



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 2025-423
Date of Application	25 November 2025
Date of Decision	29 January 2026
Processing time (in working days)	40
Fees	Waived
Decision on Access	Partial Release
Information Requested (summary)	Subject line of all final Ministerial briefs between 1-26 November 2025 generated or directed to any ACT Government Minister.
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: [REDACTED]
To: [CMTEDD FOI](#)
Subject: RE: FOI REQUEST – Ministerial Brief Subject Lines - CMTEDDFOI 2025-423
Date: Wednesday, 26 November 2025 1:56:09 PM
Attachments: [image001.png](#)

Good afternoon Katherine,

Thank you for your suggestion. We would like to amend the dates to '1 to 26 November', we have made the same amendment to the request with Health FOI, but if could also pass on the change to CED it would be much appreciated.

Thank you.



From: CMTEDD FOI <CMTEDDFOI@act.gov.au>
Sent: Wednesday, 26 November 2025 9:50 AM
To: [REDACTED]; CMTEDD FOI <CMTEDDFOI@act.gov.au>
Subject: RE: FOI REQUEST – Ministerial Brief Subject Lines - CMTEDDFOI 2025-423

OFFICIAL

Dear [REDACTED]

For consideration, I wanted to let you know that CMTEDD currently has a request (CMTEDDFOI2025-398) from an MLA within the ACT Liberal Party for:

'All Ministerial Brief Titles and Question Time Briefings from 1 to 31 October 2025 provided to all applicable Ministers by the following directorates: CMTEDD; CED; Canberra Health

Services; and HCSD.’

The request, CMTEDDFOI2025-398, will be dealt with by 12 December and information published not earlier than 15 December. CMTEDDFOI2025-398 also covers several weeks of your request.

May I suggest you withdraw your request, and submit a new request after the next sitting period? The dates would then be from 1 November until 5 December? You will need to wait until after the 5 December to submit. I believe a colleague from Health and Community Services Directorate has been in touch suggesting similar.

Please advise if you would like any assistance

Katharine

Katharine Stuart (she/her) | Senior Director, Information Management
Phone: 02 6207 4497 | Email: katharine.stuart@act.gov.au
Governance, Reporting, Information and Facilities | Corporate
Chief Minister, Treasury and Economic Development Directorate | ACT Government
220 London Circuit, Canberra City | GPO Box 158 Canberra ACT 2601 | act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From [REDACTED]

Sent: Tuesday, 25 November 2025 1:44 PM

To: CMTEDD FOI <CMTEDDFOI@act.gov.au>

Subject: FOI REQUEST – Ministerial Brief Subject Lines - CMTEDDFOI 2025-423

Good afternoon,

RE: FREEDOM OF INFORMATION REQUEST – Ministerial Brief Subject Lines

(On behalf of [REDACTED] I request access under the Freedom of Information Act 2016 (ACT) to the subject line of all final Ministerial briefs between the 14th of October 2025 and 22nd of November 2025 generated for or directed to any ACT Government Minister. This request includes, wherever possible, the date of the brief, the internal reference, position of authority it was written by, and which Minister it was addressed to. Please include briefs prepared for Question Time and Annual Reports hearings.

Kind regards,





ACT
Government

Chief Minister, Treasury and
Economic Development

Our ref: CMTEDDFOI 2025-423



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 25 November 2025.

Specifically, you have sought access to the following information:

“...request access under the Freedom of Information Act 2016 (ACT) to the subject line of all final Ministerial briefs between the 14th of October 2025 and 22nd of November 2025 generated for or directed to any ACT Government Minister. This request includes, wherever possible, the date of the brief, the internal reference, position of authority it was written by, and which Minister it was addressed to. Please include briefs prepared for Question Time and Annual Reports hearings...”

After a clarification email you have then amended the timeline of your request to be from 1 November 2025 to 26 November 2025.

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. An extension of 10 working days has been applied in accordance with section 41(4).

Therefore, a decision is due by **29 January 2026**.

Decision on access

CMTEDD has identified 57 documents relating to Question Time Briefings (QTBs) and I have decided on the release of the information based on the following table.

Release type	Number of titles
Full Release	54
Partial	3

CMTEDD have identified 146 Ministerial brief titles within the scope of your request and has decided the release of information as per the table below.

Release type	Number of titles
Full release	110
Partial release	5
Exempt	31

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**.

Information that is out of scope has been removed. This information is not considered withheld under a provision of the Act as it does not fall within the scope of your request.

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
- *Human Rights Act 2004*
- *Tax Administration Act 1999*

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 nondisclosure 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 identified documents and components of these documents are as follows:

Contrary to the public interest information under schedule 1 of the Act

A proportion of the subject lines identified contain information that is contrary to the public interest under Schedule 1 of the Act. Information that falls under the exemptions in Schedule 1 is not subject to the public interest test as detailed in section 17 of the Act.

Section 1.6 Cabinet information

Four subject lines have been identified as information the disclosure of which would reveal deliberations of Cabinet.

Under section 1.6(1)(a) of the Act, information *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* and section 1.6(1)(d) information *the disclosure of which would reveal any deliberation of Cabinet (other than through the official publication of a Cabinet decision)* of Schedule 1 of the Act, is considered Cabinet information and is exempt from release. 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.

Some of the information that you have requested falls within Schedule 1, section 1.6 of the Act as it is information which has been brought into existence to guide Cabinet in its decision making and assist it in its deliberations. It is reasonable to consider that the disclosure of this material would or could reveal those deliberations. Therefore, these four titles are exempt from release under the Act.

Section 1.3 Information disclosure of which is prohibited by law

Division 9.4 of the *Tax Administration Act 1999* (TAA) contains a 'secrecy provision' as defined in Schedule 1, sections 1.3(6) and (7) of the Act.

Any information that falls within the meaning of 'information obtained under or in relation to the administration of a tax law ("tax information") in section 95(2) of the TAA is prohibited by law from disclosure. There were seven brief titles that fit these criteria and as such, are exempt from disclosure.

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 interest lies. As part of this process, I must consider factors favouring disclosure and nondisclosure.

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 within 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.*
- *Section 2.1(a)(iv) - ensure effective oversight of expenditure of public funds.*

I consider that disclosing the contents of the information sought could contribute to open discussion and informed debate on the matters contained in the subject lines. I am satisfied there may be a public interest, however, I weigh these factors lightly as release of single subject lines alone may not reasonably contribute to informed debate.

I have weighed the disclosure of question time briefs, moderately and note that in addition to the first two factors listed above, that there is also information that could provide oversight of the expenditure of public funds.

I am satisfied that these factors favouring disclosure carry some weight. However, these factors are to be balanced against the factors favouring nondisclosure.

Factors favouring nondisclosure (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.*
- *Section 2.2(a)(xi) - prejudice trade secrets, business affairs or research of an agency or person.*
- *Section 2.2(a)(xiii) - prejudice the competitive commercial activities of an agency.*

Where the names of members of the public appear in subject lines of ministerial briefs it is reasonable that this type of information is not released. I note that these brief titles are in reference to meetings between a Minister and members of the public and the release of their names could or would reasonably be considered to prejudice their right to privacy under the *Human Rights Act 2004*. I note that these redactions are minor in nature and where applicable, the organisation name has remained unredacted.

I have also considered the impact of disclosing information which relates to business affairs. In the case of *Re Mangan and The Treasury* [2005] AATA 898 the term ‘business affairs’ was interpreted as meaning ‘the totality of the money-making affairs of an organisation or undertaking as distinct from its private or internal affairs’. Schedule 2 section 2.2(a)(xi) allows for government information to be withheld from release if disclosure of the information could reasonably be expected to prejudice the trade secrets, business affairs or research of an agency or person. I have applied this provision sparingly.

Some information captured within the documents include strategic and financial information that, if released, could undermine the agency's ability to compete effectively in the marketplace and deliver value for the Territory.

Having applied the test outlined in section 17 of the Act and deciding that release of some 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 and will provide you with access to the majority of the information held by CMTEDD within the scope of your request.

Charges

Under section 107(2)(e) of the Act, a fee must be waived if the applicant is a member of the Legislative Assembly.

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 CMTEDD FOI 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

29 January 2026



ACT
Government

Chief Minister, Treasury and
Economic Development

FREEDOM OF INFORMATION REQUEST SCHEDULE

WHAT ARE THE PARAMETERS OF THE REQUEST

Reference NO.

"All subject line of all final Ministerial briefs between 1 Nov and 26 Nov 2025 generated or directed to any ACT Government Minister."

CMTEDDFOI 2025-423

Ref No	Page number	Description	Status	Reason for Exemption	Online Release Status
1	1-4	1. Public Art & Street Art	Full	N/A	Yes
2	5-9	2. Arts Facilities	Full	N/A	Yes
3	10-16	3. Arts Funding	Full	N/A	Yes
4	17-18	4. Cultural Facilities Corporation - CEO	Full	N/A	Yes
5	19-20	5. Business Environment	Full	N/A	Yes
6	21-23	6. Business Support	Full	N/A	Yes
7	24-26	1. Skilled Migration	Full	N/A	Yes
8	27-31	2. VET Overview (including apprentices and trainees figures)	Full	N/A	Yes
9	32-34	3. Free TAFE	Full	N/A	Yes
10	35-37	4. National Skills Agreement	Full	N/A	Yes
11	38-40	5. Training Fund Authority (TFA) Subsidy	Full	N/A	Yes
12	41-42	2. Aquatic Strategy	Full	N/A	Yes
13	43-44	3. Australian Sports Commission Agreements (CAB2025284)	Partial	Sch 2 s2.2 (a)(ii)	Yes
14	45-46	4. Backing Womens Sport (CMTEDD E02)	Full	N/A	Yes

15	47-48	5. Capital Football - Canberra United	Full	N/A	Yes
16	49	7. Gungahlin Tennis Centre	Full	N/A	Yes
17	50-52	8. Gungahlin United Football Club	Full	N/A	Yes
18	53-54	9. Indoor sporting facilities on Canberras Northside	Full	N/A	Yes
19	55	10. Monaro Panthers Football Club	Full	N/A	Yes
20	56-57	11. More funding for local sports (CMTEDD E01)	Full	N/A	Yes
21	58-59	12. New pavilion and playing fields at Taylor (CMTEDD C01)	Full	N/A	Yes
22	60-61	13. Phillip Oval Stage 2 - Upgrades	Full	N/A	Yes
23	62-64	18. Stromlo District Playing Fields - Stage 1 Construction (CMTEDD C02)	Full	N/A	Yes
24	65-66	20. Tuggeranong Ice Sports Facility	Full	N/A	Yes
25	67-68	ACT Public Sector Workforce IR	Full	N/A	Yes
26	69-71	Compliance Activities	Full	N/A	Yes
27	72-74	Legislative Matter and Reforms	Full	N/A	Yes
28	75-79	WHS and Workers Compensation	Full	N/A	Yes
29	80-81	WorkSafe Matters	Full	N/A	Yes
30	82-86	1. WHOG Cost of living	Full	N/A	Yes
31	87-91	2. Budget key tables	Full	N/A	Yes
32	92-94	3. Infrastructure and Capital Works	Full	N/A	Yes
33	95—97	4. 2025-26 Budget Headline Net Operating Balance	Full	N/A	Yes
34	98-99	5. ACT Credit Rating	Full	N/A	Yes

35	100-102	6. Economic Reform Roundtable (general)	Full	N/A	Yes
36	103-105	7. Commonwealth Revenue (GST and FFAs)	Full	N/A	Yes
37	106-108	8. Legality of the Budget under the <i>Financial Management Act 1996</i> (FMA)	Full	N/A	Yes
38	109	9. NEW Key Economic Indicators (CPI, WPI, Economic Growth)	Full	N/A	Yes
39	110-113	15. ACT Government Housing Initiatives	Full	N/A	Yes
40	114-117	16. Affordable Housing Project Fund	Full	N/A	Yes
41	118-119	17. Build to Rent	Full	N/A	Yes
42	120-126	18. Commonwealth Housing Initiatives & Social Housing Debt	Full	N/A	Yes
43	127-130	19. Housing Affordability and Market Conditions	Full	N/A	Yes
44	131-133	Affordable and Community Housing Targets	Full	N/A	Yes
45	134-135	Causeway Precinct (North)	Full	N/A	Yes
46	136	CSIRO – Ginninderra East	Full	N/A	Yes
47	137-138	Curtin Dementia Village	Full	N/A	Yes
48	139-141	Ginninderra Falls (Sale of Land)	Partial	Sch 2 s2.2 (a)(xii)	Yes
49	142-144	Housing/Land for People with Disability	Full	N/A	Yes
50	145-146	Jacka Koala	Full	N/A	Yes
51	147-149	Land Sales and Availability	Full	N/A	Yes
52	150-152	Lathlain St precinct design and consultation	Full	N/A	Yes
53	153-154	Margaret Timpson Park	Full	N/A	Yes
54	155-158	Molonglo Town Centre	Full	N/A	Yes

55	159-161	Delivery of the Indicative Land Release Program (ILRP)	Full	N/A	Yes
56	162-166	West Belconnen Ginninderry Development	Partial	Sch 2 s2.2 (a)(xi)	Yes
57	167-168	Woden Village	Full	N/A	Yes
58	169-171	Brief Titles – Full release	Full	N/A	Yes
59	172	Brief Titles – Partial release	Partial	Sch 2 s2.2 (a)(ii)	Yes
Total No of Docs					
59					

Public Art & Street Art

Public & Street Art Sub-Index	
<i>Talking Points</i>	
1.1	Public Art Trails
1.2	Representing Significant Women Through Public Art Program
1.3	Public Artworks Impacted by Light Rail Stage 2A
1.4	Street Art
<i>Policy Area - Background Information</i>	

Key Figures (Arts)

ACT Government Public Art		Current as of
Total public artworks	114 Artworks	20 June 2025
Total value of public art	\$22.7 Million	2024-25

Gender Representation in Public Art		Current as of
Men created ACT Public Art	71% of public art collection	20 June 2025
Women created ACT Public Art	20% of total public art collection	20 June 2025
Joint Men / Women created public art	9% of total public art collection	20 June 2025
Sculptures recognising significant people	7 men 3 women	20 June 2025

Cleared as complete and accurate: 07/11/2025
 Cleared for public release by: Executive Branch Manager Ext: 56001
 Contact Officer name: Georgia Hobbs Ext: 72186
 Lead Directorate: Chief Minister, Treasury and Economic Development
 TRIM Ref: CM2025/6029

Talking points

Policy Area – Introductory Talking Point

- The ACT Government’s public art collection captures the diversity of human identity and our experiences as a city. Building on this sense of diversity of identity and shared experience of the city state remains the priority of the ACT Government when commissioning new works into the public art collection.

1.1 Public Art Trails

- The Government is committed to making Canberra’s significant public art collection more visible.
- A [Canberra City Public Art Walking Trail](#) has been published that showcases a selection of these works and offers a unique way to explore the city.
- The self-paced walking trail features three possible routes of varying duration and is suitable for all ages and fitness levels.
- Also published is a [Tuggeranong Public Art Trail](#), which includes a version for young art lovers. Both versions feature the stunning Japanese Granite *Oushi Zokei, Dream Lens for the Future* by Keizo Ushio, which was relocated to the Lake Tuggeranong foreshore.
- You can pick up a copy of the Canberra City Public Art Walking Trail map from the Visitor’s Information Centre or find it alongside the Tuggeranong Public Art Trail on the [artsACT website](#).

1.2 Representing Significant Women Through Public Art Program

- Women are underrepresented in public art, not only as artists but also as artwork subjects.
- The ACT Government has committed funding through the Representing Significant Women Through Public Art Program to rectify this issue.
- The program aims to address this imbalance of representation in the ACT Public Art Collection by commissioning public artworks of significant women or gender diverse / non-binary people by women or gender diverse / non-binary artists.

Program Funding / Artworks Commissioned

Year	Funding	Artwork Commissioned
2021-22	\$200,000	<i>Senator Ryan Addresses the Rally of the Hon. Susan Ryan AO</i> by artist Lis Johnson. Unveiled August 2024
2023-24	\$300,000	Artwork of Stasia Dabrowski OAM known as ‘the Soup Kitchen Lady’, artwork in progress by artist Louise Stačej (pron. Skach-ay). Planned unveiling early 2026.

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Stasia Dabrowski OAM Artwork

- After fleeing Poland with her family prior to WWII, Stasia moved to Canberra with her husband and children. Every Friday night in Garema Place from 1982 until 2018 she served homemade soup, bread and drinks to people in need. She continued to serve the community until the age of 92, and died in 2020, age 94.
- Melbourne artist Louise Stačej (pron. Skach-ay) was announced as the commissioned artist to create this work in April 2025, with installation in Garema Place planned for early 2026, as part of the City Renewal Authority's program of work to upgrade Garema Place. The project is on track with the clay model completed in November 2025 ready for the start of the casting process.

1.3 Public Artworks Impacted by Light Rail Stage 2A

- There are three public artworks that sit within the construction zone of Light Rail Stage 2A.
- The public artwork, *Oushi Zokei, Dream Lens for the Future* has been relocated from Northbourne Avenue and installed in a lakeside pedestrian park in Tuggeranong Town Centre. The artwork is between the library and the community centre. As part of the relocation and garden design, new lighting was installed.
- *Here and Now* has been removed from the corner of Edinburgh Avenue and London Circuit and is in storage until it can be relocated to a new site nearby on Edinburgh Avenue or an alternative location.
- *Untitled, 2008* has been placed in storage and will be reinstalled in its original position on London Circuit at the completion of construction.

1.4 Street Art

- Street art helps to create a vibrant, creative and inclusive city. It has the potential to bring colour, tell a story and inspire the community.
- Unauthorised graffiti such as tagging is different to street art which is a legitimate artform that includes large scale painted murals. Examples of street art and graffiti murals include the artworks on buildings in Braddon and on the temporary bus shelters at Woden Bus Interchange.
- Unauthorised graffiti on public property in Canberra is managed by Transport Canberra and City Services (TCCS).
- Offensive graffiti from public property is removed within one day of reporting. Graffiti hotspots are inspected weekly and other unauthorised graffiti is removed by City Services from public property within five days of reporting.
- artsACT is responsible for removing graffiti from the ACT Public Art Collection. Typically, graffiti is removed within one to two days of reporting to conserve the artworks.

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- Removal of unauthorised graffiti from privately owned assets is the responsibility of the asset owner. However, City Services provides assistance through its graffiti removal volunteer program.
- City Services uses diversionary strategies to reduce unauthorised graffiti in Canberra. These strategies include 30 legal graffiti practice walls and opportunities for street artists to be involved in street art and graffiti mural projects.

Background Information

- A draft Graffiti and Street Art Management Strategy and Street Art Toolkit is being developed by TCCS and will be provided to government agencies for comment following agreement from the Minister for City and Government Services.
- In 2023-24, there were 21,915 incidences of graffiti reported to City Services resulting in 47,368 square metres of surfaces being cleaned by TCCS from public assets across Canberra. (Source: [TCCS 2023-24 Annual Report](#))
- From time to time, graffiti is removed from public artworks in the ACT Government's collection. Once reported by cleaning contractors or members of the community, graffiti is removed urgently to conserve the artwork and to reduce the likelihood of repeat incidents.
- High-profile graffiti incidents in recent years include those on the *Owl* (Bruce Armstrong, 2011) in Belconnen. CCTV is used to monitor activity at this artwork. There have been no reports of graffiti on the *Owl* this financial year.
- There are more graffiti incidents reported in city and town centres than suburban centres.
- *Tumbling Cubes* (Bert Flugelman, 1979) in Margaret Timpson Park, Belconnen Town Centre, and the artwork *Sculptured Form* (Margel Hinder, 1970) located in Woden Town Centre are artworks that are routinely targeted.
- Overall, rates of unauthorised graffiti on artworks in the collection managed by artsACT are low. In 2023-24, there were four incidents reported which cost \$1,275 (excl GST) in total to remove. There was a slight increase in graffiti activity in 2024-25 with six incidents reported costing a total of \$1,453.90 (excl GST) to remove. The cost to service and monitor the *Owl* artwork security cameras in 2024-25 was \$5,450 (excl GST). There have been two incidents of graffiti reported on artworks in 2025-26 costing in total \$596.50.

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Arts Facilities

Arts Facilities Sub-Index	
<i>Talking Points</i>	
2.1	Gorman Arts Centre
2.2	Tuggeranong Arts Centre Theatre
2.3	Essential Upgrades & Corrective Repairs Funding
2.4	Kingston Arts Precinct
2.5	Former Transport Depot licence
<i>Policy Area – Key/Background Information</i>	

Key Figures

Facility Investments	Amount Invested	Fund Split
Gorman Arts Centre – Building operational improvements	\$12.9 million	\$7.9M ACT Government \$5M Commonwealth
Tuggeranong Arts Centre Theatre Improvements	\$2 Million	ACT Government funded

Talking points

Policy Area – Introductory Talking Point

- The ACT Government is investing in sustainable and connected arts facilities and precincts that support quality, engaging and innovative art that is accessible to all and that enlivens Canberra’s public spaces. Major capital investments at Gorman Arts Centre and Tuggeranong Arts Centre will improve usability of both sites to foster arts practice and community arts activities. Essential upgrades and corrective repairs across the arts facility portfolio will support asset condition and longevity.
- The future arts precinct in Kingston will become the definitive destination for Canberra’s visual arts and culture. It will bring together a new Aboriginal and Torres Strait Islander art space, six visual arts organisations ([Canberra Contemporary](#), [Canberra Glassworks](#), [Craft + Design Canberra](#), [M16 Artspace](#), [Megalo Print Studio](#) and [photo access](#)) and a dynamic program of creative activity.

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2.1 Gorman Arts Centre

- **\$12.9 million** is being invested in the heritage-listed **Gorman Arts Centre** to improve building operation (critical maintenance), site functionality, accessibility and sustainability for resident artists and arts organisations as well as centre visitors.
- The Australian Government has contributed \$5 million to this project.
- Gorman Arts Centre Stage 1 construction is complete including the remediation of hazardous materials.
- The Gorman Arts Centre main construction works received Development Approval (DA) in November 2024. The Statement of Heritage Effect was conditionally approved by ACT Heritage on 5 February 2025. The Territory Planning Authority has approved design amendments required by ACT Heritage and detailed programming of Stage 2 construction works is underway.
- Gorman Arts Centre is remaining occupied throughout the construction period. Most of the construction will be completed in Stage 2 and take approximately twelve to eighteen-months. The Stage 2 construction site was established on 18 July 2025. Stage 3 will follow a second tenant relocation period at the end of Stage 2 and is scheduled to take eight to twelve months.

2.2 Tuggeranong Arts Centre Theatre

- **\$2 million** has been invested in the **Tuggeranong Arts Centre theatre**. Works included improvements to back-of-house storage, cross-stage access and toilet facilities as well as the replacement of theatre sound and lighting systems. Most of the work has been completed, and the Certificate of Occupancy and Use was issued on 4 April 2025. New theatre seats were installed in August 2025 during a gap in theatre programming.
- The official reopening of the theatre was on 5 September 2025.
- In addition to the theatre upgrades, a new sprung timber dance floor was installed at the Tuggeranong Arts Centre in December 2024.

2.3 Essential upgrades & Corrective Repairs Funding

- In the 2024-25 Budget, the ACT Government allocated \$5.845 million over two years to undertake essential upgrades and corrective repairs and maintenance works at arts facilities. Corrective works include high priority end-of-life asset refurbishment of mechanical, electrical systems and fire protection systems at various arts facilities.
- These works will be delivered by Infrastructure Canberra (iCBR). Planning for their delivery by artsACT and iCBR is underway noting that Infrastructure Canberra (iCBR) is responsible for Community Arts Facilities (Infrastructure and Property services), while artsACT retains policy responsibility and engagement with the sector.
- To inform strategic asset management, the Government provided \$300,000 in the 2024-25 Budget for the development of an Arts Assets Needs Analysis which will guide future ACT Government investment

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to meet the needs of the arts sector and Canberra community. A contract with the successful supplier was signed on 15 October 2025 and a project initiation meeting held 16 October 2025. Stakeholder consultation is underway including meetings with arts facility occupant organisations. A communications plan to inform the sector about the project and its scope has been developed.

2.4 Kingston Arts Precinct (KAP)

- The Subdivision Design Application (SDA) was lodged with the Territory Planning Authority for assessment and approval on 7 October 2025. Notice of Decision is expected within 6 months.
- SDA approval is required to facilitate market release of the divestment land and future development applications for the Arts Precinct.
- Given the project is moving into the delivery phase, the delivery of the project is transferring to Infrastructure Canberra (iCBR), the Territory's dedicated infrastructure delivery agency. Arts organisations have been informed about this decision.
- Transition of the project from the SLA to iCBR will occur following conclusion of the Schematic Design phase, anticipated for mid-November 2025.
- The SLA will continue as the agency responsible for the SDA process and release of the divestment land.
- iCBR will engage a delivery partner through an Early Contractor Involvement (ECI) procurement with contracts awarded in mid-2026.
- Detailed timeframes will be known once contracts are in place. However, construction is anticipated to commence in 2027, subject to development approvals.

2.5 Former Transport Depot licence

- The current licence for the Former Transport Depot, held by Iconic Market & Events Pty Ltd (Iconic), who operate the Old Bus Depot Market, expired on 30 June 2025.
- The option to extend the licence on a month-to-month arrangement is now in place. The ACT Government and Iconic have agreed that these arrangements will not end before 5 January 2026.
- This provides certainty for Iconic and its stallholders to continue trading up to and through the Christmas period while negotiations progress with the Preferred Supplier identified through the recent tender process.
- A competitive Request for Proposal (RFP) process was initiated in January 2025, to enable all interested parties, including the current licence holders, to put forward their ideas for this unique facility.
- Submissions closed on 13 March 2025. Following a decision by the Delegate, the next licence agreement is now being negotiated with the Preferred Supplier.
- The outcome of the RFP process will be announced once the contract with the Preferred Supplier has been entered into.
- The ACT Government greatly values the vital role markets and stallholders play in our community and is committed to working with organisers to find practical solutions when required.

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Background Information

2.4 Kingston Arts Precinct (KAP)

- Section 49 Kingston is the fifth and last stage of the Kingston Foreshore development and involves:
 - subdivision and allocation of serviced blocks for the future Arts Precinct, Telopea Park Substation, multi-storey car park and divestment land; and
 - design and construction of the Arts Precinct.
- In 2018, the Government approved funding of \$78 million (excl GST) for the design and construction of the KAP assets plus an additional \$9.5m (excl GST) for contingency. This figure was based on a Guaranteed Maximum Price contract with a developer, where certain costs (comprehensive oncosts, preliminaries and builders margin) were borne by the developer as part of their integrated proposal through a land sale process.
- In November 2021, the contract with the developer was terminated and the SLA took on delivery of the project, in partnership with artsACT and iCBR.
- Following a competitive tender process, NH Architecture was engaged as the Principal Design Consultant in March 2023. NH Architecture are now finalising the Schematic Design phase, anticipated for mid-November 2025.
- Design of the precinct has been informed by consultation with community and key stakeholders as well as the following documents developed in 2022-23:
 - KAP Place Brief
 - KAP Arts, Cultural and Creative Plan
 - KAP Sustainability Plan
- iCBR will be the custodian of the Territory Assets. artsACT will be the inaugural precinct facilitator and manages relationships with the arts organisations and Reference Group. The SLA is responsible for the SDA process and release of the divestment land.
- In 2022-23 there was a decision that SLA would no longer transfer land at nil consideration to other ACT Government agencies. As such, an adjustment was made to the KAP budget resulting in \$146 million (excl GST) being appropriated to CMTEDD in 2025-26. This amount reflects the 2018 approved budget of \$78 million, development margin and estimated land value.
- In the 2025-26 Budget this funding was reprofiled beyond 2028-29. The adjustment allows for development approvals and construction procurement to take place, giving the Government certainty regarding timing for construction cost commitments that can be reflected in future Budgets.
- The ACT Government is committed to providing support to arts organisations to ensure they are ready for a successful move into the new facilities.

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- Funding to support arts organisations and the Aboriginal and Torres Strait Islander Art Space Reference Group in 2025-26 will be met through reprofiling of funding from 2024-25. Support in 2026-27 and onwards will be considered in future budgets.
- In 2023, the ACT Government reached an agreement to reimburse three arts organisations (M16 Artspace, Canberra Contemporary and Craft + Design Canberra) 75 per cent of their rent for the years 2024, 2025 and 2026, as they have been financially impacted by the delayed completion of the KAP. To date, \$291,334 has been paid from the project's P75 contingency funding.

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Arts Funding

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Key Figures - 2024-25

ACT Arts Fund – Major Categories / Funding	Amount	As At
Arts Organisation Investment Program	\$9,533,003	30 June 2025
Arts Activities Funding Category	\$1,017,178	30 June 2025
ATSI Cultural Arts Program	\$97,440	30 June 2025
ACT Book of the Year	\$17,000	30 June 2025
Community Outreach (ANU)	\$696,029	30 June 2025

Talking points

3.1 ACT Arts Fund

- In 2025-26, the ACT Arts Fund will provide approximately \$12 million to support individual artists, arts organisations, and community groups to undertake activities that create new work, foster professional development, enhance skills, and engage with participants and audiences.

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- In the 2025-26 Budget, the Government committed to increased funding of \$1 million over two years for arts project funding for local artists and groups including the Aboriginal and Torres Strait Islander Cultural Arts Program.
- In addition, new funding of \$1.26 million over two years will support Canberra's bid to become a UNESCO City of Design including increased funding to enhance the Craft + Design Canberra Festival and the establishment of a new Artists Engagement Fund (City of Design Project Fund).

3.2 Arts Organisation Investment Program Funding Category (ARTS FUND)

- The Arts Organisation Investment Program Funding Category of the ACT Arts Fund provides 29 leading Canberra Arts organisations funding to deliver programs, services, expertise and infrastructure that develops our arts sector.
- More than \$9 million dollars of the ACT Arts Fund is provided to this category.
- Organisations benefit from the stability of multi-year funding, supporting the management of eight arts centres including Strathnairn Arts, Watson Arts Centre and Tuggeranong Art Centre, as well as 18 arts organisations, from Canberra Youth Theatre to QL2 and MusicACT to Girls Rock! Canberra (Noisy Futures).
- Additionally, three emerging arts organisations, Contour 556 (Canberra Art Biennial), Luminescence Chamber Singers, and The Stellar Company, receive multi-year funding from 2023 to 2026.
- This funding contributes to operational costs and community focused activities. Organisations are encouraged to diversify their income through their own activities, donations, and other government funding.
- All organisations and their allocated funding are listed on the artsACT website (www.arts.act.gov.au/funding/current-funding-recipient/arts-organisation-investment-program).
- Applications are now open for organisations to apply to the 2025 Arts Organisation Investment Program, with multiyear funding commencing from 2027 and 2028. Applications are open for five months and will close at 5:00pm on Friday, 19 December 2025.
- artsACT hosted public information sessions on 21 August and 11 September 2025 and is available to meet with interested organisations. Details are on artsACT's website.
- Funding outcomes are expected in mid-2026, allowing time for organisations to plan for the 2027 or 2028 funding period.

3.3 Arts Activities Funding Category (ARTS FUND)

- The **\$5,000-50,000 Arts Activities Funding Category** of the ACT Arts Fund opens twice a year for one-off art projects across all platforms, with grants ranging from \$5,000 to \$50,000.
- Funding is peer assessed, with recommendations made to the Minister.

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- In 2024, 154 eligible applications were received across the two funding rounds. Of these, 24 were successful with a total of more than \$717,000 granted.
- Round 1 2025 opened on 1 December 2024 and closed on 28 February 2025, with 78 eligible applications received. Thirteen applications were successful receiving total funding of \$415,015.
- Round 2 2025 opened on 1 June 2025 and closed on 31 July 2025, with 62 eligible applications received. Sixteen applications were successful receiving total funding of \$513,394
- The **Up to \$5,000 Arts Activities** funding category is open year-round.
 - 57 applications were successful in 2024-25 for activities commencing before July 2025 for total funding of \$236,995.
 - The 2025-26 round is currently open for projects commencing from 1 July 2025. As at 24 October 2025, 41 projects have been successful in funding totalling \$167,243.

3.4 Aboriginal and Torres Strait Islander Cultural Arts Program Funding Category (ARTS FUND)

- The Aboriginal and Torres Strait Islander Cultural Arts Program is designed to enhance outcomes that reflect Canberra's unique culture and identity, by funding self-determined activities that support and enhance arts and cultural outcomes for Aboriginal and Torres Strait Islander artists, as well as building cultural leadership.
- The two-stage process is assessed by an all Aboriginal and Torres Strait Islander panel with the assessors drawn from ACT Government staff and an external arts peer.
- In 2023, eleven community arts activities were supported across a range of artforms and cultural practices totalling \$127,565. In 2024, eight projects received a share of over \$100,451. Projects commenced from 1 July 2024.
- The 2025 round supported seven projects with funding totalling \$97,440. These projects encompassed various artforms and from a diverse representation of Canberra's Aboriginal and Torres Strait Islander community.

3.5 ACT Book of the Year Funding Category (ARTS FUND)

- The ACT Book of the Year Award recognises excellence in literature with an approximate budget of up to \$17,000, contributing \$10,000 for the winner, \$2,000 for any highly commended books and \$1,000 for any shortlisted books. The 2025 nominated books must have been published between 1 January 2024 and 31 December 2024.
- On 7 September 2025, four books were announced as shortlisted for the 2025 ACT Book of the Year from 56 eligible nominations. The winner was announced at an event as part of the Canberra Writers' Festival on 24 October 2025.

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- The 2025 ACT Book of the Year results are:
 - Warra Warra Wai by Darren Rix & Craig Cormick - winner
 - Lebanon Days by Theodore Ell – highly commended
 - Model Minority Gone Rogue by Qin Qin - shortlisted
 - Stories My Grandmothers Didn't Tell Me by Andra Putnis - shortlisted

3.6 Community Outreach (ANU) (ARTS FUND)

- The ACT Government is providing approximately \$680,000 per year for three years from 2024 to 2026 to the Australian National University (ANU) School of Art and Design and School of Music for a range of community outreach programs.
- The Outreach Program provides multi-year funding to the ANU School of Art and Design and the School of Music to increase participation in the arts, provide access to high quality, inclusive arts programs that develop the artistic skills of participants, including from diverse backgrounds and those that may experience barriers or disadvantage.
- ANU have provided reassurances that the funding received by the ACT Government will continue unaffected under the proposed ANU Renew restructure.

3.7 Regional Arts Fund

- artsACT also receives funding from the Australian Government for the Regional Arts Fund (RAF). In 2022-23, artsACT received \$37,000 for the RAF. Following the Australian Government's announcement of an additional \$8.5 million over four years to the RAF program as part of the National Cultural Policy, the ACT received \$40,000 in 2023-24, approximately \$80,000 in 2024-25 and will receive \$60,000 per annum in 2025-26 and 2026-27.
- For 2023-24, Belconnen Arts Centre received \$20,000 to support artists to work with culturally diverse and First Nations children to generate creative works for inclusion in the 2024 Celebrate Gungahlin Festival; and Tuggeranong Arts Centre received \$20,000 to undertake a series of Aboriginal and Torres Strait Islander led multi-artform workshops held in seven locations in South Canberra.
- The 2024-25 RAF round closed on 31 August 2024. A total of seven eligible applications were received, and five applications were recommended for a total funding amount of \$92,729.75. This includes an amount of \$12,648.32 being supported through the 2024-25 ACT Arts Fund. Successful applicants were:
 - The Stellar Company received \$19,993.75 to provide a series of dance and exercise classes for older Canberrans of migrant backgrounds living in the Gungahlin, Whitlam and Woden regions.
 - QL2 Dance Incorporated received \$20,000 to provide a safe and inclusive dance outreach program for young participants, aged seven to twelve, in the Gungahlin region.

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- Luminescence Chamber Singers Ltd received \$14,500 to provide a free and accessible avenue for participants to experience the health, wellbeing and social benefits of communal singing in the Gungahlin and Woden regions.
- Rebus Theatre received \$18,236 to deliver an activity that will include the creation and implementation of a free four-day school holiday program for migrant and refugee youth, aged eight to twelve, in theatre and other performing arts.
- Tuggeranong Community Arts Association received \$20,000 to provide a series of First Nations multi artform workshops held in South Canberra.
- The 2025-26 RAF round closed on 31 August 2025 for applications from eligible arts organisations for activities commencing from 1 January 2026. A total of five applications were received. It is anticipated that funding outcomes will be known by the end of November 2025.

3.7 City of Design Project Fund

- On 8 October 2025, the ACT Government launched a new funding initiative to support Canberra's creative sector and strengthen the city's future bid to become a UNESCO City of Design.
- The City of Design Project Fund offers \$300,000 per year for two years and includes two funding streams:
 - Major Projects: Grants from \$5,000 to \$50,000 for ambitious, high-quality activities that align with the Fund's aims and may be presented as part of the 2026 Craft + Design Canberra Festival.
 - Smaller Projects: Grants of up to \$5,000 for projects that contribute to the Festival or Canberra's global design identity.
- The 2026 Craft + Design Canberra Festival, presented by Craft + Design Canberra Festival, will run from 5 to 15 November 2026. The ACT Government and Craft + Design Canberra entered a multi-year funding agreement for the festival earlier this year. The ACT Government is providing the Festival \$300,000 per year for two years.
- Major Project applications close on 3 December 2025, while Smaller Project applications will remain open until 1 April 2027 or until funds are exhausted. Further information can be found on the artsACT website (www.arts.act.gov.au/funding/city-of-design-project-fund).

Background Information

Arts Organisation Investment Program Funding

- The Arts Organisation Investment Program funding is delivered through three streams, covering operational and program costs:
 - Art Centre Investment provides up to five-year funding for ACT arts organisations that manage an

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ACT Government arts centre/s, aligned with a licence to occupy the centre.

- Arts Organisation Investment provides up to four-year funding ACT arts organisations, to support core operational and arts program activity costs.
- Emerging Arts Organisation Investment provides two plus two years funding for new entrant arts organisations to develop their programs and build sustainability.
- The 2022 Arts Organisation Investment Program funding round closed on 9 September 2022. Thirty-two eligible applications were received across the three funding streams and assessed against the criteria by artsACT staff and industry peers.
- The total funding requested was \$15.3 million in 2023, rising to \$17.2 million in 2026, with a budget of \$9 million, which made it a highly competitive process.

ACT Arts Funding

- The 2022-23 Budget included increased funding of over \$3 million over the next four years, with \$720,000 indexed and ongoing from 2025-26, to support the implementation of the then new Arts Organisation Investment Program framework.
- The 2024-25 Budget provided a further \$584,000 to arts organisations:
 - \$384,000 over three years (\$125,000 in 2024-25, \$128,000 in 2025-26 and \$131,000 in 2026-27) to support Arts Capital Limited for the management of the Gorman Arts Centre while the centenary upgrades take place.
 - \$200,000 in 2024-25 to provide one-off additional support to Canberra's arts organisations through the ACT Arts Fund.
- The 2025-26 Budget included increased funding of \$2.27 million over two years for local arts organisations and artists:
 - \$625,000 in 2025–26 and \$633,000 in 2026–27 to strengthen Canberra's bid to become a UNESCO City of Design including funding to the Craft + Design Canberra Festival, a new Artist Engagement Fund, and design excellence awards.
 - A 50 per cent increase in arts project funding (\$500,000 in 2025-26 and \$513,000 in 2026-27). With this funding injection, arts project grant funding will increase to \$1.5 million per annum

Indexation to Arts Organisations

- Funding is provided to arts organisations on a calendar year basis. As a result, indexation received in 2023-24 was incorporated in the base funding for the first year of the Arts Organisation Investment funding in 2023.

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- The funding deeds provided to arts organisations state that indexation will be payable from 2024 if available, and to be determined by the Territory.
- For 2024-25, indexation of 2.5 per cent (provided to recurrent funding within the ACT Arts Fund) was provided to the 29 arts organisations in their 31 July 2024 instalment. In addition, the 2024-25 Budget Initiative funding of \$200,000 (approximately 2.24 per cent) was provided in the July 2024 instalment.
- For 2025-26, indexation of 2.5 per cent was provided to 28 arts organisations in their 31 July 2025 instalment as well as the full amount of 2024-25 indexation.

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Cleared for public release by: Executive Branch Manager Ext: 56001
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Cultural Facilities Corporation - CEO

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4.1	Cultural Facilities Corporation - CEO

Talking points

- On Friday 10 October 2025, the Cultural Facilities Corporation (CFC) Chief Executive Officer (CEO) was suspended while facing charges. The suspension is effective immediately and without pay.
- Interim arrangements have been put in place. Ms Caroline Fulton, Executive Branch Manager, artsACT, is acting CEO until 7 December 2025. Arrangements beyond this date will be announced in due course.
- The temporary vacancy was advertised internally to ACTPS Executive on 14 October 2025.
- The CFC's operations are unaffected. Site establishment and early works for the new Lyric Theatre commenced on Tuesday 14 October 2025.
- Given court proceedings are underway it would not be appropriate to comment further.

Background Information

- On Thursday 9 October 2025, the [ABC news](#) reported that the CEO of the CFC, Mr Gordon Ramsay, attended the ACT Magistrates Court, charged with grooming a teenager. Mr Ramsay was granted bail, and the case will return to court in December 2025.
- Mr Ramsay was a Member of the Legislative Assembly from 2016-2020. His responsibilities included Attorney-General (October 2016 – 2020); Minister for the Arts, Creative Industries and Cultural Events (October 2016 – 2020); Minister for Building Quality Improvement (August 2018 – 2020); Minister for Business and Regulatory Services (October 2016 – 2020) and Minister for Seniors and Veterans (October 2016 – 2020).
- The CFC is a statutory authority established under the *Cultural Facilities Corporation Act 1997* to manage the Canberra Theatre Centre, the Canberra Museum and Gallery including The Nolan Collection, and the ACT Historic Places.

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Contact Officer name: Georgia Hobbs Ext: x72186
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Key Information

- Any action in relation to Mr Ramsay's employment is a matter for the ACT Public Service.
- Recruitment decisions relating to the CEO position are made by the Director-General, Chief Minister, Treasury and Economic Development Directorate, in consultation with the CFC Board through its Chair, and with me as Minister with portfolio responsibility.
- The appropriate legal and employee support responses required when charges of this nature are brought against a senior public servant have commenced. Employees are encouraged to seek support from the Employee Assistance Program or contact Victims of Crime on 1800 8722 272.

Cleared as complete and accurate: 07/11/2025
Cleared for public release by: Executive Branch Manager Ext: x56001
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Business Environment

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Key Figures

ACT Business Growth over 4 Yrs ¹	June 2021	June 2025
No. of Businesses in the ACT (latest ABS data to June 2025, released August 2025)	31,503	36,996
Annual Business Growth Rate (average over 4 years)	% Growth as at June 2025	
ACT	4.1 per cent (this is the highest of all states and territories above national average of 3.2 per cent)	

ACT Small Business Count ² (latest ABS data to June 2024, released December 2024)	June 2024	% of Total Business
Business <20 Employees	35,143	96.8 per cent

Talking points

- The ACT Government is focused on making Canberra an attractive place to live, work, visit, study, do business and invest.
- The ACT Government's ACT Small Business Strategy 2023-2026 includes more than 50 actions to help small businesses start, operate and grow.

5.1 Business Environment

- The ACT Government is aware of the financial pressures some small businesses are facing and understands the challenges they experience including rising costs, reduced consumer demand, disrupted supply chains and workforce shortages.

Cleared as complete and accurate: 05/11/2025
 Cleared for public release by: Executive Branch Manager Ext: 52855
 Contact Officer name: Karen Stewart-Moore Ext: 52855
 Lead Directorate: Chief Minister, Treasury and Economic Development
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- Nationally, business insolvencies have increased, and the ACT is not immune to this trend. The sectors most impacted by business insolvencies in the ACT are Construction and Accommodation and Food Services.
- We are responding to what businesses want by improving the rules, regulations, information and support for business. Making things easier gives business owners more time to work on their business, fuelling innovation and growth.

5.2 Business Entry / Exit

- ASIC data shows that business insolvencies have increased in the past few years, and remain higher than levels experienced pre-COVID.
- This is true of all states and territories, including the ACT.
- It should be noted that while business closures have increased in recent years, an even greater number of new businesses have been created. The ACT is a vibrant economy and the number of businesses in the ACT continues to grow.
- While growth slowed in 2024-25, the ACT has the highest growth rate in business from June 2021 to June 2025 at 17.4 per cent, or an annual average of 4.1 per cent over the past 4 years.
- On 19 March 2025, *The Canberra Times*³ reported on data released by CreditorWatch⁴ indicating that in the year to February 2025 businesses based in the ACT had an average insolvency rate of 1 per cent – a figure higher than NSW at 0.8 per cent and Victoria at 0.7 per cent.
- The CreditorWatch data shows that economic pressures are continuing to impact businesses across Australia, and in particular the hospitality sector. One in 11 hospitality businesses across Australia closed in the year to February 2025 – a closure rate of 9.3 per cent compared to 7.1 per cent for the same period last year.
- This trend is occurring nationally is largely attributed to overall challenging economic conditions, and cost-of-living pressures.⁵
- Industry analysts expect the trend to continue, with banks and the ATO resuming their enforcement actions around debt collection after a concessional period during the COVID-19 pandemic.⁶

¹ Australian Bureau of Statistics (July 2021 - June 2025), 'Data cube 1, Table 4: Businesses by Main State, June 2021 - June 2025', [Counts of Australian Businesses, including Entries and Exits](#), (Released: 26 August 2025, Next release scheduled August 2026).

² Australian Bureau of Statistics (July 2020 - June 2024), 'Data Cube 10, Table 1 Businesses by Local Government Area by Industry Division by Annualised Employment Size Ranges, June 2024', [Counts of Australian Businesses, including Entries and Exits](#), (Released: 17 December 2024, Next release scheduled 16 December 2025).

³ Levinson, B. (2025). *ACT leads business insolvencies in surprise figures*, Canberra Times. Available at: <https://www.canberratimes.com.au/story/8920061/act-records-highest-insolvency-rate-as-canberra-business-close/?cs=14329#comments>.

⁴ Pollack, M. (2025). *Record high hospitality closures in past year; Key measure of business stress leaps 47% year-on-year*, Creditor Watch. Available at: <https://creditorwatch.com.au/blog/record-high-hospitality-closures-in-past-year-key-measure-of-business-stress-leaps-47-year-on-year>.

⁵ Brennan, A. (2024) *Thousands of Australian businesses collapse during 2024 amid rising costs* | *news.com.au* — Australia's leading news site, *News.com*. Available at: <https://www.news.com.au/finance/business/retail/thousands-of-australian-businesses-collapse-during-2024-amid-rising-costs/news-story/52f69e6271c273227c7cf697c69d4b46> (Accessed: 13 January 2025).

⁶ Libatique, R. (2024, December 13). *Australian businesses brace for financial strain in 2025*. Insurancebusinessmag.com; Insurance Business. <https://www.insurancebusinessmag.com/au/news/professional-liability/australian-businesses-brace-for-financial-strain-in-2025-518107.aspx>

Cleared as complete and accurate: 05/11/2025
Cleared for public release by: Executive Branch Manager Ext: 52855
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Business Support

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6.3	Aboriginal and Torres Strait Islander Business Support – Badji
6.4	Access Canberra Event Coordination and Business Assist Team
Policy Area - Background Information	

Talking points

Policy Area – Introductory Talking Point

- The ACT Government understands the significant contribution local businesses make to the economy.
- Around two thirds of employed Canberrans have jobs in the private sector, and **97 per cent of our businesses are small businesses employing fewer than 20 people (35,143 in June 2024)**¹. These small businesses contribute approximately \$22 billion (\$21.47 billion) to the Territory’s annual sales and service income (in 2023-24).²

6.1 ACT Government Business Supports & Relations

- We are focused on giving businesses back time by making interactions with government better, faster and simpler, which will ultimately reduce costs.
- The Government will continue to consult with small businesses and peak organisations to understand the challenges businesses are facing including rising costs, disrupted supply chains and workforce shortages.
- The ACT Government uses multiple channels and networks to communicate with businesses including:
 - the *CBR Business Update* – a fortnightly e-newsletter that goes to more than 8,000 stakeholders;
 - the ACT Business website – act.gov.au/business; and
 - ACT Government social media accounts (e.g. LinkedIn).

¹ Australian Bureau of Statistics (July 2020 - June 2024), ‘Data Cube 10, Table 1 Businesses by Local Government Area by Industry Division by Annualised Employment Size Ranges, June 2024’, [Counts of Australian Businesses, including Entries and Exits](#), (Released 17 December 2024, Next release scheduled: 16 December 2025).

² Australian Bureau of Statistics (2023-24 financial year), ‘State and territory by employment range’ [data set], [Australian Industry](#), (Released 30 May 2025)

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 TRIM Ref: CM2025/6029

6.2 Canberra Business Advice and Support Service

- The Canberra Business Advice and Support Service (CBASS) provides ACT businesses with up to four hours of cost-free general business advice, tailored to each client's specific needs.
- CBASS also delivers workshops and webinars on a regular basis with local business experts to provide advice and direction on matters to support business growth.
- Since 13 July 2023 (ie. the commencement of the current services agreement), more than 600 unique businesses have engaged with the program, with just over half being women-owned businesses or intenders.
- Around 35 per cent of consults have been with people wanting to start a side hustle and grow it before moving away from paid employment full time. This reflects a growing trend across Australia.

6.3 Aboriginal and Torres Strait Islander Business Support – Badji

- Since its commencement in 2022, the Badji program has supported more than 100 unique local Aboriginal and Torres Strait Islander businesses. This includes assistance with marketing, referrals, administration and further funding and grant opportunities. Over 40 per cent of clients have engaged with the Badji program on repeat occasions, indicating they have gained value from the program and are continuing to make use of the service.
- The Badji Program is well integrated into the ACT's business and innovation ecosystem, including engagement with the Canberra Innovation Network (CBRIN), CBASS, artsACT, Indigenous Business Australia, the Australian Taxation Office, the Department of Industry, Science and Resources, and the ANU.
- For October 2025 Indigenous Business Month, Badji delivered three business workshops at Boomanulla Oval for Aboriginal and Torres Straits Islander businesses:
 - 15 October Indigenous Business Australia Information Session.
 - 22 October Construction – for construction businesses engaging with Infrastructure Canberra.
 - 29 October Supplying to Government with Procurement ACT.
- Approximately 60 people participated across the three workshops, with attendees from a variety of industry sectors including construction, retail, textiles and consultancy services.
- Also as part of Indigenous Business Month Badji opened the second round of its Pitch on a Page grant program. Grants of up to \$10,000 are available for proposals aimed at promoting and supporting Aboriginal and Torres Strait Islander business development in the ACT.
- For 2025 the grant program is focusing on proposals that support the following industry sectors: tourism, visitor economy, construction, and trade & export. Applications opened on Wednesday 1 October 2025 and closed on Friday 31 October 2025. Applications are currently under assessment.

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- In recent months the Badji Program has supported clients in a range of activities:
 - Arts in the Black, Cultural Intellectual Property Workshop May 2025 - Badji worked with the Arts Law Centre of Australia and Burrunju Aboriginal Art Gallery to co-design an Aboriginal and Torres Strait Islander Cultural Intellectual Property Rights Workshop, aimed developing awareness and providing guidance for Aboriginal and Torres Strait Islander Canberra region artists in safeguarding their Indigenous Cultural Intellectual Property (ICIP).
 - Reconciliation Day June 2025 – Badji facilitated networking and engagement support for Aboriginal and Torres Strait Islander businesses participating at Reconciliation Day, including MJ’s Designs displaying a variety of new products featuring their artwork, Dreamtime Connections showcasing native plants and bush tucker, and Culture on the Move teaching attendees to make handcrafted weaving baskets and animals.

6.4 Access Canberra Event Coordination and Business Assist Team

- Access Canberra provides a service for businesses to connect with relevant areas across government. The team also supports event promoters and organisers obtain the approvals they require for safe and vibrant events in the ACT.
- The service offers various contact options including phone or email support, and in-person appointments - both scheduled and drop-in.
- This level of accessibility means that businesses have a clear engagement point within government and can be confident they will receive timely and valuable guidance, with assistance provided to facilitate communication with government regulators.

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Skilled Migration

Skilled Migration Sub-Index	
<i>Talking Points</i>	
1.1	Skilled Migration
<i>Policy Area - Background Information</i>	

Allocation of ACT Nomination Places FY25-26

Visa Type	Number available from July 2025 (interim)	Number used since July 2025
Permanent Skilled Nominated Visa (Subclass 190)	800 Awaiting final allocation	85
Provisional Skilled Work Regional Visa (Subclass 491)	800 Awaiting final allocation	80
Total Skilled Migration Nomination Places for ACT (Subclass 190+491)	1,600 Awaiting final allocation	165

Talking points

1.1 Skilled Migration

- On 4 November 2025, the ACT received its final allocation for the 2025-26 financial year, set at 1,600 places split evenly between the two visa subclasses. This is a reduction of 200 nomination places compared to 2024-25.
- The most frequently nominated skilled migrants in 2024-25 are those with the following occupations:
 - Chefs;
 - Registered Nurses;
 - Enrolled and Mothercraft Nurses;
 - Early Childhood (pre-primary school) Teachers; and
 - Accountants (General).

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 TRIM Ref: CM2025/6028

- All states and territories have received an interim allocation for the 2025-26 financial year pending receipt of final nomination allocations. The ACT received an interim allocation of 165 places.
- On 29 August states and territories received an interim allocation. In response, the ACT conducted an initial invitation round on 15 September 2025. The next invitation round is currently being scheduled.
- On 13 October, the ACT published an update to the ACT Critical Skills list, which has been renamed the ACT Nominated Migration Program Occupation list. The list is updated using:
 - analysis of the ACT labour market including employment growth, vacancy rates, retirement rates, and occupation priority;
 - publications by Jobs and Skills Australia, the ACT Government, as well as peak bodies;
 - consultation with ACT Government Directorates, and following this;
 - targeted consultation with peak bodies in sectors most impacted by any changes to the ACT Nominated Migration Program Occupation List, including Chartered Accountants Australia and New Zealand, the Australian Hotels Association and the Canberra Cyber Hub.

Key information

- Following the release of the Migration Strategy in December 2023, the Australian Government committed to a more cohesive and planned approach to skilled migration, specifically through:
 - a multi-year planning model, which sets planning levels over a four year rather than one year planning horizon; and
 - state and territory migration plans, which aim to better align Commonwealth and State and Territory Government efforts in attracting and retaining skilled migrants through better collaboration and coordination between the ACT and Australian Governments.
- The introduction of a multi-year planning model was delayed with an intention to commence in the 2026-27 financial year. Until implemented, allocations continue to be annual.
- Occupations in critical sectors including teaching, healthcare and social assistance will continue to be prioritised in 2025-26 by reducing the minimum 'Canberra Matrix' score required to obtain an invitation to apply for ACT nomination.

Background information

- The ACT's Skilled Migration program plays an important role in addressing skills shortages in Canberra and increasing the diversity of the ACT's community.
- Every financial year, the ACT is allocated a fixed number of nomination places by the Commonwealth Department of Home Affairs. A nomination by the ACT does not guarantee a migration outcome, however it triggers a formal visa invitation by the Department of Home Affairs.

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- Demand for state and territory nomination exceeds the availability of nomination places. To address this, Skills Canberra developed the 'Canberra Matrix,' which allocates points against demonstrated economic contribution, social benefit and ties to Canberra. Invitations to apply for ACT nomination are issued based on an applicant's Canberra Matrix score and nominated occupation. Currently, only migrants with a nominated occupation on the ACT Nominated Migration Program Occupation List are eligible for ACT nomination.

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Vocational education and training (VET)

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2.1	User Choice
2.2	Skilled Capital
2.3	ACT Skills Needs List
2.4	Adult Community Education (ACE) Grant program
2.5	ASQA – Regulatory Action
<i>Policy Area - Background Information</i>	

Key Figures (VET Overview)

Apprentices & Students	Number	As at
User Choice (Total in-training) Source: AVETARS, User Choice Student Commencements, 2 November 2025. Note: In-training are the “active” and “suspended” daily counts of training contracts	4,341	2 November 2025
User Choice (Apprentices in-training)	2,814	2 November 2025
User Choice (Trainees in-training)	1,527	2 November 2025
Skilled Capital (Students In training)	481, including pre-2024-25 cohort	2 November 2025
Skills Needs list	Total	As At
Skills Needs List - Qualifications	126	2 November 2025 (as per Skills Canberra website)
Skills Needs List - Occupations	Approx. 180	2 November 2025 (as per Skills Canberra website)

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Talking points

Policy Area – Introductory Talking Points

- The ACT Government is providing Canberrans with access to high quality, responsive and equitable vocational education and training (VET). The Government recognises that training and skills development play a major role in shaping Canberra as the knowledge capital and in driving economic and social outcomes for the ACT.
- On 1 July 2025, the ACT Government increased the User Choice subsidies from 72 per cent of the ACT efficient price to 90 per cent of the ACT efficient price for six qualifications essential to supporting the ACT’s building and construction sector:
 - Certificate III in Carpentry
 - Certificate III in Plumbing
 - Certificate III in Bricklaying and Blocklaying
 - Certificate III in Wall and Floor Tiling
 - Certificate III in Roof Plumbing
 - Certificate III in Air Conditioning and Refrigeration.
- These higher subsidies follow the same increase on 1 July 2024 of the subsidy for the Certificate III in Electrotechnology (Electrician).

2.1 User Choice

- The ACT Government subsidises training for apprentices and trainees through the Australian Apprenticeships (User Choice) program. The program covers a range of industries with nationally recognised qualifications from Certificate II through to Advanced Diploma.
- User Choice is demand-driven with approximately 470 qualifications¹ subsidised and published on the ACT Qualifications Register.
- As of 9 October 2025, there are 4,341 Australian students (apprentices and trainees) in-training². Of these, 2,051 are from the building and construction sector, including 175 female students.
- The proportion of females in-training in building and construction has increased from 1.67 per cent (28 out of 1,650) in December 2016 to 8.53 per cent (175 out of 2,051) in October 2025.

¹ The number of funded qualifications is subject to the current demand and RTO availability to deliver training.

² In-training contracts data is based on active and suspended contracts – any completed and/or cancelled contracts will impact the in-training numbers over time (i.e. improvements in completions will result in lower in-training numbers). Skills Canberra currently reports the in-training contacts at a point in time (e.g. the last day of a month). This data has significant seasonal fluctuations and influenced by factors other than training delivery and demand. Any longitudinal analysis or comparisons should consider the broader ACT training and workforce context.

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2.2 Skilled Capital

- Skilled Capital offers an opportunity for the Canberra community to access quality training and fill critical skills needs areas across a range of industries such as community services, information technology, and health and construction.
- Courses available through Skilled Capital range from Certificate II to Diploma qualifications. Skillsets, which are shorter training courses comprising one or more units of competency linked to a licensing requirement or an industry need, are also offered under Skilled Capital.
- As of 2 November 2025, there are a total of 481 students in training in Skilled Capital.
- Skilled Capital places are released once a year via a request for Expressions of Interest (EOIs). Eligible Registered training organisations (RTOs) are encouraged to visit the Skills Canberra website to read the guidelines and submit their application through the Smarty Grants portal.

2024-25 release

- EOIs opened on 12 June 2024 and closed on 3 July 2024. RTOs with a current ACT Training Initiative Funding Agreement (TIFA) were invited to submit an EOI to apply for training places.
- In September 2024, over 600 places were made available in courses relating to construction, Auslan, mental health, early childhood education and care, security, water safety and hospitality to 21 RTOs.
 - The enrolment period closed on 30 June 2025, with a total of 584 enrolments received.

2025-26 release

- Expressions of interests closed 23 September 2025 and are currently under assessment. Skills Canberra will be contacting RTOs the first two weeks of November with offers based on assessment of the applications.
- It is anticipated following panel assessment, scoring and negotiation with RTOs, training places available for enrolment will be available from November 2025 to September 2026.
- Approximately \$3.9 million in funding has been allocated for places with over \$30 million of applications being received.

2.3 ACT Skills Needs List

- The ACT Government consults with industry, peak bodies, industry associations, community organisations, local RTOs and unions to identify occupations in demand for inclusion on the ACT Skills Needs List. It combines this with quantitative assessments using qualification, occupation and industry information and compares results with the Jobs and Skills Australia Occupations in Shortage List.
- Identifying and targeting skills needs helps to develop the skilled workforce ACT employers need. The current ACT Skills Needs List last underwent a full review on 1 July 2025. It has been updated several times since based on feedback and intelligence received from stakeholders and employers.
- The ACT Skills Needs List contains 126 qualifications, covering 180 listed occupations across all industries.

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- Skills Canberra is committed to supporting industry needs and all requests for subsidy support are assessed on merit and alignment with government priorities.
- Since July 2023, the following qualifications have been added to the Skills Needs List:
 - Certificate III in Automotive Body Repair Technology
 - Certificate III in Automotive Refinishing
 - Certificate III in Meat Processing
 - Certificate III in Parks and Gardens
 - Certificate II to Diploma in Auslan
 - Diploma of Interpreting

2.4 Adult Community Education (ACE) Grant program

- The ACT Adult Community Education (ACE) Grants Program provides financial assistance to not-for-profit organisations to support Canberrans aged 17 years or older experiencing barriers to learning, training and work.
- Participants are supported to develop and use the foundation skills required to effectively participate in VET, apprenticeships, traineeships, higher education, and/or employment.
- The 2024-25 grant round provided a total of \$240,000 funding for the following three approved projects, commencing in February 2025.

Organisation	Project	Grant Funding
Stepping Stone Social Enterprise	Brighter Women offers a transitional employment pathway for 10 migrant and refugee women. Participants will gain improved English communication, hospitality skills, and financial independence.	\$80,000
Woden Community Service	Skills for Life provides foundational skills training in language, literacy, numeracy, and digital skills. The program assists vulnerable culturally and linguistically diverse (CALD) individuals in small groups of 10-12 participants.	\$80,000
Capital Region Community Services Limited	Building Brighter Futures provides individuals aged 17-24 with foundational skills training, access to job opportunities, and support to help overcome barriers to education, training and employment.	\$80,000

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- Applications for the 2025-27 ACE Grants Program are now open, with applications closing at 5pm on Monday 17 November 2025.
- Funding for this round is supported by the National Skills Agreement under the *Ensuring Access to Foundation Skills* special policy initiative.
- This is the first round to span a two-year period, providing greater continuity in ACE foundation skills training.

2.5 ASQA – regulatory action

- The Australian Skills Quality Authority (ASQA) is the national regulator for Australia’s vocational education and training sector. Its purpose is to ensure students, industry, governments, and the community have confidence in the integrity of qualifications issued by training providers.
- ASQA has recently cancelled the registration of several RTOs following extensive compliance investigations.
- One RTO receives ACT Government funding to deliver subsidised training. The RTO has appealed the decision by ASQA and has been granted a stay by the Administrative Review Tribunal (ART). Skills Canberra is working closely with the RTO as they navigate this process.
- Any impacted (fee-for-service) student living in the ACT can change RTOs. The Australian Government’s [Your Career](#) website has a list of RTOs delivering in the ACT and their scope and currency of ASQA registration.

Background information

- As the ACT State Training Authority, Skills Canberra manages funded training initiatives including User Choice (Australian Apprenticeships and Traineeships), Skilled Capital and the ACE grants program.
- Skilled to Succeed, the ACT Government’s skills and workforce agenda, outlines the ACT’s plans for harnessing the ambition and optimism in our community, and highlights the important role of a skilled workforce to strengthen and grow our economy and outlines key priority areas for government investment and action.
- The ACT Government has developed Industry Action Plans, which will work to implement actions under Skilled to Succeed, with industry and training sectors. The plans were developed following more than 18 months of consultation with industry and other stakeholders, and include actions for Government and the industry, to support the experience, care, building and construction, technology and renewables industries. The plans were released in September 2024. These plans helped inform the ACT Skills Action Plan under the NSA. A review and update of this Plan is scheduled for November 2025.

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Free TAFE

Free TAFE Sub-Index	
Talking Points	
3.1	Free TAFE
Policy Area - Key Information	
3.2	TAFE Technology Fund
Policy Area - Background Information	

Key Figures (Free TAFE)

Free TAFE Enrolments	Total	As At
Tranche One Enrolment	2,576	06 July 2025
Tranche Two Enrolment	2,662	2 November 2025
Fee Free Construction	232	2 November 2025
TOTAL Enrolments	5,470	2 November 2025

Free TAFE Completions	Total	As At
Tranche One Completion	1,063	2 November 2025
Tranche Two Completion	581	2 November 2025
Fee Free Construction	155	2 November 2025
TOTAL Completions	1,799	21 September 2025 2025

Talking points

3.1 Free TAFE

- The ACT signed the first interim Skills Agreement for Free TAFE in December 2022 and agreed a three-year extension to Free TAFE in 2023.
- The ACT has achieved the target for Tranche One and is confident of achieving targets in Tranche Two.
- 2,576 students enrolled in the first tranche of Free TAFE and as at 2 November 2025, 1,063 students had completed their Free TAFE course:
 - 713 in a full qualification
 - 350 in a short course.
- As of 2 November 2025, 2,662 learners have enrolled in Free TAFE Tranche Two courses at CIT, with training having commenced for 2,652; 581 learners have completed their Free TAFE Tranche Two course:

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Lead Directorate:

TRIM Ref:

Executive Branch Manager

Skye Turner

Chief Minister, Treasury and

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- 335 in a full qualification
- 246 in a short course.
- The top six courses by enrolment for Tranche Two are:
 - Certificate III in Early Childhood Education and Care
 - Certificate IV in Cyber Security
 - Diploma of Project Management
 - Certificate IV in School Based Education Support
 - Certificate III in Business
 - Certificate IV in Mental Health
- As of 2 November 2025, the percentage of Tranche Two enrolments identified by priority cohort (noting applicants are able to identify in more than one category) include:
 - Job Seekers – 45.91%
 - Unpaid Carer – 10.22%
 - Youth – 33.70%
 - Aboriginal or Torres Strait Islander - 3.17%
 - Disability – 25.77%
 - Veteran - 1.47%
 - Women in Financial Hardship – 18.90%
 - Women in Non-traditional Field - 1.16%
- The Australian Government announced an additional \$86.4 million for the release of places under the Free TAFE initiative to focus on the construction sector. Around 20,000 places will be made available nationally, including 5,000 pre-apprenticeships to boost the sector and construction workforce.
- For the ACT this means investment of \$1.5 million to deliver:
 - approximately 260 new places in construction related courses; and
 - approximately 80 places in free construction pre-apprenticeship courses.
- As of 2 November 2025, 232 learners have enrolled in Free Construction courses at CIT, including:
 - 15 in a full qualification
 - 156 in a short course
 - 60 in a pre-apprenticeship course.
- The ACT Government strongly supports this focus on public TAFE, as evidenced by the commitment to provide at least 75 per cent of government funding for vocational education and training to CIT. CIT is deeply embedded in our ACT community and is the cornerstone of our local skills and training system.

Key information

- Additional Free TAFE places for construction will allow the ACT to encourage and uplift priority cohort enrolments in this critical sector. Overall, these additional places will boost the sectors workforce and contribute to the ACT's skills and workforce agenda, Skilled to Succeed.

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- As the ACT's only public vocational training provider, CIT is well-placed to support the delivery of Free TAFE, with high class facilities and a commitment to deliver on ACT Government priorities.
- Private (independent) registered training organisations with ACT Training Initiative Funding Agreements provide high-quality training and continue to have access to training subsidies under the User Choice and Skilled Capital programs.

3.2 TAFE Technology Fund

- Under the 12-month interim agreement for Free TAFE, \$21.8 million for Tranche 2 TAFE Technology Fund (TTF) was made available. States and territories were able to apply for up to \$3.2 million per project.
- On 15 April 2024, then Federal Minister for Skills and Training, the Hon Brendan O'Connor confirmed the ACT had been successful in its proposal to retrofit the existing automotive workshop for electric vehicles (EV). The Commonwealth will provide the maximum \$3.2 million. The ACT is not required to match this funding.
- The work through the TTF will complement the Centre of Excellence for light and heavy EVs announced under the National Skills Agreement.
- Additionally, the ACT's application under the Turbocharging TAFE Centres of Excellence (CoE) initiative was also successful making \$4.78 million available to the ACT to boost the capacity of the TAFE CoE and support the development of a higher apprenticeship pathway. The ACT is not required to match this funding.

Background information

- The ACT signed an interim agreement for Free TAFE in November 2022, which saw the delivery of more than 2,500 free places at CIT. Free TAFE Tranche One also included Commonwealth funding for ancillary and student support services. Under Tranche One, the ACT was required to match the Commonwealth contribution.
- On 4 September 2023, the ACT agreed the extension of Free TAFE. Through Free TAFE Tranche Two, the Commonwealth provided \$7.36 million to convert 3,600 training places to tuition-free places. No additional funding was provided for ancillary or student support services. Free TAFE Tranche Two concludes on 31 December 2026.
- The Implementation Plan for Free TAFE Construction was agreed in late January 2025 with CIT able to begin promotion of these places and start the enrolment process.

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Contact Officer name:

Lead Directorate:

TRIM Ref:

Executive Branch Manager

Skye Turner

Chief Minister, Treasury and

Economic Development

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Ext: 50701

Ext: 57047

National Skills Agreement

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4.2	ACT TAFE Centre for Excellence
4.3	Special Policy Initiatives
Policy Area - Background Information	

Talking points

4.1 National Skills Agreement

- In October 2023, the ACT signed a new five-year National Skills Agreement (NSA) between the Commonwealth and State and Territory Governments. The NSA began on 1 January 2024 and will run through until the end of 2028.
- The NSA will deliver on national and local priorities, strengthening the ACT's vocational education and training (VET) sector, with a focus on providing critical and emerging industries with skilled workers.
- Ministers are working collaboratively through a stewardship model to deliver national priorities including:
 - Gender equality
 - Closing the Gap
 - Supporting the Net Zero Transition transformation
 - Sustaining essential care services
 - Developing Australia's sovereign capability and food security
 - Ensuring Australia's digital and technology capability
 - Delivering reforms to improve the regulation of VET qualifications and quality

4.2 ACT TAFE Centre for Excellence

Cyber Centre of Excellence

- On 15 September, the Commonwealth and ACT Governments announced a second Centre of Excellence (CoE) to be based at the Canberra Institute of Technology Woden – a national hub for cyber skills and innovation.
- The Cyber Security CoE will train students to tackle and prevent national cyber threats, and deliver skills to boost cyber literacy across Australia's workforce.

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- The Centre will serve as a hub for TAFEs across Australia, providing professional learning with a focus on strengthening Australia's sovereign cyber security capability, including in energy, utilities and critical infrastructure.
- The Cyber Security TAFE CoE will build on existing initiatives in the ACT, including the Canberra Cyber Hub and the Canberra Innovation Network. It will partner with the CIT's Electric Vehicle (EV) TAFE CoE to identify cyber risks in electric vehicles.
- It is a joint, \$5 million investment, funded by the ACT and Commonwealth Governments through the National Skills Agreement.
- The ACT Government has lodged a Turbocharging application with the Commonwealth, seeking up to \$449,000 in funding to accelerate the establishment of the CoE and fast-track progress on milestones.

Electric Vehicle Centre of Excellence

- On 6 May 2024, the Commonwealth and ACT Governments announced the CoE supporting growth in the emerging EV industry, both in light and heavy vehicles at CIT.
- While CIT is currently providing electric vehicle training including the light vehicle apprenticeship and skill sets in EV safety and service and repair for existing workers, the CoE will build capability and capacity to expand that training as well as establish heavy electric vehicle training with the EV Facility upgrades at CIT Fyshwick expected in early 2026.
- The CoE is also supporting the uplift of EV skills nationally through the EV Educator upskill project, EV Training Roadshow project and development of further pilot programs to address urgent skills gaps in this emerging industry.
- The CoE will provide physical on-site training, retrofitting of the CIT Fyshwick campus as well as contributing to the development of nation-leading training.
- The ACT has invested nearly \$9.7 million, matched by the Commonwealth.
- The ACT has secured \$3.2 million through the TAFE Technology Fund to update the automotive facilities for EV training at its Fyshwick campus, and \$4.8 million to accelerate the creation of the CoE.
- In January 2024, new funding was announced for a feasibility study for a broader Future Energy Skills Hub at CIT which will incorporate the CoE, and support expansion of training in electrotechnology.

4.3 Special Policy Initiatives

- Other special Policy Initiatives under the NSA have been finalised and agreed with the Australian Government and further announcements about some of these specific initiatives are anticipated this year.
 - The ACT will match Commonwealth funding and provide \$14 million over five years to improve training completion rates. We will develop and trial new initiatives with a focus on ensuring vulnerable cohorts have access to the education, training and support needed to obtain secure employment.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext: 50701
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Economic Development
TRIM Ref: CM2025/6028

- A further \$9.762 million in matched funding will go towards establishment of the National TAFE Network, which will see public providers and governments collaborate across Australia to improve the quality of teaching and learning practice.
- \$3.534 million in matched funding will be allocated to initiatives to strengthen the VET workforce.
- Funding will also be allocated to improve VET data to measure the achievement of outcomes and support reform within the VET system.
- \$1.475 million in funding will go towards delivering no or low-fee access to foundation skills training for learners with an assessed need, further supporting our commitment to inclusive, life-long education for all members of our community.
- Through the Closing the Gap Implementation Plan, the ACT will match Commonwealth funding, with \$6.514 million until 2028. This work will be developed and delivered in partnership with Aboriginal and Torres Strait Islander peoples.

Background information

- The ACT will receive a total of just over \$35.542 million from the Australian Government to implement the SPIs. Each initiative requires an Implementation Plan to be agreed by the ACT and Commonwealth Governments.

Special Policy Initiative	Australian Government contribution	ACT matched contribution	Total
Foundation Skills	\$1.475 million	nil	\$1.475 million
TAFE Centres of Excellence	\$12.162 million	\$12.162 million	\$24.324 million
National TAFE Network	\$4.881 million	\$4.881 million	\$9.762 million
Measures to Strengthen the VET Workforce	\$1.767 million	\$1.767 million	\$3.534 million
Closing the Gap	\$3.257 million	\$3.257 million	\$6.514 million
Enhanced VET data and evidence	\$5 million	nil	\$5 million
Improving completion rates	\$7 million	\$7 million	\$14 million

Cleared as complete and accurate: 04/11/2025
 Cleared for public release by: Executive Branch Manager Ext: 50701
 Contact Officer name: Skye Turner Ext: 57047
 Lead Directorate: Chief Minister, Treasury and Economic Development
 TRIM Ref: CM2025/6028

Training Fund Authority (TFA) Subsidy

TFA Subsidy Sub-Index	
<i>Talking Points</i>	
5.1	TFA Subsidy
<i>Policy Area - Key Information</i>	
<i>Policy Area - Background Information</i>	

Key Figures – TFA

Item	Figure	As At
TFA Levy Rate	0.2% of total cost of project, excl. GST	2025
TFA Project Qualifying Cost for Levy	Building and construction work where total cost exceeds \$10,000	N/A - Legislated

Talking points

5.1 TFA Subsidy

- On 3 April, I was informed that the ACT Building and Construction Industry Training Fund Authority (TFA) Board had written to Registered Training Organisations (RTOs) to advise of the Board's decision to reduce all pending training rebates by 50 per cent, effective 1 May 2025 until the end of the 2024-25 financial year. As of 1 July 2025, I can confirm that the training rebates have reverted to their previous rates.
- I have met with the TFA who informed me the Board remain committed to supporting the ACT building and construction industry with training rebates and that the funding reduction was necessary to ensure the ongoing sustainability of the fund.
- The ACT Building and Construction Industry TFA is an independent statutory authority with a Ministerially-appointed Board. Ultimately, this is a decision of the TFA Board.
- All training rebates provided by the TFA are funded through a levy on building approvals.
- The ACT Government provides subsidies for training in qualifications for the building and construction industry though the User Choice (Australian Apprenticeships) program. CIT and pathway course are funded through Free TAFE and Skilled Capital.

Cleared as complete and accurate: 04/11/2025
 Cleared for public release by: Executive Branch Manager Ext: 50701
 Contact Officer name: Mark Harriott Ext: 50701
 Lead Directorate: Chief Minister, Treasury and Economic Development
 TRIM Ref: CM2025/6028

Key information

- On 28 March 2025, the TFA wrote to Registered Training Organisations (RTOs) to advise of the Board's decision to reduce all pending training rebates by 50 per cent, effective 1 May 2025 until the end of the 2024-25 financial year. Skills Canberra was advised of this decision on the same day.
- Rebates paid by the TFA vary, and except for some specific project funding approved by the Board on a case-by-case basis, the funding is not 100 per cent of the price for training.
 - For example, Silica Awareness training rebate amount reduced from \$100 down to \$80 on 1 October 2024 and then reduced to \$40 per person. Now the rebate is back to \$80 as of 1 July 2025.
- The TFA has advised that historically, they aim to keep sufficient cash reserves on hand to cover six to nine months of expenditure. However, the operating result has shown a declining trend over a five-year period from 2019-23. This has resulted in the cash balance declining from a high of \$6 million in 2020 to \$4 million in 2023.
- The TFA report that a decline in building approvals has directly impacted the TFA's income, while the demand for training remains high.
- Skills Canberra has been advised that other measures have also been taken to help manage its budget, including leasing a smaller office space and not backfilling a current vacant position.
- On 8 October 2025, you approved the 2026 TFA Training Plan. The approved Training Plan is a notifiable instrument.
- The Training Plan identifies three funding streams:
 - a. entry-level training, including promoting the building and construction industry as a career choice;
 - b. existing worker training and professional development; and
 - c. access and equity to support diversity and inclusion in the industry.
- The Training Plan and Notifiable Instrument will come into effect on 1 January 2026.

Background information

- The TFA is responsible for the collection of a Training Levy of 0.2 per cent, calculated from the cost of the work exclusive of GST.
- The Levy is collected from building and construction work in the ACT, where the total cost exceeds \$10,000 and meets the criteria as set out in the *Building and Construction Industry Training Levy Act 1999*.
- The Levy is used to fund training of eligible workers and for the development of skills identified as being in short supply in the building and construction industry.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext: 50701
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- As the TFA is an independent statutory authority with a Ministerially appointed Board, the financial management obligations of the TFA Board are governed by the *Financial Management Act 1996* and the *Building and Construction Industry Training Levy Act 1999*.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext: 50701
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Economic Development
TRIM Ref: CM2025/6028

Aquatic Strategy

Talking points

- The ACT Government currently has an aquatic strategy, this being the ACT Government Aquatic Facilities Planning Framework 2013-2033¹.
 - Consistent with the Planning Framework, a number of key achievements have been achieved since the document was finalised in 2013, including:
 - Construction and operation of the Gungahlin Leisure Centre.
 - Design, construction and operation of Stromlo Leisure Centre.
 - A range of facilities upgrades have or are being undertaken at a number of other ACT Government aquatic facilities, including Dickson Pool, Manuka Pool and Lakeside Leisure Centre (including a new hydrotherapy pool).
 - Like many longer-term strategic documents, there is a need for them to be periodically reviewed.
- The Territory is currently considering if a review or a new aquatic strategy may be required and further information will be provided at the appropriate time.

Key information

- As part of the Introduction (Section 1.1), the ACT Government Aquatic Facilities Planning Framework outlines the document was prepared to help guide future planning decisions for ACT Government aquatic facilities by providing a summary of current context and demand for aquatic facilities across the ACT.
 - The framework's findings are intended to guide further consultation, setting of priorities, and decision making with a focus on the future direction of Government funded Aquatic Facilities in the ACT.
 - Although private facilities are referenced as providing for market and specialist needs, the framework focuses principally on ACT Government facilities, noting that private / commercial facilities play a role in the market and overall provision of aquatic facilities and services in the ACT.

¹ [ACT Aquatic Planning Framework 2013 - 2033](#)

- As a planning framework it is an informed guide for consideration and reference. It does not commit this government, or any future government, to provide partial or full funding for any of the identified projects within any specific timeframe. Generally, the progression of any of the identified projects will be subject to future detailed design processes, as outlined in this document, including appropriate stakeholder consultation.

Background information

- On 27 June, Ms Fiona Carrick MLA asked you the following Question on Notice (QON) in the ACT Legislative Assembly.
 - *Given that I have received numerous representations from the community about the development of an ACT Aquatic Strategy, will the Minister develop an Aquatic Strategy that could provide direction on the best options to meet the challenges in providing public and private pools (lease conditions) for Canberrans as our population increases; if so, when could it commence.*
- The answer to the QON is detailed below:
 - This matter is being considered by the ACT Government and further information will be provided at the appropriate time.
- As noted above in the Talking Points, the ACT Government does have a current planning framework and consideration is being given as to whether a review or new aquatic strategy may be required.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext: 74389
Contact Officer name: David Jeffrey Ext: 75815
Lead Directorate: Chief Minister, Treasury and
Economic Development
TRIM Ref: CM2025/6030

Portfolio/s: Sport and Recreation

Australian Sports Commission Agreements (CAB2025/284)
CAB2025/284 – Australian Sports Commission Agreements


	2025-26 \$'000	2026-27 \$'000	2027-28 \$'000	2028-29 \$'000	Total \$'000
Expenses	771	750	0	0	1,521
Offset – Expenses	-217	-343	0	0	-560
Offset – Revenue – Commonwealth contribution	-614	-347	0	0	-961
Net cost of services	0	0	0	0	0

The Government will support the delivery of a funding agreement with the Australian Sports Commission to support the establishment of a Paralympic Sport Unit and support the rollout of the national Our Connection to Country project through the ACT Academy of Sport.

This initiative will be jointly funded by the Commonwealth Government and the Territory.

This initiative contributes to the wellbeing domain of Health. Other domains which this initiative significantly contributes to are Access and connectivity and Identity and belonging.

Talking points:

- The ACT Government is partnering with the Australian Sports Commission to establish a Para-sport Unit at the ACT Academy of Sport and to engage in a national project to assist high-performance athletes in connecting to country.
- The Para-sport Unit initiative is the new national approach to the identification and development of future Paralympic athletes. The target for the ACT is 10 new para-athletes per annum.
- The national “Our Connection to Country” project, being lead by the Australian Sports Commission, is a national two-year pilot project to develop and accelerate cultural awareness, safety and inclusive environments in the high-performance sport system.

Key Information

- The Australian Sports Commission (ASC) is providing a grant of \$754,5000 to the ACT Academy of Sport across two financial years to establish a Para-sport Unit.
- The Australian Sports Commission is providing an upfront grant of \$120,000 to drive the delivery of the Our Connection to Country (OCTC) Action Plan in the ACT.

Cleared as complete and accurate: 04/11/2025
 Cleared for public release by: Executive Branch Manager Ext: 74389
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 Lead Directorate: Chief Minister, Treasury and Economic Development
 TRIM Ref: CM2025/6030

- The ACT Government is contributing \$180,000 plus agreed value in kind towards the Para Unit and \$120,000 for the OCTC project.

Background Information

- The Australian Institute of Sport (AIS) is partnering with Paralympics Australia to invest a significant portion new para sport funding directly into state/territory institutes/academies of sport (SIS/SAS) to establish Para-sport Units at each SIS/SAS as part of the *Supercharge Multi-sport Pathways* initiative.
- The Para-sport Unit initiative will leverage the SIS/SAS network to deliver localised Paralympic multi-sport pathway programs in partnership with the AIS, Paralympics Australia, National Sporting Organisations and their State Sporting or Member Organisations.
- The “Our Connection to Country” (OCTC) project is engaging all stated and territories, with funding being invested to ensure OCTC action plans are being implemented in all jurisdictions.
- The proposed outcomes for an ACT based OCTC pilot project are to drive delivery of a local OCTC Action Plan and support ACTAS partnered sports to deliver key actions identified in the Plan. The development of system wide initiatives will also be a key aim and the ACT will form part of a National OCTC Advisory Group.

Cleared as complete and accurate:	04/11/2025	
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Lead Directorate:	Chief Minister, Treasury and Economic Development	
TRIM Ref:	CM2025/6030	

CM2025/6030

Portfolio/s: Sport and Recreation

Backing women's sport (CMTEDD E02)
CMTEDD E02 – Backing women's sport (CO2025/20)


	2025-26	2026-27	2027-28	2028-29	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
Expenses	800	820	840	1,024	3,484
Offset – Expenses	-498	-511	-524	-537	-2,070
Net cost of services	302	309	316	487	1,414

The Government will expand financial support for local women's sporting teams, the Canberra Capitals and Canberra United. This initiative is partially offset by existing resources.

This initiative builds on recent Government actions in this area including the 2021-22 Budget initiative *More support for women's elite sport*.

This initiative contributes to the wellbeing domain of Economy and Social Connection.

Talking points:

- The ACT Government holds a long standing commitment to supporting and bettering sport for women and girls. This initiative will see unprecedented levels of investment into Canberra's highest profile women's teams, the Canberra Capitals and Canberra United.
- Canberra football and basketball fans alike are passionate supporters of these teams, and this funding will ensure the ongoing growth and viability of the Capitals and United as playing conditions are rightfully improving for female players and this is presenting increased costs for team operations and management.
- We are currently working closely with the Australian Professional Leagues and Capital Football in monitoring the options for operation of Canberra United in the 2025-26 A-League Women's season.
- I look forward to the upcoming seasons for Canberra United and the Canberra Capitals later this year.

Key Information

- The current funding deeds with the Canberra Capitals and Canberra United expired on 30 June 2025.

Cleared as complete and accurate: 04/11/2025
 Cleared for public release by: Executive Branch Manager Ext: 74389
 Contact Officer name: Rebecca Kelley Ext: 74389
 Lead Directorate: Chief Minister, Treasury and Economic Development
 TRIM Ref: CM2025/6030

- Funding is approved to provide \$400,000 for each team for the first three years of the new agreements (plus an increase of CPI each year) and \$500,000 in the final year.
- A new four year funding deed will be prepared and executed with the Canberra Capitals.
- Commercial negotiations remain underway for management of Canberra United and the provision of approved funding under a new deed will be dependent on the outcome of these negotiations.

Background Information

- The Capitals current partnership agreement with the ACT Government has provided \$250,000 per year for the past four years.
- The Canberra United current partnership agreement with the ACT Government has provided \$250,000 per year for the past two years, with \$125,000 provided in years one and two of the past four year arrangement.
- Prior to the commencement of the 2024-25 season, Capital Football raised concerns regarding the affordability of the Canberra United team within its current financial capability. These concerns were heightened in July 2024 when the APL confirmed it was reducing Canberra United's funding from \$350,000 to \$200,000 in 2024-25.
- Capital Football accepted an early payment of the 2024-25 ACT Government partnership fee of \$250,000, in addition to a further \$200,000 to support the contracting of players.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext: 74389
Contact Officer name: Rebecca Kelley Ext: 74389
Lead Directorate: Chief Minister, Treasury and
Economic Development
TRIM Ref: CM2025/6030

Capital Football – Canberra United

Talking points

- Following acceptance of a funding offer made by the ACT Government, Capital Football is delivering the 2025-26 Canberra United season.
- I am awaiting further information from the Australian Professional Leagues and Capital Football to understand the future of Canberra United beyond the 2025-26 A-League Women season.

Key information

- Despite Capital Football indicating its preference to not continue to operate the team due to financial pressures and limited resources following the 2024-25 season, it became apparent that Capital Football was the only possible operator of the team for the 2025-26 season.
- In order to ensure viability of the team for the forthcoming season, Capital Football sought financial assurance from the APL and ACT Government in the event adequate sponsorship is unable to be attained to minimise losses. The APL indicated it will not provide any financial guarantees for Capital Football.
- The new funding deed between the ACT Government and Capital Football will allow access to funds from 2026-27 to be brought forward to 2025-26 should Capital Football require the funds earlier to secure team operations. Any subsequent financial shortfall in 2026-27 will be a matter for the APL, Capital Football or potential new owner.

Background information

- Canberra United was a foundation member of the W-League formed in 2008. The team was, and remains unique, as it is the only team in the competition not affiliated with an A-League (men's) franchise. To date, the team's ownership and management is also unique as it sits within a Member Federation of Football Australia (i.e. Capital Football as a community sporting body).

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext: 74389
Contact Officer name: Wayne Lacey Ext: 72080
Lead Directorate: Chief Minister, Treasury and
Economic Development
TRIM Ref: CM2025/6030

- Efforts to secure an A-League licence (men's team) for Canberra have been ongoing for several years. However, it is understood that negotiations with a US-based Sports Fund are continuing with the APL for a new Canberra based A-League club (inclusive of men's and women's teams).
Prior to the commencement of the 2024-25 season, Capital Football raised concerns regarding the affordability of the Canberra United team within its current financial capability. These concerns were heightened in July 2024 when the APL confirmed it was reducing Canberra United's funding from \$350,000 to \$200,000 in 2024-25.
- Capital Football accepted an early payment of the 2024-25 ACT Government partnership fee of \$250,000, in addition to a further \$200,000 to support the contracting of players.
- Canberra United's participation in the A-League Women's competition is under a participation licence which does not equate to the formal licences held by other A-League clubs. This means it cannot be expanded to incorporate a men's team, nor can the team be easily transferred to another management entity.
- The prospect of a new ownership for Canberra United will relieve Capital Football of the management of the semi-professional team and associated costs.
- The current agreement between the Territory and Capital Football in support of Canberra United expired on 30 June 2025. A new agreement is nearing finalisation.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext: 74389
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TRIM Ref: CM2025/6030

Gungahlin Tennis Facility

Talking points

- Construction of the new Gungahlin Tennis Facility has commenced with a sod turn occurring on 26 September 2025.
- I look forward to the construction work progressing with project completion currently scheduled for September 2026.
- The facility will support a wide range of programs – from junior development to all-abilities tennis. This includes Hot Shots, cardio tennis, school and community programs, as well as both social and competition leagues for juniors and adults.

Key information

- The ACT Government has committed to the development of a new Gungahlin Tennis Facility in Amaroo which will include 10 full sized courts, two hot shots courts, a hitting wall, LED flood lighting, parking, and a pavilion.
- The project is being delivered in partnership with Tennis ACT and Tennis Australia.

Background information

- The smaller Hot Shot courts will be able to support other complementary programs – including pickleball and pop tennis.
- The total funding provided by the ACT Government to date for the Gungahlin Tennis Facility is \$13.834 million, including:
 - \$0.5 million for design.
 - \$9.834 million – previous funding allocated for construction.
 - \$3.5 million – additional funding approved in August 2024.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext:74389
Contact Officer name: David Jeffery Ext:75815
Lead Directorate: Chief Minister, Treasury and
Economic Development
TRIM Ref: CM2025/6030

Gungahlin United Football Club

Talking points

- The ACT Government was saddened last month to hear Gungahlin United Football Club's (GUFC) announcement to commence winding up its operations.
- As required under the Act, the Club will now hold a General Meeting on 25 November to formally consider and, if thought fit, pass a special resolution to voluntarily wind up the entity.
- If passed, a Liquidator will be formally appointed.
- As the largest sporting association in the Gungahlin region for many years, GUFC has played a significant role in fostering community engagement and participation in football.
- The Government acknowledges that this decision will have a substantial impact on more than 2,000 players, families and volunteers who have been part of the Club's journey.
- The ACT Government has worked constructively with GUFC over recent years, including offering payment plans for sportsground hire fees, in recognition of the Club's governance and financial challenges. Despite these efforts, a significant debt remained outstanding.
- Subject to passing of the Special Resolution, as the Club progresses through the wind-up process, the ACT Government will engage with relevant administrative procedures to inform decisions on outstanding sportsground debt.
- The Government is committed to supporting the local football community during this transition and will work with Capital Football and proponents, where appropriate, on future steps for a club in Gungahlin.

Key information

- GUFC faced financial challenges on multiple fronts. These include:
 - \$44,563 owing to Capital Football, including \$18,490 which is more than 90 days overdue;
 - \$180,042.15 owing to the ACT Government in unpaid sportsground hire fees, including almost \$100,000 owing from the 2025 season; and
 - As reported through local media, unspecified amounts of monies owed to players and coaches.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext: 74389
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TRIM Ref: CM2025/6030

The Club has previously requested some confidentiality be applied to these debts, including the amounts.

- Sport and Recreation Facilities (City and Environment Directorate - CED) first established a payment plan with GUFC related to accumulated debt in mid-2023. The Club was non-compliant with both this initial plan and a revised plan from January 2024.
- The Final Notice provided by Capital Football noted “a history of the Club not being financially compliant”. Capital Football provided GUFC with 30 days to:
 - Pay in full all outstanding debts to Capital Football;
 - Pay in full all outstanding player entitlements and debts to the ACT Government;
 - Submit to Capital Football the Club’s most recent audited financial report;
 - Provide evidence of GUFC having engaged an independent auditor; and
 - Submit to Capital Football details of all other creditors, including the amount and age of these debts.
- GUFC released a statement on 18 October 2025 announcing its intent to commence wind up of its operations due to mismanagement of prior committee members and non-viability without an NPL licence. The Interim Executive did not respond to Capital Football’s offer to submit options/information for a future club pathway that did not include NPL.

Background information

- GUFC has been the most prominent football club in the Gungahlin district, with around 2,000 members participating at all levels (juniors and seniors) including National Premier League (NPL).
- The Club responded to Capital Football’s invitation to participate in NPL for 2026. The Club was provided “interim inclusion” in the NPL pending Capital Football’s assessment of information provided in response to the Final Notice.
- Former GUFC President, Aaron Alexander, was found guilty in March 2024 of stealing more than \$23,000 from the Club between September 2017 and July 2018. This matter is no longer considered relevant to the club’s current financial predicament.
- Capital Football’s recent announcement of NPL club admission for 2026, including promotion and relegation decisions, has been subject to strong media interest and criticism from some sections of the football community. While this has been raised with you directly, decisions relating to the structure, administration, and participation of clubs in the NPL (and associated competitions) are at the sole discretion of Capital Football. It is not appropriate for the Government to intervene in decisions made by independent sporting organisations.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext: 74389
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TRIM Ref: CM2025/6030

- On 10 September 2025 Capital Football provided GUFC with a Final Notice, identifying various breaches of the Club Affiliation Agreement and Competition Regulations. Capital Football provided the club with 30 days (to 10 October 2025) to respond.
- GUFC did provide information in response to Capital Football by this date.
- You met with representatives of GUFC on 8 October 2025. While they did present a request for yet another payment plan in relation to existing debts at the time, in the absence of a confirmed position/response from Capital Football, ACT Government sportsground booking requests from GUFC for any “off season” activities remained on hold.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext: 74389
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Economic Development
TRIM Ref: CM2025/6030

Indoor sporting facilities on Canberra's Northside

Talking points

- I acknowledge the ongoing concerns regarding indoor sporting facilities, particularly in the north of Canberra.
- In relation to squash, there are several squash facilities on the northside of Canberra including two courts at the University of Canberra, three courts at the ANU, and six courts at Next Gen Canberra in Lyneham.
- More broadly, there are eight courts at the Woden Squash Centre in Phillip, four courts at the Weston Creek Community Centre and two courts at the Erindale Leisure Centre in Wanniasa.
- Since 2018, an additional nine indoor sport courts have been delivered as part of new ACT Government schools in Canberra's north. These facilities are used by a wide range of sports outside of school hours. A further single indoor sport court will be provided at Strathnairn Primary School when it opens next year.
- The ACT Government has also committed to add an additional three indoor basketball courts as part of the Belconnen Basketball Stadium expansion and to a four-court indoor sport facility at Casey.

Key information

- The squash courts at Dickson are part of the Dickson Tradie's Club (owned by the Canberra Tradesman's Union Club). The courts will be redeveloped as part of the proposed '*The Green at Dickson*' project which will transform the site into a mixed-use precinct including residential, commercial and club facilities.
- There are currently no plans to provide squash courts as part of the redevelopment.

Background information

- Like many sports, squash operates within a predominantly commercial environment, where the maintenance of existing facilities and the potential development of new ones are largely driven by financial viability. The decline in squash courts over recent decades, both locally and nationally, indicates that they are often less commercially attractive compared to alternate uses of space.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext: 74389
Contact Officer name: Simon Dolejsi Ext:
Lead Directorate: Chief Minister, Treasury and
Economic Development
TRIM Ref: CM2025/6030

- While the suitability of relying on a commercially driven sport delivery model is open to debate, government involvement in such a market - particularly where adequate facilities and participation opportunities already exists – raises important considerations:
 - the risk of distorting a market that would otherwise respond to demand by generating supply (i.e. courts); and
 - the potential to set a precedent for other sports operating within similarly commercial environments.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext: 74389
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Economic Development
TRIM Ref: CM2025/6030

Monaro Panthers Football Club

Talking points

- The announcement (18 October 2025) of Gungahlin United's (GU) decision to cease operations was the catalyst for Capital Football to re-consider the structure of National Premier League (NPL) in 2026 to help accommodate displaced GU players.
- On 22 October, Capital Football announced changes to the previously released NPL structure. Monaro Panthers has now been invited to compete in a 12 team Boys NPL competition, with Bella Monaro invited to the equivalent girl's competition (which would remain at 8 teams).
- Decisions relating to the structure, administration, and participation of clubs in the NPL and associated competitions are at the sole discretion of Capital Football.

Key information

- The Monaro Panthers responded to Capital Football's expression of interest for admission to the NPL for 2026.
- The initial ["Declaration of Leagues" by Capital Football](#) (1 October 2025) excluded Monaro from the NPL Boys and Girls pathways (the girl's team being a composite "BellaMonaro" with Brindabella Blues). The Club maintains NPL Men's participation.
- The details of Capital Football's assessment of that information provided by Monaro in response to the EOI is not known.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext: 74389
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TRIM Ref: CM2025/6030

CM2025/6030

Portfolio/s: Sport and Recreation

More funding for local sports (CMTEDD E01)
CMTEDD E01 – More funding for local sports (CO2025/19)


	2025-26	2026-27	2027-28	2028-29	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
Expenses	1,000	1,000	0	0	2,000
Net cost of services	1,000	1,000	0	0	2,000

The Government will expand investment in the Sports and Recreation Investment Scheme and provide capital grants to support new and upgraded community sporting infrastructure, made available through the Community Sports Facility Program (CSFP).

This initiative contributes to the wellbeing domains of Health and Environment and climate.

Talking points:

- The ACT Government has delivered on its 2024 Election commitment by allocating an additional \$1 million per year to the Sport and Recreation Investment Scheme for capital projects.
- This brings the total annual funding available through the Community Sports Facility Program (CSFP) to *at least* \$2 million per annum.
- This funding supports the sport and recreation sector to plan and deliver important facility developments and upgrades, making participation opportunities more accessible to our community and the experience even more welcoming and inclusive.
- Funding supports the development of potential partnerships, including in respect of Territory-owned facilities like sportsgrounds and schools.

Key Information

- The CSFP supports a wide range of initiatives, including new developments, facility upgrades, and community led projects.
- Key projects supported through the CSFP in recent years include:
 - the All- Abilities Bike Precinct at Evatt in partnership with Abilities Unlimited Australia (\$425,000)
 - Netball ACT Roof Replacement (\$862,000)
 - ACT Speedway Lighting upgrade (\$180,000)
 - Scouts ACT – Camp Cottermouth Masterplan (\$150,00)

Cleared as complete and accurate: 04/11/2025
 Cleared for public release by: Executive Branch Manager Ext: 74389
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 TRIM Ref: CM2025/6030

Background Information

- The CSFP is a funding program within the broader SRIS. The CSFP includes two streams – one for planning/design and the other for construction/development.
- The 2023 Sport and Recreation Infrastructure Survey identified over 250 priority projects across the ACT – each sports peak body was able to submit up to 15 priority projects to this survey.
- The CSFP provides a mechanism to support the progress of priority projects, making available funding for necessary feasibility and planning phases, with the potential for subsequent funding to support construction.
- The CSFP has scope to fund projects up to \$2m (over two years). It is acknowledged that *major* sports infrastructure projects remain beyond the scope of the SRIS and will continue to require consideration through the Territory Budget process.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext: 74389
Contact Officer name: Wayne Lacey Ext: 72080
Lead Directorate: Chief Minister, Treasury and
Economic Development
TRIM Ref: CM2025/6030

CM2025/6030

Portfolio/s: Sport and Recreation

New pavilion and playing fields at Taylor (CMTEDD C01)
**CMTEDD C01 – New pavilion and playing fields at Taylor
(CO2025/17)**


	2025-26 \$'000	2026-27 \$'000	2027-28 \$'000	2028-29 \$'000	Total \$'000
Capital	520	1,060	380	0	1,960
Capital – Provision	0	500	9,500	0	10,000
Net capital	520	1,560	9,880	0	11,960
Depreciation	0	0	0	399	399
Net cost of services	0	0	0	399	399

The Government will expand the Taylor District Playing Fields through the detailed design and construction of two new rectangular synthetic grass fields, LED sportsground lighting and a pavilion to cater for the projected population growth in Gungahlin.

This initiative contributes to the wellbeing domains of Health and Social connection.

Talking points:

- The ACT Government has committed \$11.96 million towards the expansion of Taylor District Playing Fields.
- The funding will support the construction of two new rectangular synthetic grass fields, LED sportsground lighting and a pavilion.
- With Gungahlin continuing to grow, these additional sportsgrounds confirm the ACT Governments commitment to delivering sport infrastructure to meet the needs of Gungahlin and the broader community.

Key Information

- The delivery of additional sportsgrounds at the Taylor District Playing Fields was an election commitment made by the Government during the 2024 election campaign.
- This initiative will provide a further two fields, but the provision of two synthetic grass fields will significantly increase usage capacity as each of these fields can accommodate approximately 60 hours of use per week.
 - This is more than double the amount when compared to natural turf grass fields that can sustain approximately 20 to 25 hours per week without compromising the condition of the playing surface.

Cleared as complete and accurate: 04/11/2025
 Cleared for public release by: Executive Branch Manager Ext: 74389
 Contact Officer name: David Jeffrey Ext: 75815
 Lead Directorate: Chief Minister, Treasury and Economic Development
 TRIM Ref: CM2025/6030

Background Information

- Part of the Taylor District Playing Fields (2 of 6 football fields) was constructed several years ago as part of the delivery of the adjacent Margaret Hendry School by the Education Directorate.
 - While 2 football fields were delivered as part of the adjacent school, the Taylor District Playing Fields is a separate block (Taylor: Section 40, Block 10) from the school itself.
 - The Taylor District Playing Fields site is zoned PRZ1 – Urban Open Space. The provision of an outdoor recreation facility, including the provision of sportsgrounds, is a permitted use in the PRZ1 zone.
 - TCCS – Sport and Recreation Facilities is the land custodian and asset owner of the Taylor District Playing Fields.
- Prior to the actual construction of the initial sportsgrounds, early planning relating to the broader subdivision for Taylor and civil works (i.e. benching of the site, provision of utility services to the site, stormwater requirements, provision of a car park for the future Taylor District Playing Fields) was delivered by the Land Development Agency (LDA) at the time.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext: 74389
Contact Officer name: David Jeffrey Ext: 75815
Lead Directorate: Chief Minister, Treasury and
Economic Development
TRIM Ref: CM2025/6030

Phillip Oval Stage 2 - Upgrades


Talking points

- Phillip District Enclosed Oval (Phillip Oval) is being upgraded to improve sporting facilities in the Woden Valley.
- Following completion of the new sportsground pavilion in May of this year, Stage 2 works have commenced with Projex Building appointed as the Managing Contractor.
- Works to be undertaken include:
 - Irrigation/drainage upgrades to the Enclosed Oval and an irrigation upgrade to the adjacent District Playing Fields;
 - Provision of matchplay lighting (200 lux) for the Enclosed Oval;
 - New turf cricket wicket;
 - New storage shed and fencing improvements; and
 - Improvements to the existing Michael O'Connor grandstand.
- It is anticipated the Phillip District Enclosed Oval will be offline until end of March 2026. The adjacent Phillip District Playing Fields will likely be offline for a shorter period as only irrigation works are required.
- The ACT Government continues to liaise with sporting groups, primarily Royals Rugby Union Football Club, Woden Valley Rams Rugby League Club and Weston Creek Molonglo Cricket Club, about the facility upgrades and assisting with alternate sportsground booking options while the facility in Phillip is offline.

Key information

- The ACT Government committed \$9.25 million towards major improvements to Phillip Oval.
- The upgrade to Phillip Oval includes the construction of new sportsground pavilion, installation of new LED sportsground lighting, some improvement to the existing grandstand, construction of new maintenance facilities and general oval upgrades (e.g. new irrigation system).
- During Stage 2 works at Phillip District Enclosed Oval, some bonded (non-friable) asbestos fragments (mixed with other debris such as rubble and brick) have been discovered approximately 400mm to 600mm below the playing surface during civil excavation works and installation of the new irrigation system.
- It is anticipated this debris, found below the turf playing surface, may have formed part of the subgrade material utilised to construct the sportsgrounds in the early 1970's.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager
Contact Officer name: Rebecca Kelley Ext: 74839
Lead Directorate: Chief Minister, Treasury and
Economic Development
TRIM Ref: CM2025/6030

- 
- This material that has been found is bonded asbestos, which means the fibres are securely bound with the material and pose no immediate risk to public safety.
 - The ACT Government is working closely with the lead contractor on site and relevant agencies to ensure compliance with all asbestos management procedures under the current legislation.
 - Appropriate controls are in place, including full mandatory PPE for workers and a Class A Licensed asbestos removal contractor and accredited assessor on site during all construction activities.
 - The asbestos containing material (ACM) is being safely removed and disposed of in accordance with regulatory requirements.
 - There is no need for concern. The playing fields and immediate vicinity remain safe for the community, and works are continuing without risk to public health.

Background information

- The primary user groups of Phillip Oval are rugby union (Canberra Royals Rugby Union Football Club, ACT Brumbies), rugby league (Woden Valley Rams Rugby League Club, Canberra Region Rugby League) and cricket (Weston Creek Molonglo Cricket Club, Cricket ACT).
- The improvements will bring Phillip Oval into line with other high-quality enclosed facilities in the ACT such as Greenway Oval and Gungahlin Oval.

CM2025/6030

Portfolio/s: Sport and Recreation

Stromlo District Playing Fields – Stage 1 Construction (CMTEDD C02)
CMTEDD C02 – Stromlo District Playing Fields – Stage 1 Construction (CO2025/21)


	2025-26	2026-27	2027-28	2028-29	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital	1,456	27,567	6,342	0	35,365
Offset – Capital – Provision	-2,800	-12,000	0	0	-14,800
Net capital	-1,344	15,567	6,342	0	20,565
Depreciation	0	0	0	1,174	1,174
Net cost of services	0	0	0	1,174	1,174

The Government will commence the construction of Stage 1 of the Stromlo District Playing Fields in Molonglo to facilitate both sporting and community recreation activities. Stage 1 will include a synthetic grass sportsground with two rectangular playing fields, a modified synthetic AFL oval, LED sportsground lighting, a pavilion and site landscaping.

This initiative builds on recent Government investments including the 2019-20 Budget initiative *More facilities for Stromlo Forest Park*, the 2023-24 Budget initiative *Better community infrastructure – Designing the Stromlo Forest Park district playing fields* and the 2024-25 Budget initiative *Better community infrastructure – Stromlo Forest Park District Playing Fields – Stage 1*.

This initiative contributes to the wellbeing domains of Health and Social connection.

Talking points:

- The ACT Government has committed \$35.365 million towards delivery of Stage 1 of the Stromlo District Playing Fields, the first district playing fields for the growing Molonglo region.
- This investment further confirms the ACT Government's commitment to delivering sport infrastructure to meet the needs of the Molonglo region and of the sporting community more broadly.
- Detailed design for the Stromlo District Playing Fields is underway and a Development Application for the project was submitted earlier this year and is currently being assessed.
- Pending development approval, construction is expected to commence in the first half of 2026.

Cleared as complete and accurate: 04/11/2025
 Cleared for public release by: Executive Branch Manager Ext: 74389
 Contact Officer name: Rebecca Kelley Ext: 74389
 Lead Directorate: Chief Minister, Treasury and Economic Development
 TRIM Ref: CM2025/6030

Key Information

- The Stromlo District Playing Fields (SDPF) are part of the ACT Government approved Stromlo Forest Park Master Plan.
- Recommended infrastructure as part of the SDPF is supported by a study undertaken in 2020 to guide the early planning and design of the new facility.
- Funding for detailed design of the SDPF was appropriated in 2023-24 (\$1.2 million), with construction funding (\$15 million) provisioned in 2024-25.
- Key deliverables for Stage 1 construction of the SDPF include:
 - full civil works to prepare the site (including earthworks, services, etc.);
 - stormwater treatments (including retention pond), which will also be a mandatory planning requirement;
 - two (2) dedicated site accesses off Swallowtail Road (this is a requirement for emergency services);
 - a central internal road and site parking;
 - site landscaping (i.e. pedestrian footpaths and the planting of trees) throughout the site.
 - one (1) synthetic grass sportsground consisting of two (2) rectangular fields and one (1) modified AFL oval (using the same footprint).
 - match play LED sportsground lighting to maximise usage opportunities (both training and competition) for a number of outdoor field sports
 - a sportsground pavilion.
- The remainder of the site will be maintained as dryland grass until such time funding is available to deliver the remaining SDPF sportsgrounds (one (1) x turf AFL/cricket oval and one (1) x turf rectangular field).

Background Information

- In the lead up to the 2020 election, ACT Labor committed \$15.0 million to the first stage of a district playing fields in Stromlo, including at least two playing fields, training lights, a pavilion and parking infrastructure.
- Consistent with the Stromlo Forest Park Master Plan, the proposed location of the SDPF is in the south-eastern corner of the park. The provision of the SDPF will be an important piece of infrastructure at Stromlo Forest Park and will be the first multi-unit sportsground facility to be delivered in Molonglo.
- Earlier needs analysis work, undertaken by Otium, determined football, AFL, cricket, and ultimate frisbee as the main sports that have a need for additional facilities in the area.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext: 74389
Contact Officer name: Rebecca Kelley Ext: 74389
Lead Directorate: Chief Minister, Treasury and Economic Development
TRIM Ref: CM2025/6030

- In 2020-21, project funding of \$0.2 million was allocated to undertake site investigations (heritage and environmental), develop preliminary concept plans, and prepare construction cost estimates.
- In 2023, \$1.2 million was allocated to undertake detailed design. In early-2024, Black Mountain Construction Assurance was engaged and this work is nearing completion.
- The 2024-25 ACT budget provisioned \$15 million for construction, with \$0.2 million of this allocated in 2024-25 for construction commencement once detailed design is complete.
- An updated cost plan was developed based on near completion of the detailed design to support the preparation of a further business case for consideration in the 2025-26 budget process.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext: 74389
Contact Officer name: Rebecca Kelley Ext: 74389
Lead Directorate: Chief Minister, Treasury and
Economic Development
TRIM Ref: CM2025/6030

Tuggeranong Ice Sports Facility

Talking points

- The ACT Government has executed a non-binding Heads of Agreement with Cruachan Investments and Pelligra Holdings who form a Joint Venture to construct a new ice sports facility in Canberra – to be known as the “Canberra Arena”.
- A draft binding Project Agreement was issued to Cruachan and Pelligra to progress next steps on 18 July 2025. A response was received from Cruachan/Pelligra on 3 October and is currently being reviewed by the Territory.
- I appreciate this project has not progressed to the extent that some in the community would have hoped by now.
- At the appropriate time I intend to provide a more substantial update on the status of the project to the community. This will likely occur once commercial negotiations between the parties has been concluded.
- The temporary use of the AIS Arena by the CBR Brave in no way weakens the commitment of the ACT Government to develop a new ice sports facility in Tuggeranong.
 - The move to the AIS Arena for the 2025 Australian Ice Hockey League Season was a commercial decision made by the CBR Brave.

Key information

- The new facility will meet the needs of Canberra’s growing ice sports community, create jobs and economic activity during the construction and operation of the facility and provide the community with a great place to cheer on all local ACT ice sport athletes.
- Delivery of the facility will be subject to a range of factors, including:
 - Finalisation and execution of the binding Project Agreement.
 - Cruachan and Pelligra progressing the planning and design requirements and obtaining all necessary approvals (including – Direct Sale to acquire the land in Greenway, Development Application approval, appropriate environmental approvals).
 - Construction of the facility.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext:74389
Contact Officer name: David Jeffrey Ext:75815
Lead Directorate: Chief Minister, Treasury and
Economic Development
TRIM Ref: CM2025/6030

- During 2024, the Territory needed to undertake some further work to address some potential site constraints. This included consideration of the *Urban Forest Act 2023* and seeking a further Environmental Significance Opinion (ESO) from the Conservator of Flora and Fauna. A new ESO for the site in Greenway was approved in November 2024. These matters need to be factored into the planning and design work Cruachan and Pelligra are undertaking.
- An updated delivery program will be developed by Cruachan and Pelligra once the Project Agreement has been executed.
- Key features of the Canberra Arena will include:
 - Two international standard ice rinks that will support the needs of ice dancing, figure skating, broomball and ice hockey; dedicated curling lanes (a separate ice sheet) – the first of its kind in Australia;
 - Capacity for up to 3,600 spectators for events;
 - A range of amenities for players and officials, including changerooms, player benches, penalty boxes and judging platforms;
 - The facility will also include an indoor rock-climbing facility with the three Olympic rock-climbing disciplines incorporated (lead, speed and bouldering); and
 - A range of environmentally sustainable measures will also be included as part of the facility design – including solar panels to reduce energy consumption, provision of LED sports lighting and water recycling initiatives.
- Cruachan Director, Stephen Campbell – also owner of the CBR Brave – recently installed a temporary ice rink in the AIS Arena to host the CBR Brave games for the 2025 Australian Ice Hockey League. This is a commercial decision of the CBR Brave and is being viewed as a temporary expansion of ice facility access in the Territory while the planning and development of the new facility continues.

Background information

- The ACT Government has committed \$16.265 million to support the delivery of a new ice sports facility in Canberra.
- Following an Expression of Interest process, the proponents, Cruachan and Pelligra, were invited to submit a detailed proposal to design, construct, own, operate and maintain a new ice sports facility in Canberra.

Cleared as complete and accurate: 04/11/2025
Cleared for public release by: Executive Branch Manager Ext:74389
Contact Officer name: David Jeffrey Ext:75815
Lead Directorate: Chief Minister, Treasury and
Economic Development
TRIM Ref: CM2025/6030

ACT Public Sector Workforce – Industrial Relations

Sub-Index

Key Figures (ACTPS Secure Work)

Talking Points

9.1 ACTPS Secure Work

Background Information

Key Figures (ACTPS Secure Work)

	Number	As at
Employees offered conversion to permanent employment since implementation	3,372	27 October 2025

Talking points

Policy Area – Introductory Talking Point

- The ACT Government is committed to providing secure employment and recognises the adverse social and financial effects insecure work has on workers. The Secure Employment Framework aims to minimise casual and temporary employment, and to ensure where possible that privatisation and outsourcing are not the default option in the ACT Public Service (ACTPS).

9.1 – ACTPS Secure Work

- The Secure Employment Framework supports key ACT Government commitments to maintain the size of the public service, ensure public money is used to promote safe and fair employment, and promote insourcing so that work that could be done by public servants is not outsourced.
- The Secure Employment Framework consists of three components:
 - the Insourcing Framework;
 - the Secure Workforce Conversion Process; and

Cleared as complete and accurate: 2710/2025
 Cleared for public release by: Executive Group Manager Ext: 59987
 Contact Officer name: Alex Allars Ext: 59987
 Lead Directorate: Chief Minister, Treasury and Economic Development
 TRIM Ref: CM25/211683

- the Same Job Same Pay commitment.
- The **Insourcing Framework** assists public sector entities in determining whether a service or works should be provided by the ACTPS or an external provider to deliver the best outcomes for the ACT community.
- The **Secure Workforce Conversion Process** systematically reviews casual and fixed term contract employees with a view to converting them to permanent employment where possible.
- The **Same Job Same Pay Commitment** supports Government commitments to ensure employees of consultants and contractors engaged in work for the ACTPS receive pay and conditions which are at least equivalent in overall terms as the ACTPS.

Key Information

- The **Insourcing Framework** ([Financial Management \(Insourcing Framework\) Determination 2024 \(No 1\)](#)) commenced in January 2024 and multiple insourcing assessments and activities are now underway across the ACTPS.
- The **Secure Workforce Conversion Process** has seen 3,372 employees (at 27 October 2025) offered conversion to permanent employment since its implementation.
- The **Same Job Same Pay commitment** is currently in development in consultation with the ACTPS and ACT Unions.

Background information

- **The Insourcing Framework**
 - applies to all ACT Government public sector entities, excluding entities prescribed by regulation and territory-owned corporations and their subsidiaries; and
 - procurements of new or existing services or works that:
 - are >\$200,000 (if procured);
 - are ongoing in nature with ongoing funding;
 - involve a vulnerable workforce, consultancy service, municipal service or security service; and
 - do not relate to services for Aboriginal and Torres Strait Islander people where the outsourced option is delivery by an Aboriginal Community Controlled Organisation.
- **The Secure Workforce Conversion Process**
 - is a joint Union and Government process to examine the use of insecure work in the ACTPS; and
 - arises from a combination of ACT Government commitments entrenched in the core conditions of ACTPS enterprise agreements and legislative obligations arising from the Fair Work Act 2009 (Cth).
- **The Same Job Same Pay Commitment**
 - arises from the core of the ACTPS enterprise agreements - for example, the ACTPS Administrative and Related Classification Enterprise Agreement 2023 – 2026 outlines at subclause B8.4:

As part of the introduction of the Secure Employment Framework and to assist in the promotion of permanent employment for employees, the ACTPS will ensure that the employees of any consultants or contractors the ACTPS proposes to engage, receive pay and conditions at least equivalent in overall terms to ACTPS pay and conditions.

Compliance Activities

Sub-Index	
Key Figures FY 2025-2026 (Secure Local Jobs Code Operations)	
Talking Points	
8.1	Secure Local Jobs Code
Background Information	

Key Figures FY 2025-2026 (Secure Local Jobs Code Operations)

	Number	As at
Code Certified Entities	2407	27 October 2025
Approved Auditors	28	27 October 2025
Active Investigations	6	27 October 2025
Complaints	1	27 October 2025
Investigations Completed	9	27 October 2025
Sanctions imposed for non-compliance with Code	1	27 October 2025

Cleared as complete and accurate: 06/11/2025
 Cleared for public release by: Executive Group Manager Ext: 53095

Contact Officer name: Michael Young Ext: 53095
 Lead Directorate: Chief Minister, Treasury and Economic Development

TRIM Ref: CM25/211682

Talking points

Introductory Talking Point

- The Secure Local Jobs Code commenced on 15 January 2019 and is designed to ensure that government contracts are only awarded to businesses with the highest ethical and labour standards.
- The Secure Local Jobs Code applies to businesses undertaking Territory-funded work of any value for construction, cleaning, security and traffic management services. The Code also applies to procurements with a total estimated value of \$200,000 or more for services and works that are primarily for labour.

Code Compliance Talking Points

- Secure Local Jobs Code Certification is focused on ensuring industrial relations and work health and safety standards are complied with by employers and does not capture broader ethical behaviours, corrupt or criminal conduct.
- The Secure Local Jobs Code Registrar responds to, and investigates, potential non-compliance with the Code.
- Code Certified Entities found to be non-compliant with the Secure Local Jobs Code may be subject to sanction, including suspension or cancellation of their Code certificate.

Abergeldie Contractors Pty Ltd


- Abergeldie Contractors Pty Ltd was recently sanctioned, including by having their Code certificate suspended for three months due to repeated and systemic non-compliance in relation to engaging subcontractors that do not hold a Code certificate.
- Abergeldie was found to have engaged several entities for work on raising London Circuit who did not hold a valid Code certificate, including Safe Hands Group Pty Ltd.
- The suspension means Abergeldie will not be able to tender for new Territory-funded works requiring Code certification.
- Abergeldie will however be able to complete their current contractual obligations in relation to raising London Circuit.

NSW ICAC investigation

- The NSW ICAC investigation and proceedings are being monitored and any findings that may be made against code certified entities will be considered in relation to compliance with SLJC requirements.
- The ongoing investigation, hearings and any findings will be considered against entities that undergo the Ethical Treatment of Workers Evaluation when applying for territory funded work which includes an assessment of reputational risk.

8.1 Secure Local Jobs Code

- Businesses tendering for construction, cleaning, security or traffic management work must hold a Secure Local Jobs Code Certificate and meet workplace standards on pay and employment conditions, insurance, tax and superannuation, health and safety, collective bargaining, freedom of association and representation rights.
- The Secure Local Jobs Code Advisory Council is established by legislation to advise the Minister on the operation of the Code.
- Council members are ministerially appointed. Members are drawn from employee and employer representative groups. The Secure local jobs code registrar is a non-voting member of the Council.

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- The Registrar is a public servant appointed by the Minister for a term of no longer than three years. The Registrar is responsible for overseeing the operation of the Code and ensuring entities are complying with the requirements it outlines.

Background information

- Construction work is defined in section 289 of the Work Health and Safety Regulation 2011.
- Cleaning work defined in ANZSIC Class 7311.
- Traffic management means services which redirect vehicles around a temporary disruption to a public road for the purpose of ensuring safety to workers or the public.
- Security work means services by a person who carries on a security activity within the meaning of the Security Industry 15 Act 2003, section 7.
- Excluded services or works can be found in section 12AB of the Government Procurement Regulation 2007.
- Since 1 February 2022, the Secure Local Jobs Code Branch has undertaken the Ethical Treatment of Workers Evaluation in support of revised government procurement processes including provisions to consider compliance with modern slavery legislation from 1 January 2024.

Legislative Matters and Reforms

Sub-Index

Key Figures (Portable Long Service Leave Expansion)

Talking Points

11.1	Portable Long Service Leave Expansion
11.2	Workplace Legislation Amendment Act 2025

Key Figures (Portable Long Service Leave Expansion)

	Number	As at
Building and Construction Industry Scheme – employer levy contribution rate	2.75% of wages	1 October 2025
Building and Construction Industry Scheme - entitlement	13 weeks of portable long service leave after 10 years recorded service	1 October 2025
Community Sector Industry Scheme – employer levy contribution rate	1.85% of wages	1 October 2025
Community Sector Industry Scheme - entitlement	4.33 weeks of portable long service leave after 5 years recorded service	1 October 2025
Security Industry Scheme – employer levy contribution rate	1.47% of wages	1 October 2025
Security Industry Scheme - entitlement	6.06 weeks of portable long service leave after 7 years recorded service	1 October 2025
Services Industry Scheme - employer levy contribution rate	1.07% of wages	1 October 2025
Services Industry Scheme - entitlement	6.06 weeks of portable long service leave after 7 years recorded service	1 October 2025

Cleared as complete and accurate: 06/11/2025
 Cleared for public release by: Executive Group Manager Ext: 53874
 Contact Officer name: Michael Young Ext: 53874
 Lead Directorate: Chief Minister, Treasury and Economic Development
 TRIM Ref: CM25/211337

Talking points

Policy Area – Introductory Talking Point

- The portable long service leave scheme allows workers in the Territory to access long service leave after a qualifying period of employment in a covered industry, rather than for a single employer. The scheme has four covered industries, namely: building and construction, the community sector, security and the services industry.

11.1 – Portable Long Service Leave Expansion


- Levy contributions are payable quarterly by employers in each of the covered industries to the ACT Long Service Leave Authority to fund scheme costs and portable long service leave payments.
- In 2023 the Legislative Assembly passed amendments to expand the portable long service leave covered industries to include hairdressing, beauty services, accommodation and food services.
- To accommodate the schemes' expansion to the new industries, the previous contract cleaning industry scheme became the 'services industry scheme' on 1 April 2025.
- The schemes' expansion to the new industries was paused to support the hospitality industry which is experiencing uniquely challenging economic pressures.
- New employers in the expanded industries and entering the services industry scheme will now start from 1 July 2026.
- This allows an additional transition period for impacted businesses to register by 30 June 2026 and be ready for commencement on 1 July 2026.
- The ACT's Long Service Leave Authority, ACT Leave, will continue to deliver communication, engagement and awareness activities, including engagement with peak bodies and directly with employers to assist in business readiness for commencement.

Background information

- Employers in the expanded industries will need to register eligible employees with the Authority by June 2026. Employers can register now in preparation.
- Quarterly levy contributions would be payable by the end of September 2026.
- The initial levy rate is anticipated to be 1.07 per cent of covered employees' wages.

11.2 – Workplace Legislation Amendment Act 2025 (No 2)

- The Workplace Legislation Amendment Act 2025 (No 2) was passed by the Legislative Assembly on 25 September 2025 and has made amendments that:
 - extend existing special protections under the *Evidence (Miscellaneous Provisions) Act 1991* in legal proceedings currently afforded to victims of a sexual criminal offence to a person who has suffered workplace sexual assault or harassment and is a witness in a WHS proceeding, and
 - expand the Default Insurance Fund's uninsured employer claims management infrastructure to allow a limited discretionary power to determine a class of employers that may be able to access this infrastructure to manage their worker claims. While limited and not intended to provide an alternative means of obtaining workers' compensation insurance, it is intended to be a mechanism that is able to respond to instances where there is a demonstrated risk of market failure.
- When introduced, the Workplace Legislation Amendment Bill 2025 (No 2) was split by Assembly motion on 2 September 2025 resulting in a further Workplace Legislation Amendment Bill 2025 (No 3).

- 
- The Workplace Legislation Amendment Bill 2025 (No 3) was passed by the Legislative Assembly on 28 October 2025 and makes a suite of amendments to legislation within the industrial relations portfolio to improve employment conditions, including:
 - providing a new immediate workers' compensation payment that supports households following a workplace death
 - technical clarifications to the existing incident notification provisions under work health and safety laws
 - enhancements to the compliance and enforcement tools, including under the Long Service Leave Act 1976 for traditional long service leave entitlements, ensuring that employers are paying workers for the entitlements they accrue
 - removing outdated and historical exclusions from accessing workers compensation permanent impairment benefits if an injured worker contracts HIV/AIDs in certain circumstances that in practice would have the effect of discriminating against sex workers, and
 - other minor technical and clarifying improvements.

WHS and Workers Compensation

Sub-Index

Key Figures (ACTPS Workers Compensation Arrangements)

Key Figures (Private Sector Workers Compensation)

Talking Points

10.1 ACTPS Work Health and Safety Arrangements

10.2 ACTPS Workers Compensation Arrangements

10.3 Private Sector Workers Compensation

Policy Area - Background Information

Key Figures (ACTPS Workers Compensation Arrangements)

	Number	As at
Number of ACTPS workers provided with workers compensation coverage	More than 30,000	July 2025
New claims received and managed each year	Approximately 700	July 2025
Number of open claims at any one time	Over 1200	July 2025

Cleared as complete and accurate:

06/11/2025

Cleared for public release by:

Executive Group Manager

Ext: 53095

Contact Officer name:

Michael Young

Ext: 53095

Lead Directorate:

Chief Minister, Treasury and Economic Development

TRIM Ref:

CM25/211336

Key Figures (Private Sector Workers Compensation)

	Number	As at
Estimated average claim size for 2025-26	\$58,700	April 2025
Number of policies written	Around 20,400	2023-24
Premiums collected	covering \$15 billion in wages \$316 million	2023-24
New lost time claims	1,900	2023-24
Amount of compensation paid covering medical, allied health, rehab services and financial compensation payments	\$168 million	2023-24
Suggested reasonable premium rate – all industries average for 2025-26	2.04% of wages	April 2025

Talking points

Policy Area - Introductory Talking Point

- The ACT public service is committed to providing a safe and inclusive workplace, where all workers are protected from harm to their physical and mental health.
- The ACT private sector workers' compensation scheme is privately underwritten. Individual insurers are responsible for determining the premiums they charge to employers.

10.1 – ACTPS Work Health and Safety Arrangements

- Whole of Government work health and safety arrangements include:
 - the ACT public sector (ACTPS) work health and safety system with strategies, policies and guidance providing direction and support for workplaces to comply with legislative duties and policy requirements
 - a WHS audit and assurance program
 - a work incident reporting and management system for hazard, injury, illness, and safety concerns; and
 - WHS performance reporting to directorates and executives.
- Directorates and agencies are responsible for managing workforce or work-activity specific hazards relevant to their operations, consistent with the whole of government WHS strategy, policy and direction.
- The ACTPS WHS arrangements are responsive and alert to emerging risks, best practice and empirical evidence. Agile WHS responses – such as to address the WHS arrangements during the COVID pandemic - demonstrate the flexibility of WHS arrangements when required.

Background Information:

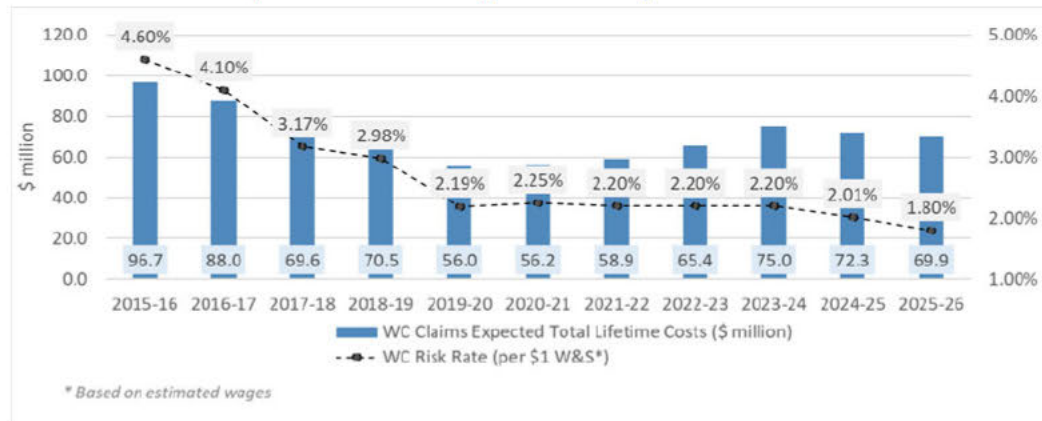
- Identifying and managing risks to the health and safety, including the psychosocial health and safety, of workers is an obligation for the ACTPS under the *Work Health and Safety Act 2011* (ACT).

- Where a WHS hazard, risk or issue has implications across several workplaces or requires a consistent approach across the ACTPS, a whole of government WHS approach may be required.
- Noting the prevalence of and increased focus on psychosocial hazards in workplaces, the ACTPS is investing in a range of supports to address psychosocial health and safety risks. These supports include identification of organisational risks, building capability with practical tools for workplaces, managers and employees and delivering early intervention services, resources and guides.
- In response to the increased obligations required of employers in the ACT, such as allegations of workplace sexual assault now being notifiable incidents to the regulator, the ACTPS has evolved its systems and policies to incorporate these requirements. The whole of government incident reporting and management system supports the reporting of sexual assault and psychological hazards privately and promptly.

10.2 – ACTPS Workers Compensation Arrangements

- The ACT Government uses a self-insurance model to provide workers' compensation services for all ACT public sector employees. These self-insurance arrangements have been in place since March 2019.
- ACT Government provides workers' compensation cover to more than 30,000 ACT public servants, receives and manages around 700 new claims each year and supports over 1200 open claims at any one time.
- The ACT Government contracts EML Solutions as a third-party administrator to provide claims management services for ACT Government.
- The ACT Government has started a procurement process for the management of workers compensation claims in advance of the current contract with EML Solutions expiring in 2027. Prior to going to market, the Government's insourcing arrangements were considered.
- Being a self-insurer means the government is responsible for the entire workers' compensation claim management process.
- This enables greater investment in and better integration of services.
- Service improvements enabled by the self-insurance model include:
 - *Faster access to supports:* Medical and allied health services are provided immediately upon a claim for workers' compensation being received – rather than waiting for a claim to be determined, as was historically the case. In the event that liability is not accepted, there is no recovery of payments made.
- Whole of government initiatives enabled by the self-insurance model include:
 - early intervention physiotherapy and workstation assessments for the early management of musculoskeletal injuries
 - facilitated discussion program to promote positive workplace relationships
 - complex reasonable adjustment services that assist employees and managers to make changes to work design to support workers with an injury or disability
 - employee supports to reduce stigma and promote early help seeking behaviour such as online mental health awareness training
 - specialised support for ACTPS employees who are required to give evidence, appear at a tribunal, or attend a hearing or court in connection to matters related to their employment with the ACTPS
 - an in-house Work Rehabilitation Services team, delivering more timely and targeted expert support for ill or injured employees.
- ACTPS premium rate reductions have been enabled by the establishment of the workers' compensation self-insurer, improved work health and safety, and return to work infrastructure.

ACTPS workers' compensation claims expected total lifetime costs and risk rates:



10.3 – Private Sector Workers Compensation

- If an employer is unhappy with the premium offered by one insurer, the competitive nature of the industry in the ACT means they have the option of pursuing coverage with another insurer.
- To assist employers in deciding whether the cost of their premium is reasonable, the Government publishes an annual schedule of suggested reasonable workers' compensation premium rates for each industry class.

Suggested Reasonable Rates

- While the ACT's average premium rate is comparatively higher than schemes in some other jurisdictions, Territory workers under the ACT scheme have access to a wider range of compensation services and payments.
- For example, the ACT's scheme provides uncapped and unrestricted access to common law damages and covers injuries sustained while travelling between home and work, whereas other state and territory schemes do not.
- Suggested reasonable premium rates on average across all industries will remain stable at 2.04% of wages for 2025-26, compared to 2.00% of wages for 2024-25.
- Suggested premium rates by each industry, based on ANZSIC industry classification classes, are calculated using average claims frequency and costs observed for the industry to estimate its relativity to the estimated reasonable premium rate.
- Premium rates actually charged by insurers to individual employers can and do vary with factors such as industry and business size, risk profile and actual claim experience of the employer.
- As at April 2025, over the last five years achieved premium rates on an earned premium basis in the ACT Scheme have been below the average suggested reasonable premium rate, except in the 2023-24 financial year.
- At the ANZSIC industry classification division level, the suggested reasonable premium rates for the upcoming policy year (2025-26) are generally close to the rates achieved by insurer in 2023-24.
- There tends to be greater variability at the more granular ANZSIC class level between the suggested reasonable premium rates and premium rates charged by insurers.

Achieved premium rates in the ACT private sector workers compensation scheme over the last five years compared to the published suggested reasonable premium rate (as at April 2025)

FY	2019-20	2020-21	2021-22	2022-23	2023/24	2024/25	2025/26
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Average Suggested Reasonable Rate	2.48% of wages	2.33% of wages	2.22% of wages	2.22% of wages	2.10% of wages	2.00% of wages	2.04% of wages
Earned premium rate	1.97% of wages	1.95% of wages	1.94% of wages	2.04% of wages	2.13% of wages	Not available	Not available

- Whilst the ACT appears to reflect a higher premium rate in comparison to other jurisdictions, the ACT's suggested reasonable premium rate has been decreasing over time.
- Additionally, direct comparison with other jurisdictions is not possible as it does not consider crucial factors that affect premium rates including:
 - differences in scheme design; and
 - underwriting models for the different schemes that offer the ability to cross subsidise higher risk sectors amongst lower risk sectors;
 - variations in labour market risk profiles.

Average premium rates across all industries for each jurisdiction (as at April 2025)

	ACT	NSW	VIC	QLD	WA	SA	TAS
2025-26	2.04% of wages	Approx 1.87% of wages	1.80% of wages	1.34% of wages	1.82% of wages	Estimated 2.60% of wages	2.06% of wages
2024-25	2.00% of wages	Approx. 1.73% of wages	1.80% of wages	1.34% of wages	1.732% of wages	1.85% of wages	1.89% of wages

Background information

- Amendments were recently passed by the ACT Legislative Assembly under the Workplace Legislation Amendment Act 2025 (No 2) that made to the ACT private sector workers compensation legislation providing for a determined indemnity mechanism that:
 - expands the Default Insurance Fund's uninsured employer claims management infrastructure to allow a limited discretionary power to determine a class of employers that may be able to access this infrastructure to manage their worker claims.
 - While limited and not intended to provide an alternative means of obtaining workers' compensation insurance, it is intended to be a mechanism that is able to respond to instances where there is a demonstrated risk of market failure.

WorkSafe Matters

Sub-Index

Key Figures (WorkSafe ACT Prosecutions)

Talking Points

12.1	WorkSafe ACT Prosecutions
12.2	Sexual Assault and Sexual Harassment

Key Figures (WorkSafe ACT Prosecutions)

	Number	As at
Matters before the ACT Magistrates Court	23	31 October 2025
Matters with the Commonwealth Director of Public Prosecutions for prosecution	2	31 October 2025
Matters with the Commonwealth Director of Public Prosecutions for sentencing	0	31 October 2025
Matters with the ACT Director of Public Prosecutions for prosecution	8	31 October 2025
Matters with other legal providers for prosecution*	10	31 October 2025
Matters with the ACT Director of Public Prosecutions for sentencing	2	31 October 2025
Matters with other legal providers for sentencing*	1	31 October 2025
Matters with Enforceable Undertaking prospects	2	31 October 2025

*All legal expenses related to these matters have been, or will be, paid for WorkSafe ACT.

Talking points

Policy Area - Introductory Talking Point

Cleared as complete and accurate: 05/11/2025
 Cleared for public release by: Executive Branch Manager Ext: 53943
 Contact Officer name: Midori Kobayashi Ext:
 Lead Directorate: Chief Minister, Treasury and
 Economic Development
 TRIM Ref: CM25/211680

- WorkSafe ACT operates within a broader prosecutorial framework as part of the criminal justice system that requires the highest standard of integrity to be applied to prosecutorial decision making. Where the regulator considers that a prosecution for WHS offences should be initiated, the WHS Commissioner may commence proceedings for an offence under the WHS Act.
- On 9 June 2023, legislative changes in the ACT brought into effect new mandatory reporting requirements for workplace sexual assault incidents. Workplace sexual assault incidents are now a notifiable incident and persons conducting a business or undertaking (PCBUs) must report incidents to WorkSafe ACT as soon as they become aware of them.

12.1 – WorkSafe ACT Prosecutions

- Proceedings for an offence under the WHS Act may be brought about by an incident, near miss or as broad as a risk-based prosecution.
- Prosecutions may be brought in relation to alleged breaches of offence provisions in WHS or dangerous substances laws.
- WorkSafe ACT has a strong regulatory posture and, where warranted, will take immediate action to protect the health, safety and welfare of Territory workers and others.
- In 2025, WorkSafe ACT will continue to implement relevant recommendations from Marie Boland’s review on how WHS prosecutions are undertaken in the ACT. This work will ensure the ACT’s WHS prosecution model is contemporary, fit for purpose and meets community expectations.

12.2 – Sexual Assault and Sexual Harassment

- Following legislative changes introduced on 9 June 2023, a new notifiable incident form was published on the WorkSafe ACT website for reporting workplace sexual assault incident.
- There is no duty on those who have experienced, witnessed or been exposed to a workplace sexual assault incident to notify, and WorkSafe ACT will not be collecting any notification information from anyone but the PCBU.
- WorkSafe ACT will not follow up or make enquiries with any person involved in sexual assault incidents that are notified. However, each PCBU will receive a response to the notification with general information on the steps that should be taken following a workplace sexual assault incident.
- WorkSafe ACT launched a proactive sexual harassment awareness campaign in May 2023. The aim of the campaign was to assist PCBUs to meet their obligations and protect workers through the elimination and minimisation of risks.
- A sexualised behaviour hazard checklist has been developed as an inspection tool to be used by WorkSafe ACT inspectors. The checklist will help highlight gaps in workplace processes that can lead to sexual harassment and assault.

WHOG Cost of Living

Talking points

- The ACT Government has effective mechanisms to help Canberrans with cost of living pressures, including concessions on Government fees and charges.
- Most concessions in the ACT are means tested by requiring a federally issued concession card linked to Commonwealth income support, such as the Low-Income Health Care Card or Pensioner Concession Card.
- In 2025-26, the Government will spend approximately \$152 million on cost of living support for ACT households.

Key information

What the Government is doing to address energy costs:

- The ACT continues to have some of the lowest regulated electricity prices in Australia.
 - An average ACT household on the regulated standing offer will pay approximately \$2,570 over a year.
 - This compares favourably to a household using the same amount of electricity (6,500kWh) over a year in South Australia (\$3,379), New South Wales (\$3,024), Regional Queensland (\$2,810), South East Queensland (\$2,766), Victoria (\$2,449) and Tasmania (\$2,480).
- Canberra households could achieve significant savings by switching to the lowest market offer available.
- The Government has made it easier for customers to shop around for better offers by requiring electricity retailers to compare their offer against an ACT reference price, being what a household would pay for electricity over a year if they remained on the regulated standing offer.
- As announced in the 2025-26 Commonwealth Budget, the Commonwealth will provide a further \$150 per household in energy bill relief in 2025, which will result in a reduction in the average bill of \$30 for customers on regulated standing offers in 2025-26, to be delivered in two equal quarterly instalments through to the end of 2025.

Cleared as complete and accurate: 17/10/2025
Cleared for public release by: Executive Group Manager Ext: 79481
Contact Officer name: Tony Wang Ext: 72317
Lead Directorate: Chief Minister, Treasury and
Economic Development
TRIM Ref: CMTEDD2025/4983

Concerns about impacts of taxes, fees, and charges on cost of living:

- The Government aims to keep all taxes, fees and charges as low as possible. However, this must be balanced with raising sufficient revenue to fund the high-quality services Canberrans expect.
- Wages are forecast to grow faster than inflation. As real wages continue to grow, cost of living pressures are expected to ease, reducing pressure on ACT households.
- The Government helps those most in need with the impacts of charges.
 - For example, eligible homeowners (age pensioners, or over 65s, and concession card holders) can defer their general rate payments.
 - Pensioners can also receive a 50 per cent rebate on (up to \$750) on their rates and Police, fire and emergency services levy (PFESL) (up to \$115).

2025-26 Budget cost of living initiatives:

- permanently increasing the Electricity, Gas and Water Rebate to \$800 to eligible recipients (around 40,000 households) in 2025-26;
- providing a one-off payment of \$250 to all ACT apprentices and trainees working in the ACT and an additional \$250 to first-year apprentice and trainees;
- a \$150 registration fee reduction for light trailers weighing 4.5 tonnes or less;
- increasing stamp duty concessions for first home buyers, pensioners, and people with disability;
- establishing a Food Bank Fund to support Canberrans facing financial stress and food insecurity; and
- packages of essential items worth \$200 to first-time mothers in vulnerable households and other families identified as needing support.

Background information

Electricity Prices

- The Commonwealth is currently consulting on a “Solar Sharer Offer” (SSO), where NSW, South Australia and South-east QLD electricity retailers would be required to charge \$0/kWh for three hours a day from 2026-2027 for households on a default market offer.
- The ACT Government will monitor and assess the SSO to determine whether a similar scheme would be beneficial for the ACT. At this stage, the ACT Government does not have sufficient information to determine whether a scheme would be beneficial in the ACT.
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TRIM Ref: CMTEDD2025/4983

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Retail gas prices

- Gas prices are expected to increase in 2025-26, noting the AER has approved a 13.4 per cent price increase to gas distribution charges, which make up approximately a third of the retail bill.

Water and sewerage prices

- The ICRC is reviewing Icon Water's sewerage tariff structure and considering the introduction of a liquid trade waste tariff in the ACT. The review seeks to ensure the charging framework remains fair and efficient for businesses with a permit to discharge liquid trade waste into the water network, which incurs greater costs to treat than daily residential living water. The outcomes of the review will inform the next price investigation for the 2028 regulatory period.

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Housing affordability

- The ACT is the most affordable jurisdiction to buy a home with 33.3 per cent of an average family income required to meet home loan repayments.¹
- The ACT is the most affordable jurisdiction to rent a home, with 18.7 per cent of average family income required to meet rent payments.¹
- The median rent for a house and apartment is \$725 and \$598 respectively. By this metric, Canberra is the fourth most expensive capital city to rent a house and the fourth most expensive city to rent a unit.²

¹ Real Estate Institute of Australia (REIA) Housing Affordability Report, June Quarter 2025.

² Cotality (previously CoreLogic) Quarterly Rental Review, October 2025

Cleared as complete and accurate: 17/10/2025
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TRIM Ref: CMTEDD2025/4983

Ongoing support for households – from the 2025-26 Budget Cost of Living Statement

Assistance	Description	Estimated take up 2025-26	2024-25 \$'000	2025-26 \$'000
Electricity, Gas and Water Rebate	Permanent increase to \$800 rebate on utility bills.	41,000 households ¹	24,900	32,800
Pensioner General Rates Rebate, PFESL Rebate	50 per cent rates rebate up to \$750 per year, \$115 PFESL rebate per year.	15,400	11,000	11,400
Conveyance duty concessions	Up to 100 per cent discount on conveyance duty payable.	4,300	77,100	78,400
Apprentice and Trainee payment	A one-off \$250 for all apprentices and trainees, plus an extra \$250 for first years.	4,000	620	1,700
Spectacles Subsidy Scheme	Subsidy up to \$200 on spectacle purchases once every two years.	9,600 spectacles	1,800	1,900
Taxi Subsidy Scheme	Assistance for people with a disability or significant mobility restriction.	132,600 trips	3,900	4,000
Motor vehicle registration concessions	Up to 100 per cent discount on motor vehicle registration fees.	70,800 registrations	13,800	14,000
Driver licence concessions	Up to a 100 per cent discount on driver licence fees.	5,500 licences	1,100	1,100
Public transport concessions	Reduced or free fares on Transport Canberra bus and light rail services.	Over 4.5 million trips ²	7,000	7,100
Total			147,420	151,530

Notes:

1. Estimate based on eligibility. Approximately 41,000 individuals are estimated to be eligible, though actual take-up may be lower.
2. This estimate is based on data from July to September 2024. Due to the unavailability of MyWay+ data, the reported concession and take-up figures may not fully reflect actual usage. The concessions provided through fare-free travel on Fridays since 6 December 2024 and approximately two months free public transportation during MyWay+ transition is not available at the time of writing this report

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 TRIM Ref: CMTEDD2025/4983

Available Conveyance Duty concessions

Concession Name	Concessions Description
Home Buyer Concession Scheme	Removes or reduces stamp duty for eligible home buyers who have not owned a property for at least five years (up to approximately \$35,238).
Off-the-Plan Duty Concession	No stamp duty on off-the-plan unit (unit-titled apartment and townhouses) owner occupier purchases up to \$1,020,000 until 30 June 2026.
RZ1 Unit Duty Exemption Scheme	A duty exemption for the first transfer of unit titled properties on RZ1 blocks with a dutiable value of \$1,020,000 or less that have been newly subdivided under the <i>Unit Titles Act 2001</i> , until 30 June 2026.
Pensioner Duty Concession Scheme	Assists eligible pensioners who own a home to downsize through reducing their conveyance duty.
Severe Disability Duty Exemption	A new Severe Disability Duty Exemption from 1 July 2025 to further support people with a severe disability and their carers to find a home.
Special Disability Trust Duty Exemption	Special disability trusts are exempted from duty on the main residence of the beneficiary.
Disability Duty Concession Scheme	Eligible adults with a long-term and permanent disability, can be exempt from stamp duty when purchasing a permanent home.
Deferred duty	Buyers who are eligible for the former First Home Owner Grant (FHOG), or the Home Buyer Concession Scheme (HBCS) can also defer their conveyance duty.

Cleared as complete and accurate: 17/10/2025
 Cleared for public release by: Executive Group Manager Ext: 79481
 Contact Officer name: Tony Wang Ext: 72317
 Lead Directorate: Chief Minister, Treasury and
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 TRIM Ref: CMTEDD2025/4983

Budget key tables

Talking points

The 2025-26 Budget provided an update to the financial forecast projections for the current financial year and the next three financial years including financial and economic parameters, and consequential changes to the estimated outcome and the forward years' forecasts.

Key economic aggregates are set out in Table 1.1.1 below:

Table 1.1.1: Economic parameters, 2025-26 Budget, baseline forecasts, percentage change

	2024-25 Estimate	2025-26 Budget	2026-27 Forecast	2027-28 Projection	2028-29 Projection
ACT					
Gross State Product ^{1,2}	3½	3¼	3½	3¾	3¾
State Final Demand ^{1,2}	2¾ (2)	2½ (2¼)	2¾ (3)	3 (2¾)	3
Employment ³	2	1¾	1¾	2 (1¾)	2
Wage Price Index ^{3,4}	3½	3¼ (3½)	3¼	3¼	3
Consumer Price Index ³	2¼	2¾	2½	2½ (2¼)	2¼
Population ³	2 (1¾)	1¾	1¾	1¾	1¾
Australia					
Gross Domestic Product ⁵	1½	2¼	2½	2¾	2¾

Sources: ABS Australian National Accounts: National Income, Expenditure and Product; Australian National Accounts: State Accounts; Labour Force, Australia; Wage Price Index, Australia; Consumer Price Index, Australia; National, State and Territory Populations; CMTEDD estimates; 2025-26 Commonwealth Budget. No bracket indicates that the forecast is unchanged from the 2024-25 Budget Review.

Notes: Forecasts and projections are rounded to a ¼ of a percentage point.

1. Real values.
2. Year average basis (average of the current financial year relative to the previous financial year).
3. Through the year to the June quarter growth.
4. Total hourly rates of pay, excluding bonuses.
5. 2025-26 Commonwealth Budget.

Cleared as complete and accurate: 24/11/2025
 Cleared for public release by: Deputy Under Treasurer Ext: MS Teams
 Contact Officer name: Scott Austin Ext: MS Teams
 Lead Directorate: Chief Minister, Treasury and
 Economic Development
 TRIM Ref: CMTEDD2025/4983

The General Government Sector (GGS) Headline Net Operating Balance and balance sheet metrics, as set out in the 2025-26 Budget, are detailed in Table 1.1.2 below:

Table 1.1.2: General Government Sector Headline Net Operating Balance (\$m) – 2025-26 Budget

	2024-25 Budget	2024-25 Estimated Outcome	2025-26 Budget	2026-27 Estimate	2027-28 Estimate	2028-29 Estimate
Revenue	8,145.8	7,873.9	8,928.2	9,435.4	9,787.0	10,273.5
Expenses	9,000.8	9,255.1	9,608.9	9,813.2	10,034.7	10,260.8
Superannuation Return Adjustment	230.9	267.3	255.9	275.1	295.7	317.9
HEADLINE NET OPERATING BALANCE	(624.1)	(1,113.8)	(424.9)	(102.8)	47.9	330.6
Net cash from operating activities	24.2	(339.7)	(63.0)	191.1	382.0	820.3
Net debt (excluding superannuation)	8,870.0	9,278.0	11,001.8	12,626.1	13,229.5	13,637.5
Net financial liabilities	14,396.4	15,148.8	16,459.4	17,546.4	17,818.2	17,914.8

Note: Numbers may not add due to rounding.

Cleared as complete and accurate: 24/11/2025
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 Contact Officer name: Scott Austin Ext: MS Teams
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 TRIM Ref: CMTEDD2025/4983

Table 1.1.3: General Government Sector Headline Net Operating Balance (\$m) – 2025-26 Budget Addendum

Variations in the 2025-26 Budget Addendum relate to the settlement with Calvary. This includes:

- an improvement in the Headline Net Operating Balance in 2024-25 of \$1.2 million for the \$65 million settlement expense, offset by a \$66.2 million gain related to extinguishing the net asset provision liability in Canberra Health Services;
- a \$66.6 million negative impact on Net cash from operating activities and Net debt in 2025-26 reflecting cash payment of the \$65 million to Calvary and the impact on interest receipts; and
- minor associated impacts for interest revenue and to balance sheet metrics in the forward estimates.

	2024-25 Budget	2024-25 Estimated Outcome	2025-26 Budget	2026-27 Estimate	2027-28 Estimate	2028-29 Estimate
Revenue	8,145.8	7,940.1	8,926.6	9,434.6	9,787.9	10,274.4
Expenses	9,000.8	9,320.1	9,608.9	9,813.2	10,034.7	10,260.8
Superannuation Return Adjustment	230.9	267.3	255.9	275.1	295.7	317.9
HEADLINE NET OPERATING BALANCE	(624.1)	(1,112.6)	(426.4)	(103.6)	48.9	331.5
Net cash from operating activities	24.2	(339.7)	(129.6)	190.3	383.0	821.3
Net debt (excluding superannuation)	8,870.0	9,278.0	11,068.4	12,603.9	13,206.4	13,613.4
Net financial liabilities	14,396.4	15,164.3	16,476.5	17,537.7	17,808.6	17,904.2

Cleared as complete and accurate: 24/11/2025
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Contact Officer name: Scott Austin Ext: MS Teams
Lead Directorate: Chief Minister, Treasury and
Economic Development
TRIM Ref: CMTEDD2025/4983

The GGS Net debt is set out in Table 1.1.3 below:

Table 1.1.3: Net debt (excluding superannuation) (\$m)

	2024-25 Estimated Outcome	2025-26 Budget	2026-27 Estimate	2027-28 Estimate	2028-29 Estimate
2024-25 Budget Review	9,043.8	10,592.4	12,010.7	12,819.1	n/a
2025-26 Budget	9,278.0	11,001.8	12,626.1	13,229.5	13,637.5
Net debt to GSP (%)	15.8	17.7	19.1	18.9	18.4
2025-26 Budget Addendum	9,278.0	11,068.4	12,603.9	13,206.4	13,613.4

Compared to the 2024-25 Budget Review, net debt is estimated to be \$234.2 million higher in 2024-25. Net debt is also forecast to be higher each year over the Budget and forward estimates, largely due to the impact of new policy decisions, particularly the significant investment in public health services. It also reflects a reduction in expected dividend payments from the Suburban Land Agency (SLA) resulting from the timing of capital expenditure requirements, with the SLA to undertake significant investment in development works to deliver land supply.

Cleared as complete and accurate:	24/11/2025	
Cleared for public release by:	Deputy Under Treasurer	Ext: MS Teams
Contact Officer name:	Scott Austin	Ext: MS Teams
Lead Directorate:	Chief Minister, Treasury and Economic Development	
TRIM Ref:	CMTEDD2025/4983	

Table 3.1.3 shows the variation in the GGS HNOB between the 2024-25 Budget and Budget Review and the 2025-26 Budget, disaggregated between policy decisions and technical adjustments. Further details of technical adjustments are shown in Table 3.1.4.

Table 3.1.3: Summary in movements in the General Government Sector Headline Net Operating Balance (\$'000)

	2024-25 Estimated Outcome	2025-26 Budget	2026-27 Estimate	2027-28 Estimate
2024-25 Budget	(624,068)	(147,570)	79,722	179,509
Revenue¹				
Policy decisions	578	(5,628)	0	0
Technical adjustments	(647)	14,802	14,634	15,011
Expenses²				
Policy decisions	(1,982)	(867)	1,359	1,221
Technical adjustments	(14,721)	(11,280)	(101)	7,944
Superannuation Return Adjustment	5,053	4,319	4,624	4,952
2024 Pre-Election Budget Update	(635,787)	(146,224)	100,238	208,637
Revenue¹				
Policy decisions	(3,555)	(2,418)	0	0
Technical adjustments	(165,308)	140,683	52,295	73,310
Expenses²				
Policy decisions	(268,865)	(8,996)	(10,789)	(7,137)
Technical adjustments	81,733	(110,328)	(101,222)	(109,814)
Superannuation Return Adjustment	20,099	10,147	10,912	11,735
2024-25 Budget Review	(971,683)	(117,136)	51,434	176,731
Revenue¹				
Policy decisions	0	128,813	190,502	209,423
Technical adjustments	(102,943)	(90,085)	(80,679)	(179,394)
Expenses²				
Policy decisions	0	(430,049)	(304,571)	(249,372)
Technical adjustments	(50,469)	90,503	47,989	98,544
Superannuation Return Adjustment	11,255	(6,905)	(7,437)	(8,009)
2025-26 Budget	(1,113,840)	(424,859)	(102,762)	47,923

Notes: Numbers may not add due to rounding.

1. A positive number represents an increase in revenue.
2. A negative number represents an increase in expenses.

Cleared as complete and accurate: 24/11/2025
 Cleared for public release by: Deputy Under Treasurer Ext: MS Teams
 Contact Officer name: Scott Austin Ext: MS Teams
 Lead Directorate: Chief Minister, Treasury and
 Economic Development
 TRIM Ref: CMTEDD2025/4983

New Infrastructure and Capital Works

Talking points

- The 2025-26 ACT Infrastructure Investment Program (IIP) forecasts investment of \$8.1 billion over five years to 2029-30 including:
 - \$5.8 billion investment in the General Government Sector (GGS); and
 - \$2.3 billion by Public Trading Enterprises (PTEs).
- In 2025-26, the IIP forecasts investment of \$1.8 billion including:
 - forecast GGS investment of nearly \$1.3 billion made up of: \$285.6 million for new works and asset renewal; and over \$1 billion for existing capital programs that also includes additional funding for new stages of existing programs (e.g. Light Rail and Northside Hospital); and
 - PTE investment of \$466 million within their own capital works programs which is funded outside the Budget through each entity's own-source revenue.

Key information

New Infrastructure:

- The investment in new works totals over \$161 million in 2025-26 and \$395 million over five years to 2029-30. This includes, but is not limited to, funding for:
 - progressing design works on a new Canberra Aquatic Centre in Commonwealth Park;
 - the construction of 85 new public housing dwellings to expand the Housing ACT property portfolio to 13,200 homes by the end of 2030;
 - delivering the Electric Vehicle TAFE Centre of Excellence;
 - construction of an Inner-South Health Centre;
 - stage 3 of the Gundaroo Drive duplication;
 - stage 2 of the Garden City Cycleway;
 - the next steps for the Canberra Hospital Masterplan;
 - planning for police station in the Molonglo Valley;
 - modernising our traffic and parking systems; and

Cleared as complete and accurate:	24/11/2025	
Cleared for public release by:	Deputy Under Treasurer	Ext: MS Teams
Contact Officer name:	Scott Austin	Ext: MS Teams
Lead Directorate:	Chief Minister, Treasury and Economic Development	
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- infrastructure upgrades in addition to Government’s Asset Renewal Program.
- New Infrastructure investment can also include new stages of existing programs funded as part of Government’s \$1.1 billion investment in ‘works in progress’ in 2025-26 (\$3.2 billion over five years) and includes:
 - the Canberra Theatre Precinct redevelopment;
 - enabling works for the design and construction of the new northside hospital;
 - delivering the next stage of Light Rail.
- Government is also investing \$124 million in 2025-26 as part of its Asset Renewal Program (ARP) for new projects to upgrade and renew existing infrastructure.

5-year Infrastructure Investment Program

- Along with new investment, Government will continue to progress a large pipeline of infrastructure projects and over the five years to 2029-30 has committed to:
 - \$839 million on health infrastructure;
 - \$798 million on education and skills infrastructure;
 - \$2 billion on public transport, roads and active travel;
 - \$713 million for entertainment, arts and sport;
 - \$410 million for city services, recreation and community facilities;
 - More than \$620 million on housing infrastructure *including PTE funding*; and
 - \$213 million on climate action and environmental infrastructure.

Net Debt

- Net debt is influenced by the level of outstanding borrowings that are used to fund the Government’s priorities in infrastructure and assets.

Net debt (excluding superannuation) (\$’m)

	2024-25 Estimated Outcome	2025-26 Budget	2026-27 Estimate	2027-28 Estimate	2028-29 Estimate
2024-25 Budget Review	9,043.8	10,592.4	12,010.7	12,819.1	n/a
2025-26 Budget	9,278.0	11,001.8	12,626.1	13,229.5	13,637.5
Net debt to GSP (%)	15.8	17.7	19.1	18.9	18.4

- The Territory’s net debt is estimated to be \$9.3 billion in 2024-25 and is forecast to rise each year over the Budget and forward estimates to \$13.6 billion in 2028-29, largely due to:
 - the impact of new policy decisions, particularly the significant investment in public health services; and

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- a reduction in expected dividend payments from the Suburban Land Agency (SLA) resulting from the timing of capital expenditure requirements, with the SLA to undertake significant investment in development works to deliver land supply.

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2025-26 Budget Headline Net Operating Balance

Talking points

	2024-25 Budget	2024-25 Estimated Outcome	2025-26 Budget	2026-27 Estimate	2027-28 Estimate	2028-29 Estimate
Revenue	8,145.8	7,873.9	8,928.2	9,435.4	9,787.0	10,273.5
Expenses	9,000.8	9,255.1	9,608.9	9,813.2	10,034.7	10,260.8
Superannuation Return Adjustment	230.9	267.3	255.9	275.1	295.7	317.9
HEADLINE NET OPERATING BALANCE	(624.1)	(1,113.8)	(424.9)	(102.8)	47.9	330.6

- The General Government Sector (GGS) Headline Net Operating Balance (HNOB) is forecast to be in deficit by \$424.9 million in 2025-26, improving each year to a surplus of \$330.6 million by 2028-29. This profile will return the HNOB to surplus by 2027-28 with the net operating cash balance in surplus one year earlier in 2026-27.
- The ACT's HNOB to GSP ratio is forecast to be similar to measures in most other states and territories across the forward estimates.

2024-25 Estimated Outcome

- The 2024-25 estimated outcome HNOB is a deficit of \$1,113.8 million, an increase of \$142.2 million compared to the 2024-25 Budget Review forecast deficit of \$971.7 million. This was due to a few key factors, including a Treasurer's Advance for TCCS (\$34.1 million) and lower than expected returns from Icon Water and the Suburban Land Agency (SLA) (\$38.4 million) and a reduction in fines and parking revenue (\$11.5 million).

2025-26 Budget and Forward Estimates

Total revenue is expected to be \$38.7 million higher in 2025-26 and \$178.6 million over three years from 2025-26 to 2027-28, compared to the 2024-25 Budget Review. Significant movements in forecast revenue in 2025-26 and over the forward estimates include:

- an increase in revenue of \$128.8 million (\$528.7 million over three years to 2027-28) because of new initiatives.

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- higher forecast Commonwealth grants of \$117.8 million in 2025-26 (\$41.6 million over three years to 2027-28) mainly due to Light Rail Stage 2A under Rail Investment, one-time top up funding for hospital and related health services in 2025-26 and Roads to Recovery; and
- higher than anticipated GST revenue of \$82 million in 2025-26 (\$108 million over three years to 2027-28) primarily reflecting the ACT's share of the national population. Noting the Territory would have received a substantially greater share of GST revenue had the GST relativity remained unchanged.

These increases are partially offset by:

- lower Icon Water, Suburban Land Agency (SLA) and City Renewal Authority returns of \$188.2 million in 2025-26 (\$346.5 million over three years to 2027-28). This largely reflects a reduction in expected dividends from the SLA because of the timing of capital expenditure requirements, with the SLA to undertake significant investment in development works to deliver land supply. It also reflects changes in timing of the transfer of the West Belconnen Landfill Site back to the General Government Sector;
- a \$61.8 million reduction in large scale generation certificates in 2025-26 driven primarily by changes in volume and prices. This variation is fully offset by decreased expenses; and
- lower fines and parking revenue of \$12.6 million in 2025-26 (\$42.6 million over three years to 2027-28) due to a forecast decrease in traffic and parking infringement fines, along with several car parks in the Civic area being repurposed as construction sites for the light rail project.

Total expenditure is forecast to be \$339.5 million higher in 2025-26 and \$747 million over three years from 2025-26 to 2027-28, compared to the 2024-25 Budget Review. Significant movements in forecast expense in 2025-26 and over the forward estimates include:

- an increase in funding of \$430 million (\$984 million over three years to 2027-28) for new initiatives;
- higher interest expenses of \$25 million in 2025-26 (\$104.9 million over three years to 2027-28) primarily due to the impact of new policy decisions resulting in a higher level of borrowings;

This is partially offset by amendments to central provisions of \$77.4 million in 2025-26 (\$293.8 million over three years to 2027-28).

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2025-26 Budget Addendum Headline Net Operating Balance

	2024-25 Budget	2024-25 Estimated Outcome	2025-26 Budget	2026-27 Estimate	2027-28 Estimate	2028-29 Estimate
Revenue	8,145.8	7,940.1	8,926.6	9,434.6	9,787.9	10,274.4
Expenses	9,000.8	9,320.1	9,608.9	9,813.2	10,034.7	10,260.8
Superannuation Return Adjustment	230.9	267.3	255.9	275.1	295.7	317.9
HEADLINE NET OPERATING BALANCE	(624.1)	(1,112.6)	(426.4)	(103.6)	48.9	331.5

The 2025-26 Budget was updated with an addendum to reflect the settlement of just terms compensation with Calvary. These additional variations include:

- an increase in revenue of \$66.2 million in 2024-25 related to extinguishing the net asset provision liability in Canberra Health Services;
- a decrease in revenue of \$1.6 million in 2025-26 (-\$0.5 million over four years) due to the impact on interest revenue resulting from the settlement with Calvary; and
- an increase in expenses of \$65 million in 2024-25 reflecting accrual of the settlement to be paid in 2025-26.

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 Lead Directorate: Chief Minister, Treasury and
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ACT Credit Rating

Talking points

- On 5 September 2025 S&P Global Ratings lowered the ACT's long-term issuer credit rating from AA+ to AA. The long term rating has a stable outlook.
- The ACT Government acknowledges the decision by S&P to reset the Territory's credit rating.
- Government is about tough decisions and balancing a broad range of priorities, the Canberra community expects a high level of government service provision, infrastructure investment and support through crises.
- We note S&P's commentary that rising health costs are a major driver of the fiscal challenge faced by the ACT.
- The ACT Government stands by its record investment in once in a generation infrastructure that will be used by generations of Canberrans. From new schools, to the new Critical Services Building at the Canberra Hospital to transport infrastructure across our growing city.
- We also stand by our record of supporting the community through COVID and the inflationary period that followed.
- The ACT Budget outlined a pathway back to a positive cash operating balance and a surplus over the forward estimates. S&P has recognised this alongside the savings measures in the Budget.
- It is critical the Assembly engages with the Budget reality of the Territory and acknowledge that tough choices are being made to return to a balanced budget without drastic cuts and while investing in the infrastructure we need.
- S&P recognised the ACT has strong financial management by global standards, a very high-income economy and exceptional liquidity.
- The Territory's Debt to GSP ratio remains around the average of the Australian States and Territories and the ACT now has the same credit rating as Victoria.
- Since the rating change, we have not seen any marked financial market impacts.
- Bond markets continue to be affected by a range of factors, such as global central bank interest rate settings, the outlook for global economic growth, and geo-political risks.
- An issuer's 'bond liquidity' is a significant element of borrowing yields.

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Contact Officer name:	Patrick McAuliffe	Ext: MS teams
Lead Directorate:	Chief Minister, Treasury and Economic Development	
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Background

- S&P looking for confidence that fiscal outcomes will strengthen, with the Territory recording cash operating surpluses and after capital account deficits narrower than 10% of total revenues.
- S&P recognised:
 - the government has incorporated modest operating savings measures in its budget over the next few years.
 - the government aims to limit expenditure growth in its agencies and directorates through the introduction of new principles to reprioritise projects and rebase its spending to a more sustainable level.
 - the government has introduced new revenue measures, including new four-year health levies on property owners and adjustments to rates of payroll tax and motor vehicle stamp duty, to improve its operating accounts.
 - the Territory’s liquidity coverage remains exceptional.
 - the Territory has strong access to external liquidity.
 - the Territory contingent liabilities are low and do not weigh on their assessment of its credit metrics.
 - the Territory’s economic fundamentals are strong; Australia's excellent institutional settings support our ratings.

Reflects published Credit Ratings as at [27 November 2025](#)

S&P Global Ratings

Jurisdiction	Long-Term Rating	Rating Date	Last Review Date	Creditwatch/ Outlook	Creditwatch/ Outlook Date
Australia	AAA	27 Jul 1992	30 Sept 2025	Stable	6 Jun 2021
Western Australia	AAA	27 Jun 2022	27 Aug 2025	Stable	27 Jun 2022
Australian Capital Territory	AA	05 Sept 2025	05 Sept 2025	Stable	05 Sept 2025
New South Wales	AA+	07 Dec 2020	06 Nov 2025	Negative	28 Nov 2024
Queensland	AA+	20 Feb 2009	17 Oct 2025	Negative	19 Feb 2025
Tasmania	AA	27 Nov 2025	27 Nov 2025	Stable	27 Nov 2025
South Australia	AA+	27 Sep 2018	28 Aug 2025	Stable	17 Aug 2023
Victoria	AA	07 Dec 2020	30 Jul 2025	Stable	7 Dec 2020
Northern Territory	Not rated by S&P. Has a Moody’s rating of Aa3, S&P equivalent of AA-				

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Economic Reform Roundtable

Talking points

- I welcome the outcomes of the Commonwealth Government's Economic Reform Roundtable. Many of the conclusions reached at this event are aligned with initiatives that the ACT Government has already led or is actively participating in.
- We are working with the Commonwealth on the National Competition Policy.
- We have already undertaken a Better Regulation journey in the ACT, and look forward to contributing what we have learned in support of the Roundtable's objectives.
- We support the objective of hastening approvals and reducing red tape for new housing construction.
- In our Submission to the economic reform roundtable, the ACT Government expressed support for a productivity-focussed regulatory environment for AI and its increased adoption – a view that was shared by many participants at the Roundtable, and was carried forward as a priority by the Commonwealth.
- I stand by the additional points that the ACT made to the economic reform roundtable, in our submission. These include better and fairer Commonwealth taxation arrangements to strengthen budget sustainability.
- The Commonwealth will take carriage of Road User Charging, and Treasurer Chalmers has indicated a desire to work with the States on how this policy might be implemented.

Key information

- The NSW Treasurer represented States' views at the Economic Reform Roundtable. Treasurer Mookhey's attendance was supported by extensive consultation via the Board of Treasurers on joint reform priorities.
- The Commonwealth Government via The Treasury also consulted with all states and territories on their shared reform priorities, to ensure that States' views were adequately represented, despite the strictly limited number of participants at the Economic Reform Roundtable.

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Contact Officer name:	Chris Roberts	Ext: via Teams
Lead Directorate:	Chief Minister, Treasury and Economic Development	
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Background information

The ACT's submission to the Economic Reform Roundtable focussed on the following.

Budget sustainability

The ACT proposed carefully calibrated adjustments to Australia's taxation settings, including:

- a broadly-based, nationally-levied taxation regime linked directly to the exploitation of our natural resources to ensure the benefits of these resources accrue for all Australians equally;
- that better taxation arrangements of multinationals should be explored domestically to strengthen budget sustainability; and
- the development of a national road user charging framework to ensure all motorists fairly pay for use of the road network, with a fair distribution of untied funds amongst states and territories.

Improving productivity

Better intergovernmental funding arrangements

- The ACT Government proposed that for future funding agreements, the Commonwealth undertake a prospective funding impact assessment where it ties funding to policy objectives and/or input controls. This could be complemented by post policy and program evaluations that would assess the costs and benefits of reductions in state autonomy associated with any input controls. Better agreement making could support improved productivity across the public sector.

Accelerated AI adoption

- The ACT advocated that any approach to AI-focussed regulation should be carefully designed to avoid dampening any productivity-enhancing benefits of this technology. This would include impact assessments that consider how regulatory proposals affect businesses, individuals and community organisations.

Improving agency systems and data sources

- The ACT advocated that improved integration between state, territory and Commonwealth agency systems and data, where it relates to probity and the suitability of information required for regulatory activities, could support productivity by:
 - enabling integrations that streamline data access, enabling faster application processes;
 - reducing an individual/businesses need to seek data separately;
 - reducing entry to regulated industries by bad actors (and the resources needed to respond); and
 - enabling ongoing or point in time updates for suitability/probity to keep industries healthy.

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Building economic resilience

- The ACT Government advocated for a greater focus on using funding agreements to incentivise and promote more research and the commercialisation of ideas. The ACT also advocated for harmonisation within the tertiary education sectors and in the structure of qualifications.

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Commonwealth revenue – GST and funding agreements

Talking points

GST and population

- ACT Treasury estimates over the seven-year period from 2016-17 to 2022-23, the ACT cumulatively lost around \$550 million in GST revenue grants due to population undercounts.
- The ACT has continued to work with the ABS over several years to improve the quality of its Estimated Resident Population (ERP) data.
- I, and the Chief Minister have written to the responsible Commonwealth Minister on this issue several times, and ACT Treasury has engaged with the ABS over several years to resolve this issue.
- Collaborative efforts between the ACT, the ABS and other jurisdictions have seen the ABS update its methods for estimating resident populations. This is a significant outcome from ACT efforts and this will have a direct effect on the ACT's allocation of GST going forward.
- ACT Treasury also regularly engages with the Commonwealth Grants Commission (CGC) through its update and review processes, to ensure the fair distribution of GST revenue among states and territories.
- The ACT has long advocated that the GST No-worse off guarantee be extended for as long as the 2018 legislation changes introduced by the Coalition government remain in force, to protect the ACT's fair share of GST entitlements.
- The Commonwealth Government agreed to extend the No-worse off guarantee to 2030. This agreement was the result of States' advocacy around the certainty of GST revenues.
- GST revenue is untied funding. It is not contingent on any federation funding agreements, such as States' commitments relating to NDIS funding.
- Alteration of the GST rate or base is a matter for the Commonwealth to consider.

Funding Agreements

- At the December 2023 National Cabinet meeting, the Prime Minister agreed that the Commonwealth's contribution rate to funding the public hospital system would rise to 42.5 per cent by 2029-30 and 45 per cent by 2034-35.
- In exchange for this promise being fulfilled, States agreed to work with the Commonwealth to implement Foundational Supports for the NDIS.


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- It is in this context – receiving specific, additional funding for the delivery of services in a public hospital setting, and additional funding for the joint-delivery of foundational supports – that States were assured that we would be financially better off.
- The Commonwealth has not met its commitment to States regarding public hospital funding. Commonwealth expenditures on Medicare, and the Commonwealth’s announced intention to expend its contribution to Foundational Supports on its own programs does not leave States financially better off, and does not directly contribute to funding the public hospital system at an appropriate rate.
- States and territories will continue to negotiate with the Commonwealth on a pathway forward, with a view to ensuring that the terms of the National Cabinet agreement are met.

Key information

- There is no precedent for providing any retrospective adjustments to GST distributions to make up for historic under-allocations on the basis of parameter variations, such as population.
- The calculation of the ACT’s GST revenue grants continues to be affected by legislative changes made by the Commonwealth to GST distribution arrangements in 2018.
- The changes resulted in a 0.75 relativity floor being applied in 2024-25 for all states and territories, raised from 0.7 in 2022-23 and 2023-24. The relativity floor has seen a significant uplift in the GST relativity of Western Australia.
- The ACT, along with other jurisdictions, is currently compensated for the cost of the Commonwealth Government’s policy choices by the No-worse off guarantee, which the Commonwealth has extended in its current form for three years until 2029-30. Without this guarantee, the ACT and most other jurisdictions could not guarantee a fair and reasonable level of public services. While the extension to this guarantee provides certainty for fiscal planning in the near term, this will remain an issue that requires resolution.
- The ACT’s No-worse off GST relativity, as assessed by the CGC, has decreased from 1.28237 for 2024-25 to 1.26085 for 2025-26.
- The ACT’s forecast GST revenues were revised up at the 2025-26 Budget. Despite a fall in the ACT’s relativity, the increase to the ACT’s population share saw forecast GST revenues rise by an expected \$108 million over the three years to 2027-28, compared with the 2024-25 Budget Review.
- The ACT signed a one-year extension to the Addendum to the National Health Reform Agreement (NHRA) in February 2025. This included a once off \$50 million top-up payment, separate to funding that will be provided under the rollover of existing arrangements. As it stands, longer-term health funding arrangements are yet to commence, pending negotiations.
- State and territory governments will continue to work with the Commonwealth to shape the next phase of the NHRA, which will also include consideration of state and territory contributions towards the costs of increased disability foundational supports.

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- The ACT will continue to advocate for the Commonwealth to increase its share of public hospital funding to 42.5 per cent by 2029-30 and 45 per cent by 2034-35, consistent with the December 2023 National Cabinet agreement.

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Legality of the Budget under the *Financial Management Act 1996 (FMA)*

Talking points

- The Government remains committed to the principles of prudent fiscal management and will ensure that the financial position of the Territory remains strong through its fiscal strategy.
- The Government's fiscal strategy was most recently provided as part of the 2025-26 Budget. It will be reviewed on an ongoing basis as part of subsequent budget review and budget updates.

Prudent fiscal management

- The fiscal strategy (page 31 of the 2025-26 Budget Outlook) is based on:
 - a commitment to support economic growth and employment;
 - returning the Budget to operating cash surpluses over the forward estimates period;
 - returning the Headline Net Operating Balance to surplus over the forward estimates period;
 - ensuring net debt is at sustainable levels over time, while delivering once in a generation infrastructure projects in health and transport;
 - to extinguish the Territory's unfunded defined benefit superannuation liability over the next decade; and
 - to deliver sustainable public finances through efficient expenditure alongside revenue measures supporting critical services and the needs of our community.
- The Territory's balance sheet remains strong. Based on the 2025-26 Budget Addendum:
 - total liabilities of the Total Territory are forecast to be \$31.0 billion in 2025-26, increasing to \$37.1 billion in 2028-29.
 - the Territory's total assets remain strong and are forecast to be \$51.2 billion in 2025-26, increasing to \$57.2 billion in 2028-29.
 - net debt of the GGS is expected to rise from \$11.1 billion in 2025-26 to \$13.6 billion in 2028-29, reflecting the record investment in public health services. As set out on pages

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45 and 46 of the 2025-26 Budget Outlook, the Territory maintains levels of net debt and net financial liabilities around the average of Australian states and territories.

- The Total Territory Headline Net Operating Balance (HNOB) is forecast to return to a surplus of \$175.4 million in 2028-29 and the General Government Sector (GGS) is forecast to return to a surplus of \$48.9 million in 2027-28.
 - 2017-18 was the last time a HNOB surplus was recorded for the General Government and Total Territory.
 - Over this time, the HNOB position has been heavily influenced by the COVID-19 response and additional investment in public health services.
- Net Operating Cash of the Total Territory is forecast to be in surplus by \$22.8 million in 2025-26 and the GGS is forecast to be in surplus of \$190.3 million in 2026-27.

Background

- During recent hearings of the Select Committee on Estimates 2025-26 and 2024-25 Annual Report Hearings, the question was raised as to whether the 2025-26 Budget complies with section 11 (5), particularly the principles of responsible fiscal management in relation to ensuring that the total liabilities of the Territory are at prudent levels.
 - The term “prudent” is not defined in the FMA or the *Legislation Act 2001*. However, the general meaning of the term is to take care in making financial decisions, including in relation to spending money, to avoid unnecessary risks.
- Treasury supported the Government in the 2025-26 Budget by preparing a set of budget papers that complied with the FMA. The 2025-26 Budget Outlook sets out a path to budget surplus and maintaining liabilities at a prudent level.

Section 11 (5) of the FMA requires that Territory budgets must be prepared taking into account:

- the principles of responsible fiscal management, including;
 - ensuring that the total liabilities of the Territory are at prudent levels to provide a buffer against factors that may impact adversely on the level of total Territory liabilities in the future, and ensuring that, until prudent levels have been achieved, the total operating expenses of the Territory in each financial year are less than its operating income levels in the same financial year;
 - when prudent levels of total Territory liabilities have been achieved, maintaining the levels by ensuring that, on average, over a reasonable period of time, the total operating expenses of the Territory do not exceed its operating income levels;
 - achieving and maintaining levels of Territory net worth to provide a buffer against factors that may impact adversely on levels of Territory net worth in the future;
 - managing prudently the fiscal risks of the Territory;

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Contact Officer name:	Natasha Bourke	Ext: MS teams
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- pursuing spending and taxing policies that are consistent with a reasonable degree of stability and predictability in the level of the tax burden; and
- giving full, accurate and timely disclosure of financial information about the activities of the government and its agencies.
- the object of providing a basis for sustainable social and economic services and infrastructure fairly to all ACT residents; and
- the object of ecologically sustainable development.
 - ***ecologically sustainable development*** means the effective integration of economic and environmental considerations in decision-making processes achievable through implementation of the following principles:
 - the precautionary principle;
 - the inter-generational equity principle;
 - conservation of biological diversity and ecological integrity; and
 - improved valuation and pricing of environmental resources.

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Key Economic Indicators (CPI, WPI, Economic growth)

Talking points

- The ACT is one of the strongest performing economies in Australia. In 2024-25, the ACT's Gross State Product (GSP) grew 3.5 per cent, the highest among all states and territories. This compares with GDP growth of 1.4 per cent for Australia in 2024-25.
- Similarly, the ACT has one of the strongest performing labour markets in Australia.
 - The ACT has the highest employment to population ratio (69.5 per cent in October 2025) and workforce participation rate (72.6 per cent in October 2025) in the country along with the third lowest unemployment rate (4.3 per cent in October 2025).
 - The ACT has had consistently low unemployment over the last decade.
- The ACT had the second lowest inflation in the country in October 2025 (3.4 per cent) in annual terms. This compares with Australian inflation of 3.8 per cent.
- The ACT's Wage Price Index (WPI) grew 3.9 per cent in the September quarter 2025, the second highest in Australia. In comparison, Australian WPI growth was 3.4 per cent.
 - This indicates real wage growth in the ACT, despite rising inflation.
- The number of residential dwellings across the ACT's housing stock increased 2.1 per cent through the year to the June quarter 2025, while our population increased by 1.3 per cent through the year to the March quarter 2025.

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01/12/2025

Cleared for public release by:

Executive Group Manager

Ext: MS Teams

Contact Officer name:

Paul Roberts

Ext: MS Teams

Lead Directorate:

Chief Minister, Treasury and
Economic Development

TRIM Ref:

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ACT Government Housing Initiatives

Talking points

- The ACT Government is delivering more housing to meet the needs of a growing city, increasing supply, access and choice for Canberrans.
- With the ACT's population set to grow from 486,463 people in 2025 to over 800,000 in 2065,¹ an ongoing increase in Canberra's housing supply is needed to meet demand.
- These initiatives will help Government work towards its commitment to enable 30,000 more homes, including enabling 5,000 additional public, community and affordable rental dwellings in Canberra by the end of 2030.

Key information

- The 2025-26 Budget included more than \$145 million in funding over four years for housing initiatives:
 - An additional \$20 million for the Affordable Housing Project Fund, bringing the total funding to \$100 million
 - \$90 million for social housing
 - \$12 million in planning and land release initiatives
 - \$17 million to support renters and homeowners
 - \$19 million for frontline homelessness services and emergency supports

¹ <https://www.treasury.act.gov.au/snapshot/demography/act>, accessed 13 October 2025

Lease Variation Charge (LVC) reductions to incentivise housing supply

- The ACT Government is considering the introduction of targeted LVC reductions to incentivise housing supply and the delivery of more social and affordable housing, including missing middle housing.
- This work will be progressed through a staged implementation process, with more detail to follow in early 2026.

Housing Supply and Land Release Program (previously Indicative Land Release Program (ILRP))

- The ACT Government plans to release land over the next five years to support 25,948 more homes which will include a mix of market, community, public and affordable housing. In addition to these releases, based on current planning and construction activity, it is anticipated over 9,000 new dwellings from private sector projects in the planning pipeline and under construction could be realised over the next five years.
- Longer term residential developments will also remain in focus for the ACT Government, Commonwealth Government and private developers, with projects such as CSIRO Ginninderra continuing to be considered for future sustainable urban development. The Government is also committed to working with owners of existing commercial centres to explore more shop-top housing and other community facilities in line with revitalisation.
- As part of this, the ACT Government is working closely with the community housing sector to support the development of social and affordable housing for Canberrans by releasing a pipeline of land for community housing providers and co-leveraging funding initiatives, including the ACT Government's Affordable Housing Project Fund, the National Housing Accord and Housing Australia Future Fund.
- In 2025-26, 20 per cent of suitable residential land in the Housing Supply and Land Release Program is being allocated for community, public and affordable housing.

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Cleared for public release by:	Executive Group Manager	Ext: 79481
Contact Officer name:	Antonia Harmer	Ext: 70249
Lead Directorate:	Chief Minister, Treasury and Economic Development	
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Land Tax Exemption Scheme

- A land tax exemption is available for homeowners who rent their properties at an affordable rate (75 per cent or less of market rent) to eligible households via a community housing provider (CHP).
- As part of the 2025-26 Budget, the property cap has been increased from 250 to 1,000 properties, and the Government has plans to further promote the scheme.
- The Budget initiative also includes funding to enable participating Community Housing Providers (CHPs) to build their capacity to support the growth of the Scheme.
- There are 258 properties actively participating in the scheme as of 1 July 2025.

Home Buyer Tax Relief

- The ACT Government has cut stamp duty in every ACT Budget since tax reform commenced in 2012.
- From 1 July 2025 the Government will also increase the price threshold for the Home Buyer Concession Scheme, the Pensioner Duty Concession Scheme and the Disability Duty Concession Scheme.
- Price thresholds will be indexed annually to the Canberra Consumer Price Index. In 2025-26, the threshold will be \$1.02 million. In 2025-26, those looking to buy a new apartment, townhouse or a unit-titled property off-the-plan or in a suburban area (RZ1) for \$1.02 million or less may be exempt from paying stamp duty, provided other eligibility criteria are met.

Background information

- There are other initiatives supported in the 2025-26 Budget such as increasing public housing, reducing homelessness, implementing National Competition Policy reforms (including modern methods of construction), continuing the National Capital Design Review Panel, and supporting skilled workers that will support an increase in housing supply in the ACT.

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- The ACT Government's new planning system commenced in November 2023, following the release of District Strategies, a new Territory Plan and Design Guides.
- Missing Middle planning changes will contribute to enabling 30,000 new homes across Canberra in the next five years.

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Affordable Housing Project Fund

Talking points

- The ACT Government is committed to supporting the delivery of affordable housing in the ACT and growing the community housing sector.
- The 2025-26 Budget provides an additional \$20 million for the Affordable Housing Project Fund, bringing the total funding to \$100 million.
- Over 800 new affordable rental homes will be supported through the Affordable Housing Project Fund pipeline.
- Through the 2025-26 Budget, the Government will also provide funding to support the construction stage of the MyHome project in Curtin.

Key information

- The following projects are being provided with financial assistance to facilitate affordable homes, through the Affordable Housing Project Fund:
 - 22 build-to-rent-to-buy homes through the Ginninderry Women's Housing Initiative.
 - 70 affordable rental homes as part of a Build-to-Rent development in Phillip, being developed by CHC Australia and the Canberra Southern Cross Club.
 - 54 affordable rental homes in Curtin, being developed by Marymead CatholicCare Canberra and Goulburn.
 - 45 affordable rental homes in Turner, being developed by Canberra Police Citizens Youth Club (PCYC), CHC Australia and the Snow Foundation.
 - 83 affordable rental homes in Curtin, being developed by Wesley Mission.
 - 34 affordable rental homes in Taylor, being developed by CHC Australia

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Contact Officer name:	Jessica Hillcrest	Ext: 72930
Lead Directorate:	Chief Minister, Treasury and Economic Development	
TRIM Ref:	CMTEDD2025/4980	

- Assemble project, in partnership with Housing Choices Australia, to develop social and affordable housing in Belconnen.
- 15 affordable rental homes in Taylor, being developed by Housing Plus.
- SEARMS, an Aboriginal Community-Controlled Organisation, to develop affordable housing in Gungahlin.

Background information

- Affordable Housing Project Fund

- The Affordable Housing Project Fund, announced in the 2023-24 Budget, was increased by \$20 million in the 2024-25 Budget, bringing the total funding to \$80 million. In the 2024 election, ACT Labor committed to increase the fund to \$100 million.
- The 2025-26 Budget provided an additional \$20 million for the Affordable Housing Project Fund, bringing the total funding to \$100 million.

Integrated Request Process – Land Release and Affordable Housing Project Fund

- *The Request for Expressions of Interest for Land for Community Housing and Proposals for Financial Assistance for Affordable Rental (Request)* was open from 7 November 2024 until 21 January 2025. It made available:
 - Block 4 Section 23 Moncrieff and Block 4 Section 235 Gungahlin for sale to registered Community Housing Providers (CHPs); and
 - financial assistance from the Affordable Housing Project Fund for affordable rental dwellings (either on the blocks for sale or on other sites).
- The Request process weighted Aboriginal Community Controlled Organisations (ACCOs) and ACCO-led Responses favourably.
- There was strong interest from the community housing sector, including ACCOs, in the Request process. While some projects were announced in the

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2025-26 Budget, the full range of individual projects will be announced once the contract negotiations are finalised.

ACCOs

- The definition of ACCOs that was used for the Request process was as follows:
 - “An ACCO that meets the Clause 44 definition found in the Closing the Gap agreement and demonstrates they operate/provide service delivery in the ACT or Canberra Region (for example, through existing ACT service delivery or ACT based governance arrangements).”
 - The Clause 44 definition is as follows: “Aboriginal and Torres Strait Islander community control is an act of self-determination. Under this Agreement, an Aboriginal and/or Torres Strait Islander Community-Controlled Organisation delivers services, including land and resource management, that builds the strength and empowerment of Aboriginal and Torres Strait Islander communities and people and is:
 - a. incorporated under relevant legislation and not-for-profit
 - b. controlled and operated by Aboriginal and/or Torres Strait Islander people
 - c. connected to the community, or communities, in which they deliver the services
 - d. governed by a majority Aboriginal and/or Torres Strait Islander governing body.”
 - b. The Canberra Region was defined as “the area comprising the Australian Capital Territory and the Bombala, Boorowa, Cooma-Monaro, Eurobodalla, Goulburn-Mulwaree, Harden, Palerang, Queanbeyan, Snowy River, Upper Lachlan, Yass Valley and Young shires”.

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MyHome Project

- The MyHome project in Curtin is designed to provide long-term supported residential accommodation and care for 15 individuals with enduring mental illness who face barriers to accessing the private rental market.
- In the 2023-24 Budget Review, the Government agreed to provide up to \$500,000 to support design and planning work for the MyHome project. In the 2025-26 Budget, the Government agreed to provide \$9.5 million funding to support the construction stage of the MyHome project.
- The MyHome project has been successful for support through Round 1 of the Housing Australia Future Fund Facility (HAFFF) as part of a joint MyHome / Wesley Mission affordable rental project. The 83 affordable rental units are located adjacent to MyHome and funded by the Affordable Housing Project Fund.
- MyHome and the Wesley Mission affordable housing project was announced in [July 2025](#).
- The MyHome and Wesley Mission team will begin planning processes, with construction/delivery hoped for by early 2028.

<https://www.act.gov.au/our-canberra/latest-news/2025/july/progress-for-affordable-housing-in-curtin>

<https://www.act.gov.au/our-canberra/latest-news/2025/november/new-affordable-homes-for-taylor>

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Build-to-Rent

Talking points

- Build-to-Rent projects aim to deliver long-term, secure rental accommodation.
- The 2025-26 Budget includes financial assistance for Build-to-Rent providers to deliver, in partnership with the ACT Government, new affordable rental homes in Build-to-Rent developments across the ACT.

Key information

- The 2025-26 Budget included funding for eligible Build-to-Rent developments where at least 15 per cent of dwellings are rented as affordable rental tenancies (at less than 75 per cent of the market rate to eligible tenants).
- Financial assistance for approved projects could be in the form of Lease Variation Charge support and/or ongoing subsidies to ensure the continued provision of affordable rentals in the development.

Sites in established areas

- The ACT Government will continue to work with the private sector, including Westfield Belconnen, Westfield Woden and Southpoint Tuggeranong to explore options for Build-to-Rent housing.

Gungahlin Town Centre

- The ACT Government is identifying a site in the Gungahlin Town Centre to be released for a Build-to-Rent project with affordable rental homes. While Block 1 Section 249 was initially identified for this option, due to planning matters an alternative suitable site is currently being confirmed.
- Separately to the larger-scale Build-to-Rent site, in the 2025-26 Budget, the amount of \$391,000 for the initiative 'Maintaining and growing affordable

Cleared as complete and accurate: 26/11/2025
Cleared for public release by: Executive Group Manager Ext: 74081
Contact Officer name: Antonia Harmer Ext: 70249
Lead Directorate: Chief Minister, Treasury and
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housing – Gungahlin Common Ground Build-to-Rent’ has been rolled over from a previous budget. Work is underway about the best use of this small parcel of land given site constraints and opportunities.

Molonglo Town Centre

- The ACT Government is identifying a site in the Molonglo Town Centre to be released for a Build-to-Rent project with affordable rental homes.

Turner

- Block 3 Section 57 Turner, located on Northbourne Avenue near the Ipima St light rail stop, has been sold to Cedar Pacific by the SLA as the ACT Government’s pilot Build-to-Rent release.
 - 15 per cent will be affordable rental, meaning at least 40 properties will be rented to eligible tenants at less than 75 per cent of market rent.
 - These will be owned by Cedar Pacific but operated by Essence Communities (not a CHP).
 - The ACT Government will provide a subsidy to cover the gap between market rent and affordable rent, determined by a valuer at the time of entering the first affordable rental lease (and updated regularly thereafter). Funding does not come from the Affordable Housing Project Fund; it is a separate initiative.

Background information

- The Build-to-Rent model focusses on increasing the supply of rental housing through the construction of multi-unit dwellings that are rented out rather than being sold. It complements existing private rental and public and community housing options.
- Individual dwellings in Build-to-Rent developments do not need separate unit titles. This reduces property tax through lower fixed charges. For example, savings of around 69 per cent can be estimated for a residential development of 300 dwellings and no unit titling.

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Commonwealth Housing Initiatives and Social Housing Debt

Talking points

- The ACT Government is on track to meet its commitments under the Commonwealth's National Housing Accord to directly fund 175 affordable rental homes in the ACT by 2029, by supporting hundreds of new affordable rental homes through the Affordable Housing Project Fund.
- The ACT's population share of the 1.2 million new, well-located homes under the National Housing Accord is 21,057 homes. While the National Housing Accord does not have annual or quarterly targets, in the first four quarters since the National Housing Accord commenced in July 2024, the ACT outperformed all other Australian jurisdictions in terms of new dwelling completions.
- The ACT Government is aware that Housing Australia has announced the third round of the Housing Australia Future Fund Facility will open in late January 2026, and is currently working to prepare appropriate projects for inclusion and to liaise with the community housing sector.
- The ACT has a debt to the Commonwealth of over \$64.9 million for housing, inherited at the time of transition to self-government. In 2025-26, the historical housing loans cost over \$8.2 million in principal repayments and over \$2.9 million in interest. The interest costs are over \$25 million for the term of the loan.
- The ACT Government has raised this matter formally with the Commonwealth Government in at least 16 letters as well as numerous meetings and forums,

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Contact Officer name: Jessica Hillcrest Ext: 58476
Lead Directorate: Chief Minister, Treasury and
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both with the current and previous governments. There have also been multiple Assembly Resolutions on this matter, including the recent resolution on 3 September 2025. The Government continues to advocate for the debt to be forgiven at appropriate opportunities, and noting Tasmanian housing debt was forgiven in 2020.

Key information

- The ACT Government is working with the Commonwealth Government on a range of different programs that support housing and housing-enabling infrastructure.
 - National Housing Accord and National Housing Accord Facility (NHAFF)
 - Housing Australia Future Fund (HAFF) and Housing Australia Future Fund Facility (HAFFF)
 - Housing Support Program
 - First Home Buyer Initiative
 - Modern Methods of Construction
 - National Productivity Fund
 - Help to Buy
 - National Housing Infrastructure Facility (NHIF)
 - Housing Australia Future Fund Crisis and Transitional Accommodation Program (HAFF CTAP)
 - Safe Places
 - Social Housing Accelerator
 - National Agreement on Social Housing and Homelessness (NASHH)
 - New Homes Bonus
 - A Better Deal for Renters
 - National Planning Reform Blueprint

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- National Housing and Homelessness Plan (NHHP)
- National Rental Affordability Scheme (NRAS)

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Initiative	Requirements	Timing	Commonwealth Funding & required ACT contribution	ACT Projects / funding expenditure
National Housing Accord and National Housing Accord Facility (NHAF)	<p>An aspirational target of 1.2 million new, well-located homes. The ACT's population share of 1.2 million homes is 21,057¹. The ACT Government is not responsible for directly funding/building these homes. While there are no annual or quarterly targets, the National Housing Accord implies that on average, 1,053 homes need to be built each quarter (4,211 homes annually) to meet the population share.</p> <p>ACT: Deliver 175 affordable homes by 2028-29.</p> <p>Commonwealth: Deliver 175 affordable homes within 5 years from June 2024.</p>	<p>Announced October 2022. Commenced July 2024. Deadline for delivery is July 2029.</p> <p>Round One: January-March 2024.</p>	<p>ACT: \$100 million Affordable Housing Project Fund will be used to finance delivery of the ACT's 175 dwellings</p> <p>Commonwealth: The National Housing Accord Facility (NHAF) will be used to finance the delivery of 175 dwellings in the ACT.</p> <p>All other Commonwealth funding sources (listed below) will contribute towards the overall goal of 1.2 million new homes.</p>	<p>More than 800 affordable rental dwellings are being supported through the Affordable Housing Project Fund. The ACT Government will work with the Commonwealth to ensure projects are not being double counted.</p> <p>In the first four quarters since the National Housing Accord commenced, the ACT outperformed all other jurisdictions in terms of new dwelling completions. 4, 109² new homes were completed - a shortfall of just 102 new homes compared to the implied quarterly target (noting completions are expected to fluctuate based on a range of factors).</p>
Housing Australia Future Fund (HAFF) and Housing Australia Future Fund Facility (HAFFF)	<p>1,200 social and affordable dwellings for the ACT (there is no deadline for delivery).</p> <p>ACT: Round Two – deliver 85 social housing dwellings.</p>	<p>HAFF announced in 2022. Legislation passed September 2023 and Investment Mandate updated January 2024.</p> <p>Round One: applications made in January-March 2024, with full list of projects announced in July 2025</p> <p>Round Two: applications made in December 2024-January 2025, with full list of projects announced in July 2025. Projects are required to commence construction by 30 June 2026 and have operations commence by 30 June 2029.</p> <p>Round Three: Anticipated to open in late January 2026, with a market briefing to be held in December 2025. It will be a two-stage application process, with a First Nations Concierge Service and dedicated First Nations funding, and a spread for both social and affordable housing.</p>	<p>Commonwealth: The Housing Australia Future Fund Facility (HAFFF) is administered by Housing Australia as the mechanism for accessing the \$10 billion HAFF. There is no specific amount per jurisdiction.</p> <p>ACT-based projects will receive \$500 million in Commonwealth funding for Round 1 and \$66 million in Commonwealth funding for Round 2.</p>	<p>Round One: 809 social and affordable dwellings, across seven community housing projects:</p> <ol style="list-style-type: none"> 1. Taylor – CHC Australia 2. Turner – CHC Australia 3. Belconnen – Assemble 4. Phillip – Assemble 5. Curtin – Marymead CatholicCare 6. Curtin – Wesley 7. Lyneham – YWCA Canberra <p>Round Two: 85 Housing ACT dwellings across four projects were supported in the ACT. Projects are located in the Inner South, Inner North and Gungahlin districts and the ACT Government committed \$75 million through the 2025-26 Budget to support delivery of these homes. These dwellings must be novated to CHPs for 25 years as a condition of the funding.</p>
Housing Support Program	<p>\$500 million competitive funding program for state, territory and local governments to kickstart housing supply plus \$25 million Priority Works incentive payment for the ACT.</p>	<p>Stream 1: Planning Capability: open March-April 2024.</p> <p>Stream 2: Community-Enabling Infrastructure: open July-August 2024.</p>	<p>Commonwealth: Competitive funding program – \$500 million delivered through the Federation Funding Agreement - Affordable Housing, Community Services and Other.</p>	<p>No ACT Government projects supported for Stream 1 or Stream 2.</p> <p>Priority Works Stream funding of \$18.75 million is being used by the ACT Government for enabling</p>

¹ For a given state, the share of the Accord target is apportioned based on each state or territory population as a share of the national total as derived from the December 2022 ABS population data. This has been divided by 20 quarters (as per the five-year period of the National Housing Accord) to determine an average quarterly target.

² based on ABS Building Activity publication, June Quarter 2025.

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Initiative	Requirements	Timing	Commonwealth Funding & required ACT contribution	ACT Projects / funding expenditure
		Priority Works : Federation Funding Agreement signed and paid to ACT in June 2024. Funding to be committed by 30 June 2026 with 60% delivered by 30 June 2026 and 40% by 30 June 2027.	Commonwealth : Priority Works – \$25 million (incentive payment) delivered through Federation Funding Agreement - Housing Support Program Priority Works Stream .	infrastructure in Wright and Coombs and \$6.25 million for social housing.
First Home Buyer Initiative	The First Home Buyer Initiative is a commitment of \$10 billion from the Commonwealth to facilitate 100,000 homes for first home buyers. Jurisdictional numbers to be confirmed.	Announced May 2025. Work has commenced on negotiations with the Commonwealth for development of a Federation Funding Agreement.	Commonwealth : \$10 billion nationally, comprising of \$8 billion in loans and \$2 billion in grants. Jurisdictional allocations to be confirmed. ACT : Will be required to match some of the funding, with details to be determined.	The Commonwealth is to provide further details.
Modern Methods of Construction	In the 2025-26 Commonwealth Budget, \$49.3 million funding was committed to advanced manufacturing of prefabricated and modular home construction.	Announced May 2025. Competitive process for states and territories to submit proposals opened on 8 August and closed 29 August 2025. This will be followed by development of a Federation Funding Agreement.	Commonwealth : \$49.3 million nationally. Jurisdictional allocations to be confirmed. ACT : Will be required to contribute funding, with details to be determined.	The ACT Government has submitted multiple proposals for consideration as part of the competitive process, including some linked with other jurisdictions and public housing.
National Productivity Fund	In the 2025-26 Commonwealth Budget, funding was committed to remove red tape preventing uptake of modern methods of construction.	Work has commenced with the Commonwealth on implementing the arrangements.	Commonwealth : \$120 million nationally from the National Productivity Fund. Jurisdictional allocations to be confirmed.	The Commonwealth is to provide further details.
Help to Buy	Under the Help to Buy shared equity program, the Commonwealth Government will provide an equity contribution of up to 40 per cent to support purchase of eligible homes. Up to 10,000 places are proposed to be available nationally for four years. Based on recent population data, the ACT's allocated population share is anticipated to be around 175 places per year ³ .	Program Directions were registered on 13 June 2025, and Housing Australia is currently working to operationalise the program. The ACT Government wrote to the Commonwealth seeking to accede to Help to Buy in June 2025.	Commonwealth : \$6.3 billion nationally ACT : The ACT is not required to contribute funding for this initiative. The property price threshold for the ACT is \$1 million.	The ACT Government will not be required to administer this initiative, but it is anticipated to support homebuyers accessing hundreds of new homes that will be coming onto the market over the next four years.
National Housing Infrastructure Facility (NHIF)	The NHIF is a \$1.5 billion+ facility offered through Housing Australia across multiple streams: <ul style="list-style-type: none"> - NHIF Critical Infrastructure Guidelines - NHIF Social and Affordable Housing Guidelines - NHIF Crisis and Transitional Accommodation Consultation There is no specific ACT target.	Ongoing application process for concessional loans and/or grants across. The NHIF Crisis and Transitional (CT) stream opened for Expressions of Interest on 28 April 2025 until January 2026. The ACT has provided a Statement of Priorities to Housing Australia.	Commonwealth : Initial \$575 million followed by \$1 billion allocated towards women and children escaping family and domestic violence, and youth (with \$25 million allocated for the ACT initially).	No specific ACT Government projects have been agreed to date. The ACT Government is not involved in the NHIF Critical Infrastructure or NHIF Social and Affordable Housing streams. The NHIF CT stream remains an ongoing process and is likely to result in multiple ACT projects. This is proposed to be integrated with HAFF going forward.
Housing Australia Future Fund Crisis and Transitional	As part of the HAFF, the Australian Government committed to provide \$100 million for crisis and transitional accommodation.	HAFF CTAP was a 5 year capital works grant program for crisis and transitional accommodation, open from October-November 2024.	Commonwealth : \$100 million available nationally via competitive grants program administered by Department of Social Services. Open to Governments and CHPs.	A consortium including Marymead CatholicCare, Yerrabi Yurwang and the Domestic Violence Crisis Service was successful and has been supported

³ Based on September 2024 figures, will be subject to actual 2025-26 population data.

Initiative	Requirements	Timing	Commonwealth Funding & required ACT contribution	ACT Projects / funding expenditure
Accommodation Program (HAFF CTAP)				with operational funding from the ACT Government through the 2025-26 Budget.
Safe Places	The Australian Government invested in Safe Places under the National Plan to Reduce Violence against Women and their Children 2010-2022 and the National Plan to End Violence against Women and Children 2022-2032 .	Emergency Accommodation Program: capital works funding for emergency accommodation open November 2019-February 2020. Inclusion Round: capital works funding for crisis accommodation open September-November 2023. It is understood future rounds are planned.	Commonwealth: \$172.6 million through to 2026-27 across multiple competitive grants program rounds administered by Department of Social Services.	Several projects were supported in the ACT through prior rounds.
Social Housing Accelerator	ACT: 58 new public housing dwellings.	All funding must be committed by 30 June 2025 with completion of all new dwellings by 30 June 2028. August 2025 Statement of Assurance submitted.	Commonwealth: \$2 billion Social Housing Accelerator, with \$50 million paid to ACT in June 2023.	The ACT met the requirement for all funds to be committed by 30 June 2025, with one purchase for 17 dwellings in Coombs finalised, and two contracts for projects in Jacka executed.
National Agreement on Social Housing and Homelessness (NASHH)	The NASHH was agreed by National Cabinet in May 2024, providing \$9 billion in funding for social housing and homelessness. It replaces previous series of Commonwealth-State Housing Agreements (since 1945).	Paid annually.	Commonwealth: \$157 million over 5 years. For 2024-25 this equates to \$5.8 million for homelessness and \$24.3 million for social housing. ACT: Matched homelessness funding, of \$30 million over 5 years.	Funding from the NASHH is used for the provision of homelessness and public housing.
New Homes Bonus	A Commonwealth \$3 billion commitment for states and territories that achieve more than their share of the initial National Housing Accord one million well-located homes target.	Subject to the ACT exceeding its share over 2024-2029.	Commonwealth: \$3 billion to be distributed between jurisdictions. At announcement it was indicated this would be \$15,000 per dwelling above the target. Details of how the incentive payment will work are yet to be confirmed.	Details of how the incentive payment will work are yet to be confirmed. For example, if the ACT delivered 22,057 new homes over 2024-2029, it could be eligible for payment of \$15 million (1,000 additional homes above the target at \$15,000 each).
A Better Deal for Renters	In August 2023, National Cabinet agreed to a Better Deal for Renters to harmonise and strengthen renters' rights across Australia.	No funding to be paid.	No funding to be paid.	The ACT passed the <i>Housing and Consumer Affairs Legislation Amendment Act 2024</i> in June 2024 to effect some of the reforms, with further legislative change to come.
National Planning Reform Blueprint	In August 2023, National Cabinet agreed to a National Planning Reform Blueprint to outline planning, zoning, land release and other measures to improve housing supply and affordability.	No funding to be paid.	No funding to be paid.	Progress Report 1 – March 2024 Progress Report 2 – September 2024 Progress Report 3 – March 2025 Progress Report 4 is currently being drafted.
National Housing and Homelessness Plan (NHHP)	The Australian Government is developing a 10-year National Housing and Homelessness Plan . Details are to be confirmed.	Anticipated to be a 10-year plan.	No funding to be paid.	Commonwealth is to provide more details.
National Rental Affordability Scheme (NRAS)	Australian Government initiative that aims to increase the supply of affordable rental dwellings.	NRAS was implemented in 2008 and will conclude in 2026.	Commonwealth: annual financial incentive for up to 10 years to approved participants who rent dwellings to eligible people on low to moderate	The ACT Government is not able to access NRAS however there remain a small number of properties operating in the ACT.

Cleared as complete and accurate: 25/11/2025
 Cleared for public release by: Executive Group Manager Ext: 79481
 Contact Officer name: Jessica Hillcrest Ext: 58476
 Lead Directorate: Chief Minister, Treasury and Economic Development
 TRIM Ref: CMTEDD2025/4980

Initiative	Requirements	Timing	Commonwealth Funding & required ACT contribution	ACT Projects / funding expenditure
			incomes at a rate at least 20 per cent below market rent. ACT administers NRAS in conjunction with Department of Social Services.	

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Housing Affordability and Market Conditions in the ACT

Talking points

- Housing affordability in the ACT generally compares well to other jurisdictions because of our higher-than-average incomes – however rents and property prices can be challenging for lower income households.
- The ACT Government is investing in a range of measures across the housing continuum to support housing affordability.
- Making land available is an important part of the ACT Government’s commitment to increasing housing supply, access and choice. Through the Suburban Land Agency (SLA), the ACT Government provides opportunities for buyers looking to buy land for building homes.

Key information

- Based on median income, in the June quarter 2025¹, the ACT was the most affordable jurisdiction to rent and buy a home.
- Those in the Canberra market seeking to buy land for building homes have access to a range of options from the SLA and the private sector, with enough land ready to meet rising demand (see QTB 8 for further analysis).
- Canberra sales activity is above the national rate². This indicates resilience despite interest rate pressure, demonstrating that buyers with the capacity to purchase are actively participating in the broader market.

Background information

Housing Affordability

¹ Real Estate Institute of Australia (REIA) Housing Affordability Report (HAR), June Quarter 2025.

² Cotality (previously Core Logic) Monthly Housing Chart Pack, October 2025.

Cleared as complete and accurate:	27/11/2025	
Cleared for public release by:	Executive Group Manager	Ext: 79481
Contact Officer name:	Jessica Hillcrest	Ext: 58476
Lead Directorate:	Chief Minister, Treasury and Economic Development	
TRIM Ref:	CMTEDD2025/980	

- *Housing affordability* refers to the relationship between expenditure on housing (including housing prices, mortgage repayments or rents) and household incomes.
- Households in the bottom 40 per cent of the ACT's income distribution who are spending more than 30 per cent of their gross incomes on housing costs are defined as being in *housing stress*.
- Income quintiles are a statistical way of distinguishing the population by different groups based on their income. Many ACT Government initiatives are targeted towards households in the lowest two income quintiles, because these are the people who need the most support.

Income Quintile One	Income Quintile Two	Income Quintile Three	Income Quintile Four	Income Quintile Five
\$0 – \$77,000	\$77,000 – \$124,000	\$124,000 – \$186,000	\$186,000 – \$279,000	\$279,000 +

Renting

- In the June quarter 2025³, the ACT was the most affordable jurisdiction to rent a home, with 18.7 per cent of the median family income required to meet median rent payments.
- In the September quarter 2025⁴, Canberra had the fourth highest median rent for houses (\$725), behind Sydney, Darwin and Perth, and the fourth highest median rent for units (\$598) behind Sydney, Perth and Brisbane.
 - Over the year to September 2025, median house rents in Canberra increased by 0.8 per cent, the second lowest growth in rents among capital cities, and significantly lower than the national rent growth of 2.2per cent.
 - Over the year to September 2025, median unit rents in Canberra increased by 0.4 per cent, the lowest growth in rents among capital cities, and lower than the national rent growth of 2.2per cent.
- As of September quarter 2025⁵, Canberra had the third highest rental vacancy rate (at 1.6 per cent and behind Darwin and Brisbane and tied with Sydney). A

³ Real Estate Institute of Australia (REIA) Housing Affordability Report (HAR), June Quarter 2025.

⁴ Cotality (previously Core Logic) Quarterly Rental Review, September 2025.

⁵ Cotality (previously Core Logic) Quarterly Rental Review, September 2025.

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Cleared for public release by: Executive Group Manager Ext: 79481
Contact Officer name: Jessica Hillcrest Ext: 58476
Lead Directorate: Chief Minister, Treasury and
Economic Development
TRIM Ref: CMTEDD2025/4980

vacancy rate of around 3 per cent is considered to be an industry benchmark for the availability of rental housing.

- High rents make it harder for lower-income households to access suitable housing.
- More than half of Commonwealth Rental Assistance recipients⁶ in the ACT experience rental stress. This is the highest rate of all jurisdictions.
- Beyond social housing, supporting rental housing (such as through the Affordable Housing Project Fund and Affordable Community Housing Land Tax Exemption Scheme) is a key focus area for the ACT Government.

Established Homes

- In the June quarter 2025⁷, the ACT was the most affordable jurisdiction to buy a home, with 33.3 per cent of the median family income required to meet average home loan repayments.
- In the June quarter 2025⁸, across Australia, New South Wales recorded the highest mean price of residential dwellings (\$1,256,200), followed by Queensland (\$977,300) and the ACT (\$949,400). The Northern Territory maintains the lowest mean price at \$523,400.

Land Pricing and Availability

- The SLA remains competitive with private developers releasing land for housing, both in terms of total land released and sales volume. See QTB 3 for details.
- Single residential land prices across Jacka and Whitlam and other developments have remained steady over recent months, with minimal changes in both median prices and prices per square metre. This reflects a balanced market that offers predictability for buyers and developers.
- SLA continues to see relatively strong sales for land across its Whitlam and Jacka estates, supported by a pricing refresh in Jacka in late 2024, along with recent interest rate cuts improving financing for prospective buyers.

⁶ Productivity Commission Report on Government Services (ROGS), 2025.

⁷ Real Estate Institute of Australia (REIA) Housing Affordability Report (HAR), June Quarter 2025.

⁸ ACT Treasury [Economic Indicator Brief – Residential Dwelling data – June Quarter 2025](#).

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Lead Directorate:	Chief Minister, Treasury and Economic Development	
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Financing and Interest Rates

- The Reserve Bank of Australia (RBA) Board decreased the official cash rate⁹ target by 25 basis points, bringing it to 3.60 per cent effective 13 August 2025 (with maintenance of that rate on 4 November 2025¹⁰).
 - The four major banks have announced they would pass on the rate decrease to customers in full. This would reduce mortgage payments¹¹ by \$83 a month or \$999 a year on a \$500,000 mortgage for an average owner occupier variable rate mortgage holder in the ACT.
- In the ACT, the total value of new housing finance¹² commitments increased by 11.6 per cent to \$1.936 billion in the September quarter 2025. The quarterly increase was driven by a rise in the value of commitments for both owner occupiers (7.1 per cent) and investors (23.2 per cent).

Dwelling Pipeline

- The total dwelling approved¹³ in the ACT decreased 9.8 per cent in September, but rose 206.7 per cent through the year..
- In trend terms, dwelling commencements¹⁴ in the ACT rose by 3.9 per cent in the June quarter, the strongest quarterly increase since March 2024. The quarterly rise was driven by both new houses and other residential dwellings. Dwelling approvals continued to rise in the June quarter, which will flow through to commencements.

⁹ ACT Treasury [Economic Indicator Brief – Official Cash Rate Decision – 12 August 2025](#)

¹⁰ Michele Bullock, Reserve Bank of Australia [Monetary Policy Decision](#) – 4 November 2025

¹¹ ACT Treasury [Economic Indicator Brief – Official Cash Rate Decision – 12 August 2025](#)

¹² ACT Treasury [Economic Indicator Brief – Housing Finance – September Quarter 2025](#)

¹³ ACT Treasury [Economic Indicator Brief – Building Approvals – September 2025](#)

¹⁴ ACT Treasury [Economic Indicator Brief – Dwelling Commencements – June Quarter 2025](#)

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Cleared for public release by: Executive Group Manager Ext: 79481
Contact Officer name: Jessica Hillcrest Ext: 58476
Lead Directorate: Chief Minister, Treasury and
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Affordable and Community Housing Targets

Talking points

- The ACT Government has set a target to deliver 5,000 additional public, community and affordable rental dwellings by December 2030.
- This includes approximately 3,900 affordable/community housing dwellings, and 1,100 public housing dwellings.
- This will contribute to the target of 13,200 public housing dwellings by 2030.
- To support these targets, affordable and community housing providers will be supported through land releases and a range of other initiatives (e.g. Affordable Housing Project Fund).
- In line with the current ACT Housing Strategy, the Government will maintain its commitment to ensuring that at least 15 per cent of the residential component of the Indicative Land Release Program (ILRP) for 2025–26 is dedicated to public, community, and affordable housing.

Key information

- The 2025–26 ILRP prioritises site releases to Community Housing Providers (CHPs), to deliver social and affordable housing.
- The ACT Government is also working with the Commonwealth to deliver new social and affordable rental housing under the National Housing Accord, Housing Australia Future Fund, and more public housing through the Social Housing Accelerator payment.

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Contact Officer name: Jamie Valdivia Ext:
Lead Directorate: Chief Minister, Treasury and
Economic Development

TRIM Ref:

- In the 2025-26 Budget, the ACT Government extended financial support provided through CMTEDD to Affordable Home Purchase Scheme buyers experiencing delays in the construction of their house and land packages in Whitlam.
- In 2025-26, 20 per cent of suitable residential land has been allocated for community, public and affordable housing. Requirements placed on buyers will mean the 2025-26 program will enable delivery of:
 - 58 public housing dwellings
 - 239 community housing dwellings
 - 55 affordable housing dwellings.
 - This year's sites are spread across Belconnen, Coombs, Macnamara, Jacka and the City.

Background information

Housing Targets

- The ACT Housing Strategy commits 15 per cent of residential site releases in the ILRP to be public, community and affordable housing.
 - In 2023-24, SLA released or re-released sites with requirements for more than 200 affordable, community and public housing dwellings.
 - In 2024-25, the ILRP included the requirement of more than 600 dedicated community, public or affordable dwellings.

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Contact Officer name: Jamie Valdivia Ext:
Lead Directorate: Chief Minister, Treasury and
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Causeway Precinct (North)

Talking points

- The Suburban Land Agency (SLA) is preparing for master planning and future delivery of the Causeway Precinct North, the first redevelopment area of the East Lake Urban Renewal Area.
- SLA is working with EvoEnergy on the relocation of the overhead powerlines to unencumber the Causeway Precinct (North) land for development.
- The ACT Government will continue to keep Causeway residents updated about progress as key timelines and practical details become available.
- The demolition of two vacant assets: Newcastle House (Fyshwick Block 2 Section 38) and the former Childcare Centre (Kingston Block 2 Section 35) adjacent to Causeway Hall has commenced. These sites are unused and have been slated for demolition for some years.

Key information

- There is significant tenant, community, political and media interest in the development of the Causeway Precinct.

Background information

- Health and Community Services Directorate (HCSD) owns vacant land and 47 dwellings in the Causeway Precinct. As of September 2025, there were 32 tenanted and 9 vacant public housing dwellings, and 6 dwellings had leases under the Housing Asset Assistance Program (HAAP). There are also 2 privately owned dwellings.
- Since at least 2009, varying commitments have been made to Causeway residents including advising of their ability to return following redevelopment.

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Cleared for public release by: Chief Executive Officer Ext:
Contact Officer name: Irena Sharp Ext: MS Teams
Lead Directorate: Chief Minister, Treasury and
Economic Development

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- Development Applications (DAs) have been approved for the demolition within two sites in the Causeway Precinct - Newcastle House (Fyshwick Block 2 Section 38) and the former Childcare Centre (Kingston Block 2 Section 35) adjacent to Causeway Hall.
- DA extension requests have previously been granted on both DAs and CED Deed Management has confirmed additional DA extensions cannot be granted. Demolition works need to commence by 16/10/25 for Newcastle House and 23/7/26 for Former Childcare centre to keep the DAs active.
- SLA has engaged Delta Group to undertake the demolition work and has worked with HCSD and Infrastructure Canberra to ensure community and stakeholder engagement occurred prior to any site works commencing.
- CED released the final East Lake Place Plan in February 2024. This project informed the Major Plan Amendment (MPA) which was included in the Final Territory Plan released on 27 September 2024.
- SLA is currently working through heritage due diligence and has procured an experienced Design Consultancy team to prepare a master plan and Subdivision Design Application for Causeway Precinct North with submission targeted for the first half of 2026.
- The Causeway Precinct North master plan design, including urban realm and built form, will build on previous engagement which informed City and Environment Directorate's (CED (former EPSDD)) East Lake Place Plan.

Existing Residents in the Causeway Precinct South

- Many residents in the Causeway Precinct South have a strong sense of connection to the area, in some cases going back generations.
- The Government is committed to minimising disruption and impacts from the future redevelopment on existing tenants, however during community and stakeholder engagement existing tenants will be invited to provide input throughout the process.

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Cleared for public release by: Chief Executive Officer Ext:
Contact Officer name: Irena Sharp Ext: MS Teams
Lead Directorate: Chief Minister, Treasury and
Economic Development

TRIM Ref:

CSIRO - Ginninderry East

Talking points

- The ACT Government continues negotiations with the Commonwealth about the potential purchase of the CSIRO Ginninderry East site.
- Negotiations have been underway for many years, but there are a range of complexities that I can't discuss until contract closure.
- Various planning and infrastructure matters including, provision of community infrastructure, road network impacts and environmental considerations has been a part of considerations throughout negotiation and valuation.
- I will share with Canberrans what I can once an agreement has been reached.

Background

The site is approximately 241 hectares and has the potential for 3000 new dwellings along with parkland, greenspace and associated urban infrastructure.

Cleared as complete and accurate: 13/10/2025
Cleared for public release by: Chief Executive Officer Ext: 55465
Contact Officer name: Nick Vithalis Ext: 51494
Lead Directorate: Chief Minister, Treasury and
Economic Development

TRIM Ref:

Curtin Dementia Care Facility

Talking points

- Land sale contracts for Block 14 Section 99 Curtin (**former North Curtin School**) are expected to be exchanged imminently. The contracts will require the Successful Tenderer to develop the land as a village style dementia care facility.
- A Concept Delivery Deed (CDD) will be entered into as part of the sale requiring the Successful Tenderer to gain endorsement of each stage of their design from the Suburban Land Agency to ensure that delivery aligns with the tendered proposal.
- Reports of vandalism and public disturbance at the former school building have been received. Various measures are in place to deter unauthorised access to the premises, including, twice nightly patrols of the premises by a security firm, boarding up the exterior doors and windows and regular monitoring of the site by ACT Government staff.

Key information

- The former North Curtin School was located on Block 14 Section 99 Curtin. The site has previously served as a primary school and subsequently an Emergency Services Agency (ESA) office and childcare centre and is currently vacant.
- The block has a total area of 22,786 m², with a Land Use Zone of CF (Community Facilities) under the Territory Plan. The site has 92 trees, of which around 61 are regulated. Any development on site will be required to manage the trees in line with the requirements of the *Urban Forest Act 2023*.
- The former school building will be demolished by the Successful Tenderer, with these works expected to commence by early 2026.

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Contact Officer name: Irena Sharp Ext:MS Teams
Lead Directorate: Chief Minister, Treasury and Economic Development

TRIM Ref:

- The Request for Tender included a Place Development Brief co-designed with Community and Dementia experts. Tenderers were required to submit designs and delivery models that responded to this Brief.
- In developing the Place Development Brief that formed part of the tender requirements, extensive consultation with community was undertaken in 2023-24. Continuation of this consultative process is a key deliverable under the Concept Delivery Deed

Background information

- There will be no direct ongoing support from the Territory toward the facility. The facility is expected to be owned and managed as a commercial or not for profit enterprise under the Commonwealth Aged Care guidelines.
- Government stakeholders including ACT Health Directorate (ACTHD), Community Services Directorate (CSD), Education, Chief Ministers, Treasury and Economic Development Directorate (CMTEDD) and Canberra Health Services provided input into the Place Development Brief requirements.
- In February 2025, police apprehended and charged two persons vandalising the premises. SLA will continue to work with the authorities to monitor and secure the building until the sale is complete.
- There has been one additional report of vandalism as at the end of September 2025. Both security and the police were called to a report that youths were attempting to gain access. The police caught up with two youths exiting the building and cautioned them. No further damage was caused.

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Cleared for public release by: Chief Executive Officer Ext:MS Teams
Contact Officer name: Irena Sharp Ext:MS Teams
Lead Directorate: Chief Minister, Treasury and Economic Development

TRIM Ref:

Ginninderra Falls (Sale of Land)

Talking points

- The ACT Government is aware of the local media and community interest in the Ginninderra Falls site.
- The ACT Government, through the SLA, did not submit a response to the EOI.
- The land is in NSW and there is no requirement under the *Environment Protection and Biodiversity Conservation Act (EPBC)* for the Ginninderra JV to acquire this land.
- The Territory, including SLA, did not participate in the EOI process.

Key information

- Sch 2.2(a)(xi)
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Contact Officer name: Adrian Moy Ext:
Lead Directorate: Chief Minister, Treasury and
Economic Development

TRIM Ref:

Background information

- Sch 2.2(a)(xi)
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Contact Officer name: Adrian Moy Ext:
Lead Directorate: Chief Minister, Treasury and
Economic Development

TRIM Ref:

Sch 2.2(a)(xi)

Cleared as complete and accurate: 08/10/2025
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Contact Officer name: Adrian Moy Ext:
Lead Directorate: Chief Minister, Treasury and
Economic Development

TRIM Ref:

Housing/land for people with disability

Talking points

- The Suburban Land Agency (SLA) has been investigating opportunities to prioritise housing for people with disability within SLA's existing programs and legislative framework.
- SLA can contribute in this space as it has influence on some components of the housing continuum. SLA does not have the remit to address broader systemic disadvantage for people with disability such as lower incomes and financial disadvantage.
- Building on the extensive engagement undertaken in 2022 for the ACT Disability Strategy, SLA in February and March 2024 held a series of internal workshops with key disability stakeholders.
- Stakeholders included people with disability, family carers, advocacy groups representing a range of disabilities, Specialist Disability Accommodation providers, Community Housing Providers (CHPs) and ACT Government representatives.
- SLA is progressing further investigations and implementation of options including;
 - a rebate for buyers who build to a higher level of accessibility;
 - a separate sales process targeted towards people with mobility disabilities who need specific types of blocks; and
 - adding in more flexibility into SLA's sales contracts for people with disability.
- SLA will continue to engage with key stakeholders including people with disability as required to progress these options.

Cleared as complete and accurate: 10/10/2025
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Contact Officer name: Jamie Valdivia Ext:
Lead Directorate: Chief Minister, Treasury and
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TRIM Ref:

Key information

- In June 2024, a preliminary Business Case was presented to the SLA Board for consideration. It recommended that at least one of the following options be progressed:
 - Investigate a rebate for buyers who choose to build a fully accessible or adaptable dwelling, such as Liveable Housing Design Guideline (LHDG) Gold or Platinum in SLA's next estate.
 - Investigate offering restricted/priority ballot process for land identified as suitable for fully accessible or adaptable dwellings.
 - Investigate allowing more flexibility within SLA's over-the-counter sales processes for people with disability, such as longer holding periods.
- The SLA Board was supportive of all options being progressed and an internal implementation plan was developed outlining resources required, budget and decision making and governance frameworks.
- SLA intends to include, where practicable, requirements for adaptable housing in its built form projects. Currently, two adaptable Class C dwellings will be delivered in Stage 2 of the North Wright Sustainable Precinct.

Background information

- SLA's 2024–2027 Strategic Plan identifies the strategic priority of Belonging. This program aligns with Belonging by supporting housing choice to meet the needs of the community and creating places where everyone feels welcome.
- An internal Key Performance Indicator required SLA to present a business case to the SLA Board outlining housing options for a priority cohort group for consideration by June 2024.
- The ACT Disability Strategy and the SLA Housing Strategic Action Plan (Action Plan) identifies having a place to call home as a key priority area.

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Contact Officer name: Jamie Valdivia Ext:
Lead Directorate: Chief Minister, Treasury and
Economic Development

TRIM Ref:

Portfolio/s: Homes and New Suburbs

- The Action Plan contains an action to ‘Investigate Housing Opportunities for Our Diverse Community’ and identifies the following cohorts:
 - Older people (including women over 55);
 - People with disability;
 - Aboriginal and Torres Strait Islander people; and
 - Larger families.
- People with disability were selected as the first cohort for consideration to align with the work being undertaken on the Disability Strategy.

Cleared as complete and accurate: 10/10/2025
Cleared for public release by: Chief Executive Officer Ext:
Contact Officer name: Jamie Valdivia Ext:
Lead Directorate: Chief Minister, Treasury and
Economic Development

TRIM Ref:

Jacka Koala

Talking points

- During a pre-construction site inspection on 17 October 2024, a koala was sighted within the proposed development area of Jacka 2 Stage 2.
- The Office of the Conservator of Fauna and Flora (the Conservator) was notified, and works were suspended immediately and continues to be suspended pending the outcome of further due diligence.
- Between October 2024 and February 2025, the Conservator undertook an initial due diligence program developed to align with best practice guidelines, and review by an independent panel of koala experts. This survey program included acoustic monitoring, sent detection dogs, thermal drone flights, ground-based surveys (spotlighting and thermally-assisted ground surveys) and vegetation assessment.
- This initial due diligence program confirmed that one or more koala had been present in the scheduled development area but was not considered sufficient to determine whether proposed works can proceed without impacting potential koala habitat.
- The Suburban Land Agency is progressing further environmental assessment to inform a self-assessment to consider whether the proposed works can proceed without impacting potential koala habitat.
- The 2025-26 ILRP identifies 205 dwellings in Jacka scheduled for release in the 2025-26 financial year. 189 of these releases are on hold while the self-assessment is undertaken.
- If the self-assessment finds *no significant impact* is likely on the koala in accordance with Commonwealth and best practice guidance, SLA anticipates land release in the second quarter of 2026.

- Self-Assessment commenced following the TPA letter dated 19 May 2025; and is scheduled to conclude by January 2026.

Deceased koala (Min Orr has lead)

Background Only

- On Thursday 18 September 2025, ACT Wildlife reported the discovery of a deceased koala in the suburb of Taylor to the ACT Government.
- The ACT's Chief Veterinary Officer examined the koala on 19 September 2025. This examination found that it was an adult male and had been deceased for between 3-4 days.
- The exact cause of death has not been able to be determined, however there were no signs of injuries to indicate the death resulted from trauma.
- At this stage, the ACT Government is unable to confirm whether this koala was the same one sighted in Jacka last year.
- CED are leading further works regarding this discovery, including potential for genetic testing to match the deceased koala to the scat collected through the surveys undertaken by the Conservator's office late 2024.
- Notwithstanding the discovery of the deceased koala, SLA are continuing to progress further environmental assessment to inform a self-assessment to consider whether the proposed works can proceed without impacting potential koala habitat.

Cleared as complete and accurate:
Cleared for public release by:
Contact Officer name:
Lead Directorate:

01/10/2025
Chief Executive Officer
David Thornhill
Chief Minister, Treasury and
Economic Development

Ext:
Ext:

TRIM Ref:

Land sales and availability

Talking points

The ACT land and housing market is showing signs of renewed buyer confidence. SLA uses a flexible mix of sales methods to meet market needs and ensure transparency:

- Over-the-counter sales for immediate availability
- Land ballots to ensure equitable access and manage high demand
- Tenders for complex sites, allowing for detailed proposals
- Auctions to maximise value for premium blocks

Key Information

SLA Inventory Snapshot

Available single residential blocks for sale (as of 8 October 2025)

Estate	Available Inventory
Whitlam	43 (24 under offer)
Jacka	5 (3 under offer)
North Wright	7 (1 under offer)
Ginninderry Joint Venture (GJV)	89
Total	144

Available Package Lots and multi-unit blocks for sale (as of 8 October 2025)

Estate	Available Inventory
Jacka	2 multi-unit blocks, each with a yield of 2 dwellings (4 dwellings total) 9 packaged lots (42 dwellings total)
Whitlam	0 packaged lots (2 packaged lots under offer (13 dwellings))

Ginninderry Joint Venture (GJV) Releases

Release Date	Site Type/Details	Sales Method	Status
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Cleared as complete and accurate:	08/10/2025		
Cleared for public release by:	Chief Executive Officer	Ext:	
Contact Officer name:	Kathy Torcasio	Ext: 3020	
Lead Directorate:	Chief Minister, Treasury and Economic Development		

March 2025	78 single residential blocks in Macnamara Stage 1F	Ballot	61 blocks sold
May 2025	3 single residential blocks	Direct sale to Builder RFT	All 3 blocks sold
June 2025	83 single residential blocks in Macnamara Stage 1C	Book-to-buy & OTC	1 sold via Book-to-buy, 3 sold OTC
June 2025	12 dwelling multi-unit site	Direct sale to ACT Public Housing	Released

Ongoing SLA Releases and Sales (as of 8 October 2025)

Estate	Release Date	Site Type/Details	Sales Method	Status
Tuggeranong	October 2025	Rural zoned site (Williamsdale Service Station)	Auction (26 Nov 2025)	Released
Watson	June 2025	Multi-unit site (200 dwellings)	Auction (13 Aug 2025)	Not sold, under negotiation
Denman Prospect	June 2025	Englobo site (2,950 dwellings)	Request for Tender	Tender closed, pending outcome
Lawson	May 2024	Two mixed-use sites	Request for Tender	Tender closed pending outcome
Curtin	May 2024	Community zoned site (Dementia Village)	Request for Tender	Tender closed, pending outcome
Moncrieff	November 2024	Community zoned site (min. 10 dwellings)	Expression of Interest	EOI closed, pending outcome
Gungahlin	November 2024	Community zoned site (min. 10 dwellings)	Expression of Interest	EOI closed, pending outcome

Private Estate Activity (28 August – 8 October 2025)

Private Estate Performance

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 Contact Officer name: Kathy Torcasio Ext: 3020
 Lead Directorate: Chief Minister, Treasury and Economic Development

Estate	Sales Activity	Median Price	Median RPSM
Denman Prospect	6 blocks sold	\$807,000	\$1,906.80
Googong (NSW)	N/A	\$522,000	\$899.75
Jumping Creek	3 sales	\$715,000	\$830.24
South Jerrabomberra	2 releases/sales	\$634,900	\$968.50

Private Estates Inventory Snapshot

Estate	Available Inventory
Denman Prospect	20
Googong (NSW)	23
Jumping Creek	14
South Jerrabomberra	46
Total	103

Cleared as complete and accurate: 08/10/2025
 Cleared for public release by: Chief Executive Officer Ext:
 Contact Officer name: Kathy Torcasio Ext: 3020
 Lead Directorate: Chief Minister, Treasury and
 Economic Development

Lathlain Street Precinct Design and Consultation

Talking points

- The Suburban Land Agency (SLA) is progressing the revitalisation of the Lathlain Street Precinct, an area in the Belconnen Town Centre established for renewal in the Belconnen Master Plan.
- Following the development of the Place Design Brief (PDB) in 2021, which established the community vision for the Lathlain Street Precinct, SLA undertook further community engagement in late 2024 to renew the conversation regarding the Precinct's streets, pedestrian connections through the site and the future park.
- Between November 2024 and 6 April 2025, the community was engaged through a mix of online and in-person workshops, a YourSay survey and a local popup. Insights from this engagement informed the design for the proposed street upgrades and park layout, which were presented back to community along with three landscape theming options.
- A listening report was prepared based on the community engagement and published on the YourSay website 19 May 2025.
- SLA has finalised design documentation for Subdivision Design Application (SDA) which was lodged with the Territory Planning Authority for assessment in September 2025. SDA public consultation commenced on 22 September and closed on 20 October 2025.

Cleared as complete and accurate:

Cleared for public release by:

Contact Officer name:

Lead Directorate:

07/10/2025

Chief Executive Officer

Robert Walters

Chief Minister, Treasury and
Economic Development

Ext: MS Teams

Ext: MS Teams

TRIM Ref:

Key information

- Park construction is expected to commence Q3 2026-27 and be ready by Q2 2028-29.
- The former Belconnen Fire Station site on Section 21, with CZ2 zoning, is scheduled for release in 2026-27 following SDA approval.
- During construction, there will be temporary road closures. Nearby communities and businesses will be kept informed by SLA and City and Environment Directorate (CED) about alternative travel options.
- The development of the precinct is subject to remediation of the land according to the Environmental Protection Agency's (EPA) requirements.
- Remediation of the site will include removal of affected trees. The redevelopment of the precinct will establish new canopy trees along with a host of shrubs, ground cover and plants. The overall impact to the area will be an increase in canopy cover and access to nature than presently exists in the area.
- An Environmental Significance Opinion (ESO) application for the proposed works was endorsed by EPA and the City and Environment Directorate in May 2025, addressing the low likelihood of adverse environmental impacts from the site redevelopment. Ongoing assessment will be undertaken over the next 6 months to assist in the detailed remediation planning.

Background information

- Lathlain Street Precinct includes:
 - Section 22 referred to as Belconnen Village on Walder; and
 - Section 23 referred to as Belconnen Village on Lathlain.
- Both sites have been released to market and development design work is underway with statutory approvals expected late 2025 to early 2026.

Cleared as complete and accurate: 07/10/2025
Cleared for public release by: Chief Executive Officer Ext: MS Teams
Contact Officer name: Robert Walters Ext: MS Teams
Lead Directorate: Chief Minister, Treasury and
Economic Development

TRIM Ref:

- Sections 22 and 23 were sold via auction in December 2022 and August 2023 respectively to developers for a mix of residential and commercial uses. Under the sale agreement, the site design must respond to the Belconnen Town Centre Place Design Brief. This means the sites are developed with community needs in mind.
- The developers are also required to submit their design plans to the National Capital Design Review Panel, where plans for the sites are reviewed to deliver high quality, inspiring development and public spaces that meet the needs of the broader community and integrates with the surrounding environment.

Cleared as complete and accurate: 07/10/2025
Cleared for public release by: Chief Executive Officer Ext: MS Teams
Contact Officer name: Robert Walters Ext: MS Teams
Lead Directorate: Chief Minister, Treasury and
Economic Development

TRIM Ref:

Margaret Timpson Park

(Belconnen S54 B45)

Talking points

- As identified in the Indicative Land Release Program (ILRP), the Suburban Land Agency is working to release Block 45 Section 54 Belconnen (the site), which is intended to be released to Community Housing Providers to support the delivery of affordable dwellings.
- The successful Community Housing Provider will deliver around 60 homes in the Belconnen Town Centre, which will support housing diversity and enhance community vibrancy in the Belconnen Town Centre.
- The site's development will provide much needed housing close to shops, public transport, and community facilities, and will be guided by design principles that activate and complement Margaret Timpson Park.

Key information

- Block 45 Section 54 Belconnen is a vacant parcel of land located in the Belconnen Town Centre, on the corner of Benjamin Way and Swanson Court, opposite Westfield Shopping Centre and next to Margaret Timpson Park.
- The site is currently under Suburban Land Agency (SLA) custodianship and zoned CZ2 – Business Zone. Under the Belconnen District Policy, the site is currently subject to a height limit of 13m (this height limit can accommodate 3 or 4 storeys, depending on design).
- The site has been identified for a targeted release to Community Housing Providers and is consistent with their desired criteria.
- Belconnen District Policy requires primary active frontages along the site boundary to Margaret Timpson Park and development on the site will contribute to the activation of Margaret Timpson Park.

Cleared as complete and accurate:	08/10/2025	
Cleared for public release by:	Chief Executive Officer	Ext: MS Teams
Contact Officer name:	Julia Forner	Ext: MS Teams
Lead Directorate:	Chief Minister, Treasury and Economic Development	

TRIM Ref:

- SLA is working closely with the City and Environment Directorate (CED) to ensure the development aligns and integrates with CEDs park upgrade design.
- SLA will continue working with the Belconnen Community Council and other stakeholders to keep them informed and involved as the project progresses.
- The built form will be subject to the development assessment process, where the community will have the opportunity to comment on the future development proposal submitted through a development application by the purchaser of the site.
- Hoarding for installation of the Creative Hoardings Pilot Program and other site placemaking activities have been undertaken on site in the last six months and been well received by community.

Background information

- The Belconnen Community Council and other stakeholders regularly enquire about the future of this site and a number of requests to have it incorporated into Margaret Timpson Park have been received. The most recent of these was on 10 March 2025, which you responded to 6 May 2025, confirming the site is to be released for unspecified housing.
- The site was the subject of an Assembly Resolution in May 2025, and you replied on 26 June 2025, advising that release of Block 45 Section 54 will support additional community housing and further activate Margaret Timpson Park through integrated built form along with ground floor commercial spaces.
- The site was originally identified for release of 35 dwellings in 2018/19 and the former Belconnen Health Centre building on site was demolished by Major Projects Canberra in 2019/20.
- The site was subsequently identified for the Demonstration Housing Project. This project did not proceed on the Site.
- Treasury have confirmed continued interest in releasing the site to the community housing sector, with the 2025-26 to 2029-30 ILRP identifying the site for release in 2025-26.

Cleared as complete and accurate: 08/10/2025
Cleared for public release by: Chief Executive Officer Ext: MS Teams
Contact Officer name: Julia Forner Ext: MS Teams
Lead Directorate: Chief Minister, Treasury and Economic Development

TRIM Ref:

Molonglo Town Centre

Talking points

- In September 2024, the National Capital Authority (NCA) amended the National Capital Plan to reclassify Molonglo from a Group Centre to a Town Centre. In November 2024, a Minor Amendment was made to reflect the change to the Territory Plan.
- The Suburban Land Agency (SLA) is progressing masterplanning and design works for the Molonglo Town Centre.
- SLA has undertaken community engagement to inform the vision for the Molonglo Town Centre. This vision will guide the project through the development process as SLA prepares finalises the masterplan and prepares to submit a Subdivision Design Application (SDA). The Listening Report was published in June 2025.
- The Molonglo Town Centre land features significant environmental values which are being carefully considered throughout masterplanning and design processes. SLA is taking the time necessary to ensure these values are preserved whilst balancing the need to progress much needed housing for the Territory.

Key information

- SLA's engineering and urban design consultant teams were appointed in October 2024 and are progressing master planning and subdivision design. This will be followed by a formal submission and assessment process; detailed design work and civil construction works.
- A separate team of consultants is undertaking community consultation concurrently with the subdivision design process with a Listening Report published in June 2025.

Cleared as complete and accurate: 08/10/2025
Cleared for public release by: Chief Executive Officer Ext: Teams
Contact Officer name: Alastair MacCallum Ext: Teams
Lead Directorate: Chief Minister, Treasury and Economic Development

TRIM Ref:

- The first release is programmed for 2025-26 for approximately 700 residential dwellings at the southern end of the suburb to meet the Indicative Land Release Program timing.
- SLA will continue master-planning for the entire suburb and preparation of two Subdivision Development Applications to the north of the first release which will include the commercial core area and high school and college.

Background information

- In September 2024, the National Capital Plan was amended to reclassify the Molonglo Group Centre to a Town Centre. This change in designation has resulted in an overall uplift in dwelling yield, with the future Town Centre now expected to support up to 7,000 dwellings, including a proportion of community, public and Build-to-Rent housing, as well as a range of commercial, retail and community facilities.
- The Molonglo Town Centre will be the central hub for commercial activity in the Molonglo Valley and service an immediate catchment of approximately 70,000 people once fully developed.
- The Molonglo Town Centre will include a variety of uses including retail, service trades, bulky goods, community, commercial, mixed use, and single and multi-unit residential. The suburb and development present an opportunity for exemplar commercial and mixed-use development.
- In late March 2025, a government and industry stakeholders' workshop were undertaken to support the Molonglo Town Centre Master Plan. The Enquiry by Design workshop worked on solving specific issues and challenges to help shape the design goals, planning approvals, and development of Molonglo Town Centre.
- From mid-2023, SLA commenced engagement with Ngunnawal and other First Nations people or families with connection to the Molonglo region.

Cleared as complete and accurate: 08/10/2025
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Contact Officer name: Alastair MacCallum Ext: Teams
Lead Directorate: Chief Minister, Treasury and
Economic Development

TRIM Ref:

- The objective is to understand their stories of place, the value and significance of the Molonglo Valley and how the development of Molonglo can respond harmoniously, incorporating and continuing to tell their stories. Engagement activities including Walk on Country and small group consultations held in November 2023 with First Nations community members, informed a Connecting with Country Framework.
- Broader community engagement has been undertaken in 2024 and 2025. Activities included three pop-ups at Coleman Court in Weston Creek, Wright Shops and Canberra College (13-29 November 2024); School incursion to Charles Weston School (19 November 2024); two online consultation sessions (3-5 December 2024); a 6 week YourSay survey and activities (11–20 December 2024); three tailored First Nations workshops (19 and 20 February 2025) and an EOI for a Community Panel (first Panel meeting was held 5 March 2025).
- The Molonglo Town Centre land features a significant number of existing remnant trees, areas of Box Gum Woodland, the Superb Parrot flight path and potential nesting trees for Gang Gangs. These environmental features are protected under the Urban Forest Act and the BSUD Guide, which impose specific requirements for their conservation. As a result, the current masterplan in the District Strategy must be revised and endorsed by both the Urban Tree Unit and Conservator’s office – impacting on project timelines. Masterplan options are currently being prepared that seek to retain remnant trees of highest value and which support preservation of endangered birds in the area whilst permitting the retail and commercial precinct of the Town centre to be delivered.
- The alignment of the East West Arterial Road (now referred to as the Molonglo Parkway Drive Connector) runs through the suburb and connects to Tuggeranong Parkway. SLA will construct, at this stage, the first 600m of this road through the retail area as part of the subdivision design, while iCBR is about to commence design of the remaining section, noting this is still being negotiated.

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TRIM Ref:

Beyond the Town Centre, the road alignment is constrained by pink-tailed worm-lizard habitat and a significant heritage site within the Molonglo River Corridor.

- Due to increased population projections for Molonglo, the road must now be designed as a dual carriageway, which increases potential impact to environmental values. This change necessitates a review of the previous road design and places additional pressure on masterplanning and overall project timelines.
- SLA and iCBR are collaborating to progress the planning and design of Government community facilities proposed for the Town Centre including high school and college, police station, library and community facility, place of worship, childcare centre, sports and recreation facilities. This work is being used to inform the masterplan being prepared by SLA.

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TRIM Ref:

Delivery of the Indicative Land Release Program (ILRP)

Talking points

- The ILRP is released annually with a 5-year forecast of land releases across residential dwellings, commercial, mixed use, community and industrial land.
- The first year of the program sets the release targets for that financial year.
- In 2024-25, the ACT Government released land to support 3,902 dwellings. Final results are published in the Suburban Land Agency's 2024-25 Annual Report.
- The ILRP 2025-26 was published on 23 June 2025, with a release target of 3,184 dwellings and 135,884m² of non-residential land comprising mixed use, commercial, industrial, community and non-urban releases. Responsibility for delivery against these targets resides across the Suburban Land Agency (SLA), City Renewal Authority and City and Environment Directorate (CED).
- As an indicative forecast, the ILRP is subject to refinement throughout the year based on planning and delivery outcomes.
- Land release is a complex process influenced by a range of issues, including planning, heritage and environmental process outcomes, due diligence processes, community engagement and consultation processes, legal issues, and commercial/market conditions.
- Blocks are currently available for sale over the counter in Whitlam, Jacka and Ginninderry. Interested buyers should contact the SLA or Ginninderry Sales Team.

Cleared as complete and accurate: 30/09/2025
Cleared for public release by: Chief Executive Officer Ext: MS Teams
Contact Officer name: Scott Hatton Ext: MS Teams
Lead Directorate: Chief Minister, Treasury and Economic Development

TRIM Ref:

Key information

- The 2024–25 ILRP target was 5,107 dwellings. Actual releases were 3,902 dwellings— representing an under-delivery of 23.6%. Results for land releases in 2024-25 are in SLA’s Annual Report.
- The shortfall was primarily due to the deferral of 1,050 dwellings in Molonglo and Gungahlin town centres, to 2025-26 and 2026-27.
- Between 2017–18 and 2024–25, the ILRP identified land for 30,308 dwellings. The Government delivered land for 27,106 dwellings—10.56% below the forecast.
- The 2025-26 ILRP represents less than 2 per cent of the ACT’s total established housing of approximately 200,000 dwellings.
- Demand for vacant land is primarily influenced by high interest rates, construction costs, reduced household savings due to cost-of-living pressures, and broader economic conditions.

Background information

- The 2025-26 to 2029-30 ILRP was developed in consultation with the City and Environment Directorate (previously EPSDD) and City Renewal Authority. It was released alongside the 2025-26 Budget as part of the ACT Government’s Housing Supply and Land Release Program.
- The 2025-26 to 2029-30 ILRP forecasts land releases for 25,948 dwellings. This is a significant increase from the previous 5-year program, which forecasted land releases for 21,422 dwellings.
- The ILRP identifies the following land for release in 2025-26:
 - 3,184 dwellings (which includes the release of a significant site in the CBD of 742 dwellings by the City Renewal Authority);
 - 75,152m² Mixed use land.
 - 20,887m² Commercial land;
 - 10,868m² of Industrial land; and
 - 28,977m² Community Facility and Non-Urban land.

Cleared as complete and accurate: 30/09/2025
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- As at 30 September 2025, no land has been released against the 2025-26 targets.
- Current projections indicate SLA is currently on-track to deliver its 2025-26 targets.

Land Pricing

- SLA sets land prices based on advice obtained from at least two independent expert valuers, who assess market value based on market conditions, shape, dimensions, topography, position, aspect, zoning and planning restrictions, and other factors.
- SLA's land prices differ by estate with Whitlam having a higher value than Jacka given its closer proximity to the city, among other considerations.

Cleared as complete and accurate: 30/09/2025
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TRIM Ref:

West Belconnen Ginninderry Development

Talking points

- The Ginninderry Joint Venture (JV) forecast releases for 2025-26 is 408 dwellings comprising:
 - 182 single residential blocks
 - 226 multi-unit dwellings
 - At least 60 flexi-living homes (Ginninderry JV's affordable housing product)
 - A yet to be confirmed number of public housing sites (in consultation with ACT Housing).
- The Suburban Land Agency is expecting to complete construction and subsequent monitoring on the Southern Pathway Break in the former West Belconnen Landfill in late-2025.
- New South Wales Department of Primary Industries (DPI) are assessing a re-zoning application for Lot 2, Wallaroo Road in NSW, for which a public notification is expected in late 2025. The re-zoning from RU1 (Primary Production) to C3 (Environmental Management) is a requirement of the Ginninderry approval under the Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act.

Landfill Capping and Regeneration Precinct (masterplan)

- The landfill capping concept draft design has been completed and additional on-site geotechnical testing is being undertaken to supplement historical records to allow consideration of the concept design by relevant Government agencies.

Cleared as complete and accurate: 01/09/2025
Cleared for public release by: Chief Executive Officer Ext: MS Teams
Contact Officer name: Lucy Kane Ext: MS Teams
Lead Directorate: Chief Minister, Treasury and
Economic Development

TRIM Ref:

- Value management is currently being undertaken to mitigate against increased construction costs in recent years. The detailed design for the capping of the West Belconnen landfill site is intended to be completed in mid-2026.

Key information

Macnamara Planning

- The Territory Planning Authority has granted conditional approval of the Macnamara Stage 2 Development Application for 665 dwellings. Land encumbered by the Environmental Clearance Zone around the green waste facility (163 dwellings) cannot be developed or released without further approval by the Environment Protection Authority (EPA).
- Master planning of the next stage of Macnamara, near the Belconnen Farmhouse Precinct, has commenced and the first Subdivision Design Application is expected to be submitted in early 2026.

Southern Pathway Break

- Civil works on the Landfill Southern Pathway Break are expected to be completed in Q4 2025. This will be followed by verification and monitoring work.

Greenwaste Relocations

- To facilitate land releases in 2025-26 and beyond, SLA is working with the City and Environment Directorate (CED) to relocate existing green waste operations from the southern end of the West Belconnen Landfill site to the northern end to be operational late 2025. This temporary relocation is intended to provide a continuous green waste service for the community whilst a site is prepared on Stockdill Drive.

Cleared as complete and accurate: 01/09/2025
Cleared for public release by: Chief Executive Officer Ext: MS Teams
Contact Officer name: Lucy Kane Ext: MS Teams
Lead Directorate: Chief Minister, Treasury and
Economic Development

TRIM Ref:

Background information

Sch 2.2(a)(xi), Sch 2.2(a)(xii)

- Key Ginninderry JV Project Information
 - The Ginninderry JV plans to deliver 11,500 dwellings for up to 30,000 residents across four suburbs in ACT and NSW by approximately 2045.
 - The total land area under the existing Ginninderry masterplan is approximately 1,600 hectares with approximately 600 hectares of conservation area and 200 hectares for open space.
 - The current population of the Ginninderry JV development is approximately 2,475 (8.3% of total future population) and 950 completed homes (8.3% of total future dwellings).
 - Since establishment of the joint venture in 2016, the Ginninderry JV has released 1,893 dwellings, including:
 - 115 Affordable dwellings
 - 22 Community dwellings
 - 53 Public Housing dwellings (including 10 in the affordable housing category).

Land Acquisition Update

- The Ginninderry JV is a joint venture between SLA and Riverview Developments, with a vision to deliver a residential development across both ACT and NSW. In 2020, the NSW portion of the land was rezoned. This included the 4 parcels of privately owned land with the consent of their owners. It was intended that these **may** form part of the project in the future.

Cleared as complete and accurate: 01/09/2025
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TRIM Ref:

- Following extensive negotiations with two of the landowners, agreement was reached in 2021 for SLA to acquire two of the four blocks of land, 527 and 495 Parkwood Road. The remaining two landowners indicated that they were not prepared to sell at that point in time.
- These acquisitions represent a significant contribution to future housing supply with the potential to deliver approximately 481 dwellings for future land release. Given anticipated constraints on land availability in future years, these acquisitions are expected to have a positive impact on housing affordability.
- The acquisitions were underpinned by a full business case which set out costs, benefits and risks, and were informed by independent valuations, and approved by the ACT Government under the *City Renewal Authority and Suburban Land Agency (Suburban Land Agency Land Acquisition) Direction 2017* in November 2021.
- The land acquired by SLA (as noted above), for the benefit of the project, will be developed as part of the Ginninderry Project. With costs and profits shared on a 60/40 basis consistent with the structure of the Ginninderry JV.
- Importantly, the landowners were willing sellers and have been actively consulted on the Ginninderry project, and NSW rezoning process since 2013.
- Details of the acquisitions are as follows:
 - **527 Parkwood Road:** Settlement occurred in December 2021, with a purchase price of \$8.12 million. This was reported under SLA's land acquisition reporting requirements in Q3 2021-22.
 - **495 Parkwood Road:** SLA entered into a call option deed for this block, with a purchase price of \$12.7m. Settlement occurred in March 2025. This was reported under the SLA's land acquisition reporting requirements for Q4 2024-25.
- The land is anticipated to be developed from 2030 to 2036.

Cleared as complete and accurate: 01/09/2025
Cleared for public release by: Chief Executive Officer Ext: MS Teams
Contact Officer name: Lucy Kane Ext: MS Teams
Lead Directorate: Chief Minister, Treasury and Economic Development

TRIM Ref:

Lot 2 Wallaroo Road

- In 2015, the former Land Development Agency purchased Lot 2, DP 1144979 Wallaroo, NSW to establish an environmental offset for ACT Government Projects as well as for other potential uses.
- To comply with the project's conditions of approval under the Commonwealth *Environment Protection and Biodiversity Conservation (EPBC) Act*, Riverview Projects submitted an application to rezone Lot 2 from RU1 (Primary Production) to C3 (Environmental Management) in 2025.
- The Department of Primary Industries (DPI) is currently assessing the proposal. Once satisfied, it will proceed to public notification, expected within the next month.
- The matter will then return to Council for consideration before the amendment is finalised, likely by June 2026.

ACT/NSW Border Re-alignment

- Ginninderry JV is a cross-border development, NSW land is on a peninsula with the only access through the ACT. Further development of NSW land needs to consider either a border realignment or a cross-border servicing agreement.
- The ACT Government's stated preference is for the ACT/NSW border to be realigned to include the Parkwood land in the ACT. This was formally provided to the NSW Government in correspondence from the Chief Minister and Head of Service in March 2025.
- The NSW Government is currently considering the ACT's position.
- The Parkwood Steering Committee comprising representatives from the ACT and NSW Governments and Yass Valley Council continues to meet to discuss cross border issues.

Cleared as complete and accurate: 01/09/2025
Cleared for public release by: Chief Executive Officer Ext: MS Teams
Contact Officer name: Lucy Kane Ext: MS Teams
Lead Directorate: Chief Minister, Treasury and
Economic Development

TRIM Ref:

Woden Village

Talking points

- **Block 4 Section 7 Phillip (Woden Village)** was sold to Hellenic Property Investments 2 Pty Ltd (Hellenic) in 2024 following a design based tender process in response to a community developed Place Design Brief. The site is just less than 13,000 square metres and was sold for \$18.7m
- The proposed development includes 200 residential dwellings, a community hub building, a commercial building, a structured car park and a linear park along Matilda Street as required by the Territory Plan.
- A Concept Delivery Deed (CDD) entered into as part of the sale requires Hellenic to gain endorsement of each stage of their design from the Suburban Land Agency to ensure that delivery aligns with the tendered proposal.

Key information

- Block 4 Section 7 Phillip is located within the Woden Town Centre and is adjacent to the Hellenic Club of Canberra, Woden CIT, Woden Public Transport Interchange, Abode Hotel and Grand Central Towers apartments. The site is currently an at-grade surface public carpark and temporary bus interchange while the new Woden Public Transport Interchange is being constructed.
- Hellenic have submitted their Development Application (DA) to the Territory Planning Authority and the DA will be released for public feedback in early October 2025.
- Prior to submission, Hellenic presented their design to the National Capital Design Review Committee and community stakeholders. Feedback to date has been positive.
- Construction is expected to commence following DA approval in mid-2026.

Cleared as complete and accurate: 08/10/2025
Cleared for public release by: Chief Executive Officer Ext:
Contact Officer name: Irena Sharp Ext:
Lead Directorate: Chief Minister, Treasury and
Economic Development

TRIM Ref:

Background information

- In developing the Place Design Brief that formed part of the tender requirements, extensive consultation with community was undertaken in 2022-23. Continuation of this consultative process is a key deliverable under the Concept Delivery Deed.
- Three Development Applications to redevelop the existing Woden Hellenic Club on the adjacent Block 21 Section 6 Phillip were approved in 2023. The redevelopment of the Hellenic Club site will include a hotel, office block, restaurants, shops and basement parking.
- A question in relation to **active frontages** along Bowes Street was raised during the August 2025 Estimates hearings and was responded to with the following information:
 - A primary active frontage along the length of Bowes Street West is a requirement under the Woden District Policy and will be assessed in the Development Application (DA) by the Territory Planning Authority.
 - The current proposed design promotes site activation through multiple building entry points along Bowes Street West, pedestrian activity in Matilda Street Park, and a laneway that connects end-of trip facilities and the public carpark to Bowes Street West. The design also contains a mix of uses fronting Bowes Street West, in line with the Phillip Section 7 Place Design Brief. It is purposefully designed to encourage street level activity through elements such as open space, non-retail commercial areas, end of trip facilities and indoor recreation.
 - Bowes Street South features a laneway that facilitates pedestrian movement between Westfield Shopping Mall to the site. Additionally, a newly constructed shared access road links the proposed Matilda Street Park to the north with the recently constructed CIT building to the south. This access road serves as the primary pedestrian thoroughfare within the site, enhancing connectivity and supporting active movement through the precinct.

Cleared as complete and accurate: 08/10/2025
Cleared for public release by: Chief Executive Officer Ext:
Contact Officer name: Irena Sharp Ext:
Lead Directorate: Chief Minister, Treasury and
Economic Development

TRIM Ref:

Record Number	Title	Date Created	Position of Authority it was written by	Minister Brief was addressed to
CMTEDD2025/5009	GOVERNMENT & STAKEHOLDER RELATIONS - Government & Assembly Matters - Ministerial Brief - Stephen-Smith - November Update - Territory Records Act PMB (Executive Document Release)	21/11/2025	EBM, CAGB	Minister Stephen-Smith
CMTEDD2025/4876	Wellbeing – Strategic Relationship with the ANU	12/11/2025	EBM, Wellbeing	Chief Minister
CMTEDD2025/4790	GOVERNMENT & STAKEHOLDER RELATIONS - Government & Assembly Matters - Ministerial Arrangements Brief - Barr - 2025 Chief Minister's Governance Lecture	04/11/2025	EBM, ACT Heritage Library and	Chief Minister
CMTEDD2025/4844	213A - Climate change mitigation - dispute - November 2025	04/11/2025	EGM, PCD	Chief Minister
CMTEDD2025/4508	Assembly resolution of 4 Sept 2025 - Government Response - Report 1	11/11/2025	EBM, CAGB	Chief Minister
CMTEDD2025/4717	Brief CABINET - 25-013-8 Agreement to Lodge, Cabinet Decision summaries - Release 8 of 2025	19/11/2025	EBM, CAGB	Chief Minister
CMTEDD2025/3932	Cabinet Submission and Final Lodgement Approval - 2026 Legislation Program	04/11/2025	EBM, CAGB	Chief Minister
CMTEDD2025/4921	Standing Order 213B request - ACT Water Resources	14/11/2025	EGM, PCD	Chief Minister
CMTEDD2025/4472	Potential Government amendments to the Territory Records (Executive Records) Amendment Bill 2025	04/11/2025	EBM, CAGB	Minister Stephen-Smith
CMTEDD2025/4923	Cross-Portfolio Negotiating Group (CPNG) – Third Meeting Outcomes, 14 November 2025	14/11/2025	Deputy Director-General	Chief Minister
CM25/214798	Wellbeing update	13/11/2025	Deputy Director-General	Chief Minister
CM25/219522	Response to Mr Emerson's questions regarding the Government's response to several wellbeing related recommendations from the Select Committee on Estimates 2025-2026 report	27/11/2025	Deputy Director-General	Chief Minister
CMTEDD2025/4808	Ministerial Meeting Brief - Pettersson - Kate Fielding, A New Approach - 25 November 2025	05/11/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4891	Ministerial Arrangements Brief - Pettersson - EVENT: Piotr Anderszewski (Piano) - 21 Nov 2025	12/11/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4836	Ministerial Arrangements Brief - Pettersson - EVENT: Canberra Critics' Circle Awards - 11 Nov 2025	07/11/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4967	Ministerial Arrangements Brief - Pettersson - EVENT: ANU School of Art & Design Patrons & Friends Grad Show Preview	19/11/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4926	Ministerial Arrangements Brief - Barr - WomBog and VishVash Book Launch - 5 December 2025	14/11/2025	Deputy Director-General	Chief Minister
CMTEDD2025/4327	Ministerial Arrangements Brief - Pettersson - 2025 Dept of Rock Battle of the Bands - 7 December 2025	11/11/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4886	Ministerial Brief - Pettersson - Arts Capital Briefing Request	12/11/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4981	Ministerial Meeting Brief - Pettersson - MEETING: Small Business Ministers Meeting - 28 Nov 2025 - Due to MO by 27 Nov 2025	20/11/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4761	Ministerial Arrangements Brief - Werner-Gibblings (obo Barr) - SouthFest 2025 - 15 Nov 2025	03/11/2025	Deputy Director-General	WERNE-GIBBINGS (OBO BARR)
CMTEDD2025/4892	Ministerial Brief - Barr - Stromlo Forest Park Naming Rights	12/11/2025	Deputy Director-General	Chief Minister
CMTEDD2025/4785	Ministerial Meeting Brief - Pettersson - Australian Tertiary Education Commission (ATEC) - 6 November 2025	04/11/2025	DDG, ED	Minister Pettersson
CMTEDD2025/4755	Ministerial Meeting Brief - Barr - Dr Lachlan Clohesy - Division Secretary, National Tertiary Education Union ACT Division - 20 Nov 2025	03/11/2025	DDG, ED	Chief Minister
CMTEDD2025/5019	Ministerial Arrangements Brief - Barr - *HOLD* MEDIA: UC Aged Care Announcement - 25 Nov 2025 - Due to CMO by 24 Nov 2025	21/11/2025	Senior Director, PSP	Chief Minister
CMTEDD2025/4834	Ministerial Arrangements Brief - Pettersson - Commonwealth Minister for Skills and Training - 26 Nov 2025	07/11/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4925	Ministerial Arrangement Brief - Pettersson - ATA 2025 - 5 December 2025	21/11/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4756	Ministerial Correspondence - Pettersson - SWMC OOS 2025-28 - MSM Manufacturing and UEE Electrotechnology Training Package recommendations	03/11/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4828	Ministerial Arrangements Brief - Berry - Women's Coaching and Officiating Program - 18 Nov 2025	07/11/2025	Deputy Director-General	Minister Berry
CMTEDD2025/4812	Ministerial Arrangements Brief - Barr - Qatar Airway Flight Landing - 2 December 2025	06/11/2025	Deputy Director-General	Chief Minister
CMTEDD2025/4788	Ministerial Arrangements Brief - Barr - Qatar - Canberra Resumption Celebration Event Dinner - 2 December 2025	04/11/2025	Deputy Director-General	Chief Minister
CMTEDD2025/4879	Caveat Brief - EPIC Light Towers	12/11/2025	Deputy Director-General	Chief Minister
CMTEDD2025/4829	Approval of Guidelines for the Canberra Screen and Games Fund	07/11/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/1277	Ministerial Meeting Brief - Barr - Quarterly catch-up with the Canberra Innovation Network	24/03/2025	Deputy Director-General	Chief Minister
CMTEDD2025/4509	Ministerial Arrangements Brief - Pettersson - CBRIN Innovation Showcase Panel Discussion	15/10/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/1440	Ministerial Meeting Brief - Barr - Canberra Cyber Hub Quarterly Briefing - 24 November 2025	01/04/2025	Deputy Director-General	Chief Minister
CMTEDD2025/3053	Brief - Pettersson - ACT Social Enterprise Grant Program - 2025-26 - Approval of guidelines	23/07/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4997	Ministerial Arrangements Brief - Barr - EVENT: Canberra Cyber Hub End of Year Event - 9 Dec 2025 - Due to CMO by 2 Dec 2025	20/11/2025	Deputy Director-General	Chief Minister
CMTEDD2025/4618	Ministerial Brief - Pettersson - 2025-26 Aboriginal and Torres Strait Islander Cultural Arts Program - Critical date 24 November	22/10/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4327	Ministerial Arrangements Brief - Pettersson - 2025 Dept of Rock Battle of the Bands - 7 December 2025	03/10/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4886	Ministerial Brief - Pettersson - Arts Capital Briefing Request	12/11/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4241	Ministerial Information Brief - Pettersson - Minister's Creative Council Meeting Summary - 26 September 2025	29/09/2025	Deputy Director-General	Minister Pettersson

CMTEDD2025/4693	Ministerial Arrangements Brief - Pettersson - EVENT: Canberra Qwire Concert Feels Like Home - 8 Nov 2025 - Due to MO by 5 Nov 2025	29/10/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4836	Ministerial Arrangements Brief - Pettersson - EVENT: Canberra Critics' Circle Awards - 11 Nov 2025 - Due to MO by 11 Nov 2025	07/11/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4598	Ministerial Arrangements Brief - Pettersson - MusicACT Annual Music Awards (MAMAs) - 2 December 2025	21/10/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4967	Ministerial Arrangements Brief - Pettersson - EVENT: ANU School of Art & Design Patrons & Friends Grad Show Preview - 26 Nov 2025 - Due to MO by 25 Nov 2025	19/11/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/5021	Ministerial Meeting Brief - Pettersson - Skills and Workforce Ministerial Council Meeting	21/11/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4652	Ministerial Correspondence - Pettersson - SWMC OOS 2025-26 – Stewardship review terms of reference	27/10/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4884	Ministerial Brief - Pettersson - First Nations VET Policy Partnership	12/11/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4324	Ministerial Meeting Brief - Barr - Vice-Chancellor and the Campus Dean - ACU - 26 November 2025	03/10/2025	Deputy Director-General	Chief Minister
CMTEDD2025/4326	Ministerial Arrangements Brief - Barr - 2025 Canberra Region Tourism Awards Canberra Region Tourism Industry Council	03/10/2025	Deputy Director-General	Chief Minister
CMTEDD2025/4286	Ministerial Arrangements Brief - Barr - Canberra Region Wine Show Trophy Presentation	01/10/2025	Deputy Director-General	Chief Minister
CMTEDD2025/4796	GOVERNMENT & STAKEHOLDER RELATIONS - Government & Assembly Matters - Ministerial Meeting Brief - Steel - Stamp duty - Australian Electric Vehicle Assoc - 20 November 2025	05/11/2025	EBM, MMFFR	Treasurer
CMTEDD2025/4816	GOVERNMENT & STAKEHOLDER RELATIONS - Government & Assembly Matters - Ministerial Meeting Brief - Steel - Divestments - Amnesty International Australia - 18 November 2025	06/11/2025	Under Treasurer	Treasurer
CMTEDD2025/5126	GOVERNMENT & STAKEHOLDER RELATIONS - Government & Assembly Matters - Ministerial Meeting Brief - Steel - ACT Shelter - 11 Dec 25	27/11/2025	EBM, AHPF	Treasurer
CMTEDD2025/4767	GOVERNMENT & STAKEHOLDER RELATIONS - Government & Assembly Matters - Ministerial Meeting Brief - Housing Plus - 6 Nov 2025	03/11/2025	EBM, AHPF	Minister Berry
TRSY25/63810	Ministerial brief - Vote on proposed amendment to the National Competition Policy Federation Funding Agreement (NCP FFA)	03/11/2025	Senior Director, Economic and Regulatory Policy	Treasurer
TRSY25/65891	Ministerial Brief - Treasurer - CHC SPV Charitable Organisation Status	27/11/2025	Executive Group Manager, Economic and Financial	Treasurer
CMTEDD2025/4784	GOVERNMENT & STAKEHOLDER RELATIONS - Government & Assembly Matters - Ministerial Brief - Stephen-Smith - New Suncorp Partial Filing - 2025/26	04/11/2025	A/g MAI Commissioner	Minister Steel
CMTEDD2025/4820	GOVERNMENT & STAKEHOLDER RELATIONS - Government & Assembly Matters - Ministerial Brief - Stephen-Smith - Government Procurement Board Terms of Reference and Strategic Direction (Second Brief)	06/11/2025	Executive Branch Manager, Procurement Policy and Capability	Minister Steel
CMTEDD2025/4961	GOVERNMENT & STAKEHOLDER RELATIONS - Government & Assembly Matters - Ministerial Brief - Stephen-Smith & Orr - Icon Water 2025 AGM Minutes	19/11/2025	Executive Branch Manager, Economic Policy and Commercial	Minister Steel
CMTEDD2025/4849	GOVERNMENT & STAKEHOLDER RELATIONS - Government & Assembly Matters - Ministerial Brief - Steel - LVC policy and revenue	10/11/2025	Executive Branch Manager, Economic Policy and Commercial	Treasurer
CMTEDD2025/5102	GOVERNMENT & STAKEHOLDER RELATIONS - Government & Assembly Matters - Ministerial Brief - Steel - CFFR Meeting - 28 November 2025	26/11/2025	EBM, MMFFR	Treasurer
CMTEDD2025/4979	GOVERNMENT & STAKEHOLDER RELATIONS - Government & Assembly Matters - Ministerial Brief - Steel - Board of Treasurers Meeting - 24 November 2025	20/11/2025	EMB, MMFFR	Treasurer
CMTEDD2025/4877	Transfer of funds under Section 16, Financial Management Act 1996 (FMA), Health and Community Services Directorate (HCSD)	12/11/2025	Executive Branch Manager, Social Policy	Treasurer
CMTEDD2025/4499	Ministerial Arrangements Brief - Berry - Australian Community Housing Conference - 24 November 2025	12/11/2025	EBM, AHPF	Minister Berry
CMTEDD2025/4705	Consultation on proposed two full-time members appointment to the Australian Competition and Consumer Commission	17/11/2025	Executive Branch Manager, Economic Policy and Commercial	Treasurer
CMTEDD2025/4411	Ministerial Meeting Brief - Berry - Haven Foundation - 5 November 2025	09/10/2025	EBM, AHPF	Minister Berry
CMTEDD2025/3291	Ministerial Arrangements Brief - Barr - Property Council - Housing Summit - 20 November 2025	04/08/2025	EBM, AHPF	Chief Minister
CMTEDD2025/4767	Ministerial Meeting Brief - Housing Plus - 6 Nov 2025	03/11/2025	EBM, AHPF	Minister Berry
CMTEDD2025/4388	GOVERNMENT & STAKEHOLDER RELATIONS - Government & Assembly Matters - September Quarter 2025 - Consolidated Financial Report	06/11/2025	EBM, FRFB	Treasurer
CMTEDD2025/2336	GOVERNMENT & STAKEHOLDER RELATIONS - Government & Assembly Matters - Brief to Treasurer - Options to assist with remediation of serious defects in private buildings	11/11/2025	Executive Branch Manager,	Treasurer
CMTEDD2025/4715	Commonwealth correspondence - signed ACT National Competition Policy Jurisdiction Specific Reform Plan (JSRP) for Agreement	13/11/2025	Senior Director, Economic and Regulatory Policy	Treasurer
CM25/215541	Magistrates Court Act 1930 infringement notice waiver and withdrawal provisions	06/11/2025	Executive Group Manager, Work Safety Group	Minister Pettersson
CM25/213119	Notifiable Instrument - Managing the Risk Associated with Extremem Temperatures Code of Practice	04/11/2025	Executive Group Manager, Work Safety Group	Minister Pettersson

CM25/217031	Correspondence: joint representation supporting a national labour hire licensing scheme	29/09/2025	Executive Group Manager, Work Safety Group	Minister Pettersson
CMTEDD2025/4487	HOS Brief - Gordon Ramsay CEO CFC - Charge and Suspension	04/11/2025	Head of Service	Chief Minister
N/A	FOR NOTING - JACS Brief - Major Event Declaration for Split Milk 2025	04/11/2025	JACS	Chief Minister
CMTEDD2025/4477	Brief - Government amendments to Emerson CTG PMB	10/11/2025	DDG, Office of Industrial Relations and Workforce Strategy	Chief Minister
CMTEDD2025/1213	Brief - YourSay Panel-Results from 2025 26 Budget Con Survey	10/11/2025	EGM, CMTEDD Communications	Chief Minister
CMTEDD2025/3030	Brief - Co-Spons x3 - Housing - Strategic Comms Approach & Campaign	10/11/2025	EGM, CMTEDD Communications	Chief Minister
CMTEDD2025/4217	Brief - National Arboretum Canberra Forest	11/11/2025	DDG, Economic Development	Minister for Economic Development
CMTEDD2025/4879	Caveat brief - EPIC Light Towers	14/11/2025	EGM, Economic Development	Minister for Economic Development
CMTEDD2025/4844	Brief - URGENT 213A Climate Change Mitigation Disputed docs	14/11/2025	EGM, Policy & Cabinet Division	Chief Minister
CMTEDD2025/4405	Brief - 2027 World Archery - Para World Championships	14/11/2025	EGM, Economic Development	Minister for Tourism and Trade
N/A	For info - Copy of JACS Brief - JACS Legislation Amendment Bill	18/11/2025	JACS	Chief Minister
CMTEDD2025/4717	Brief & Corro - CM to Ayres - VIC Cont Deposit Scheme & Mutual Rec Act	18/11/2025	Senior Director, Policy & Cabinet Division	Chief Minister
CMTEDD2025/4741	Brief - International Business Engagement (IBE) grant arrangement	18/11/2025	Commissioner, Office for International Engagement	Chief Minister
CMTEDD2025/4895	Brief - Inquiry into Australia's aviation sector—Preliminary invitation—Canberra	20/11/2025	DDG, Economic Development	Minister for Tourism and Trade
N/A	CED Brief & Regulation - Magistrates Court (Env Protection) Amend. Regulation 2025	21/11/2025	CED	Chief Minister
CMTEDD2025/2923	Caveat Brief - CPNG Meeting Outcomes - Health & disability negotiations - 14 Nov	25/11/2025	DDG, Policy & Cabinet Division	Chief Minister
CMTEDD2025/4903	Brief – Andrew Braddock MLA - Auditor-General appointment	26/11/2025	EGM, Policy & Cabinet Division	Chief Minister
CMTEDD2025/5003	Brief - Proposed visit to ACT by UN Working Group on Arbitrary Detention	26/11/2025	Commissioner, Office for International Engagement	Chief Minister
CM25/216961	Week commencing 24 November 2025 - SLA Fortnightly Ministerial Brief	14/11/2025	A/g Chief Executive Officer, Suburban Land Agency	Minister Berry
CM25/214282	Ministerial Brief - SLA Board Deputy Chair - Instrument	07/11/2025	Chief Operating Officer Suburban Land Agency	Minister Berry & Chief Minister
N/A (sent via email to MO)	Brief to the Minister - Asbestos Contamination in Imported Coloured Sand - November 2025 FINAL	19/11/2025	Senior Director, Strategy, WorkSafe ACT	Minister Pettersson
N/A (sent via email to DLO)	Brief to Minister Pettersson - SLA end of year campaign	26/11/2025	Assistant Director, Communications, WorkSafe ACT	Minister Pettersson
CM25/211993	Ministerial Brief- Barr - CAB25 606 - SIGNED	03/11/2025	Chief Executive Office, City Renewal Authority	Chief Minister
CM25/222259	Ministerial Brief - CFO to Minister Stephen-Smith - s16B rollover request	24/11/2025	CFO	Minister Stephen-Smith
CM25/222246	Ministerial Brief - CFO to Minister Cheyne - s16B rollover request	24/11/2025	CFO	Minister Cheyne
CMTEDD2025/4772	GOVERNMENT & STAKEHOLDER RELATIONS - Government & Assembly Matters - Ministerial Brief - Barr - University of New South Wales Remediation Payments Variation Proposal	03/11/2025	EGM Development	Chief Minister
CMTEDD2025/4943	GOVERNMENT & STAKEHOLDER RELATIONS - Government & Assembly Matters - Ministerial Brief - Barr - Garema Place Public Realm Update	18/11/2025	Program Director Capital Works	Chief Minister
CMTEDD2025/4947	GOVERNMENT & STAKEHOLDER RELATIONS - Government & Assembly Matters - Ministerial Arrangements Brief – Barr – Thai National Day Reception Royal Thai Embassy – 25 November 2025	18/11/2025	Commissioner for International Engagement	Chief Minister
CMTEDD2025/5003	Brief to Minister re UN WGAD Visit to Australia December 2025	20/11/2025	Commissioner for International Engagement	Chief Minister
CM25/209623	05. Aboriginal and Torres Strait Islander Reporting (DDG cleared)	03/11/2025	A/g DDG OIRWS	Minister for the Public Service
CM25/209622	04. Closing the Gap, Priority Reform 3, including Systemic Racism (DDG cleared)	03/11/2025	EGM, CCG	Minister for the Public Service
CM25/209644	20. ACTPS Commitment to WFH arrangements and flexible work (DDG Cleared)	03/11/2025	A/g DDG OIRWS	Minister for the Public Service
CM25/209632	10. Public Sector Management Act Review (DDG cleared)	03/11/2025	EGM, CCG	Minister for the Public Service

Record Number	Title	Date Created	Position of Authority it was written by	Minister Brief was addressed to
CMTEDD2025/4852	Ministerial Meeting Brief - Pettersson - Sch 2.2(a)(ii) 24 November 2025	10/11/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4392	Ministerial Correspondence and Brief - Berry - Sch 2.2(a)(ii) - Support for Sch 2.2(a)(ii) International Judo Competition Travel	05/11/2025	Deputy Director-General	Minister Berry
CMTEDD2025/4932	Ministerial Arrangements Brief - Barr - Lunch w Sch 2.2(a)(ii) & Japanese Investors - 27 November 2025	17/11/2025	Deputy Director-General	Chief Minister
CMTEDD2025/4600	Ministerial Meeting Brief - Pettersson - Sch 2.2(a)(ii) usicACT - 25 November 2025	21/10/2025	Deputy Director-General	Minister Pettersson
CMTEDD2025/4467	Ministerial Meeting Brief - Barr - Sch 2.2(a)(ii) Sch 2.2(a)(ii) Destination Southern NSW - 11 November 2025	13/10/2025	Deputy Director-General	Minister Berry