

# Planning and Development (Lease Variation Charges) Determination 2011 (No 1)

## Disallowable instrument DI2011–198

made under the

Planning and Development Act 2007, s 276C (2) (a) (Lease variation charges—amount payable) and s 276E (1) (Lease variation charges—s 276E chargeable variations)

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### 1 Name of instrument

This instrument is the *Planning and Development (Lease Variation Charges) Determination 2011 (No 1)*\*.

### 2 Working out lease variation charge for multiple s 276E chargeable variations—Act, s 276C (2) (a)

The lease variation charge is the total of the determined charges for each s 276E chargeable variation.

### 3 Determination of lease variation charges—schedule 1—Act, s 276E (1)

- (1) This section applies to a chargeable variation of a nominal rent lease of a kind mentioned in schedule 1, column 1 to which the criteria in schedule 1, column 3 for the variation applies.
- (2) The determined lease variation charge for the chargeable variation is the amount in schedule 1, column 4 for the variation.
- (3) If this section applies to a chargeable variation of a nominal rent lease and, but for this section, a charge under another schedule would apply to the variation, the determined lease variation charge for the variation is the charge in schedule 1, column 4 for the variation.

#### Example

Development approval has been given for a lessee to vary a lease in Braddon to increase the maximum gross floor area of the service station on the land under the lease. The lease variation charge for that variation is the charge mentioned in schedule 1 for service stations, not the charge mentioned in relation to the zone and suburb in schedule 3.

*Note 1* Section 3 provides for working out the total lease variation charge if a development approval relates to 2 or more s 276E chargeable variations, for example, a variation mentioned in schedule 1 and a variation mentioned in schedule 3.

*Note 2* An example is part of the instrument, 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).

\*Name amended under Legislation Act, s 60

**4 Determination of lease variation charges—schedule 2—Act, s 276E (1)**

- (1) This section applies—
- (a) to a lease in a residential locality in a suburb mentioned in schedule 2; and
  - (b) if a development approval approves a chargeable variation of the lease to increase the number of dwellings permitted on the land under the lease.
- (2) The determined lease variation charge for the chargeable variation of the lease is worked out as follows:

$$\textit{increased number of dwellings} \times \textit{additional dwelling amount}$$

- (3) In this section:

*additional dwelling amount*, for a chargeable variation of a lease in a residential locality in a suburb, means the amount mentioned in the column for the locality for the total approved number of dwellings.

*increased number of dwellings* means the difference between the number of dwellings permitted on the land under the lease before the chargeable variation of the lease is executed and the number of dwellings permitted on the land after the variation is executed.

*residential locality*, in a suburb, means a locality identified as residential in the legend in a map of the suburb set out in Attachment A.

*total approved number of dwellings*, for a lease, means the total number of dwellings permitted on the land under the lease after a chargeable variation is executed.

**5 Determination of lease variation charges—schedule 3—Act, s 276E (1)**

- (1) This section applies—
- (a) to a lease in a suburb in a zone mentioned in schedule 3, columns 1 and 2; and
  - (b) if a development approval approves a chargeable variation of the lease to increase the maximum gross floor area of any building or structure permitted for non-residential use on the land under the lease.
- (2) The determined lease variation charge for the chargeable variation of the lease is worked out as follows:

$$\textit{increased gross floor area} \times \textit{additional gfa amount}$$

- (3) In this section:

*additional gfa amount*, for a chargeable variation of a lease in a suburb in a zone to which the criteria (if any) for the variation applies, means the amount mentioned in schedule 3, column 4 for the zone, suburb and criteria (if any).

*criteria*, for a chargeable variation of a lease, means—

- (a) a location mentioned in schedule 3, column 3 that the lease is in; or

- (b) a range mentioned in schedule 3, column 3 that applies to the total gross floor area of a building or structure permitted for non-residential use on the land under the lease after the variation is executed.

**increased gross floor area** means the difference, expressed in square metres, between the maximum gross floor area of any building or structure permitted for non-residential use on the land under the lease—

- (a) before the chargeable variation of the lease is executed; and  
(b) after the variation is executed.

## **6 Reasons etc for determining lease variation charges—Act, s 276E (4)**

The reasons for determining the lease variation charges in this instrument and a statement about how the charges were determined are set out in schedule 4.

## **7 Definitions**

In this instrument:

**dwelling** means—

- (a) a dwelling—see the *Planning and Development Regulation 2008*, section 5; or  
(b) a unit—see the *Unit Titles Act 2001*, section 9.

**suburb**—means a district under the *Districts Act 2002*, section 5.

*Note* Terms used in this instrument have the same meaning that they have in the *Planning and Development Act 2007* (see Legislation Act, s 148). For example, the following terms are defined in the *Planning and Development Act 2007*, dict:

- chargeable variation
- gross floor area
- lease variation charge
- nominal rent lease
- residential lease
- s 276E chargeable variation
- zone.

Andrew Barr MLA  
Treasurer  
14 July 2011

**Lease Variation Charge Determination**  
**Schedule 1 - Specific Charges**

Item No	column 1	column 2	column 3	column 4
	<b>s 276E chargeable variation</b>	<b>Relevant provision under Act or regulation for s276E chargeable variation</b>	<b>Additional criteria (if any)</b>	<b>Lease variation charge</b>
1	Variation to limit the maximum number of dwellings permitted on the land under a residential lease to 3 dwellings or less	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (b)	Lease is in one of the following zones: *RZ1 Suburban Zone; *RZ2 Suburban Core Zone; *RZ3 Urban Residential Zone; *RZ4 Medium Density Residential Zone; *RZ5 High Density Residential Zone.	\$7,500 for each dwelling
2	Variation to limit the maximum number of dwellings permitted on the land under a residential lease to a number greater than 3	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (b)	Lease is in one of the following zones: *RZ1 Suburban Zone; *RZ2 Suburban Core Zone; *RZ3 Urban Residential Zone; *RZ4 Medium Density Residential Zone; *RZ5 High Density Residential Zone.	\$7,500 for each of the first 3 dwellings plus \$5,000 for each additional dwelling
3	Variation to limit the maximum number of non-residential units (however described) permitted on the land under a non-residential lease to 3 non-residential units or less	<i>Planning and Development Regulation 2008</i> , s 170A (1) (d)	Lease is in one of the following zones: *IZ1 Industrial Zone; *IZ2 Industrial Core Zone.	\$7,500 for each non-residential unit
4	Variation to limit the maximum number of non-residential units (however described) permitted on the land under a non-residential lease to a number greater than 3	<i>Planning and Development Regulation 2008</i> , s 170A (1) (d)	Lease is in one of the following zones: *IZ1 Industrial Zone; *IZ2 Industrial Core Zone.	\$7,500 for each of the first 3 non-residential unit plus \$5,000 for each additional unit

5	Variation to consolidate 2 or 3 leases	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (d)		\$7,500
6	Variation to consolidate 4 or more leases	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (d)		\$7,500 for the first 3 leases plus \$5,000 for each additional lease
7	Variation to subdivide a lease into 2 or 3 leases	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (e)		\$7,500 for each additional lease
8	Variation to subdivide a lease into 4 or more leases	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (e)		\$7,500 for the first 2 additional leases and \$5,000 for each additional lease
9	Variation to increase maximum gross floor area of service station	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (c) (i)	(1) Lease authorises the land to be used for a service station. (2) Lease limits the maximum gross floor area that can be used for the purpose of a service station.	\$500 for each additional square metre of gross floor area
10	Variation to increase maximum gross floor area of a club holding a club licence under the <i>Liquor Act 2010</i> .	Act, s 276A (1), definition of <b>s 276E chargeable variation</b> , paragraph (c) (i)	(1) The lessee of the lease holds a club licence under the <i>Liquor Act 2010</i> . (2) The lease authorises the land to be used for a club that is authorised to sell liquor under the <i>Liquor Act 2010</i> .	\$250 for each additional square metre of gross floor area
11	Variation to increase the maximum number of self-care units in a retirement complex.	<i>Planning and Development Regulation 2008</i> , s 170A (1) (a) (i)	(1) Lease authorises the land to be used for a retirement complex. (2) Lease limits the maximum number of self-care units.	\$40,000 for each additional self-care unit

12	Variation to increase the maximum number of care beds in a retirement complex.	<i>Planning and Development Regulation 2008</i> , s 170A (1) (a) (ii)	(1) Lease authorises the land to be used for a retirement complex. (2) Lease limits the maximum number of self-care units.	\$10,000 for each additional care bed
13	Variation to increase the maximum number of children provided care in the child care centre.	<i>Planning and Development Regulation 2008</i> , s 170A (1) (c)	(1) Lease authorises the land to be used for a child care centre. (2) Lease limits the maximum number of children that can be provided care.	\$10,000 for each additional child
14	Variation of a lease that authorises an incorporated association to use the land in the lease for a stated purpose to remove the reference in the lease to the association in relation to the stated purpose.	<i>Planning and Development Regulation 2008</i> , s 170A (1) (b)		\$7,500

## Lease Variation Charge Determination

### Schedule 2 - Residential

column 1	column 2	column 3	column 4
Total Approved Number of Dwellings	Locality A additional dwelling amount	Locality B additional dwelling amount	Locality C additional dwelling amount
<b>SUBURB Ainslie</b>			
2 Dwellings	\$110,000	\$120,000	\$130,000
3 Dwellings	\$65,000	\$75,000	\$75,000
4 Dwellings	\$60,000	\$65,000	\$70,000
5-10 Dwellings	\$55,000	\$60,000	\$65,000
11-20 Dwellings	\$50,000	\$55,000	\$60,000
21-40 Dwellings	\$45,000	\$50,000	\$50,000
41-100 Dwellings	\$40,000	\$45,000	\$45,000
>101 Dwellings	\$35,000	\$40,000	\$40,000
<b>SUBURB Amaroo</b>			
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB Aranda</b>			
2 Dwellings	\$60,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB Banks</b>			
2 Dwellings	\$45,000	\$45,000	
3 Dwellings	\$50,000	\$65,000	
4 Dwellings	\$45,000	\$60,000	
5-10 Dwellings	\$40,000	\$50,000	
11-20 Dwellings	\$35,000	\$45,000	
21-40 Dwellings	\$32,000	\$40,000	
41-100 Dwellings	\$30,000	\$40,000	
>101 Dwellings	\$25,000	\$30,000	
<b>SUBURB Barton</b>			
2 Dwellings	\$150,000		
3 Dwellings	\$80,000		
4 Dwellings	\$75,000		
5-10 Dwellings	\$70,000		
11-20 Dwellings	\$65,000		
21-40 Dwellings	\$60,000		
41-100 Dwellings	\$55,000		
>101 Dwellings	\$50,000		
<b>SUBURB Belconnen</b>			
2 Dwellings	\$60,000		
3 Dwellings	\$65,000		
4 Dwellings	\$60,000		

Total Approved Number of Dwellings	Locality A additional dwelling amount	Locality B additional dwelling amount	Locality C additional dwelling amount
5-10 Dwellings	\$55,000		
11-20 Dwellings	\$50,000		
21-40 Dwellings	\$45,000		
41-100 Dwellings	\$40,000		
>101 Dwellings	\$35,000		



Total Approved Number of Dwellings	Locality A additional dwelling amount	Locality B additional dwelling amount	Locality C additional dwelling amount
<b>SUBURB</b>	<b>Bonner</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Bonython</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$32,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Braddon</b>		
2 Dwellings	\$150,000		
3 Dwellings	\$80,000		
4 Dwellings	\$75,000		
5-10 Dwellings	\$70,000		
11-20 Dwellings	\$65,000		
21-40 Dwellings	\$60,000		
41-100 Dwellings	\$55,000		
>101 Dwellings	\$50,000		
<b>SUBURB</b>	<b>Bruce</b>		
2 Dwellings	\$80,000		
3 Dwellings	\$65,000		
4 Dwellings	\$60,000		
5-10 Dwellings	\$55,000		
11-20 Dwellings	\$50,000		
21-40 Dwellings	\$45,000		
41-100 Dwellings	\$40,000		
>101 Dwellings	\$35,000		
<b>SUBURB</b>	<b>Calwell</b>		
2 Dwellings	\$45,000	\$45,000	
3 Dwellings	\$50,000	\$55,000	
4 Dwellings	\$45,000	\$50,000	
5-10 Dwellings	\$40,000	\$45,000	
11-20 Dwellings	\$35,000	\$40,000	
21-40 Dwellings	\$30,000	\$35,000	
41-100 Dwellings	\$30,000	\$35,000	
>101 Dwellings	\$25,000	\$30,000	
<b>SUBURB</b>	<b>Campbell</b>		
2 Dwellings	\$110,000	\$110,000	\$130,000
3 Dwellings	\$65,000	\$70,000	\$85,000
4 Dwellings	\$60,000	\$65,000	\$80,000
5-10 Dwellings	\$55,000	\$60,000	\$75,000
11-20 Dwellings	\$50,000	\$55,000	\$65,000
21-40 Dwellings	\$45,000	\$50,000	\$60,000
41-100 Dwellings	\$40,000	\$45,000	\$55,000
>101 Dwellings	\$35,000	\$40,000	\$50,000

Total Approved Number of Dwellings	Locality A additional dwelling amount	Locality B additional dwelling amount	Locality C additional dwelling amount
<b>SUBURB</b>	<b>Casey</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Chapman</b>		
2 Dwellings	\$50,000	\$60,000	\$90,000
3 Dwellings	\$50,000	\$60,000	\$80,000
4 Dwellings	\$45,000	\$55,000	\$75,000
5-10 Dwellings	\$40,000	\$50,000	\$65,000
11-20 Dwellings	\$35,000	\$45,000	\$60,000
21-40 Dwellings	\$30,000	\$40,000	\$50,000
41-100 Dwellings	\$30,000	\$35,000	\$50,000
>101 Dwellings	\$25,000	\$30,000	\$40,000
<b>SUBURB</b>	<b>Charnwood</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Chifley</b>		
2 Dwellings	\$80,000	\$80,000	
3 Dwellings	\$65,000	\$65,000	
4 Dwellings	\$60,000	\$60,000	
5-10 Dwellings	\$55,000	\$55,000	
11-20 Dwellings	\$50,000	\$50,000	
21-40 Dwellings	\$45,000	\$45,000	
41-100 Dwellings	\$40,000	\$40,000	
>101 Dwellings	\$35,000	\$35,000	
<b>SUBURB</b>	<b>Chisholm</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Condor</b>		
2 Dwellings	\$45,000	\$45,000	
3 Dwellings	\$50,000	\$55,000	
4 Dwellings	\$45,000	\$50,000	
5-10 Dwellings	\$40,000	\$45,000	
11-20 Dwellings	\$35,000	\$40,000	
21-40 Dwellings	\$30,000	\$35,000	
41-100 Dwellings	\$30,000	\$35,000	
>101 Dwellings	\$25,000	\$30,000	

Total Approved Number of Dwellings	Locality A additional dwelling amount	Locality B additional dwelling amount	Locality C additional dwelling amount
<b>SUBURB</b>	<b>Cook</b>		
2 Dwellings	\$50,000	\$45,000	
3 Dwellings	\$50,000	\$40,000	
4 Dwellings	\$45,000	\$35,000	
5-10 Dwellings	\$40,000	\$30,000	
11-20 Dwellings	\$35,000	\$25,000	
21-40 Dwellings	\$30,000	\$25,000	
41-100 Dwellings	\$30,000	\$25,000	
>101 Dwellings	\$25,000	\$20,000	
<b>SUBURB</b>	<b>Crace</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Curtin</b>		
2 Dwellings	\$90,000	\$120,000	
3 Dwellings	\$65,000	\$85,000	
4 Dwellings	\$60,000	\$75,000	
5-10 Dwellings	\$55,000	\$70,000	
11-20 Dwellings	\$50,000	\$65,000	
21-40 Dwellings	\$45,000	\$55,000	
41-100 Dwellings	\$40,000	\$50,000	
>101 Dwellings	\$35,000	\$45,000	
<b>SUBURB</b>	<b>Deakin</b>		
2 Dwellings	\$130,000	\$150,000	
3 Dwellings	\$80,000	\$90,000	
4 Dwellings	\$75,000	\$85,000	
5-10 Dwellings	\$70,000	\$80,000	
11-20 Dwellings	\$65,000	\$75,000	
21-40 Dwellings	\$60,000	\$70,000	
41-100 Dwellings	\$55,000	\$65,000	
>101 Dwellings	\$50,000	\$60,000	
<b>SUBURB</b>	<b>Dickson</b>		
2 Dwellings	\$60,000		
3 Dwellings	\$65,000		
4 Dwellings	\$60,000		
5-10 Dwellings	\$55,000		
11-20 Dwellings	\$50,000		
21-40 Dwellings	\$45,000		
41-100 Dwellings	\$40,000		
>101 Dwellings	\$35,000		
<b>SUBURB</b>	<b>Downer</b>		
2 Dwellings	\$90,000		
3 Dwellings	\$65,000		
4 Dwellings	\$60,000		
5-10 Dwellings	\$55,000		
11-20 Dwellings	\$50,000		
21-40 Dwellings	\$45,000		
41-100 Dwellings	\$40,000		
>101 Dwellings	\$35,000		

Total Approved Number of Dwellings	Locality A additional dwelling amount	Locality B additional dwelling amount	Locality C additional dwelling amount
<b>SUBURB</b>	<b>Duffy</b>		
2 Dwellings	\$50,000	\$70,000	\$90,000
3 Dwellings	\$50,000	\$65,000	\$80,000
4 Dwellings	\$45,000	\$60,000	\$75,000
5-10 Dwellings	\$40,000	\$55,000	\$65,000
11-20 Dwellings	\$35,000	\$45,000	\$55,000
21-40 Dwellings	\$30,000	\$40,000	\$50,000
41-100 Dwellings	\$30,000	\$40,000	\$50,000
>101 Dwellings	\$25,000	\$35,000	\$40,000
<b>SUBURB</b>	<b>Dunlop</b>		
2 Dwellings	\$45,000	\$50,000	
3 Dwellings	\$50,000	\$55,000	
4 Dwellings	\$45,000	\$50,000	
5-10 Dwellings	\$40,000	\$45,000	
11-20 Dwellings	\$35,000	\$40,000	
21-40 Dwellings	\$30,000	\$35,000	
41-100 Dwellings	\$30,000	\$35,000	
>101 Dwellings	\$25,000	\$30,000	
<b>SUBURB</b>	<b>Evatt</b>		
2 Dwellings	\$45,000	\$50,000	
3 Dwellings	\$50,000	\$65,000	
4 Dwellings	\$45,000	\$60,000	
5-10 Dwellings	\$40,000	\$50,000	
11-20 Dwellings	\$35,000	\$45,000	
21-40 Dwellings	\$30,000	\$40,000	
41-100 Dwellings	\$30,000	\$40,000	
>101 Dwellings	\$25,000	\$30,000	
<b>SUBURB</b>	<b>Fadden</b>		
2 Dwellings	\$45,000	\$50,000	
3 Dwellings	\$50,000	\$55,000	
4 Dwellings	\$45,000	\$50,000	
5-10 Dwellings	\$40,000	\$45,000	
11-20 Dwellings	\$35,000	\$40,000	
21-40 Dwellings	\$30,000	\$35,000	
41-100 Dwellings	\$30,000	\$35,000	
>101 Dwellings	\$25,000	\$30,000	
<b>SUBURB</b>	<b>Farrer</b>		
2 Dwellings	\$90,000	\$120,000	
3 Dwellings	\$65,000	\$115,000	
4 Dwellings	\$60,000	\$105,000	
5-10 Dwellings	\$55,000	\$95,000	
11-20 Dwellings	\$50,000	\$90,000	
21-40 Dwellings	\$45,000	\$80,000	
41-100 Dwellings	\$40,000	\$70,000	
>101 Dwellings	\$35,000	\$60,000	
<b>SUBURB</b>	<b>Fisher</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		

Total Approved Number of Dwellings	Locality A additional dwelling amount	Locality B additional dwelling amount	Locality C additional dwelling amount
<b>SUBURB</b>	<b>Florey</b>		
2 Dwellings	\$50,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Flynn</b>		
2 Dwellings	\$45,000	\$50,000	
3 Dwellings	\$50,000	\$55,000	
4 Dwellings	\$45,000	\$50,000	
5-10 Dwellings	\$40,000	\$45,000	
11-20 Dwellings	\$35,000	\$40,000	
21-40 Dwellings	\$30,000	\$35,000	
41-100 Dwellings	\$30,000	\$35,000	
>101 Dwellings	\$25,000	\$30,000	
<b>SUBURB</b>	<b>Forde</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Forrest</b>		
2 Dwellings	\$180,000		
3 Dwellings	\$80,000		
4 Dwellings	\$75,000		
5-10 Dwellings	\$70,000		
11-20 Dwellings	\$65,000		
21-40 Dwellings	\$60,000		
41-100 Dwellings	\$55,000		
>101 Dwellings	\$50,000		
<b>SUBURB</b>	<b>Franklin</b>		
2 Dwellings	\$50,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Fraser</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		

Total Approved Number of Dwellings	Locality A additional dwelling amount	Locality B additional dwelling amount	Locality C additional dwelling amount
<b>SUBURB</b>	<b>Garren</b>		
2 Dwellings	\$90,000	\$120,000	
3 Dwellings	\$65,000	\$100,000	
4 Dwellings	\$60,000	\$90,000	
5-10 Dwellings	\$55,000	\$85,000	
11-20 Dwellings	\$50,000	\$75,000	
21-40 Dwellings	\$45,000	\$70,000	
41-100 Dwellings	\$40,000	\$60,000	
>101 Dwellings	\$35,000	\$55,000	
<b>SUBURB</b>	<b>Gilmore</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Giralang</b>		
2 Dwellings	\$45,000	\$50,000	
3 Dwellings	\$50,000	\$58,000	
4 Dwellings	\$45,000	\$50,000	
5-10 Dwellings	\$40,000	\$45,000	
11-20 Dwellings	\$35,000	\$40,000	
21-40 Dwellings	\$30,000	\$35,000	
41-100 Dwellings	\$30,000	\$35,000	
>101 Dwellings	\$25,000	\$30,000	
<b>SUBURB</b>	<b>Gordon</b>		
2 Dwellings	\$45,000	\$45,000	\$45,000
3 Dwellings	\$50,000	\$55,000	\$45,000
4 Dwellings	\$45,000	\$50,000	\$45,000
5-10 Dwellings	\$40,000	\$45,000	\$40,000
11-20 Dwellings	\$35,000	\$40,000	\$35,000
21-40 Dwellings	\$30,000	\$35,000	\$30,000
41-100 Dwellings	\$30,000	\$35,000	\$30,000
>101 Dwellings	\$25,000	\$30,000	\$25,000
<b>SUBURB</b>	<b>Gowrie</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Greenway</b>		
2 Dwellings	\$60,000		
3 Dwellings	\$65,000		
4 Dwellings	\$60,000		
5-10 Dwellings	\$55,000		
11-20 Dwellings	\$50,000		
21-40 Dwellings	\$45,000		
41-100 Dwellings	\$40,000		
>101 Dwellings	\$35,000		

Total Approved Number of Dwellings	Locality A additional dwelling amount	Locality B additional dwelling amount	Locality C additional dwelling amount
<b>SUBURB</b>	<b>Griffith</b>		
2 Dwellings	\$160,000	\$150,000	\$130,000
3 Dwellings	\$80,000	\$75,000	\$60,000
4 Dwellings	\$75,000	\$70,000	\$60,000
5-10 Dwellings	\$70,000	\$65,000	\$55,000
11-20 Dwellings	\$65,000	\$60,000	\$50,000
21-40 Dwellings	\$60,000	\$55,000	\$50,000
41-100 Dwellings	\$55,000	\$50,000	\$45,000
>101 Dwellings	\$50,000	\$45,000	\$40,000
<b>SUBURB</b>	<b>Gungahlin</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Hackett</b>		
2 Dwellings	\$70,000	\$90,000	
3 Dwellings	\$65,000	\$75,000	
4 Dwellings	\$60,000	\$65,000	
5-10 Dwellings	\$55,000	\$60,000	
11-20 Dwellings	\$50,000	\$55,000	
21-40 Dwellings	\$45,000	\$50,000	
41-100 Dwellings	\$40,000	\$45,000	
>101 Dwellings	\$35,000	\$40,000	
<b>SUBURB</b>	<b>Hall</b>		
2 Dwellings	\$90,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Harrison</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Hawker</b>		
2 Dwellings	\$60,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		

Total Approved Number of Dwellings	Locality A additional dwelling amount	Locality B additional dwelling amount	Locality C additional dwelling amount
<b>SUBURB</b>	<b>Higgins</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Holder</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Holt</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Hughes</b>		
2 Dwellings	\$80,000	\$90,000	
3 Dwellings	\$65,000	\$75,000	
4 Dwellings	\$60,000	\$65,000	
5-10 Dwellings	\$55,000	\$60,000	
11-20 Dwellings	\$50,000	\$55,000	
21-40 Dwellings	\$45,000	\$50,000	
41-100 Dwellings	\$40,000	\$45,000	
>101 Dwellings	\$35,000	\$40,000	
<b>SUBURB</b>	<b>Isacs</b>		
2 Dwellings	\$90,000	\$100,000	
3 Dwellings	\$65,000	\$75,000	
4 Dwellings	\$60,000	\$65,000	
5-10 Dwellings	\$55,000	\$60,000	
11-20 Dwellings	\$50,000	\$55,000	
21-40 Dwellings	\$45,000	\$50,000	
41-100 Dwellings	\$40,000	\$45,000	
>101 Dwellings	\$35,000	\$40,000	
<b>SUBURB</b>	<b>Isabella Plains</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		



Total Approved Number of Dwellings	Locality A additional dwelling amount	Locality B additional dwelling amount	Locality C additional dwelling amount
<b>SUBURB</b>	<b>Kaleen</b>		
2 Dwellings	\$50,000	\$45,000	
3 Dwellings	\$50,000	\$45,000	
4 Dwellings	\$45,000	\$45,000	
5-10 Dwellings	\$40,000	\$38,000	
11-20 Dwellings	\$35,000	\$35,000	
21-40 Dwellings	\$30,000	\$30,000	
41-100 Dwellings	\$30,000	\$30,000	
>101 Dwellings	\$25,000	\$25,000	
<b>SUBURB</b>	<b>Kambah</b>		
2 Dwellings	\$45,000	\$45,000	\$60,000
3 Dwellings	\$50,000	\$54,000	\$70,000
4 Dwellings	\$45,000	\$50,000	\$65,000
5-10 Dwellings	\$40,000	\$45,000	\$55,000
11-20 Dwellings	\$35,000	\$40,000	\$50,000
21-40 Dwellings	\$30,000	\$35,000	\$45,000
41-100 Dwellings	\$30,000	\$35,000	\$45,000
>101 Dwellings	\$25,000	\$25,000	\$35,000
<b>SUBURB</b>	<b>Kingston</b>		
2 Dwellings	\$130,000		
3 Dwellings	\$80,000		
4 Dwellings	\$75,000		
5-10 Dwellings	\$70,000		
11-20 Dwellings	\$65,000		
21-40 Dwellings	\$60,000		
41-100 Dwellings	\$55,000		
>101 Dwellings	\$50,000		
<b>SUBURB</b>	<b>Latham</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Lyneham</b>		
2 Dwellings	\$100,000	\$110,000	
3 Dwellings	\$65,000	\$75,000	
4 Dwellings	\$60,000	\$65,000	
5-10 Dwellings	\$55,000	\$60,000	
11-20 Dwellings	\$50,000	\$55,000	
21-40 Dwellings	\$45,000	\$50,000	
41-100 Dwellings	\$40,000	\$45,000	
>101 Dwellings	\$35,000	\$40,000	
<b>SUBURB</b>	<b>Lyons</b>		
2 Dwellings	\$70,000	\$80,000	
3 Dwellings	\$65,000	\$75,000	
4 Dwellings	\$60,000	\$65,000	
5-10 Dwellings	\$55,000	\$60,000	
11-20 Dwellings	\$50,000	\$55,000	
21-40 Dwellings	\$45,000	\$50,000	
41-100 Dwellings	\$40,000	\$45,000	
>101 Dwellings	\$35,000	\$40,000	

Total Approved Number of Dwellings	Locality A additional dwelling amount	Locality B additional dwelling amount	Locality C additional dwelling amount
<b>SUBURB</b>	<b>Macarthur</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Macgregor</b>		
2 Dwellings	\$45,000	\$45,000	
3 Dwellings	\$50,000	\$45,000	
4 Dwellings	\$45,000	\$40,000	
5-10 Dwellings	\$40,000	\$35,000	
11-20 Dwellings	\$35,000	\$30,000	
21-40 Dwellings	\$30,000	\$30,000	
41-100 Dwellings	\$30,000	\$25,000	
>101 Dwellings	\$25,000	\$20,000	
<b>SUBURB</b>	<b>Macquarie</b>		
2 Dwellings	\$60,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Mawson</b>		
2 Dwellings	\$70,000	\$80,000	
3 Dwellings	\$65,000	\$80,000	
4 Dwellings	\$60,000	\$70,000	
5-10 Dwellings	\$55,000	\$65,000	
11-20 Dwellings	\$50,000	\$60,000	
21-40 Dwellings	\$45,000	\$55,000	
41-100 Dwellings	\$40,000	\$50,000	
>101 Dwellings	\$35,000	\$40,000	
<b>SUBURB</b>	<b>McKellar</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Melba</b>		
2 Dwellings	\$45,000	\$45,000	
3 Dwellings	\$50,000	\$55,000	
4 Dwellings	\$45,000	\$50,000	
5-10 Dwellings	\$40,000	\$45,000	
11-20 Dwellings	\$35,000	\$40,000	
21-40 Dwellings	\$30,000	\$35,000	
41-100 Dwellings	\$30,000	\$35,000	
>101 Dwellings	\$25,000	\$25,000	

Total Approved Number of Dwellings	Locality A additional dwelling amount	Locality B additional dwelling amount	Locality C additional dwelling amount
<b>SUBURB</b>	<b>Monash</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Narrabundah</b>		
2 Dwellings	\$120,000	\$80,000	\$90,000
3 Dwellings	\$65,000	\$75,000	\$75,000
4 Dwellings	\$60,000	\$65,000	\$70,000
5-10 Dwellings	\$55,000	\$60,000	\$65,000
11-20 Dwellings	\$50,000	\$55,000	\$60,000
21-40 Dwellings	\$45,000	\$50,000	\$50,000
41-100 Dwellings	\$40,000	\$45,000	\$45,000
>101 Dwellings	\$35,000	\$40,000	\$40,000
<b>SUBURB</b>	<b>Ngunnawal</b>		
2 Dwellings	\$45,000	\$50,000	
3 Dwellings	\$50,000	\$55,000	
4 Dwellings	\$45,000	\$50,000	
5-10 Dwellings	\$40,000	\$45,000	
11-20 Dwellings	\$35,000	\$40,000	
21-40 Dwellings	\$30,000	\$35,000	
41-100 Dwellings	\$30,000	\$35,000	
>101 Dwellings	\$25,000	\$30,000	
<b>SUBURB</b>	<b>Nicholls</b>		
2 Dwellings	\$50,000	\$60,000	
3 Dwellings	\$50,000	\$55,000	
4 Dwellings	\$45,000	\$50,000	
5-10 Dwellings	\$40,000	\$45,000	
11-20 Dwellings	\$35,000	\$40,000	
21-40 Dwellings	\$30,000	\$35,000	
41-100 Dwellings	\$30,000	\$35,000	
>101 Dwellings	\$25,000	\$30,000	
<b>SUBURB</b>	<b>Oak Estate</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>O'Connor</b>		
2 Dwellings	\$110,000	\$110,000	
3 Dwellings	\$65,000	\$75,000	
4 Dwellings	\$60,000	\$65,000	
5-10 Dwellings	\$55,000	\$60,000	
11-20 Dwellings	\$50,000	\$55,000	
21-40 Dwellings	\$45,000	\$50,000	
41-100 Dwellings	\$40,000	\$45,000	
>101 Dwellings	\$35,000	\$40,000	

Total Approved Number of Dwellings	Locality A additional dwelling amount	Locality B additional dwelling amount	Locality C additional dwelling amount
<b>SUBURB</b>	<b>O'Malley</b>		
2 Dwellings	\$150,000	\$150,000	\$150,000
3 Dwellings	\$65,000	\$75,000	\$75,000
4 Dwellings	\$60,000	\$65,000	\$70,000
5-10 Dwellings	\$55,000	\$60,000	\$65,000
11-20 Dwellings	\$50,000	\$55,000	\$60,000
21-40 Dwellings	\$45,000	\$50,000	\$50,000
41-100 Dwellings	\$40,000	\$45,000	\$45,000
>101 Dwellings	\$35,000	\$40,000	\$40,000
<b>SUBURB</b>	<b>Oxley</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Page</b>		
2 Dwellings	\$50,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Palmerston</b>		
2 Dwellings	\$50,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Pearce</b>		
2 Dwellings	\$80,000	\$110,000	
3 Dwellings	\$65,000	\$75,000	
4 Dwellings	\$60,000	\$65,000	
5-10 Dwellings	\$55,000	\$60,000	
11-20 Dwellings	\$50,000	\$55,000	
21-40 Dwellings	\$45,000	\$50,000	
41-100 Dwellings	\$40,000	\$45,000	
>101 Dwellings	\$35,000	\$40,000	
<b>SUBURB</b>	<b>Phillip</b>		
2 Dwellings	\$90,000		
3 Dwellings	\$65,000		
4 Dwellings	\$60,000		
5-10 Dwellings	\$55,000		
11-20 Dwellings	\$50,000		
21-40 Dwellings	\$45,000		
41-100 Dwellings	\$40,000		
>101 Dwellings	\$35,000		

Total Approved Number of Dwellings	Locality A additional dwelling amount	Locality B additional dwelling amount	Locality C additional dwelling amount
<b>SUBURB</b>	<b>Red Hill</b>		
2 Dwellings	\$130,000	\$160,000	\$180,000
3 Dwellings	\$80,000	\$90,000	\$120,000
4 Dwellings	\$75,000	\$85,000	\$115,000
5-10 Dwellings	\$70,000	\$80,000	\$105,000
11-20 Dwellings	\$65,000	\$75,000	\$95,000
21-40 Dwellings	\$60,000	\$70,000	\$90,000
41-100 Dwellings	\$55,000	\$65,000	\$85,000
>101 Dwellings	\$50,000	\$60,000	\$75,000
<b>SUBURB</b>	<b>Reid</b>		
2 Dwellings	\$170,000	\$150,000	
3 Dwellings	\$80,000	\$75,000	
4 Dwellings	\$75,000	\$70,000	
5-10 Dwellings	\$70,000	\$65,000	
11-20 Dwellings	\$65,000	\$60,000	
21-40 Dwellings	\$60,000	\$55,000	
41-100 Dwellings	\$55,000	\$50,000	
>101 Dwellings	\$50,000	\$45,000	
<b>SUBURB</b>	<b>Richardson</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Rivett</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Scullin</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Spence</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		

Total Approved Number of Dwellings	Locality A additional dwelling amount	Locality B additional dwelling amount	Locality C additional dwelling amount
<b>SUBURB</b>	<b>Stirling</b>		
2 Dwellings	\$50,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Tharwa</b>		
2 Dwellings	\$50,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Theodore</b>		
2 Dwellings	\$45,000	\$45,000	
3 Dwellings	\$50,000	\$65,000	
4 Dwellings	\$45,000	\$60,000	
5-10 Dwellings	\$40,000	\$50,000	
11-20 Dwellings	\$35,000	\$45,000	
21-40 Dwellings	\$30,000	\$40,000	
41-100 Dwellings	\$30,000	\$40,000	
>101 Dwellings	\$25,000	\$30,000	
<b>SUBURB</b>	<b>Torrens</b>		
2 Dwellings	\$80,000	\$90,000	\$110,000
3 Dwellings	\$65,000	\$75,000	\$75,000
4 Dwellings	\$60,000	\$65,000	\$70,000
5-10 Dwellings	\$55,000	\$60,000	\$65,000
11-20 Dwellings	\$50,000	\$55,000	\$60,000
21-40 Dwellings	\$45,000	\$50,000	\$50,000
41-100 Dwellings	\$40,000	\$45,000	\$45,000
>101 Dwellings	\$35,000	\$40,000	\$40,000
<b>SUBURB</b>	<b>Turner</b>		
2 Dwellings	\$150,000		
3 Dwellings	\$80,000		
4 Dwellings	\$75,000		
5-10 Dwellings	\$70,000		
11-20 Dwellings	\$65,000		
21-40 Dwellings	\$60,000		
41-100 Dwellings	\$55,000		
>101 Dwellings	\$50,000		
<b>SUBURB</b>	<b>Wanniassa</b>		
2 Dwellings	\$45,000	\$45,000	
3 Dwellings	\$50,000	\$45,000	
4 Dwellings	\$45,000	\$40,000	
5-10 Dwellings	\$40,000	\$40,000	
11-20 Dwellings	\$35,000	\$35,000	
21-40 Dwellings	\$30,000	\$30,000	
41-100 Dwellings	\$30,000	\$25,000	
>101 Dwellings	\$25,000	\$25,000	

Total Approved Number of Dwellings	Locality A additional dwelling amount	Locality B additional dwelling amount	Locality C additional dwelling amount
<b>SUBURB</b>	<b>Waramanga</b>		
2 Dwellings	\$45,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Watson</b>		
2 Dwellings	\$70,000	\$70,000	
3 Dwellings	\$65,000	\$75,000	
4 Dwellings	\$60,000	\$65,000	
5-10 Dwellings	\$55,000	\$60,000	
11-20 Dwellings	\$50,000	\$55,000	
21-40 Dwellings	\$45,000	\$50,000	
41-100 Dwellings	\$40,000	\$45,000	
>101 Dwellings	\$35,000	\$40,000	
<b>SUBURB</b>	<b>Weetangera</b>		
2 Dwellings	\$60,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Weston</b>		
2 Dwellings	\$60,000		
3 Dwellings	\$50,000		
4 Dwellings	\$45,000		
5-10 Dwellings	\$40,000		
11-20 Dwellings	\$35,000		
21-40 Dwellings	\$30,000		
41-100 Dwellings	\$30,000		
>101 Dwellings	\$25,000		
<b>SUBURB</b>	<b>Yarralumla</b>		
2 Dwellings	\$150,000	\$180,000	
3 Dwellings	\$80,000	\$100,000	
4 Dwellings	\$75,000	\$95,000	
5-10 Dwellings	\$70,000	\$85,000	
11-20 Dwellings	\$65,000	\$80,000	
21-40 Dwellings	\$60,000	\$75,000	
41-100 Dwellings	\$55,000	\$70,000	
>101 Dwellings	\$50,000	\$60,000	

## Lease Variation Charge Determination

### Schedule 3 – Commercial and Industrial

column 1	column 2	column 3	column 4
Zone	Suburb	Applicable Criteria (if any)	additional gross floor area amount per square metre
<b>Commercial - Town Centres</b>			
Commercial CZ1	Belconnen		\$535
Commercial CZ2	Belconnen	less than 10,000m <sup>2</sup> GFA maximum	\$715
Commercial CZ2	Belconnen	10,000m <sup>2</sup> to 20,000m <sup>2</sup> GFA maximum	\$665
Commercial CZ2	Belconnen	20,000m <sup>2</sup> GFA maximum and above	\$435
Commercial CZ3	Belconnen	less than 5,000m <sup>2</sup> GFA maximum	\$665
Commercial CZ3	Belconnen	5,000m <sup>2</sup> GFA maximum and above	\$615
Commercial CZ1	City	Less than 10,000m <sup>2</sup> GFA maximum	\$835
Commercial CZ1	City	10,000m <sup>2</sup> to 20,000m <sup>2</sup> GFA maximum	\$600
Commercial CZ1	City	20,000m <sup>2</sup> GFA maximum and above	\$525
Commercial CZ2	Fyshwick		\$530
Commercial CZ1	Greenway		\$535
Commercial CZ2	Greenway		\$395
Commercial CZ3	Greenway		\$370
Commercial CZ1	Gungahlin		\$535
Commercial CZ2	Gungahlin		\$410
Commercial CZ3	Gungahlin		\$370
Commercial CZ5	Gungahlin		\$280
Commercial CZ1	Phillip		\$535
Commercial CZ2	Phillip	less than 10,000m <sup>2</sup> GFA maximum	\$665
Commercial CZ2	Phillip	10,000m <sup>2</sup> to 20,000m <sup>2</sup> GFA maximum	\$550
Commercial CZ2	Phillip	20,000m <sup>2</sup> GFA maximum and above	\$450
Commercial CZ3	Phillip		\$735
<b>Commercial - Group Centres</b>			
Commercial CZ3	Amaroo		\$490
Commercial CZ5	Barton		\$600
Commercial CZ5	Bruce		\$485
Commercial CZ1	Calwell		\$785
Commercial CZ3	Calwell		\$585
Commercial CZ1	Charnwood		\$800
Commercial CZ2	Charnwood		\$550
Commercial CZ3	Charnwood		\$355
Commercial CZ1	Chisholm		\$650
Commercial CZ3	Chisholm		\$525
Commercial CZ1	Conder		\$850
Commercial CZ2	Conder		\$750
Commercial CZ3	Conder		\$650
Commercial CZ1	Curtin		\$850
Commercial CZ2	Curtin		\$585
Commercial CZ3	Curtin		\$600
Commercial CZ2	Deakin		\$965
Commercial CZ5	Deakin		\$550
Commercial CZ1	Dickson		\$1,665
Commercial CZ2	Dickson		\$920
Commercial CZ1	Dickson		\$850
Commercial CZ5	Dickson	less than 10,000m <sup>2</sup> GFA maximum	\$700
Commercial CZ3	Dickson	10,000m <sup>2</sup> to 20,000m <sup>2</sup> GFA maximum	\$550
Commercial CZ3	Dickson	20,000m <sup>2</sup> GFA maximum and above	\$485



Zone	Suburb	Applicable Criteria (if any)	additional gross floor area amount per square metre
Commercial CZ5	Franklin		\$295
Commercial CZ1	Griffith		\$1,700
Commercial CZ2	Griffith		\$1,030
Commercial CZ5	Harrison		\$260
Commercial CZ1	Hawker		\$1,200
Commercial CZ2	Hawker		\$900
Commercial CZ3	Hawker		\$485
Commercial CZ1	Holt		\$775
Commercial CZ2	Holt		\$685
Commercial CZ3	Holt		\$655
Commercial CZ1	Kambah		\$1,230
Commercial CZ2	Kambah		\$485
Commercial CZ3	Kambah		\$535
Commercial CZ1	Kaleen		\$785
Commercial CZ1	Kingston		\$1,300
Commercial CZ2	Kingston		\$935
Commercial CZ5	Kingston		\$685
Commercial CZ5	Lyneham		\$1,065
Commercial CZ1	Macquarie		\$985
Commercial CZ2	Macquarie		\$585
Commercial CZ3	Macquarie		\$550
Commercial CZ1	Mawson		\$785
Commercial CZ2	Mawson		\$585
Commercial CZ3	Mawson		\$635
Commercial CZ5	Oaks Estate		\$400
Commercial CZ2	Turner		\$1,100
Commercial CZ5	Turner		\$700
Commercial CZ1	Wanniassa		\$850
Commercial CZ2	Wanniassa		\$700
Commercial CZ3	Wanniassa		\$585
Commercial CZ1	Weston		\$800
Commercial CZ3	Weston		\$600
Commercial CZ5	Forrest		\$600
<b>Commercial - Local Centres</b>			
Commercial CZ4	Ainslie		\$970
Commercial CZ4	Aranda		\$350
Commercial CZ4	Banks		\$500
Commercial CZ4	Bonner		\$825
Commercial CZ4	Bonython		\$425
Commercial CZ4	Bruce		\$600
Commercial CZ4	Calwell		\$345
Commercial CZ4	Campbell		\$850
Commercial CZ4	Charnwood		\$425
Commercial CZ4	Chifley		\$550
Commercial CZ4	Chisholm		\$450
Commercial CZ4	Cook		\$520
Commercial CZ4	Curtin		\$590
Commercial CZ4	Deakin		\$715
Commercial CZ4	Dickson		\$785
Commercial CZ4	Downer		\$585
Commercial CZ4	Duffy		\$435

<b>Zone</b>	<b>Suburb</b>	<b>Applicable Criteria (if any)</b>	<b>additional gross floor area amount per square metre</b>
Commercial CZ4	Dunlop		\$590
Commercial CZ4	Evatt		\$550
Commercial CZ4	Fadden		\$485
Commercial CZ4	Farrer		\$470
Commercial CZ4	Fisher		\$385
Commercial CZ4	Forde		\$665
Commercial CZ4	Florey		\$665
Commercial CZ4	Franklin		\$475
Commercial CZ4	Fraser		\$550
Commercial CZ4	Garran		\$650
Commercial CZ4	Giralang		\$550
Commercial CZ4	Gordon		\$550
Commercial CZ4	Gowrie		\$550
Commercial CZ4	Griffith		\$560
Commercial CZ4	Hackett		\$550
Commercial CZ4	Hall		\$585
Commercial CZ4	Harrison		\$550
Commercial CZ4	Higgins		\$565
Commercial CZ4	Holder		\$535
Commercial CZ4	Holt		\$495
Commercial CZ4	Hughes		\$715
Commercial CZ4	Hume		\$380
Commercial CZ4	Isabella Plains		\$535
Commercial CZ4	Issacs		\$750
Commercial CZ4	Kaleen		\$585
Commercial CZ4	Kambah		\$515
Commercial CZ4	Latham		\$470
Commercial CZ4	Lyneham		\$1,065
Commercial CZ4	Lyons		\$835
Commercial CZ4	Macgregor		\$335
Commercial CZ4	Macquarie		\$425
Commercial CZ4	Mawson		\$550
Commercial CZ4	McKellar		\$470
Commercial CZ4	Melba		\$585
Commercial CZ4	Monash		\$650
Commercial CZ4	Mitchell		\$465
Commercial CZ4	Narrabundah		\$535
Commercial CZ4	Ngunnawal		\$565
Commercial CZ4	Nicholls		\$650
Commercial CZ4	O'Connor		\$985
Commercial CZ4	Page		\$395
Commercial CZ4	Palmerston		\$585
Commercial CZ4	Pearce		\$550
Commercial CZ4	Red Hill		\$650
Commercial CZ4	Richardson		\$400
Commercial CZ4	Rivett		\$395
Commercial CZ4	Scullin		\$485
Commercial CZ4	Spence		\$550
Commercial CZ4	Tharwa		\$300
Commercial CZ4	Theodore		\$550
Commercial CZ4	Torrens		\$550

<b>Zone</b>	<b>Suburb</b>	<b>Applicable Criteria (if any)</b>	<b>additional gross floor area amount per square metre</b>
Commercial CZ4	Warramanga		\$470
Commercial CZ4	Watson		\$815
Commercial CZ4	Weetangera		\$395
Commercial CZ4	Weston		\$550
Commercial CZ4	Yarralumia		\$950
<b>INDUSTRIAL</b>			
Industrial IZ1	Fyshwick	Locality A	\$290
Industrial IZ1	Fyshwick	Locality B	\$285
Industrial IZ2	Fyshwick	Precinct A	\$360
Industrial IZ2	Fyshwick	Precinct B	\$515
Industrial IZ2	Fyshwick	Precinct C	\$450
Industrial IZ1	Hume	General Industrial < 5,000m <sup>2</sup> GFA	\$270
Industrial IZ1	Hume	General Industrial 5,000m <sup>2</sup> to 10,000m <sup>2</sup> GFA	\$235
Industrial IZ1	Hume	General Industrial > 10,000m <sup>2</sup> GFA	\$160
Industrial IZ1	Mitchell		\$265
Industrial IZ2	Mitchell		\$390
Industrial IZ1	Symonston		\$455

## **Schedule 4 - Statement of Reasons – determining lease variation charges – section 276E(4)(a) of the Act**

In the 2009-10 Budget, the Government agreed to codify the Lease Variation Charge (LVC) in response to industry concerns about the degree of uncertainty in change of use charge determinations. The agreed codification is achieved in part through determining the charges covered by this LVC Determination.

The LVC Determination is framed in such a way as to assign clear, fixed, unambiguous LVC values to specified lease variations in a specified locality (Territory Plan zone or sub-location within a zone). It does this through cross referencing the attached schedules and maps. Only one LVC value is assigned to any given lease variation. This approach has the following benefits.

The assessment of the LVC for lease variations covered by the LVC Determination will be efficient, transparent and straightforward. A lessee will be able to determine the LVC for a proposed lease variation essentially by looking at the dollar value the LVC Determination applies to the proposed variation at the block, section and location of the lease. Time consuming valuation assessments and valuation reports are not required.

The above approach will also mean that the LVC amounts for every lease variation covered is clear and therefore accountable. The calculation for these lease variations will also be straightforward and therefore accountable.

The above benefits of transparency and efficiency will also:

- assist the property development industry with upfront project planning;
- reduce holding costs because the LVC can be determined more quickly;
- reduce administrative costs for applicants because a valuation report prepared by an accredited valuer will not be required; and
- provide increased certainty and predictability in LVC determinations.

The intention is for the above benefits to be applied to as broad a range of lease variations as possible. As a result, the LVC Determination includes all lease variations to increase the maximum number of dwellings, all variations to increase the maximum gross floor area for non-residential use and several other categories.

## **How the Lease Variation Charge is determined – section 276E(4)(b) of the Act**

*The LVCs for lease variations to which schedule 1 applies (specific charges) have been worked out as follows.*

The charges in Schedule 1 apply to a chargeable variation of a certain specific type that attracts a specific fee.

The specific fees relating to aged care units and beds are based on market value using recent transaction data. These fees are unaffected by location. Lease variations for Self Care are charged at \$40,000 per unit, which may include two or three bedrooms. The specific fee is based on the market price charged to move into one of these high

care units. Lease variations for High & Low Care beds when included in a retirement complex are charged at \$10,000 per bed, based on recent sales data.

Other charges in Schedule 1 are also unaffected by location. These other charges (other than item 14 – “removal of association”) are also based on a charge per unit basis (eg charge per extra dwelling or per each lease being consolidated) subject to any specified thresholds. However, these other charges are not based on market values or sales data. Instead the fees were determined taking into account the need to recover as far as practicable the ACT Planning and Land Authority’s costs of processing the lease variation, including administration, legal, and information technology costs; and the additional benefit being provided through the variation.

*The LVCs for lease variations to which schedule 2 applies (lease variations to increase the maximum number of dwellings permitted under the lease) have been worked out as follows.*

The charges in Schedule 2 apply to a chargeable variation to increase the maximum number of dwellings permitted under the lease.

The LVCs for schedule 2 are based on market values.

An average market value for specified residential localities (locality A, B, C etc.) within each suburb was determined. This was done using recent land sales information and other relevant factors. The boundaries of the residential localities have been drawn so as to ensure as far as possible that the properties within each locality are, in terms of location and geographic features, of a similar value. The boundaries of suburbs are derived from the Territory Plan.

The LVCs are based on land values only and do not take account of improvements to the land.

To overcome market fluctuations, a rolling three year average of market values of land in each residential locality in each suburb is used. The figures to be used from 1 July 2011 have been calculated using a three year rolling average of land values in a particular suburb as at 31 March for each of the years 2008, 2009 and 2010. The final averaged values reflect current market values as at 31 March 2010.

The above methodology for residential land determined the added value associated with current land components of a typical benchmark property, for each land use category by locality in each suburb. The schedules provide the average increase per additional dwelling unit, taking into account the scale of the development.

For each suburb, different values were set for the total number of approved dwellings on a site according to a sliding scale for:

- 2 units;
- 3 units;
- 4 units;
- 5-10 units;

- 11-20 units;
- 21-40 units;
- 41-100 units; and
- 100+ units.

In the above, the value assigned per unit in effect decreases according to the scale of the development.

The schedules have been prepared by accredited valuers, and reviewed by an independently chaired panel with representatives from the Australian Valuation Office and the Australian Property Institute.

*The LVCs for lease variations to which schedule 3 applies (lease variations to increase the maximum gross floor area permitted under the lease for non-residential use) have been worked out as follows.*

The charges in Schedule 3 apply to a chargeable variation to increase the maximum gross floor area permitted under the lease to be used for non-residential purposes.

The LVC was calculated using average market values and other relevant property data per square metre of gross floor area (GFA) for each suburb in each Territory Plan zone. The suburbs and zones are as indicated in the attached maps. The calculation is based on market sales transactions relevant to each land use zone, averaged over the last three years.

The boundaries of suburbs the Territory Plan zones are derived from the Territory Plan. Localities within a suburb have been identified where this was necessary to ensure that as far as possible the properties within each locality are, in terms of location and geographic features, of a similar value.

The figures to be used from 1 July 2011 have been calculated using a three year rolling average of land in a particular land use zone for each suburb as at 31 March for 2008, 2009 and 2010. The final averaged values reflect current market values as at 31 March 2010.

The schedules have been prepared by accredited valuers, and reviewed by an independently chaired panel with representatives from the Australian Valuation Office and the Australian Property Institute.