for FTE gained, so gross FTE gained, gross FTE lost, and the net change that results after those machinery of government transfers.

Ms Stephen-Smith: I am sorry, Mr Cocks. Can you just give me the page number that you are referring to?

THE CHAIR: Table K1. I do not have the page number written down.

Ms Stephen-Smith: Yes, we can take that on notice, but I do want to provide some reassurance in relation to redundancies. I think the Chief Minister made clear in relation to the machinery of government changes that there was no intention to be reducing the—to be considering redundancies other than potentially at the SES level, and obviously we have collapsed effectively four directorates into two and then established Digital Canberra, so that has reduced a number of Directors General, and then we have also reduced the number of Deputy Directors General, and at this point we have retained all of the senior executive below that Deputy Director General level. I think, Mr Cocks, that there is a pretty good explanation—appendix K—that is sort of written out on the following two pages in relation to the different numbers of staffing and the explanations for the ups and downs under each of these headings for the existing and new directorates where changes are being made, so I do not know how much more information we will be able to provide but I am happy to take it on notice and see if we can present it in a different way that is—

THE CHAIR: I hope you can appreciate as you look at that table that it is actually very difficult to see where there are movements from and to, and understand what the overall impact is.

Commented [AC1]: Please address this QTON only.

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Ms Stephen-Smith: Yes, but that is why there are three and a bit pages of explanation following.

THE CHAIR: No, I understand that, and perhaps as you say, presenting it in a different way will make it clearer, but certainly, I might go to—rather than going into a lot of the detail which I am putting on notice, rather I might ask across the whole of the ACT public service how many voluntary and involuntary redundancies were processed in 2024 2025, and is there any provision for any redundancies in 2025 2026?

Mr Wright: Thanks, Mr Cocks. Robert Wright, I am the Acting Deputy Director General for the Office of Industrial Relations and Workforce Strategy. I have read and understand the privilege statement. Look, Mr Cocks, I can get that data for you. I do not have that data in front of me right at the moment. Deputy Directors General are responsible for you know, like their redundancies within, like their directorates, within the ACT public service like we only do voluntary redundancies which are a requirement under our enterprise agreement for consultation with relevant unions. We do not do forced redundancies in a commonwealth style, so that is the position that we take in regards to that, but I am very happy to get that done for you, Mr Cocks.

MS RACHEL STEPHEN-SMITH: The answer to the Member's question is as follows:

Directorate	Input
CHS	
CED	
CMTEDD	
Digital CBR	
EDU	
HCS	
iCBR	60 FTE have been received from the Community Services Directorate. 11 FTE have been received from ACT Health Totalling 71 FTE.
JACS	

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Approved for circulation to the Select Committee on Estimates

Signature:

Date:

By the X

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QTON No. 82



**Legislative Assembly for the
Australian Capital Territory**

Select Committee on Estimates 2025–
2026

Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Mr Ed Cocks MLA

Addressed to: Minister for the Public Service

Redirected to:

In relation to: Workforce Strategy and ACT Public Sector - MOG changes - Employment

Hearing: 25 July 2025

Uncorrected Proof Transcript pp 105-106

Transcript provided: 30/7/2025

Answer Due: 7/8/2025

MS RACHEL STEPHEN-SMITH MLA took on notice the following question(s):

UPT p 105-106.

THE CHAIR: Indeed, some of the media coverage that we are seeing even today around the state of school budgets, is giving rise to more concerns again. Now, table K1 shows total government agency FTE rising by just 103, yet Canberra Health Services goes up 98 and education plus 23, account for 121 of that growth. Would you be able to provide, and perhaps across—maybe on notice—I would like to get the gross FTE gained, FTE lost and the change after machinery of government transfers for each directorate.

Ms Stephen-Smith: Sorry, net?

THE CHAIR: Looking for FTE gained, so gross FTE gained, gross FTE lost, and the net change that results after those machinery of government transfers.

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THE CHAIR: I hope you can appreciate as you look at that table that it is actually very difficult to see where there are movements from and to, and understand what the overall impact is.

Ms Stephen-Smith: Yes, but that is why there are three and a bit pages of explanation following.

THE CHAIR: No, I understand that, and perhaps as you say, presenting it in a different way will make it clearer, but certainly, I might go to—rather than going into a lot of the detail which I am putting on notice, rather I might ask across the whole of the ACT public service how many voluntary and involuntary redundancies were processed in 2024 2025, and is there any provision for any redundancies in 2025 2026?

Mr Wright: Thanks, Mr Cocks. Robert Wright, I am the Acting Deputy Director General for the Office of Industrial Relations and Workforce Strategy. I have read and

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understand the privilege statement. Look, Mr Cocks, I can get that data for you. I do not have that data in front of me right at the moment. Deputy Directors General are responsible for you know, like their redundancies within, like their directorates, within the ACT public service like we only do voluntary redundancies which are a requirement under our enterprise agreement for consultation with relevant unions. We do not do forced redundancies in a commonwealth style, so that is the position that we take in regards to that, but I am very happy to get that done for you, Mr Cocks.

MS RACHEL STEPHEN-SMITH: The answer to the Member's question is as follows:

Directorate	Input
CHS	Gained - 5 Full time Equivalent staff from ACT Health Directorate Lost – Nil staff
CED	<p>The transfer and total FTE number for the City and Environment Directorate following the MOG changes is outlined on page 9, Budget Statement E of the 2025-26 budget papers at https://www.treasury.act.gov.au/budget/budget-2025-26/budget-papers-and-statements</p> <p>The staffing level for CED reflects transfer of staff from:</p> <ul style="list-style-type: none">a. TCCS (2,108 FTE, includes 1,003 from Transport Canberra Operations)b. EPSDD (836 FTE)c. Access Canberra (756 FTE)d. Better Regulation Team (7 FTE) <p>The staffing level for CED also reflects the transfer of staff to:</p> <ul style="list-style-type: none">a. CMTEDD (7 FTE) - Heritage Library function.b. iCBR (3 FTE). <p>CED's 2025-26 Budget FTE estimate includes staff providing administrative support on a cost recovery basis to the ACT Gambling and Racing Commission.</p>
CMTEDD	The transfer and total FTE number for Chief Minister, Treasury and Economic Development Directorate (CMTEDD) following the MoG changes is outlined on page 6, Budget Statement B of the 2024-26 budget papers at

Commented [SC1]: This relates to the Research & Ethics committee transferred on 1 July 2025

Commented [JR2R1]: CHS Provided

Commented [JR3]: CED provided

Commented [JR4]: Numbers obtained from Page 9 Budget stmt E

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https://www.treasury.act.gov.au/data/assets/pdf_file/0012/2869842/2025-26-Budget-Statements-B.pdf.

The staffing level for CMTEDD reflects transfer of staff from:

- a. TCCS - Heritage Library function (7 FTE).

The staffing level for CMTEDD reflects the transfer of staff to:

- a. CED - Access Canberra (756 FTE) and Better Regulation Team (7 FTE).
- b. Digital Canberra - Approximately 582 FTE (based on estimated FTE outcomes for 2024-25).
- c. HCSD - the Office of LGBTIQ+ Affairs to HCSD (3.5FTE).

Commented [JR5]: Clearance through CFO pending

Digital CBR

The 2025-26 Budget for Digital Canberra includes the transfer of Digital, Data and Technology Solutions staff from the Chief Minister, Treasury and Economic Development directorate and the transfer of Digital Solutions Division staff from the ACT Health Directorate. These transfers are to reflect the upcoming Administrative Arrangements effective from 1 July 2025.

The staffing level for Digital Canberra reflects transfer of staff from:

- a. CMTEDD (approximately 582 FTE).
- b. ACT Health (287 positions)¹

Commented [JR6]: Words obtained from p319 Appendix K - Budget outlook

Commented [JR7]: Numbers provided from responses by CMTEDD and ACTHD

EDU

Nil.

Commented [JR8]: Suggested response for JACS and EDU

HCSD

The transfer and total FTE number for the Health and Community Services Directorate following the MOG changes is outlined on page 10, Budget Statement C of the 2025-26 budget papers at <https://www.treasury.act.gov.au/budget/budget-2025-26/budget-papers-and-statements>

HCSD MOG related movements²:

- a. 62 positions from Housing Assistance transferred from CSD to Infrastructure Canberra
- b. 11 positions were transferred from ACTHD to Infrastructure Canberra
- c. 5 positions were transferred from ACTHD to Canberra Health Services
- d. 287 positions were transferred from ACTHD (Digital Solutions Division) to Digital Canberra

¹ Note: This relates to position transfer, the figure does not reflect FTE or headcount. Some positions were vacant at the time of transfer.

² Note: for further visibility of movement, position transfers are outlined below. These figures do not reflect FTE or headcount. Some positions were vacant at the time of transfer.

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	e. 5 positions from CMTEDD in the Office of LGBTIQA+ Affairs were transferred into HCSD.
iCBR	<p>The transfer and total FTE number for Infrastructure Canberra following the MOG changes is outlined on page 4, Budget Statement G of the 2025-26 budget papers at https://www.treasury.act.gov.au/budget/budget-2025-26/budget-papers-and-statements</p> <p>The staffing level for iCBR gained through 1 July MOG totals 71 FTE.</p> <ul style="list-style-type: none">a. 60 FTE have been received from the Community Services Directorate.b. 11 FTE have been received from ACT Health.
JACS	Nil.

Commented [JR9]: HCSD provided

Commented [JR10R9]: Assembly Coord requesting updated data to reflect FTE not positions

Commented [LL11]: I don't think the budget statement mentions the actual transferred FTE, so might be more accurate to remove the reference and start the sentence with "Total FTE number..."

Commented [JR12]: iCBR provided

Commented [JR13]: Suggested response for JACS and EDU

Approved for circulation to the Select Committee on Estimates

Signature:

Date:

By the Minister for the Public Service, Rachel Stephen-Smith MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Sport and Recreation

In relation to: Sport and Recreation and Molonglo district playing fields

Hearing: 28 July 2025

Uncorrected Proof Transcript pp 103-104

Transcript provided: 1 August 2025

Answer Due: 8 August 2025

The Minister for Sport and Recreation on notice the following question(s):

MS CARRICK: Yes, I just had one on that one too. So my understanding of looking at that plan for the playing fields is, I think, there is an oval and a rectangle. Like, an AFL, cricket-type one, and then a rugby-type soccer one; is that right?

Ms Arthy: I am going to have to take that one because my expert is not here.

MS CARRICK: Yes. Okay.

Ms Arthy: And I am not across that level of detail, but we can easily provide you with an overview of what is going on.

MS CARRICK: That would be good, and if you could ask to take on notice as well, because if there is two there—like, my understanding of, like, if you are having district playing fields, like when I look at Mawson or Waramanga or when I have taken the kids to soccer, you know, there has been an expanse of fields where on Saturday mornings, there is heaps of kids running around. Where will that be in Molonglo? The, you know, district playing fields where you have lots of them for—

Yvette Berry MLA: The answer to the Member's question is as follows:

The Development Application for the Stromlo District Playing Fields project included details on the full masterplan for the new sportsground facility.

Stage 1 of the Stromlo District Playing Fields has been funded as part of the 2025-26 Budget and includes the construction of the following sport facility components:

- One synthetic grass sportsground designed to accommodate:

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- Two rectangular fields, suitable for sports such as football, rugby union and rugby league; and
- One modified AFL oval integrated within the same footprint to support AFL in a scaled or adapted format.
- Match play LED sportsground lighting to maximise usage opportunities for both training and competition for a number of outdoor fields sports.
- A sportsground pavilion, providing amenities for players and spectators.

Infrastructure Canberra is responsible for the construction of Stage 1 of the project.

Stage 2 of the project includes the following sport facility components and will require a future budget appropriation to support delivery of:

- One natural grass oval, suitable for AFL and cricket, featuring a centre turf cricket square and adjoining cricket practice nets.
- One natural grass rectangular field supporting additional field sport activities (i.e. football, rugby union and rugby league).
- LED sportsground lighting for both new fields for extended usability.

Approved for circulation to the Select Committee on Estimates

Signature:

Date:

By the Minister for Sport and Recreation, Yvette Berry MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Chief Minister

In relation to: Infrastructure program on Light Rail- Infrastructure Australia assessment

Hearing: 28 July 2025

Uncorrected Proof Transcript pp 119

Transcript provided: 1 August 2025

Answer Due: 7 August 2025

The Chief Minister took on notice the following question(s):

MS CARRICK: I just have a couple of questions. Light Rail, the other day I asked about Infrastructure Australia and its assessment, and you said it had been done, and I cannot find it. So could you just provide me the document and the link, the page?

Mr Barr: Sure. I will see what we can do. That is an infrastructure question for next week.

MS CARRICK: Infrastructure Australia.

Mr Barr: I will take it on notice in advance of next Tuesday.

Andrew Barr MLA: The answer to the Member's question is as follows:

Infrastructure Canberra has been working with Infrastructure Australia on the format of the Light Rail Stage 2A submission since 2024. The final submission was provided to Infrastructure Australia on 30 July 2025.

Once the assessment is complete, Infrastructure Australia will publish it on their [website](#).

Approved for circulation to the Select Committee on Estimates

Signature:

Date:

By the Chief Minister, Andrew Barr MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Ms Leanne Castley MLA

Addressed to: Minister for Climate Change, Environment, Energy and Water

Redirected to: Chief Minister

In relation to: Big Battery payments

Hearing: 1 August 2025

Uncorrected Proof Transcript pp 59-60

Transcript provided: 6 August 2025

Answer Due: 15 August 2025

Ms Suzanne Orr MLA took on notice the following question(s):

THE CHAIR: Ms Clay, we are going to have to keep moving. Ms Castley, we are up to you.

MS CASTLEY: Fantastic, thank you. I would like to ask about government gas assets. For some years now the government has been replacing its gas assets with electric alternatives. Could you provide us with a list of projects that have been undertaken to date, the total value of the projects that have been undertaken each financial year and the future work program?

Ms Orr: Mr Engele is really keen.

Mr Engele: Sorry, I was just going to say this is a—this is a responsibility of the Infrastructure Canberra to deliver that program.

MS CASTLEY: Okay. All right, can I try another angle?

THE CHAIR: Yes.

MS CASTLEY: I feel you will say the same thing. Big battery Canberra, is that— also I am just wondering about the—have sought financial information with regard to the Big Canberra Battery on several occasions as, why is the 15-year flow of public money to the counterparty confidential and when will this information be published?

Mr Engele: So, I do recall a question on this a number of years ago. So yes, the streamline batteries are—is a commercial agreement between EQ Energy and the ACT. It has got a revenue share component in it. Sort of normal practice with some procurements is to have redacted texts in where there is areas that are commercially sensitive, so that happens in a number of procurements. And so,

as part of that, the Eku Energy put to the ACT government that certain elements would be commercially sensitive and would essentially impact their ability to negotiate other agreements—similar agreements. And so, yes, the delegate made a decision back then to—for that section of the contract to be redacted.

MS CASTLEY: Why are the territory payments to the counterparty commercial in confidence?

Mr Engele: So, it is the revenue share component of that. So essentially, the profitability of the battery, the—and like, essentially the commercial terms of the arrangement. Which includes a payment that an availability payment by the territory to Eku Energy, and also there is a funding that comes back to the territory depending on the profitability of that battery system.

MS CASTLEY: Seems generous ...(indistinct)... [12.07.53] session. Look, are there any other projects in the portfolio which include secret payment flows for this period of time, this decade or more?

Mr Engele: Look, I would not refer to them as secret payment flows. But in—this is a very large commercial contract, so there is—there would be other contracts where there is redacted texts across them. In terms of other—the other streams of the Big Canberra Battery project, I am not sure. They tend to be more grant streams rather than revenue generating projects, so I do not believe that they include redacted text on expenditure, but—

MS CASTLEY: Just to be clear I am not asking about the revenue sharing aspect, those are the payments of the territory. I want to understand the payments by the territory.

Mr Engele: I would have to take on notice how that will be accounted for once the project is up and running. I do not believe that they—yes, let me take that on notice because I do not want to make a commitment and it is another minister.

THE CHAIR: Can I just confirm, are you asking for information on those payments?

MS CASTLEY: Yes. T

HE CHAIR: And you have taken that on notice?

Mr Engele: I will take that on notice.

Andrew Barr MLA: The answer to the Member's question is as follows:

The project agreement with Eku Energy is an offtake agreement, where the Territory pays a fixed offtake amount, known as the "Support Charge", in exchange for 50 per cent of the net revenue.

During the procurement process a financial analysis of the Support Charge versus expected net revenue was conducted and modelled as having a positive net present value to the Territory. The total nominal Support Charge (with assumed CPI increases) over the operational period of 15 years is \$368,250,784 (ex GST).

The 2025-26 Budget papers include expenses and income related to the project in the table below. The Other Income line item includes the forecast commencement of the profit share from the operation of the Big Canberra Battery, as well as other income sources averaging \$200,000 per annum.

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	2025-26 Budget	2026-27 Estimate	2027-28 Estimate	2028-29 Estimate
Expenses	13,874	18,816	19,375	19,950
Other Income	23,604	23,977	24,684	25,367

Sources: CMTEDD Budget Paper B, Table 46, page 67; iCBR Budget Paper G, Table 13, Page 15

Approved for circulation to the Select Committee on Estimates

Signature:

By the Chief Minister, Andrew Barr MLA

Date:



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Ms Leanne Castley MLA

Addressed to: Minister for Climate Change, Environment, Energy and Water

Redirected to: Chief Minister

In relation to: Tier 1 and Tier 2 Projects and Big Battery: Benefit- cost ration analysis

Hearing: 1 August 2025

Uncorrected Proof Transcript pp 60-61

Transcript provided: 6 August 2025

Answer Due: 15 August 2025

Ms Suzanne Orr MLA took on notice the following question(s):

MS CASTLEY: Also, are you able to talk about the benefit cost ratio for the project?

Mr Engele: I would have to take on notice the analysis that went into that business case and whether that is, yes, available for release.

MS CASTLEY: Okay, thank you. Yes, I understand it originated it was a \$100 million commitment at the 2020 election and then became a \$400 million project would build and operate the battery. Do I have that—is that right?

Mr Engele: Yes, once again, I premise this that this is not—this is a—I think a Chief Minister project. But the history was that there was originally a—the intention was just to provide a single grant to an operator to set up, which is what a number of other jurisdictions had done at the time. So, New South Wales in particular and Victoria, as part of, sort of, encouraging big battery systems to their jurisdictions. In the ACT, we budgeted that initially. But then after doing some analysis came up with a new model engaging, which was a revenue share model. That came in at a much lower cost to government and is expected to generate a financial return for government. And as a result, the expenditure by government is not the \$100 million, so that is why that initial capital provision was retired in the budget. The \$400 million is referencing the total estimated construction value of the battery system, which will be borne by Eku Energy, the proponent

Andrew Barr MLA: The answer to the Member's question is as follows:

Market soundings conducted with suppliers that deliver Battery Energy Storage Systems (BESS) during 2022 concluded that a traditional capital driven construction of a BESS did not represent the best value for the Territory. As such, an offtake / revenue share model of project delivery was the approved model for delivery.

The procurement process for the BESS supplier was conducted from late 2022 through to March 2023. Due to the nature of the procurement, a financial analysis of the offtake price versus expected net revenue was conducted. The offtake price provided in the tender bid was reviewed against the independent electricity market modelling conducted by the Territory.

This project is therefore significantly different to a traditional capital construction project for which a standard cost benefit analysis methodology would be applied.

Approved for circulation to the Select Committee on Estimates

Signature:

Date:

By the Chief Minister, Andrew Barr MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Ms Leanne Castley MLA

Addressed to: Minister for Planning and Sustainable Development

Redirected to: Minister for the Public Service

In relation to: Government accommodation and property services and Unoccupied ACT Government buildings

Hearing: 1 August 2025

Uncorrected Proof Transcript pp 91-95

Transcript provided: 6 August 2025

Answer Due: 13 August 2025

The Minister for Planning and Sustainable Development took on notice the following question(s):

MS CASTLEY: Thank you, chair. I would like to ask about adaptive reuse and the government's position as a means to increase housing stock in the ACT. The Sustainable Buildings Pathway advocates for adaptive reuse and the government has raised that there is potential opportunity in the consultation for the draft ACT Circular Economy Strategy. On that topic, what is the average occupancy rate of all ACT government buildings?

Ms Akhter: 2.5 per cent.

MS CASTLEY: 2.5?

Ms Akhter: That is right.

MS CASTLEY: Great. Where the occupancy rate for the ACT government buildings is low or the building is entirely unoccupied, would the government explore adaptive reuse as a means to convert the building into housing?

Mr Engele: I just want to clarify. I am not sure—the 2.5 I think was—I think you are talking about the rental vacancy rate across the entire territory; is that right?

MS CASTLEY: Vacancy rate.

THE CHAIR: I think the question—can we just be clear.

Mr Engele: Yes, sorry.

THE CHAIR: Ms Castley, was the question occupancy rate?

MS CASTLEY: The question is about, yes, the opportunity to change—

Mr Engele: Commercial buildings into government-owned?

MS CASTLEY: Commercial, yes that is right.

Ms Akhter: Sorry, I understood that as occupancy rate.

THE CHAIR: I think the first question was about the occupancy rate rather than the vacancy rate?

MS CASTLEY: Yes, the vacancy of government buildings.

Mr Engele: We will take that on notice.

MS CASTLEY: Thank you. Is the government currently considering adaptive reuse for any of their buildings, and could you give us some information about that?

Mr Steel: It is a question for Infrastructure Canberra who are responsible for Places and Spaces, which is the old property group, not to say that other parts of ACT government do not also manage property, but they manage a significant share of it. So they can certainly talk to what those opportunities may be in the ACT government.

MS CASTLEY: Infrastructure Canberra?

Mr Steel: Yes. It may be that the planning authority needs to consider development application proposals relating to government property, but the government property's responsibility is Infrastructure Canberra.

MS CASTLEY: Thanks.

Ms Rachel Stephen-Smith MLA: The answer to the Member's question is as follows:

The current occupancy rate for government-owned buildings managed by Infrastructure Canberra (iCBR) as at the 2024–25 financial year reporting period:

- Occupancy rate: 96.86 per cent
- Vacancy rate: 3.14 per cent

Please note, this data does not represent all ACT Government buildings. Some Directorates manage their own property portfolios independently, including (but not limited to):

- Education Directorate
- Health and Community Services Directorate
- Canberra Health Services

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Approved for circulation to the Select Committee on Estimates

Signature:

Date:

By the Minister for the Public Service, Rachel Stephen-Smith MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Chief Minister

In relation to: Central works and central capital Provision

Hearing: 5 August 2025

Uncorrected Proof Transcript pp 11

Transcript provided: 8 August 2025

Answer Due: 16 August 2025

The Chief Minister took on notice the following question(s):

MS CARRICK: So are you able to provide us a breakdown of the central capital provision to the committee?

Mr Barr: Well, it is obviously commercially in confidence because there are a number of projects that are currently in procurement, so I cannot to a dollar figure, but we certainly can give an indication of some of the projects contained within that provision, but I do not want to, for obvious reasons, precondition the market that this is what we are prepared to pay for certain projects.

MS CARRICK: Yes, fair enough.

MR RATTENBURY: Are you prepared to provide a list of all the projects or some of the projects?

Mr Barr: Well I think I will need to provide some of the big ones because, again, you can pretty easily deduce from that, so let me take that on notice and the information that I can provide, I will.

Obviously, in due course once projects are procured, the drawdown from that central provision will be clear and will be in the budget papers.

MR RATTENBURY: Of course, of course.

OFFICIAL

Andrew Barr MLA: The answer to the Member's question is as follows:

A list of the capital projects currently held in the central provision line item on page 220 of the Budget Outlook are at Attachment A.

Approved for circulation to the Select Committee on Estimates

Signature:

Date:

By the Chief Minister, Andrew Barr MLA

Central Provision Capital Projects

Project Name	Agency	Category (Construction/Design/Early Planning/ICT/Plant & Equipment)
ACT NoWaste Food Organics Garden Organics facility	Infrastructure Canberra	Construction
Better community infrastructure – a new community centre for Woden	Infrastructure Canberra	Construction
Better community infrastructure – Construction of John Gorton Drive and Molonglo River Bridge	Infrastructure Canberra	Construction
Better community infrastructure – Expanding the Belconnen Basketball Stadium	Chief Minister, Treasury and Economic Development Directorate	Design
Better transport infrastructure – Light Rail Stage 2A and 2B	Infrastructure Canberra	Construction (2A) & Design (2B)
Boosting business and the economy – Australia’s first Electric Vehicle Centre of Excellence (Commonwealth grants)	Canberra Institute of Technology	Design
Canberra Aquatic Centre	Infrastructure Canberra	Construction
Canberra Theatre Precinct Redevelopment	Infrastructure Canberra	Construction
Climate action – Supporting the transition to a zero-emissions bus fleet	City Environment Directorate	PP+E
Delivering Heritage reforms, database and website	City Environment Directorate	ICT
Delivering Payroll Capability and Human Resource Management		ICT
Delivering Payroll Capability and Human Resource Management		ICT
Food Waste for Healthy Soils Fund (Commonwealth grants)	Infrastructure Canberra	Construction
Garden City Cycleway Stage 2	City Environment Directorate	Construction
Growth and Renewal Program – Year 1	Housing ACT	Construction
Implementing the Assisted Reproductive Technology Bill 2023	Health and Community Service Directorate	ICT
Improving Canberra’s health infrastructure – Detailed design for the New Northside Hospital	Infrastructure Canberra	Design
Improving Canberra’s health infrastructure – New Health Centres across the ACT	Infrastructure Canberra	Construction
Increasing housing access, choice and affordability – Implementing the Social Housing Accelerator	Housing ACT	Construction
Integrated Service Response Program	Health and Community Service Directorate	ICT
Monaro Highway Upgrade (Commonwealth grants)	Infrastructure Canberra	Construction
Local Roads Community Infrastructure Program (Commonwealth grants)	City Environment Directorate	Construction
More jobs for our growing city – ACT Ice Sports Facility	Chief Minister, Treasury and Economic Development Directorate	Capital Grants
New and expanded schools – Development of the Whitlam Primary School and Early Childhood Education Centre	Infrastructure Canberra	Construction
New and expanded schools – Delivering a second college for Gungahlin	Infrastructure Canberra	Construction
New and expanded schools – Supplementing construction funding for Garra and Strathnairn primary schools and the new high school at North Gungahlin	Infrastructure Canberra	Construction
New and expanded schools – Telopea Park High School modernisation	Infrastructure Canberra	Construction
New Materials Recovery Facility	Infrastructure Canberra	Construction
Progressing the partnership with Telstra enabling the reopening of Telstra Tower	Chief Minister, Treasury and Economic Development Directorate	Construction
Replacement of ACT Courts jury and case management systems	Justice and Community Safety Directorate	ICT
General Works Provision	Whole-of-Government	Construction
Strengthening emergency services –Vehicle Replacement program and facilities upgrades	Infrastructure Canberra/JACS (ESA)	PP+E
Supporting local sport – New pavilion and playing fields for Taylor	Chief Minister, Treasury and Economic Development Directorate	Construction

From: [Lloyd, Daniel](#)
To: [iCBR, DLO](#); [Paviour, Mark](#)
Subject: RE: ADVICE: QON 207 - Central Provision Breakdown
Date: Monday, 18 August 2025 2:34:24 PM
Attachments: [image001.png](#)
[image002.png](#)

With CM Advisor in drive for clearance. Urgent.

Thanks Chloe – updated now, Mark this is with you as discussed but I can put in Mark S’s EO tray if you like.

Kind regards

Daniel

Daniel Lloyd (he/him)

Senior Adviser | Office of the ACT Chief Minister

P 02 6205 4227 | E daniel.lloyd@act.gov.au



From: Dowd, ChloeA <ChloeA.Dowd@act.gov.au> **On Behalf Of** iCBR, DLO
Sent: Monday, 18 August 2025 2:17 PM
To: Lloyd, Daniel <Daniel.Lloyd@act.gov.au>; iCBR, DLO <iCBRDLO@act.gov.au>
Cc: Paviour, Mark <Mark.Paviour@act.gov.au>
Subject: RE: ADVICE: QON 207 - Central Provision Breakdown

OFFICIAL

Hi Daniel,

I am advised:

- Row 7 – LRS2A and 2B mentions design only, should this be design and construct? ?
[We are comfortable with describing the provision as design and construction, noting that further funding for the full construction works will need to be considered at the time of the main works business case. \(confirmed with Hamish\)](#)
- Secondly, row 33 – general works provision – is there a general works provision within the central provision? If that is the case, this is fine, but it is vague. [Yes, there is a general works provision within the central provisions which provides unallocated funding for future works \(this is how it is disclosed in the budget papers on p.212 of the budget outlook\) \(confirmed with Capital Works team in Treasury\)](#)

Please let me know if you need anything further here.

Thanks

Chloe Dowd | Directorate Liaison Officer

Phone 02 6205 8303 | Email ChloeA.Dowd@act.gov.au

Chief Operating Office | Infrastructure Canberra | ACT Government

2 Constitution Avenue, Canberra, 2601 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



From: Lloyd, Daniel <Daniel.Lloyd@act.gov.au>

Sent: Monday, 18 August 2025 1:58 PM

To: iCBR, DLO <iCBRDLO@act.gov.au>

Cc: Paviour, Mark <Mark.Paviour@act.gov.au>

Subject: RE: ADVICE: QON 207 - Central Provision Breakdown

Afternoon DLOs

Can I please follow up on the below?

Kind regards

Daniel

Daniel Lloyd (he/him)

Senior Adviser | Office of the ACT Chief Minister

P 02 6205 4227 | E daniel.lloyd@act.gov.au



From: Lloyd, Daniel

Sent: Friday, 15 August 2025 3:59 PM

To: Paviour, Mark <Mark.Paviour@act.gov.au>; iCBR, DLO <iCBRDLO@act.gov.au>

Subject: RE: ADVICE: QON 207 - Central Provision Breakdown

Thanks Mark

Lauren – we merged rows 23 and 24 – there was a comment from Georgia on the previous version before you amended the document to be 3 columns stating only one was needed.

Two minor clarifications to seek please. Row 7 – LRS2A and 2B mentions design only, should this be design and construct?

Secondly, row 33 – general works provision – is there a general works provision within the central provision? If that is the case, this is fine, but it is vague.

Kind regards

Daniel

Daniel Lloyd (he/him)

Senior Adviser | Office of the ACT Chief Minister

P 02 6205 4227 | E daniel.lloyd@act.gov.au



From: Paviour, Mark <Mark.Paviour@act.gov.au>

Sent: Friday, 15 August 2025 3:50 PM

To: Lloyd, Daniel <Daniel.Lloyd@act.gov.au>; iCBR, DLO <iCBRDLO@act.gov.au>

Subject: RE: ADVICE: QON 207 - Central Provision Breakdown

Hi Daniel,

No need to let other directorates know.

Mark Paviour | **Deputy Chief-of-Staff, Head of Policy**

Office of the ACT Chief Minister

Phone: [02 6205 2775](tel:0262052775) | **Mobile:** [0466 521 634](tel:0466521634) | **Email:** mark.paviour@act.gov.au

From: Lloyd, Daniel <Daniel.Lloyd@act.gov.au>

Sent: Friday, 15 August 2025 3:28 PM

To: iCBR, DLO <iCBRDLO@act.gov.au>; Paviour, Mark <Mark.Paviour@act.gov.au>

Subject: RE: ADVICE: QON 207 - Central Provision Breakdown

Thanks Lauren

Mark, just two quick things – can you please release the QTON document so we can remove the line highlighted by Lauren with the comment ‘TBC’ as we’ve included these procurements.

Can you also please advise if we should notify directorates that we are listing their projects in the QTON – though this may not be necessary given the values have been removed.

Kind regards

Daniel

Daniel Lloyd (he/him)

Senior Adviser | Office of the ACT Chief Minister

P 02 6205 4227 | **E** daniel.lloyd@act.gov.au



From: Cunningham, Lauren <Lauren.Cunningham@act.gov.au> **On Behalf Of** iCBR, DLO

Sent: Friday, 15 August 2025 2:44 PM

To: Lloyd, Daniel <Daniel.Lloyd@act.gov.au>; iCBR, DLO <iCBRDLO@act.gov.au>; Paviour, Mark <Mark.Paviour@act.gov.au>

Subject: RE: ADVICE: QON 207 - Central Provision Breakdown

OFFICIAL

Thanks Daniel,

I have amended the spreadsheet at Attach A.

Cheers

Lauren

From: Lloyd, Daniel <Daniel.Lloyd@act.gov.au>

Sent: Friday, August 15, 2025 1:30 PM

To: iCBR, DLO <iCBRDLO@act.gov.au>; Paviour, Mark <Mark.Paviour@act.gov.au>

Subject: RE: ADVICE: QON 207 - Central Provision Breakdown

Hi Lauren

Just discussed this with Mark, can we please amend the spreadsheet (Attachment A) to include only columns A, B and G (project name, agency, and category).

Seeking deletion of all other data, such as comments, values, sensitivities, under procurement, infra plan etc.

Kind regards

Daniel

Daniel Lloyd (he/him)

Senior Adviser | Office of the ACT Chief Minister

P 02 6205 4227 | **E** daniel.lloyd@act.gov.au



From: Lloyd, Daniel

Sent: Friday, 15 August 2025 11:08 AM

To: iCBR, DLO <iCBRDLO@act.gov.au>; Paviour, Mark <Mark.Paviour@act.gov.au>

Subject: RE: ADVICE: QON 207 - Central Provision Breakdown

Thanks Lauren

Mark – happy to discuss when you're available but given the basis of the questioning and transcript (as Lauren has indicated), I would think we can omit a significant chunk of this data and the dollar values in their entirety as indicated by the CM (and seemingly agreed/understood in the transcript by Ms Carrick), unless I have misunderstood this.

I'm not clear on why \$ values have been provided noting the comment 'I do not want to, for obvious reasons, precondition the market that this is what we are prepared to pay for certain projects', so I'd be inclined to simply recommend providing a list encompassing columns A, B, G, H and I. Noting the comment on scope reduction, it is evident there are many sensitivities with various projects or that their procurement is underway (or both).

Of course, want to understand your comfort level in seeking adjustment to this. For example:

Remove line items marked as sensitive or procurement underway via columns C and D - 3, 4, 6, 9, 10, 12, 16, 17, 19, 21, 25, 34

Provide line items 7, 8, 11, 13, 14, 15, 18, 20, 22, 26, 31, 32, 33, 35 and 36

Seek clarity on:

- 5 – marked as sensitive but comment indicates in public domain via PEBU, though it is under procurement
- 23 and 24 – marked as sensitive and under procurement but suggestion to combine and that it is ok to publish as in public domain from PEBU
- 27-30 – marked as sensitive and under procurement but no suggested concerns (though I note we may not provide \$ figures).
- All of these may be ok to provide?

Kind regards

Daniel

Daniel Lloyd (he/him)

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P 02 6205 4227 | E daniel.lloyd@act.gov.au



From: Cunningham, Lauren <Lauren.Cunningham@act.gov.au> **On Behalf Of** iCBR, DLO

Sent: Friday, 15 August 2025 10:35 AM

To: Paviour, Mark <Mark.Paviour@act.gov.au>

Cc: Lloyd, Daniel <Daniel.Lloyd@act.gov.au>

Subject: ADVICE: QON 207 - Central Provision Breakdown

Importance: High

OFFICIAL

Morning Mark (and Daniel)

As flagged yesterday, QON 207 regarding a breakdown of the central provision has been updated for Attachment A to note some commentary on where sensitivities may lie in publishing figures associated with the listed projects. [Saved back in your folder here.](#)

The directorate is seeking advice on what the CMO would like to include in the scope of the response, noting some of the sensitivities outlined for various projects. I note that the Chief said in the transcript that he would provide a 'list' not a full breakdown of figures, so happy to reduce it down but we just wanted to seek your advice on the preferred approach to this response.

Hopefully that makes sense, but please let me know if you need any further info.

Cheers

Lauren

Lauren Cunningham | Senior Director, Ministerial and Government Business

Infrastructure Canberra | ACT Government

T 02 6207 5996 | **E** lauren.cunningham@act.gov.au

GPO Box 158, Canberra ACT 2601

From: [Cunningham, Lauren](#) on behalf of [iCBR, DLO](#)
To: [Gamage, Nishi](#); [iCBR, T&C](#)
Subject: URGENT: ADVICE: QON 207 - Central Provision Breakdown
Date: Friday, 15 August 2025 4:36:00 PM
Attachments: [image001.png](#)
[Attachment A - Central Capital Provisions - final.obr](#)

Hi all,

The QON on the Central Provision is almost done, the Mo just has a couple of minor clarifications in the Attachment A (which has been reduced significantly by the CMO).

Could you please just confirm the below two questions:

- Row 7 – LRS2A and 2B mentions design only, should this be design and construct?
- Secondly, row 33 – general works provision – is there a general works provision within the central provision? If that is the case, this is fine, but it is vague.

If you could let me know as soon as possible, that would be great as we're overdue for lodgement. Any issues please let me know.

Cheers

Lauren

From: Lloyd, Daniel
Sent: Friday, August 15, 2025 3:59 PM
To: Paviour, Mark ; [iCBR, DLO](#)
Subject: RE: ADVICE: QON 207 - Central Provision Breakdown

Thanks Mark

Lauren – we merged rows 23 and 24 – there was a comment from Georgia on the previous version before you amended the document to be 3 columns stating only one was needed. Two minor clarifications to seek please. Row 7 – LRS2A and 2B mentions design only, should this be design and construct?

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To: Lloyd, Daniel ; [iCBR, DLO](#)
Subject: RE: ADVICE: QON 207 - Central Provision Breakdown

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Mark Paviour | **Deputy Chief-of-Staff, Head of Policy**

Office of the ACT Chief Minister

Phone: 02 6205 2775 | Mobile: 0466 521 634 | Email: mark.paviour@act.gov.au

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Subject: RE: ADVICE: QON 207 - Central Provision Breakdown

OFFICIAL

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Subject: RE: ADVICE: QON 207 - Central Provision Breakdown

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Senior Adviser | Office of the ACT Chief Minister

P 02 6205 4227 | E daniel.loyd@act.gov.au



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Sent: Friday, 15 August 2025 10:35 AM

To: Paviour, Mark <Mark.Paviour@act.gov.au>
Cc: Lloyd, Daniel <Daniel.Lloyd@act.gov.au>
Subject: ADVICE: QON 207 - Central Provision Breakdown
Importance: High

OFFICIAL

Morning Mark (and Daniel)

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Cheers

Lauren

Lauren Cunningham | Senior Director, Ministerial and Government Business

Infrastructure Canberra | ACT Government

T 02 6207 5996 | E lauren.cunningham@act.gov.au

GPO Box 158, Canberra ACT 2601



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Chief Minister

In relation to: Power bollards in CIT Western Plaza

Hearing: 5 August 2025

Uncorrected Proof Transcript pp 15-16

Transcript provided: 8 August 2025

Answer Due: 16 August 2025

The Chief Minister took on notice the following question(s):

MS CARRICK: I just want to mention to CIT in Woden. Where in the new West Plaza is the power for markets and events? How is it designed for markets and events? Because we cannot find the power. There is some in the seats

Ms Geraghty: Yes, there is some in the seats.

MS CARRICK: But now power bollards for events.

Ms Bell: I think I would have to take that one on notice. Apologies, Gillian. There is significant power running through there to run the lighting in the—

MS CARRICK: There is through the boulevard, but that is a big dark cold wind tunnel. The West Plaza has got sun, and it is a bigger, not sort of area that we could have events. But I cannot find the power, outside of some in the seats.

Ms Geraghty: We are happy to take the question on notice and come back.

MS CARRICK: Yes, thank you. And how—where we would have our markets in there. The markets and the power, like how is it designed for us to—

Mr Barr: We will take it on notice.

Ms Geraghty: Yes

Andrew Barr MLA: The answer to the Member's question is as follows:

The CIT Boulevard, located in front of the CIT Café and the Youth Foyer Building, serves as the primary designated area for live events and markets. This space is well-equipped to support a variety of activities, with multiple power outlets available throughout the plaza to meet the needs of stallholders and performers. All benches in this area are fitted with power access, and additional 15-amp and 20-amp power bollards are strategically positioned around benches, stairways, and along the building walls surrounding the site. These facilities ensure reliable and flexible power supply for events of varying scale and technical requirements.

OFFICIAL

Approved for circulation to the Select Committee on Estimates

Signature:

By the Chief Minister, Andrew Barr MLA

Date:



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Mr Ed Cocks MLA

Addressed to: Chief Minister

In relation to: CIT Woden infrastructure and Indigenous artwork

Hearing: 5 August 2025

Uncorrected Proof Transcript pp 16-17

Transcript provided: 8 August 2025

Answer Due: 16 August 2025

The Chief Minister took on notice the following question(s):

THE CHAIR: Okay. Thank you. Just back on the CIT question, very quickly. There is a large stone or rock that I understand was chosen by an Indigenous person which sits just outside of the CIT building, that I understand was part of that project. I am just interested in what the process was to acquire that and what sort of cost was associated with that?

Ms Bell: I will have to take that question on notice, also. I do not have the detailed costing around the acquisition of that piece of artwork.

THE CHAIR: Okay.

Ms Bell: But there was a similar consultation process.

THE CHAIR: So it is an artwork. Okay.

Ms Geraghty: So it was delivered as part of the Lend Lease's main—the Lend Lease was our delivery partner for the project.

THE CHAIR: Yes.

Ms Geraghty: And that was delivered part of their works. And therefore, by—as part of their—

MS CASTLEY: Their lump sum price.

Ms Geraghty: —the lump sum price. So we would have to take the question on notice of how to isolate that piece.

THE CHAIR: Okay.

Andrew Barr MLA: The answer to the Member's question is as follows:

The design of the CIT Building and its surrounding precinct has been guided by the principles of Designing with Country, acknowledging the cultural, spiritual, and environmental connections that First Nations people have with the land on which the project is located. These principles have been thoughtfully embedded into the design through the integration of cultural narratives, values, and knowledge systems.

OFFICIAL

A central theme within the landscape design is the river narrative, which has been interpreted into the landscape scheme to support wayfinding and orientation across the site. This narrative is expressed through spatial arrangements, material choices, and visual cues that guide users as they move through the precinct.

One notable feature is the rock element, which forms part of the landscape architecture rather than being a standalone artwork. Developed as part of the Aboriginal Design Narrative, the rock plays a key role in reinforcing the river story and serves as a visual anchor within the precinct. It assists with orientation and highlights the area as a central point.

The procurement and installation of the rock have been incorporated into Lendlease's overall lump sum contract value for the project, given the lump sum nature of the contract it would be impractical to isolate the specific cost for this one item, noting a total cost associated with design, transportation and supervision would need to be appropriately calculated.

Approved for circulation to the Select Committee on Estimates

Signature:

Date:

By the Chief Minister, Andrew Barr MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Mr Ed Cocks

Addressed to: Chief Minister

In relation to: Land sales in Raising London Circuit and Light Rail Business Cases

Hearing: 5 August 2025

Uncorrected Proof Transcript pp 22

Transcript provided: 8 August 2025

Answer Due: 16 August 2025

The Chief Minister took on notice the following question(s):

THE CHAIR: Thank you. Just very quickly as a supplementary, and then I will try and sort out ...(indistinct)... [9.51.12] there is a bit of interest here. Going back to the question of double counting and in particular the separation between raising London Circuit and the light rail project itself, you pointed to raising London Circuit as opening up particular properties already that have been sold. Was there any overlap between those two business cases in terms of the land sales or land values that apply in that joint corridor?

Mr Cahif: This was considered. Both business cases were considered by government contemporaneously and there was very careful deliberations to ensure that any benefits that were counted in one business case were not counted in the other.

THE CHAIR: Okay, so the land sales that the Chief Minister has referred to, they do not factor into the light rail business case?

Mr Cahif: I would need to double-check as to which business case they appeared in, but they would have appeared in one, not the other.

THE CHAIR: Yes, if you can provide advice on notice then as to which one they appear in, that would be useful.

OFFICIAL

Andrew Barr MLA: The answer to the Member's question is as follows:

The Raising London Circuit and Light Rail Stage 2A Business Cases were developed on the basis they are standalone projects.

Both business cases consider the incremental land use uplift attributable to the respective project, with the Raising London Circuit Business Case excluding any benefits associated with Light Rail Stage 2A and the Light Rail Stage 2A Business Case assuming in the baseline project case that Raising London Circuit was complete.

The land value uplift in the blocks immediately surrounding the intersection of Commonwealth Avenue and London Circuit were included in the Raising London Circuit Business Case.

Approved for circulation to the Select Committee on Estimates

Signature:

By the Chief Minister, Andrew Barr MLA

Date:

OFFICIAL

QTON No. 215



Legislative Assembly for the
Australian Capital Territory

Select Committee on Estimates 2025–
2026

Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Ms Leanne Castley MLA

Addressed to: Chief Minister

In relation to: Delivery of Tier 1 and 2 projects and Benefit-cost ratio

Hearing: 5 August 2025
Uncorrected Proof Transcript pp 20-21
Transcript provided: 8 August 2025
Answer Due: 16 August 2025

The Chief Minister took on notice the following question(s):

MS CASTLEY: Okay. So how important is it for the benefit-cost ratio to exceed 1 for major project business cases?

Mr Barr: Not important at all.

MS CASTLEY: Not important at all?

Mr Barr: No. It is a factor, but if you just made every decision on infrastructure on that basis then, as I think we have discussed previously, there would not be many projects that would that would proceed. And there are, I think, elements of decisionmaking that go beyond just BCRs.

MS CASTLEY: Right. So does the government, obviously, not prioritise projects where the BCR is larger than other investment options? That is just not a thing, you do not—

Mr Barr: Well, you cannot or else whole areas of service provision would never receive public funding. Like, you would never fund a hospital or a school, most likely, because they do not generate any revenue; they cost you more.

MS CASTLEY: So how frequently does the government support projects where BCR is less than 1?

Mr Barr: Most projects would have that outcome?

MS CASTLEY: Can we get a list of the tier 1 and tier 2 projects and their rating?

Mr Barr: Not every project would have a rating to that level of details. It would not be required. And there are obviously projects that are published that have that information. But I think we really do need to move the infrastructure debate beyond BCRs because that is not the sole basis of decision-making. There would be no co-investment—

MS CASTLEY: Do the tier 1 and tier 2s have BCRs?

Mr Barr: Tier 1s will.

Ms Geraghty: Generally, yes.

MS CASTLEY: Can we get a list of those?

Ms Geraghty: Unless they are under procurement, in which case we are cautious about releasing.

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But otherwise—

Mr Barr: Yes, certainly, that that we can provide, we will.

MS CASTLEY: So under the capital framework are tier 2 projects required to get a BCR? Yes?

Ms Geraghty: It is not required but we generally do.

MS CASTLEY: You do?

Ms Geraghty: Yes.

MS CASTLEY: So for the 1—

Mr Barr: Okay. Well, for the purposes of the record, we will take on notice what we can provide.

MS CASTLEY: Great. Thank you. Thank you, Chair.

Andrew Barr MLA: The answer to the Member's question is as follows:

Under the Capital Framework, updated in 2022, benefit cost ratios (BCRs) are required for tier 1 and 2 infrastructure projects as part of its cost benefit analysis.

Cost-benefit analysis is only one measure of value for money in public infrastructure investment. For many public infrastructure projects, cost-benefit analysis may pick-up typically easily quantified costs and quantifiable benefits, but exclude other important but harder to quantify benefits, often producing a cost-benefit ratio of less than one.

Relying on cost-benefit analysis as the key determinant of value for money would unreasonably set aside consideration of harder to quantify social benefits. For public infrastructure projects, the role of cost-benefit analysis is often to aid comparison of the different options that achieve the same or similar outcomes.

Below are the benefit cost ratios from business cases available from the last 3-4 years.

Commented [GG1]: Needs input from PCD

Project	Year BCR identified	BCR
CIT Woden Campus and Bus Interchange	2020-21	1.0
Raising London Circuit**	2019-20 Budget Review	1.7
Light Rail Stage 2A City to Commonwealth Park	2019-20	0.4

* BCRs for Northside Hospital project and Canberra Theatre Redevelopment have been withheld due to projects currently in procurement.

** Original business prepared by City Renewal Authority. This was subsequently designated to the former Major Projects Canberra

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Approved for circulation to the Select Committee on Estimates

Signature:

By the Chief Minister, Andrew Barr MLA

Date:



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Ms Jo Clay MLA

Addressed to: Chief Minister

In relation to: Materials Recycling Facility

Hearing: 5 August 2025

Uncorrected Proof Transcript pp 28-29

Transcript provided: 8 August 2025

Answer Due: 16 August 2025

The Chief Minister took on notice the following question(s):

MS CLAY: Thank you, Chair. I have got some questions about two of the recycling facilities now with Infrastructure Canberra. The materials recovery facility, so Veolia announced the project was worth more than \$850 million. ACT government said they are contributing \$258.6 million in fixed payments over 20 years. I think it is a build, own, operate. And I think an additional 26 million during delivery. Can you tell me what the gap is between those figures?

Ms Geraghty: In terms of monetary difference or how it is being funded?

MS CLAY: It looks like ACT government is contributing about 280 million to this facility—and let me know if I have got that correct—and Veolia says the project is worth 850 million. I am trying to work out if that gap is just based purely on what Veolia makes from the product sales or if that is something else?

Mr Haraldson: Yes, Anthony Haraldson, Executive Group Manager for Transport and Civil, which takes in the waste portfolio as well. I understand and have read the privilege statement. So the project, you are right, \$26 million will be contributed as milestone payments as part of the construction component from the ACT government. I am unaware of Veolia's costings on the \$800 million. However, the facility currently processes around 65,000 tonnes of material. The new facility will be sized for 115,000 tonnes and that accounts for future growth in the material that the contractor may pursue within the region. So I understand that a large portion of the current revenue is from other regional councils and different sources of recycling material, so the difference potentially is that difference, which is the opposite of what they will make over the term of the contract.

MS CLAY: Can I get on breakdown any information you can give me about that difference? The Veolia figure has been publicly announced, so are you able to take on notice and then provide me what information you can about that?

Mr Haraldson: We can see what is available and work with ACT NoWaste on the information.

MS CLAY: That would be great and there is a component in there about variable payments based on recycled quantities. Are you able to tell me how that works, what that arrangement is?

Mr Haraldson: We will have to take that one on notice. So with recyclables, it depends on the materials. Yes, but I would have to take it on notice on the actual detail of that one.

MS CLAY: Yes, if you can take that on notice, that would be great, thank you. So at the end of the 20 years, who owns that facility?

Mr Haraldson: The territory.

MS CLAY: Great. Okay, and how long will that facility last for? What is the life of that facility, assuming it does not burn down in a battery fire and that is all, just assume that problem is now.

Mr Haraldson: I would have to take the exact on notice, but the actual assets within the facility will be updated and upgraded over the term of the contract. So when you think about machinery, the optics and the trommels and all the different types of materials, Eddy currents, any other way that you kind of separate that recyclable material. So those things will have a differing asset lifecycle. You also have obviously the slab of the area and then the shed. The shed and stuff will have a much longer life period, but I can come back with the exact asset life cycle timeframes for you. **MS CLAY:** That would be great. And do you know how much the previous facility cost us when we last built a materials recycling facility?

Mr Haraldson: I believe it was around 2002 when the last one was constructed, so I do not have the figures. ACT NoWaste may have those figures.

MS CLAY: Can you take that on notice?

Mr Haraldson: Yes.

MS CLAY: Thank you, that would be great.

Mr Barr: Do you want that in inflation adjusted terms or in the 2002 dollar terms?

MS CLAY: I would love it in whatever form you have and we will work out what it means, provided you just label what that is.

Mr Haraldson: The original facility they built around 2002. The actual machinery within that facility was end of life towards the end of that first contract or the second contract. There was an upgrade from Re.Group that was undertaken, so if you would just like the original building—

MS CLAY: I will tell you what I am interested in and then let us see what comes back. I am interested in how much we paid to build a facility last time, which we can pass what that means in today's dollar terms; just give it to us however you have it. I am interested in how much we are paying to build this facility, and that is quite difficult to work out with a build, own, operate contract that some sources say is almost a billion dollars and so on. That is the nature of the information I am looking for. It was part of the business cases that have been sought and that is one of the business cases that has been rejected on the basis that we were told it cannot be released because it has information about Veolia's business model for operating the facility and when you are trying to work out how much the territory is paying for a territory funded piece of infrastructure, that is quite difficult, so that is that is the nature of the information, if that is possible. Are you able to tell me how much Commonwealth funding we have got for this facility? I have got some budget figures but they are all quite small. We have got \$376,000 of Commonwealth funding in one line item. I think in a previous question on notice I had about \$10 million of Commonwealth funding. Can we get a full update of how much Commonwealth funding we are getting?

Mr Barr: Okay, well, as part of an answer to this stream of questions we will make that a dot point to provide you.

MS CLAY: That would be great and for the life of the project rather than just what has been. So if there is a Commonwealth figure that has been committed to so far, we would definitely love that, but an indication of is that it for Commonwealth funding or is there further funding coming?

Mr Barr: We will take that on notice, this line of questioning plus supplements, into one answer

Andrew Barr MLA: The answer to the Member's question is as follows:

New Recycling Facility:

- 1) In addition to the fixed payments being made by the Territory of \$26 million, Veolia's figure includes the forecast variable costs associated with processing the Territory's recyclable materials (based on Veolia's forecast annual tonnes), revenue received from the processing of 3rd party material (such as commercial and industrial customers, Container Deposit Scheme and other local councils) and revenue generated through commodity sales. The Territory's figure also includes GST.

The Territory will receive a share of the revenue generated through 3rd party material and profit generated through commodity sales. The detailed breakdown of the cashflows is considered confidential information for the purposes of that *Government Procurement Act 2001* because disclosure of this information would be an unreasonable disclosure of information about internal costing or profit margins.

The Commonwealth has provided \$10.5 million to the Territory through the Recycling Modernisation Funding for the delivery of a New Recycling Facility (NRF). This funding offsets the commitment of \$26 million during the delivery phase. Details of the agreement are available on the Federal Financial Relations website, available here: [Recycling Infrastructure | Federal Financial Relations](#).

- 2) The Territory will pay a gate fee per tonne based on the actual quantity of materials delivered to the NRF. This is intended to cover variable costs associated with:
 - a. Disposal costs
 - b. Operating costs (Fuel oils etc)
 - c. Labour
 - d. Repairs and Maintenance
 - e. Utilities
 - f. Transport and storage
 - g. Raw materials
 - h. Sales, General and Administration
- 3) Under the terms of the contract, the facility must be handed back to the Territory with a comprehensive handover plan and in a condition that allows it to be operated for a minimum of five years post-handover.

It's important to note that the facility comprises multiple components, each with its own life expectancy based on the specifications outlined in the contract. While some elements, such as structural components, may have a lifespan well beyond 20 years, others like mechanical systems or finishes may require refurbishment or replacement sooner.

The overall longevity of the facility will depend on ongoing maintenance, usage patterns, and adherence to lifecycle planning throughout the 20-year term, with requirements under the contract to supply and adhere to asset management and maintenance plans. However, the minimum operational requirement post-handover is five years.

- 4) The specific construction costs of the previous Material Recovery Facility are unable to be confirmed. The asset value recorded for the building was \$3.2 million. Plant and equipment are not included in this figure as they remained the property of the contractor at the time of the fire.

5) Refer to the answer provided above in 1).

Food Organics Garden Organics Facility

6) The Commonwealth has provided \$13 million to the Territory through the Food Waste for Healthy Soils Funding for the Food Organics Garden Organics (FOGO) Facility. Details of the agreement are available on the Federal Financial Relations website, available here: [Food Waste for Healthy Soils Fund | Federal Financial Relations](#).

Approved for circulation to the Select Committee on Estimates

Signature:

By the Chief Minister, Andrew Barr MLA

Date:



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Ms Jo Clay MLA

Addressed to: Chief Minister

In relation to: Materials Recycling Facility

Hearing: 5 August 2025

Uncorrected Proof Transcript pp 28-29

Transcript provided: 8 August 2025

Answer Due: 16 August 2025

The Chief Minister took on notice the following question(s):

MS CLAY: Thank you, Chair. I have got some questions about two of the recycling facilities now with Infrastructure Canberra. The materials recovery facility, so Veolia announced the project was worth more than \$850 million. ACT government said they are contributing \$258.6 million in fixed payments over 20 years. I think it is a build, own, operate. And I think an additional 26 million during delivery. Can you tell me what the gap is between those figures?

Ms Geraghty: In terms of monetary difference or how it is being funded?

MS CLAY: It looks like ACT government is contributing about 280 million to this facility—and let me know if I have got that correct—and Veolia says the project is worth 850 million. I am trying to work out if that gap is just based purely on what Veolia makes from the product sales or if that is something else?

Mr Haraldson: Yes, Anthony Haraldson, Executive Group Manager for Transport and Civil, which takes in the waste portfolio as well. I understand and have read the privilege statement. So the project, you are right, \$26 million will be contributed as milestone payments as part of the construction component from the ACT government. I am unaware of Veolia's costings on the \$800 million. However, the facility currently processes around 65,000 tonnes of material. The new facility will be sized for 115,000 tonnes and that accounts for future growth in the material that the contractor may pursue within the region. So I understand that a large portion of the current revenue is from other regional councils and different sources of recycling material, so the difference potentially is that difference, which is the opposite of what they will make over the term of the contract.

MS CLAY: Can I get on breakdown any information you can give me about that difference? The Veolia figure has been publicly announced, so are you able to take on notice and then provide me what information you can about that? [LC1]

Mr Haraldson: We can see what is available and work with ACT NoWaste on the information.

MS CLAY: That would be great and there is a component in there about variable payments based on recycled quantities. Are you able to tell me how that works, what that arrangement is? [LC2]

Mr Haraldson: We will have to take that one on notice. So with recyclables, it depends on the materials. Yes, but I would have to take it on notice on the actual detail of that one.

MS CLAY: Yes, if you can take that on notice, that would be great, thank you. So at the end of the 20 years, who owns that facility?

Mr Haraldson: The territory.

MS CLAY: Great. Okay, and how long will that facility last for? What is the life of that facility, assuming it does not burn down in a battery fire and that is all, just assume that problem is now.

[LC3] **Mr Haraldson:** I would have to take the exact on notice, but the actual assets within the facility will be updated and upgraded over the term of the contract. So when you think about machinery, the optics and the trommels and all the different types of materials, Eddy currents, any other way that you kind of separate that recyclable material. So those things will have a differing asset lifecycle. You also have obviously the slab of the area and then the shed. The shed and stuff will have a much longer life period, but I can come back with the exact asset life cycle timeframes for you. **MS CLAY:** That would be great. And do you know how much the previous facility cost us when we last built a materials recycling facility? [LC4]

Mr Haraldson: I believe it was around 2002 when the last one was constructed, so I do not have the figures. ACT NoWaste may have those figures.

MS CLAY: Can you take that on notice?

Mr Haraldson: Yes.

MS CLAY: Thank you, that would be great.

Mr Barr: Do you want that in inflation adjusted terms or in the 2002 dollar terms?

MS CLAY: I would love it in whatever form you have and we will work out what it means, provided you just label what that is.

Mr Haraldson: The original facility they built around 2002. The actual machinery within that facility was end of life towards the end of that first contract or the second contract. There was an upgrade from Re.Group that was undertaken, so if you would just like the original building—

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Mr Barr: Okay, well, as part of an answer to this stream of questions we will make that a dot point to provide you.

MS CLAY: That would be great and for the life of the project rather than just what has been. So if there is a Commonwealth figure that has been committed to so far, we would definitely love that, but an indication of is that it for Commonwealth funding or is there further funding coming?

Mr Barr: We will take that on notice, this line of questioning plus supplementaries into one answer

Andrew Barr MLA: The answer to the Member's question is as follows:

New Recycling Facility:

- 1) In addition to the fixed payments being made by the Territory of \$26 million, Veolia's figure includes the forecast variable costs associated with processing the Territory's recyclable materials (based on Veolia's forecast annual tonnes), revenue received from the processing of 3rd party material (such as commercial and industrial customers, Container Deposit Scheme and other local councils) and revenue generated through commodity sales. The Territory's figure also includes GST.

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- 2) The Territory will pay a gate fee per tonne based on the actual quantity of materials delivered to the NRF. This is intended to cover variable costs associated with:
 - a. Disposal costs;
 - b. Operating costs (Fuel oils etc);
 - c. Labour;
 - d. Repairs and Maintenance;
 - e. Utilities;
 - f. Transport and storage;
 - g. Raw materials; and
 - h. Sales, General and Administration.
- 3) Under the terms of the contract, the facility must be handed back to the Territory with a comprehensive handover plan and in a condition that allows it to be operated for a minimum of five years post-handover.

It's important to note that the facility comprises multiple components, each with its own life expectancy based on the specifications outlined in the contract. While some elements, such as structural components, may have a lifespan well beyond 20 years, others like mechanical systems or finishes may require refurbishment or replacement sooner.

The overall longevity of the facility will depend on ongoing maintenance, usage patterns, and adherence to lifecycle planning throughout the 20-year term, with requirements under the contract to supply and adhere to asset management and maintenance plans. However, the minimum operational requirement post-handover is five years.

- 4) The specific construction costs of the previous Material Recovery Facility are unable to be confirmed. The asset value recorded for the building was \$3.2 million. Plant and equipment are not included in this figure as they remained the property of the contractor at the time of the fire.

5) Refer to the answer provided above in 1).

Food Organics Garden Organics Facility

6) The Commonwealth has provided \$13 million to the Territory through the Food Waste for Healthy Soils Funding for the Food Organics Garden Organics (FOGO) Facility. Details of the agreement are available on the Federal Financial Relations website, available here: [Food Waste for Healthy Soils Fund | Federal Financial Relations](#).

Approved for circulation to the Select Committee on Estimates

Signature:

By the Chief Minister, Andrew Barr MLA

Date:

From: [Lloyd, Daniel](#)
To: [Paviour, Mark](#); [iCBR, DLO](#)
Subject: RE: QTON 216- iCBR - Materials Recovery Facility - Clay
Date: Tuesday, 19 August 2025 12:05:28 PM
Attachments: [image001.png](#)
[image002.png](#)

With CM Advisor in drive for clearance. Due for lodgement ASAP.

Thanks Mark

I spoke to Ash after having a dig because I found nothing in the revenue section of the outlook or budget statement G – only references to the \$26 million. I can confirm that is the case after speaking with Ash – will chat further when you're back (2nd paragraph under answer 1 for this QON is hopefully sufficient).

Kind regards

Daniel

Daniel Lloyd (he/him)

Senior Adviser | Office of the ACT Chief Minister

P 02 6205 4227 | E daniel.lloyd@act.gov.au



From: Paviour, Mark <Mark.Paviour@act.gov.au>

Sent: Tuesday, 19 August 2025 11:25 AM

To: Lloyd, Daniel <Daniel.Lloyd@act.gov.au>; iCBR, DLO <iCBRDLO@act.gov.au>

Subject: RE: QTON 216- iCBR - Materials Recovery Facility - Clay

Hi Daniel,

Can you please check ACT Budget papers on what is published about revenue from the contract with Veolia? I just want to ensure we are consistent.

Mark Paviour | **Deputy Chief-of-Staff, Head of Policy**

Office of the ACT Chief Minister

Phone: [02 6205 2775](tel:0262052775) | **Mobile:** [0466 521 634](tel:0466521634) | **Email:** mark.paviour@act.gov.au

From: Lloyd, Daniel <Daniel.Lloyd@act.gov.au>

Sent: Tuesday, 19 August 2025 11:19 AM

To: iCBR, DLO <iCBRDLO@act.gov.au>; Paviour, Mark <Mark.Paviour@act.gov.au>

Subject: RE: QTON 216- iCBR - Materials Recovery Facility - Clay

Understood thanks Lauren for clarifying it related to the UPT. Agree this is answered too.

Mark will pop in your folder for review.

Daniel Lloyd (he/him)

Senior Adviser | Office of the ACT Chief Minister

P 02 6205 4227 | E daniel.lloyd@act.gov.au



From: Cunningham, Lauren <Lauren.Cunningham@act.gov.au> **On Behalf Of** iCBR, DLO

Sent: Tuesday, 19 August 2025 11:17 AM

To: Lloyd, Daniel <Daniel.Lloyd@act.gov.au>; iCBR, DLO <iCBRDLO@act.gov.au>; Paviour, Mark <Mark.Paviour@act.gov.au>

Subject: RE: QTON 216- iCBR - Materials Recovery Facility - Clay

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Hi Daniel,

Changes made and updated in your folder. For awareness, I have made some comments in the word on the question numbers as they relate to the UPT (but the PDF is clean). Q5 is about Commonwealth funding, so that's why it refers back to Q1.

Any questions or issues just let me know.

Cheers

Lauren

From: Lloyd, Daniel <Daniel.Lloyd@act.gov.au>

Sent: Tuesday, August 19, 2025 10:01 AM

To: iCBR, DLO <iCBRDLO@act.gov.au>; Paviour, Mark <Mark.Paviour@act.gov.au>

Subject: RE: QTON 216- iCBR - Materials Recovery Facility - Clay

Thanks Chloe

Can you make two incredibly minor edits without going back to the directorate if possible, noting this is late.

1. Under answer 1, 2nd paragraph – can we change ‘that’ before ‘Government Procurement Act 2001’ to ‘the’.
2. Can we add semicolons and a semicolon ‘and’ to item g. in the list under point 2 please.

Given the state of the transcript and the back and forth – I am unsure what question answer 5 is seeking to answer (by re-directing to answer 1). Ms Clay's final question was regarding construction costs for the 2002 facility (answered at Q4). We may need to clarify this with iCBR so we can articulate it very clearly.

Ms Clay then proceeds to sum up the ‘interests’ as the original facility build cost, cost to build the new one and variable payments to run it and lastly Commonwealth funding – all answered.

Unless answer 1 is seeking to provide additional context to the ‘revenue share’ though this wasn't a direct question.

Kind regards

Daniel

Daniel Lloyd (he/him)

Senior Adviser | Office of the ACT Chief Minister

P 02 6205 4227 | E daniel.lloyd@act.gov.au



From: Dowd, ChloeA <ChloeA.Dowd@act.gov.au> **On Behalf Of** iCBR, DLO

Sent: Tuesday, 19 August 2025 9:21 AM

To: Lloyd, Daniel <Daniel.Lloyd@act.gov.au>

Cc: iCBR, DLO <iCBRDLO@act.gov.au>

Subject: QTON 216- iCBR - Materials Recovery Facility - Clay

OFFICIAL

Hi Daniel,

Please find saved [HERE](#) iCBR response to QTON 216 on the Materials Recovery Facility from Ms Clay. Minister Cheyne's Office has reviewed this response and is comfortable. Due for lodgement **as soon as possible**.

Thanks

Chloe Dowd | Directorate Liaison Officer

Phone 02 6205 8303 | Email ChloeA.Dowd@act.gov.au

Chief Operating Office | Infrastructure Canberra | ACT Government

2 Constitution Avenue, Canberra, 2601 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au





Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Mr Andrew Braddock MLA

Addressed to: Chief Minister

In relation to: Delivery of Tier 1 and 2 projects and Monaro Highway upgrade

Hearing: 5 August 2025

Uncorrected Proof Transcript pp 34-35

Transcript provided: 8 August 2025

Answer Due: 16 August 2025

The Chief Minister took on notice the following question(s):

MR BRADDOCK: Thank you. So moving next to the Monaro Highway upgrade, last year's budget had the total project valued as 88.05 million. This year it is not for publication. On the Built for Canberra website it says 230.5 million. Can we please get some clarity as to the cost of this project?

Mr Haraldson: The contract on the contract registry would have the contract costs for that with Woden Contractors.

MR BRADDOCK: Is that the entirety of the project cost?

Mr Haraldson: That would be the entirety of the project costs with Wodens. We can take on that as the additional costs associated with the project, whether it be design or superintendency and other aspects.

Andrew Barr MLA: The answer to the Member's question is as follows:

The current total funding for the project is \$260.5 million. This has increased from \$230.5 million with the recent announcement of an additional \$30.0 million through the 2025-26 Commonwealth budget.

This figure represents the current project cost for Stage 1, including historical and current funding for design, early works, agency/ non contractor costs, and main works packages 1B (currently in delivery by Woden Contractors Pty Ltd) and 1C, subject to a future procurement process.

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Approved for circulation to the Select Committee on Estimates

Signature:

By the Chief Minister, Andrew Barr MLA

Date:

OFFICIAL

QTON No. 220



Legislative Assembly for the
Australian Capital Territory

Select Committee on Estimates 2025–
2026

Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Mr Andrew Braddock MLA

Addressed to: Chief Minister

In relation to: Delivery of Tier 1 and 2 projects and Athllon Drive duplication

Hearing: 5 August 2025
Uncorrected Proof Transcript pp 35
Transcript provided: 8 August 2025
Answer Due: 16 August 2025

The Chief Minister took on notice the following question(s):

MR BRADDOCK: And finally coming to the Athllon Drive duplication, in last year's budget the Commonwealth was contributing 4.1 million to the project of '24- 25, '25-26. This year's budget looks to me like it is 1.4 million, which is all of last year's funding that has been rolled over. And adding up the numbers, it looks like the total figure for the Commonwealth contributions has gone down by 2.7 million with the funding allocated for '25-26 nowhere to be seen. Is that an accurate understanding of the state of federal funding for Athllon Drive duplication?

Ms Geraghty: Look, we will come back with more details. Athllon Drive is in the final stages of design and then to go forward for further funding considerations. So that is why at this point in time we are finalising that package and then going out for further investment in order to take that into construction.

Andrew Barr MLA: The answer to the Member's question is as follows:

The Commonwealth ~~component funding for the Athllon Drive duplication~~ has not reduced for the project and remains at \$46.665 million as per the 2025-26 Budget Funding Table for the Federation Funding Agreement Schedule on Land Transport Infrastructure Projects available here: [FFAS Funding Table - ACT - 2025-26 Budget.pdf](#).

The 2024-25 ~~figure contributions have~~ was an estimate of the allocation costs against the Commonwealth funding profile during the enabling works stage and only related to a portion of the total Commonwealth funding. This was ~~been~~ reprofiled as a technical adjustment against that particular budget line item through the 2025-26 Budget process to out years to align with ~~the~~ the project delivery timeframes.

The total project costs provided on page 22 of the 2025-26 ACT Budget Statement G shows the total project value, which represents the jointly funded amount by the Commonwealth and ACT

Commented [HS1]: For context:

As per standard practice for projects funded through the Land Transport Infrastructure Agreement, the actual Commonwealth funding will be provided based on achieving key project milestones, rather than directly in line with monthly project expenditure. The previous TCCS budget papers attempted to maintain a 50:50 profile at all times, but this is not reflective of the actual Commonwealth funding profile. The 2025-26 budget papers show the project as a single line item, in line with other iCBR projects with Commonwealth funding (LRS2A / LRS2B).

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Governments as a single line item. The link is available here: [Governments 2025-26 Budget Statements G.](#)

These details can be found on page 25 of the Territory's 2025-26 Budget Statements found here: [2025-26 Budget Statements G.](#)

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Signature:

Date:

By the Chief Minister, Andrew Barr MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question taken on notice

Asked by: Ms Jo Clay MLA

Addressed to: Chief Minister

In relation to: Theatre works and local architectural Consultants

Hearing: 5 August 2025

Uncorrected Proof Transcript pp 15

Transcript provided: 8 August 2025

Answer Due: 16 August 2025

The Chief Minister took on notice the following question(s):

MS CLAY: Thank you, Chair. In the early community consultations Canberrans expressed a really strong desire for the design to celebrate and acknowledge First Nations connection to country. Can you tell me what engagement has been taken with First Nations people on the design of the new Canberra Theatre and the surrounding precinct?

Ms Geraghty: I will start, and then my colleague might add a bit more. So we have had very strong ongoing consultation with First Nations. And Yerrabingin, who is a consultant, is working with us as part of the design team for the theatre project. And recently conducted a session, similar to what we have done on CIT Woden, very interested about how do we engage with country and connect with country through the building. And that is something that is playing out as the designs are further revealed later in the year, we will be talking a bit more about that.

MS CLAY: That is probably enough about that. So when will people be able to see that outcome of that, later in the year?

Ms Geraghty: So we are meeting with the National Capital Authority next week and then hope to have some designs out in the weeks—I do not have an exact date, but following that, for public consultation.

MS CLAY: Great. And what other local architectural input has been provided into the project?

Ms Geraghty: So we have had—we had one design team, up until we appointed the early contractor involvement. Multiplex have brought on a different team, and that has led by Cox, as the principal architect. They have a Sydney and a Canberra practice that are both working on the project. And Architectus, who had been the previous design team, are now our peer consultant. We also have a series of other consultants, including local construction engineers, TTW, and others. I am happy to provide you a full list of who the consultants are.

MS CLAY: Thank you.

Andrew Barr MLA: The answer to the Member's question is as follows:

Architectural input to the project is being provided by a number of consultants.

Under the Early Contractor Involvement agreement, Multiplex has engaged Cox Architecture to lead the design development of the Canberra Theatre Redevelopment Project.

Multiplex has also engaged Arcadia to lead the landscaping design from their Canberra studio.

The Territory has engaged Architectus as Territory Peer Review to support and advise the ongoing design development.

Approved for circulation to the Select Committee on Estimates

Signature:

By the Chief Minister, Andrew Barr MLA

Date:



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Leanne Castley MLA

Addressed to: Minister for Health

Reference: Infrastructure Canberra

Hearing: 24 July 2025

In relation to: Southside Hydrotherapy

Question received: 30 July 2025

Answer Due: 8 August 2025

Southside Hydrotherapy:

- a) When is the expected opening date of the Southside Hydrotherapy Pool?
- b) What is the expected capacity of the facility when it opens?
- c) Have any bookings been taken for the facility when it opens? If so, how many booking slots exist and how many have been filled?
- d) How will bookings be made available?
- e) How will the community access information about bookings?

Ms Rachel Stephen-Smith MLA: The answer to the Member's question is as follows:

- a) The Southside Hydrotherapy Pool is expected to open to public in the week of 25 August 2025.
- b) The capacity of the Southside Hydrotherapy pool is 12 persons.
- c) No bookings are being taken at this stage for the Southside Hydrotherapy Pool. Bookings will be available via the Active World application or via the reception staff at the Lakeside Leisure Centre.
- d) Bookings will be made available via Active World application and via reception staff, with sessions running for one (1) hour, with the option to extend the booking.
- e) Available bookings will be shown in the Active World application or via enquiry to reception staff at Lakeside Leisure Centre.

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Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Health, Rachel Stephen-Smith MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Deborah Morris MLA

Addressed to: Minister for Health

Reference: HCSD

Redirection: Infrastructure Canberra

Hearing: 24 July 2025

In relation to: South Tuggeranong Health Centre and Project Delays

Question received: 31 July 2025

Answer Due: 8 August 2025

On 14 May 2025, the Minister advised the Assembly that delays to the South Tuggeranong Health Centre were due to “working through the detailed design and development application process.”

- 1) What specific issues or challenges in the detailed design or development application process caused the delay between the project’s original commitment and the start of construction on 30 April 2025.
- 2) When was the development application lodged, and when was it approved.
- 3) When was the detailed design finalised.

Ms Rachel Stephen-Smith MLA: The answer to the Member’s question is as follows:

- 1) The South Tuggeranong Health Centre included an extended Final Sketch Plan design stage to accommodate critical stakeholder consultation on the operational requirements of the end user. This extended design stage was necessary to ensure that all stakeholder concerns and suggestions were thoroughly addressed, resulting in a more comprehensive and effective final design. Delays were experienced throughout the Development Application process due to an extended authority processing timeframe, end-of- year shutdown and multiple requests for further information from entities such as ICON Water and Evo Energy. The Building Commencement Notice was received on 23 April 2025 and construction was then able to commence.
- 2) The Development Application was lodged on 13 August 2024. A conditional Notice of Decision was received on 4 February 2025. The Endorsement Letter and Approved Plans were received on 11 March 2025.

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3) The Final Sketch Plan was completed in early March 2025.

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Health, Rachel Stephen-Smith MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Deborah Morris MLA

Addressed to: Minister for Health

Reference: HCSD

Redirection: Infrastructure Canberra

Hearing: 24 July 2025

In relation to: South Tuggeranong Health Centre and Budget Allocation

Question received: 31 July 2025

Answer Due: 8 August 2025

The 2023–24 ACT Budget allocated \$16.6 million for the design and construction of the South Tuggeranong Health Centre.

(1) Has the Government allocated any additional funding to the project since that budget, if so

- (a) what is the total additional amount,
- (b) on what dates were these funds allocated, and
- (c) from which budgets or internal transfers were the additional funds drawn.

Ms Rachel Stephen-Smith MLA: The answer to the Member's question is as follows:

The 2023–24 ACT Budget allocated \$16.561 million in capital funding and \$255,000 of expense funding over four years from 2023–24 to design and construct the new health centre in South Tuggeranong and to undertake preliminary design for new centres in North Gungahlin and the Inner South.

\$1.23 million was appropriated in 2023–24, \$6.122 million in 2024–25, \$7.171 million in 2025–26 and \$2.293 million is forecast for 2026–27.

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Health, Rachel Stephen-Smith MLA

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QON No. **XX**



**Legislative Assembly for the
Australian Capital Territory**

Select Committee on Estimates 2025–
2026

Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Leanne Castley

Addressed to: Minister for Finance

Redirected to: Chief Minister

Reference: **PORTFOLIO AREA – DIRECTORATE**

Hearing: 25 July 2025

In relation to: Variation in actual and tendered cost

Question received: 29 July 2025

Answer Due: 11 August 2025

- 1) Does the ACT Government undertake an evaluation at the end of a project to assess what the actual cost of a project was compared to the cost put forward by a tenderer, and how does it record this.
- 2) Who is responsible for the additional expenses in a situation where the actual costs of a government project exceed the costs that were originally submitted by a project proponent.
- 3) Does the Government provide funds in its budget to cover anticipated variances in the actual cost of government projects and their estimated cost. If so, how much does it provide and for what projects does the Government primarily do this.
- 4) Is there a difference in the Government's approach to handling a variation in the actual cost of a project and its tendered cost when the project is for delivering a minor service compared to a significant long-term infrastructure project.
- 5) Does the Government have a framework to identify tenderers that continually deliver projects at actual costs higher than what was submitted in the tenders process and if so, does the Government prevent those tenderers from making submissions on Government projects.

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Andrew Barr MLA: The answer to the Member's question is as follows:

1. Stage 4 of the Capital Framework provides guidance to directorates on the evaluation methodology for Post Implementation Reviews (Tier 1 and Tier 2 projects) and Lessons Learnt workshops. A Post Implementation must consider a range of evaluation categories, including cost and funding. This includes guidance on an outcomes assessment of the final project cost to the relevant information in the business case. Furthermore, Infrastructure Canberra undertakes ongoing monitoring and reporting of project costs throughout the delivery phase, including documentation of the contract value (including approved variations) compared to the original contracted price.
2. The risk allocation in a contract determines the responsibility for additional expenses where the actual cost of a project exceeds the original contracted amount.
3. The Government typically provides funding for project contingency to manage additional costs within the responsibility of government based on the risk profile of an individual project or program. The Capital Framework provides guidance on the level of contingency to be included in a business case.
4. The ACT Government's Procurement Framework requirements relating to variations, including price variations, applies consistently to services projects and long-term infrastructure projects.
5. The ACT Government does not prevent tenderers from making submissions on Government projects. However, the evaluation team may also use records of performance, claims, and compliance with Codes provided by other ACT Government Directorates or Consultants engaged by the ACT Government to determine the Tenderers past performance on similar types of projects as part of the weighted assessment.

Commented [HS1]: Taken from RFT docs

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Chief Minister, Andrew Barr MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for the Public Service

Reference: iCBR Places and Spaces

Hearing: 25 July 2025

In relation to: Peppercorn Leases

Question received: 29 July 2025

Answer Due: 11 August 2025

How many peppercorn leases does the Property Group hold? Can you provide a list of the peppercorn leases with Division, Section and Block identifiers? Can you provide an example of a peppercorn lease that is entered into by Property Group?

Ms Rachel Stephen- Smith MLA: The answer to the Member's question is as follows:

Infrastructure Canberra (iCBR) currently holds 84 peppercorn licences. A detailed list of these licences, complete with Division, Section, and Block identifiers is at [Attachment A](#) for your reference.

A licence (with personal details redacted) is at [Attachment B](#) as a representative example of a peppercorn licence entered into by iCBR.

Approved for circulation to the Select Committee on Estimates

Signature:

Date:

By the Minister for the Public Service, Rachel Stephen-Smith MLA

Infrastructure Canberra (ICBR) - Peppercorn Tenancies

	Building	Division	Block	Section	Organisation
1	1 Moore St. City	City	3	31	CBR Innovations
2	Appletree House Childcare and Education Centre	Wanniassa	36	132	Communities @ Work
3	Bangalay Street Depot	Rivett	3	27	Weston Creek Men's Shed
4.1	Belconnen Community Centre	Belconnen	44	54	Capital Region Community Service
4.2	Belconnen Youth Centre	Belconnen	44	54	Capital Region Community Service
4.3	Ginninderra Childcare Centre	Belconnen	44	54	Capital Region Community Service
5	Bonython Neighbourhood Hall	Bonython	9	21	Tuggeranong Link of Community Houses and Centres Inc
6	Bunyarra Children's Centre	Chisholm	10	540	The Uniting Church in Australia (ACT) Property Trust
7	Calwell Childcare & Neighbourhood Centre	Calwell	7	72	Anglicare
8	Campbell Cottage Childcare Centre	Campbell	24	14	The Young Women's Christian Association of Canberra
9	Chapman Community Rooms (L)	Chapman	62	11	Weston Creek Playgroup Association Inc
10	Chapman Community Rooms (L)	Chapman	62	11	Weston Molonglo Football Club Inc
11	Charnwood Neighbourhood & Cooida Cottage	Charnwood	37	95	North Belconnen Community Association Inc
12	Chisholm Community Centre	Chisholm	9	540	Tuggeranong Link of Community Houses and Centres Inc
13	Civic Youth Centre	City	2	97	Anglicare Canberra
14	Conder Community House & Childcare Centre	Conder	5	281	YWCA
15	Corroboree Park Community Hall	Ainslie	4	79	Northside Community Service Inc
16	Downer Community Centre	Downer	16	61	Downer Community Association
17	Erindale Neighbourhood Centre	Wanniassa	14	130	The Uniting Church in Aust (ACT)
18	Flynn Childcare & Community Centre	Flynn	7	18	North Belconnen Community Association Inc (No Lease)
19	Forde Community Centre (L) - Hireable space is Peppercorn	Forde	1	32	Capital Woodlands and Wetlands
20	Forrest Early Childhood Centre	Forrest	5	13	Community Services #1
	Gilmore Community Centre <i>Note: Soon to be vacated</i>	Gilmore	24	22	Tuggeranong Link of Community Houses and Centres Inc
21	Ginninderra Community Hall	Higgins	19	12	The Gospel Salvation Assembly Inc
22	Greenway Childcare Centre	Greenway	2	15	Communities @ Work Inc
23	Griffin Centre	City	14	84	Share The Dignity
24	Griffith Neighbourhood Hall	Griffith	50	78	Community Services #1
25	Gugan Gulwan Youth Centre (New facility)	Wanniassa	14	132	Gugan Gulwan Youth Aboriginal Corporation
26	Gumnut Cottage/Tuggeranong Childcare & Education Centre	Greenway	1	61	Tuggeranong 55 Plus Club
27	Gungahlin Children's Centre	Gungahlin	3	28	Gungahlin Children's Centre (Commercial Entity)
28	Gungahlin Community Centre	Gungahlin	2	60	Communities @ Work Inc
29	Hall Community Precinct	Hall	3	6	The Village of Hall & District Progress Assoc
30	Holt Community Hub	Holt	3	18	Roundabout Canberra
31	Hughes Community Centre	Hughes	11	44	Council on the Ageing (ACT) Inc
32	Illoura Childcare and Education Centre	Wanniassa	46	132	Communities @ Work
33	Isabella Plains Childcare and Education Centre	Isabella	41	856	Communities @ Work
34	Isabella Plains Neighbourhood House	Isabella	7	883	Tuggeranong Link of Community Houses and Centres Inc
35	Kaleen Community Hall	Kaleen	54	28	Kaleen Community Association Inc
36	Kaleen Cubby House Early Childhood Centre	Kaleen	10	139	Kaleen Community Association Inc
37	Kambah Cottage	Kambah	25	286	Diversity ACT
38	KU Braddon (Black Mountain Childcare)	Braddon	16	24	KU Children's Services
39	Lanyon Community & Lanyon Youth Centre	Conder	8	229	The Young Women's Christian Association of Canberra
40	Macrossan Crescent Depot	Latham	4	29	Belwest Foxes Soccer Club
41.1	Majura Community Centre/Majura Early Childhood Centre	Dickson	14	72	Northside Community Service Inc
41.2	Majura Community Centre/Majura Early Childhood Centre	Dickson	14	72	Northside Community Service Inc
42	Manuka Occasional Childcare Centre	Griffith	2	41	Manuka Occasional Childcare Centre Association Inc
43	Narrabundah Children's Cottage (Nimbin)	Narrabundah	17	120	Narrabundah Cottage (COMMUNITY SERVICES 1)
44	Narrabundah Children's Cottage (Yamba)	Narrabundah	13	44	Community Services #1
45	Narrabundah Community House	Narrabundah	5	29	Winnunga Nimmityjah Aboriginal Health Service
46	Nellie Hall	Melba	16	40	North Belconnen Community Hall Association Inc
47	Ngunnawal Neighbourhood Centre	Ngunnawal	10	44	Communities @ Work Inc
48	Nicholls Community Centre	Nicholls	21	73	Community Services of Gungahlin
49	Palmerston Community Hall	Palmerston	7	140	Northside Community Service Inc
50	Pearce Community Centre	Pearce	10	27	Pearce Community Centre
51	Rainbow Cottage Early Childhood Centre	Belconnen	13	21	Rainbow Cottage Early Childhood Centre Inc
52	Richardson Childcare and Education Centre	Richardson	10	454	Communities @ Work
53	Richardson Community House	Richardson	1	457	Tuggeranong Link of Community Houses and Centres Inc
54	Salem Children's Centre	Kambah	40	346	The Uniting Church in Australia (ACT) Property Trust
55	Scullin Pre-School	Scullin	1	12	ACT Playgroups Association (No lease and don't pay rent)
56	Southside Community Centre	Narrabundah	8	29	Community Services #1
57	Spence Children's Cottage	Spence	7	57	YWCA
58	Torrens Community Hall	Torrens	2	22	Torrens Community Hall Association Inc
59	Totom House Multicultural Early Childhood Centre	Kaleen	27	89	Totom House Incorporated
60	Treehouse in the Park Early Learning Centre	Turner	1	65	Northside Community Service Inc
61	Tuggeranong Community Centre	Greenway	1	54	Communities @ Work Inc

62	Tuggeranong Seniors Centre	Greenway	1	72	Tuggeranong 55 Plus Club
63	Tuggeranong Youth Resource Centre	Greenway	16	17	Communities @ Work Inc
64	Vocal House (Centre)	Narrabundah	2	29	Victims of Crime Association Inc
65	Waldorf Unit 150	City	13	12	C.A.R.E Incorporate
66	Wanniassa Community House	Wanniassa	38	139	Sharing Places Incorporated
67	Weston Creek Children's Centre	Weston	15	67	Projects on Parkinson Ltd
68	Weston Creek Community Centre	Weston	34	64	Weston Creek Community Association Inc
69	Woden Early Childhood Centre	Phillip	21	80	Woden Early Childhood Centre Inc.
70	Woden Youth Centre	Phillip	23	80	Woden Community Service
71	Youth Coalition of the ACT	O'Connor	61	10	Youth Coalition of the ACT
	YWCA Childcare Centre Reid (Facility recently transferred to iCBR)	Reid	12	33	YWCA (New peppercorn Licence being prepared)

Infrastructure Canberra (iCBR) - Arts Building Peppercorn Tenancies

	Building	Division	Block	Section	Organisation
1	Ainslie Arts Centre	Braddon	1	31	Arts Capital Limited
2	Belconnen Arts Centre	Belconnen	7	187	Belconnen Arts Centre Incorporated
3	Canberra Glassworks	Kingston	12	49	Canberra Glassworks Ltd
4	The Chapel (Sublet from Canberra Glassworks)	Kingston	37	49	Canberra Glassworks Ltd
5	Canberra Contemporary Arts Space (CCAS)	Forrest	6	24	Canberra Contemporary Art Space Incorporated
6	Gorman House Arts Centre	Braddon	1	53	Arts Capital Limited
7	Manuka Arts Centre	Griffith	16	15	PhotoAccess Incorporated
8	Strathnairn Arts Centre (Strathnairn Homestead)	Strathnairn	2	35	Strathnairn Arts Association
9	Street Theatre	City	2	30	The Stagemaster Incorporated
10	Tuggeranong Arts Centre	Greenway	5	54	Tuggeranong Community Arts Association
11	Watson Arts Centre	Watson	3	62	Canberra Potters Society Incorporated
12	Former Transport Depot (includes Megalo Print Studio) / 21 Wentworth Ave	Kingston	13	49	Megalo Access Arts Incorporated
13	Nissen Hut	Kambah	3	286	Tempo Theatre

Date 26/2/25

LICENCE

BETWEEN

AUSTRALIAN CAPITAL TERRITORY

AND

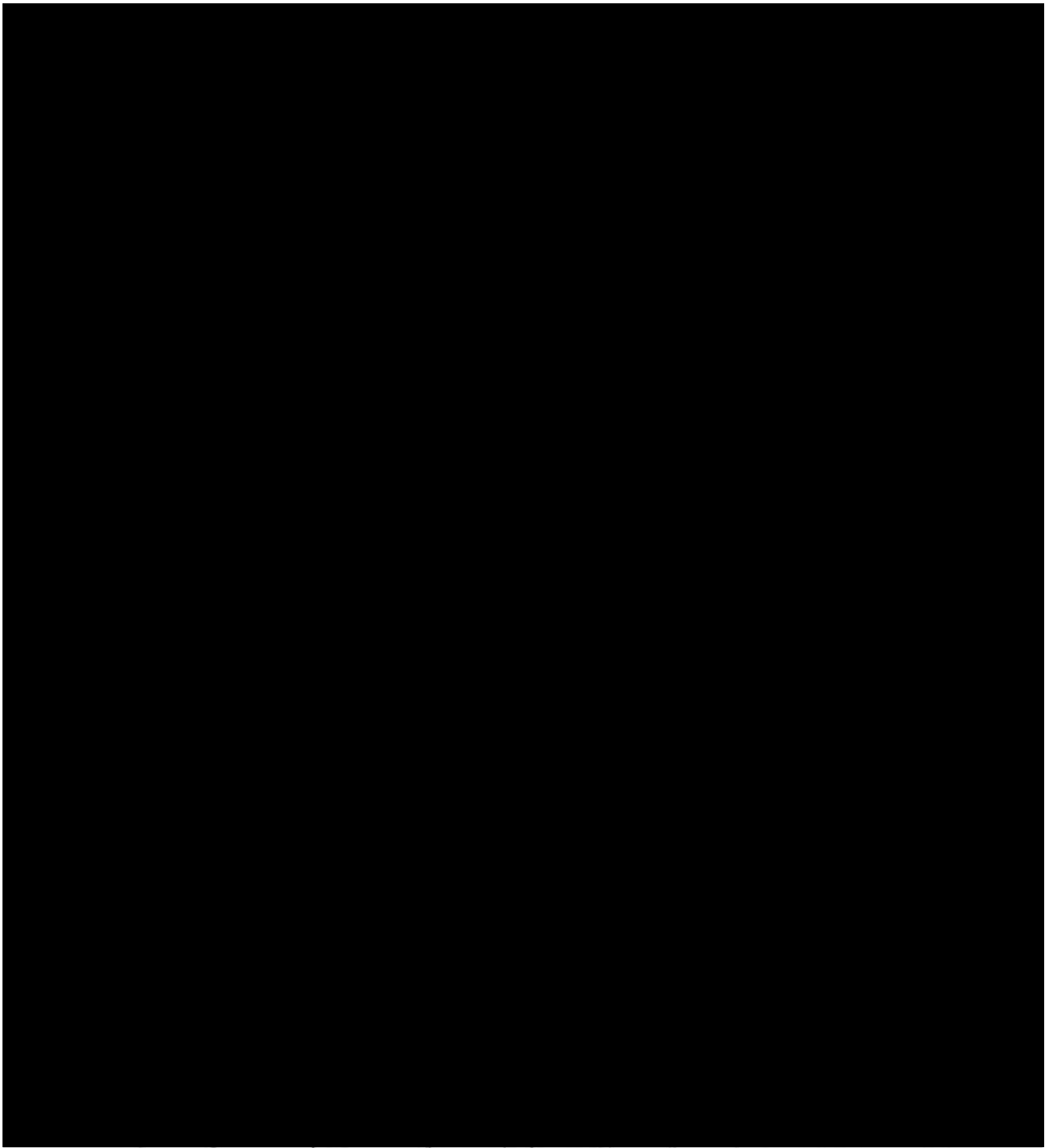
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**LICENCE FOR USE
OF TERRITORY LAND
SUBJECT TO A CROWN LEASE
(EXISTING BUILDING)**

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.....46

Mezzanine Level47

PARTIES: **AUSTRALIAN CAPITAL TERRITORY**, the body politic established by section 7 of the *Australian Capital Territory (Self-Government) Act 1988* (Cth) (**Licensor**) represented by Property Strategy and Management Branch being part of Infrastructure Canberra Directorate and/or such other part of the Licensor as the Licensor may appoint from time to time.

The Licensee named in Item 1 of Schedule 1 (**Licensee**).

IT IS AGREED by the parties as follows:

1. Interpretation

1.1 Definitions

In this Licence unless the context otherwise requires:

- | | |
|--------------------------------|--|
| Air-Conditioning System | means the plant, equipment, machinery or ducting for heating, cooling and/or circulating air supplied by the Licensor. |
| Address for Notices | means, in relation to each party, the address set out in Item 15 or such other address as either party may notify the other party of from time to time. |
| Australian Standards | means written standards published by Standards Australia Limited ACN 087 326 690 as amended from time to time. |
| Building | means any building on the Land in which the Premises are located. |
| Business Day | means a day in the Australian Capital Territory that is not:
<ol style="list-style-type: none">(1) a Saturday or Sunday;(2) a public holiday for the Australian Capital Territory pursuant to the <i>Holidays Act 1958</i> (ACT); or(3) the 27th, 28th, 29th, 30th or 31st of December. |
| Condition Report | means the document set out in Schedule 3. |
| Commencement Date | means the date set out in Item 5. |
| Common Area | means those parts of the Building and Land which are not let or licensed and are authorised by the Licensor to be for the common use of lawful occupiers of the Land from time to time. |

Contact Officer	means, in relation to each party, the representative whose name and contact details are specified in Item 15, or as notified in writing from time to time by one party to the other.
Dangerous Substances	has the same meaning given to it in the Dangerous Substances Legislation.
Dangerous Substances Legislation	means the <i>Dangerous Substances Act 2004</i> (ACT) the <i>Dangerous Substances (General) Regulation 2004</i> (ACT), as amended from time to time.
Disclosure Statement	means a disclosure statement referred to in the Leases Act.
General Charges	means those items set out in section 3 of Schedule 2.
Guarantor	means the person or persons set out in Item 16.
Item	means an item in Schedule 1.
Key	means a physical device for fastening or opening lock(s) securing the Premises, including but not limited to, a traditional key, a swipe card and a wireless "smart" key.
Land	means the land described in Item 2.
Leases Act	means the <i>Leases (Commercial and Retail) Act 2001</i> as amended or varied from time to time.
Licence	means this licence and includes all schedules and attachments.
Licence Fee	is the licence fee per annum in Item 7 as varied from time to time in accordance with this Licence.
Licence Fee Review Dates	means the dates set out in Item 8(a).
Licensee	means the person or organisation named in Item 1 and, if a natural person or persons, their respective executors, administrators and permitted assigns, and if a company or incorporated association, its successors and permitted assigns.
Licensee's Contribution	means the amount set out in Item 12.
Licensee's Property	means each of the following, as applicable:

- (1) any improvements including buildings or other structures:
 - (a) constructed or placed in or on the Premises by the Licensee; or
 - (b) constructed or placed in or on the Premises at the Licensee's expense and/or direction;
- (2) any fittings, fixtures or goods erected, installed or placed in or on the Premises by the Licensee including any partitions or devices for heating or cooling or fire prevention; and
- (3) any light bulbs, light fittings, fluorescent tubes or other illuminating devices in the Premises installed by the Licensee.

Licensor means the Territory, its successors and assigns.

Licensor's Property means each of the following, as applicable:

- (1) the physical structure of the Buildings comprising including the Premises supplied by the Licensor, including the roof, walls, ceilings and lifts;
- (2) any improvements forming part of the Premises, Building or Land erected at the expense of the Licensor;
- (3) any fittings, fixtures, or goods in or on the Premises, in the Building or on the Land erected, installed or placed by the Licensor; and
- (4) any systems installed on the Land or, in the Buildings including in the Premises by the Licensor including the Air-Conditioning System and fire and sprinkler systems.

Method of Review means the method of review for the Licence Fee set out in Item 8(b).

Option Term means a licence for one or more a further periods set out in Item 13.

Premises means the premises described in Item 3.

Rules means the rules attached in Schedule 4.

Schedule	means any schedule forming part of this Licence.
Security Code	means a series of numbers, letters and/or symbols used to fasten or open locks securing the Premises using a touchpad or other input device.
Service Charges	means those items set out in section 2 of Schedule 2.
Standard Hours	means the hours stated in Item 18.
Standard Terms	means the clauses numbered 1 to 26 as set out in this licence.
Statutory Outgoings	means those items set out in section 1 of Schedule 2.
Term	means the term specified in Item 4.
Territory	means: <ul style="list-style-type: none"> (1) when used in a geographical sense, the Australian Capital Territory; and (2) when used in any other sense, the body politic established by section 7 of the <i>Australian Capital Territory (Self-Government) Act 1988</i> (Cth).
Uncollected Goods	has the meaning set out in section 5 of the <i>Uncollected Goods Act 1996</i> .
Use of Premises	means the uses set out in Item 9.
WHS Legislation	means the <i>Work Health and Safety Act 2011</i> (ACT) and the <i>Work Health and Safety Regulation 2011</i> (ACT), as amended from time to time.
WHS Requirements	means any requirement under any applicable WHS Legislation and any instruction or requirement of the Licensor relevant to or associated with or necessary for compliance with WHS Legislation.

1.2 General

In this Licence, unless a contrary intention is expressed:

- (1) references to legislation or to provisions in legislation include references to amendments or re-enactments of them and to all regulations, determinations and instruments issued under the legislation;
- (2) words importing a gender include the others; words in the singular number include the plural and vice versa; and where a word or phrase is given a

particular meaning, other parts of speech and grammatical forms of that word or phrase have corresponding meanings;

- (3) "include" is not to be construed as a word of limitation;
- (4) headings have no effect on the interpretation of the provisions;
- (5) an obligation imposed by this Licence on more than one person binds them jointly and severally;
- (6) words and expressions importing natural persons include body corporates, associations, government and local authorities and agencies;
- (7) any provisions in a Schedule form part of this Licence; and
- (8) the parties will not be bound by the standard provisions referred to in section 20(3) of the Leases Act.

2. Licence

2.1 Grant

From the Commencement Date, the Licensor grants the Licence over the Premises to the Licensee for the Term, at the Licence Fee on the terms set out in this Licence.

2.2 Holding Over

2.2.1 If the Licensee continues to occupy the Premises after the expiration of the Term with the consent of the Licensor, the Licensee:

- (1) is a monthly Licensee at the monthly fee equal to one twelfth of the annual Licence Fee applying at the end of the Term and reviewed annually on the day referred to in Item 8(a) of the Schedule and in accordance with the method of review set out in Item 8(b) of the Schedule, to be calculated in accordance with the formula set out in Schedule 5; and
- (2) otherwise occupies the Premises upon the conditions of this Licence.

2.2.2 The monthly occupancy arrangement may be ended by either party giving one month's written notice to the other and the notice may be given at any time.

3. Option to renew

3.1.1 This clause applies if this Licence provides one or more Option Terms and the Licensee wishes to take a further licence of the Premises for an Option Term after the expiry of the Term.

3.1.2 The right to exercise the option under this clause is conditional upon the Licensee:

- (1) not being in breach of any terms of the Licence at the time it purports to exercise the option; and
- (2) serving on the Licensor written notice, no more than six months and no less than three months before the date of expiry of the Term.

3.1.3 Subject to clause 3.1.2, the Licensee may, by service of the notice referred to in clause 3.1.2(2), accept the offer by the Licensor to grant a renewal of this Licence and the Licensor must offer the Licensee a new licence for the next Option Term, at a licence fee to be determined in accordance with the provisions of this Licence and upon terms and conditions then appearing in any standard licence issued by the Licensor at that time, provided that where the Licence sets out:

- (1) 1 Option Term, the new licence must not include this clause; and
- (2) more than 1 Option Term, the new licence must reference any remaining Option Terms.

4. Licence Fee

4.1 Licence Fee

4.1.1 The Licensee must pay the Licence Fee by equal monthly instalments in advance from the Commencement Date and thereafter on the first day of every month for the Term.

4.1.2 If an instalment of the Licence Fee, payable by the Licensee under clause 4.1.1, is for a period of less than one month, then the Licensee must pay an instalment for that month calculated by:

- (1) dividing the annual Licence Fee that would be payable for a full year in which the period falls by 365; and
- (2) multiplying the result by the number of days in the period.

4.2 Review of Licence Fee

The Licence Fee must be reviewed on the Licence Fee Review Dates and applying the Method of Review in accordance with Schedule 5. The Licensee Fee amended following review will be payable by the Licensee to the Licensor from the relevant Licence Fee Review Date.

4.3 Interest on Overdue Monies

4.3.1 If any part of the Licence Fee or any other monies payable by the Licensee to the Licensor is not paid by the date it is required to be paid under this Licence, the Licensee must pay to the Licensor interest at the rate per annum shown in Item 14 on those monies from the date on which they fall due until the date of payment or recovery.

4.3.2 The Licensor is entitled to recover the interest payable under clause 4.3.1 from the Licensee as if it was part of the Licence Fee in arrears. Nothing in this clause restricts or prejudices any right of the Licensor in respect of monies due.

5. Other Payments

5.1 Statutory Outgoings, Service Charges, General Charges

5.1.1 The Licensee must promptly pay:

- (1) all charges for gas, electricity, oil and water separately metered or supplied and consumed in or on the Premises;
- (2) all charges in respect of any telephone, data or other communication services connected to the Premises; and
- (3) all other charges for the supply of any service separately supplied to the Premises.

5.1.2 If gas, electricity, oil or water consumption is supplied but not separately metered to the Premises, the Licensee must within 30 days of demand by the Licensor pay a proportion of the amount of consumption charges for the provision of these items to the Land as the Licensor deems reasonable, having regard to the size of the Premises, other occupants on the Land, the respective use by all occupants of these items on the Land (including the Licensee) and any other factor which the Licensor deems relevant.

5.1.3 Unless related to a matter provided for in clauses 5.1.1 and/or 5.1.2 the Licensee must, within 30 days of receipt of a written request from the Licensor, pay to the Licensor the proportion of all charges and expenses for Statutory Outgoings, Service Charges and General Charges that set out in Schedule 2 in the column headed "Percentage of Licensee Responsibility".

5.2 Licensor's report

The Licensor must, if required by the Leases Act, give the Licensee a report, within three months after the end of each accounting period in accordance with the Leases Act, which:

- (1) details the Licensor's expenditure for that accounting period on account of applicable Services Charges or General Charges to which the Licensee is required to contribute; and
- (2) complies with the provisions of section 66 of the Leases Act.

5.3 After hours use of Air-Conditioning System

If the Licensee uses the Air-Conditioning System outside the hours stated in the Rules, or if no such hours are stated in the Rules, the Standard Hours, the Licensee must pay the Licensor, on demand, the Licensor's costs of operating the Air-Conditioning System during those additional hours, such costs to be calculated using the hourly rate notified by the Licensor to the Licensee from time to time and reflecting the Licensor's reasonable costs of operating the Air-Conditioning System including, without limitation, allowances for maintenance, repair and replacement of the Air-Conditioning System.

6. Air-Conditioning and Heating

6.1 No interference

The Licensee must at all times comply with the reasonable requirements of the Licensor in relation to the Air-Conditioning System. The Licensee must not do or permit to be done, anything which, in the reasonable opinion of the Licensor, might interfere with or impair the efficient operation of the Air-Conditioning System including the use of any heating or cooling devices or any other devices.

6.2 Failure of Air-Conditioning System

Should the Air-Conditioning System fail to function for any reason, the Licensee is not, by reason of any such failure, be entitled to terminate this Licence, nor will the Licensee have any right of action or claim for compensation or damages against the Licensor, except in accordance with section 81 of the Leases Act.

6.3 Maintenance and repair of Air-Conditioning System

Subject to clauses 6.4 and 11.2.4-11.2.7, the Licensor must maintain and repair the Air-Conditioning System.

6.4 Licensee air-conditioning or heating

The obligations imposed on the Licensor by this clause 6 do not apply to any plant, machinery, ducting or unit for air-conditioning and/or heating purposes installed by the Licensee.

7. Legal Costs and Disbursements

7.1 Cost of Licence preparation

The Licensor and Licensee must each bear their own costs (including legal costs and disbursements) in relation to the negotiation, preparation and execution of this Licence.

7.2 Stamp duty

The Licensor must pay all stamp duty (if any is payable) assessed with respect to the Licence.

7.3 Licensee's additional costs

In addition to all costs and expenses for which the Licensee is liable at law or in equity to pay, the Licensee must pay to the Licensor, on demand, the Licensor's reasonable costs and expenses (including reasonable legal costs assessed on a solicitor and client basis and registration fee and taxes, which may be payable):

- (1) for, and incidental to, any variation, surrender or termination of this Licence;
- (2) in respect of any consent by the Licensor required under this Licence;
- (3) incurred by or on behalf of the Licensor in consequence of, or arising out of, any default in the due observance or performance of any covenant or obligation on the part of the Licensee;
- (4) incurred by the Licensor in consequence of any request of, or application by, the Licensee; or
- (5) incurred by the Licensor as a result of the exercise, or attempted exercise, of any of the Licensor's rights or powers.

8. Licence Only

8.1 No interest in Land

Nothing contained in this Licence creates, or is to be construed as creating any estate or interest in the Land or the Premises in favour of the Licensee.

8.2 Rights Personal to Licensee

The rights granted by this Licence are personal to the Licensee.

9. Use of Premises

9.1 Use of Premises

The Licensee may only use and occupy the Premises for the Use of Premises and any other purpose consented to by the Licensor in writing.

9.2 Crown lease

Notwithstanding clause 9.1, the Licensee must not use the Premises for any purpose other than as permitted by the Crown lease for the Land or any superior occupancy agreement in respect of the Premises.

9.3 No interference

Notwithstanding clause 9.1, the Licensee must not do anything in or about the Premises or the Building which, in the reasonable opinion of the Licensor:

- (1) is noisy, obnoxious, immoral, offensive or a nuisance or disturbance to the Licensor or other persons using the Building or the Land;
- (2) may be the cause of damage or unreasonable vibration (as determined by the Licensor); or
- (3) interferes with the orderly operation of the Building.

9.4 No warranty as to suitability

9.4.1 The Licensee acknowledges that no promise, representation, warranty or undertaking has been given by or on behalf of the Licensor as to the suitability of the Premises, the Building or the Land for any purposes or as to the fittings, finishing, facility and amenities of the Premises, the Building or the Land, except as contained in this Licence. The Licensee warrants it has satisfied itself in respect to the use to which the Premises may be put and accepts and acknowledges all prohibitions or restrictions on the use of the Premises, including any imposed by law.

9.4.2 Where the Use of Premises or any other activity conducted on the Premises by the Licensee requires the consent of any authority, the Licensee must obtain that consent at its own expense. The Licensee must keep current the licences and permits required to carry on any activities on the Premises including but not limited to the Use of the Premises.

9.5 Signs

The Licensee must not fix or place any sign, notice, advertisement or other thing on any part of the Premises or the Building without the consent in writing of the Licensor and then only in such colour, size and style and in such places as approved by the Licensor, such approval not to be unreasonably withheld.

9.6 Compliance with laws

The Licensee must comply, at its expense, with all laws and the requirements of any authority in connection with the Licensee's use or occupation of the Premises.

9.7 Keep clean

9.7.1 The Licensee must keep the Licensor's Property, the Premises and immediate surroundings clean and tidy, and free from refuse and vermin.

9.7.2 The Licensee must keep the Premises free from rubbish including placing all rubbish in proper receptacles that the Licensee must install. The Licensee must arrange for the regular clearing of the receptacles and the regular removal of all rubbish.

9.7.3 The Licensee must not leave or deposit any rubbish on the Common Area except for collection in such proper receptacles as are approved by the Licensor from time to time.

9.7.4 The Licensee must ensure that its employees, agents, contractors and invitees do not undertake any activities that leave the Common Area in disorder, unsightly, disfigured or damaged.

9.8 Statutory notices

9.8.1 If the Licensee receives a notice from any authority in respect of the Premises, the Licensee must immediately notify the Licensor in writing attaching a copy of the notice.

9.8.2 The Licensee must comply promptly with all notices received from any authority in respect of the Premises except such notices as would have been given irrespective of the Licensee's use and occupation of the Premises.

9.9 Notice of defect

The Licensee must immediately give notice to the Licensor of any damage to the Premises or the Licensor's Property and any accident affecting water, gas or oil pipes, electrical wiring, the Air-Conditioning System or any defect in them or any other fittings, fixtures or facilities provided by the Licensor.

9.10 Infectious illnesses

If any infectious illness occurs in the Premises, the Licensee must immediately notify the Licensor and if directed by the Licensor have the Premises fumigated and disinfected by a suitably certified contractor, at the expense of the Licensee, to the satisfaction of all relevant authorities.

9.11 Flammable liquids and substances

9.11.1 The Licensee must not store or use flammable, volatile, poisonous or explosive chemicals or substances on the Premises except and only to the extent necessary for the Use of Premises by the Licensee.

9.11.2 Where the Licensee stores or uses flammable, volatile, poisonous or explosive chemicals or substances on the Premises it must not create any actual or potential fire hazard in the Premises.

9.11.3 The Licensee must permit the Licensor to enter the Premises at any time to control any actual or potential fire hazard. If the hazard, in the reasonable opinion of the Licensor, is caused by the Licensee (including arising from the Use of Premises by the Licensee), the Licensee must pay to the Licensor immediately, upon written notification of the amount, the costs incurred by the Licensor in carrying out any such work.

9.12 Dangerous substances

9.12.1 The Licensee must not handle, store or use Dangerous Substances on the Premises except for substances used in the normal course of the Licensee's business consistent with the Use of Premises.

9.12.2 If the Licensee stores or uses Dangerous Substances in accordance with clause 9.12.1, the Licensee must keep those substances in a safe and secure manner consistent with all laws (including the Dangerous Substances Legislation) and guidelines of all relevant authorities.

9.12.3 The Licensee must:

- (1) not do anything on the Premises which is, or reasonably might be, contrary to the Dangerous Substances Legislation; and
- (2) immediately notify the Licensor if the Licensee becomes aware of any situation which results is, or reasonably might result in, a breach of the Dangerous Substances Legislation.

9.12.4 The Licensee must maintain and keep updated a register of all Dangerous Substances handled or stored in the Premises (the **Register**).

9.12.5 The Licensee must provide a copy of the Register to the Licensor:

- (1) on the Commencement Date;
- (2) when reasonably requested by the Licensor; and
- (3) whenever there is a material change to the quantities or types of Dangerous Substances on the Register.

9.12.6 The Licensee is responsible for installing and maintaining appropriate placarding and licensing for Dangerous Substances handled or stored in the Premises in accordance with the Dangerous Substances Legislation. The Licensee must notify the Licensor if any placarding and/or licensing is required.

9.12.7 Nothing in this clause 9.12 limits the obligations of the Licensee under the Dangerous Substances Legislation.

9.13 Work Health and Safety

9.13.1 Despite any other provision in this Licence, the Licensee must at all times comply with all WHS Requirements and must:

- (1) provide to the Licensor upon request evidence that the Licensee is complying with all WHS Requirements;

- (2) take reasonable steps to ensure that all persons engaged by the Licensee to undertake any activity on the Premises comply with all WHS Requirements;
- (3) promptly notify the Licensor of any notice or direction received from any government agency or local authority under WHS Legislation and provide a copy of such notice or direction to the Licensor; and
- (4) promptly inform the Licensor of any incident involving a risk to the health or safety of any person at the Premises arising from or related to the state or condition of the Premises.

9.13.2 Without limiting the application of the WHS Legislation to the Licensee, during the Term, the Licensee is responsible for all aspects of work, health and safety in connection with its business or undertaking carried out in the Premises including:

- (1) the safe performance of its business or undertaking within the Premises;
- (2) the health and safety of any workers or others employed, engaged or who visit the Premises at any time for any purpose;
- (3) the provision and maintenance of a work environment that is without risk to health and safety, so far as is reasonably practicable;
- (4) the provision and maintenance of safe systems of work;
- (5) the safe use, handling and storage of plant, structures and substances at or in connection with the Premises;
- (6) the provision of adequate facilities for the welfare at work of workers in carrying out work for the Licensee at or in connection with the Premises including ensuring access to those facilities;
- (7) the provision of any information, training, instruction or supervision that is necessary to protect all persons from risks to their health and safety arising from work carried out as part of the conduct of the business or undertaking of the Licensee at the Premises; and
- (8) that the health of workers and the conditions at the workplace are monitored for the purpose of preventing illness or injury of workers arising from the conduct of the business or undertaking of the Licensee at the Premises.

9.14 Keys and Access

9.14.1 Where the Premises is secured by Key access, the Licensor must provide two copies of any Key required for access on or before the Commencement Date.

- 9.14.2 Where Licensor updates or changes locks or security system protecting the Premises which requires new Keys, the Licensor must provide the Licensee two copies of any new Keys as soon as possible after making such a change.
- 9.14.3 Where requested by the Licensee the Licensor may, at its discretion, provide additional Keys to the Licensee at the Licensee's expense.
- 9.14.4 The Licensee must not copy any Key without the written consent of the Licensor. The Licensee must not identify the purpose of a Key including the address of the Premises in any key tag, key chain, key ring or device attached to a Key.
- 9.14.5 The Licensee must advise the Licensor of the person with custody of each copy of all Keys at any time requested by the Licensor and must immediately report the loss or damage of any Key to the Licensor as soon as possible upon discovering such loss or damage.
- 9.14.6 Where the Premises is secured by Security Code access, the Licensor must advise the Licensee of Security Code or before the Commencement Date.
- 9.14.7 The Licensee must take all reasonable precautions to keep the Security Code secret and must not provide it to any person other than:
- (1) persons authorised by the Licensee to open and secure the Premises; and
 - (2) any person permitted by the Licensor to know the Security Code.
- 9.14.8 The Licensee must advise the Licensor on request of each person the Licensee is aware knows the Security Code (whether or not the Licensee disclosed the Security Code to such persons) and must immediately report any unauthorised disclosure of the Security Code to the Licensor as soon as possible upon discovering such disclosure.
- 9.14.9 The Licensee must not access any part of the Land or Building other than the Premises and/or Common Area without the consent of the Licensor even where the Keys or Security Code permit access to other areas.
- 9.14.10 The Licensee must reimburse the Licensor on demand for all reasonable costs that relate to the replacement of any Key lost by the Licensee.
- 9.14.11 Where the Licensor, in its reasonable opinion, is required to change the locks or otherwise alter the security or access to the Premises, Building or Land due to the loss of any Key or unauthorised disclosure of any Security Code by the Licensee or any person who obtained a Key and/or Security Code from the Licensee, the Licensee:
- (1) must pay all reasonable costs of the Licensor in changing locks and/or access arrangements to the Premises, Building or Land; and
 - (2) indemnifies the Licensor for all costs, loss and damage,

arising from and/or related to the loss of the Key and/or unauthorised disclosure of the Security Code.

10. Alterations and Fitout

10.1 No alterations without consent

10.1.1 The Licensee must not, without the prior written consent of the Licensor:

- (1) make any alterations or additions in or to the Premises or allow the same to be made; or
- (2) mark, paint, drill or in any way deface or damage the walls, partitions, ceiling, floor or surrounds of the Premises.

10.1.2 The Licensor may grant or withhold consent in respect to a request from the Licensee under clause 10.1.1 at its absolute discretion and upon such conditions as the Licensor may determine.

10.1.3 The Licensee must, in the course of any alterations or additions:

- (1) comply with the requirements of the Licensor and all relevant authorities; and
- (2) if required, use persons nominated or approved by the Licensor to carry out the work.

10.2 Installing equipment

The Licensee must not, without the prior written consent of the Licensor, install any water, electrical or gas fixture or appliance or any apparatus for light, air, heating or cooling.

10.3 Heavy installation

10.3.1 The Licensee must not bring in or on the Premises any fixtures or goods:

- (1) of such nature, weight or size; or
- (2) creating such noise or vibration in their operation,

such as to cause or, in the reasonable opinion of the Licensor be likely to cause, any structural or other damage to the floors or walls or any other part of the Premises.

10.4 Grease trap

10.4.1 If the Premises are at any time connected to a grease trap or a triple interceptor, the Licensor must regularly clean, service, maintain, repair and empty it. The Licensee must pay the Licensor the cost of any cleaning, servicing, maintenance,

repair or emptying of the grease trap or triple inceptor within 14 days of receiving a request for payment from the Licensor.

10.4.2 If the Premises are not connected to a grease trap, triple interceptor or similar device and the Use of Premises permits them to be connected to such a device, then the Licensee may, at its expense, promptly install such a device, upon receiving the consent of the Licensor (which may be reasonably withheld where installation is, in the opinion of the Licensor, impractical or may interfere with other users of the Land) and otherwise comply with this clause.

10.4.3 The Licensor is not liable for any loss or damage sustained by the Licensee arising from the Licensor's decision not to consent to the installation of a grease trap, triple inceptor or similar device.

10.5 No obstruction of light or air

The Licensee must not obstruct the flow of air to or from or the admission of light to the Premises except for curtains or blinds approved by the Licensor, which approval must not be unreasonably withheld.

11. Repairs, Maintenance, Replacement and Inspection

11.1 Acknowledgement

The Licensee acknowledges that, at the Commencement Date and the date of first occupation of the Premises by the Licensee, the Premises and the Licensor's Property in it were in the condition set out in the Condition Report or, where any Licensor's Property is not noted in the Condition Report, in good condition.

11.2 Repair/Replacement obligations

11.2.1 Subject to clauses 11.2.4 – 11.2.7 the Licensor must keep the Licensor's Property which serves or benefit:

- (1) the Premises; or
- (2) the Common Areas,

in good and tenable repair and condition, having regard to the condition of the Licensor's Property at the Commencement Date.

11.2.2 At the Licensor's discretion it may replace Licensor's Property, rather than repair it.

11.2.3 The Licensee must maintain and keep the Licensee's Property in good and tenable repair and condition.

11.2.4 The Licensor's obligation to repair or replace Licensor's Property under subclause 11.2.1 does not apply when the requirement for repair arises as a result of the negligence or act or omission of the Licensee or the Licensee's employees, agents,

contractors or invitees. The Licensee must repair or replace any item of Licensor's Property requiring repair or replacement as a result of the negligence or act or omission of the Licensee or the Licensee's employees, agents, contractors or invitees if directed by the Licensor.

- 11.2.5 Where the Licensor is required to repair or replace any Licensor's Property under clause 11.2.1, the Licensor may, at its discretion give notice to the Licensee, requiring it to pay to the Licensor the Licensee's Contribution for each item of repair of the Licensor's Property prior to the Licensor undertaking such repair or replacement.
- 11.2.6 Where the Licensee has failed to notify the Licensor in respect of damage to the Premises or Licensor's Property as required under clause 9.9, the Licensor may, at its discretion, give notice to the Licensee, requiring it to pay to the Licensor the Licensee's Contribution in respect of each repair or replacement of Licensor's Property for which the Licensee should have given notice for under clause 9.9 prior to the Licensor undertaking such repair or replacement.
- 11.2.7 The Licensee acknowledges that the Licensor is not obliged or required to undertake repair or replacement of the Licensor's Property in respect of which the Licensor has requested any Licensee's Contribution until such contributions are paid.
- 11.2.8 The Licensee must not damage or allow to be damaged (which includes damage occasioned by incorrect, inappropriate, negligent or deliberate operation) the Licensor's Property, fair wear and tear excepted.

11.3 Replacement of Lighting Components

- 11.3.1 The Licensee must replace with items of the same specifications, all disposable light bulbs, disposable lighting tubes and disposable fluorescent starters for lighting on the Premises as needed during the Term at its own expense.

11.4 Make Good

The Licensee must, at the time of, or immediately before, the expiration of the Licensee's occupancy (and in this regard time is of the essence);

- (1) carry out any outstanding repairs it is obliged to undertake under clause 11.5;
- (2) reinstate all floor coverings, light and power outlets, switches, telephone outlets, fire sprinklers and air-conditioning and any other fixtures or fittings of the Licensor and make good, including re-painting any damage to the Premises, Building or Land arising as a result of such reinstatement;
- (3) remove all signs, notices, advertisements, ornaments or other things placed by the Licensee on the Premises and make good any damage including re-

painting to the Premises, Building or Land arising as a result of such removal;

- (4) remove the Licensee's Property and make good any damage including re-painting arising as a result of such removal;
- (5) return the Premises and the Licensor's Property to the condition set out in the Condition Report, fair wear and tear excluded;
- (6) leave the Premises in a clean and tidy condition, free from all rubbish; and
- (7) peaceably surrender and yield up the Premises.

11.5 Notices to repair

11.5.1 The Licensor may, at any time, serve on the Licensee a notice in writing of any defect which the Licensee is required to repair. The Licensee must repair the defect within 21 days of the date of service of the notice (or such other period as agreed). The Licensor may specify a period of less than 21 days within which to repair the defect if the defect is likely to cause damage to the Premises or Building or may cause injury to any person.

11.5.2 Where the Licensor or person authorised by the Licensor accesses the Premises and carries out repairs under this Licence, in accordance with clause 11.7(4), the Licensee must pay to the Licensor the cost of those repairs and any associated expenses reasonably incurred by the Licensor within 7 days of notification of the costs and expenses by the Licensor.

11.6 Leaving Licensee's Property, goods or fixtures behind

11.6.1 To the extent permitted by law, if the Licensee leaves any Licensee's Property, goods or fixtures in the Premises for more than 21 days after the expiry or termination of this Licence, the Licensor may notify the Licensee that the Licensee must remove any such Licensee's Property, goods or fixtures.

11.6.2 When issuing a notice under clause 11.6.1, the Licensor must:

- (1) provide a description of the relevant Licensee's Property, goods and/or fixtures;
- (2) provide an address for collection of the relevant Licensee's Property, goods and/or fixtures;
- (3) specify dates and times when the Licensee can collect the relevant Licensee's Property, goods and/or fixtures; and
- (4) advise of any costs that the Licensor has incurred, which must be paid by the Licensee, prior to the Licensor releasing the relevant Licensee's Property, goods and/or fixtures.

11.6.3 The Licensor must permit the Licensee to collect any of Licensee's Property, goods and/or fixtures that are the subject of a notice issued by the Licensor under clause 11.6.1, subject to the Licensee complying with the terms of the notice set out in clause 11.6.2, including the payment of costs.

11.6.4 If the Licensee does not collect goods and pay the Licensor's costs within 7 days of being notified under 11.6.1 the Licensor may:

- (1) treat any such Licensee's Property that was not collected as though it were Uncollected Goods that the Licensee has failed to collect despite a request from the Licensor made in accordance with Section 7 of the *Uncollected Goods Act 1996*; and/or
- (2) recover from the Licensee any costs that would be recoverable under the *Uncollected Goods Act 1996* in respect of such Licensee's Property.

11.7 Licensor's right to enter

The Licensor and persons authorised by the Licensor have the right to enter the Premises with necessary materials and equipment at reasonable times, and on reasonable notice (but without any notice in any case which the Licensor considers an emergency):

- (1) to view the state of repair and condition of the Premises and conduct investigations;
- (2) to carry out any work or make any repairs or alterations or additions to the Premises or the Building;
- (3) to carry out repairs as the Licensor thinks fit on the Licensor's Property;
- (4) where the Licensee has failed to carry out repairs or any defect in accordance with any notice served by the Licensor;
- (5) to comply with the terms of any present or future law affecting the Premises or any notice served on the Licensor or the Licensee by the Territory or any competent authority; and/or
- (6) carry out any obligation required of the Licensor under this Licence.

11.8 Inconsistency

Where there is an inconsistency between the Standard Terms of this licence and Schedule 2 the Standard Terms prevail.

12. Insurance

12.1 Public Liability

The Licensee, during the Term and any holding over under this Licence, must keep current a public risk liability policy for an amount for any single occurrence of not less than the amount referred to in Item 11. The policy must indemnify the Licensor against all actions and demands of any kind arising from the use and occupation by the Licensee and/or the Licensee's employees, agents, contractors and invitees of the Premises. The policy must note the Licensor's interest.

12.2 Other Insurance

12.2.1 The Licensee, during the Term and any holding over under this Licence, must maintain an insurance policy for all plate glass windows on the Premises for full replacement value. The policy must note the Licensor's interest.

12.2.2 The Licensee must be responsible for insuring the Licensee's Property and all other property of the Licensee in the Premises.

12.3 General obligations not to increase Licensor's insurance

The Licensee must not do, or allow to be done, anything that would result in any insurance in relation to the Premises being:

- (1) unenforceable;
- (2) voidable; or
- (3) likely to increase the rate of premium on any insurance taken out by the Licensor (except with the approval of the Licensor in writing).

12.4 Fire regulations

12.4.1 The Licensee must comply with the insurance, sprinkler and fire alarm regulations in relation to any partitions and other permitted fixtures or fittings which may be erected by or on behalf of the Licensee on the Premises.

12.4.2 The Licensee must pay the Licensor the cost of any alterations to the sprinkler or fire alarm installations that may become necessary by reason of any non-compliance by the Licensee with the relevant Australian Standards or any directions or orders of any relevant authority and/or the requirements of the insurer.

12.5 Production of policy

12.5.1 The Licensee, in respect of any policy of insurance to be taken out by the Licensee, must, on request, produce to the Licensor either a:

- (1) policy of insurance; or

(2) certificate of currency for the policy.

12.5.2 In respect of the public liability insurance policy the Licensee is required to maintain under clause 12.1, in addition to the above requirements under clause 12.5.1, the Licensee must produce such policy or certificate of currency for such policy to the Licensor (without request by the Licensor) annually:

- (1) annually on the anniversary of the Commencement Date; and
- (2) upon any change or renewal of the policy.

13. Indemnity and Release

13.1 Risk

The Licensee occupies, uses and keeps the Premises at its own risk.

13.2 Indemnity

The Licensee indemnifies the Licensor, its employees, agents and contractors against liability in respect of all claims, costs and expenses and for all loss, damage, injury or death to persons or property caused or contributed to by the Licensee and/or its employees, agents, contractors or invitees in connection with this Licence, except to the extent that the Licensor has, through negligence or unlawful act or omission, caused the relevant loss, damage or injury.

13.3 Claims to be made good

The Licensee must, at its expense, make good the amount of all claims, loss, damage, costs and expenses, the subject of the indemnity in clause 13.2.

13.4 Release

To the full extent permitted by law, the Licensee hereby releases the Licensor, its employees, agents and contractors from all claims and demands of every kind and from all liability which may arise in respect of any death or injury to any person or any accident or damage to property of any kind or nature, in or near the Premises or the Land other than as may be caused by the wilful or negligent act of the Licensor, its employees, agents or contractors.

14. No Compensation

At the expiration or termination of this Licence, the Licensee is not entitled to receive any form of compensation from the Licensor in respect of any Licensee's Property on the Premises.

15. Damage or Destruction to the Premises

15.1 Damage or destruction to the Premises

If the Premises or the Building or both are materially damaged or destroyed, and as a result, the Licensee cannot use or access the Premises, then the Licensor must, within 2 months, tell the Licensee whether or not the Licensor proposes to repair the Premises or the Building and if so, the approximate start and finish dates for the work. Meanwhile the Licensee may continue to use any part of the Premises that is useable, safe and accessible, and must to obey this Licence as far as possible.

15.2 Termination by Licensor

If:

- (1) the Licensor gives the Licensee a notice under subclause 15.1 that the Licensor does not intend to repair the Premises or Building; and
- (2) one of the following applies:
 - (a) the Premises or Building has to be, or has been, demolished because of the damage;
 - (b) the damage extends to more than 50% of the Premises or Building;
 - (c) it is impracticable to repair or reinstate the Premises or Building within one year of the date of damage; or
 - (d) the Licensee cannot use the Premises and this Licence expires within 2 years of the damage occurring and there is no option for a further term;

then the Licensor may terminate this Licence by 30 days' written notice to the Licensee.

15.3 Termination by Licensee

If one of the following applies:

- (1) the Licensor gives the Licensee a notice under clause 15.1 that the Licensor does not intend to repair the Premises or Building;
- (2) the Licensor gives the Licensee a notice under clause 15.1 that the Licensor does intend to repair the Premises or Building but the Licensor unreasonably departs from the proposed start and finish dates;
- (3) the Licensee will not be able to use the Premises within a reasonable period after the day, or last day, the damage happened; or

- (4) the Licensee will not be able to use the Premises within 6 months or more after the day, or last day the damage happened.

Then the Licensee may give a written notice terminating the Licence on 30 days' notice and specifying the reason for that termination.

15.4 No payment of Licence Fee

While the Licensee cannot use the Premises due to damage to the Premises or the Building, the Licensee is not required to pay the Licence Fee and any other money payable under this Licence unless the Licensor and the Licensee otherwise agree or unless a court orders otherwise.

15.5 Payment of Licence Fee continues

If the Premises or the Building are damaged but the Licensee is still able to use the Premises (in full or in part), then the Licensee must continue to pay the Licence Fee and other money payable under this Licence unless the Licensor and the Licensee otherwise agree or unless a court orders otherwise.

15.6 Obligation to repair or reconstruct

Other than as set out in this clause 15, nothing in this Licence imposes an obligation upon the Licensor to repair or reconstruct the Premises or the Building in the event of damage to or destruction as described in this clause.

16. No Assignment

16.1 No assignment or sublicensing

The Licensee must not assign transfer, sublet, licence or mortgage its rights in respect of this Licence or the Premises without the written consent of the Licensor. The Licensor may give or withhold its consent at its absolute discretion and on such terms and conditions as the Licensor may determine.

17. Default and Re-entry

17.1 Default by Licensee

Where the Licensee is in breach of any condition in this Licence, the Licensor may remedy the breach at any time without notice to the Licensee and without limiting the rights of the Licensor as a consequence of that breach. Where the Licensor so acts, all reasonable costs and expenses incurred by the Licensor (including reasonable legal costs on a solicitor and client basis) in remedying any breach, must be paid by the Licensee to the Licensor immediately upon written notification of the amount and, in default, the amount may be recovered in a court of competent jurisdiction.

17.2 Termination for breach

Where:

- (1) any instalment of the Licence Fee or other money payable by the Licensee to the Licensor is 30 days in arrears (in case of the Licence Fee whether or not demand has been made for it);
- (2) a notice has been served on the Licensee by, or on behalf of, the Licensor specifying a breach of this Licence and that breach has not been remedied or compensated for in accordance with the notice, provided the notice has allowed at least 21 days in which to remedy or compensate;
- (3) a notice has been served on the Licensee by, or on behalf of, the Licensor specifying a breach of this Licence and, if applicable, that breach is not capable of being remedied or compensated; or
- (4) the Licensee:
 - (a) becomes bankrupt or insolvent; or
 - (b) makes any assignment for the benefit of creditors, or makes any arrangement with creditors for liquidation of the debts of the Licensee by composition or otherwise; or
 - (c) being a company or an incorporated association, goes into liquidation either voluntarily or compulsorily (except for the purpose of reconstruction or amalgamation) or is wound up or dissolved or placed under official management or a receiver or manager of any of its assets is appointed or an inspector is appointed under the *Corporations Act 2001* (Cth),

the Licensor may, subject to any requirements at law at any time thereafter give written notice to the Licensee that the Licensor intends to terminate this Licence ("Termination Notice").

17.3 Date of termination

17.3.1 The termination referred to in the Termination Notice takes effect on the earlier of:

- (1) the date that the Licensee agrees to the termination by notice in writing to the Licensor; or
- (2) the date 14 days after the service of the Termination Notice provided that the Licensee does not contest the termination by application to the Magistrate's Court within the time period.

17.3.2 If the Licensee contests the termination in accordance with subclause 17.3.1(2), the termination has effect on the date ordered to be the date on which the termination takes effect by the Magistrate's Court.

18. Essential Terms

18.1 Essential Terms

Each of the following covenants by the Licensee is an essential term of this Licence:

- (1) clause 4.1 relating to payment of Licence Fee and clauses 5.1 and 5.3 regarding other payments to be made by the Licensee;
- (2) clauses 9.1 and 9.2 relating to use of the Premises;
- (3) clause 10.1 relating to alterations and additions;
- (4) clauses 11.2 and 11.4 relating to repair, maintenance and make good;
- (5) clauses 12.1 and 12.2 relating to insurance;
- (6) clause 16 relating to assignment and underletting; and
- (7) clause 23.2 relating to payment of GST.

18.2 Acceptance of arrears

The acceptance by the Licensor of arrears or the late payment of Licence Fee or other monies does not constitute a waiver of the essential and continuing obligation of the Licensee to pay Licence Fee and other moneys during the Term on the dates specified in the Licence.

18.3 Breach of an essential term

The Licensee must compensate the Licensor in respect of any breach of an essential term of this Licence and the Licensor is entitled to recover damages from the Licensee in respect of such breaches. The Licensor's entitlement under this clause is in addition to any other remedy or entitlement (including the right to terminate this Licence).

18.4 Loss on repudiation or breach

Where the Licensee's conduct (whether acts or omissions) constitutes:

- (1) a repudiation of the Licence; or
- (2) a breach of any covenant contained in the Licence,

the Licensee must compensate the Licensor for the loss or damage suffered by reason of the repudiation or breach.

18.5 Quantum of damages recoverable

The Licensor is entitled to recover damages against the Licensee in respect of repudiation or breach of covenant for the damage suffered by the Licensor during the entire Term.

18.6 Certain events of no effect

The Licensor's entitlement to recover damages is not affected or limited by any of the following:

- (1) if the Licensee abandons or vacates the Premises;
- (2) if the Licensor elects to re-enter or to terminate the Licence;
- (3) if the Licensor accepts the Licensee's repudiation; or
- (4) if the Licensee's conduct constitutes a surrender by operation of law.

19. Early Termination

19.1 Early Termination

This Licence may be terminated, without cause, by the Licensee giving the Licensor six months written notice or such shorter period as agreed by the parties in writing. Subject to clause 11.4 and 11.5, the Licensor will not have an action against the Licensee in respect of termination of this Licence pursuant to this clause.

19.2 Exercise of right to Terminate

Exercise of the right to terminate under clause 19.1 by the Licensee does not prejudice a claim by either party in respect of any breach of the Licence occurring prior to termination.

20. Rules

20.1 Rules

The Licensee must comply with the Rules and the Licensee acknowledges that, if it fails to comply with any of the Rules, the failure constitutes a breach of this Licence.

20.2 Compliance with Rules

The Licensee must take all reasonable steps to ensure that its employees, agents, contractors and invitees comply with the Rules.

20.3 Variation of Rules

The Licensor may delete, vary or add to the Rules provided that the Licensor notifies the Licensee of the changes within 30 days of making the changes.

21. Common Area

21.1 Use of Common Area

Subject to subclause 21.2, the Licensee and all persons authorised by it, must, at all times, have the right to use the Common Area as ancillary to the occupation of the Premises by the Licensee, in common with other persons having rights to be on the Land,:

- (1) to enter and leave the Premises;
- (2) to load or unload vehicles in any area designated for the purpose by the Licensor from time to time;
- (3) to park private motor vehicles or cycles in such a place and for such a time as the Licensor designates from time to time;
- (4) to use the toilets and washrooms as allocated by the Licensor from time to time; and
- (5) to place rubbish in such proper receptacles as are approved by the Licensor from time to time.

21.2 Control of Common Area

The Common Area will, at all times, be subject to the control of the Licensor who has, subject to this Licence, the right from time to time to establish, modify and enforce reasonable rules in this regard.

21.3 Varying the Common Area

21.3.1 The Licensor may, by notice to the Licensee, vary the size and/or location of the Common Area at any time and in any way it determines.

21.3.2 Notwithstanding clause 21.3.1, the Licensor must not vary the Common Area in a way that prevents the Licensee reasonable access to the Premises at all times permitted under this Licence.

22. Variations

22.1 Variation of provisions

The parties agree that the provisions of this Licence may be varied as set out in Item 17.

22.2 Inconsistency

Where there is any inconsistency between the terms of this Licence and Item 17, the provisions of Item 17 will prevail.

23. GST

23.1 GST definitions

23.1.1 In this clause:

Act means the *A New Tax System (Goods and Services Tax) Act 1999* (as amended) and any regulation made under that Act;

GST, Taxable Supply, Input Tax Credit, Supply and Tax Invoice have the same meaning as in the Act;

GST Rate means 10% or if the rate at which GST is calculated under the Act changes, the rate applicable at the relevant time.

Payment includes consideration in the form of money given or received and in a form other than money given or received.

23.2 Payment of GST

A party making Payment to another party for a Taxable Supply under this Licence must pay to the other party at the same time, an additional amount equal to the amount of the Payment multiplied by the GST Rate.

23.3 Reimbursements

When calculating the amount of:

- (a) any reimbursement to a party under this Licence; and
- (b) the indemnification under this Licence of an expense, loss or liability incurred or to be incurred by that party,

the other party may include the GST paid or payable on the Supply giving rise to the amount, but if that party includes the GST that party must deduct the amount of any Input Tax Credit from the amount paid.

23.4 Tax invoice

A party receiving a Payment of GST under this clause must provide a Tax Invoice to the party making the Payment before or at the same time as the Payment is received.

24. Leases Act

24.1 Application of Leases Act

Subject to clause 24.4, the parties agree that the provisions of the Leases Act apply to this Licence. Where there is an inconsistency between the provisions of this Licence and the Leases Act, the Leases Act will prevail.

24.2 Disclosure Statement

Where a Disclosure Statement complying with the Leases Act, was not given to the Licensee at least 14 days before this Licence was entered into and the Licensee has agreed to waive this requirement, the Licensee must provide the Licensor with a certificate made under section 30 of the Leases Act certifying that the Licensee has been independently advised by a lawyer (as defined in the Leases Act and not acting for the Licensor) of its right under the Leases Act.

24.3 Approved handbook

The Licensee warrants that the Licensee was advised of the existence of the approved handbook and of its availability, as early as practicable in negotiations relating to this Licence.

24.4 Standard provisions

The standard provisions in regulations prescribed under the Leases Act do not apply to this Licence.

24.5 Term of Lease less than 5 years

Where the Term (including any prior option period or option contained in this Licence) is less than 5 years (as is otherwise required by the Leases Act), the Licensee warrants:

- (1) that it has been independently advised by a lawyer (as defined in the Leases Act and not acting for the Licensor) of the Licensee's rights pursuant to section 104 of the Leases Act; and
- (2) that the lawyer has provided a certificate, as required by section 104 of the Leases Act.

25. Guarantee and Indemnity

25.1 Guarantee

25.1.1 This clause applies if, and only if, a Guarantor is set out in Item 16.

25.1.2 The Guarantor, and each of them jointly and severally, guarantees to the Licensor the due payment of all moneys due under this Licence and the due performance by the Licensee of all the covenants and terms of this Licence by the Licensee.

25.2 Indemnity

25.2.1 The Guarantor indemnifies the Licensor and agrees to keep the Licensor indemnified from all damages and all costs, losses and expenses which the Licensor may suffer or incur from any breach or non-observance by the Licensee of any of the covenants and terms in this Licence.

25.2.2 The Guarantor agrees that this indemnity continues and the Guarantor remains liable to the Licensor notwithstanding that as a consequence of breach or non-observance by the Licensee the licensor has exercised any of its rights including its right of re-entry and notwithstanding that the Licensee (being a company) may be wound up or (being a natural person) may be declared bankrupt and notwithstanding that the guarantee now given may for any reason be unenforceable.

25.3 Not affected by time or other indulgence

The liability of the Guarantor is not affected by the granting of time or other indulgence or concessions to the Licensee or by the compounding, compromise, release, abandonment, waiver, variation, relinquishment or renewal of any of the rights of the Licensor against the Licensee or by any neglect or omission to enforce such rights or by anything, which under the law relating to sureties would or might but for this clause release the Guarantor from his obligations.

25.4 Continuing guarantee

The guarantee and indemnity now given are to continue until the due performance and observance by the Licensee of all the terms and conditions of this Licence.

26. Miscellaneous

26.1 No waiver

Failure or omission by the Licensor at any time to enforce or require strict or timely compliance with any provision of this Licence will not:

- (1) affect or impair that provision in any way;
- (2) affect the right or remedy that the Licensor may have in respect of that provision; or
- (3) act as a waiver of any other breach by the Licensee.

26.2 Entire Agreement

This Licence contains the entire agreement between the parties in relation to the Premises and supersedes any prior representation, negotiations, writing, memoranda and agreements.

26.3 Variation

This Licence may be varied only by the written agreement of the parties prior to the expiration of this Licence.

26.4 Severability

Any provision of this Licence that is illegal, void or unenforceable will not form part of this Licence to the extent of that illegality, voidness or unenforceability. The remaining provisions of this Licence will not be invalidated by an illegal, void or unenforceable provision.

26.5 Governing law

This Licence is governed by and construed in accordance with the law for the time being in force in the Territory and the parties submit to the non-exclusive jurisdiction of the courts of the Territory.

26.6 Compliance with laws

The Licensee must comply with the laws from time to time in force in the Territory.

26.7 Notices

26.7.1 Any notice, including any other communication, required to be given or sent to either party under this Licence must be in writing.

26.7.2 Notices must be:

- (1) left at the address set out or referred to in the Address for Notices;
- (2) sent by prepaid ordinary post (airmail if appropriate) to the Address for Notices;
- (3) delivered by hand to the recipient; and
- (4) given in any other way agreed between the parties.

26.7.3 In addition, where a notice is given by either party to repair or replace, the notice may be sent by electronic mail to an electronic mail address set out in the Address for Notices.

26.7.4 Notices take effect from:

- (1) the time they are received if received prior to 5.00pm; and
 - (2) 9.00am the following Business Day, if received after 5.00pm,
- unless a later time is specified in the Notice.

26.7.5 If sent by post, Notices are taken to be received three Business Days after posting (or seven days after posting if sent to or from a place outside Australia).

26.7.6 If sent by electronic mail, Notices are taken to be received at the time of receipt under the *Electronic Transactions Act 2001* (ACT).

26.7.7 Despite anything else in this clause 26.7, if communications are received or taken to be received after 5.00pm on a Business Day or on a day that is not a Business Day, they are taken to be received on the next Business Day.

26.8 Authority to complete

The Licensee authorises the Licensor and its solicitors to complete any blanks with a proper date or details and to make any formal correction necessary to this Licence.

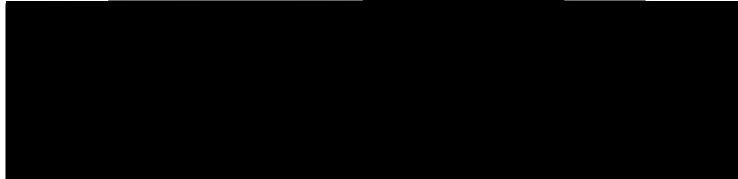
Schedule 1 - Details

Item 1:	Licensee:	[REDACTED] [REDACTED]
Item 2:	Land:	Block 14, Section 132, Division of Wanniasa;
Item 3:	Premises:	The hatched area on the plan of premises annexed at Schedule 6 being a total area of approximately 1,477m ² , subject to survey, in the facility known as [REDACTED] located at Block 14, Section 132, Division of Wanniasa. The area will be revised in accordance with the survey and rent and outgoings will be adjusted in accordance with the revised survey plan.
Item 4:	Term:	Ten (10) Years [REDACTED]
Item 5:	Commencement Date:	[REDACTED]
Item 6:	Expiry Date:	[REDACTED]
Item 7:	Licence Fee (Ex GST):	\$0.05 per annum if/when demanded; First \$500 for every repair and/or maintenance requested:
Item 8:	(a) Licence Fee Review Dates:	N/A
	(b) Method of Review:	N/A
Item 9:	Use of Premises:	Office accommodation and associated activities for the administration of [REDACTED]; [REDACTED];
Item 10:	Outgoings:	As per Schedule 2
Item 11:	Public Liability Insurance:	\$20 million
Item 12:	Licensee's Contribution:	As per Schedule 2
Item 13:	Option Term:	Nil
Item 14:	Interest Rate:	10%

Item 15: Address for Notices:

Contact Officer - Licensor:
Senior Director, Community and Government
Engagement
Infrastructure Canberra
Postal Address: PO Box 777 Fyshwick ACT 2609
Phone: 6213 0700
Email: actpgleasing@act.gov.au

Contact Officer - Licensee:



Item 16: Guarantor:

N/A;

Item 17: Variations:

Nil

Item 18: Standard Hours

Determined by Licensee

Schedule 2 – Outgoings

DISTRIBUTION OF LICENSOR AND LICENSEE RESPONSIBILITIES IN RELATION TO STATUTORY OUTGOINGS, SERVICE CHARGES AND GENERAL CHARGES

Details of Charges	Percentage of Licensor responsibility (A)	Percentage of Licensee responsibility (B)
SECTION 1 - STATUTORY OUTGOINGS		
Land Tax	100%	0%
General Rates	100%	0%
Water and Sewerage Rates	100%	0%
SECTION 2 - SERVICE AND GENERAL CHARGES		
Electricity	0%	100%
Gas	0%	100%
Water Usage	0%	100%
Telephone and Communications	0%	100%
Cleaning – General	0%	100%
Cleaning - Windows (Internal)	0%	100%
Cleaning - Windows (External)	100%	0%
	Subject to necessity and provision of funding	
Cleaning – Toilet requisites	0%	100%
Rubbish Removal/Trade Waste	0%	100%
Gutter Cleaning	100%	0%
Plate Glass Insurance	0%	100%
Public Liability Insurance	0%	100%
Landscaping/Gardening	0%	100%
After-hours Air-Conditioning	0%	100%
Air-Conditioning System Repairs, Maintenance and Replacement	0%	100%
		First \$500.00 for each item of repair and/or maintenance request.
Security - Monitoring	0%	100%

Building Security System – Hardware	0%	100%
Security Attendance	0%	100%
Pest Control	0%	100%
Building Insurance	100%	0%
Fire Brigade Monitoring	100%	0%
Fire Protection & Fire Extinguishers	100%	0%
Signage (Internal, External)	0%	100% Subject to Licensor approval
Painting	0%	100% Subject to Licensor approval
Lifts	100%	0%
Locks and Keys	100% An initial two (2) complete set of keys and / or swipe cards and two (2) complete sets for any changes to the locking system initiated by the Territory	100% For additional keys and / or swipe cards for employees and to replace lost keys and / or swipe cards Cost for damage to locks determined by the Licensor to be as a result of Licensee misuse
Lighting	100% Light fittings	100% Light globes and starters
Floor coverings	0% Except where the Territory determines floor replacement is required as a result of fair wear and tear of the building	100% To meet Licensee's operation requirements, Subject to Licensor approval
Billy Unit/Hot & Cold Water unit Maintenance, Repair and Replacement	0%	100%

Schedule 3 – Condition Report

To be completed once the property has been constructed.

Schedule 4 – Rules

1. All requests for consents or approvals required from the Licensor, all notices required to be given by the Licensee to the Licensor and all enquiries, complaints and suggestions which the Licensee may wish to communicate to the Licensor, are to be in writing to the Contact Officer named in Item 15.
2. The Licensee must keep all doors and other means of access to the Premises securely fastened when the Premises are left unoccupied. The Licensor reserves the right to enter the Premises and fasten them if they are left insecurely fastened.
3. The Licensee must ensure that, at all times, the Licensor has a current address and telephone number at which the Licensee, or a responsible representative of the Licensee, can be reached when the Licensee or representative is not in the Premises.
4. No curtains, window blinds, window screens or awnings may be erected without the approval of the Licensor.
5. The Licensee must not cause obstruction in or place any furniture or items in the Common Area (shared areas). These areas include but are not limited to, the corridors, kitchen facilities, toilet facilities, Etc.
6. The Licensee shall ensure that all persons under its control and all persons invited onto the Land by the Licensee use all services, including bathroom and toilet facilities, in the Common Area and in the Premises in a reasonable manner which does not damage or cause blockages to such services.
7. No rubbish or waste may, at any time, be burnt on the Premises or in the Building.
8. The Licensee may not conduct, or permit to be conducted, on the Premises any auction, bankrupt or fire sale.
9. The Licensee may not use or permit the Common Area to be used for any business or commercial purpose or the display or advertisement of any goods or services.
10. The Licensee must not use the Premises as a residence or sleeping place.
11. The Licensee must not keep on the Premises any animals, fishes, reptiles or birds.
12. The Licensee may not smoke or permit any person to smoke any form of tobacco or similar substance in the Premises or within 15 metres from the Building.

13. The Licensee must comply with any fire management plan produced by the Licensor which is made known to the Licensee or, if reasonably required by the Licensor, the Licensee must produce its own fire management plan.
14. The Licensee must participate in any emergency response training and exercises facilitated by the Licensor, of which the Licensee has received reasonable notice.
15. The Licensee shall ensure that all persons under its control and all persons invited onto the Land by the Licensee do not discharge fire extinguishers or trigger alarms in the Common Area or in the Premises without reasonable cause.
16. Where there is more than one licensee occupying the Land, the Licensor must maintain and mow any nature strips or other public land immediately adjacent to the Premises to the reasonable satisfaction of the Licensor.
17. Where the Licensee has exclusive occupancy of the Premises, the Licensee must have in place the required emergency response procedures for the Premises and comply with any fire management plan produced by the Licensee
18. The Licensee must ensure that all electrical equipment brought onto and used on the Premises are 'tag and tested' at the required intervals in accordance with Australian Standard (AS)3760.
19. The Licensee must not access the electrical distribution board on the premises at any time.

Schedule 5 – Licence Fee Review

1. The Licence Fee must be reviewed effective from each Licence Fee Review Date in accordance with the method of Licence Fee review noted next to the relevant Licence Fee Review Date in Item 8.
 2. Each method of review must have the meaning and procedure set out in this Schedule.
- A. (1) **“CPI Review”** means a licence fee adjustment in accordance with the following Consumer Price Index formula:

$$\text{NYLF} = \text{OYLF} \times \frac{\text{NCPI}}{\text{OCPI}}$$

Where:

- “NYLF” is the new licence fee payable by the Licensee to the Licensor commencing from the Licence Fee Review Date;
- “OYLF” is the Licence Fee payable by the Licensee to the Licensor immediately preceding the Licence Fee Review Date;
- “NCPI” is the last published Consumer Price Index prior to the Licence Fee Review Date;
- “OCPI” is the Consumer Price Index as published prior to the date upon which the Licence Fee was most recently reviewed, varied or set pursuant to the terms of the Licence or any previous licence (or previous licences) which contained an option to renew (or a chain of options to renew) which gave rise to this Licence.
- (2) **“Consumer Price Index”** means the Consumer Price Index for Canberra (All Groups) as published by the Australian Statistician (or such person or office which fulfils the relevant function fulfilled by the Australian Statistician at the commencement of the Licence). In the event that the Consumer Price Index is adjusted (for example by changing the base index number or changing the year of the base index number), or there is any suspension or discontinuance of the Consumer Price Index by the Australian Statistician, then the Consumer Price Index will mean such index figure or statistic published at the relevant dates in the Australian Statistician’s summary of Australian statistics which reflects fluctuations in the cost of living in Canberra and which the parties may mutually agree upon, and if they are unable to agree then such index figure or statistic as may be determined by the President for the time being of the Australian Property Institute or some person nominated by the President whose decision will be conclusive and binding. This definition must apply notwithstanding that there may be significant changes over time in the composition and weighting of the items by reference to which the Consumer Price Index is calculated.
- (3) The Licensee must continue to pay the current instalments of the Licence Fee due until the new licence fee is determined. Within 21 days after the Licensor has notified the Licensee of the new licence fee, the Licensee must adjust and pay the amount due to the Licensor as Licence Fee from the Licence Fee Review Date.

- B. (1) **“Licence Fee Increase by X%”** (where X% is a specified percentage figure) means a licence fee adjustment in accordance with the following formula:

$$\text{NYLF} = \text{OYLF} \times \frac{100 + X}{100}$$

Where:

- “NYLF” is the new licence fee payable by the Licensee to the Licensor commencing from the Licence Fee Review Date;
“OYLF” is the Licence Fee payable by the Licensee to the Licensor immediately preceding the Licence Fee Review Date;
“X” is the specified percentage in Item 8.

- (2) The Licensee must continue to pay the current instalments of the Licence Fee due until the new licence fee is determined. Within 21 days after the Licensor has notified the Licensee of the new licence fee, the Licensee must adjust and pay the amount due to the Licensor as Licence Fee from the Licence Fee Review Date.

- C. (1) **“Market Review”** means an adjustment to the Licence Fee that could reasonably be expected to be paid for the Premises if unoccupied and offered for occupation for the use set out in Item 9.

- (2) Either party may at any time, but not earlier than 4 months prior to the Licence Fee Review Date to which Market Review applies, give notice in writing to the other party stating the amount which, in that party’s opinion, is the market licence fee for the Premises as at that Licence Fee Review Date.

- (3) If:

(a) 2 months after a party has given a notice under subclause (2), the parties have not agreed upon the market licence fee applicable from the Licence Fee Review Date; or

(b) 14 days after either party tells the other party that it disputes the proposed licence fee applicable from the Licence Fee Review Date;

either party may notify the Magistrates Court that that party wishes to have the matter referred to mediation under section 52(2) of the Leases Act.

- (4) If a market licence fee cannot be agreed, the parties agree to follow the procedure set out in Part 8 of the Leases Act regarding determination of the market licence fee.

- (5) If, 14 days after the Licensee tells the Licensor that the Licensee disputes the proposed Licence Fee applicable from the Licence Fee Review Date either party may ask the President of the Australian Property Institute (Canberra Chapter) to appoint a valuer with at least 5 years’ experience to

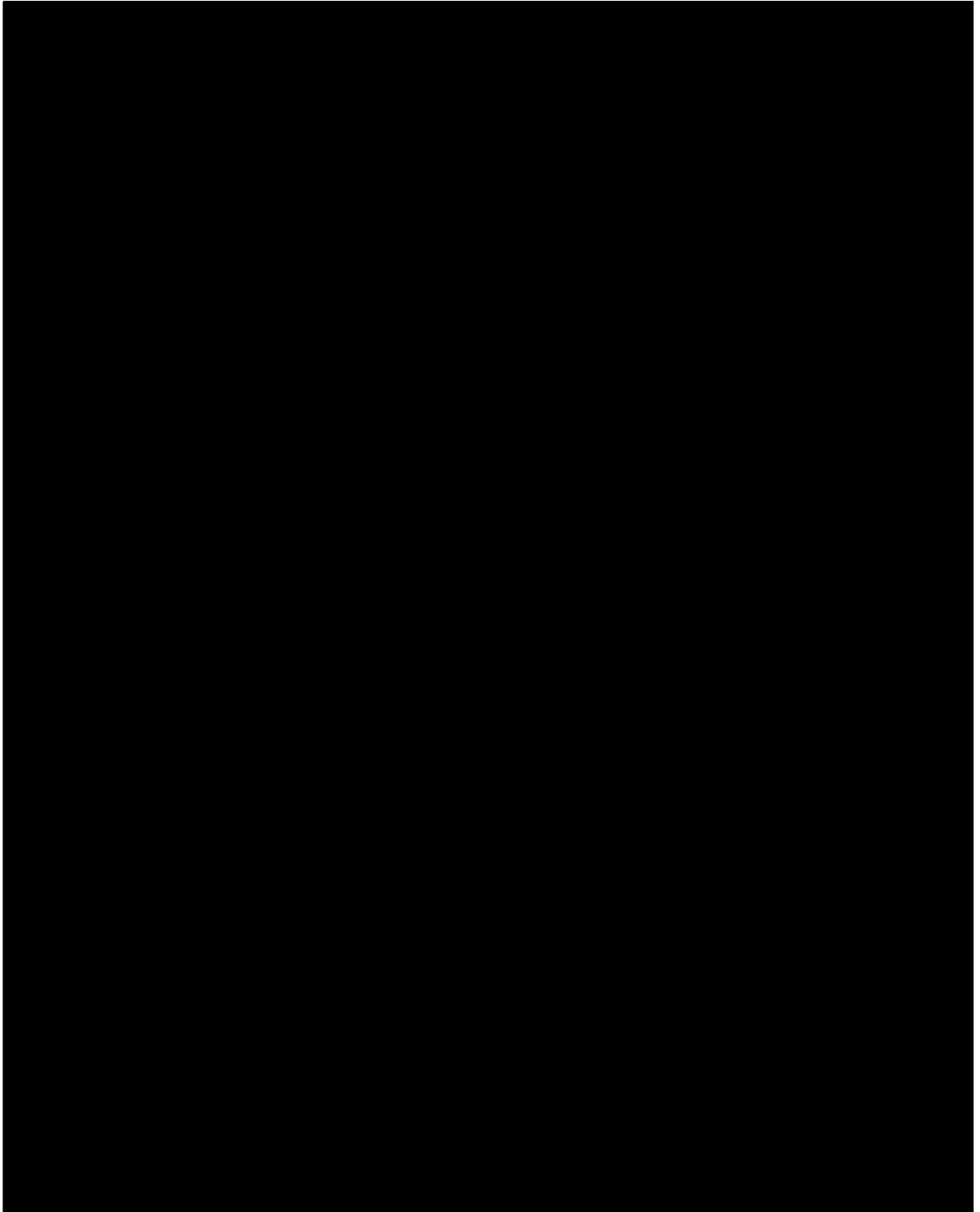
determine the Market Licence Fee having regard to the current market rental.

- (6) The valuer must act as an independent expert and not as an arbitrator, and give written reasons for the decision. The parties must share the valuer's costs equally.
- (7) The valuation of the Market Licence Fee must take into account:
 - (a) the terms of the Licence;
 - (b) other matters relevant to the assessment of current market rental;
 - (c) the use of the Premises under the Licence; and
 - (d) rent concessions or other benefits frequently or generally offered to prospective lessees of similar Premises,

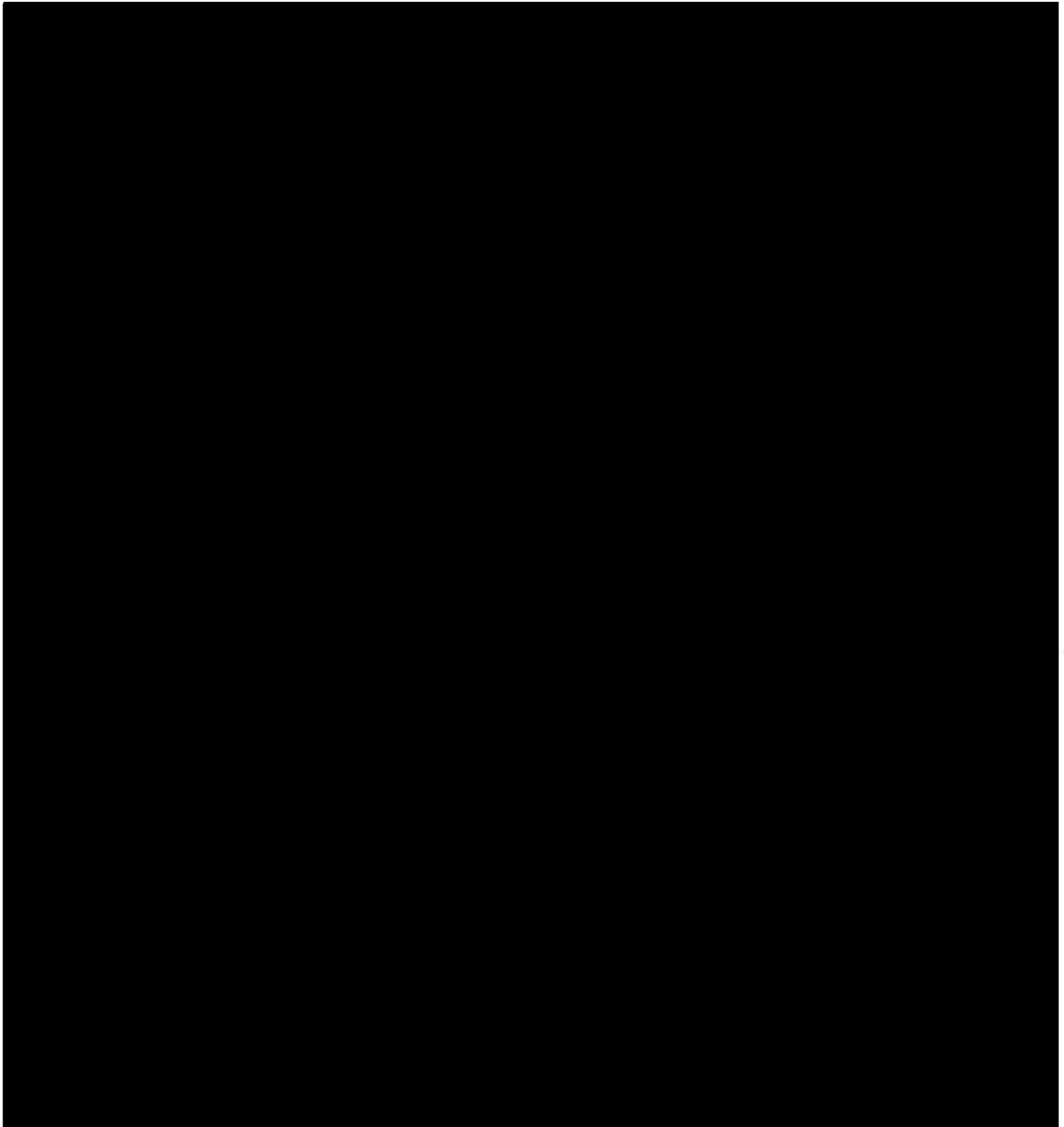
and must assume that the Premises are unoccupied, but it must not take into account the value of any goodwill or the Licensee's Improvements.

- (8) Until the dispute is resolved, or a right is lost, the Licensee must pay the old Licence Fee. Any adjustment is calculated from the Market Review Date. The Licensee must pay any adjustment, or the Licensor must credit the Licensee with it, when the next monthly payment is due.

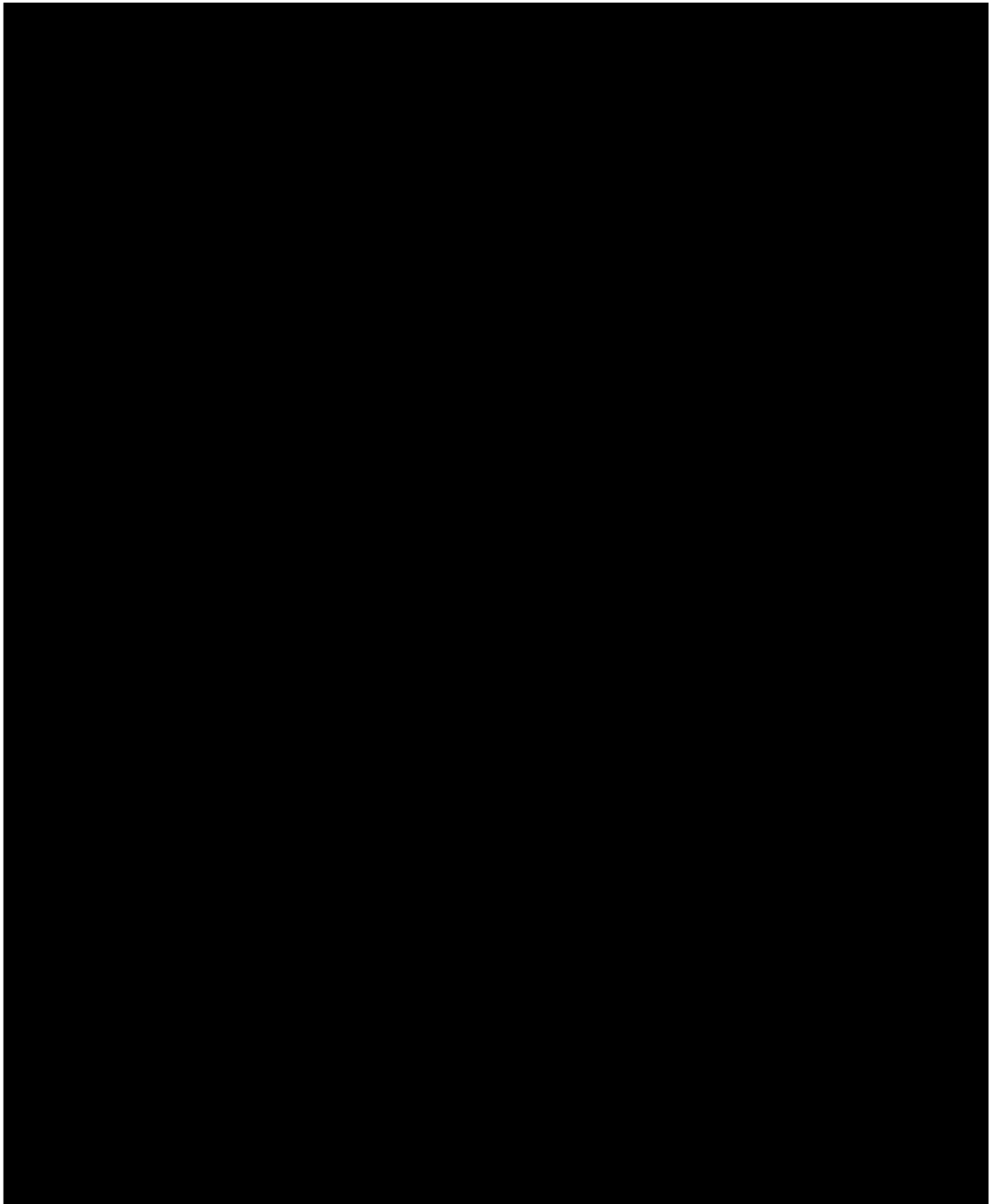
Schedule 6 – Plan of the Premises



Mezzanine Level



Level 1 Floor Plan



Executed as an Agreement

DATE OF THIS AGREEMENT

26/2/25

SIGNED for and on behalf of the AUSTRALIAN CAPITAL TERRITORY in the presence of:

) Signature of Territory delegate

[Handwritten signature]

Signature of witness

Josh Pynehart

Print name

Kyla Kerkow

Print name

SIGNED by or for and on behalf of

[Redacted signature]

[Redacted signature]

in the presence of:

[Redacted signature]

) Signature of authorised Representative*
*see note below

[Redacted signature]

Print name and position

[Redacted signature]

[Redacted signature]

) Signature of second authorised representative*
*see note below

[Redacted signature]

[Redacted signature]

Print name

Print name and position



Note:

Date: Must be dated on the date the last party signs the Agreement or, if signed counterparts of the Agreement are exchanged, the date of exchange. Also date the cover page.

Individual: Must be signed by the individual and witnessed.

Incorporated Association: Must be signed in accordance with the Association's constitution, which may or may not require the common seal to be affixed. As a minimum, 2 authorised officers must sign.

Company: Must be signed in accordance with section 127 of the Corporations Act 2001 (Cwlth), for example, by 2 directors or a director and a secretary. Common seal may be affixed if required under the constitution but is generally not required.



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Finance

Redirected to: Minister for Police, Fire and Emergency Services

Reference: Infrastructure Canberra

Hearing: 25 July 2025

In relation to: Acton Emergency Services Station and Infrastructure Canberra

Question received: 3 August 2025

Answer Due: 13 August

On 8 March 2023 a contract was let to the Shaw Building Group for the design and construction of the Acton Emergency Services Station. The original contract amount for the construction of the Acton Emergency Services Centre was \$21.9M. According to the Tenders ACT website the value of the contract is now \$36.4M. Can you explain why there has been such a difference between the original contract amount and the value of the contract now?

Dr Marisa Paterson MLA: The answer to the Member's question is as follows:

The pre-tender estimate developed during the planning for this procurement, based on the 80 per cent Preliminary Sketch Plan was \$30,000,000, with an additional contingency of \$6,868,596.80. The current value of the contract falls within this estimate, inclusive of the contingency.

The project experienced unforeseen complexity with a number of issues that were unable to be financially quantified at the time the contract was let including;

- Connection of appropriate utilities as the identified block was unserved. Works to locate these services and find a path through them to the site proved to be a difficult and complex exercise. This involved extensive consultation with utility providers and the agreed solutions required significant additional works.
- Statutory approvals on National Capital Authority (NCA) land.
- The block topography required additional safety requirements, including a reinforced retaining wall and crash barrier.
- There were also a number of scope changes to meet requirements that evolved during the delivery of the project, including increasing the size of the generator to provide full site

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backup, incorporation of a diesel particulate exhaust system and a charging system for new electric fire appliances.

Construction contracts clearly define the risks that are to be carried by the contractor as part of their lump sum price and those that they will be entitled to additional payment under the contract. The elements described above are those that the contractor is entitled to additional payment for under the contract.

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Police, Fire and Emergency Services, Dr Marisa Paterson MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Economic Development

Redirected to: Chief Minister

Reference: Redirection to Chief Minister- Infrastructure Canberra

Hearing: 28 July 2025

In relation to: New Aquatic Centre

Question received: 30 July 2025

Answer Due: 12 August 2025

The Government has committed to establishing an aquatic centre in Commonwealth Park.

- 1) Has the Government determined how it will carry out the design and construction of the new aquatic centre?
- 2) Will it be a design and construct contract or a separate contract for the design and another contract for the construction?
- 3) Will the Government engage with the community about the design of the new aquatic centre before an allocation for Works Approval is submitted to the National Capital Authority?
- 4) Will the Government acquire a Crown lease from the Commonwealth for the aquatic centre or will it seek to turn the land on which the aquatic centre is built into Territory land?

Mr Andrew Barr MLA: The answer to the Member's question is as follows:

- 1) The ACT Government is currently recruiting a design consultant to complete the Concept Design and in parallel producing a Business Case for the new Canberra Aquatic Centre. The Business Case will provide a recommendation on the approach to procurement, detailed design and construction.
- 2) As noted in item (1) above, the Business Case will confirm the approach to procurement, detailed design and construction.

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- 3) A stakeholder engagement plan is currently being drafted for the project that will complement the recent public consultation undertaken by the National Capital Authority on the [Commonwealth Park Concept Vision 2025](#).
- 4) Land tenure negotiations are a key element of the project over the next 12-18 months.

Approved for circulation to the Select Committee on Estimates

Signature:

By the Chief Minister, Andrew Barr MLA

Date:



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Caitlin Tough MLA

Addressed to: Minister for the Public Service

Reference: Infrastructure Canberra Places and Spaces- Budget Statement G

Hearing: 28 July 2025

In relation to: Insourcing and Concessional Leases for Community Organisations

Question received: 29 July 2025

Answer Due: 12 August 2025

Places and Spaces in Infrastructure Canberra manages the ACT Government's property portfolio, which includes a lot of properties which are leased to community organisations at a peppercorn or concessional rate. I understand there is an internal trades team who support a lot of the property and facilities management work required in this area. Can you explain to me how this works as an insourced team? How many apprentices are currently supported through this team, and in what trades? How does Places and Spaces engage with community organisations to find permanent venues or move when they need a change in venue?

Ms Rachel Stephen-Smith MLA: The answer to the Member's question is as follows:

Delivery - Places and Spaces within Infrastructure Canberra (iCBR) is responsible for delivering critical property and asset management services that make a positive impact on communities across the ACT and operations of the ACT Government.

Their responsibilities cover the planned and reactive maintenance activities for Territory owned commercial buildings, government office accommodation, community/multi-purpose buildings and leased commercial buildings on behalf of the Territory.

Properties managed by iCBR are inspected, maintained, and upgraded by qualified and experienced staff and contractors with an increased focus on service delivery by ACT Government employees where feasible.

The internal property operations team consists of multiple trades and general maintenance activities. These include carpenters, plumbers, electricians, heating ventilation and cooling (HVAC), fitters, locksmiths and a fields maintenance team. This team undertakes varied activities that include grounds maintenance, graffiti, bulky waste and sharps removal, high pressure washing, flag and banners installation, test and tag activities and other general maintenance tasks.

This team consists of 36 trade staff, eight of which are apprentices at varying stages of their four-year commitment.

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The property operations team has also engaged with the Australian Training Company (ATC) to provide placement for two female work experience participants in the team. The high school aged participants attended the electrical and HVAC spaces during May and June 2025.

In accordance with the *Community and Other Tenancies Application and Allocation Policy*, iCBR allocates properties surplus to government requirements to the community to use for accommodation. Organisations seeking new or additional space in government owned accommodation can apply to iCBR outlining their requirements for consideration. An allocations register is established for applications – in order of when applications are received. When space becomes available a shortlist of applicants meeting the criteria is compiled followed by an offer to the candidates to view the properties for them to assess that the accommodation is fit for purpose. On acceptance of the offer for the property, a licence agreement will be drafted.

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for the Public Service, Rachel Stephen-Smith MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Miss Laura Nuttall

Addressed to: Minister for the Public Service

Reference: Infrastructure Canberra- Property Council

Hearing: 28 July 2025

In relation to: Early Childcare Centre on Marcus Clarke St Leases and Community Facilities

Question received: 4 August 2025

Answer Due: 12 August 2025

My office has been informed that an Early Childcare Centre with a peppercorn lease on Marcus Clarke St. has been left vacant for quite some time. What is the current status of the centre, and what is being done to make use of the space?

Ms Rachel Stephen-Smith MLA: The answer to the Member's question is as follows:

The former Civic Childcare Centre, located on Marcus Clarke Street, City West was vacated in September 2024 by the former tenant. The site remains vacant due to a requirement for repair and upgrade works. Infrastructure Canberra is undertaking a review of potential options for the future of the site which is anticipated to be complete by the end of the financial year.

Approved for circulation to the Select Committee on Estimates

Signature:

Date:

By the Minister for the Public Service, Rachel Stephen-Smith MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Miss Laura Nuttall

Addressed to: Minister for the Public Service

Reference: Infrastructure Canberra- Property Council

Hearing: 28 July 2025

In relation to: Early Childcare Centre on Marcus Clarke St Leases and Community Facilities

Question received: 4 August 2025

Answer Due: 12 August 2025

My office has been informed that an Early Childcare Centre with a peppercorn lease on Marcus Clarke St. has been left vacant for quite some time. What is the current status of the centre, and what is being done to make use of the space?

Ms Rachel Stephen-Smith MLA: The answer to the Member's question is as follows:

The former Civic Childcare Centre, located on Marcus Clarke Street, City West is vacant following Northside Community Service's decision to cease operations at the site in September 2024. Infrastructure Canberra has taken the opportunity with the vacancy at the site to undertake a comprehensive review of the facility to determine the extent of works required and appropriate options of future use. The site remains vacant due to an identified requirement for repair and upgrade works. Infrastructure Canberra anticipates an options analysis for the future of the site to be complete by the end of the financial year.

Approved for circulation to the Select Committee on Estimates

Signature:

Date:

By the Minister for the Public Service, Rachel Stephen-Smith MLA

From: [Cunningham, Lauren](#) on behalf of [iCBR, DLO](#)
To: [Goodwin, Jonathan](#)
Cc: [iCBR, DLO](#)
Subject: RE: QON 113 - Early Childcare Centre on Marcus Clarke St
Date: Monday, 11 August 2025 4:20:02 PM

With RSS Advisor in drive for clearance. Critical date 12 August.

OFFICIAL

Hi Jonny,

Sorry for the delay, the QON has been slightly updated to reflect your comment below.

Saved back [in your folder now](#).

Any other questions or issues please let me know.

Cheers

Lauren

From: Goodwin, Jonathan <Jonathan.Goodwin@act.gov.au>

Sent: Monday, August 11, 2025 10:36 AM

To: iCBR, DLO <iCBRDLO@act.gov.au>

Subject: RE: QON 113 - Early Childcare Centre on Marcus Clarke St

Hi Lauren

Just on this one – is there anything more we can say about the reasons the tenant vacated?

My understanding is that it was based on operational considerations of the organisation rather than an issue with the site or any push from iCBR that they vacate. If there is a way we can clarify in the answer that it was a decision the operator made of their own volition that would be good. Happy to discuss

Thanks

Jonny

From: Cunningham, Lauren <Lauren.Cunningham@act.gov.au> **On Behalf Of** iCBR, DLO

Sent: Monday, 11 August 2025 10:32 AM

To: Goodwin, Jonathan <Jonathan.Goodwin@act.gov.au>

Cc: iCBR, DLO <iCBRDLO@act.gov.au>

Subject: QON 113 - Early Childcare Centre on Marcus Clarke St

OFFICIAL

Morning Jonny,

I have just saved a QON [in your folder here](#) regarding the former Early Childcare Centre on Marcus Clarke Street.

This one is due for lodgement to the Committee tomorrow, Tuesday 12 August.

Any questions or issues please let me know.

Cheers

Lauren

Lauren Cunningham | Senior Director, Ministerial and Government Business

Infrastructure Canberra | ACT Government

T 02 6207 5996 | E lauren.cunningham@act.gov.au

GPO Box 158, Canberra ACT 2601



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Laura Nuttall MLA

Addressed to: Minister for the Public Service

Reference: Infrastructure Canberra- Property Council

Hearing: 28 July 2025

In relation to: Salthouse Community Centre- Haig Park and Salthouse Usage Rates

Question received: 04 August 2025

Answer Due: 12 August 2025

In regards to Salthouse Community Centre:

How often is the venue booked, and how often is the venue vacant (of the time it could potentially be booked)?

Is the government exploring any options to make it more affordable for people and organisations to rent the space?

Is the government exploring any other options to make the venue more appealing as a place to rent out?

Ms Rachel Stephen-Smith MLA: The answer to the Member's question is as follows:

The Salthouse Community Centre is managed by Northside Community Service, this includes managing bookings for the venue. Infrastructure Canberra (iCBR) has taken over management of this facility from 1 July does not currently hold data from the operator regarding historical booking rates.

The Northside Community Service has recently reduced rates for the hiring of the facility. There are tiered rates for the hiring of the facility, with the highest being for commercial and Government use. There are discounts available for not-for-profit organisations and Aboriginal and Torres Strait Islander Groups.

iCBR are engaging with the licensee to explore options on improving the amenity of the asset and its surrounds. The Territory, in consultation with community groups continue to identify opportunities to improve the usability of the Haig Park precinct.

OFFICIAL

Approved for circulation to the Select Committee on Estimates

Signature:

Date:

By the Minister for the Public Service, Rachel Stephen-Smith MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Laura Nuttall MLA

Addressed to: Minister for the Public Service

Reference: Infrastructure Canberra- Property Council

Hearing: 28 July 2025

In relation to: Salthouse Community Centre- Haig Park and Salthouse Usage Rates

Question received: 04 August 2025

Answer Due: 12 August 2025

In regards to Salthouse Community Centre:

How often is the venue booked, and how often is the venue vacant (of the time it could potentially be booked)?

Is the government exploring any options to make it more affordable for people and organisations to rent the space?

Is the government exploring any other options to make the venue more appealing as a place to rent out?

Ms Rachel Stephen-Smith MLA: The answer to the Member's question is as follows:

The Salthouse Community Centre is managed by Northside Community Service, this includes managing bookings for the venue. Infrastructure Canberra (iCBR) ~~has taken over management of this facility from 1 July~~ does not currently hold data from the operator regarding historical booking rates.

The Northside Community Service ~~sets the hiring rates for this facility, which it~~ has recently reduced ~~rates for the hiring of the facility~~. There are tiered rates for the hiring of the facility, with the highest being for commercial and Government use. There are discounts available for not-for-profit organisations and Aboriginal and Torres Strait Islander Groups.

~~iCBR are engaging with the licensee to explore options on improving the amenity of the asset and its surrounds.~~ The Territory, in consultation with community groups, continue to identify opportunities to improve the usability of the Haig Park precinct, building on substantial successful investments in recent years. iCBR are engaging with the licensee to explore options on improving the amenity of the asset and its surrounds.

OFFICIAL

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for the Public Service, Rachel Stephen-Smith MLA

From: [Dowd, Chloe](#) on behalf of [iCBR, DLO](#)
To: [iCBR, Ministerial](#)
Cc: [iCBR, DLO](#)
Subject: RE: CHLOE: QONs X 2- Community Facilities and Leases
Date: Tuesday, 12 August 2025 10:39:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
Importance: High

Hi Greta,

RSS MO has made edits to QON 114 in track - can this please be checked for accuracy/comfortability ASAP.

I have placed in the Objective folder linked [HERE](#).

Thanks

Chloe Dowd | Directorate Liaison Officer

Phone 02 6205 8303 | Email ChloeA.Dowd@act.gov.au

Chief Operating Office | Infrastructure Canberra | ACT Government

2 Constitution Avenue, Canberra, 2601 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



From: iCBR, Ministerial

Sent: Tuesday, 12 August 2025 9:20 AM

To: iCBR, DLO

Cc: iCBR, Ministerial

Subject: CHLOE: QONs X 2- Community Facilities and Leases

OFFICIAL

Hi Chloe,

Please see attached 2 QONs for RSS:

QON 114- Salthouse Community Centre Haig Park: <https://objective.act.gov.au/#/documents/A55991975>

QON 112- Insourcing and concessional leases for community organisations:

<https://objective.act.gov.au/#/documents/A55991540>

Due for lodgement today.

Thank you

Greta

From: Geraghty, Gillian <Gillian.Geraghty@act.gov.au>

Sent: Tuesday, 12 August 2025 9:06 AM

To: iCBR Deputy Director General <iCBR.DDG@act.gov.au>

Cc: iCBR Director General <iCBR.DG@act.gov.au>; Cunningham, Lauren <Lauren.Cunningham@act.gov.au>; iCBR, Ministerial <iCBRMinisterial@act.gov.au>; Chicco, Dee <Dee.Chicco@act.gov.au>; iCBR, Chief Operating Office <iCBR.coo@act.gov.au>; Pulford, Nikki <Nikki.Pulford@act.gov.au>

Subject: RE: FOR APPROVAL: QONs X 2- Community Facilities and Leases

OFFICIAL

Approved with minor edits

From: Jackson, Laura <Laura.Jackson@act.gov.au> **On Behalf Of** iCBR Deputy Director General

Sent: Monday, 11 August 2025 12:54 PM

To: Geraghty, Gillian <Gillian.Geraghty@act.gov.au>

Cc: iCBR Director General <iCBR.DG@act.gov.au>; iCBR Deputy Director General <iCBR.DDG@act.gov.au>; Cunningham, Lauren <Lauren.Cunningham@act.gov.au>; iCBR, Ministerial <iCBRMinisterial@act.gov.au>; Chicco, Dee <Dee.Chicco@act.gov.au>; iCBR, Chief Operating Office <iCBR.coo@act.gov.au>; Pulford, Nikki <Nikki.Pulford@act.gov.au>

Subject: FW: FOR APPROVAL: QONs X 2- Community Facilities and Leases

OFFICIAL

Hi Gillian, please see below approval request.

FOR APPROVAL: QON 114- Salthouse Community Centre Haig Park- **includes comment from EGM for DDG/DG**

FOR APPROVAL: QON 112- Insourcing and concessional leases for community organisations

CLEARED BY: Ash and Faheem

NOTE: Ash has suggested for the answer to QON 112, we include the question at the start of each answer to help make sense of the multiple issues that it covers.

Thank you,

Laura Jackson

Executive Assistant to Hayley Bell | a/g Deputy Director-General

icbr.dg@act.gov.au | icbr.ddg@act.gov.au

Phone: 02 6205 3015 | Email: Laura.Jackson@act.gov.au

Infrastructure Canberra | ACT Government

2 Constitution Ave, Canberra ACT 2601 | GPO Box 158, Canberra ACT 2601



From: Cahif, Ashley <Ashley.Cahif@act.gov.au>

Sent: Monday, 11 August 2025 12:22 PM

To: iCBR, Ministerial <iCBRMinisterial@act.gov.au>

Cc: iCBR Deputy Director General <iCBR.DDG@act.gov.au>; Pulford, Nikki <Nikki.Pulford@act.gov.au>

Subject: RE: FOR APPROVAL: QONs X 2- Community Facilities and Leases

OFFICIAL

Cleared – but for the answer to QON 112 – suggest we include the question at the start of each answer to help make sense of the multiple issues that it covers

From: iCBR, Ministerial <iCBRMinisterial@act.gov.au>

Sent: Monday, 11 August 2025 9:53 AM

To: Cahif, Ashley <Ashley.Cahif@act.gov.au>

Cc: iCBR Deputy Director General <iCBR.DDG@act.gov.au>; Pulford, Nikki <Nikki.Pulford@act.gov.au>; iCBR, Ministerial <iCBRMinisterial@act.gov.au>

Subject: FOR APPROVAL: QONs X 2- Community Facilities and Leases

OFFICIAL

Good morning Ash,

Please see attached for review and progression two QONs relating to leasing of community facilities. Cleared by Faheem.

QON 114- Salthouse Community Centre Haig Park- **includes comment from EGM for DDG/DG**

QON 112- Insourcing and concessional leases for community organisations

Due to the MO today to meet lodgement tomorrow.

Thank you,

Greta

Greta Piazzoli Assistant Director, Ministerial and Assembly Business

MS Teams | Email greta.piazzoli@act.gov.au

Chief Operating Office | Infrastructure Canberra | ACT Government

GPO Box 158 Canberra ACT 2601 | www.act.gov.au



From: [Dowd, ChloeA](#) on behalf of [iCBR, DLO](#)
To: [Goodwin, Jonathan](#)
Cc: [iCBR, DLO](#)
Subject: RE: QON 114- iCBR - Salthouse Community Centre Haig Park - Nuttall
Date: Tuesday, 12 August 2025 4:40:00 PM
Attachments: [image001.png](#)

iCBR has reviewed and has no issues with the below wording. Thanks Jonny!

Chloe Dowd | Directorate Liaison Officer

Phone 02 6205 8303 | Email ChloeA.Dowd@act.gov.au

Chief Operating Office | Infrastructure Canberra | ACT Government

2 Constitution Avenue, Canberra, 2601 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



From: Goodwin, Jonathan

Sent: Tuesday, 12 August 2025 2:15 PM

To: iCBR, DLO

Subject: RE: QON 114- iCBR - Salthouse Community Centre Haig Park - Nuttall

So would it be fair to say: “The Northside Community Service sets the hiring rates for this facility. However, any increases in the hiring rates must be approved by Infrastructure Canberra. Northside Community Service recently reduced the rates for this facility...”

From: Dowd, ChloeA <ChloeA.Dowd@act.gov.au> **On Behalf Of** iCBR, DLO

Sent: Tuesday, 12 August 2025 12:56 PM

To: Goodwin, Jonathan <Jonathan.Goodwin@act.gov.au>

Cc: iCBR, DLO <iCBRDLO@act.gov.au>

Subject: RE: QON 114- iCBR - Salthouse Community Centre Haig Park - Nuttall

Importance: High

OFFICIAL

Hi Jonny,

iCBR has reviewed your track changes and advised:

This is fine but it is important to advise the office that while NCS sets the rates, we approve them, however we only approve them when the rates rise, i.e. we did not approve the reduction in rates.

Please let me know if you need anything further to progress this one.

Thanks

Chloe Dowd | Directorate Liaison Officer

Phone 02 6205 8303 | Email ChloeA.Dowd@act.gov.au

Chief Operating Office | Infrastructure Canberra | ACT Government

2 Constitution Avenue, Canberra, 2601 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



From: Goodwin, Jonathan <Jonathan.Goodwin@act.gov.au>

Sent: Tuesday, 12 August 2025 10:20 AM

To: iCBR, DLO <iCBRDLO@act.gov.au>

Subject: RE: QON 114- iCBR - Salthouse Community Centre Haig Park - Nuttall

Hi Chloe

Some edits to this one which I have saved in track in my folder. Grateful if this can be checked for accuracy/comfortability ASAP

Thanks

Jonny

From: Dowd, ChloeA <ChloeA.Dowd@act.gov.au> **On Behalf Of** iCBR, DLO

Sent: Tuesday, 12 August 2025 9:30 AM

To: Goodwin, Jonathan <Jonathan.Goodwin@act.gov.au>

Cc: iCBR, DLO <iCBRDLO@act.gov.au>

Subject: QON 114- iCBR - Salthouse Community Centre Haig Park - Nuttall

OFFICIAL

Hi Jonny,

Please find saved [HERE](#) iCBR response to QON 114 on Salthouse Community Centre Haig Park from Ms Nuttall.

Critical date: **12 August 2025.**

Thanks

Chloe Dowd | Directorate Liaison Officer

Phone 02 6205 8303 | Email ChloeA.Dowd@act.gov.au

Chief Operating Office | Infrastructure Canberra | ACT Government

2 Constitution Avenue, Canberra, 2601 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au





Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Women

Reference: HCSD

Hearing: 29 July 2025

In relation to: Gender-Sensitive Urban Design

Question received: 4 August 2025

Answer Due: 13 August 2025

1. *How does the Office for Women influence the implementation of gender sensitive urban design in major infrastructure projects?*
2. *Is there a mechanism for the Office for Women to provide input into projects like the CIT precinct or Woden interchange?*
3. *Will the Office for Women come to the Woden Town Square and West Plaza (new CIT area) to discuss the opportunities for gender sensitive design?*

Dr Marisa Paterson MLA: The answer to the Member's question is as follows:

- 2) Collaboration and consultation across the ACT Public Service occurs on all Infrastructure Canberra (iCBR) infrastructure projects.

iCBR has also developed the Infrastructure Design Requirements (IDR) which outlines the minimum requirements for design consultants including the need to develop projects in alignment with Gender Sensitive Urban Design principles. The IDR was developed in consultation with all ACT Government directorates and will be publicly available from 15 August 2025.

Infrastructure Canberra will collaborate across the ACT Public Service and the Office for Women on updates to future revisions of the IDR.

OFFICIAL

Approved for circulation to the Select Committee on Estimates

Signature:

Date:

By the Minister for Women, Dr Marisa Paterson MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Miss Laura Nuttall MLA

Addressed to: Minister for City and Government Services

Reference: Infrastructure Canberra

Hearing: 31 July 2025

In relation to: Athllon Drive Duplication

Question received: 4 August 2025

Answer Due: 15 August 2025

The Budget Outlook 2025-2026 appears to contain three separate expenditure lines for the duplication of Athllon Drive: On p.271 there are two items relating to the duplication of Athllon Drive: a total of \$2.356 million for the 'Athllon Drive duplication' and \$82.224 million for the 'Better and safer roads - Athllon Drive duplication'. Then, on p.272 there is a third item for 'Commencing the Athllon Drive duplication' for \$2.743 million.

- 1) Could you please confirm whether these three expenditure items are separate allocations of money, what each one is for, and what the total expected expenditure on the duplication of Athllon Drive is over the forward estimates?
- 2) The Athllon Drive duplication road project will deliver 5 traffic lights in 2.4km. What justification was given for this prevalence of traffic lights, and what is the anticipated delay to commute times as a result?
- 3) When was the last traffic study you did on Athllon Drive and the proposed duplication? Could you please table this study?
- 4) If your previous traffic study is more than 3 years old, does the government intend to undertake another traffic study in anticipation of change in use of the road?
- 5) We understand that revised, district-level estimates for the ACT's population will be finalised in the coming months. When planning for this duplication, what assumptions are you making about the proportion of Canberrans actually using the road?

Chris Steel MLA: The answer to the Member's question is as follows:

- 1) Funding for the Athllon Drive duplication project in the 2025-26 Budget Outlook for the period is split into three separate allocations for detailed design, enabling works and construction as per the following:
 - Enabling works (*Commencing the Athllon Drive duplication*) – \$4.743 million;
 - Detailed design (*Athllon Drive duplication*) – \$2.356 million; and
 - Main works construction (*Better and safer roads – Athllon Drive duplication*) – \$82.224 million.

The total expected expenditure for the Athllon Drive Duplication over the forward estimates can be found on Page 22 of the Territory's [2025-26 Budget Statements G](#).

- 2) The requirement for traffic signals at each location was based on several key considerations, including the need to retain environmental assets, outcomes from traffic modelling, anticipated future congestion, and broader transport network planning requirements. The primary objective of the duplication project is to enhance both safety and capacity along Athllon Drive. The traffic modelling, aligned with Australian Standards, identified the need for modified intersection arrangements to support safer and more efficient traffic movements. There may be minor impacts to commute times for those travelling along Athllon Drive, however it is expected that commute times for those entering Athllon Drive from side streets will be improved during peak periods.
- 3) The most recent traffic study for Athllon Drive was conducted in 2025 and included SCATSIM (Sydney Coordinated Adaptive Traffic System SIM (Simulator)) modelling of various traffic signal scenarios. The SCATSIM modelling will be used to inform programming of the Sulwood Drive/Athllon Drive intersection on demand signals. The traffic (modelling) report will be published with the Development Approval, due to be publicly available from 14 August 2025.
- 4) The project traffic study was undertaken following the engagement of the design consultant in 2023, and further studies were undertaken in 2025 to inform the programming around the Sulwood Drive/Athllon Drive intersection. There are no plans to undertake additional traffic studies at this time.
- 5) Planning for this project is based on population projections and assumptions built into the Canberra Strategic Transport Model (CSTM). The CSTM is the overarching strategic transport model for Canberra. Its primary function is to forecast travel demand for future land use and infrastructure scenarios and to provide estimates of traffic growth for operational models. This model incorporates traffic counts, Sydney Coordinated Adaptive Traffic System (SCATS) data and projected growth to simulate how traffic is distributed across the ACT's arterial road network.

OFFICIAL

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the A/g Minister for City and Government Services, Chris Steel MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Deborah Morris MLA

Addressed to: Minister for City and Government Services

Reference: Infrastructure Canberra

Hearing: 31 July 2025

In relation to: Athllon Drive Duplication

Question received: 6 August 2025

Answer Due: 15 August 2025

- 1) On the 19 August 2020, Minister Steel claimed the duplication of Athllon Drive would cost an estimated \$75 million. However, in 2022, the Federal Department of Infrastructure and Transport released an estimated cost of \$93.3 million. Why did the estimated cost increase from \$75 million to \$93.3 million in those two years?
 - a) The \$93.3 million figure was released in 2022. What is the most up to date figure for the cost of duplicating Athllon Drive?
- 2) The ACT Government allocated \$5.2 million for detailed design work in the 2020-2021 Budget. The \$5.2 million was then rolled over successive budgets until money was allocated to be spent in the 2023-2024 and 2024-2025 financial years. In the 2024-2025 Budget, the ACT Government allocated \$8.6 million, jointly funded with the Federal Government 50:50. Was any of the remaining \$5.2 million allocated initially in 2020-2021 rolled over into the ACT Government's share of the \$8.6 million?
- 3) On the 19 August 2020, Minister Steel claimed that the project would be completed in five years upon the release of the concept designs in 2020; with two years of detailed planning and three years of construction. However, enabling works for the southern section of Athllon Drive are just beginning and the detailed design work for the northern section is still underway, what are the reasons for this delay?
 - a) What is the ACT Government's expected timeline for the northern section of Athllon Drive, between Melrose Drive and Hindmarsh Drive?
- 4) On 9 July 2025, the Government claimed that a tender will be issued for the main construction works in late 2025, pending planning approvals and procurement activities. When does the Government expect the main construction works to start?

Chris Steel MLA: The answer to the Member's question is as follows:

- 1) The estimate provided in 2020 was in regard to the concept plan for the Athllon Drive duplication. Based on the cost escalation during COVID-19, there were significant impacts to the construction industry and supply chains which was the primary cause for the cost increase.
 - a) \$93.33 million is the current cost estimate to be confirmed through future procurement processes for the Athllon Drive duplication.
- 2) The \$5.2 million was allocated for detail design funding which was not offset by any Commonwealth contributions. The \$8.6 million 50:50 funding was additional funding for the enabling works of the project.
- 3) During this period, the project was paused for approximately two years while Light Rail to Mawson was investigated. The contract for the southern section detail design was signed in March 2023 and the contract for the northern section detail design was signed in March 2024.
 - a) The ACT Government is currently evaluating how best to stage the northern section of the Athllon Drive duplication to align with other key activities in the corridor, including the Southern Gateway Planning and Design [Framework](#) and the Suburban Land Agency's land releases. The timing of this section of the project has therefore changed and is currently unknown.
- 4) Pending approvals and completion of the procurement processes, construction work is expected to commence in mid-2026.

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the A/g Minister for City and Government Services, Chris Steel MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

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 - a) The \$93.3 million figure was released in 2022. What is the most up to date figure for the cost of duplicating Athllon Drive?
- 2) The ACT Government allocated \$5.2 million for detailed design work in the 2020-2021 Budget. The \$5.2 million was then rolled over successive budgets until money was allocated to be spent in the 2023-2024 and 2024-2025 financial years. In the 2024-2025 Budget, the ACT Government allocated \$8.6 million, jointly funded with the Federal Government 50:50. Was any of the remaining \$5.2 million allocated initially in 2020-2021 rolled over into the ACT Government's share of the \$8.6 million?
- 3) On the 19 August 2020, Minister Steel claimed that the project would be completed in five years upon the release of the concept designs in 2020; with two years of detailed planning and three years of construction. However, enabling works for the southern section of Athllon Drive are just beginning and the detailed design work for the northern section is still underway, what are the reasons for this delay?
 - a) What is the ACT Government's expected timeline for the northern section of Athllon Drive, between Melrose Drive and Hindmarsh Drive?
- 4) On 9 July 2025, the Government claimed that a tender will be issued for the main construction works in late 2025, pending planning approvals and procurement activities. When does the Government expect the main construction works to start?

Chris Steel MLA: The answer to the Member's question is as follows:

- 1) The estimate provided in 2020 was in regard to the concept plan for the Athllon Drive duplication. Based on the cost escalation during COVID-19, there were significant impacts to the construction industry and supply chains which was the primary cause for the cost increase.
 - a) \$93.33 million is the current cost estimate ~~to~~ and will be confirmed through future procurement processes for the Athllon Drive duplication.
- 2) The \$5.2 million was allocated for detail design funding which was not offset by any Commonwealth contributions. The additional \$8.6 million, provided on a 50:50 funding basis, was additional funding allocated for the enabling works of the project.
- 3) During this period, the project was paused for approximately two years while Light Rail to Mawson was investigated. The contract for the southern section detail design was signed in March 2023 and the contract for the northern section detail design was signed in March 2024, with that investigation concluding in November 2021. Throughout and following this time, Government also needed to:
 - a) consider the potential cost escalation impacts of COVID-19
 - b) liaise with the Commonwealth regarding their contribution to the project,
 - c) assess commercial impacts and industry resourcing capacity; and
 - d) manage expectations around scope and potential changes arising from the new Planning Act and Urban Forest Act.

The ACT Government also considered splitting the project, with the detailed design for the northern and southern sections agreed to be tendered at different times. The contract for the southern section's detail design was signed in March 2023, followed by the northern section's contract in March 2024.

 - a) The ACT Government is currently evaluating how best to stage the most effective staging approach for the northern section of the Athllon Drive duplication, to align ensure alignment with other key activities in the corridor, including the Southern Gateway Planning and Design Framework and the Suburban Land Agency's land releases. The As a result, the timing of this section of the project has therefore changed and is currently unknown subject to further review.
- 4) Pending approvals and completion of the procurement processes, construction work is expected to commence in mid-2026.

OFFICIAL

Signature:

Date:

By the A/g Minister for City and Government Services, Chris Steel MLA

From: [iCBR, Ministerial](#)
To: [Haraldson, Anthony](#)
Cc: [iCBR, Ministerial](#); [iCBR, T&C](#)
Subject: FW: FOR ACTION: Update to QON 167 - Morris - Athllon Drive Duplication
Date: Wednesday, 20 August 2025 1:46:00 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.jpg](#)
[QON_167- Morris- Athllon Drive Duplication.obr](#)
Importance: High

Afternoon Anthony,

As per the request from Minister Steel's office below, further detail has been requested for QON 167, specifically around the timeline of events since the Ministerial Statement in 2020 - including factors such as COVID impacts, cost escalation, scope changes, etc.

As this QON is already overdue, the office has asked for a quick turnaround, if possible, ahead of the cut-off lodgement date of 29 August.

<https://objective.act.gov.au/#/documents/fA16463372>

Please let me know if you have any further questions or require any further information at this stage.

Thanks,

**Meg Childs | A/g Assembly Liaison Officer | Ministerial and Government Services
Infrastructure Canberra | ACT Government**

Phone: 02 6205 1635 | Email: meg.childs@act.gov.au

From: Dowd, ChloeA <ChloeA.Dowd@act.gov.au> **On Behalf Of** iCBR, DLO
Sent: Wednesday, 20 August 2025 1:34 PM
To: iCBR, Ministerial <iCBRMinisterial@act.gov.au>
Cc: iCBR, DLO <iCBRDLO@act.gov.au>
Subject: FW: FOR ACTION: Update to QON 167 - Morris - Athllon Drive Duplication
Importance: High

OFFICIAL

Hi team,

Please see below request from Steel Office in relation to iCBR QON 167. Further information has been requested on the timeline of events since the Ministerial Statement in 2020 (e.g. Covid, cost escalation, scope change, etc).

I checked in with CED and I am advised this is best responded to by the Project Manager, Julie Pearson who sits within iCBR as she knows the history behind the project, and when the transfer

occurred, Objective records went over to iCBR.

This one is already overdue but we will need to get this lodged before the cutoff (29 August) so appreciate if this one could be actioned as soon as possible.

Thanks

Chloe Dowd | Directorate Liaison Officer

Phone 02 6205 8303 | Email ChloeA.Dowd@act.gov.au

Chief Operating Office | Infrastructure Canberra | ACT Government

2 Constitution Avenue, Canberra, 2601 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



From: CED, Directorate Liaison Officer <CEDDLO@act.gov.au>

Sent: Wednesday, 20 August 2025 1:30 PM

To: iCBR, DLO <iCBRDLO@act.gov.au>

Subject: RE: FOR ACTION: Update to QON 167 - Morris - Athllon Drive Duplication

OFFICIAL

Hi Chloe,

This is best responded to by the Project Manager, Julie Pearson who sits within iCBR. She knows the history behind the project, and when the transfer occurred, Objective records went over to iCBR.

Kind regards,

Ashleigh Savage | Directorate Liaison Officer

Office of Tara Cheyne MLA, Minister for City and Government Services

Office of Yvette Berry MLA, Minister for Sport and Recreation (Sportsgrounds)

Phone: (02) 6205 5649 or MS Teams | Email: CEDDLO@act.gov.au

City and Environment Directorate | ACT Government | www.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the land we are meeting on and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: Dowd, ChloeA <ChloeA.Dowd@act.gov.au> **On Behalf Of** iCBR, DLO

Sent: Wednesday, 20 August 2025 12:22 PM

To: CED, Directorate Liaison Officer <CEDDLO@act.gov.au>

Cc: iCBR, DLO <iCBRDLO@act.gov.au>

Subject: FW: FOR ACTION: Update to QON 167 - Morris - Athllon Drive Duplication

OFFICIAL

Hi Ash,

Please see below request from Steel Office in relation to iCBR QON 167. Further information has been requested on the timeline of events since the Ministerial Statement in 2020 (e.g. Covid, cost escalation, scope change, etc).

I have dropped QON 167 in the DLO Shared Folder [HERE](#) for CED to please update with the information requested.

This one is already overdue but we will need to get this lodged before the cutoff (29 August) so appreciate if this one could be actioned as soon as possible.

Thanks

Chloe Dowd | Directorate Liaison Officer

Phone 02 6205 8303 | Email ChloeA.Dowd@act.gov.au

Chief Operating Office | Infrastructure Canberra | ACT Government

2 Constitution Avenue, Canberra, 2601 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



From: CED, Directorate Liaison Officer <CEDDLLO@act.gov.au>

Sent: Wednesday, 20 August 2025 12:14 PM

To: iCBR, DLO <iCBRDLO@act.gov.au>

Cc: Buckle, Grace <Grace.Buckle@act.gov.au>; CED, Directorate Liaison Officer <CEDDLLO@act.gov.au>

Subject: RE: FOR ACTION: Update to QON 167 - Morris - Athllon Drive Duplication

OFFICIAL

Hey Chloe

I think this is one for you – can you please seek input from Ash (for the TCCS/ City Services space).

Thank you

Liana

Liana Brozic | Directorate Liaison Officer

Office of Minister Steel MLA

Minister for Planning and Sustainable Development

Minister for Heritage

Minister for Transport

Phone: (02) 6207 0804 | Email: ceddlo@act.gov.au

City and Environment Directorate | ACT Government | act.gov.au

From: Buckle, Grace <Grace.Buckle@act.gov.au>

Sent: Wednesday, 20 August 2025 12:06 PM

To: CED, Directorate Liaison Officer <CEDDLO@act.gov.au>

Subject: FOR ACTION: Update to QON 167 - Morris - Athllon Drive Duplication

Hi Liana

I think the Minister may have chatted to you yesterday about this.

For the response to QON 167, could further information be added about the timeline of events since the Ministerial Statement in 2020 (e.g. Covid, cost escalation, scope change, etc.).

A dot point timeline would be fine and believe Sophie C is the best person to reach out to.

Many thanks

Grace

Grace Buckle

Senior Adviser

Office of Chris Steel MLA

Treasurer

Minister for Planning and Sustainable Development

Minister for Transport

Minister for Heritage

ACT Legislative Assembly

GPO Box 1020, CANBERRA, ACT 2601 Australia

Email: grace.buckle@act.gov.au | Phone: 0434 615 517





Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for City and Government Services

Reference: Infrastructure Canberra

Hearing: 31 July 2025

In relation to: Athllon Drive Duplication

Question received: 4 August 2025

Answer Due: 15 August 2025

- 1) How much of the funding for the William Hovell Drive duplication in this budget's papers is rolled over from previous budgets? How much is new funding?
 - a) How much money has been allocated for William Hovell duplication to date?
 - b) When will the work to duplicate the road start?
 - c) When was the duplication first announced?

- 2) In the budget outlook p.271 there are 2 items relating to the duplication of Athllon Drive: a total of \$2.356 million for the 'Athllon Drive duplication' and \$82.224 million for the 'Better and safer roads - Athllon Drive duplication'. Then, on p.272 there's work for 'Commencing the Athllon Drive duplication' for \$2.743 million:
 - a) Are these separate buckets of funding and where do they come from?
 - b) What is the total expected expenditure on the duplication of Athllon Drive over the forward estimates?
 - c) The road project will deliver 5 traffic lights in 2.4km, has there been any consultation with the community about this and their locations before the decision for these traffic light locations were made?
 - d) When was the last traffic study you did on the road, and what assumptions has the ACT Government made through this work about the proportion of Canberrans using the road?

Chris Steel MLA: The answer to the Member's question is as follows:

- 1) There is no new funding allocated for the William Hovell Drive duplication in the 2025-26 budget.
 - a) The Commonwealth has provided \$53.625 million to the Territory through the Federation funding agreement for Land Transport Infrastructure projects for the delivery of the project. This funding offsets the 50:50 commitment of \$107.250 million. Details of the agreement are available on the Federal Financial Relations website, available here: [Land Transport Infrastructure Projects \(2024-2029\) | Federal Financial Relations](#).
 - b) The construction contract is scheduled to be executed in August 2025, with environmental, traffic and planning approvals to be sought prior to commencement of construction. Construction is anticipated to commence in November 2025.
 - c) Funding for design of the William Hovell Drive Duplication was announced in the 2019/20 ACT Budget. Feasibility for the project was completed in 2018 with a Business Case for design developed for consideration in the 2019/20 budget cycle.
- 2)
 - a) Funding for the Athllon Drive duplication is split into three separate allocations for detailed design, enabling works and construction as per the following:
 - Enabling works (*Commencing the Athllon Drive duplication*) – \$4.743 million;
 - Detailed design (*Athllon Drive duplication*) – \$2.356 million; and
 - Main works construction (*Better and safer roads – Athllon Drive duplication*) – \$82.224 million.
 - b) The total expected expenditure for the Athllon Drive Duplication over the forward estimates can be found on Page 22 of the Territory's 2025-26 Budget Statements G, link provided here: [2025-26 Budget Statements G](#).
 - c) Community engagement for the project was undertaken in May 2024, with two well attended sessions held at the Tuggeranong Library and Wanniasa Shops. Feedback from attendees was largely positive and supportive of the project. In addition, the project has undertaken consultation with relevant Government stakeholders and support has been received from all parties, including Roads ACT as the local road authority.
 - d) The most recent traffic study for Athllon Drive was conducted in 2025. The assumptions used in planning for the Athllon Drive duplication were based on the Canberra Strategic Transport Model (CSTM), which is the required modelling tool for the project. This model incorporates traffic counts, Sydney Coordinated Adaptive Traffic System (SCATS) data and projected growth to simulate how traffic is distributed across the ACT's arterial road network.

OFFICIAL

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the A/g Minister for City and Government Services, Chris Steel MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Elizabeth Lee MLA

Addressed to: Minister for City and Government Services

Reference: iCBR- City Services

Hearing: 31 July 2025

In relation to: Food organics and garden organics trial

Question received: 5 August 2025

Answer Due: 15 August 2025

In relation to the food organics and garden organics trial (FOGO), given the processing facility was originally planned to be operational by 2023, then pushed back to 2026, what is the new expected date that the processing facility will be operational?

Chris Steel MLA: The answer to the Member's question is as follows:

The commencement date for operations of the FOGO facility will be confirmed at the conclusion of the procurement process. Currently the first stage of the procurement process, an Expressions of Interest, is underway with the second stage, a Request for Tender to be released in Q1 2026.

The delivery timeframe will be confirmed once the delivery schedule proposed by the successful contractor has been formalised and incorporated into the contractual agreement. The procurement for the FOGO facility is expected to be completed in late 2026 followed by the contractual agreement being finalised.

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the A/g Minister for City and Government Services, Chris Steel MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Elizabeth Lee MLA

Addressed to: Minister for Planning and Sustainable Development

Redirected to: Minister for the Public Service

Reference: Infrastructure Canberra

Hearing: 1 August 2025

In relation to: Planning and Property at Wakefield Gardens

Question received: 5 August 2025

Answer Due: 18 August 2025

What are the Government's plans for the property at 91A Wakefield Gardens? Why has the property been left vacant for over 20 years? Is the government considering a proposal from the local community to use the vacant property as a multi-purpose community space, and if not, why not?

Ms Rachel Stephen-Smith MLA: The answer to the Member's question is as follows:

The building structure at 91A Wakefield Gardens has been identified as not fit for occupation due to the hazardous materials contained within the building, including asbestos containing materials and lead paint that pose a significant safety risk.

Infrastructure Canberra (iCBR) is collaborating with other Directorates to assess suitable future use for 91A Wakefield Gardens site to ensure it does not remain in its current state and a long-term plan is determined.

Later this year, iCBR will be seeking community views on possible future use of the site, noting that the building itself is in very poor condition and unlikely to be able to be re-used.

This consultation process will inform government decisions on suitable options and next steps.

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for the Public Service, Ms Rachel Stephen-Smith MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Mr Chris Steel MLA, Minister for Transport

Reference: CED - Public Transport Planning

Hearing: **04 August 2025**

In relation to: **Inter-town Connectivity**

Question received: **12 August 2025**

Answer Due: **19 August 2025**

Public Transport Planning & Inter-town Connectivity - National Capital Plan Compliance:

- 1) How is the ACT Government meeting its obligations under the National Capital Plan to reserve and protect corridors for inter-town and express routes suitable for priority or segregated right of way?

Infrastructure Australia Assessment:

- 2) What documentation was provided to Infrastructure Australia for Commonwealth's \$343.8 million commitment to light rail 2A, and will you provide the link to Infrastructure Australia's assessment of the project?

Chris Steel MLA: The answer to the Member's question is as follows:

- 1) The ACT Government is focused on delivering Light Rail to Woden. Construction is now underway on Stage 2A and approvals are being progressed on Stage 2B with the EIS on public exhibition until 5 September 2025.

The ACT Government's preferred alignment for Light Rail Stage 2B (Commonwealth Park to Woden via State Circle East and Adelaide Avenue) aligns with National Capital Plan (NCP) Inter-town Public Transport System, being segregated from other transport systems and proposed to operate with priority of right-of-way. This extension strengthens the north-south public transport spine, connecting Gungahlin, the City and Woden to enhance inter-town connectivity.

OFFICIAL

Consistent with the general location of inter-town public transport corridors identified in the National Capital Plan, future stages of light rail development expected for consideration include an east-west corridor connection servicing the large demand for travel across our city between Belconnen, Majura Park, and the Canberra Airport; and an extension of the north-south light rail line from Woden to Tuggeranong.

- 2) The ACT Government has submitted documents required by the Infrastructure Australia in accordance with the Stage 3 Submission Checklist. This included the Light Rail Stage 2A Business Case, as well as further supporting documentation, such as the assessment report, Environmental Assessment and supporting technical documentation and plans. The assessment of the project, once finalised, will be made publicly available on the Infrastructure Australia website.

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Transport, Chris Steel MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Mr Andrew Braddock

Addressed to: Chief Minister

Reference: Infrastructure Canberra

Hearing: 5 August 2025

In relation to: Infrastructure Canberra Human Resources

Question received: 6 August 2025

Answer Due: 20 August 2025

- 1) What has been the separation rate for ACT Public Servants in Infrastructure Canberra in the past year?
- 2) How many ACT Public Servants have separated from Infrastructure Canberra in the past year?
- 3) What is the turnover Senior Officers (Grades A, B, or C) have left employment in the last year?
- 4) How many Senior Officers (Grades A, B, or C) have left employment in the last year?
- 5) Are there any trends in the reasons for leaving Infrastructure Canberra?
- 6) How many people leaving in the past 12 months have signed a non-disclosure agreement?
- 7) Is it common to use non-disclosure agreements on departing from Infrastructure Canberra?
- 8) Has there been an employee survey conducted on Infrastructure Canberra in the last 24 months? If yes please attached relevant survey results

OFFICIAL

Andrew Barr MLA: The answer to the Member's question is as follows:

- 1) The separation rate for ACT Public Servants in Infrastructure Canberra (iCBR) was 6.7 per cent (overall separation not including end of temporary contracts or Senior Executive Staff).
- 2) 37 employees have separated from iCBR in the past year.
- 3) The turnover rate of Senior Officers in iCBR is 1.8 per cent, excluding temporary contracts.
- 4) 10 Senior Officers have left iCBR employment in the last year.
- 5) iCBR has not identified any trends regarding reasons for leaving.
- 6) No employees who have left iCBR in the past 12 months have signed a non-disclosure agreement.
- 7) It is not common to use non-disclosure agreements on departing from iCBR.
- 8) Yes. The People at Work Survey was completed twice. Once in May 2024 and again in March 2025. See [Attachments A and B](#).

Additionally, the Your Voice Survey was undertaken across the ACTPS in 2024, providing employees the opportunity to share their thoughts on safety and wellbeing at work. See [Attachment C](#).

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

By the Chief Minister, Andrew Barr MLA

Date:



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Mr Thomas Emerson MLA

Addressed to: Chief Minister

Reference: Budget Statement G - Infrastructure Canberra (iCBR)

Hearing: 5 August 2025

In relation to: Major Projects Canberra

Question received: 5 August 2025

Answer Due: 20 August 2025

The Chief Minister made it categorically clear in Estimates hearings (Tuesday 5 August 2025) that he has zero interest in looking to acquire the Archbishop's house land, or in encouraging the Commonwealth to acquire that land so that it can then be used for city-shaping major projects.

He also said that he does not “speculate” about use of that land because it's “not necessary, or an immediate focus for us” and that he “doesn't want to open a conversation about it.”

He said that “what happens in 2050 or at some point in the future is a matter for after” current major projects are completed.

1. Given the significant volume of work that is currently underway surrounding the Archbishop's house land, including on Commonwealth land, was potential use of the Archbishop's house land ever discussed as a key consideration in the ACT Government's major projects planning? If it was not, why not? And if it was, why was the decision made not to further pursue discussions with the Commonwealth about use of that land?
2. Given the significant Commonwealth and ACT Government co-investment in the ongoing city-shaping infrastructure projects in that area, why doesn't the ACT Government consider it important to forward-plan and ensure the current project plans reflect the most appropriate use of that land now and into the future?
3. The Government has previously determined that a stadium precinct in the city wasn't viable - would that determination have been different had the Archbishop's house land been available for development?

OFFICIAL

Andrew Barr MLA: The answer to the Member's question is as follows:

1. The Archbishop's House is located on National Capital Authority land and not with the Territory's jurisdiction or planning precinct. The ACT Government is not currently engaging in considerations to acquire this site as part of the planning for major projects.
2. See Question 1.
3. The Archbishop's residence was not considered as a potential site for a stadium as the ACT government does not own the land.

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Chief Minister, Andrew Barr MLA

OFFICIAL

QON No. 294



Legislative Assembly for the
Australian Capital Territory

Select Committee on Estimates 2025–
2026

Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Chief Minister

Reference: Infrastructure Canberra

Hearing: 5 August 2025

In relation to: Infrastructure Planning and Delivery

Question received: 9 August 2025

Answer Due: 20 August 2025

Infrastructure Planning and Delivery

Canberra Hospital: When will the multilevel carpark on the north side of the campus be delivered?

Northside Hospital: what parking arrangements are in place for nurses working late shifts at Hennessy House to have safe access to parking without having to walk through the bush late at night to the CIT carpark?

Canberra Theatre Redevelopment: what is the indicative cost of the project and when is it scheduled to complete?

Convention Centre: what is the indicative cost of the project and when is it scheduled to complete?

Canberra Aquatic Centre: what is the indicative cost of the project and when is it scheduled to complete?

Molonglo Town Centre: what is the timetable for land release and delivery and when is the College scheduled for delivery?

Andrew Barr MLA: The answer to the Member's question is as follows:

Canberra Hospital:

There is currently no available land on the north side of the campus to accommodate a multilevel carpark. The Canberra Hospital Master Plan identified the Yamba Precinct as the preferred location for long-term car parking infrastructure.

To address immediate pressures, the Government has committed \$4.82 million in the 2025–26 Budget to deliver interim on-grade car parking. The additional parking spaces are expected to be delivered through late 2026 and early 2027. The additional funding will provide up to 400 additional

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spaces across two sites. These works form part of a broader strategy to bridge short- and medium-term parking needs while long-term planning for car parking continues.

Northside Hospital:

Responded to by Canberra Health Services, in QTON 206 from the hearing of 5 August 2025:

No carparks have been closed around Gawanggal (formerly Brian Hennessy House).

North Canberra Hospital has implemented a new initiative to ease parking pressures and enhance access for staff, particularly during peak periods. As part of this initiative, more than 100 parking spaces have been made available at the CIT Bruce campus for hospital staff working day shifts, in addition to existing onsite parking options.

To support staff commuting between the two locations, a free courtesy shuttle service operates Monday to Friday, running on a 15-minute continuous loop from 5:30am to 5:30pm. The shuttle stops at four locations across the hospital campus:

- *Behind the O'Shannassy Building*
- *Between the Emergency Department and Keaney Building*
- *Under the Xavier Building portico (main entrance)*
- *CIT Bruce car park.*

This service is designed to provide a reliable and efficient transport option for staff throughout the day and free up parking spaces for patients.

Afterhours parking for staff is available in the multi-storey carpark on Mary Potter Cct, directly across the road from the hospital's main entrance.

Canberra Theatre Redevelopment: The indicative cost of the Canberra Theatre Redevelopment Project is expected to be in the range of \$250 - \$500 million and the anticipated completion date is in the next five years as outlined in the [ACT Infrastructure Plan Update: Entertainment, Arts & Sport](#).

As noted in the 2025-26 ACT Budget, the ACT Government has committed \$80.332 million to date, to progress the design and construction planning for a new lyric theatre.

Final approval for construction funding will be brought to government for consideration.

Convention Centre The project remains in the early planning phase, and with the scope yet to be confirmed, the indicative budget is expected to be at least \$750 million. Construction commencement is contingent on the availability of the site, which will be made possible following the opening of the Canberra Aquatic Centre in Commonwealth Park in 2029. The Convention and Entertainment Centre Project is forecast for completion in late 2033.

Commented [GP1]: EcoDev input

Canberra Aquatic Centre: The ACT and Commonwealth governments have committed to jointly deliver the new aquatic centre at a preferred location in Commonwealth Park. Funding for the project is equally shared with each government contributing \$68.9 million, resulting in a total budget of \$137.8 million for planning and delivery. Construction is committed to commence during the current term of government with completion in 2029.

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Molonglo Town Centre

Timing for land releases in the ACT including the Molonglo Valley District are published in the *Housing Supply and Land Release Program 2025-26 to 2029-30*, with further planning, design and construction processes necessary once land is released. As master planning and subdivision design processes progress, the Suburban Land Agency will work closely with the Education Directorate to plan the location and timing of the school site.

Commented [KJ2]: EDU input

Commented [LC3R2]: Includes SLA input

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Chief Minister, Andrew Barr MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Leanne Castley MLA

Addressed to: Chief Minister

Reference: Infrastructure Canberra Budget Statement G

Hearing: 5 August 2025

In relation to: Infrastructure Canberra - Budget Statement G

Question received: 11 August 2025

Answer Due: 20 August 2025

- 1) What is Infrastructure Canberra's profile for capital expenditure for each tier 1 and tier 2 project in the 2025-2026 Budget year and across the forward estimates, please provide this in a table broken down by project and capital expenditure amount in each year.
- 2) What is Infrastructure Canberra's profile for capital expenditure on each tier 1 and tier 2 project in the 2024-2025 Budget year and across the forward estimates for that budget, please provide this in a table broken down by project and capital expenditure amount in each year.
- 3) Could you please provide an explanation for each variance in capital expenditure by project between the forward estimates made in the 2024-2025 Budget and the forward estimates in the 2025-2026 Budget.

Andrew Barr MLA: The answer to the Member's question is as follows:

- 1) Refer to table [Attachment A](#).
- 2) Refer to table [Attachment A](#).
- 3) Refer to table [Attachment A](#).

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Approved for circulation to the Select Committee on Estimates

Signature:

By the Chief Minister, Andrew Barr MLA

Date:

The following information is provided in response to Question on Notice No.296.

Question 1: Summary of Tier 1 and Tier 2 Capital Projects – 2025-26 Budget ('000)

Projects	2025-26	2026-27	2027-28	2028-29
Canberra Aquatic Centre	10,574	-	-	-
Improving Canberra's health infrastructure – Inner South Health Centre Construction	3,866	4,952	27,293	-
Athllon Drive duplication	13,040	36,221	37,722	-
Better community infrastructure – Gungahlin Community Centre - design and construction	-	10,621	11,802	-
Better community infrastructure - Public Building Upgrades	10,205	4,459	-	-
Better transport infrastructure – Building light rail to Woden	17,500	-	-	-
Better transport infrastructure – Delivering Light Rail Stage 2A	45,519	9,111	528,161	-
Better transport infrastructure - New light rail vehicles and depot expansion	51,101	1,426	-	-
Canberra Institute of Technology Woden Campus Project and public transport interchange	32,645	-	-	-
Canberra Theatre Precinct Redevelopment	38,385	-	-	-
Climate action – Continuing the Electrification of Government Assets	24,816	25,000	-	-
Connected and sustainable Canberra Constructing the William Hovell Drive duplication	17,597	33,410	41,270	-
Connected and sustainable Canberra - Monaro Highway upgrades	22,671	105,740	31,338	-
Delivering the New Recycling Facility and Food Organics Facility	13,205	12,750	2,675	-
Delivering the Home of Football at Throsby	680	11,000	11,680	-
Improving Canberra's health infrastructure – New Health Centres across the ACT	461	3,696	2,062	-

Projects	2025-26	2026-27	2027-28	2028-29
Improving Canberra's health infrastructure -Redeveloping and expanding services at the Watson Health Precinct	13,025	11,783	-	-
Improving Canberra's health infrastructure -Canberra Hospital Expansion	10,088	-	-	-
Improving Canberra's health infrastructure -Northside Hospital development	49,755	64,064	-	-
Molonglo Enabling Works	12,000	57,214	-	-
New and expanded schools – Development of the Whitlam Primary School and Early Childhood Education Centre	30,274	61,753	-	-
New and expanded schools – Delivering a second college for Gungahlin	19,460	49,424	41,812	-
New and expanded schools – Garran Primary School	23,160	30,000	11,301	-
New and expanded schools – Narrabundah College	10,360	7,000	5,870	-
New and expanded schools – Strathnairn Primary School	34,800	31,166	21,121	-
New and expanded schools – Telopea Park High School modernisation	16,983	17,900	9,000	-
New Materials Recovery Facility	10,910	9,120	-	-
Well-prepared emergency services – Molonglo Station and Casey Station	27,261	20,000	-	-
Total Capital Program	560,341	617,810	783,107	0

Question 2: Summary of Tier 1 and Tier 2 Capital Projects – 2024-25 Budget ('000)

Projects	2024-25	2025-26	2026-27	2027-28
Canberra Aquatic Centre	-	-	-	-
Improving Canberra's health infrastructure – Inner South Health Centre Construction	-	-	-	-
Athllon Drive duplication	-	-	-	-
Better community infrastructure – Gungahlin Community Centre - design and construction	-	-	-	-
Better community infrastructure - Public Building Upgrades	9,809	6,047	2,459	-
Better transport infrastructure – Building light rail to Woden	53,498	-	-	-
Better transport infrastructure – Delivering Light Rail Stage 2A	14,336	65,568	37,688	531,470
Better transport infrastructure - New light rail vehicles and depot expansion	34,551	63,616	1,426	-
Canberra Institute of Technology Woden Campus Project and public transport interchange	103,416	86,000	-	-
Canberra Theatre Precinct Redevelopment	18,898	-	-	-
Climate action – Continuing the Electrification of Government Assets	23,351	21,016	27,750	-
Connected and sustainable Canberra Constructing the William Hovell Drive duplication	-	-	-	-
Connected and sustainable Canberra - Monaro Highway upgrades	-	-	-	-
Delivering the New Recycling Facility and Food Organics Facility	-	-	-	-
Delivering the Home of Football at Throsby	-	-	-	-
Improving Canberra's health infrastructure – New Health Centres across the ACT	-	-	-	-

Projects	2024-25	2025-26	2026-27	2027-28
Improving Canberra's health infrastructure -Redeveloping and expanding services at the Watson Health Precinct	-	-	-	-
Improving Canberra's health infrastructure -Canberra Hospital Expansion	43,461	-	-	-
Improving Canberra's health infrastructure -Northside Hospital development	28,447	15,715	4,000	-
Molonglo Enabling Works	-	-	-	-
New and expanded schools – Development of the Whitlam Primary School and Early Childhood Education Centre	-	-	-	-
New and expanded schools – Delivering a second college for Gungahlin	-	-	-	-
New and expanded schools – Garran Primary School	-	-	-	-
New and expanded schools – Narrabundah College	-	-	-	-
New and expanded schools – Strathnairn Primary School	-	-	-	-
New and expanded schools – Telopea Park High School modernisation	-	-	-	-
New Materials Recovery Facility	-	-	-	-
Well-prepared emergency services – Molonglo Station and Casey Station	-	-	-	-
Better community infrastructure - Raising London Circuit and associated works	50,593	-	-	-
Total Capital Program	380,360	257,962	73,323	531,470

Question 3: Explanation for each variance in capital expenditure by project between the forward estimates made in the 2024-2025 Budget and the forward estimates in the 2025-2026 Budget. ('000)

Projects	2025-26	2026-27	2027-28	Variances between the forward estimates made in the 2024-2025 Budget and the forward estimates in the 2025-2026 Budget
Canberra Aquatic Centre	10,574	-	-	The variance is due to the transfer of a project to iCBR from the Chief Minister, Treasury and Economic Development Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> . Additional funding was appropriated in the 2025-26 Budget process.
Improving Canberra's health infrastructure – Inner South Health Centre Construction	3,866	4,952	27,293	The variance is due to the transfer of a project to iCBR from the ACT Health Directorate, following the <i>Administrative Arrangement effective 1 July 2025</i> . Additional funding was appropriated in the 2025-26 Budget process.
Athllon Drive duplication	13,040	36,221	37,722	The variance is due to the transfer of a project to iCBR from the City and Environment Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> . Additional funding was appropriated in the 2025-26 Budget process.
Better community infrastructure – Gungahlin Community Centre - design and construction	-	10,621	11,802	The variance is due to the transfer of a construction budget to iCBR from the City and Environment Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
Better community infrastructure - Public Building Upgrades	4,158	2,000	-	The variance is primarily due to funding rollovers from 2023–24 and the revised project funding to future years. These include refurbishments, roofing, fire compliance, switchboard designs, and specialist-dependent works.
Better transport infrastructure – Building light rail to Woden	17,500	-	-	The variance reflects the program to finalise the Environmental approvals process and progression of the detailed design of Light Rail Stage 2B. Based on the timeframes for consultation and consideration of the draft EIS and then finalisation of the EIS, work will continue into the 2025-26 financial year.
Better transport infrastructure – Delivering Light Rail Stage 2A	-20,049	-28,577	-3,309	The variance reflects a revised funding profile review undertaken as part of the 2025–26 Budget process.

Projects	2025-26	2026-27	2027-28	Variances between the forward estimates made in the 2024-2025 Budget and the forward estimates in the 2025-2026 Budget
Better transport infrastructure - New light rail vehicles and depot expansion	-12,515	-	-	The variance reflects a revised funding profile review undertaken as part of the 2025–26 Budget process.
Canberra Institute of Technology Woden Campus Project and public transport interchange	-53,355	-	-	The variance reflects alignment of funding with construction progress and forecast expenditure. The CIT Woden component of the project was completed in Q4 2024-25.
Canberra Theatre Precinct Redevelopment	38,385	-	-	The variance reflects commitments associated with the Early Contractor Involvement (ECI) Phase for Stage One of the Canberra Theatre Redevelopment.
Climate action – Continuing the Electrification of Government Assets	3,800	-2,750	-	The variance is due to the release of the recurrent component from in agency provisions to support the continuation of the whole-of government gas asset replacement program. Additionally, a revised funding profile for the 2025–26 CRP budget supports critical electrical upgrades at Mitchell Depot to enable the electrified JESC building, with completion expected in Q3 2025.
Connected and sustainable Canberra Constructing the William Hovell Drive duplication	17,597	33,410	41,270	The variance is due to the transfer of a project to iCBR from the City and Environment Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
Connected and sustainable Canberra - Monaro Highway upgrades	22,671	105,740	31,338	The variance is due to the transfer of a project to iCBR from the City and Environment Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
Delivering the New Recycling Facility and Food Organics Facility	13,205	12,750	2,675	The variance is due to the transfer of a project to iCBR from the City and Environment Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> . Additional funding was appropriated in the 2025-26 Budget process.
Delivering the Home of Football at Throsby	680	11,000	11,680	The variance is due to the transfer of a project to iCBR from the Chief Minister, Treasury and Economic Development Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
Improving Canberra's health infrastructure – New Health Centres across the ACT	461	3,696	2,062	The variance is due to the transfer of a project to iCBR from the Health and Community Services Directorate, following the <i>Administrative Arrangement effective 1 July 2025</i>
Improving Canberra's health infrastructure - Redeveloping and expanding services at the Watson Health Precinct	13,025	11,783	-	The variance is due to the transfer of a new project to iCBR from the Health and Community Services Directorate, following the <i>Administrative Arrangement effective 1 July 2025</i>
Improving Canberra's health infrastructure - Canberra Hospital Expansion	10,088	-	-	The variance is due to the funding rollovers associated with return of bank guarantee and the revised funding profile that aligns with construction progress, defect liability period management and forecast cash flow requirements.

Projects	2025-26	2026-27	2027-28	Variances between the forward estimates made in the 2024-2025 Budget and the forward estimates in the 2025-2026 Budget
Improving Canberra's health infrastructure -Northside Hospital development	34,040	60,064	-	The variance is due to the release of new funding in the 2025–26 Budget for the early and enabling works for the design and construction of the new northside hospital. Additionally, a portion of the adjustment reflects the awarding of the Very Early Contractor Involvement (VECI) component of the delivery partners contract, with the appropriation aligned to the expected cashflow.
Molonglo Enabling Works	12,000	57,214	-	The variance is due to the transfer of a project to iCBR from the City and Environment Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
New and expanded schools – Development of the Whitlam Primary School and Early Childhood Education Centre	30,274	61,753	-	The variance is due to the transfer of a project to iCBR from the ACT Education Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> . Additional funding was appropriated in the 2025-26 Budget process.
New and expanded schools – Delivering a second college for Gungahlin	19,460	49,424	41,812	The variance is due to the transfer of a project to iCBR from the ACT Education Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
New and expanded schools – Garran Primary School	23,160	30,000	11,301	The variance is due to the transfer of a project to iCBR from the ACT Education Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
New and expanded schools – Narrabundah College	10,360	7,000	5,870	The variance is due to the transfer of a project to iCBR from the ACT Education Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
New and expanded schools – Strathnairn Primary School	34,800	31,166	21,121	The variance is due to the transfer of a project to iCBR from the ACT Education Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
New and expanded schools – Telopea Park High School modernisation	16,983	17,900	9,000	The variance is due to the transfer of a project to iCBR from the ACT Education Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
New Materials Recovery Facility	10,910	9,120	-	The variance is due to the transfer of a project to iCBR from the City and Environment Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
Well-prepared emergency services – Molonglo Station and Casey Station	27,261	20,000	-	The variance is due to the transfer of a project to iCBR from the Justice and Community Safety Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> . Additional funding was appropriated in the 2025-26 Budget process.
Total Capital Program	302,379	544,487	251,637	

The following information is provided in response to Question on Notice No.296.

Question 1: Summary of Tier 1 and Tier 2 Capital Projects – 2025-26 Budget ('000)

Projects	2025-26	2026-27	2027-28	2028-29
Canberra Aquatic Centre	10,574	-	-	-
Improving Canberra's health infrastructure – Inner South Health Centre Construction	3,866	4,952	27,293	-
Athllon Drive duplication	13,040	36,221	37,722	-
Better community infrastructure – Gungahlin Community Centre - design and construction	-	10,621	11,802	-
Better community infrastructure - Public Building Upgrades	10,205	4,459	-	-
Better transport infrastructure – Building light rail to Woden	17,500	-	-	-
Better transport infrastructure – Delivering Light Rail Stage 2A	45,519	9,111	528,161	-
Better transport infrastructure - New light rail vehicles and depot expansion	51,101	1,426	-	-
Canberra Institute of Technology Woden Campus Project and public transport interchange	32,645	-	-	-
Canberra Theatre Precinct Redevelopment	38,385	-	-	-
Climate action – Continuing the Electrification of Government Assets	24,816	25,000	-	-
Connected and sustainable Canberra Constructing the William Hovell Drive duplication	17,597	33,410	41,270	-
Connected and sustainable Canberra - Monaro Highway upgrades	22,671	105,740	31,338	-
Delivering the New Recycling Facility and Food Organics Facility	13,205	12,750	2,675	-
Delivering the Home of Football at Throsby	680	11,000	11,680	-
Improving Canberra's health infrastructure – New Health Centres across the ACT	461	3,696	2,062	-

Projects	2025-26	2026-27	2027-28	2028-29
Improving Canberra's health infrastructure -Redeveloping and expanding services at the Watson Health Precinct	13,025	11,783	-	-
Improving Canberra's health infrastructure -Canberra Hospital Expansion	10,088	-	-	-
Improving Canberra's health infrastructure -Northside Hospital development	49,755	64,064	-	-
Molonglo Enabling Works	12,000	57,214	-	-
New and expanded schools – Development of the Whitlam Primary School and Early Childhood Education Centre	30,274	61,753	-	-
New and expanded schools – Delivering a second college for Gungahlin	19,460	49,424	41,812	-
New and expanded schools – Garran Primary School	23,160	30,000	11,301	-
New and expanded schools – Narrabundah College	10,360	7,000	5,870	-
New and expanded schools – Strathnairn Primary School	34,800	31,166	21,121	-
New and expanded schools – Telopea Park High School modernisation	16,983	17,900	9,000	-
New Materials Recovery Facility	10,910	9,120	-	-
Well-prepared emergency services – Molonglo Station and Casey Station	27,261	20,000	-	-
Total Capital Program	560,341	617,810	783,107	0

Question 2: Summary of Tier 1 and Tier 2 Capital Projects – 2024-25 Budget ('000)

Projects	2024-25	2025-26	2026-27	2027-28
Canberra Aquatic Centre	-	-	-	-
Improving Canberra's health infrastructure – Inner South Health Centre Construction	-	-	-	-
Athllon Drive duplication	-	-	-	-
Better community infrastructure – Gungahlin Community Centre - design and construction	-	-	-	-
Better community infrastructure - Public Building Upgrades	9,809	6,047	2,459	-
Better transport infrastructure – Building light rail to Woden	53,498	-	-	-
Better transport infrastructure – Delivering Light Rail Stage 2A	14,336	65,568	37,688	531,470
Better transport infrastructure - New light rail vehicles and depot expansion	34,551	63,616	1,426	-
Canberra Institute of Technology Woden Campus Project and public transport interchange	103,416	86,000	-	-
Canberra Theatre Precinct Redevelopment	18,898	-	-	-
Climate action – Continuing the Electrification of Government Assets	23,351	21,016	27,750	-
Connected and sustainable Canberra Constructing the William Hovell Drive duplication	-	-	-	-
Connected and sustainable Canberra - Monaro Highway upgrades	-	-	-	-
Delivering the New Recycling Facility and Food Organics Facility	-	-	-	-
Delivering the Home of Football at Throsby	-	-	-	-
Improving Canberra's health infrastructure – New Health Centres across the ACT	-	-	-	-

Projects	2024-25	2025-26	2026-27	2027-28
Improving Canberra's health infrastructure -Redeveloping and expanding services at the Watson Health Precinct	-	-	-	-
Improving Canberra's health infrastructure -Canberra Hospital Expansion	43,461	-	-	-
Improving Canberra's health infrastructure -Northside Hospital development	28,447	15,715	4,000	-
Molonglo Enabling Works	-	-	-	-
New and expanded schools – Development of the Whitlam Primary School and Early Childhood Education Centre	-	-	-	-
New and expanded schools – Delivering a second college for Gungahlin	-	-	-	-
New and expanded schools – Garran Primary School	-	-	-	-
New and expanded schools – Narrabundah College	-	-	-	-
New and expanded schools – Strathnairn Primary School	-	-	-	-
New and expanded schools – Telopea Park High School modernisation	-	-	-	-
New Materials Recovery Facility	-	-	-	-
Well-prepared emergency services – Molonglo Station and Casey Station	-	-	-	-
Better community infrastructure - Raising London Circuit and associated works	50,593	-	-	-
Total Capital Program	380,360	257,962	73,323	531,470

Question 3: Explanation for each variance in capital expenditure by project between the forward estimates made in the 2024-2025 Budget and the forward estimates in the 2025-2026 Budget. ('000)

Projects	2025-26	2026-27	2027-28	Variances between the forward estimates made in the 2024-2025 Budget and the forward estimates in the 2025-2026 Budget
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Athllon Drive duplication	13,040	36,221	37,722	The variance is due to the transfer of a project to iCBR from the City and Environment Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> . Additional funding was appropriated in the 2025-26 Budget process.
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Better community infrastructure - Public Building Upgrades	4,158	2,000	-	The variance is primarily due to funding rollovers from 2023–24 and the revised project funding to future years. These include refurbishments, roofing, fire compliance, switchboard designs, and specialist-dependent works.
Better transport infrastructure – Building light rail to Woden	17,500	-	-	The variance reflects the program to finalise the Environmental approvals process and progression of the detailed design of Light Rail Stage 2B. Based on the timeframes for consultation and consideration of the draft EIS and then finalisation of the EIS, work will continue into the 2025-26 financial year.
Better transport infrastructure – Delivering Light Rail Stage 2A	-20,049	-28,577	-3,309	The variance reflects a revised funding profile review undertaken as part of the 2025–26 Budget process.

Projects	2025-26	2026-27	2027-28	Variances between the forward estimates made in the 2024-2025 Budget and the forward estimates in the 2025-2026 Budget
Better transport infrastructure - New light rail vehicles and depot expansion	-12,515	-	-	The variance reflects a revised funding profile review undertaken as part of the 2025–26 Budget process.
Canberra Institute of Technology Woden Campus Project and public transport interchange	-53,355	-	-	The variance reflects alignment of funding with construction progress and forecast expenditure. Completion is expected in Q4 2024-25.
Canberra Theatre Precinct Redevelopment	38,385	-	-	The variance reflects commitments associated with the Early Contractor Involvement (ECI) Phase for Stage One of the Canberra Theatre Redevelopment.
Climate action – Continuing the Electrification of Government Assets	3,800	-2,750	-	The variance is due to the release of the recurrent component from in agency provisions to support the continuation of the whole-of government gas asset replacement program. Additionally, a revised funding profile for the 2025–26 CRP budget supports critical electrical upgrades at Mitchell Depot to enable the electrified JESC building, with completion expected in Q3 2025.
Connected and sustainable Canberra Constructing the William Hovell Drive duplication	17,597	33,410	41,270	The variance is due to the transfer of a project to iCBR from the City and Environment Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
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Delivering the New Recycling Facility and Food Organics Facility	13,205	12,750	2,675	The variance is due to the transfer of a project to iCBR from the City and Environment Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> . Additional funding was appropriated in the 2025-26 Budget process.
Delivering the Home of Football at Throsby	680	11,000	11,680	The variance is due to the transfer of a project to iCBR from the Chief Minister, Treasury and Economic Development Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
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Improving Canberra's health infrastructure - Redeveloping and expanding services at the Watson Health Precinct	13,025	11,783	-	The variance is due to the transfer of a new project to iCBR from the Health and Community Services Directorate, following the <i>Administrative Arrangement effective 1 July 2025</i>
Improving Canberra's health infrastructure - Canberra Hospital Expansion	10,088	-	-	The variance is due to the funding rollovers associated with return of bank guarantee and the revised funding profile that aligns with construction progress, defect liability period management and forecast cash flow requirements.

Projects	2025-26	2026-27	2027-28	Variances between the forward estimates made in the 2024-2025 Budget and the forward estimates in the 2025-2026 Budget
Improving Canberra's health infrastructure -Northside Hospital development	34,040	60,064	-	The variance is due to the release of new funding in the 2025–26 Budget for the early and enabling works for the design and construction of the new northside hospital. Additionally, a portion of the adjustment reflects the awarding of the Very Early Contractor Involvement (VECI) component of the delivery partners contract, with the appropriation aligned to the expected cashflow.
Molonglo Enabling Works	12,000	57,214	-	The variance is due to the transfer of a project to iCBR from the City and Environment Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
New and expanded schools – Development of the Whitlam Primary School and Early Childhood Education Centre	30,274	61,753	-	The variance is due to the transfer of a project to iCBR from the ACT Education Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> . Additional funding was appropriated in the 2025-26 Budget process.
New and expanded schools – Delivering a second college for Gungahlin	19,460	49,424	41,812	The variance is due to the transfer of a project to iCBR from the ACT Education Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
New and expanded schools – Garran Primary School	23,160	30,000	11,301	The variance is due to the transfer of a project to iCBR from the ACT Education Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
New and expanded schools – Narrabundah College	10,360	7,000	5,870	The variance is due to the transfer of a project to iCBR from the ACT Education Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
New and expanded schools – Strathnairn Primary School	34,800	31,166	21,121	The variance is due to the transfer of a project to iCBR from the ACT Education Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
New and expanded schools – Telopea Park High School modernisation	16,983	17,900	9,000	The variance is due to the transfer of a project to iCBR from the ACT Education Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
New Materials Recovery Facility	10,910	9,120	-	The variance is due to the transfer of a project to iCBR from the City and Environment Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> .
Well-prepared emergency services – Molonglo Station and Casey Station	27,261	20,000	-	The variance is due to the transfer of a project to iCBR from the Justice and Community Safety Directorate, following the <i>Administrative Arrangement 2024 (No. 1)</i> . Additional funding was appropriated in the 2025-26 Budget process.
Total Capital Program	302,379	544,487	251,637	

From: [iCBR, Ministerial](#)
To: [iCBR, DLO](#)
Cc: [iCBR, Ministerial](#)
Subject: FW: URGENT - FURTHER COMMENT: QON 296 - iCBR - Capital Expenditure Profile by Project - Castley
Date: Monday, 25 August 2025 3:36:04 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

OFFICIAL

Hey Chloe,

The team have addressed the suggested comments – please see below:

'The CIT Woden component of the project was completed in Q4 2024-25'.

Please note, as per Hayley's email - The CIT Woden building is complete but the Interchange is not yet complete.

Please let me know if you require any further clarification

Thanks,

**Meg Childs | A/g Assembly Liaison Officer | Ministerial and Government Services
Infrastructure Canberra | ACT Government**

Phone: 02 6205 1635 | Email: meg.childs@act.gov.au

From: Bell, HayleyC

Sent: Monday, 25 August 2025 3:12 PM

To: iCBR, Ministerial

Subject: RE: URGENT - FURTHER COMMENT: QON 296 - iCBR - Capital Expenditure Profile by Project - Castley

OFFICIAL

I have tweaked below highlight in green. The CIT Woden building is complete but the Interchange is not yet complete.

Kind regards

**Hayley Bell | Executive Group Manager
Health Education and Justice**

M 0440 101 119 | **E** hayleyc.bell@act.gov.au

Infrastructure Canberra | ACT Government

GPO Box 158 Canberra ACT 2601

I acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region



From: iCBR, Ministerial <iCBRMinisterial@act.gov.au>

Sent: Monday, 25 August 2025 2:26 PM

To: Bell, HayleyC <HayleyC.Bell@act.gov.au>; iCBR, Ministerial <iCBRMinisterial@act.gov.au>

Subject: RE: URGENT - FURTHER COMMENT: QON 296 - iCBR - Capital Expenditure Profile

by Project - Castley

OFFICIAL

Hi Hayley,

Attached for your review/advice, it's the 2nd line item on the 2nd last page.

Cheers

Lauren

From: Bell, HayleyC <HayleyC.Bell@act.gov.au>

Sent: Monday, August 25, 2025 2:14 PM

To: iCBR, Ministerial <iCBRMinisterial@act.gov.au>

Subject: RE: URGENT - FURTHER COMMENT: QON 296 - iCBR - Capital Expenditure Profile by Project - Castley

OFFICIAL

Can you share the link with me please so I can see the request within it's context.

Kind regards

Hayley Bell | Executive Group Manager

Health Education and Justice

M 0440 101 119 | E hayleyc.bell@act.gov.au

[Infrastructure Canberra](#) | ACT Government

GPO Box 158 Canberra ACT 2601

I acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region



From: iCBR, Ministerial <iCBRMinisterial@act.gov.au>

Sent: Monday, 25 August 2025 1:32 PM

To: Bell, HayleyC <HayleyC.Bell@act.gov.au>

Cc: iCBR, Ministerial <iCBRMinisterial@act.gov.au>

Subject: URGENT - FURTHER COMMENT: QON 296 - iCBR - Capital Expenditure Profile by Project - Castley

OFFICIAL

Hey Hayley,

CMO have come back in regard to QON 296 – can you please confirm you are happy with the changes highlighted below in regard to CIT?

'Completion is expected in Q4 2024-25'. Given we're now in the 2025-26 FY, but I think this is completed, can we please seek an adjustment to something like this:

'The CIT Woden component of the project was completed in Q4 2024-25'.

Thanks,

Meg Childs | A/g Assembly Liaison Officer | Ministerial and Government Services
Infrastructure Canberra | ACT Government

Phone: 02 6205 1635 | Email: meg.childs@act.gov.au

From: Dowd, ChloeA <ChloeA.Dowd@act.gov.au> **On Behalf Of** iCBR, DLO

Sent: Monday, 25 August 2025 1:25 PM

To: iCBR, Ministerial <iCBRMinisterial@act.gov.au>

Cc: iCBR, DLO <iCBRDLO@act.gov.au>

Subject: FW: QON 296 - iCBR - Capital Expenditure Profile by Project - Castley

OFFICIAL

Hi team,

Please see below query from CM Advisor on QON 296.

Please let me know if any issues with the requested change, if not I am happy to amend.

Thanks

Chloe Dowd | Directorate Liaison Officer

Phone 02 6205 8303 | Email ChloeA.Dowd@act.gov.au

Chief Operating Office | Infrastructure Canberra | ACT Government

2 Constitution Avenue, Canberra, 2601 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



From: Lloyd, Daniel <Daniel.Lloyd@act.gov.au>

Sent: Monday, 25 August 2025 1:03 PM

To: iCBR, DLO <iCBRDLO@act.gov.au>

Subject: RE: QON 296 - iCBR - Capital Expenditure Profile by Project - Castley

Thanks Chloe

This works now. One minor clarification to please seek in the 'variance explanation' table of Attachment A against CIT, 2nd line item on the 2nd last page:

'Completion is expected in Q4 2024-25'. Given we're now in the 2025-26 FY, but I think this is completed, can we please seek an adjustment to something like this:

'This project was completed in Q4 2024-25'.

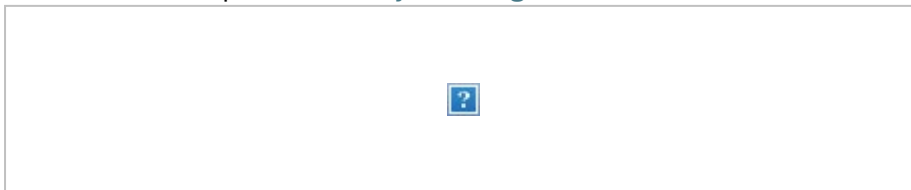
Kind regards

Daniel

Daniel Lloyd (he/him)

Senior Adviser | Office of the ACT Chief Minister

P 02 6205 4227 | E daniel.lloyd@act.gov.au



From: Dowd, ChloeA <ChloeA.Dowd@act.gov.au> **On Behalf Of** iCBR, DLO

Sent: Monday, 25 August 2025 11:03 AM

To: Lloyd, Daniel <Daniel.Lloyd@act.gov.au>

Cc: iCBR, DLO <iCBRDLO@act.gov.au>

Subject: QON 296 - iCBR - Capital Expenditure Profile by Project - Castley

OFFICIAL

Hi Daniel,

Please find saved [HERE](#) iCBR response QON 296 on Capital Expenditure Profile by Project from Ms Castley.

Due for lodgement as soon as possible.

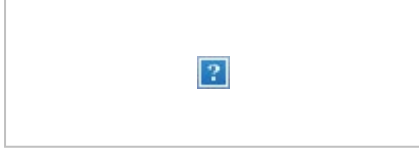
Thanks

Chloe Dowd | Directorate Liaison Officer

Phone 02 6205 8303 | Email ChloeA.Dowd@act.gov.au

Chief Operating Office | Infrastructure Canberra | ACT Government

2 Constitution Avenue, Canberra, 2601 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au





Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Leanne Castley MLA

Addressed to: Minister for Finance

Redirected to:

Reference: Treasury - Infrastructure maintenance

Hearing: 05/08/2025

In relation to: VOCAL ACT

Question received: 06/08/2025

Answer Due: 20/08/2025

VOCAL ACT have had their office undergo maintenance.

This was expected to take 2 weeks and it has now been 2 months and the team still can't access the building.

Can you please advice when they can get back in.

What funding they receive, if any.

If funding is provided, will this be ongoing?

Rachel Stephen-Smith MLA: The answer to the Member's question is as follows:

This question is the responsibility of the Minister for the Public Service. Unfortunately, it was not redirected to the correct portfolio within the required Committee deadline.

The works undertaken at the VOCAL ACT tenancy in Narrabundah included the replacement of the air conditioning unit, replacement of building external cladding and hazardous materials removal. These works were originally expected to take 7 weeks, commencing early May and concluding at the end of June.

During the project, the timeframe for completion was amended from 7 weeks to 11 weeks, revising the handover date to the end of July. This change was due to the discovery of significant termite damage to the structure, vandalism to the site's NBN cable, a burst frozen pipe and multiple wet weather days across the program.

Ten (10) progress updates including advice regarding any changes to the completion date were provided to the tenants via email at approximately fortnightly intervals between the start of the

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project in early May and completion of the project in late July. Tenants also attended a start-up meeting on 7 May 2025, and a handover meeting on 23 July 2025.

On 1 August 2025, the Tenants were advised that the keys were misplaced by the builders and re-keying was underway. The Certificate of Occupancy and Use was achieved on 6 August 2025.

On 11 August 2025 the Tenants were advised that the keys were ready to be picked up. Records indicate that a representative from VOCAL ACT collected the keys on 11 August 2025.

With regards to funding, between 1999 and June 2011, Victim Support ACT provided funding to VOCAL to deliver a volunteer program to provide practical assistance and support to victims and to train and supervise volunteers for the program.

In December 2011, the VOCC announced that Communities @ Work was awarded the contract to deliver the volunteer program and community education programs. The Communities @ Work program would provide information and support to victims participating in justice processes, supplementing the comprehensive range of services already available to them through Victim Support ACT. VOCAL funding through Victim Support ACT ceased in July 2011.

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Finance, Rachel Stephen-Smith MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Chiaka Barry MLA

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD – Housing ACT

Hearing: 6 August 2025

In relation to: Repair, Maintenance and Accessibility upgrades and Status of outstanding work

Question received: 6 August 2025

Answer Due: 21 August 2025

- How many public housing dwellings have pending repair, maintenance or accessibility upgrade requests?
- What standards and methods do the ACT Government use to assess the condition of public housing dwellings?
- How many dwellings are assessed as being in poor condition or below acceptable standards?
- What percentage of public housing properties meet current accessibility standards and energy efficiency benchmarks?
- How many public housing properties were retrofitted or upgraded for accessibility or energy efficiency in 2024–25?

Yvette Berry MLA: answer to the Member's question is as follows:

- **How many public housing dwellings have pending repair, maintenance or accessibility upgrade requests?**

As at 30 June 2025, 2,689 work orders were rolled over (therefore considered to be outstanding/pending) into FY 2025–26, based on data provided by Programmed Facility Management (PFM). This figure represents a point in time figure, of all open work orders across all priorities as at that date. These are not delayed works, but rather classified as work in progress, reflecting jobs that were actively being managed or scheduled for completion. The breakdown of the 2,689 work orders is as follows:

- 187 Capital Works

- 409 Planned Maintenance
- 2,093 Reactive Repairs.

- **What standards and methods do the ACT Government use to assess the condition of public housing dwellings?**

A Property Condition Assessment (PCA) is used to assess individual components of a property. Each component is given a condition rating between 1 to 5; 1 being 'New/Very Good' and 5 being 'End of Life'.

This condition information is used to undertake a lifecycle analysis to propose when an upgrade to a component may occur. This lifecycle analysis considers several parameters, including the expected life of a component and the work order history.

- **How many dwellings are assessed as being in poor condition or below acceptable standards?**

All public housing lettable properties meet the requirements outlined in *Residential Tenancies Act 1997*. Properties that do not meet this standard are not rented.

As at 30 June 2025, 334 public housing properties were considered below acceptable standards and not tenanted due to maintenance or upgrade works (including insurance works) being undertaken.

- **What percentage of public housing properties meet current accessibility standards and energy efficiency benchmarks?**

In accordance with the minimum housing standard for energy efficiency, Housing ACT identified that 3,500 public housing properties would require a ceiling insulation upgrade by November 2026. As of June 2025, over 2,570 ceiling insulation upgrades have been completed, with approximately 1,000 still requiring an upgrade. This means that over 91% of the portfolio already meet (or are exempt) from the standard. The primary reason a property is considered exempt is if it is a lower floor unit, as it is effectively insulated by the unit above. A property may also be considered exempt if there is a physical constraint (such as roof design) that prevents the installation of insulation.

As of June 2025, the Growing and Renewing Public Housing Program (G&R) has delivered 830 homes designed to the Gold Liveable Housing Design Guidelines or Adaptable Class C standards. By the end of the Program, Housing ACT estimates over 10% of its portfolio will be adaptable or accessible.

All dwellings constructed under the G&R Program meet the National Construction Code requirement of a minimum of 6 Star energy efficiency standard.

- **How many public housing properties were retrofitted or upgraded for accessibility or energy efficiency in 2024–25?**

Over the 2024-25 financial year, 315 properties received a disability modification.

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As of 30 June 2025, over 2,570 public housing properties having received ceiling insulation upgrades to meet the minimum housing standard for energy efficiency. This includes over 1,560 completed in the 2024-25 financial year.

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Mr Thomas Emerson MLA

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD- Housing ACT

Hearing: 6 August 2025

In relation to: Infrastructure Repairs and Condamine Court

Question received: 7 August 2025

Answer Due: 21 August 2025

- 1) How much has been spent each year over the last three financial years on repairs at the Condamine Court public housing complex?
 - a) Can you provide a breakdown of the kind and cost of repairs conducted across the complex, building by building?
- 2) I have been advised that recently at Condamine Court, security doors were fitted on each property, however I understand the installation was rushed resulting in doors that were improperly installed. The main issue was the use of an easily breakable soft strip of wood to fit the doors to the frame, rendering the security door redundant if broken. Are you able to provide further detail on the works completed made at this time, including:
 - a) a breakdown of the cost of the installation of these doors.
 - b) how the contractor was procured and what the timeline of installation was.
 - c) details of what oversight Housing ACT had over contractor's decisions to use soft wood strips. Could you provide a breakdown of how many security doors at Condamine Court are currently broken, and how much has been spent on repairing on the security doors?
- 3) I have been advised that residents of Condamine Court, along with ACT Shelter, developed a proposal to Housing ACT regarding the installation of CCTV in Condamine Court, which has led to ongoing discussions with no outcomes.
 - a) Can you advise on the current status of CCTV installation at Condamine Court?
- 4) What funding is allocated in this budget for proactive, as opposed to reactive, improvements to public housing properties across the ACT. Can you provide a breakdown of that funding?

Ms Yvette Berry MLA: The answer to the Member’s question is as follows:

1)

Financial Year	Repairs and maintenance works
2022-23	\$577,481
2023-24	\$572,284
2024-25	\$699,365

- a) The types of repairs typically carried out include: common area maintenance, vacant works for dwellings to be return to be tenanted, appliance servicing, LED lighting upgrades, fire and locksmith services, electrical repairs, disability and standard modifications, rubbish and sharps removal, plumbing services and patch and painting maintenance.

2)

- a) at a cost of \$190,519.00 69 heavy duty security screen doors and 76 sliding heavy duty security screen doors were installed across the units in August^[AM1]^[SM2] 2022. These doors meet Australian Standards and were provided as a safety upgrade, above the Housing ACT standard inclusions.
- b) The engagement of contractor’s is managed by Programmed Facility Management under the Total Facilities Management Agreement. There was a 6-week lead time to order the doors and the doors were installed over 3-month period (based on tenant availability).
- c) The installation of a piece of timber was required to retrofit the doors to the existing metal frames. The timber provides a fixing point to ensure that the door fit correctly and could be secured. The contractor that completed the works advised that the timber used was not a soft timber, it was structural plantation pine, which is suitable to be used for this purpose. Programmed Facilities Management, as the TFM contractor, ensures all works meet contractual obligations and quality standards. There are no outstanding maintenance request for security doors at Condamine Court. Tenants are encouraged to raise any repairs and maintenance requests with Programmed in the first instance; however, they can also work with their Housing Manager to raise requests. Over the 2024–25 financial year, a total of \$13,190 was spent on door-related repairs at Condamine Court. This figure includes repairs to main entry doors, lock replacements, repairing holes in doors and repairs to door closers.

3) The use of CCTV at Condamine Court is currently under active consideration; however, no specific proposal has been received by Housing ACT in relation to the installation of CCTV at Condamine Court.

4) The Total Facilities Management (TFM) Agreement stipulates repairs and maintenance across the public housing portfolio into 70:30 ratio: 70% planned works to 30% responsive works. This is a contractual requirement of the TFM Agreement. The^[re] TFM Agreement is funded as a single initiative in ACT Government budgets. Programmed Facilities Management spends the funding it is allocate according to the 70:30 requirement outlined above.^[SM3]

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Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Mr Thomas Emerson MLA

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD- Housing ACT

Hearing: 6 August 2025

In relation to: Infrastructure Repairs and Condamine Court

Question received: 7 August 2025

Answer Due: 21 August 2025

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 - b) how the contractor was procured and what the timeline of installation was.
 - c) details of what oversight Housing ACT had over contractor's decisions to use soft wood strips. Could you provide a breakdown of how many security doors at Condamine Court are currently broken, and how much has been spent on repairing on the security doors?
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Ms Yvette Berry MLA: The answer to the Member’s question is as follows:

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Financial Year	Repairs and maintenance works
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- a) The types of repairs typically carried out include: Common area maintenance, vacant works for dwellings to be return to be tenanted, appliance servicing, LED lighting upgrades, fire and locksmith services, electrical repairs, disability and standard modifications, rubbish and sharps removal, plumbing services and patch and painting maintenance.

2)

- a) at a cost of \$190,519.00 69 heavy duty security screen doors, and 76 sliding heavy duty security screen doors were installed across the units in August 2022. These doors meet Australian Standards and were provided as a safety upgrade, above the Housing ACT standard inclusions.
- b) . The engagement of Contractor’s is managed by Programmed Facility Management under the Total Facilities Maintenance Agreement. There was a 6-week lead time to order the doors and the doors were installed over 3-month period (based on tenant availability).
- c) The installation of a piece of timber was required to retrofit the doors to the existing metal frames. The timber provides a fixing point to ensure that the door fit correctly and could be secured. The contractor that completed the works advised that the timber used was not a soft timber, it was structural plantation pine, which is suitable to be used for this purpose. Programmed Facilities Management, as the TFM contractor ensures all works meet contractual obligations and quality standards. There are no current outstanding maintenance request for security doors at Condamine court. Tenants are encouraged to raise any repairs and maintenance requests with Programmed in the first instance however, they can also work with their Housing Manager to raise requests. Over the 2024–25 financial year, a total of \$13,190 was spent on door-related repairs at Condamine Court. This figure includes repairs to main entry doors, lock replacements, repairing holes in doors and repairs to door closers.

3) The use of CCTV at Condamine Court is currently under active consideration, however no specific proposal has been received by Housing ACT in relation to the installation of CCTV at Condamine Court.

4) The Total Facilities Management (TFM) Agreement stipulates repairs and maintenance across the public housing portfolio into 70:30 ratio; 70% planned works to 30% responsive works. This is a contractual requirement of the TFM Agreement and as such, total budget allocation is largely the same. This balance ensures immediate, urgent repairs are prioritised and addressed and maintains the Government’s commitment to the integrity and sustainability of the overall housing portfolio.

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Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA

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QON No. 338



Legislative Assembly for the
Australian Capital Territory

MaybeSelect Committee on Estimates
2025–2026

Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Chiaka Barry MLA

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD- Housing ACT

Hearing: 6 August 2025

In relation to: Public housing and condition, repairs and maintenance

Question received: 6 August 2025

Answer Due: 21 August 2025

- **As at 30 June 2025 (or the most recent date for which data is available), how many public housing dwellings have pending repair, maintenance or accessibility upgrade requests?**
- **How many dwellings are assessed as being in poor condition or below acceptable standards, and what standards and methods do the ACT Government use to assess the condition of public housing dwellings?**
- **What percentage of public housing properties meet current accessibility standards and energy efficiency benchmarks?**
- **How many public housing properties were retrofitted or upgraded for accessibility or energy efficiency in 2024–25? Has any funding previously provisioned for public housing maintenance or repairs been reallocated elsewhere across the forward estimates?**
- **If so, how much and why? How much was allocated to public housing repairs, maintenance, and upgrades in 2024–25, and how much of this was actually expended?**
- **What were the reasons for any variation between the allocation and expenditure?**
- **Over the life of the current contract with Programmed Facilities Management (PFM), what has been the yearly allocation for public housing repairs and maintenance? What oversight, performance measurement and accountability mechanisms are in place to assess the effectiveness of Programmed Facilities Management (PFM) in delivering timely and quality repairs?**

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- **What benchmarks or key performance indicators (KPIs) are used to assess the timeliness and quality of maintenance services under the PFM contract? What was the average response time for urgent, priority, and non-urgent maintenance requests in 2024–25?**
- **How are repair requests from public housing tenants validated and prioritised?**
- **Who ultimately decides which repair requests are undertaken or deferred? What is the ACT Government’s plan of action to address the current backlog of public housing repair requests that present health or safety risks?**
- **How many such outstanding requests were on record as at 30 June 2025? How many complaints were received from public housing tenants about repair or maintenance issues in 2024–25? Can you provide a breakdown of that funding?**

Ms Yvette Berry MLA: The answer to the Member’s question is as follows:

- **As at 30 June 2025 (or the most recent date for which data is available), how many public housing dwellings have pending repair, maintenance or accessibility upgrade requests?**

As at 30 June 2025, 2,689 work orders were rolled over (therefore considered to be outstanding/pending) into FY 2025–26, based on data provided by Programmed Facility Management (PFM). This figure represents a point in time figure, of all open work orders across all priorities as at that date. These are not delayed works, but rather classified as work in progress, reflecting jobs that were actively being managed or scheduled for completion. The breakdown of the 2,689 work orders is as follows:

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- 409 Planned Maintenance
- 2,093 Reactive Repairs.

- **How many dwellings are assessed as being in poor condition or below acceptable standards, and what standards and methods do the ACT Government use to assess the condition of public housing dwellings?**

As at 30 June 2025, 334 public housing properties were considered below acceptable standards and not tenanted due to maintenance or upgrade works (including insurance works) being undertaken.

A Property Condition Assessment (PCA) is used to assess individual components of a property. Each component is given a condition rating between 1 to 5; 1 being ‘New/Very Good’ and 5 being ‘End of Life’.

This condition information is used to undertake a lifecycle analysis to propose when an upgrade to a component may occur. This lifecycle analysis considers several parameters, including the expected life of a component and the work order history.

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- **What percentage of public housing properties meet current accessibility standards and energy efficiency benchmarks?**

In accordance with the minimum housing standard for energy efficiency, Housing ACT identified that 3,500 public housing properties would require a ceiling insulation upgrade by November 2026. As of June 2025, over 2,570 ceiling insulation upgrades have been completed, with approximately 1,000 still requiring an upgrade. This means that over 91% of the portfolio already meet (or are exempt) from the standard. The primary reason a property is considered exempt is if it is a lower floor unit, as it is effectively insulated by the unit above. A property may also be considered exempt if there is a physical constraint (such as roof design) that prevents the installation of insulation.

As of June 2025, the Growing and Renewing Public Housing Program (G&R) has delivered 830 homes designed to the Gold Liveable Housing Design Guidelines or Adaptable Class C standards. By the end of the Program, Housing ACT estimates over 10% of its portfolio will be adaptable or accessible.

All dwellings constructed under the G&R Program meet the National Construction Code requirement of a minimum of 6 Star energy efficiency standard.

- **How many public housing properties were retrofitted or upgraded for accessibility or energy efficiency in 2024–25? Has any funding previously provisioned for public housing maintenance or repairs been reallocated elsewhere across the forward estimates?**

Over the 2024-25 financial year, 315 properties received a disability modification.

As of 30 June 2025, over 2,570 public housing properties having received ceiling insulation upgrades to meet the minimum housing standard for energy efficiency. This includes over 1,560 completed in the 2024-25 financial year.

There has been no reallocation of funding previously provisioned for public housing maintenance or repairs across the forward estimates.

- **If so, how much and why? How much was allocated to public housing repairs, maintenance, and upgrades in 2024–25, and how much of this was actually expended?**

There has been no reallocation of previously provisioned funding for repairs and maintenance.

In 2024-25, \$65.155 million was allocated to Total Facilities Management reimbursable budget. This included:

- \$20.00 million of responsive repairs and maintenance
- \$45.15 million of planned and capital upgrade works.

The Total Facilities Management (TFM) contract operates on a reimbursable services model, meaning the contractor is reimbursed for works completed. The delivery of repairs and maintenance across the public housing portfolio is divided into a ratio of 70:30; 70% planned works to 30% responsive works.

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In 2024-25, approximately \$65.153 million worth of works were completed. This included:

- \$18.53 million of responsive repairs and maintenance
- \$46.62 million of planned and capital upgrade works

- **What were the reasons for any variation between the allocation and expenditure?**

The variation between budget allocation and expenditure primarily reflects timing differences, accrual adjustments, and reprofiling of works, which affects allocation outcomes.

~~The 2024-25 TFM Budget achieved an end of year position within 0.0002% variance, maximising the volume and value of work completed within the allocated budget.~~

- **Over the life of the current contract with Programmed Facilities Management (PFM), what has been the yearly allocation for public housing repairs and maintenance? What oversight, performance measurement and accountability mechanisms are in place to assess the effectiveness of Programmed Facilities Management (PFM) in delivering timely and quality repairs?**

~~The table below outlines annual expenditure over the life of the Agreement.~~

Contract Year	Budget (in million)
2018/19	\$22.92
2019/20	\$53.06
2020/21	\$42.53
2021/22	\$77.50
2022/23	\$66.08
2023/24	\$69.26
2024/25	\$65.15

The Total Facilities Management (TFM) Agreement includes structured governance and management systems designed to monitor and evaluate the delivery of maintenance services across the public housing portfolio. This includes regular governance meetings, agreed upon performance metrics, regular reporting and analysis and quality assurance practices such as audits and field visits.

- **What benchmarks or key performance indicators (KPIs) are used to assess the timeliness and quality of maintenance services under the PFM contract? What was the average response time for urgent, priority, and non-urgent maintenance requests in 2024–25?**

The TFM performance metrics are used to assess both the timeliness and quality of services provided. Key areas of performance include timeliness of repairs and maintenance, on-time property returns, effective complaint resolution, compliance with quality checks and audits, financial and reporting accuracy and tenant satisfaction outcomes.

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Key performance indicators can be found at [Contract - 28556.210](#)

- **How are repair requests from public housing tenants validated and prioritised?**

Maintenance requests from public housing tenants are assessed and prioritised through a process that balances tenant needs, property condition, safety risks, and contractual obligations.

Tenants can raise a maintenance request through the Programmed Call centres or online portals, via in-person visits to Housing ACT or with the support of a Housing Manager or Community Housing Provider.

Once the request is received, it is assessed as responsive or planned and is triaged accordingly. Information provided by tenants such as the nature of the issue, the location within the property and the impact on safety, functionality, or accessibility, support the request to be assessed as quickly as possible.

Requests that are categorised as responsive works, are completed in the following timeframe:

- a) Urgent 4 hour – Urgent repairs and maintenance work presenting as an immediate risk to health, safety or security, to be completed within 4 hours;
- b) Priority Next Day – Urgent repairs and maintenance work, which is likely to develop into a health, safety or security risk if not repaired, to be completed by 6:00pm the following day;
- c) Day 5 – Urgent repairs and maintenance work, to be completed within 5 calendar days; and
- d) Day 20 – Works that are not critical or urgent and do not impact on the liveability of the home, to be completed within 20 calendar days.

Works that are not considered responsive, such as planned and capital works, are assessed and given a timeframe for completion that aligns with the tenant's needs and the liveability of the asset. The completion of planned and capital works is dependent on several factors including the nature of the request, the complexity of the works required, the needs of the tenant and the wider management of the social housing portfolio.

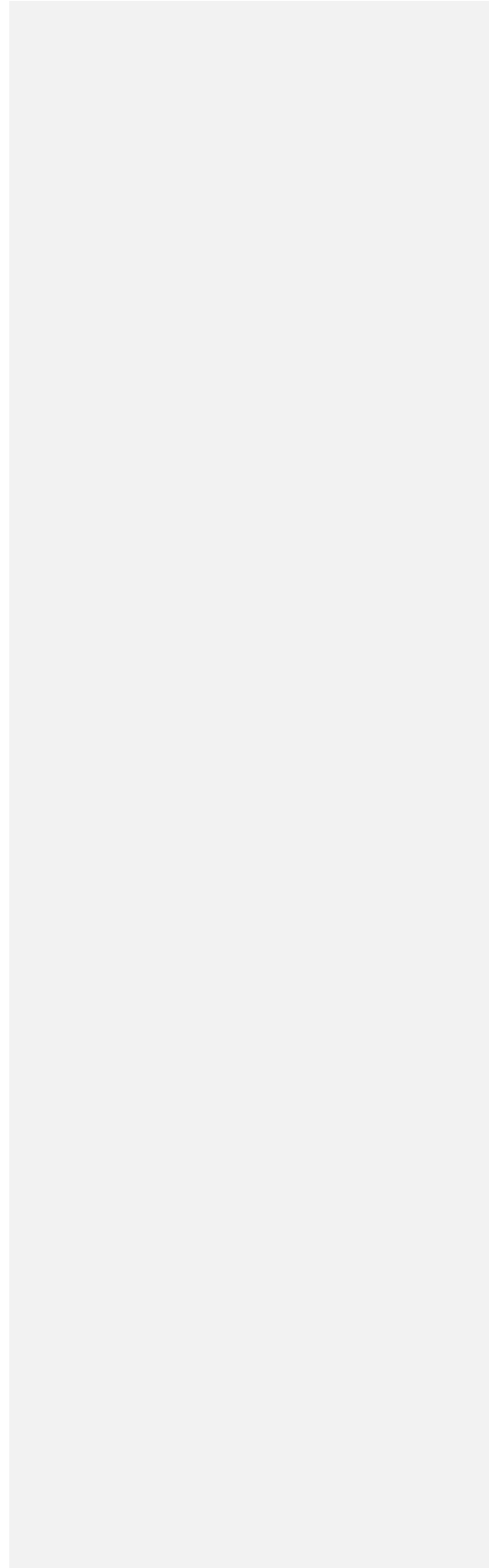
- **Who ultimately decides which repair requests are undertaken or deferred? What is the ACT Government's plan of action to address the current backlog of public housing repair requests that present health or safety risks?**

Under the Total Facilities Management (TFM) Agreement, Programmed Facility Management (PFM) are responsible for the day-to-day management of maintenance requests, including triaging, scheduling, and delivering repair and maintenance work through its subcontractor network.

In majority of circumstances, they exercise professional judgement when approving the deferral of any works (e.g. specialised parts may need to be sourced or when individual tenant needs outweigh the needs of the asset) and do so in partnership with Infrastructure Canberra and Housing ACT.

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A number of works from FY 2024/25 were rolled over into the FY 2025/26. See below for further advice.



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- **How many such outstanding requests were on record as at 30 June 2025? How many complaints were received from public housing tenants about repair or maintenance issues in 2024–25? Can you provide a breakdown of that funding?**

As at 30 June 2025, 2,689 work orders were rolled over (therefore considered to be outstanding/pending) into FY 2025–26, based on data provided by Programmed Facility Management (PFM). This figure represents a point in time figure, of all open work orders across all priorities as at that date. These are not delayed works, but rather classified as work in progress, reflecting jobs that were actively being managed or scheduled for completion. The breakdown of the 2,689 work orders is as follows:

- 187 Capital Works
- 409 Planned Maintenance
- 2,093 Reactive Repairs.

The FY 2024–25 data on complaints from public housing tenants regarding repairs and maintenance is not yet publicly available. It is expected to be published as part of the ACT Government's Annual Report, reporting cycle.

For reference however, in FY 2023-24, the number of complaints received from public housing tenants about repair or maintenance issues is as follows:

- Tenant responsible maintenance (tenanted and vacant properties): 975 complaints
- Maintenance (poor not done, or other): 64 complaints

Under the Total Facilities Management (TFM) agreement, complaints management is a core operational function and is not funded separately. Instead, it is embedded within the TFM budget, which covers a range of administrative and service delivery responsibilities.

Approved for circulation to the MaybeSelect Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Mr Shane Rattenbury

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD- Budget

Hearing: 6 August 2025

In relation to: Public housing condition, repairs and maintenance

Question received: 12 August 2025

Answer Due: 21 August 2025

- As at 30 June 2025 how many public housing dwellings have pending repair, maintenance or accessibility upgrade requests?
- What criteria are used by Housing ACT to determine the condition of Housing ACT dwellings?
- How many public housing properties have been built to Liveable Gold and Class C Adaptable standards?
- How many public housing properties have been built to 6 star and above energy efficiency standards?
- How many public housing properties have had accessibility and energy efficiency upgrades in 2024-2025?

Yvette Berry MLA: answer to the Member's question is as follows:

- **As at 30 June 2025 how many public housing dwellings have pending repair, maintenance or accessibility upgrade requests?**

As at 30 June 2025, 2,689 work orders were rolled over (therefore considered to be outstanding/pending) into FY 2025–26, based on data provided by Programmed Facility Management (PFM). This figure represents a point in time figure, of all open work orders across all priorities as at that date. These are not delayed works, but rather classified as work in progress, reflecting jobs that were actively being managed or scheduled for completion. The breakdown of the 2,689 work orders is as follows:

- 187 Capital Works
- 409 Planned Maintenance

- 2,093 Reactive Repairs

- **What criteria are used by Housing ACT to determine the condition of Housing ACT dwellings?**

A Property Condition Assessment (PCA) is used to assess individual components of a property. Each component is given a condition rating between 1 to 5; 1 being 'New/Very Good' and 5 being 'End of Life'.

This condition information is used to undertake a lifecycle analysis to propose when an upgrade to a component may occur. This lifecycle analysis considers several parameters, including the expected life of a component and the work order history.

- **How many public housing properties have been built to Liveable Gold and Class C Adaptable standards?**

As of 30 June 2025, of the 1003 homes that have been built (constructed or purchased) under the Growth and Renewal Program (G&R), 830 homes have been designed to meet ~~the~~ Class C Adaptable or Liveable Gold Standards.

- **How many public housing properties have been built to 6 star and above energy efficiency standards?**

As of 30 June 2025, of the 794 homes that have been constructed under the G&R Program 100 per cent meet a minimum of 6 Star energy efficiency standards.

- **How many public housing properties have had accessibility and energy efficiency upgrades in 2024-2025?**

Over the 2024-25 financial year, 315 properties received a disability modification.

As of 30 June 2025, over 2,570 public housing properties having received ceiling insulation upgrades to meet the minimum housing standard for energy efficiency. This includes over 1,560 completed in the 2024-25 financial year.

Approved for circulation to the Select Committee on Estimates

Signature:

Date:

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Shane Rattenbury MLA

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: Budget – HCSD

Hearing: 6 August 2025

In relation to: Social Housing Accelerator Program and Housing

Question received: 12 August 2025

Answer Due: 21 August 2025

Minister Berry recently announced the completion of 17 social townhouses under the Social Housing Accelerator Program.

1. Were these 13 two bedroom and 4 three bedroom dwellings purchased from the market?
2. Will they be used for public housing and will they be managed by Housing ACT?
3. How is the progress of the remainder of the properties to be delivered under SHAP (between 18 and 48 dwellings)?

Yvette Berry MLA: The answer to the Member's question is as follows:

1. These 17 townhouses were purchased from market through Housing ACT Expression of Interest process.
2. Yes, these properties will be utilised as public housing and managed by Housing ACT
3. A further 41 dwellings are progressing through two new build projects in the Gungahlin region, with construction scheduled to commence Q2 2025-26, and forecast for completion in 2026–27.

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Date:

By the Minister for Homes, Homelessness and New Suburbs, Yvette Berry MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Mr Shane Rattenbury

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD- Budget

Hearing: 6 August 2025

In relation to: Public housing condition, repairs and maintenance

Question received: 12 August 2025

Answer Due: 21 August 2025

In 2023-2024 there were two appeals on public housing Development Applications.

- 1) How many appeals were there on public housing Development Applications in 2024-2025?
- 2) How many public housing Development Applications were there during the period 2023-2024 and 2024-2025?

Yvette Berry MLA: The answer to the Member's question is as follows:

- 1) During 2024-2025 there was one public housing development appealed in the ACT Civil and Administrative Tribunal (ACAT).
- 2) 23 Development Applications were lodged during 2023-2024.
15 Development Application were lodged during 2024-2025.

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Mr Shane Rattenbury

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD- Public housing maintenance

Hearing: 6 August 2025

In relation to: Outstanding priority work requests

Question received: 12 August 2025

Answer Due: 21 August 2025

- How many priority work requests were outstanding as at 30 June 2025? What are examples of these work requests.

Ms Yvette Berry MLA: The answer to the Member's question is as follows:

As at 30 June 2025, 2,689 work orders were rolled over (therefore considered to be outstanding/pending) into FY 2025–26, based on data provided by Programmed Facility Management (PFM). This figure represents a point in time figure of all open work orders across all priorities as at that date. These are not delayed works, but rather classified as work in progress, reflecting jobs that were actively being managed or scheduled for completion. The breakdown of the 2,689 work orders is as follows:

- 187 Capital Works
- 409 Planned Maintenance
- 2,093 Reactive Repairs.

Examples of these types of work requests include:

- Capital works – Kitchen or bathroom upgrade, flooring replacements and major roof repairs.
- Planned maintenance - routine maintenance and checks, annual inspections, preventative maintenance (e.g. painting or landscaping), heating/cooling system checks and pest control treatments.
- Reactive repairs – lock changes, eternal door replacement, electrical wiring rectification, hot water system failures, broken window glass replacement, blocked drains and toilets.

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Signature:

Date:

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA

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QON No. 364



Legislative Assembly for the
Australian Capital Territory

Select Committee on Estimates 2025–
2026

Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Mr Shane Rattenbury

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD- Budget

Hearing: 6 August 2025

In relation to: Update on housing using pre-fabricated technologies

Question received: 12 August 2025

Answer Due: 21 August 2025

Minister Berry provided an update to the Assembly in May about the construction of some public housing properties using pre-fabricated technologies. Minister Berry advised that 8 dwelling were to be constructed using precast panels by the end of the 2024-2025 financial year and that you were committed to partnering with New South Wales and Queensland to purchase at scale modular housing.

1. Are the 8 dwellings completed?
2. What was the cost of those dwellings compared to comparable dwellings constructed on-site?
3. How are negotiations going with NSW and Queensland on achieving greater scale of pre-fabricated public housing dwellings at a reduced cost?

Yvette Berry MLA: The answer to the Member's question is as follows:

(1) Are the 8 dwellings completed?

Yes - the Government has delivered 9 precast concrete panel dwellings as part of the Growing and Renewing Public Housing program, including the 8 that were in construction in the 2024-25 financial year.

(2) What was the cost of those dwellings compared to comparable dwellings constructed on-site?

These projects were delivered as part of a trial with an average construction cost of approximately \$670,000 per dwelling. It is difficult to make a like-for-like comparison given the small sample size of the trial and the differences that exist with each individual dwelling. However, based on the trial, it is estimated that the cost of the prefabricated homes are more expensive than equivalent traditionally

Commented [FK1]: To confirm - this is the same 8 that was referenced in the Ministerial Statement? i.e. the Minister said we have 8 in construction (rather than we will construct another 8?)

Commented [CR2R1]: total of 9 have been delivered - yes this includes the 8 the minister referenced.

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built homes When compared to a more traditional brick build of similar size and configuration, the average construction cost was approximately \$100,000 higher per dwelling.

The benefits of precast panels relate predominantly to accelerated construction timeframes rather than lower cost, noting there is an ancillary financial benefit to shorter construction timeframes. It is expected that further cost efficiencies may be achieved with scale.

(3) How are negotiations going with NSW and Queensland on achieving greater scale of pre-fabricated public housing dwellings at a reduced cost?

Representatives from the ACT Government have met with representatives from the respective areas in the NSW and Queensland Governments to understand their modern methods of construction programs. Discussions are currently progressing with Homes NSW regarding partnership opportunities, particularly in relation to recently opened Commonwealth funding for prefabricated and modular housing.

Commented [AC3]: I need to see the data on this before I clear this answer

Commented [FK4]: I'm not sure this is a convincing argument - can we not give averages for 1/2/3 bedroom construction freestanding vs. unit-titled (and then in text explain that it can be skewed.

Commented [VM5R4]: @Roland, Skye would you mind having another go at this one - given our prefabs are a mix of standalones and duals (don't think we had any tris), is there a dataset that can be reviewed for a comparison, e.g. of the 1000+ we delivered, how many were standalones and can we do a cost comparison on that?

Commented [CR6R4]: @Valler, Megan how is this? used data of single/ duals, 2,3 & 4 bedrooms over the same period.

Commented [RS7R4]: cleared

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Mr Shane Rattenbury MLA

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD – Public Housing Maintenance

Hearing: 6 August 2025

In relation to: Insourcing Taskforce

Question received: 12 August 2025

Answer Due: 21 August 2025

An Insourcing Taskforce has been established to investigate alternative models for delivering public housing maintenance:

- 1) Can you provide an update on the work of the Insourcing Taskforce?
- 2) Will a report on the Multi-Unit Property Trial be prepared and will that report be made available to the public?
- 3) What is the next step in making a decision on the insourcing of public housing maintenance?

Yvette Berry MLA: answer to the Member's question is as follows:

- 1) From 1 July 2025, the Government Insourcing Taskforce (Taskforce) transitioned into Infrastructure Canberra as part of the Machinery of Government Changes, bringing together the insourcing evaluation of public housing facilities management, property management and cleaning services. In June 2025, the Taskforce completed the Assessment Stage for the Disability Modifications, Domestic Violence Upgrades, Customer Service Functions and Financial Arrangements services under the Total Facilities Management Services Agreement (TFM Agreement) in line with the ACT Government Insourcing Policy and Framework. The Taskforce is currently progressing the Readiness Review Stage for these four services as well as the Strategic Asset Management and Reactive Repairs services in the TFM as requested by government.
- 2) The Multi-Unit Properties Insourcing Trial Project Closure Report is being developed to inform the broader work program of the Taskforce in delivering the government's commitment to progressively insource public housing repairs and maintenance. The Report will be provided to the Minister for Homes, Homelessness and New Suburbs by the end of

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2025. Public release of any information contained within the report is yet to be determined as the report has not yet been produced.

- 3) To enable the government to make further decisions on the insourcing of public housing repairs and maintenance, Infrastructure Canberra will provide the government with the readiness review and recommendations through the 2026-27 Budget process.

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Mr Shane Rattenbury MLA

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD – Public Housing Maintenance

Hearing: 6 August 2025

In relation to: Insourcing Taskforce

Question received: 12 August 2025

Answer Due: 21 August 2025

An Insourcing Taskforce has been established to investigate alternative models for delivering public housing maintenance:

- 1) Can you provide an update on the work of the Insourcing Taskforce?
- 2) Will a report on the Multi-Unit Property Trial be prepared and will that report be made available to the public?
- 3) What is the next step in making a decision on the insourcing of public housing maintenance?

Yvette Berry MLA: answer to the Member's question is as follows:

- 1) From 1 July 2025, the Government Insourcing Taskforce (Taskforce) transitioned into Infrastructure Canberra as part of the Machinery of Government Changes, bringing together the insourcing evaluation of public housing facilities management, property management and cleaning services. In June 2025, the Taskforce completed the Assessment Stage for the Disability Modifications, Domestic Violence Upgrades, Customer Service Functions and Financial Arrangements services under the Total Facilities Management Services Agreement (TFM Agreement) in line with the ACT Government Insourcing Policy and Framework. The Taskforce is currently progressing the Readiness Review Stage for these four services as well as the Strategic Asset Management and Reactive Repairs services in the TFM as requested by government.
- 2) The Multi-Unit Properties Insourcing Trial Project Closure Report is being developed to inform the broader work program of the Taskforce in delivering the government's commitment to progressively insource public housing repairs and maintenance. The ~~key insights from the report~~[Report](#) will be ~~included~~[provided to](#) the Minister for Homes,

Homelessness and New Suburbs ~~update to government in September by the end of 2025.~~
~~Timing of public~~Public release of ~~the report will be confirmed after this date, noting any~~
~~information contained within~~ the report is ~~not intended yet~~ to be made public in full due to
~~reference to public housing locations and some personal details included in the issues and~~
~~risks log determined as the report has not yet been~~ finalised.

~~3)~~

4)3) To enable the government to make further decisions on the insourcing of public housing repairs and maintenance, Infrastructure Canberra will provide the government with the readiness review and recommendations through the 2026-27 Budget process.

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Mr Shane Rattenbury

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD – Public housing maintenance

Hearing: 6 August 2025

In relation to: Average response time for non-urgent maintenance requests

Question received: 12 August 2025

Answer Due: 21 August 2025

- What was the average response time for urgent, priority and non-urgent maintenance requests in 2024-2025?

Yvette Berry MLA: The answer to the Member's question is as follows:

All repairs and maintenance requests that are raised are actioned according to the type of repair, the life of the asset, and the needs of the tenants in those homes. Requests that are categorised as responsive works, are completed in the following timeframe:

- a) Urgent 4 Hour – Urgent repairs and maintenance work presenting as an immediate risk to health, safety or security, to be completed within 4 hours;
- b) Priority Next Day – Urgent repairs and maintenance work, which is likely to develop into a health, safety or security risk if not repaired, to be completed by 6:00pm the following day;
- c) Day 5 – Urgent repairs and maintenance work, to be completed within 5 calendar days; and
- d) Day 20 – Works that are not critical or urgent and do not impact on the liveability of the home, to be completed within 20 calendar days.

Works that are not considered responsive, such as planned and capital works, are assessed and given a timeframe for completion that aligns with the tenant's needs and the liveability of the asset.

The completion of planned and capital works is dependent on several factors including the nature of the request, the complexity of the works required, the needs of the tenant and the wider management of the social housing portfolio.

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In the 2024–25 financial year, approximately 46,500 work orders were completed across the public housing portfolio, impacting around 9,400 homes.

This included:

- 11,100 planned maintenance work orders, such as scheduled inspections, preventive maintenance, and capital upgrades.
- 35,400 responsive repair work orders, addressing tenant-raised issues including urgent and priority repairs.

Based on data provided by Programmed Facility Management (PFM), the following response time were recorded over FY 2024-25:

- Urgent 4 Hour – 96.86%
- Priority next day – 96.02%
- Day 5 – 87.70%
- Day 20 – 82.66%

Please note that results in Q4 of 2024-25 were impacted by the rollout of a new ICT solution for contractors – which negatively impacted the reporting of results. This is being actively managed by Infrastructure Canberra.

In circumstances where responsive works are not completed within the allocated timeframe, every effort is made to complete them as soon as possible.

Average response times for planned maintenance is not available given the variability of work completed. This is due do the nature of the requests, being able to access to properties, the availability of parts and contractors and individual tenant scheduling preferences.

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA

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QON No. 371



Legislative Assembly for the
Australian Capital Territory

Select Committee on Estimates 2025–
2026

Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Mr Shane Rattenbury

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD- Public housing maintenance

Hearing: 6 August 2025

In relation to: Yearly allocation for public housing repairs and maintenance

Question received: 12 August 2025

Answer Due: 21 August 2025

Over the life of the current contract with Programmed Facilities Management (PFM), what has been the yearly allocation for public housing repairs and maintenance?

Minister Yvette Berry: The answer to the Member's question is as follows:

Contract Year	Budget (in million)
2018/19	\$22.92
2019/20	\$53.06
2020/21	\$42.53
2021/22	\$77.50
2022/23	\$66.08
2023/24	\$69.26
2024/25	\$65.15

Commented [FK1]: Why would we not include the management fee in this figure?

Commented [MS2R1]: It is commercial in confidence information

Commented [MS3R1]: the fee is not directly tied to individual work orders or repair activities, and therefore is excluded from the reimbursable budget breakdown provided for public reporting.

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Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Mr Shane Rattenbury

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD- Housing

Hearing: 6 August 2025

In relation to: Public housing in Jacka

Question received: 12 August 2025

Answer Due: 21 August 2025

On 19 March 2025 the Planning Authority approve a Development Application from the Commission for Social Housing to construct 57 units on land in Jacka.

- 1) When will construction work on this development to start?
- 2) Will the units only be used for public housing or will there be a mix of tenures, such as community housing tenants, like the Toolangi Affordable Housing Development in Kaleen that has a mix of public and affordable housing?

Yvette Berry: The answer to the Member's question is as follows:

- 1) Construction works commenced on site mid-August 2025.
- 2) The Government is considering all options, including a mixed-tenure approach between social and affordable housing that may be fully or partially managed by a Community Housing provider.

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Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Mr Shane Rattenbury MLA

Addressed to: Minister for Homes, Homelessness and New Suburbs

Redirected to:

Reference: HCSD – Public Housing maintenance

Hearing: 6 August 2025

In relation to: Expenditure on public housing properties 2024-25

Question received: 12 August 2025

Answer Due: 21 August 2025

- 1) 1) How much was allocated in 2024-2025 for expenditure on public housing properties for
 - (i) responsive repairs and maintenance and
 - (ii) programmed maintenance and upgrades?^[BH1]

- 2) (2) How much was spent in 2024-2025 for expenditure on public housing properties for
 - (i) responsive repairs and maintenance and
 - (ii) programmed maintenance and upgrades?

Minister Yvette Berry: The answer to the Member's question is as follows:

1) In 2024-25, \$65.155 million was allocated to Total Facilities Management reimbursable budget. This included:

1)

- i. \$20.00 million of responsive repairs and maintenance
- ii. \$45.15 million of planned and capital upgrade works.

The Total Facilities Management (TFM) contract operates on a reimbursable services model, meaning the contractor is reimbursed for works completed. The delivery of repairs and maintenance across the public housing portfolio is divided into a ratio of 70:30; 70% planned works to 30% responsive works. ~~This is a contractual requirement of the TFM and as such, budget allocation is largely the same.~~

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~~2) The 2024-25 TFM Budget Management Plan was successfully implemented throughout the year achieving an end-of-year a final position outcome with with the annual budget met within a 0.0002% variance from the total figure. to maximise the volume and value of work completed within the allocated budget.~~

2)

In 2024-25, approximately \$65.153 million worth of works were completed. This included:

- i. \$18.53 million of responsive repairs and maintenance
- ii. \$46.62 million of planned and capital upgrade works-

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Homes, Homelessness and New Suburbs, Yvette Berry MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Mr Shane Rattenbury

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD- Budget

Hearing: 6 August 2025

In relation to: Housing - pricing schedule for architects

Question received: 12 August 2025

Answer Due: 21 August 2025

- Housing ACT has established a pricing schedule which is used to determine how much is paid to architects for designing and Development Application services.
- Architects are normally paid between 5 to 8% of the construction cost of a dwelling. Based on figures Minister Berry provided in August last year the average cost of constructing a standalone dwelling is \$464,113.
- The fee payable under the schedule is \$11,067. 5% of the average construction cost is \$23,200. 8% is \$37,100.
- It seems like architects are losing money designing public housing so how were the fees set and are the fees updated and if so when was the last time the fees were set?
- Does Housing ACT or iCBR meet with the architects to discuss the operation of the design panel and the fees paid to architects?

Yvette Berry MLA: answer to the Member's question is as follows:

- Following an open market tendering process the Architects and Designers Panel (Panel) was established on 30 October 2020 for the delivery of new public housing. The Panel Deeds include a Pricing Schedule outlining fixed fees for the various stages of the design processes which would be implemented under the Panel and is increased by CPI annually.
- The executed Panel Deeds have a mechanism for Consultant's to submit a request to review Pricing Information. This has been requested once since implementation of the Panel, and, as a result, a pricing increase was implemented in 2022-2023.

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- The Government is committed to achieving value for money outcomes for the Territory. Providers on the panel have no obligation to provide services to the Government.
- Housing ACT, and following the Administrative Arrangements 2025 (No 1), Infrastructure Canberra, engages with panel members as a whole on issues such as the project brief and design approaches when required. Engagement with individual panel members also occur on an “as needs” basis for tender approaches, providing debriefs, the operation of the panel and fees, and sharing our pipeline of works to support visibility and planning.

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Mr Shane Rattenbury

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD- Public housing maintenance

Hearing: 6 August 2025

In relation to: Public housing condition, repairs and maintenance

Question received: 12 August 2025

Answer Due: 21 August 2025

Housing ACT has a contract with Programmed Facilities Management to deliver timely and quality repairs and maintenance to the public housing portfolio.

- 1) What oversight, performance measurement and accountability mechanisms are in the contract to assess the effectiveness of Programmed in delivering timely and quality repairs?
- 2) What benchmarks or key performance indicators are in the contract that assess the timeliness and quality of maintenance services under the PFM contract?

Minister Yvette Berry: The answer to the Member's question is as follows:

- 1) The Total Facilities Management (TFM) Agreement includes structured governance and management systems designed to monitor and evaluate the delivery of maintenance services across the public housing portfolio. This includes regular governance meetings, agreed upon performance metrics, regular reporting and analysis and quality assurance practices such as audits and field visits.
- 2) The TFM performance metrics are used to assess both the timeliness and quality of services provided. Key areas of performance include timeliness of repairs and maintenance, on-time property returns, effective complaint resolution, compliance with quality checks and audits, financial and reporting accuracy and tenant satisfaction outcomes.

Publicly available advice key performance indicators can be found in Attachment 10 of the contract in the link [Contract - 28556.210](#)

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Approved for circulation to the Select Committee on Estimates

Signature:

Date:

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA



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Publicly available advice on key performance indicators can be found in the contract via the Tenders ACT website: [Contract - 28556.210](#), Deed of Variation 2 – Pages 27-31.

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Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA



Inquiry into Appropriation Bill 2025–2026 and Appropriation (Office of the Legislative Assembly) Bill 2025–2026

Answer to question on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Finance

Redirected to: Minister for the Public Service

Reference: Sale of Callum Offices, section 80 Phillip

Hearing: 6 August 2025

In relation to: Sale of Callam Offices, section 80 Philip

Question received: 13 August 2025

Answer Due: 22 August 2025

What is the status of Callum Offices in Phillip section 80? Has any work been undertaken towards a procurement process underway to identify a buyer for this property? If so, what are the anticipated timeframes for the tender/sale process? What will be the effect of any tender/sale process on the associated car parks adjacent to Easty Street? Thank you.

Rachel Stephen-Smith MLA: The answer to the Member's question is as follows:

The Callam Offices are managed by Infrastructure Canberra (iCBR) as the land and building custodian. Due to safety concerns, the Callam Offices have been vacated by all permanent tenants and the car park is being used temporarily by the ACT Government.

In collaboration with iCBR, the Suburban Land Agency is currently undertaking early site investigations on both Callam Offices and surrounding sites, including the carparks adjacent to Easty Street.

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At this stage, the government has not made any decision regarding the potential divestment of Callam Offices.

Approved for circulation to the Select Committee on Estimates 2025–2026

Signature:

Date:

By the a/g Minister for the Public Service, Andrew Barr MLA