

**Chris Steel MLA**

Treasurer

Minister for Planning and Sustainable Development

Minister for Heritage

Minister for Transport

Member for Murrumbidgee

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**RESPONSE TO QUESTION ON NOTICE****Questions on Notice Paper No 1****6 December 2024****Question No. 84****Mr Rattenbury MLA:** To ask the Minister for Homes and New Suburbs

Are many affordable housing dwellings (rental) only required to be affordable for 15 years; if so, what is the Government's plan for increasing housing stock which is affordable and accessible to all Canberrans beyond 15 years?

**YVETTE BERRY MLA** - The answer to the Member's question is as follows:

Each year, the ACT Government's land release program mandates a portion of residential dwellings for affordable, community, and public housing. For 2024-25, this includes 608 homes: 432 community housing properties in Denman Prospect, Gungahlin, Moncrieff, and Molonglo; 40 public housing properties in Molonglo; and 136 affordable homes in Gungahlin and Denman Prospect. This ensures an ongoing increase of additional affordable homes to the market.

In addition, the ACT Government has targeted initiatives to support the provision of affordable rentals.

- The Affordable Community Housing Land Tax Exemption Scheme (the LTE Scheme) offers a full land tax exemption to landlords who rent their property at an affordable rate (at less than 75 per cent of the market rate) to eligible households through a registered community housing provider. The LTE Scheme was made permanent in 2021 and eligible properties can continue participating in the scheme indefinitely.
- The Affordable Housing Project Fund (AHPF) aims to grow the supply of affordable rental properties in Canberra and strengthen the community housing sector. Community Housing Providers (CHPs) and Build-to-Rent operators can apply for funding under this scheme, if at least 15 per cent of the development is provided as affordable rental for a minimum of 15 years.

- CHPs are likely to usually provide dwellings as affordable rentals for the entire lifespan of the property (40 to 60 years), and the National Regulatory System for Community Housing (NRSCH) provides mechanisms to ensure government support for registered CHPs remains within the sector.
  - In particular, in the event that a NRSCH-registered CHP exits the market, all remaining “community housing assets” are transferred to another registered CHP or to a Public Housing Agency in the jurisdiction in which the asset is located.
- Some of the ACT Government supported affordable housing projects are also subject to external funding requirements such as Housing Australia financing that requires delivery of the affordable component for a minimum of 20 years.

The Government is committed to increasing the supply of affordable and accessible housing stock beyond 15 years by continuing the LTE Scheme and AHPF into the future, and supporting the community housing sector to grow.

This ambition is reflected through the 2024 election commitment to deliver 5,000 additional public, community and affordable rental dwellings in Canberra by the end of 2030. Work is underway on options to further support this objective, for consideration through future budget processes.

**Approved for circulation to the Member and incorporation into Hansard.**

**Yvette Berry MLA**  
**Minister for Homes and New Suburbs**

**Date:** 17/01/25 .....

This response required 3hrs 50mins to completed, at an approximate cost of \$423.98