



Triple Bottom Line (TBL) Assessment Summary

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

20/319: Suburban Land Agency Supplementary Funding

Summary of impacts:

The ACT Government's land supply strategy is guided by enduring principles to ensure the strategy connects with its broader strategy for planning, housing, infrastructure, services and the ACT Budget.

- Adjusting policy settings to reduce and restrict residential land supply, without regard to demand for new housing, will impact the supply of new housing and affordable housing choice.
- Slowing down and ceasing development of new suburban estates impact certainty of a pipeline of future work and impact industry confidence and activity in the ACT.
- The high price of land and the impacts on the economy of the COVID-19 situation are key contributing factors to the build-up of inventory of unsold land and the diminishing cash flow position for SLA.

Level of impact	Positive	Negative	Neutral
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Social		
Level of impact	Impact	Summary
Negative	Housing and Affordable housing	<ul style="list-style-type: none"> • Reducing and restricting the supply of residential land for any lengthy period will directly impact the opportunity to diversify housing choice and housing targets for affordable, community and public housing.

Economic		
Level of impact	Impact	Summary
Negative	ACT Government Budget	<ul style="list-style-type: none"> • Land sales revenue from the Governments land release program is an important source of revenue for the Territory • SLA advises that if market conditions do not improve and sales rate increase the SLA will experience issues in maintaining cash to fund its operations. • SLA indicates the financial impact of unsold inventory, development costs for new suburban estates and

		financing capital works infrastructure is impacting cash flows and is seeking supplementary funding to continue operating.
Negative	Employment and labour force	<ul style="list-style-type: none"> Continuing the land development program maintains the related workforce and employment opportunities at a time when COVID-19 impacts are creating unemployment.
Negative	Small business impact	<ul style="list-style-type: none"> Any slowdown or cessation of land development activities will have consequential impacts on small businesses that support those activities.
Negative	Investment and Economic Growth	<ul style="list-style-type: none"> Any cessation of land development programs of suburban estates and restrict supply of residential land will not be well received by industry. Any slowdown in land development, building and construction contracts in the ACT could deflect economic investment and growth from the ACT and it may be difficult to attract industry to return.

Environmental	Nil
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