



ACT
Government

Chief Minister, Treasury and
Economic Development

Freedom of Information Disclosure Log Publication Coversheet

The following information is provided pursuant to section 28 of the *Freedom of Information Act 2016*.

Application Details	
Ref. No.	CMTEDDFOI 2024-118
Date of Application	2 April 2024
Date of Decision	15 May 2024
Processing time (in working days)	30
Fees	N/A
Decision on Access	Partial Release
Information Requested (summary)	Information on proposed changes to the income thresholds for the First Home Buyer Concession Scheme for the 2024-25 financial year and/or later years.
Publication Details	
Original application	<input checked="" type="checkbox"/> Published <input type="checkbox"/> N/A
Decision notice	<input checked="" type="checkbox"/> Published <input type="checkbox"/> N/A
Documents and schedule	<input checked="" type="checkbox"/> Published <input type="checkbox"/> N/A
Decision made by Ombudsman	N/A
Additional information identified by Ombudsman	N/A
Decision made by ACAT	N/A
Additional information identified by ACAT	N/A

From: no-reply@act.gov.au
To: [CMTEDD FOI](#)
Subject: CMTEDDFOI 2024-118 - Freedom of Information request
Date: Sunday, 31 March 2024 9:00:56 PM

Caution: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe. [Learn why this is important](#)

Please find online enquiry details below. Please ensure this enquiry is responded to within fourteen working days.

Your details

All fields are optional, however an email address OR full postal address must be provided for us to process your request. An email address and telephone contact number will assist us to contact you quickly if we need to discuss your request.

Title:
First Name:
Last Name:
Business/Organisation
Address:
Suburb:
Postcode:
State/Territory:
Phone/mobile:
Email address:

A large grey rectangular area redacting the contact details provided in the form.

Request for information

(Please provide as much detail as possible, for example subject matter and relevant dates, and also provide details of documents that you are not interested in.)

Under the Freedom of Information Act 2016 I want to access the following document/s (*required field):

All documents related to proposed changes to the income thresholds for the First Home Buyer Concession Scheme for the 2024-25 financial year and/or later years. The income threshold is defined in the scheme's legislative instrument: Taxation Administration (Amounts Payable—Home Buyer Concession Scheme) Determination 2023 (No 2). Relevant documents may include: - Ministerial briefs - New policy proposals (and associated costings and costing justifications) - emails between Directorate Officials - emails between Directorate Officials and the Minister's office.

I do not want to access the following documents in relation to my request::

Any proposed changes to the scheme that are not related to changing the income thresholds for the 2024-25 financial year or later years.

Thank you.
Freedom of Information Coordinator



FREEDOM OF INFORMATION REQUEST – NOTICE OF DECISION

I refer to your application under section 30 of the *Freedom of Information Act 2016* (the Act), received by the Chief Minister, Treasury and Economic Development Directorate (CMTEDD) on 2 April 2024.

Specifically, you have sought access to the following information:

All documents related to proposed changes to the income thresholds for the First Home Buyer Concession Scheme for the 2024-25 financial year and/or later years.

The income threshold is defined in the scheme's legislative instrument: Taxation Administration (Amounts Payable—Home Buyer Concession Scheme)

Determination 2023 (No 2). Relevant documents may include:

- Ministerial briefs
- New policy proposals (and associated costings and costing justifications)
- emails between Directorate Officials
- emails between Directorate Officials and the Minister's office.

Authority

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

Timeframes

In accordance with section 40 of the Act, CMTEDD is required to provide a decision on your access application within 30 days.

Therefore, a decision is due by **15 May 2024**.

Decision on access

Searches of CMTEDD records have identified 17 documents within the scope of your request.

I have decided to grant **partial access** to two documents, **full access** to five documents and **not release** 10 documents.

The records identified as relevant to your application are listed in the schedule enclosed at **Attachment A**. This provides a description of each document that falls within the scope of your request and the access decision for each of those documents.

Release of documents

The information being released to you is provided at **Attachment B**.

Statement of Reasons

In accordance with section 54(2) of the Act a statement of reasons outlining my decisions is below. In reaching my access decisions, I have taken the following into account:

- the Act
- the information that falls within the scope of your request.

As a decision maker, I am required to determine whether the information within scope is in the public interest to release. To make this decision, I am required to:

- assess whether the information would be contrary to public interest to disclose as per **Schedule 1** of the Act.
- perform the public interest test as set out in section 17 of the Act by balancing the factors favouring disclosure and factors favouring non-disclosure in **Schedule 2** of the Act.

Exemptions claimed

Schedule 1: Information taken to be contrary to the public interest.

My reasons for deciding not to grant access to the documents 8-17 are as follows.

Under the Act schedule 1, section 1.6 *Cabinet Information* is defined as:

(1) *Information*—

(a) that has been submitted, or that a Minister proposes to submit, to Cabinet for its consideration and that was brought into existence for that purpose; or

(b) that is an official record of Cabinet; or

(c) that is a copy of, or part of, or contains an extract from, information mentioned in paragraph (a) or (b); or

(d) the disclosure of which would reveal any deliberation of Cabinet (other than through the official publication of a Cabinet decision).

The purpose of this exemption is to maintain the confidentiality of the Cabinet process and to uphold the principle of collective ministerial responsibility. This exemption was discussed in *The Commonwealth v Northern Land Council* [1993] HCA 24; (1993) 176 CLR 604 (21 April 1993). Paragraph 6 of the decision, states that:

... it has never been doubted that it is in the public interest that the deliberations of Cabinet should remain confidential in order that the members of Cabinet may exchange differing views and at the same time maintain the principle of collective responsibility for any decision which may be made.

Therefore, access to information that would divulge future Cabinet deliberations has been refused.

Public Interest Test

The Act has a presumption in favour of disclosure. As a decision maker I am required to decide where, on balance, public interests lies. As part of this process I must consider factors favouring disclosure and non-disclosure.

In *Hogan v Hinch* (2011) 243 CLR 506, [31] French CJ stated that when ‘used in a statute, the term [public interest] derives its content from “the subject matter and the scope and

purpose” of the enactment in which it appears’. Section 17(1) of the Act sets out the test, to be applied to determine whether disclosure of information would be contrary to the public interest. These factors are found in subsection 17(2) and Schedule 2 of the Act.

Schedule 2: Factors to be considered when deciding the public interest.

Taking into consideration the information contained in the documents found to be within the scope of your request, I have identified that the following public interest factors are relevant to determine if release of the information contained within these documents is within the ‘public interest’.

Factors favouring disclosure (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.*

I am satisfied that these factors favouring disclosure carry some weight. Having considered the factors identified as relevant in this matter, I consider that release of the information contained in these documents may promote open discussion about government operations within the community.

Noting that the Act has an express pro-disclosure bias which reflects the importance of public access to government information I must consider the above factors for disclosure against those factors favouring nondisclosure.

Factors favouring non-disclosure (Section 2.2)

- *Section 2.2(a)(ii) - prejudice the protection of an individual’s right to privacy or any other right under the Human Rights Act 2004.*

Having reviewed the documents, I consider the protection of an individual’s right to privacy is a significant factor. I have decided that their right to privacy in relation to their personal information has a higher weighting not to disclose, than the public interest has in disclosing this information. I am of the view that disclosure of another constituent’s name and contact information could prejudice that individual’s right to privacy. The direct mobile number of ministerial staff, where mobile phone numbers may be used for home and work purposes, this information has been redacted, as release could or would also be reasonably be expected to prejudice their right to privacy under the *Human Rights Act 2004*.

Having applied the test outlined in section 17 of the Act and deciding that release of personal information contained in the documents is not in the public interest to release, I have chosen to redact this specific information in accordance with section 50(2). Noting the pro-disclosure intent of the Act, I am satisfied that redacting only the information that I believe is not in the public interest to release will ensure that the intent of the Act is met.

Charges

Processing charges are not applicable for this request because the number of pages released to you is below the charging threshold of 50.

Online publishing – Disclosure Log

Under section 28 of the Act, CMTEDD maintains an online record of access applications called a [disclosure log](#).

Your original access application and my decision will be published on the CMTEDD disclosure log. Your personal contact details will not be published.

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 provided to you, or a longer period allowed by the Ombudsman.

We recommend using this form [Applying for an Ombudsman Review](#) to ensure you provide all of the required information. Alternatively, you may write to the Ombudsman at:

The ACT Ombudsman
GPO Box 442
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(1) on an Ombudsman review, you may apply to the ACAT for review of the Ombudsman decision. Further information may be obtained from the ACAT at:

ACT Civil and Administrative Tribunal
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 the Information Access Team by telephone on 6207 7754 or email CMTEDDFOI@act.gov.au.

Yours sincerely,



Emma Hotham
Information Officer
Chief Minister, Treasury and Economic Development Directorate

15 May 2024



ACT
Government

Chief Minister, Treasury and
Economic Development

FREEDOM OF INFORMATION REQUEST SCHEDULE

WHAT ARE THE PARAMETERS OF THE REQUEST

Reference NO.

All documents related to proposed changes to the income thresholds for the First Home Buyer Concession Scheme for the 2024-25 financial year and/or later years. The income threshold is defined in the scheme's legislative instrument: Taxation Administration (Amounts Payable—Home Buyer Concession Scheme) Determination 2023 (No 2). Relevant documents may include:

- Ministerial briefs
- New policy proposals (and associated costings and costing justifications)
- emails between Directorate Officials
- emails between Directorate Officials and the Minister's office.

CMTEDDFOI 2024-118

Ref No	Page number	Description	Date	Status	Reason for Exemption	Online Release Status
1	1-3	Brief to Treasurer (signed) - 2022-23 - Tax rates and other settings	26/05/2022	Full release		Yes
2	4-8	Att B Conveyance Duty Thresholds, tax rates and concessions 2022-23 budget Note: Att A was not in scope	2022	Full release		Yes
3	9	CMTEDD A - DRAFT ERC Rec 2022-23 Residential conveyance duty thresholds and tax rates	2022	Full release		Yes
4	10-11	FW_Contact my Minister - Correspondence_050424	05/04/2024	Partial release	Sch 2, 2.2(a)(ii)	Yes
5	12-14	FW_REFERRAL_re_First Home Buyer Concession Scheme	05/04/2024	Full release		Yes
6	15-16	Letter from Treasurer (to sign) Response - Barr to constituent - First Home Buyer Assistance	2024	Partial release	Sch 2, 2.2(a)(ii)	Yes
7	17-18	Letter from Treasurer (to sign) Response - Barr to [REDACTED] -HBCS	2024	Full release		Yes
8	19-43	Document	2024	Exempt	Sch 1, 1.6	No
9	44-47	Document	2024	Exempt	Sch 1, 1.6	No
10	48-50	Document	2024	Exempt	Sch 1, 1.6	No

11	51-53	Document	2024	Exempt	Sch 1, 1.6	No
12	54-56	Document	2024	Exempt	Sch 1, 1.6	No
13	57-67	Document	2024	Exempt	Sch 1, 1.6	No
14	68-74	Document	2024	Exempt	Sch 1, 1.6	No
15	83-84	Document	2024	Exempt	Sch 1, 1.6	No
16	85-92	Document	2024	Exempt	Sch 1, 1.6	No
17	93-97	Document	2024	Exempt	Sch 1, 1.6	No
Total No of Docs						
17						

Chief Minister, Treasury and Economic Development Directorate

To: Treasurer

Tracking No.: CMTEDD2022/2261

Date: 26/05/2022

From: Executive Branch Manager, Economic and Financial Analysis

Subject: 2022-23 Tax rates and other settings

Critical Date: 03/06/2022

Critical Reason: To inform ERC

- UT 29/05/22

Recommendations

That you:

Out of scope

3. **Select** which concession changes for residential conveyance duty to implement (from Attachment B):

a. (not recommended) Change the Home Buyer Concession Scheme (HBCS) price threshold;

b. (recommended) Increase the HBCS base income threshold to \$170,000;

Out of scope

e. (recommended) increase the duty deferral price threshold to \$1 million;

f. (recommended) Increase the Disability Duty Concession Scheme price threshold to \$1 million; and

Selected / Not Selected / Please Discuss


Andrew Barr MLA *Andrew Barr* 2/6/22

Minister's Office Feedback

Background

- 1. 
- 2. 

Issues

- 3. 
- 4. 
- 5. 
- 6. 

Financial Implications

- 7. The proposed tax rates have no budget impact as they are set to meet target revenue.
- 8. The proposal at Attachment B has financial implications.

ConsultationInternal

9. Revenue Office

Cross Directorate

10. N/a

External

11. N/a

Work Health and Safety

12. N/a

Benefits/Sensitivities

13. N/a

Communications, media and engagement implications

14. The tax rates will be published on Revenue Office website.

Signatory Name: Kathy Goth Phone: 50772

Action Officer: Lien-Jane O'Rourke Phone: 55086

Attachments

Attachment	Title
Attachment A	Out of scope
Attachment B	Conveyance duty thresholds, tax rates and concessions

2022-23 Budget

Proposal Name: Increase residential conveyance duty thresholds, for owner occupiers and some associated concession threshold changes.

Brief Description: The proposal seeks to address recent unexpected increases in residential conveyance duty charges resulting from higher than anticipated growth in property prices. It proposes increasing residential conveyance duty thresholds for owner occupiers in 2022-23.

Recommendation: Increase the lowest residential conveyance duty threshold for owner occupiers from \$200,000 to \$260,000.

Changes to the eligibility criteria for conveyance duty concessions are also recommended below.

Financial Impacts Summary	2022-23 \$'000	2023-24 \$'000	2024-25 \$'000	2025-26 \$'000	Total \$'000
Revenue Impacts					
Threshold changes (Revenue forgone)	-10,000	-9,900	-9,700	-10,000	-39,600
Concession changes (Revenue forgone)	-100	-100	-100	-100	-400
Total	-10,100	-10,000	-9,800	-10,100	-40,000

Out of scope

Out of scope

Out of scope

2. Options analysis

Option 1: Do nothing (apart from continuing to implement agreed tax reform)

Under this option, the tax reform decline in conveyance duty revenue is driven by reductions in tax rates only. If the market continues to perform above our expectations, then bracket creep will still impact on revenue. If the residential property market cools, with property prices falling, the sharp increase in duty on transfers that we have seen over the last financial years will drop without government action.

While some commentators suggest there may be property price decreases over the next few years, ACT Treasury expects prices to remain sticky.

2021-22 Thresholds	2021-22 Tax Rates	Option 1 Tax Rates
0 to 200,000	0.68%	0.57%
200,001 to 300,000	2.20%	2.20%
300,001 to 500,000	3.40%	3.40%
500,001 to 750,000	4.32%	4.32%
750,001 to 1,000,000	5.90%	5.90%
1,000,001 to 1,455,000	6.40%	6.40%
1,455,001	4.54%	4.54%

(Note the top tax rate is a flat rate that applies to the whole purchase)

The reduction in tax rate at the lowest threshold is the result of tax reform, with about \$2.4 million in conveyance duty revenue abolished and offset by an increase in general rates revenue.

Option 2: \$60,000 increase to lowest threshold

This option reduces conveyance duty on most owner-occupier purchases, by raising the lowest threshold. With this approach, most duty payers receive some benefit, with the highest percentage decreases in total duty at lower price points.

This option would result in around \$10 million in forgone revenue each year. Revenue forgone is mostly driven by property turnover and not price growth, with most transactions benefiting from the same dollar reduction.

- All transactions between \$200,000 and \$1,454,001 would benefit by a savings of \$912 in duty.

Option 2 Thresholds	Option 2 Tax Rates
0 to 260,000	0.60%
260,001 to 300,000	2.20%
300,001 to 500,000	3.40%
500,001 to 750,000	4.32%
750,001 to 1,000,000	5.90%
1,000,001 to 1,455,000	6.40%
1,455,001	4.54%

As this applies to all price points under \$1.455 million, it effectively offsets increases in duty due to transaction price bracket creep of up to \$60,000 for most transactions for owner occupiers.

Option 3: increase to lowest two thresholds

Option 3 Thresholds	Option 3 Tax Rates
0 to 240,000	0.59%
240,001 to 325,000	2.20%
325,001 to 500,000	3.40%
500,001 to 750,000	4.32%
750,001 to 1,000,000	5.90%
1,000,001 to 1,455,000	6.40%
1,455,001	4.54%

This option would result in around \$9.9 million in forgone revenue each year.

- Transactions between \$200,000 and \$300,000 would benefit by \$608.
- Transactions between \$300,000 and \$1.455 million would benefit by \$908.

Compared to Option 2, this option provides lower total duty decreases to low value transactions and greater decreases to higher transactions. However, this approach provides a more uniform percentage decrease in total duty for higher value transactions up to \$1.455 million.

Summary of financial impacts of threshold change options

Financial Impacts Summary	2022-23 \$'000	2023-24 \$'000	2024-25 \$'000	2025-26 \$'000	Total \$'000
Revenue Impacts					
Option 1 – do nothing	-	-	-	-	-
Option 2 – lowest threshold	-10,000	-9,900	-9,700	-10,000	-39,600
Option 3 – lowest two thresholds	-9,900	-9,800	-9,600	-9,900	-39,200

Concessions

Treasury considers it is also appropriate to revise some duty concession thresholds. In most cases, this will have a negligible revenue impact. The recommended changes have been combined into an estimated additional \$100,000 impact each year.

Home Buyer Concession Scheme (HBCS)

This concession reduces duty for home buyers who have not owned a property in the previous two years. There are two relevant thresholds.

Under this concession, duty is currently reduced by up to \$35,910 (the equivalent of duty on a \$1 million purchase in 2021-22). More than 80 per cent of transactions are below \$1 million, and transactions above \$1 million also benefit from the concession. Treasury considers this concession cap is still appropriate.

To be eligible for this scheme, the total gross income of all home buyers and their partners (if any) over the full financial year before the transaction date must be less than or equal to a household income threshold of \$160,000, increasing by \$3,333 per child (up to \$176,650). As this income threshold has not been increased since 2013, Treasury proposes a one-off increase of the base amount to \$170,000 (a 6.25 per cent increase). For reference, Treasury currently estimates the 2021-22 WPI increase to be 2 ¾.

This will have a nil or minimal financial impact.

Out of scope

Deferred duty

First home buyers with incomes above the HBCS income threshold may be eligible to defer their duty if the property they purchase is below a price threshold. The threshold has been \$750,000 since 2019, when it was above the median established house price.

Treasury recommends increasing this to the HBCS price threshold of \$1 million.

Deferral of duty does not impact revenue recognition (on an accrual basis). Interest is payable on the deferred duty.

Disability duty concession scheme

The Disability Duty Concession Scheme (DDCS) encourages adults with a long-term and permanent disability, who may otherwise rely on government accommodation, to find long-term accommodation to suit their needs.

Under this scheme no duty is payable so long as the home price is below a threshold. There is currently a price threshold of \$750,000. We recommend linking this to the HBCS price threshold of \$1 million.

This will have negligible financial impact as the number of transactions is low.

RECOMMENDATION – Expenditure Review Committee

CMTEDD A – 2022-23 Residential conveyance duty thresholds and tax rates

ERC Cabinet Number	CAB22/299-9
TRIM Number	CO2022/452
ERC Meeting Date	Friday, 3 June 2022
Minister(s)	Andrew Barr
	Treasurer
Cabinet Number	CAB22/357
Cabinet Date	Wednesday, 22 June 2022

ERC Recommendation	ERC recommends Cabinet agree to the following changes to residential conveyance duty thresholds and tax rates, resulting in revenue forgone of \$40 million over four years:
	i. increase the lowest residential owner-occupier conveyance duty threshold to \$260,000 from 2022-23;
	ii. increase the base Home Buyer Concession Scheme income threshold to \$170,000 from 2022-23; and

Out of scope

Financial Impacts of ERC recommendation

2022-23 \$'000	2023-24 \$'000	2024-25 \$'000	2025-26 \$'000	Total \$'000
Net Operating Impact				
-10,100	-10,000	-9,800	-10,100	-40,000
Revenue forgone				
-10,100	-10,000	-9,800	-10,100	-40,000
Staffing - Full Time Employees				
0.0	0.0	0.0	0.0	

DRAFT

From: "Treasury DLO" <TreasuryDLO@act.gov.au>
Sent: 05/04/2024 10:36 AM
To: "CMTEDD MLO" <CMTEDD.MLO@act.gov.au>
Cc: "Asmus, Conrad" <Conrad.Asmus@act.gov.au>; "Westcott, Natasha" <Natasha.Westcott@act.gov.au>
Subject: FW: Contact my Minister - Correspondence: 050424 - Sch 2.2(a)(ii)

OFFICIAL

Hi MLO Team

New Ministerial please to put in TRIM for allocation to: EFG

Action required: CM Response

Timing: 19 April 2024

Additional comments:

NOTE:

All briefing requiring a decision or assent by the Treasurer must be provided to the DLO no less than 5 business days before the critical date.

All correspondence is due to the CMO within 10 business days of this request. Where this timing cannot be met, advise the DLO ASAP and note that an interim email response must be drafted for the CMO to share with the correspondent within 5 business days of this request. This response should specify that the Directorate is considering this request, but it is more complex than would allow for a more timely reply to be provided. The interim response must specify an ETA for a final response on the part of the Minister, and approval for an extension beyond a 10-day turnaround should be sought from the relevant Deputy Under Treasurer.

For all correspondence, please include an email address for the recipient.

If this has been allocated incorrectly, or you require input from another directorate, please advise ASAP.

Regards
Kylie

From: BARR <BARR@act.gov.au>
Sent: Friday, April 5, 2024 9:59 AM
To: Treasury DLO <TreasuryDLO@act.gov.au>
Cc: Atkins, Brittany <Brittany.Atkins@act.gov.au>
Subject: FW: Contact my Minister - Correspondence: 050424 - Sch 2.2(a)(ii)

Hi,
Can we please get a response for the CM to send.
Thanks

Y

Yersheena O'Donoghue
Office of Andrew Barr MLA

Chief Minister

Head of Governance and Cabinet

M. Sch 2.2(a)(ii) | E. Yersheena.odonoghue@act.gov.au



From: minister@act.gov.au <minister@act.gov.au>

Sent: Friday, April 5, 2024 9:50 AM

To: BARR <BARR@act.gov.au>

Subject: Contact my Minister - Correspondence: 050424 - Sch 2.2(a)(ii)

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Andrew Barr, MLA

The following correspondence has been submitted via the Contact my Minister website.

The constituent has indicated that they would like a response to their correspondence.

First home buyer assistance

Dear Andrew, I was just looking into first home buyer assistance that my son might be eligible for and i see that the thresholds for property prices and income have not been increased since 1 July 2022. Why haven't the thresholds been updated annually? Are you going to wait and do it as an election announcement? Please treat Canberran's respectfully and index these thresholds annually. Thank you, Sch 2.2(a)(ii)

Correspondence Reference # 050424 Sch 2.2(a)(ii)

Submission date: 05 Apr 2024 9:50am

Contact Information

Sch 2.2(a)(ii)

Email: Sch 2.2(a)(ii)

Postcode Sch 2.2(a)(ii)

From: "Treasury DLO" <TreasuryDLO@act.gov.au>
Sent: 05/04/2024 3:35 PM
To: "CMTEDD MLO" <CMTEDD.MLO@act.gov.au>
Cc: "Asmus, Conrad" <Conrad.Asmus@act.gov.au>; "Westcott, Natasha" <Natasha.Westcott@act.gov.au>
Subject: FW: REFERRAL: Jonathan Saunders re: First Home Buyer Concession Scheme

OFFICIAL

Hi MLO Team

New Ministerial please to put in TRIM for allocation to: EFG

Action required: CM Response

Timing: 22 April 2024

Additional comments: Conrad, interesting to receive 2 letters about this topic on the same day – is there a campaign in the community about this?

NOTE:

All briefing requiring a decision or assent by the Treasurer must be provided to the DLO no less than 5 business days before the critical date.

All correspondence is due to the CMO within 10 business days of this request. Where this timing cannot be met, advise the DLO ASAP and note that an interim email response must be drafted for the CMO to share with the correspondent within 5 business days of this request. This response should specify that the Directorate is considering this request, but it is more complex than would allow for a more timely reply to be provided. The interim response must specify an ETA for a final response on the part of the Minister, and approval for an extension beyond a 10-day turnaround should be sought from the relevant Deputy Under Treasurer.

For all correspondence, please include an email address for the recipient.

If this has been allocated incorrectly, or you require input from another directorate, please advise ASAP.

Regards
Kylie

From: BARR <BARR@act.gov.au>
Sent: Friday, April 5, 2024 3:11 PM
To: Treasury DLO <TreasuryDLO@act.gov.au>
Subject: FW: REFERRAL: [REDACTED] re: First Home Buyer Concession Scheme

For action and response please

Yersheena O'Donoghue
Office of Andrew Barr MLA
Chief Minister

Head of Governance and Cabinet

M. Sch 2.2(a)(ii) | E. Yersheena.odonoghue@act.gov.au



From: BERRY <BERRY@act.gov.au>
Sent: Friday, April 5, 2024 10:34 AM
To: BARR <BARR@act.gov.au>
Subject: REFERRAL: [REDACTED] re: First Home Buyer Concession Scheme

Hi team

I believe that this one falls under your portfolio, do you accept referral?

Thanks
Amber

Office Manager
Phone: +61 2 6205 0233

Office of Yvette Berry MLA | Member for Ginninderra
Deputy Chief Minister
Minister for Education and Early Childhood Development
Minister for Housing and Suburban Development
Minister for the Prevention of Domestic and Family Violence
Minister for Women
Minister for Sport and Recreation
Phone: +61 2 6205 0233 | Email: berry@act.gov.au
[Facebook](#) | [Twitter](#) | www.yvetteberry.com.au



I acknowledge the traditional custodians of the ACT the Ngunnawal people, and their continuing connection to land and community. I pay my respect to Elders both past, present and emerging.

Please consider the environment before printing this email. If printing is necessary, print double-sided and black and white.

Please note that from 1 January 2018 ACT Government ministerial diaries are subject to publication on the ACT Government's open access website under section 23 of the *Freedom of Information Act 2016*

From: no-reply=ml.net.au@mg.linas.net <no-reply=ml.net.au@mg.linas.net> on behalf of no-reply@ml.net.au <no-reply@ml.net.au>
Sent: 31 March 2024 20:36
To: BERRY <BERRY@act.gov.au>
Subject: Website - Contact Form

Caution: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe. [Learn why this is important](#)

FirstName	
LastName	
Mobile	
Email	
Postcode	
Address	
RequestUrl	
IP	
Created	3/31/2024 9:36:12 AM
Comments	<p>Hi, My name is [REDACTED] I have a question about the future of the First Home Buyer Concession Scheme and contacting you as the Minister for Housing. My partner and I am looking to buy our first home, and take advantage of the scheme. However, inflation and associated wage increases mean our household income has just jumped above the income threshold. The income threshold has not changed since July 2022, which was right at the start of the once in a generation inflationary period. Given the upcoming ACT budget, will you increase the income thresholds in line with the Wage Price Index or Consumer Price Index? I wish to be contacted with a response. Kind regards [REDACTED]</p>

Andrew Barr MLA
Chief Minister
Treasurer
Minister for Climate Action
Minister for Trade, Investment and Economic Development
Minister for Tourism

Member for Kurrajong

24/1444

Sch 2.2(a)(ii)

Dear Sch 2.2(a)(ii)

Thank you for your message about the income and property thresholds for the Home Buyer Concession Scheme (HBCS).

The HBCS is targeted to home buyers on lower incomes who generally need the most help entering the housing market. Changes to concessions are considered as part of every ACT Government budget process, and any changes to the HBCS for the 2024-25 financial year would be announced in the 2024-25 Budget, scheduled for publication in the week commencing 24 June 2024.

Currently, to be eligible for the HBCS, first home buyers must have a gross household income of \$170,000 or less. The threshold increases by \$3,330 for each dependent child up to a total of \$186,650. The value of the concession is capped at duty payable on a \$1 million property, which is above the median price for houses in Canberra.

Through the Government's tax reform program, we are reducing conveyance duty in every Budget, as part of our long-term commitment to phase out conveyance duty and improve housing affordability in Canberra. A home buyer today pays \$14,776 less in conveyance duty on a \$980,000 property (the current median house price) than they would have paid without tax reform. There is also no duty payable on off-the-plan unit owner occupier purchases valued at \$800,000 or less.

The Government's aim is to eventually abolish conveyance duty, so it is no longer a barrier to anyone seeking to enter the housing market or move to a home better suited to their needs.

However, tax reform is a multi-decade endeavour. In the meantime, the Government is targeting duty concessions to households most in need of assistance.

The Government also offers an option to defer the payment of conveyance duty. Eligible home buyers do not have to start paying the deferred duty until five years after the transaction date and the duty does not have to be paid in full until 10 years after the transaction date. More information about duty deferral is available at:

<https://www.revenue.act.gov.au/home-buyer-assistance/deferred-duty>, or by calling the ACT Revenue Office on (02) 6207 0028.

Thank you again for contacting me. I trust this information is of assistance to you.

Yours sincerely

Andrew Barr MLA
Chief Minister

**Andrew Barr MLA**

Chief Minister

Treasurer

Minister for Climate Action

Minister for Trade, Investment and Economic Development

Minister for Tourism

Member for Kurrajong

24/1456

Thank you for your query to Minister Berry about the Home Buyer Concession Scheme (HBCS). Your correspondence has been referred to me as the scheme falls within my portfolio as Treasurer.

The HBCS is targeted to home buyers on lower incomes who generally need the most help entering the housing market. Changes to concessions are considered as part of every ACT Government budget process, and any changes to the HBCS for the 2024-25 financial year would be announced in the 2024-25 Budget, scheduled for publication in the week commencing 24 June 2024.

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Thank you again for your query regarding the HBCS. I trust this information is of assistance to you.

Yours sincerely

Andrew Barr MLA
Chief Minister