

Response to question on notice

Questions on Notice Paper No 15

06 February 2026

Question No. 835

Jo Clay MLA: To ask the Minister for Planning and Sustainable Development

1. Why is subdivision, including that under the *Unit Titles Act 2001*, not permitted for supportive housing, community housing and retirement village in the Community Facilities Zone in the Subdivision Policy of the Territory Plan 2023.
2. Why is subdivision, including that under the *Unit Titles Act 2001*, permitted for supportive housing, community housing and retirement village in the zones that permit such uses.

Christ Steel MLA - The answer to the Member's question is as follows:

1. Subdivision, including that under the *Unit Titles Act 2001*, is not permitted for supportive housing, community housing and retirement village in the Community Facilities Zone (CFZ) in the Subdivision Policy for the following reasons:
 - a. CFZ land is intended to be available and used for a range of community uses such as providing adaptable and affordable housing for persons in need of residential support or care. Market-value residential development is not permitted in CFZ. This is to protect this land from being fragmented or converted and potentially sold for profit.
 - b. Community housing, supportive housing and retirement village is generally required to be managed collectively or by a central operator who provides a range of facilities and services for the occupants, such as for older persons, or persons in need of support.

- i. In the case of community housing, it is a requirement that it is available for affordable residential rental and managed by a community housing provider in order to be classified as community housing under the definition in the Territory Plan.
 - ii. A retirement village is required to be operated under a retirement village scheme in order to be classified as a retirement village under the Territory Plan.
 - c. The primary purpose of subdivision, including a unit title subdivision, is to divide ownership of a development. In the case of a unit title subdivision, this requires owners to enter into an owners corporation where decisions about the management and use of the development is divided. In CFZ, as split development types (i.e. mixed with market-value housing) is not permitted, the ownership and management of the development will remain centralised, such as with the community housing provider. In this instance, subdividing these typologies serves no practical benefit. Further, if the management of CFZ land were split between multiple owners, tenants and entities, this has the potential to undermine the zone’s objective of encouraging adaptable and affordable housing.
2. Under the Subdivision Policy, subdivision, including that under the *Unit Titles Act 2001*, may be permitted for supportive housing, community housing and retirement village in residential zones, such as in RZ3 zones and above, as this would permit developments to also include a mixture of market-value and affordable dwellings. This is permitted as the objective of these zones is to provide for a range of housing choices – including both market-value and affordable or adaptable housing options.

The subdivided arrangement would then allow ownership and management to be, appropriately, split between dwelling owners and supportive, community and retirement housing providers.

Approved for circulation to the Member and incorporation into Hansard.



**Chris Steel MLA
Minister for Planning and Sustainable Development**

Date: 12/3/26

This response required 1 hr 20 mins to complete, at an approximate cost of \$149.48.