

# Planning and Development (Lease Variation Charges) Determination 2017 (No 2)

## Disallowable instrument DI2017–208

made under the

*Planning and Development Act 2007*, s 276C (2) (a) (Lease variation charges—amount payable) and s 276E (1) (Lease variation charges—s 276E chargeable variations)

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### 1 Name of instrument

This instrument is the *Planning and Development (Lease Variation Charges) Determination 2017 (No 2)*.

### 2 Commencement

This instrument commences on the day after notification.

### 3 Definitions

*Act* means *the Planning and Development Act 2007*.

*chargeable variation*—see the Act, section 276.

*dwelling* means—

- (a) a dwelling—see the *Planning and Development Regulation 2008*, section 5; or
- (b) a unit—see the *Unit Titles Act 2001*, section 5.

*GFA* means gross floor area.

*gross floor area*—see the Act, section 276.

*lease*—see the Act, section 235.

*lease variation charge* means, for a variation of a nominal rent lease, the lease variation charge applying under section 276C of the Act.

*lodged* means a development application that has passed a completeness check, had fees paid and the assessment timeframes under the Act have commenced – see the Act, sections 118, 122, 131, 424.

*nominal rent lease*—see the Act, dictionary.

*residential lease* means a lease that authorises only residential use of the land comprised in the lease—see the Act, section 234.

*s 276E chargeable variation*—see the Act, section 276A (1).

*submitted* means a development application that has been submitted to the ACT planning and land authority in its electronic development application lodgement system, and that has not been lodged.

*suburb* means a district under the *Districts Act 2002*, section 5.

*zone*—see the Act, dictionary.

#### **4 Working out lease variation charge for multiple s 276E chargeable variations—Act, s 276C (2) (a)**

The lease variation charge is the total of the determined charges for each s 276E chargeable variation.

#### **5 Determination of lease variation charges—schedule 1—Act, s 276E (1)**

- (1) This section applies to a chargeable variation of a nominal rent lease of a kind mentioned in schedule 1, column 1 to which the criteria in schedule 1, column 3 for the variation apply.
- (2) The determined lease variation charge for the chargeable variation is the amount in schedule 1, column 4 for the variation.
- (3) If this section applies to a chargeable variation of a nominal rent lease and, but for this section, a charge under another schedule would apply to the variation, the determined lease variation charge for the variation is the charge in schedule 1, column 4 for the variation.

##### **Example**

Development approval has been given for a lessee to vary a lease in Braddon to increase the maximum gross floor area of the service station on the land under the lease. The lease variation charge for that variation is the charge mentioned in schedule 1 for service stations, not the charge mentioned in relation to the zone and suburb in schedule 3.

*Note 1* Section 4 provides for working out the total lease variation charge if a development approval relates to 2 or more s 276E chargeable variations, for example, a variation mentioned in schedule 1 and a variation mentioned in schedule 3.

*Note 2* An example is part of the instrument, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see Legislation Act, s 126 and s 132).

*Note 3* Section 48 of the Legislation Act provides that a power given under an Act to make a statutory instrument includes power to make different provisions in relation to different matters or different classes of matters.

#### **6 Determination of lease variation charges—schedule 2—Act, s 276E (1)**

- (1) This section applies—
  - (a) to a lease in a residential locality in a suburb mentioned in schedule 2; and
  - (b) if a development approval approves a chargeable variation of the lease to increase the number of dwellings permitted on the land under the lease.
- (2) The determined lease variation charge for the chargeable variation of the lease is worked out as follows:

***increased number of dwellings × additional dwelling amount***

- (3) In this section:
- additional dwelling amount**, for a chargeable variation of a lease in a residential locality in a suburb, means the amount mentioned in the column for the locality for the total approved number of dwellings.
- increased number of dwellings** means the difference between the number of dwellings permitted on the land under the lease before the chargeable variation of the lease is executed and the number of dwellings permitted on the land after the variation is executed.
- residential locality**, in a suburb, means a locality identified as residential in the legend in a map of the suburb set out in Attachment A.
- total approved number of dwellings**, for a lease, means the total number of dwellings permitted on the land under the lease after a chargeable variation is executed.

## **7 Determination of lease variation charges—schedule 3—Act, s 276E (1)**

- (1) This section applies—
- (a) to a lease in a suburb in a zone mentioned in schedule 3, columns 1 and 2; and
- (b) if a development approval approves a chargeable variation of the lease to increase the maximum gross floor area of any building or structure permitted for non-residential use on the land under the lease.
- (2) The determined lease variation charge for the chargeable variation of the lease is worked out as follows:

$$\textit{increased gross floor area} \times \textit{additional gfa amount}$$

- (3) In this section:
- additional gfa amount**, for a chargeable variation of a lease in a suburb in a zone to which the criteria (if any) for the variation applies, means the amount mentioned in schedule 3, column 4 for the zone, suburb and criteria (if any).
- criteria**, for a chargeable variation of a lease, means—
- (a) a location mentioned in schedule 3, column 3 that the lease is in; or
- (b) a range mentioned in schedule 3, column 3 that applies to the total gross floor area of a building or structure permitted for non-residential use on the land under the lease after the variation is executed.
- increased gross floor area** means the difference, expressed in square metres, between the maximum gross floor area of any building or structure permitted for non-residential use on the land under the lease—
- (a) before the chargeable variation of the lease is executed; and
- (b) after the variation is executed.

## **8 Reasons etc for determining lease variation charges—schedule 4—Act, s 276E (4)**

The reasons for determining the lease variation charges in this instrument and a statement about how the charges were determined are set out in schedule 4.

## **9 Revocation**

This instrument revokes the *Planning and Development (Lease Variation Charges) Determination 2017 (No 1)* DI2017-176.

Andrew Barr MLA  
Treasurer  
22 August 2017

# Schedule 1

<b>Lease Variation Charge Determination</b>				
<b>Schedule 1 – Specific charges</b>				
<b>Item No</b>	<b>column 1</b>	<b>column 2</b>	<b>column 3</b>	<b>column 4</b>
	<b>s 276E chargeable variation</b>	<b>Relevant provision under Act or regulation for s 276E chargeable variation</b>	<b>Additional criteria (if any)</b>	<b>Lease variation charge</b>
1	Variation to limit the maximum number of dwellings permitted on the land under a residential lease.	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (b)	(1) Lease is in one of the following zones: *RZ1 Suburban Zone; *RZ2 Suburban Core Zone; *RZ3 Urban Residential Zone; *RZ4 Medium Density Residential Zone; *RZ5 High Density Residential Zone And (2) Items 1A, 1AA, 1B and 1BB do not apply.	\$30,000 for each dwelling
1A	Variation to limit the maximum number of dwellings permitted on the land under a residential lease to 3 dwellings or less.	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (b)	(1) Lease is in one of the following zones: *RZ1 Suburban Zone; *RZ2 Suburban Core Zone; *RZ3 Urban Residential Zone; *RZ4 Medium Density Residential Zone; *RZ5 High Density Residential Zone And (2) The development application in relation to the variation was submitted before 1 July 2017.	\$7,500 for each dwelling

1AA	Variation to limit the maximum number of dwellings permitted on the land under a residential lease to 3 dwellings or less.	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (b)	<p>(1) Lease is:</p> <p>(a) in one of the following zones:</p> <ul style="list-style-type: none"> <li>*RZ1 Suburban Zone;</li> <li>*RZ2 Suburban Core Zone;</li> <li>*RZ3 Urban Residential Zone;</li> <li>*RZ4 Medium Density Residential Zone;</li> <li>*RZ5 High Density Residential Zone</li> </ul> <p>(b) a Crown lease purchased by an applicant in the period 1 July 2016 to 30 June 2017 ('the relevant period') as evidenced by:</p> <ul style="list-style-type: none"> <li>(i) the registration of the lease with the registrar-general in the relevant period; or</li> <li>(ii) for a sales contract entered into during the relevant period but not transferred to the applicant in the relevant period - the registration of the lease with the registrar-general before 1 July 2018;</li> </ul> <p>And</p> <p>(2) the development application in relation to the variation is:</p> <ul style="list-style-type: none"> <li>(a) submitted before 1 October 2017; and</li> <li>(b) lodged before 1 July 2018.</li> </ul>	\$7,500 for each dwelling
1B	Variation to limit the maximum number of dwellings permitted on the land under a residential lease to a number greater than 3.	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (b)	<p>(1) Lease is in one of the following zones:</p> <ul style="list-style-type: none"> <li>*RZ1 Suburban Zone;</li> <li>*RZ2 Suburban Core Zone;</li> <li>*RZ3 Urban Residential Zone;</li> <li>*RZ4 Medium Density Residential Zone;</li> <li>*RZ5 High Density Residential Zone</li> </ul> <p>And</p> <p>(2) The development application in relation to the variation was submitted before 1 July 2017.</p>	\$7,500 for each of the first 3 dwellings plus \$5,000 for each additional dwelling

1BB	Variation to limit the maximum number of dwellings permitted on the land under a residential lease to a number greater than 3.	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (b)	<p>(1) Lease is</p> <p>(a) in one of the following zones:</p> <ul style="list-style-type: none"> <li>*RZ1 Suburban Zone;</li> <li>*RZ2 Suburban Core Zone;</li> <li>*RZ3 Urban Residential Zone;</li> <li>*RZ4 Medium Density Residential Zone;</li> <li>*RZ5 High Density Residential Zone</li> </ul> <p>(b) a Crown lease purchased by an applicant in the period 1 July 2016 to 30 June 2017 ('the relevant period') as evidenced by:</p> <ul style="list-style-type: none"> <li>(i) the registration of the lease with the registrar-general in the relevant period; or</li> <li>(iii) for a sales contract entered into during the relevant period but not transferred to the applicant in the relevant period - the registration of the lease with the registrar-general before 1 July 2018;</li> </ul> <p>And</p> <p>(2) the development application in relation to the variation is:</p> <ul style="list-style-type: none"> <li>(a) submitted before 1 October 2017; and</li> <li>(b) lodged before 1 July 2018.</li> </ul>	\$7,500 for each of the first 3 dwellings plus \$5,000 for each additional dwelling
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Item No	column 1	column 2	column 3	column 4
	<b>s 276E chargeable variation</b>	<b>Relevant provision under Act or regulation for s 276E chargeable variation</b>	<b>Additional criteria (if any)</b>	<b>Lease variation charge</b>
2	Variation to limit the maximum number of non-residential units (however described) permitted on the land under a non-residential lease to 3 non-residential units or less.	<i>Planning and Development Regulation 2008</i> , s 170A (1) (c)	Lease is in one of the following zones: *IZ1 General Industrial Zone; *IZ2 Mixed Use Industrial Core Zone.	\$7,500 for each non-residential unit
3	Variation to limit the maximum number of non-residential units (however described) permitted on the land under a non-residential lease to a number greater than 3.	<i>Planning and Development Regulation 2008</i> , s 170A (1) (c)	Lease is in one of the following zones: *IZ1 General Industrial Zone; *IZ2 Mixed Use Industrial Core Zone.	\$7,500 for each of the first 3 non-residential unit plus \$5,000 for each additional unit
4	Variation to consolidate 2 or 3 leases.	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (d)		\$7,500
5	Variation to consolidate 4 or more leases.	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (d)		\$7,500 for the first 3 leases plus \$5,000 for each additional lease
6	Variation to subdivide a lease into 2 or 3 leases.	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (e)		\$7,500 for each additional lease
7	Variation to subdivide a lease into 4 or more leases.	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (e)		\$7,500 for the first 2 additional leases and \$5,000 for each additional lease



Item No	column 1	column 2	column 3	column 4
	<b>s 276E chargeable variation</b>	<b>Relevant provision under Act or regulation for s 276E chargeable variation</b>	<b>Additional criteria (if any)</b>	<b>Lease variation charge</b>
8	Variation to increase maximum gross floor area of service station.	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (c) (ii)	(1) Lease authorises the land to be used for a service station. (2) Lease limits the maximum gross floor area that can be used for the purpose of a service station.	\$500 for each additional square metre of gross floor area
9	Variation to increase maximum gross floor area of a club holding a club licence under the <i>Liquor Act 2010</i> .	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (c) (ii)	(1) The lessee of the lease holds a club licence under the <i>Liquor Act 2010</i> . (2) The lease authorises the land to be used for a club that is authorised to sell liquor under the <i>Liquor Act 2010</i> .	\$250 for each additional square metre of gross floor area
10	Variation to increase the maximum number of self-care units in a retirement complex.	<i>Planning and Development Regulation 2008</i> , s 170A (1) (a) (i)	(1) Lease authorises the land to be used for a retirement complex. (2) Lease limits the maximum number of self-care units.	\$40,000 for each additional self-care unit
11	Variation to increase the maximum number of care beds in a retirement complex.	<i>Planning and Development Regulation 2008</i> , s 170A (1) (a) (ii)	(1) Lease authorises the land to be used for a retirement complex. (2) Lease limits the maximum number of self-care units.	\$10,000 for each additional care bed
12	Variation of a lease that authorises an incorporated association to use the land in the lease for a stated purpose to remove the reference in the lease to the association in the relation to the stated purpose.	<i>Planning and Development Regulation 2008</i> , s 170A (1) (b)		\$7,500

## Schedule 2

<b>Lease Variation Charge Determination Schedule 2 – Residential</b>			
<b>column 1</b>	<b>column 2</b>	<b>column 3</b>	<b>column 4</b>
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Ainslie</b>		
2 Dwellings	\$110,000	\$120,000	\$130,000
3 Dwellings	\$65,000	\$75,000	\$75,000
4 Dwellings	\$60,000	\$65,000	\$70,000
5-10 Dwellings	\$55,000	\$60,000	\$65,000
11-20 Dwellings	\$50,000	\$55,000	\$60,000
21-40 Dwellings	\$45,000	\$50,000	\$50,000
41-100 Dwellings	\$40,000	\$45,000	\$45,000
>101 Dwellings	\$35,000	\$40,000	\$40,000
<b>SUBURB</b>	<b>Amaroo</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Aranda</b>		
2 Dwellings	\$60,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Banks</b>		
2 Dwellings	\$45,000	\$45,000	
3 Dwellings	\$50,000	\$65,000	
4 Dwellings	\$45,000	\$60,000	
5-10 Dwellings	\$40,000	\$50,000	
11-20 Dwellings	\$35,000	\$45,000	
21-40 Dwellings	\$32,000	\$40,000	
41-100 Dwellings	\$30,000	\$40,000	
>101 Dwellings	\$25,000	\$30,000	

column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Barton</b>		
2 Dwellings	\$150,000		
3 Dwellings	\$80,000		
4 Dwellings	\$75,000		
5-10 Dwellings	\$70,000		
11-20 Dwellings	\$65,000		
21-40 Dwellings	\$60,000		
41-100 Dwellings	\$55,000		
>101 Dwellings	\$50,000		
<b>SUBURB</b>	<b>Belconnen</b>		
2 Dwellings	\$60,000		
3 Dwellings	\$65,000		
4 Dwellings	\$60,000		
5-10 Dwellings	\$55,000		
11-20 Dwellings	\$50,000		
21-40 Dwellings	\$45,000		
41-100 Dwellings	\$40,000		
>101 Dwellings	\$35,000		
<b>SUBURB</b>	<b>Bonner</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Bonython</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$32,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Braddon</b>		
2 Dwellings	\$150,000		
3 Dwellings	\$80,000		
4 Dwellings	\$75,000		
5-10 Dwellings	\$70,000		
11-20 Dwellings	\$65,000		
21-40 Dwellings	\$60,000		
41-100 Dwellings	\$55,000		
>101 Dwellings	\$50,000		

column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Bruce</b>		
2 Dwellings	\$80,000		
3 Dwellings	\$65,000		
4 Dwellings	\$60,000		
5-10 Dwellings	\$55,000		
11-20 Dwellings	\$50,000		
21-40 Dwellings	\$45,000		
41-100 Dwellings	\$40,000		
>101 Dwellings	\$35,000		
<b>SUBURB</b>	<b>Calwell</b>		
2 Dwellings	\$45,000	\$45,000	
3 Dwellings	\$50,000	\$55,000	
4 Dwellings	\$45,000	\$50,000	
5-10 Dwellings	\$40,000	\$45,000	
11-20 Dwellings	\$35,000	\$40,000	
21-40 Dwellings	\$30,000	\$35,000	
41-100 Dwellings	\$30,000	\$35,000	
>101 Dwellings	\$25,000	\$30,000	
<b>SUBURB</b>	<b>Campbell</b>		
2 Dwellings	\$110,000	\$110,000	\$130,000
3 Dwellings	\$65,000	\$70,000	\$85,000
4 Dwellings	\$60,000	\$65,000	\$80,000
5-10 Dwellings	\$55,000	\$60,000	\$75,000
11-20 Dwellings	\$50,000	\$55,000	\$65,000
21-40 Dwellings	\$45,000	\$50,000	\$60,000
41-100 Dwellings	\$40,000	\$45,000	\$55,000
>101 Dwellings	\$35,000	\$40,000	\$50,000
<b>SUBURB</b>	<b>Casey</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Chapman</b>		
2 Dwellings	\$50,000	\$60,000	\$90,000
3 Dwellings	\$50,000	\$60,000	\$80,000
4 Dwellings	\$45,000	\$55,000	\$75,000
5-10 Dwellings	\$40,000	\$50,000	\$65,000
11-20 Dwellings	\$35,000	\$45,000	\$60,000
21-40 Dwellings	\$30,000	\$40,000	\$50,000
41-100 Dwellings	\$30,000	\$35,000	\$50,000
>101 Dwellings	\$25,000	\$30,000	\$40,000

column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Charnwood</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Chifley</b>		
2 Dwellings	\$80,000	\$80,000	
3 Dwellings	\$65,000	\$65,000	
4 Dwellings	\$60,000	\$60,000	
5-10 Dwellings	\$55,000	\$55,000	
11-20 Dwellings	\$50,000	\$50,000	
21-40 Dwellings	\$45,000	\$45,000	
41-100 Dwellings	\$40,000	\$40,000	
>101 Dwellings	\$35,000	\$35,000	
<b>SUBURB</b>	<b>Chisholm</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Conder</b>		
2 Dwellings	\$45,000	\$45,000	
3 Dwellings	\$50,000	\$55,000	
4 Dwellings	\$45,000	\$50,000	
5-10 Dwellings	\$40,000	\$45,000	
11-20 Dwellings	\$35,000	\$40,000	
21-40 Dwellings	\$30,000	\$35,000	
41-100 Dwellings	\$30,000	\$35,000	
>101 Dwellings	\$25,000	\$30,000	
<b>SUBURB</b>	<b>Cook</b>		
2 Dwellings	\$50,000	\$45,000	
3 Dwellings	\$50,000	\$40,000	
4 Dwellings	\$45,000	\$35,000	
5-10 Dwellings	\$40,000	\$30,000	
11-20 Dwellings	\$35,000	\$25,000	
21-40 Dwellings	\$30,000	\$25,000	
41-100 Dwellings	\$30,000	\$25,000	
>101 Dwellings	\$25,000	\$20,000	

column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Crace</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Curtin</b>		
2 Dwellings	\$90,000	\$120,000	
3 Dwellings	\$65,000	\$85,000	
4 Dwellings	\$60,000	\$75,000	
5-10 Dwellings	\$55,000	\$70,000	
11-20 Dwellings	\$50,000	\$65,000	
21-40 Dwellings	\$45,000	\$55,000	
41-100 Dwellings	\$40,000	\$50,000	
>101 Dwellings	\$35,000	\$45,000	
<b>SUBURB</b>	<b>Deakin</b>		
2 Dwellings	\$130,000	\$150,000	
3 Dwellings	\$80,000	\$90,000	
4 Dwellings	\$75,000	\$85,000	
5-10 Dwellings	\$70,000	\$80,000	
11-20 Dwellings	\$65,000	\$75,000	
21-40 Dwellings	\$60,000	\$70,000	
41-100 Dwellings	\$55,000	\$65,000	
>101 Dwellings	\$50,000	\$60,000	
<b>SUBURB</b>	<b>Dickson</b>		
2 Dwellings	\$60,000		
3 Dwellings	\$65,000		
4 Dwellings	\$60,000		
5-10 Dwellings	\$55,000		
11-20 Dwellings	\$50,000		
21-40 Dwellings	\$45,000		
41-100 Dwellings	\$40,000		
>101 Dwellings	\$35,000		
<b>SUBURB</b>	<b>Downer</b>		
2 Dwellings	\$90,000		
3 Dwellings	\$65,000		
4 Dwellings	\$60,000		
5-10 Dwellings	\$55,000		
11-20 Dwellings	\$50,000		
21-40 Dwellings	\$45,000		
41-100 Dwellings	\$40,000		
>101 Dwellings	\$35,000		

column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Duffy</b>		
2 Dwellings	\$50,000	\$70,000	\$90,000
3 Dwellings	\$50,000	\$65,000	\$80,000
4 Dwellings	\$45,000	\$60,000	\$75,000
5-10 Dwellings	\$40,000	\$55,000	\$65,000
11-20 Dwellings	\$35,000	\$45,000	\$55,000
21-40 Dwellings	\$30,000	\$40,000	\$50,000
41-100 Dwellings	\$30,000	\$40,000	\$50,000
>101 Dwellings	\$25,000	\$35,000	\$40,000
<b>SUBURB</b>	<b>Dunlop</b>		
2 Dwellings	\$45,000	\$50,000	
3 Dwellings	\$50,000	\$55,000	
4 Dwellings	\$45,000	\$50,000	
5-10 Dwellings	\$40,000	\$45,000	
11-20 Dwellings	\$35,000	\$40,000	
21-40 Dwellings	\$30,000	\$35,000	
41-100 Dwellings	\$30,000	\$35,000	
>101 Dwellings	\$25,000	\$30,000	
<b>SUBURB</b>	<b>Evatt</b>		
2 Dwellings	\$45,000	\$50,000	
3 Dwellings	\$50,000	\$65,000	
4 Dwellings	\$45,000	\$60,000	
5-10 Dwellings	\$40,000	\$50,000	
11-20 Dwellings	\$35,000	\$45,000	
21-40 Dwellings	\$30,000	\$40,000	
41-100 Dwellings	\$30,000	\$40,000	
>101 Dwellings	\$25,000	\$30,000	
<b>SUBURB</b>	<b>Fadden</b>		
2 Dwellings	\$45,000	\$50,000	
3 Dwellings	\$50,000	\$55,000	
4 Dwellings	\$45,000	\$50,000	
5-10 Dwellings	\$40,000	\$45,000	
11-20 Dwellings	\$35,000	\$40,000	
21-40 Dwellings	\$30,000	\$35,000	
41-100 Dwellings	\$30,000	\$35,000	
>101 Dwellings	\$25,000	\$30,000	
<b>SUBURB</b>	<b>Farrer</b>		
2 Dwellings	\$90,000	\$120,000	
3 Dwellings	\$65,000	\$115,000	
4 Dwellings	\$60,000	\$105,000	
5-10 Dwellings	\$55,000	\$95,000	
11-20 Dwellings	\$50,000	\$90,000	
21-40 Dwellings	\$45,000	\$80,000	
41-100 Dwellings	\$40,000	\$70,000	
>101 Dwellings	\$35,000	\$60,000	

column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Fisher</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Florey</b>		
2 Dwellings	\$50,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Flynn</b>		
2 Dwellings	\$45,000	\$50,000	
3 Dwellings	\$50,000	\$55,000	
4 Dwellings	\$45,000	\$50,000	
5-10 Dwellings	\$40,000	\$45,000	
11-20 Dwellings	\$35,000	\$40,000	
21-40 Dwellings	\$30,000	\$35,000	
41-100 Dwellings	\$30,000	\$35,000	
>101 Dwellings	\$25,000	\$30,000	
<b>SUBURB</b>	<b>Forde</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Forrest</b>		
2 Dwellings	\$180,000		
3 Dwellings	\$80,000		
4 Dwellings	\$75,000		
5-10 Dwellings	\$70,000		
11-20 Dwellings	\$65,000		
21-40 Dwellings	\$60,000		
41-100 Dwellings	\$55,000		
>101 Dwellings	\$50,000		



column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Franklin</b>		
2 Dwellings	\$50,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Fraser</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Garran</b>		
2 Dwellings	\$90,000	\$120,000	
3 Dwellings	\$65,000	\$100,000	
4 Dwellings	\$60,000	\$90,000	
5-10 Dwellings	\$55,000	\$85,000	
11-20 Dwellings	\$50,000	\$75,000	
21-40 Dwellings	\$45,000	\$70,000	
41-100 Dwellings	\$40,000	\$60,000	
>101 Dwellings	\$35,000	\$55,000	
<b>SUBURB</b>	<b>Gilmore</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Giralang</b>		
2 Dwellings	\$45,000	\$50,000	
3 Dwellings	\$50,000	\$58,000	
4 Dwellings	\$45,000	\$50,000	
5-10 Dwellings	\$40,000	\$45,000	
11-20 Dwellings	\$35,000	\$40,000	
21-40 Dwellings	\$30,000	\$35,000	
41-100 Dwellings	\$30,000	\$35,000	
>101 Dwellings	\$25,000	\$30,000	

column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Gordon</b>		
2 Dwellings	\$45,000	\$45,000	\$45,000
3 Dwellings	\$50,000	\$55,000	\$45,000
4 Dwellings	\$45,000	\$50,000	\$45,000
5-10 Dwellings	\$40,000	\$45,000	\$40,000
11-20 Dwellings	\$35,000	\$40,000	\$35,000
21-40 Dwellings	\$30,000	\$35,000	\$30,000
41-100 Dwellings	\$30,000	\$35,000	\$30,000
>101 Dwellings	\$25,000	\$30,000	\$25,000
<b>SUBURB</b>	<b>Gowrie</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Greenway</b>		
2 Dwellings	\$60,000		
3 Dwellings	\$65,000		
4 Dwellings	\$60,000		
5-10 Dwellings	\$55,000		
11-20 Dwellings	\$50,000		
21-40 Dwellings	\$45,000		
41-100 Dwellings	\$40,000		
>101 Dwellings	\$35,000		
<b>SUBURB</b>	<b>Griffith</b>		
2 Dwellings	\$160,000	\$150,000	\$130,000
3 Dwellings	\$80,000	\$75,000	\$60,000
4 Dwellings	\$75,000	\$70,000	\$60,000
5-10 Dwellings	\$70,000	\$65,000	\$55,000
11-20 Dwellings	\$65,000	\$60,000	\$50,000
21-40 Dwellings	\$60,000	\$55,000	\$50,000
41-100 Dwellings	\$55,000	\$50,000	\$45,000
>101 Dwellings	\$50,000	\$45,000	\$40,000
<b>SUBURB</b>	<b>Gungahlin</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		

column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Hackett</b>		
2 Dwellings	\$70,000	\$90,000	
3 Dwellings	\$65,000	\$75,000	
4 Dwellings	\$60,000	\$65,000	
5-10 Dwellings	\$55,000	\$60,000	
11-20 Dwellings	\$50,000	\$55,000	
21-40 Dwellings	\$45,000	\$50,000	
41-100 Dwellings	\$40,000	\$45,000	
>101 Dwellings	\$35,000	\$40,000	
<b>SUBURB</b>	<b>Hall</b>		
2 Dwellings	\$90,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Harrison</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Hawker</b>		
2 Dwellings	\$60,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Higgins</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		

column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Holder</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Holt</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Hughes</b>		
2 Dwellings	\$80,000	\$90,000	
3 Dwellings	\$65,000	\$75,000	
4 Dwellings	\$60,000	\$65,000	
5-10 Dwellings	\$55,000	\$60,000	
11-20 Dwellings	\$50,000	\$55,000	
21-40 Dwellings	\$45,000	\$50,000	
41-100 Dwellings	\$40,000	\$45,000	
>101 Dwellings	\$35,000	\$40,000	
<b>SUBURB</b>	<b>Isaacs</b>		
2 Dwellings	\$90,000	\$100,000	
3 Dwellings	\$65,000	\$75,000	
4 Dwellings	\$60,000	\$65,000	
5-10 Dwellings	\$55,000	\$60,000	
11-20 Dwellings	\$50,000	\$55,000	
21-40 Dwellings	\$45,000	\$50,000	
41-100 Dwellings	\$40,000	\$45,000	
>101 Dwellings	\$35,000	\$40,000	
<b>SUBURB</b>	<b>Isabella Plains</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		

column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Kaleen</b>		
2 Dwellings	\$50,000	\$45,000	
3 Dwellings	\$50,000	\$45,000	
4 Dwellings	\$45,000	\$45,000	
5-10 Dwellings	\$40,000	\$38,000	
11-20 Dwellings	\$35,000	\$35,000	
21-40 Dwellings	\$30,000	\$30,000	
41-100 Dwellings	\$30,000	\$30,000	
>101 Dwellings	\$25,000	\$25,000	
<b>SUBURB</b>	<b>Kambah</b>		
2 Dwellings	\$45,000	\$45,000	\$60,000
3 Dwellings	\$50,000	\$54,000	\$70,000
4 Dwellings	\$45,000	\$50,000	\$65,000
5-10 Dwellings	\$40,000	\$45,000	\$55,000
11-20 Dwellings	\$35,000	\$40,000	\$50,000
21-40 Dwellings	\$30,000	\$35,000	\$45,000
41-100 Dwellings	\$30,000	\$35,000	\$45,000
>101 Dwellings	\$25,000	\$25,000	\$35,000
<b>SUBURB</b>	<b>Kingston</b>		
2 Dwellings	\$130,000		
3 Dwellings	\$80,000		
4 Dwellings	\$75,000		
5-10 Dwellings	\$70,000		
11-20 Dwellings	\$65,000		
21-40 Dwellings	\$60,000		
41-100 Dwellings	\$55,000		
>101 Dwellings	\$50,000		
<b>SUBURB</b>	<b>Latham</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Lyneham</b>		
2 Dwellings	\$100,000	\$110,000	
3 Dwellings	\$65,000	\$75,000	
4 Dwellings	\$60,000	\$65,000	
5-10 Dwellings	\$55,000	\$60,000	
11-20 Dwellings	\$50,000	\$55,000	
21-40 Dwellings	\$45,000	\$50,000	
41-100 Dwellings	\$40,000	\$45,000	
>101 Dwellings	\$35,000	\$40,000	

column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Lyons</b>		
2 Dwellings	\$70,000	\$80,000	
3 Dwellings	\$65,000	\$75,000	
4 Dwellings	\$60,000	\$65,000	
5-10 Dwellings	\$55,000	\$60,000	
11-20 Dwellings	\$50,000	\$55,000	
21-40 Dwellings	\$45,000	\$50,000	
41-100 Dwellings	\$40,000	\$45,000	
>101 Dwellings	\$35,000	\$40,000	
<b>SUBURB</b>	<b>Macarthur</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Macgregor</b>		
2 Dwellings	\$45,000	\$45,000	
3 Dwellings	\$50,000	\$45,000	
4 Dwellings	\$45,000	\$40,000	
5-10 Dwellings	\$40,000	\$35,000	
11-20 Dwellings	\$35,000	\$30,000	
21-40 Dwellings	\$30,000	\$30,000	
41-100 Dwellings	\$30,000	\$25,000	
>101 Dwellings	\$25,000	\$20,000	
<b>SUBURB</b>	<b>Macquarie</b>		
2 Dwellings	\$60,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Mawson</b>		
2 Dwellings	\$70,000	\$80,000	
3 Dwellings	\$65,000	\$80,000	
4 Dwellings	\$60,000	\$70,000	
5-10 Dwellings	\$55,000	\$65,000	
11-20 Dwellings	\$50,000	\$60,000	
21-40 Dwellings	\$45,000	\$55,000	
41-100 Dwellings	\$40,000	\$50,000	
>101 Dwellings	\$35,000	\$40,000	

column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>McKellar</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Melba</b>		
2 Dwellings	\$45,000	\$45,000	
3 Dwellings	\$50,000	\$55,000	
4 Dwellings	\$45,000	\$50,000	
5-10 Dwellings	\$40,000	\$45,000	
11-20 Dwellings	\$35,000	\$40,000	
21-40 Dwellings	\$30,000	\$35,000	
41-100 Dwellings	\$30,000	\$35,000	
>101 Dwellings	\$25,000	\$25,000	
<b>SUBURB</b>	<b>Monash</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Narrabundah</b>		
2 Dwellings	\$120,000	\$80,000	\$90,000
3 Dwellings	\$65,000	\$75,000	\$75,000
4 Dwellings	\$60,000	\$65,000	\$70,000
5-10 Dwellings	\$55,000	\$60,000	\$65,000
11-20 Dwellings	\$50,000	\$55,000	\$60,000
21-40 Dwellings	\$45,000	\$50,000	\$50,000
41-100 Dwellings	\$40,000	\$45,000	\$45,000
>101 Dwellings	\$35,000	\$40,000	\$40,000
<b>SUBURB</b>	<b>Ngunnawal</b>		
2 Dwellings	\$45,000	\$50,000	
3 Dwellings	\$50,000	\$55,000	
4 Dwellings	\$45,000	\$50,000	
5-10 Dwellings	\$40,000	\$45,000	
11-20 Dwellings	\$35,000	\$40,000	
21-40 Dwellings	\$30,000	\$35,000	
41-100 Dwellings	\$30,000	\$35,000	
>101 Dwellings	\$25,000	\$30,000	

column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Nicholls</b>		
2 Dwellings	\$50,000	\$60,000	
3 Dwellings	\$50,000	\$55,000	
4 Dwellings	\$45,000	\$50,000	
5-10 Dwellings	\$40,000	\$45,000	
11-20 Dwellings	\$35,000	\$40,000	
21-40 Dwellings	\$30,000	\$35,000	
41-100 Dwellings	\$30,000	\$35,000	
>101 Dwellings	\$25,000	\$30,000	
<b>SUBURB</b>	<b>Oak Estate</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>O'Connor</b>		
2 Dwellings	\$110,000	\$110,000	
3 Dwellings	\$65,000	\$75,000	
4 Dwellings	\$60,000	\$65,000	
5-10 Dwellings	\$55,000	\$60,000	
11-20 Dwellings	\$50,000	\$55,000	
21-40 Dwellings	\$45,000	\$50,000	
41-100 Dwellings	\$40,000	\$45,000	
>101 Dwellings	\$35,000	\$40,000	
<b>SUBURB</b>	<b>O'Malley</b>		
2 Dwellings	\$150,000	\$150,000	\$150,000
3 Dwellings	\$65,000	\$75,000	\$75,000
4 Dwellings	\$60,000	\$65,000	\$70,000
5-10 Dwellings	\$55,000	\$60,000	\$65,000
11-20 Dwellings	\$50,000	\$55,000	\$60,000
21-40 Dwellings	\$45,000	\$50,000	\$50,000
41-100 Dwellings	\$40,000	\$45,000	\$45,000
>101 Dwellings	\$35,000	\$40,000	\$40,000
<b>SUBURB</b>	<b>Oxley</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		



column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Page</b>		
2 Dwellings	\$50,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Palmerston</b>		
2 Dwellings	\$50,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Pearce</b>		
2 Dwellings	\$80,000	\$110,000	
3 Dwellings	\$65,000	\$75,000	
4 Dwellings	\$60,000	\$65,000	
5-10 Dwellings	\$55,000	\$60,000	
11-20 Dwellings	\$50,000	\$55,000	
21-40 Dwellings	\$45,000	\$50,000	
41-100 Dwellings	\$40,000	\$45,000	
>101 Dwellings	\$35,000	\$40,000	
<b>SUBURB</b>	<b>Phillip</b>		
2 Dwellings	\$90,000		
3 Dwellings	\$65,000		
4 Dwellings	\$60,000		
5-10 Dwellings	\$55,000		
11-20 Dwellings	\$50,000		
21-40 Dwellings	\$45,000		
41-100 Dwellings	\$40,000		
>101 Dwellings	\$35,000		
<b>SUBURB</b>	<b>Red Hill</b>		
2 Dwellings	\$130,000	\$160,000	\$180,000
3 Dwellings	\$80,000	\$90,000	\$120,000
4 Dwellings	\$75,000	\$85,000	\$115,000
5-10 Dwellings	\$70,000	\$80,000	\$105,000
11-20 Dwellings	\$65,000	\$75,000	\$95,000
21-40 Dwellings	\$60,000	\$70,000	\$90,000
41-100 Dwellings	\$55,000	\$65,000	\$85,000
>101 Dwellings	\$50,000	\$60,000	\$75,000

column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Reid</b>		
2 Dwellings	\$170,000	\$150,000	
3 Dwellings	\$80,000	\$75,000	
4 Dwellings	\$75,000	\$70,000	
5-10 Dwellings	\$70,000	\$65,000	
11-20 Dwellings	\$65,000	\$60,000	
21-40 Dwellings	\$60,000	\$55,000	
41-100 Dwellings	\$55,000	\$50,000	
>101 Dwellings	\$50,000	\$45,000	
<b>SUBURB</b>	<b>Richardson</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Rivett</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Scullin</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Spence</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		

column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Stirling</b>		
2 Dwellings	\$50,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Tharwa</b>		
2 Dwellings	\$50,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Theodore</b>		
2 Dwellings	\$45,000	\$45,000	
3 Dwellings	\$50,000	\$65,000	
4 Dwellings	\$45,000	\$60,000	
5-10 Dwellings	\$40,000	\$50,000	
11-20 Dwellings	\$35,000	\$45,000	
21-40 Dwellings	\$30,000	\$40,000	
41-100 Dwellings	\$30,000	\$40,000	
>101 Dwellings	\$25,000	\$30,000	
<b>SUBURB</b>	<b>Torrens</b>		
2 Dwellings	\$80,000	\$90,000	\$110,000
3 Dwellings	\$65,000	\$75,000	\$75,000
4 Dwellings	\$60,000	\$65,000	\$70,000
5-10 Dwellings	\$55,000	\$60,000	\$65,000
11-20 Dwellings	\$50,000	\$55,000	\$60,000
21-40 Dwellings	\$45,000	\$50,000	\$50,000
41-100 Dwellings	\$40,000	\$45,000	\$45,000
>101 Dwellings	\$35,000	\$40,000	\$40,000
<b>SUBURB</b>	<b>Turner</b>		
2 Dwellings	\$150,000		
3 Dwellings	\$80,000		
4 Dwellings	\$75,000		
5-10 Dwellings	\$70,000		
11-20 Dwellings	\$65,000		
21-40 Dwellings	\$60,000		
41-100 Dwellings	\$55,000		
>101 Dwellings	\$50,000		

column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Wanniassa</b>		
2 Dwellings	\$45,000	\$45,000	
3 Dwellings	\$50,000	\$45,000	
4 Dwellings	\$45,000	\$40,000	
5-10 Dwellings	\$40,000	\$40,000	
11-20 Dwellings	\$35,000	\$35,000	
21-40 Dwellings	\$30,000	\$30,000	
41-100 Dwellings	\$30,000	\$25,000	
>101 Dwellings	\$25,000	\$25,000	
<b>SUBURB</b>	<b>Waramanga</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Watson</b>		
2 Dwellings	\$70,000	\$70,000	
3 Dwellings	\$65,000	\$75,000	
4 Dwellings	\$60,000	\$65,000	
5-10 Dwellings	\$55,000	\$60,000	
11-20 Dwellings	\$50,000	\$55,000	
21-40 Dwellings	\$45,000	\$50,000	
41-100 Dwellings	\$40,000	\$45,000	
>101 Dwellings	\$35,000	\$40,000	
<b>SUBURB</b>	<b>Weetangera</b>		
2 Dwellings	\$60,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Weston</b>		
2 Dwellings	\$60,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		

column 1	column 2	column 3	column 4
<b>Total Approved Number of Dwellings</b>	<b>Locality A additional dwelling amount</b>	<b>Locality B additional dwelling amount</b>	<b>Locality C additional dwelling amount</b>
<b>SUBURB</b>	<b>Yarralumla</b>		
2 Dwellings	\$150,000	\$180,000	
3 Dwellings	\$80,000	\$100,000	
4 Dwellings	\$75,000	\$95,000	
5-10 Dwellings	\$70,000	\$85,000	
11-20 Dwellings	\$65,000	\$80,000	
21-40 Dwellings	\$60,000	\$75,000	
41-100 Dwellings	\$55,000	\$70,000	
>101 Dwellings	\$50,000	\$60,000	

## Schedule 3

<b>Lease Variation Charge Determination Schedule 3 – Commercial and Industrial</b>			
<b>column 1 Zone</b>	<b>column 2 Suburb</b>	<b>column 3 Applicable criteria (if any)</b>	<b>column 4 Additional gross floor area amount per square metre</b>
<b>Commercial – Town Centres</b>			
Commercial CZ1	Belconnen	Town Centre – Retail Core	\$390
		<b>Town Centre – Business</b>	
Commercial CZ2	Belconnen	less than 10,000m <sup>2</sup> GFA maximum	\$515
Commercial CZ2	Belconnen	10,000m <sup>2</sup> to 20,000m <sup>2</sup> GFA maximum	\$360
Commercial CZ2	Belconnen	20,000m <sup>2</sup> GFA maximum and above	\$265
		<b>Services Zone</b>	
Commercial CZ3	Belconnen	less than 5,000m <sup>2</sup> GFA maximum	\$465
Commercial CZ3	Belconnen	5,000m <sup>2</sup> GFA maximum and above	\$400
		<b>CZI Areas</b>	
Commercial CZ1	City	Less than 10,000m <sup>2</sup> GFA maximum	\$570
Commercial CZ1	City	10,000m <sup>2</sup> to 20,000m <sup>2</sup> GFA maximum	\$380
Commercial CZ1	City	20,000m <sup>2</sup> GFA maximum and above	\$340
Commercial CZ1	Greenway	Town Centre Retail Core	\$390
Commercial CZ2	Greenway	Town Centre – Business	\$265
Commercial CZ3	Greenway	Town Centre Service Zone	\$265
Commercial CZ1	Gungahlin	Town Centre -Retail Core	\$390
Commercial CZ2	Gungahlin	Town Centre - Business	\$275
Commercial CZ3	Gungahlin	Town Centre Service Zone	\$245
Commercial CZ5	Gungahlin	Mixed Use Area	\$220
Commercial CZ1	Phillip	Town Centre Retail Core	\$390
Commercial CZ2	Phillip	less than 10,000m <sup>2</sup> GFA maximum	\$465
Commercial CZ2	Phillip	10,000m <sup>2</sup> to 20,000m <sup>2</sup> GFA maximum	\$370
Commercial CZ2	Phillip	20,000m <sup>2</sup> GFA maximum and above	\$250
Commercial CZ3	Phillip	Town Centre Service Zone	\$560

column 1 Zone	column 2 Suburb	column 3 Applicable criteria (if any)	column 4 Additional gross floor area amount per square metre
<b>Commercial – Group Centres</b>			
Commercial CZ3	Amaroo	Group Centre – Service Zone	\$430
Commercial CZ5	Barton		\$600
Commercial CZ2	Braddon	Business Zone	\$1,310
Commercial CZ3	Braddon	Services Zone	\$1,310
Commercial CZ5	Bruce	Mixed Use Area	\$430
Commercial CZ1	Calwell	Group Centre – Core Zone	\$770
Commercial CZ3	Calwell	Group Centre – Service Zone	\$530
Commercial CZ1	Charnwood	Group Centre – Core Zone	\$730
Commercial CZ2	Charnwood	Group Centre – Business	\$600
Commercial CZ3	Charnwood	Group Centre Service Zone	\$380
Commercial CZ1	Chisholm	Group Centre – Core Zone	\$670
Commercial CZ3	Chisholm	Group Centre – Service Zone	\$530
Commercial CZ1	Conder	Group Centre – Core Zone	\$820
Commercial CZ2	Conder		\$750
Commercial CZ3	Conder	Services Zone	\$510
Commercial CZ1	Curtin	Group Centre – Retail Core	\$770
Commercial CZ2	Curtin	Business Zone	\$510
Commercial CZ3	Curtin	Services Zone	\$600
Commercial CZ2	Deakin	Group Centre – Business Zone	\$1,370
Commercial CZ5	Deakin	Mixed Use Area	\$510
Commercial CZ1	Dickson	Town Centre Retail Core	\$1,270
Commercial CZ1	Dickson	Group Centre – Core Zone	\$770
Commercial CZ2	Dickson	Group Centre – Business	\$860
Commercial CZ3	Dickson	10,000m <sup>2</sup> to 20,000m <sup>2</sup> GFA maximum	\$510
Commercial CZ3	Dickson	20,000m <sup>2</sup> GFA maximum and above	\$400
Commercial CZ5	Dickson	less than 10,000m <sup>2</sup> GFA maximum	\$700
Commercial CZ5	Forrest		\$600
Commercial CZ5	Franklin	Mixed Use Area	\$260
Commercial CZ1	Griffith	Group Centre – Core Zone	\$2,140
Commercial CZ2	Griffith	Group Centre – Business	\$1,290
Commercial CZ5	Harrison	Mixed Use Area	\$260
Commercial CZ1	Hawker	Group Centre – Core Zone	\$1,120

column 1 Zone	column 2 Suburb	column 3 Applicable criteria (if any)	column 4 Additional gross floor area amount per square metre
Commercial CZ2	Hawker	Group Centre – Business	\$750
Commercial CZ3	Hawker	Group Centre Service Zone	\$430
Commercial CZ1	Holt	Group Centre – Retail Core	\$730
Commercial CZ2	Holt	Group Centre – Business	\$650
Commercial CZ3	Holt	Services Zone	\$650
Commercial CZ1	Kaleen	Group Centre – Core Zone	\$820
Commercial CZ1	Kambah	Group Centre – Core Zone	\$940
Commercial CZ2	Kambah	Group Centre – Business	\$430
Commercial CZ3	Kambah	Group Centre Service Zone	\$510
Commercial CZ1	Kingston	Group Centre – Core Zone	\$1,460
Commercial CZ2	Kingston	Group Centre – Business	\$960
Commercial CZ5	Kingston	Mixed Use Area	\$650
Commercial CZ5	Lyneham	Mixed Use Area	\$600
Commercial CZ1	Macquarie	Group Centre – Core Zone	\$860
Commercial CZ2	Macquarie	Group Centre – Business	\$600
Commercial CZ3	Macquarie	Group Centre Service Zone	\$510
Commercial CZ1	Mawson	Group Centre – Retail Core	\$650
Commercial CZ2	Mawson	Group Centre – Business	\$510
Commercial CZ3	Mawson	Group Centre Service Zone	\$680
Commercial CZ5	Oaks Estate	Mixed Use Area	\$360
Commercial CZ2	Turner	Town Centre – Business Zone	\$800
Commercial CZ5	Turner	Mixed Use Area	\$600
Commercial CZ1	Wanniassa	Group Centre – Core Zone	\$820
Commercial CZ2	Wanniassa	Group Centre – Business	\$700
Commercial CZ3	Wanniassa	Group Centre – Service Zone	\$510
Commercial CZ5	Wright	Mixed Use Area	\$360
Commercial CZ1	Weston	Group Centre – Core Zone	\$820
Commercial CZ3	Weston	Group Centre – Service Zone	\$510
<b>Commercial – Local Centres</b>			
Commercial CZ4	Ainslie		\$770
Commercial CZ4	Aranda		\$540
Commercial CZ4	Banks		\$410
Commercial CZ4	Bonner		\$540



<b>column 1 Zone</b>	<b>column 2 Suburb</b>	<b>column 3 Applicable criteria (if any)</b>	<b>column 4 Additional gross floor area amount per square metre</b>
Commercial CZ4	Bonython		\$410
Commercial CZ4	Bruce		\$540
Commercial CZ4	Calwell		\$410
Commercial CZ4	Campbell		\$770
Commercial CZ4	Charnwood		\$540
Commercial CZ4	Chifley		\$540
Commercial CZ4	Chisholm		\$410
Commercial CZ4	Cook		\$540
Commercial CZ4	Curtin		\$540
Commercial CZ4	Deakin		\$770
Commercial CZ4	Dickson		\$770
Commercial CZ4	Downer		\$770
Commercial CZ4	Duffy		\$540
Commercial CZ4	Dunlop		\$540
Commercial CZ4	Evatt		\$540
Commercial CZ4	Fadden		\$410
Commercial CZ4	Farrer		\$540
Commercial CZ4	Fisher		\$540
Commercial CZ4	Forde		\$540
Commercial CZ4	Florey		\$540
Commercial CZ4	Franklin		\$540
Commercial CZ4	Fraser		\$540
Commercial CZ4	Garran		\$540
Commercial CZ4	Giralang		\$540
Commercial CZ4	Gordon		\$410
Commercial CZ4	Gowrie		\$410
Commercial CZ4	Griffith		\$770
Commercial CZ4	Hackett		\$770
Commercial CZ4	Hall		\$475
Commercial CZ4	Harrison		\$540
Commercial CZ4	Higgins		\$540
Commercial CZ4	Holder		\$540
Commercial CZ4	Holt		\$540
Commercial CZ4	Hughes		\$540
Commercial CZ4	Hume		\$230
Commercial CZ4	Isabella Plains		\$410
Commercial CZ4	Isaacs		\$540
Commercial CZ4	Kaleen		\$540
Commercial CZ4	Kambah		\$410
Commercial CZ4	Latham		\$540
Commercial CZ4	Lyneham		\$770
Commercial CZ4	Lyons		\$540
Commercial CZ4	Macgregor		\$540
Commercial CZ4	Macquarie		\$540
Commercial CZ4	Mawson		\$540
Commercial CZ4	McKellar		\$540
Commercial CZ4	Melba		\$540
Commercial CZ4	Monash		\$410
Commercial CZ4	Mitchell		\$310
Commercial CZ4	Narrabundah		\$770
Commercial CZ4	Ngunnawal		\$540
Commercial CZ4	Nicholls		\$540
Commercial CZ4	O'Connor		\$770
Commercial CZ4	Page		\$540

<b>column 1 Zone</b>	<b>column 2 Suburb</b>	<b>column 3 Applicable criteria (if any)</b>	<b>column 4 Additional gross floor area amount per square metre</b>
Commercial CZ4	Palmerston		\$540
Commercial CZ4	Pearce		\$540
Commercial CZ4	Red Hill		\$770
Commercial CZ4	Richardson		\$410
Commercial CZ4	Rivett		\$540
Commercial CZ4	Scullin		\$540
Commercial CZ4	Spence		\$540
Commercial CZ4	Tharwa		\$410
Commercial CZ4	Theodore		\$410
Commercial CZ4	Torrens		\$540
Commercial CZ4	Waramanga		\$540
Commercial CZ4	Watson		\$770
Commercial CZ4	Weetangera		\$540
Commercial CZ4	Weston		\$540
Commercial CZ4	Yarralumla		\$770
<b>Industrial Centres</b>			
Industrial IZ1	Fyshwick	General Industry 'A'	\$215
Industrial IZ1	Fyshwick	General Industry 'B'	\$205
Industrial IZ2	Fyshwick	Precinct 'A'	\$365
Industrial IZ2	Fyshwick	Precinct 'B'	\$270
Industrial IZ2	Fyshwick	Precinct 'C'	\$335
Industrial IZ2	Fyshwick	General Industry	\$275
Commercial CZ2	Fyshwick	Business Zone	\$400
Industrial IZ1	Hume	General Industry < 5,000m <sup>2</sup> GFA	\$205
Industrial IZ1	Hume	General Industry 5,000m <sup>2</sup> to 10,000m <sup>2</sup> GFA	\$155
Industrial IZ1	Hume	General Industry > 10,000m <sup>2</sup> GFA	\$130
Industrial IZ1	Mitchell	General Industry	\$195
Industrial IZ2	Mitchell	Mixed Use Industrial	\$295
Industrial IZ1	Symonston	General Industry	\$315
Broad Acre / Industrial IZ1	Beard	General Industry	\$230

## **Schedule 4**

### **Statement of Reasons – determining Lease Variation Charges – section 276E (4) (a) of the Act**

In the 2009-10 Budget, the Government agreed to codify the Lease Variation Charge (LVC) in response to industry concerns about the degree of uncertainty in change of use charge determinations. The agreed codification is achieved in part through determining the charges covered by this LVC Determination.

The LVC Determination is framed in such a way as to assign clear, fixed, unambiguous LVC values to specified lease variations in a specified locality (Territory Plan zone or sub-location within a zone). It does this through cross referencing the attached schedules and maps. Only one LVC value is assigned to any given lease variation. This approach has the following benefits.

The assessment of the LVC for lease variations covered by the LVC Determination will be efficient, transparent and straightforward. A lessee will be able to determine the LVC for a proposed lease variation essentially by looking at the dollar value the LVC Determination applies to the proposed variation at the block, section and location of the lease.

The above approach will also mean that the LVC amounts for every lease variation covered is clear and therefore accountable. The calculation for these lease variations will also be straightforward and therefore accountable.

The above benefits of transparency and efficiency will also:

- assist the property development industry with upfront project planning;
- reduce holding costs because the LVC can be determined more quickly;
- reduce administrative costs for applicants because a valuation report prepared by an accredited valuer will not be required; and
- provide increased certainty and predictability in LVC determinations.

The intention is for the above benefits to be applied to as broad a range of lease variations as possible. As a result, the LVC Determination includes all lease variations to increase the maximum number of dwellings, all variations to increase the maximum gross floor area for non-residential use and several other categories.

### **Update to schedule 1 – specific charges**

As part of the 2017-18 Budget, the Government increased the codified Schedule 1 for lease variations to limit the number of dwellings on a residential lease for unit title purposes to \$30,000 for each dwelling regardless of the number of dwellings.

The previous charges were \$7,500 for each of the first three dwellings and \$5,000 for each from the fourth dwelling and above. The previous charges were determined to cover the administrative costs associated with imposition of the charge. These charges continue in effect if the relevant development application for the variation was submitted before 1 July 2017.

Additionally, these previous charges will continue to apply for Crown leases purchased between 1 July 2016 and 30 June 2017 provided the development application is submitted before 1 October 2017 and lodged before 1 July 2018. These arrangements provide a further transition period for people currently planning developments.

## **Removal of LVC for child care centres**

It has been Government policy since 2011 to provide for 100% remission of the LVC associated with an application to vary a lease to include child care services. This initiative was introduced to provide support for redevelopments involving the provision of child care places with the aim of increasing the number of places available in the ACT.

In April 2016, the *Planning and Development Regulation 2008* was amended to exempt a variation of a lease for a child care centre as a chargeable variation under section 276 of the Act. This means that a LVC is no longer payable for such variations.

For the above reason this LVC Determination removes the specific charge for increasing the maximum number of children provided care under a lease for a child care centre.

## **How the Lease Variation Charge is determined – section 276E (4) (b) of the Act**

*The LVCs for lease variations to which schedule 1 applies (specific charges) have been worked out as follows.*

The charges in schedule 1 apply to a chargeable variation of a certain specific type that attracts a specific fee.

The charge of \$30,000 per dwelling under item 1 (limiting the number of dwellings on a residential lease) ensures the charge reflects the potential value uplift of the land with the additional dwellings taken into account, rather than the administrative costs. It also establishes consistency of charges with the codified schedules for other types of development, and brings greater equity between developers of pre-2000 residential leases, who are free to build any number of dwellings on the lease (subject to development approval), and those of post-2000 residential leases, who are bound by the fixed number of dwellings specified on their leases.

To ensure fairness and equity for developers who were notified of the change when the 2017-18 Budget was announced, the previous charges (items 1A and 1B) continue in effect for variations if the relevant development application was submitted before 1 July 2017.

The previous charges will also apply to development applications for Crown leases purchased in the period 1 July 2016 to 30 June 2017 (as evidenced by a sale contract or registration of the lease with the registrar-general under the *Land Titles Act 1925*) provided the development application is submitted before 1 October 2017 and lodged

(that is the application has passed the completeness check for all requisite documentation and had fees paid) before 1 July 2018. Purchasers of Crown leases who entered into sales contracts after 1 July 2016 and before 1 July 2017 but who have not had the leases registered on title in their names by 30 June 2017, must provide evidence of registration on a date no later than 1 July 2018 for the previous charges to apply. LVC will not be determined until registration has occurred into the new lessee/s names. These requirements are reflected in items 1AA and 1BB, schedule 1.

The specific fees relating to aged care units and beds are based on market value using recent transaction data. These fees are unaffected by location. Lease variations for self-care are charged at \$40,000 per unit, which may include two or three bedrooms.

The specific fee is based on the market price charged to move into one of these high care units. Lease variations for High & Low Care beds when included in a retirement complex are charged at \$10,000 per bed, based on recent sales data.

Other charges in schedule 1 are also unaffected by location. These other charges (other than item 12 – “removal of association”) are also based on a charge per unit basis (eg charge per extra dwelling or per each lease being consolidated) subject to any specified thresholds. However, these other charges are not based on market values or sales data. Instead the fees were determined taking into account the need to recover as far as practicable the Government’s costs of processing the lease variation, including administration, legal, and information technology costs; and the additional benefit being provided through the variation.

*The LVCs for lease variations to which schedule 2 applies (lease variations to increase the maximum number of dwellings permitted under the lease) have been worked out as follows.*

The charges in schedule 2 apply to a chargeable variation to increase the maximum number of dwellings permitted under the lease.

The LVCs for schedule 2 are based on market values.

An average market value for specified residential localities (locality A, B, C etc.) within each suburb was determined. This was done using recent land sales information and other relevant factors. The boundaries of the residential localities have been drawn so as to ensure as far as possible that the properties within each locality are, in terms of location and geographic features, of a similar value. The boundaries of suburbs are derived from the Territory Plan.

The LVCs are based on land values only and do not take account of improvements to the land.

To overcome market fluctuations, a rolling three year average of market values of land in each residential locality in each suburb is used. The figures have been calculated using a three year rolling average of land values in a particular suburb as at 31 March for each of the years 2008, 2009 and 2010. The final averaged values reflect market values as at 31 March 2010.

The above methodology for residential land determined the added value associated with current land components of a typical benchmark property, for each land use category by locality in each suburb. The schedules provide the average increase per additional dwelling unit, taking into account the scale of the development.

For each suburb, different values were set for the total number of approved dwellings on a site according to a sliding scale for:

- 2 units;
- 3 units;
- 4 units;
- 5-10 units;
- 11-20 units;
- 21-40 units;
- 41-100 units; and
- 100+ units.

In the above, the value assigned per unit in effect decreases according to the scale of the development.

In 2010 the schedules were prepared by accredited valuers, and reviewed by an independently chaired panel with representatives from the Australian Valuation Office and the Australian Property Institute. The schedules are current for the purposes of the LVC.

*The LVCs for lease variations to which schedule 3 applies (lease variations to increase the maximum gross floor area permitted under the lease for non-residential use) have been worked out as follows.*

The charges in schedule 3 apply to a chargeable variation to increase the maximum gross floor area permitted under the lease to be used for non-residential purposes.

The LVC was calculated using average market values and other relevant property data per square metre of gross floor area (GFA) for each suburb in each Territory Plan zone. The suburbs and zones are as indicated in the attached maps. The calculation is based on market sales transactions relevant to each land use zone, averaged over the last three years.

The boundaries of suburbs the Territory Plan zones are derived from the Territory Plan. Localities within a suburb have been identified where this was necessary to ensure that as far as possible the properties within each locality are, in terms of location and geographic features, of a similar value.

The figures have been calculated using a three year rolling average of land in a particular land use zone for each suburb as at 31 March for 2013, 2014 and 2015. The final averaged values reflect market values as at 31 March 2015.

Under the auspices of the Commissioner for ACT Revenue, the schedules have been prepared by accredited valuers (ACT Valuation Office). The schedules have also been

reviewed by a representative of the Australian Property Institute (ACT Division). The schedules are current for the purposes of the LVC.

# **Attachment A**

## **Suburb Maps**