



Australian Capital Territory

City Renewal Authority and Suburban Land Agency Act 2017

A2017-12

Contents

	Page
Part 1	Preliminary
1	Name of Act 2
2	Commencement 2
3	Dictionary 2
4	Notes 3
5	Objects of Act 3
Part 2	City renewal authority
Division 2.1	Definitions—pt 2
6	Definitions—pt 2 4

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	Page	
Division 2.2	Establishment, objects and functions of city renewal authority	
7	Establishment of city renewal authority	4
8	Objects of authority	4
9	Functions of authority	5
10	Authority's role in cohesive urban renewal	7
11	Ministerial directions to authority	7
12	Territory to compensate authority for cost of complying with directions	8
13	Land acquisition report of authority	8
14	Annual report of authority	9
Division 2.3	Authority board	
15	Establishment of governing board for authority	9
16	Functions of authority board	9
17	Ministerial statement of expectations	10
18	Statement of operational intent	11
19	Delegation by authority board	12
Division 2.4	Authority board members	
20	Authority board members duty of good conduct	12
21	Authority board member appointments	13
Division 2.5	Authority committees	
22	Establishment of authority committees	14
23	Exercise of committee functions	14
24	Membership of committees	15
Division 2.6	Authority financial matters	
25	Proceeds of lease sales by authority	15
26	Authority payment of funds to Territory	16
27	Authority liability for territory taxes	16
Division 2.7	Authority CEO, staff and consultants	
28	Appointment of authority CEO	17
29	Functions of authority CEO	17
30	Authority CEO duty of good conduct	18
31	Delegation by authority CEO	19

	Page
32 Authority's staff	20
33 Authority arrangements for staff and facilities	20
34 Authority contractors and consultants	20
Division 2.8 Urban renewal precincts	
35 Urban renewal precinct may be declared	20
36 Criteria for land being included in urban renewal precinct	21
Part 3 Suburban land agency	
Division 3.1 Establishment, objects and functions of suburban land agency	
37 Establishment of suburban land agency	23
38 Objects of agency	23
39 Functions of agency	24
40 Agency's role in cohesive suburban development	25
41 Ministerial directions to agency	26
42 Territory to compensate agency for cost of complying with directions	26
43 Land acquisition report of agency	26
44 Annual report of agency	27
Division 3.2 Agency board	
45 Establishment of governing board for agency	27
46 Functions of agency board	27
47 Agency board members duty of good conduct	28
48 Agency board member appointments	28
49 Delegation by agency board	29
Division 3.3 Agency committees	
50 Establishment of agency committees	30
51 Exercise of committee functions	31
52 Membership of committees	31
Division 3.4 Agency financial matters	
53 Proceeds of lease sales by agency	32
54 Agency payment of funds to Territory	32
55 Agency liability for territory taxes	33

	Page
Division 3.5	Agency CEO, staff and consultants
56	Appointment of agency CEO 33
57	Functions of agency CEO 33
58	Agency CEO duty of good conduct 34
59	Delegation by agency CEO 35
60	Agency's staff 35
61	Agency arrangements for staff and facilities 36
62	Agency contractors and consultants 36
63	Minister must make directions for land acquisition 36
Part 4	Miscellaneous
64	Sharing of protected information 37
65	Affordable, community and public housing targets 38
66	Regulation-making power 39
Part 10	Transitional
200	Transitional regulation 40
201	Expiry—pt 10 40
Part 11	Consequential amendments
202	Legislation amended—sch 1 41
Schedule 1	Consequential amendments
Part 1.1	Annual Reports (Government Agencies) Act 2004 42
Part 1.2	Financial Management Regulation 2005 42
Part 1.3	Legislation Act 2001 42
Part 1.4	Planning and Development Act 2007 43
Part 1.5	Planning and Development Regulation 2008 45

Contents

	Page
Dictionary	47



Australian Capital Territory

City Renewal Authority and Suburban Land Agency Act 2017

A2017-12

An Act to establish the city renewal authority and the suburban land agency,
and for other purposes

The Legislative Assembly for the Australian Capital Territory enacts as
follows:

Part 1 Preliminary

1 Name of Act

This Act is the *City Renewal Authority and Suburban Land Agency Act 2017*.

2 Commencement

This Act commences on a day fixed by the Minister by written notice.

Note 1 The naming and commencement provisions automatically commence on the notification day (see [Legislation Act](#), s 75 (1)).

Note 2 A single day or time may be fixed, or different days or times may be fixed, for the commencement of different provisions (see [Legislation Act](#), s 77 (1)).

Note 3 If a provision has not commenced within 6 months beginning on the notification day, it automatically commences on the first day after that period (see [Legislation Act](#), s 79).

3 Dictionary

The dictionary at the end of this Act is part of this Act.

Note 1 The dictionary at the end of this Act defines certain terms used in this Act, and includes references (*signpost definitions*) to other terms defined elsewhere in this Act.

For example, the signpost definition ‘*utility service*—see the [Utilities Act 2000](#), dictionary.’ means that the term ‘utility service’ is defined in that dictionary and the definition applies to this Act.

Note 2 A definition in the dictionary (including a signpost definition) applies to the entire Act unless the definition, or another provision of the Act, provides otherwise or the contrary intention otherwise appears (see [Legislation Act](#), s 155 and s 156 (1)).

4 Notes

A note included in this Act is explanatory and is not part of this Act.

Note See the [Legislation Act](#), s 127 (1), (4) and (5) for the legal status of notes.

5 Objects of Act

The objects of this Act are to—

- (a) establish the city renewal authority; and
- (b) establish the suburban land agency; and
- (c) promote and facilitate the orderly and efficient delivery of residential, commercial and industrial development in the public interest, including urban renewal; and
- (d) promote development that is environmentally sustainable and applies innovative environmental building and public domain design; and
- (e) support, encourage and facilitate public and private sector investment and participation in the development of the Territory.

Part 2 City renewal authority

Division 2.1 Definitions—pt 2

6 Definitions—pt 2

In this part:

statement of expectations—see section 17 (1).

statement of operational intent—see section 18 (1).

urban renewal precinct means an area of land declared under section 35.

Division 2.2 Establishment, objects and functions of city renewal authority

7 Establishment of city renewal authority

The City Renewal Authority is established.

Note The authority is a corporation if the authority is prescribed by the financial management guidelines for the *Financial Management Act 1996*, pt 8 (see *Financial Management Act 1996*, s 54, s 72, def *relevant territory authority* and s 73).

8 Objects of authority

The objects of the authority are—

- (a) to encourage and promote a vibrant city through the delivery of design-led, people-focussed urban renewal, including by creating opportunities—
 - (i) to include the community and relevant entities in the design and delivery of urban renewal; and
 - (ii) to grow and diversify the Territory's economy; and
 - (iii) for private sector investment in urban renewal; and

- (b) to encourage and promote social and environmental sustainability through—
 - (i) planning and delivery of urban renewal; and
 - (ii) improved urban infrastructure; and
 - (iii) responsiveness to demographic change in the ACT; and
- (c) to operate effectively, in a way that delivers value for money, in accordance with sound risk management practices.

9 Functions of authority

- (1) The functions of the authority are, in relation to an urban renewal precinct, to—
 - (a) carry out urban renewal; and
 - (b) buy and sell leases of land on behalf of the Territory; and
 - (c) make arrangements for the public service or another entity to carry out development or works; and
 - (d) support public and private sector investment and participation in urban renewal, including by supporting development that is attractive to potential investors and participants; and
 - (e) manage orderly urban renewal, including holding, managing and selling land and other property; and
 - (f) support cooperation between the authority, the community, and relevant entities (for example, industry groups); and

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

- (g) support high quality design, planning and delivery of sustainable urban renewal; and
- (h) meet housing targets determined under section 65 (Affordable, community and public housing targets); and
- (i) support statutory greenhouse gas emissions targets and deliver environmentally sustainable development; and
- (j) follow and support whole-of-government strategies; and
- (k) any other function given to the authority under this Act or another territory law.

Note 1 A territory authority must not do any act, or approve the doing of an act, that is inconsistent with the [territory plan](#) (see *Planning and Development Act 2007*, s 50).

Note 2 A provision of a law that gives an entity (including a person) a function also gives the entity powers necessary and convenient to exercise the function (see [Legislation Act](#), s 196 and dict, pt 1, def *entity*).

- (2) The authority must exercise the authority's functions in a way that is consistent with the statement of operational intent.
- (3) With the approval of the Minister and the Treasurer, the authority may exercise its functions—
 - (a) through subsidiaries, joint ventures or trusts; or
 - (b) by holding shares in, or other securities of, corporations.
- (4) In this section:

support an outcome, includes promote, encourage, facilitate and deliver the outcome.

10 Authority's role in cohesive urban renewal

- (1) The authority must work with any entity that has an interest in land in an urban renewal precinct to encourage cohesive urban renewal.

Examples—entities that may have an interest

- a person who owns property on the land
- a person developing land
- the head of service
- a person licensed to provide a utility service

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

- (2) The authority may—
- (a) require the entity to do any of the following in relation to the land:
- (i) consult, including in a particular way, with the public or another entity that has an interest in the land;
- (ii) make arrangements for working co-operatively with another entity that has an interest in the land; and
- (b) refuse to exercise a function in relation to the land until a requirement under paragraph (a) has been fulfilled.

11 Ministerial directions to authority

- (1) The Minister may, at any time, give directions to the authority—
- (a) about the exercise of the authority's functions; or
- (b) requiring the authority to exercise a function in relation to the financial arrangements of the authority.

- (2) Before giving a direction, the Minister must—
 - (a) tell the authority about the proposed direction; and
 - (b) give the authority a reasonable opportunity to comment on the proposed direction; and
 - (c) consider any comments made by the authority.
- (3) A direction is a notifiable instrument.

Note A notifiable instrument must be notified under the [Legislation Act](#).

12 Territory to compensate authority for cost of complying with directions

- (1) The Territory must pay to the authority the reasonable net cost of complying with a direction under section 11.
- (2) The amount payable under subsection (1) is the amount agreed between the authority and the Minister or, failing agreement, the amount decided by the Chief Minister.

13 Land acquisition report of authority

- (1) The authority must, not later than 10 working days after the end of a quarter, give the Minister a report that includes—
 - (a) details of any land acquired by the authority during the quarter; and
 - (b) a copy of all valuations of the acquired land that the authority considered in relation to the acquisition; and
 - (c) any other information prescribed by regulation for the report.
- (2) The Minister must present the report to the Legislative Assembly not later than 5 sitting days after the day the Minister receives the report.

14 Annual report of authority

- (1) The authority must prepare an annual report under the *Annual Reports (Government Agencies) Act 2004*.
- (2) The report must—
 - (a) include any statement of expectations and statement of operational intent in effect during the reporting year; and
 - (b) report on the extent to which the statement of operational intent in effect during the reporting year was met during the reporting year; and
 - (c) if the statement of operational intent was not met in whole or in part during the reporting year—give reasons why the statement of operational intent was not met.

Division 2.3 Authority board

15 Establishment of governing board for authority

The governing board of the authority is established.

16 Functions of authority board

The functions of the authority board are—

- (a) to oversee the operations of, and exercise of functions by, the authority; and
- (b) to promote the statement of expectations; and
- (c) to implement the statement of operational intent; and

- (d) to make arrangements about the conduct and operation of the authority board; and
- (e) any other function given to the authority board under this Act or another territory law.

Note 1 A provision of a law that gives an entity (including a person) a function also gives the entity powers necessary and convenient to exercise the function (see [Legislation Act](#), s 196 and dict, pt 1, def *entity*).

Note 2 The authority board has the following functions under the [Financial Management Act 1996](#), s 77:

- setting the authority’s policies and strategies
- governing the authority consistently with the authority’s establishing Act and other relevant legislation
- ensuring, as far as practicable, that the authority operates in a proper, effective and efficient way
- ensuring, as far as practicable, that the authority complies with applicable governmental policies (if any).

Note 3 For authority board meeting arrangements see the [Financial Management Act 1996](#), div 9.4.

17 Ministerial statement of expectations

- (1) The Minister must, at least once every 12 months—
 - (a) make a statement setting out the government’s requirements and priorities in relation to urban renewal in an urban renewal precinct (a *statement of expectations*); and
 - (b) give the statement of expectations to the authority board.

Examples—par (a)

- particular project to be undertaken by the authority
- dividend or other financial return to be made to the Territory by the authority

- affordable housing, community housing or public housing targets
- environmental performance
- whole-of-government strategy or plan

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

- (2) The statement of expectations may include any information the Minister believes will assist the authority board to implement the statement of expectations.
- (3) A statement of expectations is a notifiable instrument.

Note A notifiable instrument must be notified under the [Legislation Act](#).

18 Statement of operational intent

- (1) Within 60 days after the day the Minister gives the statement of expectations to the authority board, the authority board must give the Minister a draft statement of response setting out how the authority board will give effect to the statement of expectations (a *statement of operational intent*).
- (2) The draft statement of operational intent may refer to a matter covered in the statement of intent for the authority prepared under the [Financial Management Act 1996](#), section 61.
- (3) The Minister must, within 60 days after the day the Minister receives a draft statement of operational intent—
 - (a) approve the draft statement; or
 - (b) reject the draft statement; or
 - (c) approve the draft statement with conditions.
- (4) An approved statement of operational intent is a notifiable instrument.

Note A notifiable instrument must be notified under the [Legislation Act](#).

19 Delegation by authority board

- (1) The authority board may delegate the authority board's functions to the authority CEO.

Note For the making of delegations and the exercise of delegated functions, see the [Legislation Act](#), pt 19.4.

- (2) The authority CEO may subdelegate to an authorised person a function delegated under subsection (1) if the subdelegation is authorised, in writing, by the authority board.

- (3) In this section:

authorised person means—

- (a) a public employee; or
- (b) a person prescribed by regulation.

Division 2.4 Authority board members

20 Authority board members duty of good conduct

An authority board member has a duty to the Minister when acting as a board member—

- (a) to act in good faith; and
- (b) not to pursue personal interests at the expense of the authority's interests; and
- (c) not to use board membership to gain personal advantage; and
- (d) not to cause detriment to the authority or undermine the reputation of the authority.

Note The duty set out in this section supplements the requirements under the [Financial Management Act 1996](#), pt 8 (Financial provisions for territory authorities) and pt 9 (Governance of territory authorities) and the requirements under the [Public Sector Management Act 1994](#), div 2.1 (Public sector standards).

21 Authority board member appointments

(1) The authority board has the following part-time members:

- (a) a chair;
- (b) a deputy chair;
- (c) at least 3, but not more than 5, expert members.

Note The chair, deputy chair and other members of the authority board are appointed by the Minister (see *Financial Management Act 1996*, s 78 and s 79).

(2) A member must have knowledge of and experience in at least 1 of the following disciplines and areas of expertise:

- (a) urban renewal;
- (b) architecture;
- (c) urban design;
- (d) civil engineering;
- (e) environmentally sustainable development;
- (f) social inclusion and community building;
- (g) law, public administration and governance;
- (h) financing major development projects;
- (i) affordable housing, community housing and public housing.

(3) The Minister must, as far as practicable, ensure that each discipline and area of expertise mentioned in subsection (2) is represented among the appointed members.

(4) A member must not be a public servant.

(5) A regulation may prescribe other criteria for the appointment of a person as an expert member.

Division 2.5 Authority committees

22 Establishment of authority committees

- (1) The authority must establish an audit and risk committee.
- (2) The authority board may establish committees to help the authority to exercise its functions.
- (3) Without limiting subsection (2), committees may be established in relation to the following:
 - (a) corporate governance;
 - (b) audit and risk;
 - (c) design review;
 - (d) community engagement.
- (4) The authority board must establish any committee prescribed by regulation.
- (5) A regulation may prescribe—
 - (a) matters on which a committee can provide advice; and
 - (b) functions of the authority that may only be exercised after considering the advice of a committee.

23 Exercise of committee functions

- (1) The authority board may decide—
 - (a) how a committee is to exercise its functions; and

- (b) the procedure to be followed for meetings of a committee, including—
 - (i) calling meetings; and
 - (ii) the number of committee members to be present at meetings (including requirements that particular members be present); and
 - (iii) the committee member who is to preside at meetings; and
 - (iv) how questions arising at a meeting are to be decided; and
 - (v) keeping minutes of meetings.
- (2) Subject to any decision of the authority board under subsection (1), a committee may decide its own procedures.

24 Membership of committees

- (1) A committee consists of the people appointed by the authority board.

Note For the making of appointments (including acting appointments), see the [Legislation Act](#), div 19.3.

- (2) A committee may consist entirely or partly of authority board members.

Division 2.6 Authority financial matters

Note The authority must not give a guarantee without the Treasurer's written approval (see [Financial Management Act 1996](#), s 60).

25 Proceeds of lease sales by authority

Consideration received by the authority for the sale of a lease of land is income of the authority.

26 Authority payment of funds to Territory

- (1) The Treasurer may direct the authority to pay to the Territory—
 - (a) the amount stated in the direction; or
 - (b) an amount calculated in the way stated in the direction.
- (2) The Treasurer may also, in writing, direct the authority—
 - (a) how to make the payment; and
 - (b) when to make the payment; and
 - (c) about the conditions relating to payment.
- (3) In giving a direction under subsection (1), the Treasurer must have regard to—
 - (a) the authority's assets and liabilities; and
 - (b) the authority's income and expenditure; and
 - (c) the authority's ability to exercise its functions; and
 - (d) the requirement that the Territory obtain a reasonable return from the development and disposal of land.
- (4) A direction under this section is a notifiable instrument.

Note A notifiable instrument must be notified under the [Legislation Act](#).

27 Authority liability for territory taxes

This Act does not exempt the authority from liability for a tax under any other territory law.

Division 2.7 Authority CEO, staff and consultants

28 Appointment of authority CEO

- (1) The *Financial Management Act 1996*, section 80 does not apply to the authority.
- (2) The chief executive officer of the authority is appointed by the chair of the authority board.

Note 1 For the making of appointments (including acting appointments), see the [Legislation Act](#), pt 19.3.

Note 2 In particular, an appointment may be made by naming a person or nominating the occupant of a position (see [Legislation Act](#), s 207).

- (3) The authority CEO must be a public servant.
- (4) The authority CEO is not an authority board member.

29 Functions of authority CEO

- (1) The functions of the authority CEO are—
 - (a) to manage the day-to-day operations of the authority including the following:
 - (i) monitoring and reporting to the authority board on the authority's performance against the statement of operational intent; and
 - (ii) ensuring the authority complies with the authority board's decisions; and
 - (iii) managing the finances of the authority; and

- (iv) developing, for approval by the authority board—
 - (A) corporate strategies, including strategies for engaging with and managing corporate risks; and
 - (B) operational strategies, including strategies for engaging with and managing operational risks; and
 - (v) reporting to the authority board on the implementation of a strategy approved under subparagraph (iv); and
 - (vi) providing information and advice to the authority board on matters relating to the authority; and
- (b) giving administrative support to the authority board in the exercise of its functions; and
- (c) any function given to the authority CEO—
- (i) by the authority board; or
 - (ii) under this Act or another territory law.
- (2) The *Financial Management Act 1996*, section 84 (CEO's functions) applies to the authority CEO, despite the authority CEO not being a member of the authority board.
- (3) The authority board may, at any time, give written directions to the authority CEO about the exercise of the authority CEO's functions.

30 Authority CEO duty of good conduct

- (1) In exercising the functions of the authority CEO, the authority CEO must exercise the degree of honesty, care and diligence required to be exercised by a director of a corporation in relation to the affairs of the corporation.

- (2) The authority CEO also has a duty to the authority board—
- (a) to act in good faith; and
 - (b) not to pursue personal interests at the expense of the authority's interests; and
 - (c) not to use the office to gain personal advantage; and
 - (d) not to cause detriment to the authority or undermine the reputation of the authority.

Note As a public servant, conduct requirements under the [Public Sector Management Act 1994](#) apply to the authority CEO.

31 Delegation by authority CEO

- (1) The authority CEO may delegate the authority CEO's functions to an authorised person.

Note For the making of delegations and the exercise of delegated functions, see the [Legislation Act](#), pt 19.4.

- (2) A delegate may subdelegate to an authorised person a function delegated under subsection (1) if the subdelegation is authorised, in writing, by the authority CEO.

- (3) In this section:

authorised person means—

- (a) a public employee; or
- (b) a person prescribed by regulation.

32 Authority's staff

- (1) The authority CEO may employ staff on behalf of the Territory.
- (2) The authority's staff must be employed under the *Public Sector Management Act 1994*.

Note The *Public Sector Management Act 1994*, div 8.2 applies to the authority in relation to the employment of staff (see *Public Sector Management Act 1994*, s 152).

33 Authority arrangements for staff and facilities

The authority CEO may arrange with the head of service to use the services of a public servant or Territory facilities.

Note The head of service may delegate powers in relation to the management of public servants to a public servant or another person (see *Public Sector Management Act 1994*, s 18).

34 Authority contractors and consultants

- (1) The authority CEO may engage consultants and contractors.
- (2) However, the authority CEO must not enter into a contract of employment under this section.

Division 2.8 Urban renewal precincts

35 Urban renewal precinct may be declared

- (1) The Minister may declare an area of land to be an urban renewal precinct for this Act.

Note The power to make an instrument includes the power to amend or repeal the instrument.

- (2) For each urban renewal precinct, the Minister must—
- (a) name the urban renewal precinct; and
 - (b) describe the urban renewal precinct by reference to land; and
 - (c) set out a map of the urban renewal precinct; and
 - (d) set out, in general terms, the urban renewal priorities for the urban renewal precinct.
- (3) A declaration is a notifiable instrument.

Note A notifiable instrument must be notified under the [Legislation Act](#).

36 Criteria for land being included in urban renewal precinct

Land may be included in an urban renewal precinct only if the Minister—

- (a) is satisfied including the land promotes urban renewal and will facilitate 1 or more of the following:
 - (i) integrated commercial and residential development;
 - (ii) the integration of development with public transport;
 - (iii) benefits to the community, the environment and the territory economy; and
- (b) is satisfied including the land is consistent with—
 - (i) the national capital plan; and
 - (ii) the [territory plan](#); and
 - (iii) the statement of planning intent; and
 - (iv) any other strategic planning strategy developed by government to guide land planning and development for the Territory; and

- (c) has considered the advice of the following in relation to including the land in the precinct:
 - (i) the authority;
 - (ii) the Minister responsible for the *Planning and Development Act 2007*.

Part 3 **Suburban land agency**

Division 3.1 **Establishment, objects and functions of suburban land agency**

37 **Establishment of suburban land agency**

- (1) The Suburban Land Agency is established.
- (2) The agency is a territory authority.

Note The agency is a corporation if the agency is prescribed by the financial management guidelines for the *Financial Management Act 1996*, pt 8 (see *Financial Management Act 1996*, s 54, s 72, def *relevant territory authority* and s 73).

38 **Objects of agency**

The objects of the agency are to—

- (a) encourage and promote—
 - (i) inclusive communities through the delivery of people-focussed neighbourhoods; and
 - (ii) suburban development that supports the following:
 - (A) affordable living;
 - (B) a safe and healthy population;
 - (C) social inclusion;
 - (D) housing choice;
 - (E) environmental sustainability; and

- (iii) urban renewal, other than in an urban renewal precinct;
and
 - (iv) growth and diversification of the Territory's economy;
and
 - (v) social and environmental sustainability; and
- (b) operate effectively, in a way that delivers value for money, in accordance with sound risk management practices.

39 Functions of agency

- (1) The functions of the agency are—
- (a) to buy and sell leases of land on behalf of the Territory; and
 - (b) to ensure a mixture of public and private housing in new suburbs; and
 - (c) to increase the supply of affordable and community housing;
and
 - (d) to meet housing targets determined under section 65 (Affordable, community and public housing targets); and
 - (e) to carry out the development of land in a manner that is environmentally sustainable; and
 - (f) to exercise functions in a way that supports statutory greenhouse gas emissions targets and delivers environmentally sustainable development; and
 - (g) to follow and support whole-of-government strategies; and

(h) any other function given to the agency under this Act or another territory law.

Note 1 A territory authority must not do any act, or approve the doing of an act, that is inconsistent with the [territory plan](#) (see [Planning and Development Act 2007](#), s 50).

Note 2 A provision of a law that gives an entity (including a person) a function also gives the entity powers necessary and convenient to exercise the function (see [Legislation Act](#), s 196 and dict, pt 1, def *entity*).

(2) The agency may exercise a function mentioned in subsection (1) (a), (b), (c) or (e) only—

(a) in a way that is consistent with the statement of intent for the agency prepared under the [Financial Management Act 1996](#), section 61; and

(b) with the Minister's approval.

(3) With the approval of the Minister and the Treasurer, the agency may exercise its functions—

(a) through subsidiaries, joint ventures or trusts; or

(b) by holding shares in, or other securities of, corporations.

40 Agency's role in cohesive suburban development

The agency must work with any entity that has an interest in land that the agency intends to buy, sell, improve or develop to encourage cohesive suburban development.

Examples—entities that may have an interest in the development of suburban land

- the head of service
- a person licensed to provide a utility service
- a person developing land

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

41 Ministerial directions to agency

- (1) The Minister may, at any time, give directions to the agency—
 - (a) about the exercise of the agency’s functions; or
 - (b) requiring the agency to exercise a function in relation to the financial arrangements of the agency.
- (2) Before giving a direction, the Minister must—
 - (a) tell the agency about the proposed direction; and
 - (b) give the agency a reasonable opportunity to comment on the proposed direction; and
 - (c) consider any comments made by the agency.
- (3) A direction is a notifiable instrument.

Note A notifiable instrument must be notified under the [Legislation Act](#).

42 Territory to compensate agency for cost of complying with directions

- (1) The Territory must pay to the agency the reasonable net cost of complying with a direction under section 41.
- (2) The amount payable under subsection (1) is the amount agreed between the agency and the Minister or, failing agreement, the amount decided by the Chief Minister.

43 Land acquisition report of agency

- (1) The agency must, not later than 10 working days after the end of a quarter, give the Minister a report that includes—
 - (a) details of any land acquired by the agency during the quarter; and

- (b) a copy of all valuations of the acquired land that the agency considered in relation to the acquisition; and
 - (c) any other information prescribed by regulation for the report.
- (2) The Minister must present the report to the Legislative Assembly not later than 5 sitting days after the day the Minister receives the report.

44 Annual report of agency

The agency must prepare an annual report under the *Annual Reports (Government Agencies) Act 2004*.

Division 3.2 Agency board

45 Establishment of governing board for agency

The governing board of the agency is established.

Note For agency board meeting arrangements see the *Financial Management Act 1996*, div 9.4.

46 Functions of agency board

The functions of the agency board are—

- (a) to oversee the operations of, and exercise of functions by, the agency; and
- (b) any other function given to the agency board under this Act or another territory law.

Note The agency board has the following functions under the *Financial Management Act 1996*, s 77:

- setting the agency's policies and strategies

- governing the agency consistently with the agency's establishing Act and other relevant legislation
- ensuring, as far as practicable, that the agency operates in a proper, effective and efficient way
- ensuring, as far as practicable, that the agency complies with applicable governmental policies (if any).

47 Agency board members duty of good conduct

An agency board member has a duty to the Minister when acting as a board member—

- (a) to act in good faith; and
- (b) not to pursue personal interests at the expense of the agency's interests; and
- (c) not to use board membership to gain personal advantage; and
- (d) not to cause detriment to the agency or undermine the reputation of the agency.

Note The duty set out in this section supplements the requirements under the [Financial Management Act 1996](#), pt 8 (Financial provisions for territory authorities) and pt 9 (Governance of territory authorities) and the requirements under the [Public Sector Management Act 1994](#), div 2.1 (Public sector standards).

48 Agency board member appointments

- (1) The agency board has the following part-time members:
 - (a) a chair;
 - (b) a deputy chair;
 - (c) at least 3, but not more than 5, expert members.

Note The chair and other members of the agency board are appointed by the Minister (see the [Financial Management Act 1996](#), s 78 and s 79).

- (2) An expert member must have knowledge of or experience in at least 1 of the following disciplines and areas of expertise:
- (a) urban design and planning;
 - (b) social inclusion and community building;
 - (c) civil engineering and civil works;
 - (d) real estate sales;
 - (e) property development;
 - (f) law, public administration and governance;
 - (g) affordable housing, community housing and public housing;
 - (h) environmentally sustainable development.
- (3) The Minister must, as far as practicable, ensure that each discipline and area of expertise mentioned in subsection (2) is represented among the appointed members.
- (4) A member must not be a public servant.

49 Delegation by agency board

- (1) The agency board may delegate the agency board's functions to the agency CEO.

Note For the making of delegations and the exercise of delegated functions, see the [Legislation Act](#), pt 19.4.

- (2) The agency CEO may subdelegate to an authorised person a function delegated under subsection (1) if the subdelegation is authorised, in writing, by the agency board.

(3) In this section:

authorised person means—

- (a) a public employee; or
- (b) a person prescribed by regulation.

Division 3.3 Agency committees

50 Establishment of agency committees

- (1) The agency must establish an audit and risk committee.
- (2) The agency board may establish other committees to help the agency to exercise its functions.
- (3) Without limiting subsection (2), committees may be established in relation to the following:
 - (a) corporate governance;
 - (b) design review;
 - (c) community engagement.
- (4) The agency board must establish any committee prescribed by regulation.
- (5) A regulation may prescribe—
 - (a) matters on which a committee can provide advice; and
 - (b) functions of the agency that may only be exercised after considering the advice of a committee.

51 Exercise of committee functions

- (1) The agency board may decide—
 - (a) how a committee is to exercise its functions; and
 - (b) the procedure to be followed for meetings of a committee, including—
 - (i) calling meetings; and
 - (ii) the number of committee members to be present at meetings (including requirements that particular members be present); and
 - (iii) the committee member who is to preside at meetings; and
 - (iv) how questions arising at a meeting are to be decided; and
 - (v) keeping minutes of meetings.
- (2) Subject to any decision of the agency board under subsection (1), a committee may decide its own procedures.

52 Membership of committees

- (1) A committee consists of the people appointed by the agency board.

Note For the making of appointments (including acting appointments), see the [Legislation Act](#), div 19.3.
- (2) A committee may consist entirely or partly of agency board members.

Division 3.4 Agency financial matters

Note The agency must not give a guarantee without the Treasurer's written approval (see *Financial Management Act 1996*, s 60).

53 Proceeds of lease sales by agency

Consideration received by the agency for the sale of a lease of land is income of the agency.

54 Agency payment of funds to Territory

- (1) The Treasurer may direct the agency to pay to the Territory—
 - (a) the amount stated in the direction; or
 - (b) an amount calculated in the way stated in the direction.
- (2) The Treasurer may also, in writing, direct the agency—
 - (a) how to make the payment; and
 - (b) when to make the payment; and
 - (c) about the conditions relating to payment.
- (3) In giving a direction under subsection (1), the Treasurer must have regard to—
 - (a) the agency's assets and liabilities; and
 - (b) the agency's income and expenditure; and
 - (c) the agency's ability to exercise its functions; and
 - (d) the requirement that the Territory obtain a reasonable return from the development and disposal of land.
- (4) A direction under this section is a notifiable instrument.

Note A notifiable instrument must be notified under the [Legislation Act](#).

55 Agency liability for territory taxes

This Act does not exempt the agency from liability for a tax under any other territory law.

Division 3.5 Agency CEO, staff and consultants

56 Appointment of agency CEO

- (1) The *Financial Management Act 1996*, section 80 does not apply to the agency.
- (2) The agency CEO is appointed by the chair of the agency board.

Note 1 For the making of appointments (including acting appointments), see the *Legislation Act*, pt 19.3.

Note 2 In particular, an appointment may be made by naming a person or nominating the occupant of a position (see *Legislation Act*, s 207).

- (3) The agency CEO must be a public servant.
- (4) The agency CEO is not an agency board member.

57 Functions of agency CEO

- (1) The functions of the agency CEO are—
 - (a) to manage the day-to-day operations of the agency including the following:
 - (i) ensuring the agency complies with the agency board's decisions;
 - (ii) managing the finances of the agency;

- (iii) developing, for approval by the agency board—
 - (A) corporate strategies, including strategies for engaging with and managing corporate risks; and
 - (B) operational strategies, including strategies for engaging with and managing operational risks;
 - (iv) reporting to the agency board on the implementation of a strategy approved under subparagraph (iii);
 - (v) providing information and advice to the agency board on matters relating to the agency; and
- (b) any function given to the agency CEO—
- (i) by the agency board; or
 - (ii) under this Act or another territory law.
- (2) The *Financial Management Act 1996*, section 84 (CEO’s functions) applies to the agency CEO, despite the agency CEO not being a member of the agency board.
- (3) The agency board may, at any time, give written directions to the agency CEO about the exercise of the agency CEO’s functions.

58 Agency CEO duty of good conduct

- (1) In exercising the functions of the agency CEO, the agency CEO must exercise the degree of honesty, care and diligence required to be exercised by a director of a corporation in relation to the affairs of the corporation.
- (2) The agency CEO also has a duty to the agency board—
 - (a) to act in good faith; and
 - (b) not to pursue personal interests at the expense of the agency’s interests; and

- (c) not to use the office to gain personal advantage; and
- (d) not to cause detriment to the agency or undermine the reputation of the agency.

Note As a public servant, conduct requirements under the *Public Sector Management Act 1994* apply to the agency CEO.

59 Delegation by agency CEO

- (1) The agency CEO may delegate the agency CEO's functions to an authorised person.

Note For the making of delegations and the exercise of delegated functions, see the *Legislation Act*, pt 19.4.

- (2) A delegate may subdelegate to an authorised person a function delegated under subsection (1) if the subdelegation is authorised in writing by the agency CEO.
- (3) In this section:
authorised person means—
 - (a) a public employee; or
 - (b) a person prescribed by regulation.

60 Agency's staff

- (1) The agency CEO may employ staff on behalf of the Territory.
- (2) The agency's staff must be employed under the *Public Sector Management Act 1994*.

Note The *Public Sector Management Act 1994*, div 8.2 applies to the agency in relation to the employment of staff (see *Public Sector Management Act 1994*, s 152).

61 Agency arrangements for staff and facilities

The agency CEO may arrange with the head of service to use the services of a public servant or Territory facilities.

Note The head of service may delegate powers in relation to the management of public servants to a public servant or another person (see [Public Sector Management Act 1994](#), s 18).

62 Agency contractors and consultants

- (1) The agency CEO may engage consultants and contractors.
- (2) However, the agency CEO must not enter into a contract of employment under this section.

63 Minister must make directions for land acquisition

- (1) The Minister must make directions relating to the acquisition of land by the authority or agency.
- (2) Without limiting subsection (1), a direction may be made in relation to the following:
 - (a) approval needed by the authority or agency to acquire land;
 - (b) requirements for acquiring land of a particular value.
- (3) A direction is a disallowable instrument.

Note A disallowable instrument must be notified, and presented to the Legislative Assembly, under the [Legislation Act](#).

Part 4 Miscellaneous

64 Sharing of protected information

- (1) This section applies despite any other territory law.
- (2) The following people may, in writing, ask an information holder for protected information:
 - (a) if the protected information is required by another information holder for the exercise of a function under this Act or another territory law—the other information holder;
 - (b) the Minister.
- (3) An information holder who receives a request for protected information—
 - (a) must give the protected information to the person who requests it; and
 - (b) if the information is requested by another information holder—may impose conditions on how the other information holder uses or stores the information.

- (4) In this section:

information means information, whether true or not, in any form and includes an opinion and advice.

information holder means—

- (a) the chair of the authority board; or
- (b) the authority CEO; or
- (c) the chair of the agency board; or
- (d) the agency CEO; or

- (e) the chief planning executive; or
- (f) the head of service; or
- (g) a director-general.

protected information means information that is disclosed to, or obtained by, an information holder because of the exercise of a function under this Act by the information holder or someone else.

65 Affordable, community and public housing targets

- (1) The Minister must set housing targets for—
 - (a) residential development in an urban renewal precinct; and
 - (b) residential development in connection with urban renewal other than in an urban renewal precinct; and
 - (c) the development of a new suburb.
- (2) Housing targets must determine the minimum percentage of the development that must be made up of each of the following types of housing:
 - (a) affordable housing;
 - (b) community housing;
 - (c) public housing.
- (3) Before setting housing targets, the Minister must seek the views of the housing commissioner in relation to the proposed housing targets.
- (4) A housing target determination is a notifiable instrument.

Note A notifiable instrument must be notified under the [Legislation Act](#).

66 Regulation-making power

- (1) The Executive may make regulations for this Act.

Note A regulation must be notified, and presented to the Legislative Assembly, under the [Legislation Act](#).

- (2) A regulation may create offences and fix maximum penalties of not more than 20 penalty units for the offences.

Note A reference to an Act includes a reference to the statutory instruments made or in force under the Act, including any regulation (see [Legislation Act](#), s 104).

Part 10 Transitional

200 Transitional regulation

- (1) A regulation may prescribe transitional matters necessary or convenient to be prescribed because of the enactment of this Act.
- (2) A regulation may modify this part (including in relation to another territory law) to make a provision in relation to anything that, in the Executive's opinion, is not, or is not adequately dealt with in this part.
- (3) A regulation under subsection (2) has effect despite anything elsewhere in this Act or another territory law.

201 Expiry—pt 10

This part expires 12 months after the day section 3 commences.

Note Transitional provisions are kept in the Act for a limited time. A transitional provision is repealed on its expiry but continues to have effect after its repeal (see [Legislation Act](#), s 88).

Part 11 **Consequential amendments**

202 **Legislation amended—sch 1**

This Act amends the legislation mentioned in schedule 1.

Schedule 1 Consequential amendments

(see s 202)

Part 1.1 Annual Reports (Government Agencies) Act 2004

[1.1] Section 7 (2), note, new dot point

insert

- the city renewal authority (see *City Renewal Authority and Suburban Land Agency Act 2017*, s 14)
- the suburban land agency (see *City Renewal Authority and Suburban Land Agency Act 2017*, s 44)

Part 1.2 Financial Management Regulation 2005

[1.2] Sections 4 and 5

insert

- Land Development Agency

Part 1.3 Legislation Act 2001

[1.3] Dictionary, part 1, new definition of *city renewal authority*

insert

city renewal authority means the City Renewal Authority established under the *City Renewal Authority and Suburban Land Agency Act 2017*, section 7.

[1.4] Dictionary, part 1, definition of *land development agency*

omit

[1.5] Dictionary, part 1, new definition of *suburban land agency*

insert

suburban land agency means the Suburban Land Agency established under the *City Renewal Authority and Suburban Land Agency Act 2017*, section 37.

Part 1.4 Planning and Development Act 2007

[1.6] New section 19

insert

19 Authority's role in cohesive urban renewal and suburban land development

The planning and land authority must work with the city renewal authority and the suburban land agency to encourage cohesive planning and development of land.

[1.7] Section 20 (2)

omit

to the land agency.

substitute

to the following:

- (a) the city renewal authority;
- (b) the suburban land agency.

[1.8] Chapter 4

omit

[1.9] Section 229 (4) (c)

substitute

- (c) a member of the city renewal authority's staff;
- (ca) a member of the suburban land agency's staff;

[1.10] New chapter 23

insert

Chapter 23 Transitional—City Renewal Authority and Suburban Land Agency Act 2017

494 Land development agency 2016-2017 reporting or financial statement

- (1) This section applies in relation to a legislative requirement for the land development agency to prepare a report or financial statement for all or part of the 2016-2017 financial year.
- (2) The following offices continue in existence to enable the office-holder of the office to meet the legislative requirement:
 - (a) the chief executive officer of the land development agency;
 - (b) the chair of the land development agency board.
- (3) The offices continue until the legislative requirement is met.
- (4) The office-holder of an office may make arrangements with the head of service to use the services of a public servant or territory facilities in relation to meeting the legislative requirement.

(5) In this section:

office-holder, of an office, means the person who holds the office immediately before the day the *City Renewal Authority and Suburban Land Agency Act 2017*, schedule 1, amendment 1.8 commences.

495 Expiry—ch 23

This chapter expires 12 months after the day the *City Renewal Authority and Suburban Land Agency Act 2017*, section 3 commences.

Note Transitional provisions are kept in the Act for a limited time. A transitional provision is repealed on its expiry but continues to have effect after its repeal (see [Legislation Act](#), s 88).

[1.11] Dictionary, note 2

insert

- city renewal authority
- suburban land agency

[1.12] Dictionary, definitions of *chief executive officer, land agency* and *land agency board*

omit

Part 1.5 Planning and Development Regulation 2008

[1.13] New section 26 (3A)

insert

(3A) The city renewal authority is prescribed for a development application that relates to land in an urban renewal precinct.

[1.14] Section 26 (4), new definition of *urban renewal precinct*

insert

urban renewal precinct—see *City Renewal Authority and Suburban Land Agency Act 2017*, dictionary.

[1.15] Section 111 (1) (a)

omit

[1.16] Dictionary, note 3

omit

- land agency

Dictionary

(see s 3)

Note 1 The [Legislation Act](#) contains definitions and other provisions relevant to this Act.

Note 2 For example, the [Legislation Act](#), dict, pt 1, defines the following terms:

- entity
- national capital authority
- national capital plan
- public employee
- public sector member
- public service
- territory authority
- territory plan.

agency means the Suburban Land Agency established under section 37.

agency board means the suburban land agency governing board established under section 45.

agency CEO means the chief executive officer of the agency appointed under section 56.

authority means the City Renewal Authority established under section 7.

authority board means the city renewal authority governing board established under section 15.

authority CEO means the chief executive officer of the authority appointed under section 28.

development, in relation to land—see the [Planning and Development Act 2007](#), section 7.

land improvements—

- (a) means activities carried out in relation to territory land to improve the quality, amenity or value of the land; and
- (b) includes the following:
 - (i) remediation of land;
 - (ii) carrying out works on land;
 - (iii) preparing land for development;
 - (iv) maintaining land.

statement of expectations, for part 2 (City renewal authority)—see section 17 (1).

statement of operational intent, for part 2 (City renewal authority)—see section 18 (1).

statement of planning intent—see [Planning and Development Act 2007](#), s 16.

statutory greenhouse gas emissions targets means—

- (a) the ACT greenhouse gas emissions target under the [Climate Change and Greenhouse Gas Reduction Act 2010](#), section 6; and
- (b) the interim greenhouse gas emissions target under the [Climate Change and Greenhouse Gas Reduction Act 2010](#), section 7.

urban renewal—

- (a) means supporting, promoting, encouraging, facilitating or delivering the following:
 - (i) development for residential purposes;
 - (ii) development for commercial purposes;
 - (iii) development of industrial infrastructure;

- (iv) development of capital works;
 - (v) development of public infrastructure;
 - (vi) land improvements; and
- (b) includes—
- (i) carrying out work on public land; and
 - (ii) reviewing and giving advice about work and development proposed to be carried out on private land; and
- (c) does not include carrying out work on private land.

urban renewal precinct, for part 2 (City renewal authority)—see section 35.

utility service—see the [Utilities Act 2000](#), dictionary.

whole-of-government strategy—see the [Public Sector Management Act 1994](#), dictionary.

Endnotes

1 Presentation speech

Presentation speech made in the Legislative Assembly on 30 March 2017.

2 Notification

Notified under the [Legislation Act](#) on 18 May 2017.

3 Republications of amended laws

For the latest republication of amended laws, see www.legislation.act.gov.au.

I certify that the above is a true copy of the City Renewal Authority and Suburban Land Agency Bill 2017, which was passed by the Legislative Assembly on 11 May 2017.

Clerk of the Legislative Assembly

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