



Triple Bottom Line (TBL) Assessment Summary

The Triple Bottom Line Assessment is required to be published in accordance with Part 4, section 23 (1)(b) of the Freedom of Information Act 2016

20/52 Indicative land Release Program Policy Settings

Summary of impacts: The Government’s land supply strategy is guided by six enduring principles to ensure the strategy connects with Governments broader strategic for planning, housing, infrastructure, services and the ACT Budget. Several complex factors need to be considered in adjusting the policy settings for the ILRP including considering the need for market based initiatives to manage negative social and economic impacts. These include:

- Adjusting policy settings to reduce or restrict residential land supply, without regard to demand for new housing, will impact the supply of new housing and affordable housing choice.
- Slowing down and ceasing development of new suburban estates could impact certainty of a pipeline of future work and impact industry confidence and activity in the ACT.
- The price of land in the ACT is a contributing factor to the build-up of inventory of unsold land and can result in a diminished cash flow position for the Suburban Land Agency (SLA).

Level of impact	Positive	Negative	Neutral
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Social		
Level of impact	Impact	Summary
Neutral	Housing and Affordable housing	<ul style="list-style-type: none"> • Changes in the supply of residential land will impact the opportunity to diversify housing choice and housing targets for affordable, community and public housing. • The ILRP includes housing targets of 15% of residential land release. • The price of land in the ACT is a contributing factor to the build-up of unsold inventory held by the SLA and impacts the supply of housing and affordable housing.

Economic		
Level of impact	Impact	Summary

Neutral	ACT Government Budget	<ul style="list-style-type: none"> • Land sales revenue derived from the Governments land release program remains an important source of revenue for the Territory. • The Suburban Land Agency indicated in the 2019-20 budget review that market conditions and sales rates can impact the cashflow to fund its operations. • Changes to the program over time, level of inventory, development costs for new suburban areas, and capital works infrastructure may impact cash flows and future operating costs of SLA.
Positive	Investment and Economic Growth	<ul style="list-style-type: none"> • A forward land supply program and strategy provides the market and community opportunities for future growth and investment. • A slowdown in land development, building and construction contracts in the ACT could impact economic investment and growth and industry confidence..

Environmental

Nil impact