

Planning and Development (Lease Variation Charges) Determination 2023

Disallowable instrument DI2023–172

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)**

1 Name of instrument

This instrument is the *Planning and Development (Lease Variation Charges) Determination 2023*.

2 Commencement

This instrument commences on 1 July 2023.

3 Definitions

Act means the *Planning and Development Act 2007*.

chargeable variation—see the Act, section 276.

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.

GFA means gross floor area.

gross floor area—see the Act, section 276.

lease—see the Act, section 235.

lease variation charge means, for a variation of a nominal rent lease, the lease variation charge applying under section 276C of the Act.

lodged means a development application that has passed a completeness check, had fees paid and the assessment timeframes under the Act have commenced—see the Act, sections 118, 122, 131 and 424.

nominal rent lease—see the Act, dictionary.

residential lease means a lease that authorises only residential use of the land comprised in the lease—see the Act, section 234.

s 276E chargeable variation—see the Act, section 276.

submitted means a development application that has been submitted to the ACT planning and land authority in its electronic development application lodgement system, and that has not been lodged.

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

zone—see the Act, dictionary.

4 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.

5 Consultation and advice—Act, s 276E (1) & (2)

In making this determination, I:

- (a) consulted with the Minister for Planning and Land Management; and
- (b) received and had regard to advice from an accredited valuer.

6 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, table 1, column 1 to which the criteria in schedule 1, table 1, column 3 for the variation apply.
- (2) The determined lease variation charge for the chargeable variation is the amount in schedule 1, table 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, table 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 GFA 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 4 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).

Note 3 Section 48 of the Legislation Act provides that a power given under an Act to make a statutory instrument includes power to make different provisions in relation to different matters or different classes of matters.

7 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, table 1; 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 in schedule 2.
- 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.

8 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, tables 1 to 4, columns 1 and 2; and
 - (b) if a development approval approves a chargeable variation of the lease to increase the maximum GFA 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:

$$\textit{increased GFA} \times \textit{additional GFA amount}$$

- (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, tables 1 to 4, 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, tables 1 to 4, column 3 that the lease is in; or
- (b) a range mentioned in schedule 3, tables 1 to 4, column 3 that applies to the total GFA of a building or structure permitted for non-residential use on the land under the lease after the variation is executed.

increased GFA means the difference, expressed in square metres, between the maximum GFA 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.

9 Reasons etc for determining lease variation charges—schedule 4—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.

10 Application and transitional

- (1) This instrument does not apply for development applications to which the *Planning and Development (Lease Variation Charges) Determination 2017 (No 2)*, DI2017-208 applies.
- (2) This instrument amends DI2017-208, as follows:

After section 9, *insert*:

10 Application

- (1) This instrument applies to a development application for a lease variation submitted before 1 July 2023 and lodged before 1 April 2024.

Andrew Barr MLA
Treasurer

24 June 2023

Schedule 1

Lease Variation Charge Determination—Specific charges

Table 1: Specific charges

| item No. | column 1 | column 2 | column 3 | column 4 |
|----------|--|--|---|--|
| | Section 276E chargeable variation | Relevant provision under Act or regulation for s 276E chargeable variation | Additional criteria (if any) | Lease variation charge |
| 1 | Variation to limit the maximum number of dwellings permitted on the land under a residential lease. | <i>Planning and Development Regulation 2008</i> , s 170A (1) (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. | \$40,000 for each dwelling |
| 2 | 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) (c) | Lease is in one of the following zones: * IZ1 General Industrial Zone; * IZ2 Mixed Use Industrial Zone. | \$7,500 for each non-residential unit |
| 3 | 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) (c) | Lease is in one of the following zones: * IZ1 General Industrial Zone; * IZ2 Mixed Use Industrial Zone. | \$7,500 for each of the first 3 non-residential unit plus \$5,000 for each additional unit |

| item No. | column 1 | column 2 | column 3 | column 4 |
|----------|---|--|---|---|
| | Section 276E chargeable variation | Relevant provision under Act or regulation for s 276E chargeable variation | Additional criteria (if any) | Lease variation charge |
| 4 | Variation to consolidate 2 or 3 leases. | <i>Planning and Development Regulation 2008</i> , s 170A (1) (d) | | \$7,500 |
| 5 | Variation to consolidate 4 or more leases. | <i>Planning and Development Regulation 2008</i> , s 170A (1) (d) | | \$7,500 for the first 3 leases plus \$5,000 for each additional lease |
| 6 | Variation to subdivide a lease into 2 or 3 leases. | <i>Planning and Development Regulation 2008</i> , s 170A (1) (e) | | \$7,500 for each additional lease |
| 7 | Variation to subdivide a lease into 4 or more leases. | <i>Planning and Development Regulation 2008</i> , s 170A (1) (e) | | \$7,500 for each of the first 2 additional leases and \$5,000 for each additional lease |
| 8 | Variation to increase maximum gross floor area of service station (as defined in the Territory Plan). | <i>Planning and Development Regulation 2008</i> , s 170A (1) (c) (ii) | (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 |
| 9 | Variation to increase maximum gross floor area of a club (as defined in the Territory Plan) holding a club licence under the <i>Liquor Act 2010</i> . | <i>Planning and Development Regulation 2008</i> , s 170A (1) (c) (ii) | (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 |

| item No. | column 1 | column 2 | column 3 | column 4 |
|----------|---|---|---|---|
| | Section 276E chargeable variation | Relevant provision under Act or regulation for s 276E chargeable variation | Additional criteria (if any) | Lease variation charge |
| 10 | Variation to increase the maximum number of self-care units in a retirement complex. | <i>Planning and Development Regulation 2008</i> , s 170A (1) (h) (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 |
| 11 | Variation to increase the maximum number of care beds in a retirement complex. | <i>Planning and Development Regulation 2008</i> , s 170A (1) (h) (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 |
| 12 | 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 the relation to the stated purpose. | <i>Planning and Development Regulation 2008</i> , s 170A (1) (i) | | \$7,500 |

Schedule 2

Lease Variation Charge Determination

Table 1: 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 |
| | | | |
| SUBURB | Ainslie | | |
| 2 Dwellings | \$170,000 | \$178,333 | \$202,500 |
| 3 Dwellings | \$112,500 | \$119,167 | \$127,500 |
| 4 Dwellings | \$95,000 | \$100,833 | \$117,500 |
| 5-10 Dwellings | \$82,500 | \$86,667 | \$97,500 |
| 11-20 Dwellings | \$70,000 | \$74,167 | \$85,000 |
| 21-40 Dwellings | \$57,500 | \$60,833 | \$65,000 |
| 41-100 Dwellings | \$50,000 | \$52,500 | \$55,000 |
| >101 Dwellings | \$45,000 | \$47,500 | \$47,500 |
| | | | |
| SUBURB | Amaroo | | |
| 2 Dwellings | \$70,000 | | |
| 3 Dwellings | \$65,000 | | |
| 4 Dwellings | \$57,500 | | |
| 5-10 Dwellings | \$50,000 | | |
| 11-20 Dwellings | \$45,000 | | |
| 21-40 Dwellings | \$37,500 | | |
| 41-100 Dwellings | \$35,000 | | |
| >101 Dwellings | \$30,000 | | |
| | | | |
| SUBURB | Aranda | | |
| 2 Dwellings | \$95,000 | | |
| 3 Dwellings | \$80,000 | | |
| 4 Dwellings | \$72,500 | | |
| 5-10 Dwellings | \$55,000 | | |
| 11-20 Dwellings | \$50,000 | | |
| 21-40 Dwellings | \$40,000 | | |
| 41-100 Dwellings | \$37,500 | | |
| >101 Dwellings | \$95,000 | | |
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| | | | |
| | | | |

| 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 |
| SUBURB | Banks | | |
| 2 Dwellings | \$65,833 | \$68,333 | |
| 3 Dwellings | \$62,500 | \$72,500 | |
| 4 Dwellings | \$55,000 | \$65,000 | |
| 5-10 Dwellings | \$48,333 | \$55,833 | |
| 11-20 Dwellings | \$43,333 | \$50,833 | |
| 21-40 Dwellings | \$39,333 | \$45,833 | |
| 41-100 Dwellings | \$35,833 | \$42,500 | |
| >101 Dwellings | \$30,833 | \$35,000 | |
| | | | |
| SUBURB | Barton | | |
| 2 Dwellings | \$254,167 | | |
| 3 Dwellings | \$148,333 | | |
| 4 Dwellings | \$117,500 | | |
| 5-10 Dwellings | \$115,000 | | |
| 11-20 Dwellings | \$107,500 | | |
| 21-40 Dwellings | \$80,000 | | |
| 41-100 Dwellings | \$67,500 | | |
| >101 Dwellings | \$60,000 | | |
| | | | |
| SUBURB | Belconnen | | |
| 2 Dwellings | \$90,000 | | |
| 3 Dwellings | \$85,000 | | |
| 4 Dwellings | \$77,500 | | |
| 5-10 Dwellings | \$62,500 | | |
| 11-20 Dwellings | \$57,500 | | |
| 21-40 Dwellings | \$47,500 | | |
| 41-100 Dwellings | \$42,500 | | |
| >101 Dwellings | \$37,500 | | |
| | | | |
| SUBURB | Bonner | | |
| 2 Dwellings | \$70,000 | | |
| 3 Dwellings | \$65,000 | | |
| 4 Dwellings | \$57,500 | | |
| 5-10 Dwellings | \$52,500 | | |
| 11-20 Dwellings | \$47,500 | | |
| 21-40 Dwellings | \$40,000 | | |
| 41-100 Dwellings | \$37,500 | | |
| >101 Dwellings | \$30,000 | | |
| | | | |

| 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 |
| SUBURB | Bonython | | |
| 2 Dwellings | \$68,333 | | |
| 3 Dwellings | \$65,000 | | |
| 4 Dwellings | \$57,500 | | |
| 5-10 Dwellings | \$50,833 | | |
| 11-20 Dwellings | \$45,833 | | |
| 21-40 Dwellings | \$41,833 | | |
| 41-100 Dwellings | \$38,333 | | |
| >101 Dwellings | \$33,333 | | |
| | | | |
| SUBURB | Braddon | | |
| 2 Dwellings | \$209,167 | | |
| 3 Dwellings | \$134,167 | | |
| 4 Dwellings | \$121,667 | | |
| 5-10 Dwellings | \$106,667 | | |
| 11-20 Dwellings | \$89,167 | | |
| 21-40 Dwellings | \$73,333 | | |
| 41-100 Dwellings | \$65,000 | | |
| >101 Dwellings | \$60,000 | | |
| | | | |
| SUBURB | Bruce | | |
| 2 Dwellings | \$101,667 | | |
| 3 Dwellings | \$85,833 | | |
| 4 Dwellings | \$78,333 | | |
| 5-10 Dwellings | \$63,333 | | |
| 11-20 Dwellings | \$58,333 | | |
| 21-40 Dwellings | \$48,333 | | |
| 41-100 Dwellings | \$43,333 | | |
| >101 Dwellings | \$38,333 | | |
| | | | |
| SUBURB | Calwell | | |
| 2 Dwellings | \$67,500 | \$66,667 | |
| 3 Dwellings | \$65,000 | \$65,833 | |
| 4 Dwellings | \$57,500 | \$58,333 | |
| 5-10 Dwellings | \$52,500 | \$53,333 | |
| 11-20 Dwellings | \$47,500 | \$48,333 | |
| 21-40 Dwellings | \$42,500 | \$43,333 | |
| 41-100 Dwellings | \$40,000 | \$40,833 | |
| >101 Dwellings | \$35,000 | \$35,833 | |
| | | | |

| 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 |
| SUBURB | Campbell | | |
| 2 Dwellings | \$187,500 | \$192,500 | |
| 3 Dwellings | \$112,500 | \$120,000 | |
| 4 Dwellings | \$105,000 | \$112,500 | |
| 5-10 Dwellings | \$92,500 | \$100,000 | |
| 11-20 Dwellings | \$75,000 | \$82,500 | |
| 21-40 Dwellings | \$65,000 | \$70,000 | |
| 41-100 Dwellings | \$55,000 | \$57,500 | |
| >101 Dwellings | \$47,500 | \$50,000 | |
| | | | |
| SUBURB | Casey | | |
| 2 Dwellings | \$70,000 | | |
| 3 Dwellings | \$65,000 | | |
| 4 Dwellings | \$57,500 | | |
| 5-10 Dwellings | \$52,500 | | |
| 11-20 Dwellings | \$47,500 | | |
| 21-40 Dwellings | \$40,000 | | |
| 41-100 Dwellings | \$37,500 | | |
| >101 Dwellings | \$30,000 | | |
| | | | |
| SUBURB | Chapman | | |
| 2 Dwellings | \$77,500 | \$82,500 | \$102,500 |
| 3 Dwellings | \$71,667 | \$76,667 | \$90,833 |
| 4 Dwellings | \$62,500 | \$67,500 | \$83,333 |
| 5-10 Dwellings | \$57,500 | \$62,500 | \$73,333 |
| 11-20 Dwellings | \$52,500 | \$57,500 | \$68,333 |
| 21-40 Dwellings | \$43,333 | \$50,000 | \$58,333 |
| 41-100 Dwellings | \$40,000 | \$44,167 | \$55,000 |
| >101 Dwellings | \$35,000 | \$39,167 | \$47,500 |
| | | | |
| SUBURB | Charnwood | | |
| 2 Dwellings | \$72,500 | | |
| 3 Dwellings | \$70,000 | | |
| 4 Dwellings | \$60,000 | | |
| 5-10 Dwellings | \$52,500 | | |
| 11-20 Dwellings | \$47,500 | | |
| 21-40 Dwellings | \$40,000 | | |
| 41-100 Dwellings | \$35,833 | | |
| >101 Dwellings | \$28,333 | | |
| | | | |

| 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 |
| SUBURB | Chifley | | |
| 2 Dwellings | \$132,500 | \$140,000 | |
| 3 Dwellings | \$100,000 | \$117,500 | |
| 4 Dwellings | \$80,000 | \$102,500 | |
| 5-10 Dwellings | \$65,000 | \$75,000 | |
| 11-20 Dwellings | \$60,000 | \$65,000 | |
| 21-40 Dwellings | \$51,667 | \$56,667 | |
| 41-100 Dwellings | \$45,833 | \$47,500 | |
| >101 Dwellings | \$38,333 | \$40,833 | |
| | | | |
| SUBURB | Chisholm | | |
| 2 Dwellings | \$65,833 | | |
| 3 Dwellings | \$62,500 | | |
| 4 Dwellings | \$55,000 | | |
| 5-10 Dwellings | \$50,833 | | |
| 11-20 Dwellings | \$45,833 | | |
| 21-40 Dwellings | \$40,833 | | |
| 41-100 Dwellings | \$37,500 | | |
| >101 Dwellings | \$32,500 | | |
| | | | |
| SUBURB | Conder | | |
| 2 Dwellings | \$65,833 | \$68,333 | |
| 3 Dwellings | \$62,500 | \$67,500 | |
| 4 Dwellings | \$55,000 | \$60,000 | |
| 5-10 Dwellings | \$50,833 | \$55,000 | |
| 11-20 Dwellings | \$45,833 | \$50,000 | |
| 21-40 Dwellings | \$40,833 | \$45,000 | |
| 41-100 Dwellings | \$37,500 | \$41,667 | |
| >101 Dwellings | \$32,500 | \$36,667 | |
| | | | |
| SUBURB | Cook | | |
| 2 Dwellings | \$90,000 | \$85,000 | |
| 3 Dwellings | \$80,000 | \$75,000 | |
| 4 Dwellings | \$72,500 | \$67,500 | |
| 5-10 Dwellings | \$55,000 | \$50,000 | |
| 11-20 Dwellings | \$50,000 | \$45,000 | |
| 21-40 Dwellings | \$40,000 | \$37,500 | |
| 41-100 Dwellings | \$37,500 | \$35,000 | |
| >101 Dwellings | \$32,500 | \$30,000 | |
| | | | |

| 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 |
| SUBURB | Crace | | |
| 2 Dwellings | \$75,000 | | |
| 3 Dwellings | \$70,833 | | |
| 4 Dwellings | \$65,000 | | |
| 5-10 Dwellings | \$57,500 | | |
| 11-20 Dwellings | \$50,000 | | |
| 21-40 Dwellings | \$42,500 | | |
| 41-100 Dwellings | \$40,000 | | |
| >101 Dwellings | \$35,000 | | |
| | | | |
| SUBURB | Curtin | | |
| 2 Dwellings | \$152,500 | \$185,000 | |
| 3 Dwellings | \$105,000 | \$130,000 | |
| 4 Dwellings | \$97,500 | \$112,500 | |
| 5-10 Dwellings | \$62,500 | \$85,000 | |
| 11-20 Dwellings | \$59,167 | \$69,167 | |
| 21-40 Dwellings | \$54,167 | \$59,167 | |
| 41-100 Dwellings | \$51,667 | \$56,667 | |
| >101 Dwellings | \$45,833 | \$50,833 | |
| | | | |
| SUBURB | Deakin | | |
| 2 Dwellings | \$230,000 | \$250,000 | |
| 3 Dwellings | \$140,000 | \$170,000 | |
| 4 Dwellings | \$125,000 | \$155,000 | |
| 5-10 Dwellings | \$110,000 | \$127,500 | |
| 11-20 Dwellings | \$95,000 | \$112,500 | |
| 21-40 Dwellings | \$67,500 | \$80,833 | |
| 41-100 Dwellings | \$62,500 | \$67,500 | |
| >101 Dwellings | \$57,500 | \$62,500 | |
| | | | |
| SUBURB | Dickson | | |
| 2 Dwellings | \$157,500 | | |
| 3 Dwellings | \$115,000 | | |
| 4 Dwellings | \$101,667 | | |
| 5-10 Dwellings | \$89,167 | | |
| 11-20 Dwellings | \$70,833 | | |
| 21-40 Dwellings | \$55,833 | | |
| 41-100 Dwellings | \$50,833 | | |
| >101 Dwellings | \$45,000 | | |
| | | | |

| 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 |
| SUBURB | Downer | | |
| 2 Dwellings | \$175,000 | | |
| 3 Dwellings | \$117,500 | | |
| 4 Dwellings | \$102,500 | | |
| 5-10 Dwellings | \$87,500 | | |
| 11-20 Dwellings | \$67,500 | | |
| 21-40 Dwellings | \$52,500 | | |
| 41-100 Dwellings | \$47,500 | | |
| >101 Dwellings | \$42,500 | | |
| | | | |
| SUBURB | Duffy | | |
| 2 Dwellings | \$77,500 | \$91,667 | \$105,833 |
| 3 Dwellings | \$71,667 | \$81,667 | \$93,333 |
| 4 Dwellings | \$62,500 | \$72,500 | \$85,000 |
| 5-10 Dwellings | \$55,833 | \$65,833 | \$75,000 |
| 11-20 Dwellings | \$50,833 | \$58,333 | \$66,667 |
| 21-40 Dwellings | \$43,333 | \$50,000 | \$58,333 |
| 41-100 Dwellings | \$39,167 | \$45,833 | \$54,167 |
| >101 Dwellings | \$35,000 | \$41,667 | \$47,500 |
| | | | |
| SUBURB | Dunlop | | |
| 2 Dwellings | \$72,500 | \$75,000 | |
| 3 Dwellings | \$70,000 | \$72,500 | |
| 4 Dwellings | \$60,000 | \$62,500 | |
| 5-10 Dwellings | \$52,500 | \$55,000 | |
| 11-20 Dwellings | \$47,500 | \$50,000 | |
| 21-40 Dwellings | \$40,000 | \$42,500 | |
| 41-100 Dwellings | \$37,500 | \$40,000 | |
| >101 Dwellings | \$30,000 | \$32,500 | |
| | | | |
| SUBURB | Evatt | | |
| 2 Dwellings | \$72,500 | \$77,500 | |
| 3 Dwellings | \$70,000 | \$80,000 | |
| 4 Dwellings | \$57,500 | \$67,500 | |
| 5-10 Dwellings | \$52,500 | \$60,000 | |
| 11-20 Dwellings | \$47,500 | \$55,000 | |
| 21-40 Dwellings | \$40,000 | \$45,000 | |
| 41-100 Dwellings | \$37,500 | \$42,500 | |
| >101 Dwellings | \$30,000 | \$32,500 | |
| | | | |

| 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 |
| SUBURB | Fadden | | |
| 2 Dwellings | \$68,333 | \$86,667 | |
| 3 Dwellings | \$65,000 | \$79,167 | |
| 4 Dwellings | \$57,500 | \$72,500 | |
| 5-10 Dwellings | \$50,833 | \$65,833 | |
| 11-20 Dwellings | \$45,833 | \$59,167 | |
| 21-40 Dwellings | \$40,833 | \$50,833 | |
| 41-100 Dwellings | \$38,333 | \$48,333 | |
| >101 Dwellings | \$33,333 | \$43,333 | |
| | | | |
| SUBURB | Farrer | | |
| 2 Dwellings | \$132,500 | \$160,000 | |
| 3 Dwellings | \$90,000 | \$125,000 | |
| 4 Dwellings | \$80,000 | \$112,500 | |
| 5-10 Dwellings | \$65,000 | \$87,500 | |
| 11-20 Dwellings | \$60,000 | \$82,500 | |
| 21-40 Dwellings | \$51,667 | \$70,833 | |
| 41-100 Dwellings | \$45,833 | \$62,500 | |
| >101 Dwellings | \$41,667 | \$55,833 | |
| | | | |
| SUBURB | Fisher | | |
| 2 Dwellings | \$71,667 | | |
| 3 Dwellings | \$68,333 | | |
| 4 Dwellings | \$60,000 | | |
| 5-10 Dwellings | \$53,333 | | |
| 11-20 Dwellings | \$48,333 | | |
| 21-40 Dwellings | \$41,667 | | |
| 41-100 Dwellings | \$37,500 | | |
| >101 Dwellings | \$32,500 | | |
| | | | |
| SUBURB | Florey | | |
| 2 Dwellings | \$85,000 | | |
| 3 Dwellings | \$77,500 | | |
| 4 Dwellings | \$70,000 | | |
| 5-10 Dwellings | \$55,000 | | |
| 11-20 Dwellings | \$50,000 | | |
| 21-40 Dwellings | \$40,000 | | |
| 41-100 Dwellings | \$37,500 | | |
| >101 Dwellings | \$32,500 | | |
| | | | |

| 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 |
| SUBURB | Flynn | | |
| 2 Dwellings | \$72,500 | \$77,500 | |
| 3 Dwellings | \$70,000 | \$75,000 | |
| 4 Dwellings | \$62,500 | \$67,500 | |
| 5-10 Dwellings | \$52,500 | \$55,000 | |
| 11-20 Dwellings | \$47,500 | \$50,000 | |
| 21-40 Dwellings | \$40,000 | \$42,500 | |
| 41-100 Dwellings | \$37,500 | \$40,000 | |
| >101 Dwellings | \$30,000 | \$32,500 | |
| | | | |
| SUBURB | Forde | | |
| 2 Dwellings | \$70,833 | | |
| 3 Dwellings | \$65,833 | | |
| 4 Dwellings | \$58,333 | | |
| 5-10 Dwellings | \$53,333 | | |
| 11-20 Dwellings | \$47,500 | | |
| 21-40 Dwellings | \$42,500 | | |
| 41-100 Dwellings | \$35,833 | | |
| >101 Dwellings | \$32,500 | | |
| | | | |
| SUBURB | Forrest | | |
| 2 Dwellings | \$315,000 | | |
| 3 Dwellings | \$215,000 | | |
| 4 Dwellings | \$162,500 | | |
| 5-10 Dwellings | \$135,000 | | |
| 11-20 Dwellings | \$82,500 | | |
| 21-40 Dwellings | \$72,500 | | |
| 41-100 Dwellings | \$67,500 | | |
| >101 Dwellings | \$65,000 | | |
| | | | |
| SUBURB | Franklin | | |
| 2 Dwellings | \$72,500 | | |
| 3 Dwellings | \$67,500 | | |
| 4 Dwellings | \$60,000 | | |
| 5-10 Dwellings | \$55,000 | | |
| 11-20 Dwellings | \$50,000 | | |
| 21-40 Dwellings | \$42,500 | | |
| 41-100 Dwellings | \$35,833 | | |
| >101 Dwellings | \$32,500 | | |
| | | | |

| 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 |
| SUBURB | Fraser | | |
| 2 Dwellings | \$72,500 | | |
| 3 Dwellings | \$70,000 | | |
| 4 Dwellings | \$62,500 | | |
| 5-10 Dwellings | \$52,500 | | |
| 11-20 Dwellings | \$47,500 | | |
| 21-40 Dwellings | \$40,000 | | |
| 41-100 Dwellings | \$36,667 | | |
| >101 Dwellings | \$30,000 | | |
| | | | |
| SUBURB | Garran | | |
| 2 Dwellings | \$155,000 | \$185,000 | |
| 3 Dwellings | \$132,500 | \$155,000 | |
| 4 Dwellings | \$100,000 | \$120,000 | |
| 5-10 Dwellings | \$89,167 | \$87,500 | |
| 11-20 Dwellings | \$71,667 | \$76,667 | |
| 21-40 Dwellings | \$58,333 | \$68,333 | |
| 41-100 Dwellings | \$48,333 | \$60,000 | |
| >101 Dwellings | \$45,000 | \$55,000 | |
| | | | |
| SUBURB | Gilmore | | |
| 2 Dwellings | \$65,833 | | |
| 3 Dwellings | \$62,500 | | |
| 4 Dwellings | \$55,000 | | |
| 5-10 Dwellings | \$50,833 | | |
| 11-20 Dwellings | \$45,833 | | |
| 21-40 Dwellings | \$40,833 | | |
| 41-100 Dwellings | \$37,500 | | |
| >101 Dwellings | \$32,500 | | |
| | | | |
| SUBURB | Giralang | | |
| 2 Dwellings | \$75,833 | \$81,667 | |
| 3 Dwellings | \$70,833 | \$74,833 | |
| 4 Dwellings | \$62,500 | \$65,000 | |
| 5-10 Dwellings | \$52,500 | \$57,500 | |
| 11-20 Dwellings | \$47,500 | \$55,000 | |
| 21-40 Dwellings | \$40,000 | \$45,000 | |
| 41-100 Dwellings | \$37,500 | \$42,500 | |
| >101 Dwellings | \$30,000 | \$32,500 | |
| | | | |

| 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 |
| SUBURB | Gordon | | |
| 2 Dwellings | \$63,333 | \$65,833 | \$63,333 |
| 3 Dwellings | \$60,000 | \$65,000 | \$55,000 |
| 4 Dwellings | \$52,500 | \$57,500 | \$52,500 |
| 5-10 Dwellings | \$49,167 | \$53,333 | \$49,167 |
| 11-20 Dwellings | \$44,167 | \$48,333 | \$44,167 |
| 21-40 Dwellings | \$37,500 | \$43,333 | \$37,500 |
| 41-100 Dwellings | \$34,167 | \$40,000 | \$34,167 |
| >101 Dwellings | \$29,167 | \$35,000 | \$29,167 |
| | | | |
| SUBURB | Gowrie | | |
| 2 Dwellings | \$65,833 | | |
| 3 Dwellings | \$62,500 | | |
| 4 Dwellings | \$55,000 | | |
| 5-10 Dwellings | \$49,167 | | |
| 11-20 Dwellings | \$44,167 | | |
| 21-40 Dwellings | \$39,167 | | |
| 41-100 Dwellings | \$35,000 | | |
| >101 Dwellings | \$30,000 | | |
| | | | |
| SUBURB | Greenway | | |
| 2 Dwellings | \$65,833 | | |
| 3 Dwellings | \$64,167 | | |
| 4 Dwellings | \$58,333 | | |
| 5-10 Dwellings | \$53,333 | | |
| 11-20 Dwellings | \$48,333 | | |
| 21-40 Dwellings | \$43,333 | | |
| 41-100 Dwellings | \$35,833 | | |
| >101 Dwellings | \$31,667 | | |
| | | | |
| SUBURB | Griffith | | |
| 2 Dwellings | \$255,000 | \$235,000 | \$215,000 |
| 3 Dwellings | \$190,000 | \$162,500 | \$142,500 |
| 4 Dwellings | \$162,500 | \$127,500 | \$112,500 |
| 5-10 Dwellings | \$147,500 | \$90,000 | \$102,500 |
| 11-20 Dwellings | \$107,500 | \$80,000 | \$62,500 |
| 21-40 Dwellings | \$80,000 | \$67,500 | \$62,500 |
| 41-100 Dwellings | \$65,000 | \$60,000 | \$55,000 |
| >101 Dwellings | \$60,000 | \$55,000 | \$52,500 |
| | | | |

| 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 |
| SUBURB | Gungahlin | | |
| 2 Dwellings | \$67,500 | | |
| 3 Dwellings | \$62,500 | | |
| 4 Dwellings | \$55,000 | | |
| 5-10 Dwellings | \$50,000 | | |
| 11-20 Dwellings | \$45,000 | | |
| 21-40 Dwellings | \$40,000 | | |
| 41-100 Dwellings | \$35,000 | | |
| >101 Dwellings | \$30,000 | | |
| | | | |
| SUBURB | Hackett | | |
| 2 Dwellings | \$163,333 | \$180,833 | |
| 3 Dwellings | \$108,333 | \$123,333 | |
| 4 Dwellings | \$93,333 | \$105,833 | |
| 5-10 Dwellings | \$80,833 | \$93,333 | |
| 11-20 Dwellings | \$68,333 | \$78,333 | |
| 21-40 Dwellings | \$58,333 | \$63,333 | |
| 41-100 Dwellings | \$48,333 | \$50,833 | |
| >101 Dwellings | \$43,333 | \$45,833 | |
| | | | |
| SUBURB | Hall | | |
| 2 Dwellings | \$116,667 | | |
| 3 Dwellings | \$85,833 | | |
| 4 Dwellings | \$72,500 | | |
| 5-10 Dwellings | \$55,833 | | |
| 11-20 Dwellings | \$50,833 | | |
| 21-40 Dwellings | \$41,667 | | |
| 41-100 Dwellings | \$38,333 | | |
| >101 Dwellings | \$32,500 | | |
| | | | |
| SUBURB | Harrison | | |
| 2 Dwellings | \$70,000 | | |
| 3 Dwellings | \$67,500 | | |
| 4 Dwellings | \$60,000 | | |
| 5-10 Dwellings | \$55,000 | | |
| 11-20 Dwellings | \$50,000 | | |
| 21-40 Dwellings | \$42,500 | | |
| 41-100 Dwellings | \$35,833 | | |
| >101 Dwellings | \$32,500 | | |
| | | | |

| 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 |
| SUBURB | Hawker | | |
| 2 Dwellings | \$95,000 | | |
| 3 Dwellings | \$80,000 | | |
| 4 Dwellings | \$72,500 | | |
| 5-10 Dwellings | \$55,000 | | |
| 11-20 Dwellings | \$50,000 | | |
| 21-40 Dwellings | \$40,000 | | |
| 41-100 Dwellings | \$37,500 | | |
| >101 Dwellings | \$32,500 | | |
| | | | |
| SUBURB | Higgins | | |
| 2 Dwellings | \$72,500 | | |
| 3 Dwellings | \$70,000 | | |
| 4 Dwellings | \$62,500 | | |
| 5-10 Dwellings | \$52,500 | | |
| 11-20 Dwellings | \$47,500 | | |
| 21-40 Dwellings | \$40,000 | | |
| 41-100 Dwellings | \$36,667 | | |
| >101 Dwellings | \$31,667 | | |
| | | | |
| SUBURB | Holder | | |
| 2 Dwellings | \$75,000 | | |
| 3 Dwellings | \$71,667 | | |
| 4 Dwellings | \$62,500 | | |
| 5-10 Dwellings | \$55,833 | | |
| 11-20 Dwellings | \$50,833 | | |
| 21-40 Dwellings | \$41,667 | | |
| 41-100 Dwellings | \$37,500 | | |
| >101 Dwellings | \$32,500 | | |
| | | | |
| SUBURB | Holt | | |
| 2 Dwellings | \$72,500 | | |
| 3 Dwellings | \$70,000 | | |
| 4 Dwellings | \$62,500 | | |
| 5-10 Dwellings | \$52,500 | | |
| 11-20 Dwellings | \$47,500 | | |
| 21-40 Dwellings | \$40,000 | | |
| 41-100 Dwellings | \$36,667 | | |
| >101 Dwellings | \$31,667 | | |
| | | | |

| 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 |
| SUBURB | Hughes | | |
| 2 Dwellings | \$145,000 | \$160,000 | |
| 3 Dwellings | \$117,500 | \$137,500 | |
| 4 Dwellings | \$92,500 | \$107,500 | |
| 5-10 Dwellings | \$72,500 | \$75,000 | |
| 11-20 Dwellings | \$62,500 | \$65,000 | |
| 21-40 Dwellings | \$53,333 | \$55,833 | |
| 41-100 Dwellings | \$48,333 | \$50,833 | |
| >101 Dwellings | \$43,333 | \$45,833 | |
| | | | |
| SUBURB | Isaacs | | |
| 2 Dwellings | \$135,000 | \$150,000 | |
| 3 Dwellings | \$120,000 | \$127,500 | |
| 4 Dwellings | \$112,500 | \$115,000 | |
| 5-10 Dwellings | \$102,500 | \$105,000 | |
| 11-20 Dwellings | \$74,167 | \$76,667 | |
| 21-40 Dwellings | \$58,333 | \$60,833 | |
| 41-100 Dwellings | \$45,833 | \$48,333 | |
| >101 Dwellings | \$41,667 | \$44,167 | |
| | | | |
| SUBURB | Isabella Plains | | |
| 2 Dwellings | \$65,833 | | |
| 3 Dwellings | \$62,500 | | |
| 4 Dwellings | \$55,000 | | |
| 5-10 Dwellings | \$50,833 | | |
| 11-20 Dwellings | \$45,833 | | |
| 21-40 Dwellings | \$40,833 | | |
| 41-100 Dwellings | \$36,667 | | |
| >101 Dwellings | \$31,667 | | |
| | | | |
| SUBURB | Kaleen | | |
| 2 Dwellings | \$85,000 | \$82,500 | |
| 3 Dwellings | \$77,500 | \$75,000 | |
| 4 Dwellings | \$70,000 | \$70,000 | |
| 5-10 Dwellings | \$55,000 | \$54,000 | |
| 11-20 Dwellings | \$50,000 | \$50,000 | |
| 21-40 Dwellings | \$40,000 | \$40,000 | |
| 41-100 Dwellings | \$37,500 | \$37,500 | |
| >101 Dwellings | \$32,500 | \$32,500 | |
| | | | |

| 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 |
| SUBURB | Kambah | | |
| 2 Dwellings | \$63,333 | \$65,833 | \$75,833 |
| 3 Dwellings | \$60,000 | \$64,500 | \$75,000 |
| 4 Dwellings | \$52,500 | \$57,500 | \$67,500 |
| 5-10 Dwellings | \$49,167 | \$51,667 | \$60,000 |
| 11-20 Dwellings | \$44,167 | \$46,667 | \$55,000 |
| 21-40 Dwellings | \$39,167 | \$41,667 | \$50,000 |
| 41-100 Dwellings | \$35,000 | \$37,500 | \$45,833 |
| >101 Dwellings | \$30,000 | \$30,000 | \$36,667 |
| | | | |
| SUBURB | Kingston | | |
| 2 Dwellings | \$240,000 | | |
| 3 Dwellings | \$165,000 | | |
| 4 Dwellings | \$137,500 | | |
| 5-10 Dwellings | \$97,500 | | |
| 11-20 Dwellings | \$90,000 | | |
| 21-40 Dwellings | \$72,500 | | |
| 41-100 Dwellings | \$60,000 | | |
| >101 Dwellings | \$55,000 | | |
| | | | |
| SUBURB | Latham | | |
| 2 Dwellings | \$72,500 | | |
| 3 Dwellings | \$70,000 | | |
| 4 Dwellings | \$62,500 | | |
| 5-10 Dwellings | \$52,500 | | |
| 11-20 Dwellings | \$47,500 | | |
| 21-40 Dwellings | \$40,000 | | |
| 41-100 Dwellings | \$36,667 | | |
| >101 Dwellings | \$30,000 | | |
| | | | |
| SUBURB | Lyneham | | |
| 2 Dwellings | \$175,000 | \$185,000 | |
| 3 Dwellings | \$117,500 | \$127,500 | |
| 4 Dwellings | \$107,500 | \$112,500 | |
| 5-10 Dwellings | \$92,500 | \$100,000 | |
| 11-20 Dwellings | \$80,000 | \$87,500 | |
| 21-40 Dwellings | \$67,500 | \$70,000 | |
| 41-100 Dwellings | \$50,833 | \$53,333 | |
| >101 Dwellings | \$45,833 | \$48,333 | |
| | | | |

| 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 |
| SUBURB | Lyons | | |
| 2 Dwellings | \$130,000 | \$150,000 | |
| 3 Dwellings | \$102,500 | \$112,500 | |
| 4 Dwellings | \$90,000 | \$100,000 | |
| 5-10 Dwellings | \$65,000 | \$80,000 | |
| 11-20 Dwellings | \$57,500 | \$65,000 | |
| 21-40 Dwellings | \$52,500 | \$57,500 | |
| 41-100 Dwellings | \$42,500 | \$48,333 | |
| >101 Dwellings | \$31,667 | \$37,500 | |
| | | | |
| SUBURB | Macarthur | | |
| 2 Dwellings | \$65,833 | | |
| 3 Dwellings | \$62,500 | | |
| 4 Dwellings | \$55,000 | | |
| 5-10 Dwellings | \$49,167 | | |
| 11-20 Dwellings | \$44,167 | | |
| 21-40 Dwellings | \$39,167 | | |
| 41-100 Dwellings | \$35,000 | | |
| >101 Dwellings | \$30,000 | | |
| | | | |
| SUBURB | Macgregor | | |
| 2 Dwellings | \$72,500 | \$74,167 | |
| 3 Dwellings | \$70,000 | \$68,333 | |
| 4 Dwellings | \$62,500 | \$60,000 | |
| 5-10 Dwellings | \$52,500 | \$50,000 | |
| 11-20 Dwellings | \$47,500 | \$45,000 | |
| 21-40 Dwellings | \$40,000 | \$40,000 | |
| 41-100 Dwellings | \$36,667 | \$33,333 | |
| >101 Dwellings | \$30,000 | \$27,500 | |
| | | | |
| SUBURB | Macquarie | | |
| 2 Dwellings | \$95,833 | | |
| 3 Dwellings | \$80,833 | | |
| 4 Dwellings | \$72,500 | | |
| 5-10 Dwellings | \$55,000 | | |
| 11-20 Dwellings | \$50,000 | | |
| 21-40 Dwellings | \$40,000 | | |
| 41-100 Dwellings | \$37,500 | | |
| >101 Dwellings | \$32,500 | | |
| | | | |

| 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 |
| SUBURB | Mawson | | |
| 2 Dwellings | \$145,000 | \$132,500 | |
| 3 Dwellings | \$105,000 | \$97,500 | |
| 4 Dwellings | \$90,000 | \$92,500 | |
| 5-10 Dwellings | \$77,500 | \$87,500 | |
| 11-20 Dwellings | \$74,167 | \$79,167 | |
| 21-40 Dwellings | \$69,167 | \$74,167 | |
| 41-100 Dwellings | \$49,167 | \$54,167 | |
| >101 Dwellings | \$45,000 | \$47,500 | |
| | | | |
| SUBURB | McKellar | | |
| 2 Dwellings | \$72,500 | | |
| 3 Dwellings | \$70,000 | | |
| 4 Dwellings | \$62,500 | | |
| 5-10 Dwellings | \$52,500 | | |
| 11-20 Dwellings | \$47,500 | | |
| 21-40 Dwellings | \$40,000 | | |
| 41-100 Dwellings | \$36,667 | | |
| >101 Dwellings | \$30,000 | | |
| | | | |
| SUBURB | Melba | | |
| 2 Dwellings | \$72,500 | \$75,000 | |
| 3 Dwellings | \$70,000 | \$75,000 | |
| 4 Dwellings | \$62,500 | \$67,500 | |
| 5-10 Dwellings | \$52,500 | \$60,000 | |
| 11-20 Dwellings | \$47,500 | \$55,000 | |
| 21-40 Dwellings | \$40,000 | \$45,000 | |
| 41-100 Dwellings | \$36,667 | \$40,833 | |
| >101 Dwellings | \$30,000 | \$33,333 | |
| | | | |
| SUBURB | Monash | | |
| 2 Dwellings | \$68,333 | | |
| 3 Dwellings | \$65,000 | | |
| 4 Dwellings | \$57,500 | | |
| 5-10 Dwellings | \$50,833 | | |
| 11-20 Dwellings | \$45,833 | | |
| 21-40 Dwellings | \$40,833 | | |
| 41-100 Dwellings | \$37,500 | | |
| >101 Dwellings | \$32,500 | | |
| | | | |

| 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 |
| SUBURB | Narrabundah | | |
| 2 Dwellings | \$185,000 | \$177,500 | \$145,000 |
| 3 Dwellings | \$132,500 | \$150,000 | \$125,000 |
| 4 Dwellings | \$105,000 | \$120,000 | \$100,000 |
| 5-10 Dwellings | \$92,500 | \$95,000 | \$67,500 |
| 11-20 Dwellings | \$75,000 | \$77,500 | \$65,000 |
| 21-40 Dwellings | \$57,500 | \$60,000 | \$55,000 |
| 41-100 Dwellings | \$50,000 | \$52,500 | \$47,500 |
| >101 Dwellings | \$42,500 | \$45,000 | \$42,500 |
| | | | |
| SUBURB | Ngunnawal | | |
| 2 Dwellings | \$65,000 | \$70,000 | |
| 3 Dwellings | \$62,500 | \$67,500 | |
| 4 Dwellings | \$55,000 | \$57,500 | |
| 5-10 Dwellings | \$50,000 | \$52,500 | |
| 11-20 Dwellings | \$45,000 | \$47,500 | |
| 21-40 Dwellings | \$40,000 | \$42,500 | |
| 41-100 Dwellings | \$36,667 | \$39,167 | |
| >101 Dwellings | \$30,000 | \$34,167 | |
| | | | |
| SUBURB | Nicholls | | |
| 2 Dwellings | \$70,833 | \$80,833 | |
| 3 Dwellings | \$65,833 | \$73,333 | |
| 4 Dwellings | \$58,333 | \$65,833 | |
| 5-10 Dwellings | \$53,333 | \$60,833 | |
| 11-20 Dwellings | \$45,833 | \$53,333 | |
| 21-40 Dwellings | \$40,833 | \$45,833 | |
| 41-100 Dwellings | \$37,500 | \$41,667 | |
| >101 Dwellings | \$32,500 | \$36,667 | |
| | | | |
| SUBURB | Oaks Estate | | |
| 2 Dwellings | \$65,833 | | |
| 3 Dwellings | \$63,333 | | |
| 4 Dwellings | \$55,833 | | |
| 5-10 Dwellings | \$48,333 | | |
| 11-20 Dwellings | \$42,500 | | |
| 21-40 Dwellings | \$37,500 | | |
| 41-100 Dwellings | \$34,167 | | |
| >101 Dwellings | \$29,167 | | |
| | | | |

| 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 |
| SUBURB | O'Connor | | |
| 2 Dwellings | \$189,167 | \$194,167 | |
| 3 Dwellings | \$115,833 | \$130,833 | |
| 4 Dwellings | \$106,667 | \$119,167 | |
| 5-10 Dwellings | \$86,667 | \$101,667 | |
| 11-20 Dwellings | \$74,167 | \$86,667 | |
| 21-40 Dwellings | \$65,833 | \$70,833 | |
| 41-100 Dwellings | \$50,000 | \$52,500 | |
| >101 Dwellings | \$44,167 | \$46,667 | |
| | | | |
| SUBURB | O'Malley | | |
| 2 Dwellings | \$225,000 | \$250,000 | \$237,500 |
| 3 Dwellings | \$157,500 | \$187,500 | \$175,000 |
| 4 Dwellings | \$142,500 | \$157,500 | \$160,000 |
| 5-10 Dwellings | \$127,500 | \$142,500 | \$145,000 |
| 11-20 Dwellings | \$112,500 | \$127,500 | \$130,000 |
| 21-40 Dwellings | \$97,500 | \$112,500 | \$112,500 |
| 41-100 Dwellings | \$76,667 | \$91,667 | \$91,667 |
| >101 Dwellings | \$65,833 | \$80,833 | \$80,833 |
| | | | |
| SUBURB | Oxley | | |
| 2 Dwellings | \$68,333 | | |
| 3 Dwellings | \$65,000 | | |
| 4 Dwellings | \$57,500 | | |
| 5-10 Dwellings | \$50,833 | | |
| 11-20 Dwellings | \$45,833 | | |
| 21-40 Dwellings | \$40,833 | | |
| 41-100 Dwellings | \$36,667 | | |
| >101 Dwellings | \$32,500 | | |
| | | | |
| SUBURB | Page | | |
| 2 Dwellings | \$85,000 | | |
| 3 Dwellings | \$77,500 | | |
| 4 Dwellings | \$70,000 | | |
| 5-10 Dwellings | \$55,000 | | |
| 11-20 Dwellings | \$50,000 | | |
| 21-40 Dwellings | \$40,000 | | |
| 41-100 Dwellings | \$36,667 | | |
| >101 Dwellings | \$31,667 | | |
| | | | |

| 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 |
| SUBURB | Palmerston | | |
| 2 Dwellings | \$70,000 | | |
| 3 Dwellings | \$62,500 | | |
| 4 Dwellings | \$55,000 | | |
| 5-10 Dwellings | \$50,000 | | |
| 11-20 Dwellings | \$45,000 | | |
| 21-40 Dwellings | \$40,000 | | |
| 41-100 Dwellings | \$35,000 | | |
| >101 Dwellings | \$30,000 | | |
| | | | |
| SUBURB | Pearce | | |
| 2 Dwellings | \$140,000 | \$205,000 | |
| 3 Dwellings | \$99,167 | \$162,500 | |
| 4 Dwellings | \$88,333 | \$132,500 | |
| 5-10 Dwellings | \$80,833 | \$103,333 | |
| 11-20 Dwellings | \$70,000 | \$77,500 | |
| 21-40 Dwellings | \$54,167 | \$61,667 | |
| 41-100 Dwellings | \$47,500 | \$51,667 | |
| >101 Dwellings | \$43,333 | \$45,833 | |
| | | | |
| SUBURB | Phillip | | |
| 2 Dwellings | \$145,000 | | |
| 3 Dwellings | \$107,500 | | |
| 4 Dwellings | \$72,500 | | |
| 5-10 Dwellings | \$65,000 | | |
| 11-20 Dwellings | \$60,000 | | |
| 21-40 Dwellings | \$54,167 | | |
| 41-100 Dwellings | \$37,500 | | |
| >101 Dwellings | \$32,500 | | |
| | | | |
| SUBURB | Red Hill | | |
| 2 Dwellings | \$240,000 | \$242,500 | \$252,500 |
| 3 Dwellings | \$152,500 | \$145,000 | \$160,000 |
| 4 Dwellings | \$130,000 | \$117,500 | \$132,500 |
| 5-10 Dwellings | \$97,500 | \$90,000 | \$102,500 |
| 11-20 Dwellings | \$87,500 | \$82,500 | \$92,500 |
| 21-40 Dwellings | \$75,000 | \$75,000 | \$85,000 |
| 41-100 Dwellings | \$65,000 | \$67,500 | \$77,500 |
| >101 Dwellings | \$57,500 | \$60,000 | \$67,500 |
| | | | |

| 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 |
| SUBURB | Reid | | |
| 2 Dwellings | \$232,500 | \$205,000 | |
| 3 Dwellings | \$138,333 | \$127,500 | |
| 4 Dwellings | \$125,000 | \$117,500 | |
| 5-10 Dwellings | \$102,500 | \$95,000 | |
| 11-20 Dwellings | \$90,000 | \$82,500 | |
| 21-40 Dwellings | \$75,000 | \$67,500 | |
| 41-100 Dwellings | \$65,000 | \$60,000 | |
| >101 Dwellings | \$60,000 | \$52,500 | |
| | | | |
| SUBURB | Richardson | | |
| 2 Dwellings | \$68,333 | | |
| 3 Dwellings | \$65,000 | | |
| 4 Dwellings | \$57,500 | | |
| 5-10 Dwellings | \$50,833 | | |
| 11-20 Dwellings | \$45,833 | | |
| 21-40 Dwellings | \$40,833 | | |
| 41-100 Dwellings | \$36,667 | | |
| >101 Dwellings | \$31,667 | | |
| | | | |
| SUBURB | Rivett | | |
| 2 Dwellings | \$71,667 | | |
| 3 Dwellings | \$68,333 | | |
| 4 Dwellings | \$60,000 | | |
| 5-10 Dwellings | \$53,333 | | |
| 11-20 Dwellings | \$48,333 | | |
| 21-40 Dwellings | \$41,667 | | |
| 41-100 Dwellings | \$36,667 | | |
| >101 Dwellings | \$31,667 | | |
| | | | |
| SUBURB | Scullin | | |
| 2 Dwellings | \$82,500 | | |
| 3 Dwellings | \$77,500 | | |
| 4 Dwellings | \$70,000 | | |
| 5-10 Dwellings | \$55,000 | | |
| 11-20 Dwellings | \$50,000 | | |
| 21-40 Dwellings | \$40,000 | | |
| 41-100 Dwellings | \$36,667 | | |
| >101 Dwellings | \$31,667 | | |
| | | | |

| 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 |
| SUBURB | Spence | | |
| 2 Dwellings | \$72,500 | | |
| 3 Dwellings | \$70,000 | | |
| 4 Dwellings | \$62,500 | | |
| 5-10 Dwellings | \$52,500 | | |
| 11-20 Dwellings | \$47,500 | | |
| 21-40 Dwellings | \$40,000 | | |
| 41-100 Dwellings | \$36,667 | | |
| >101 Dwellings | \$31,667 | | |
| | | | |
| SUBURB | Stirling | | |
| 2 Dwellings | \$75,000 | | |
| 3 Dwellings | \$69,167 | | |
| 4 Dwellings | \$60,833 | | |
| 5-10 Dwellings | \$54,167 | | |
| 11-20 Dwellings | \$49,167 | | |
| 21-40 Dwellings | \$41,667 | | |
| 41-100 Dwellings | \$36,667 | | |
| >101 Dwellings | \$31,667 | | |
| | | | |
| SUBURB | Tharwa | | |
| 2 Dwellings | \$90,000 | | |
| 3 Dwellings | \$81,667 | | |
| 4 Dwellings | \$70,833 | | |
| 5-10 Dwellings | \$53,333 | | |
| 11-20 Dwellings | \$47,500 | | |
| 21-40 Dwellings | \$40,833 | | |
| 41-100 Dwellings | \$35,000 | | |
| >101 Dwellings | \$30,000 | | |
| | | | |
| SUBURB | Theodore | | |
| 2 Dwellings | \$65,833 | \$68,333 | |
| 3 Dwellings | \$62,500 | \$72,500 | |
| 4 Dwellings | \$55,000 | \$65,000 | |
| 5-10 Dwellings | \$49,167 | \$57,500 | |
| 11-20 Dwellings | \$44,167 | \$52,500 | |
| 21-40 Dwellings | \$39,167 | \$47,500 | |
| 41-100 Dwellings | \$35,000 | \$43,333 | |
| >101 Dwellings | \$30,000 | \$34,167 | |
| | | | |

| 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 |
| SUBURB | Torrens | | |
| 2 Dwellings | \$148,333 | \$195,000 | \$230,000 |
| 3 Dwellings | \$94,167 | \$162,500 | \$162,500 |
| 4 Dwellings | \$85,000 | \$132,500 | \$142,500 |
| 5-10 Dwellings | \$70,000 | \$105,000 | \$112,500 |
| 11-20 Dwellings | \$62,500 | \$77,500 | \$85,000 |
| 21-40 Dwellings | \$55,833 | \$60,000 | \$60,000 |
| 41-100 Dwellings | \$49,167 | \$51,667 | \$51,667 |
| >101 Dwellings | \$43,333 | \$45,833 | \$45,833 |
| | | | |
| SUBURB | Turner | | |
| 2 Dwellings | \$216,667 | | |
| 3 Dwellings | \$132,500 | | |
| 4 Dwellings | \$119,167 | | |
| 5-10 Dwellings | \$106,667 | | |
| 11-20 Dwellings | \$89,167 | | |
| 21-40 Dwellings | \$71,667 | | |
| 41-100 Dwellings | \$63,333 | | |
| >101 Dwellings | \$57,500 | | |
| | | | |
| SUBURB | Wanniassa | | |
| 2 Dwellings | \$65,833 | \$68,333 | |
| 3 Dwellings | \$62,500 | \$62,500 | |
| 4 Dwellings | \$55,000 | \$55,000 | |
| 5-10 Dwellings | \$49,167 | \$52,500 | |
| 11-20 Dwellings | \$44,167 | \$47,500 | |
| 21-40 Dwellings | \$39,167 | \$42,500 | |
| 41-100 Dwellings | \$35,000 | \$35,833 | |
| >101 Dwellings | \$30,000 | \$31,667 | |
| | | | |
| SUBURB | Waramanga | | |
| 2 Dwellings | \$72,500 | | |
| 3 Dwellings | \$69,167 | | |
| 4 Dwellings | \$60,833 | | |
| 5-10 Dwellings | \$55,833 | | |
| 11-20 Dwellings | \$50,833 | | |
| 21-40 Dwellings | \$41,667 | | |
| 41-100 Dwellings | \$37,500 | | |
| >101 Dwellings | \$32,500 | | |
| | | | |

| 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 |
| SUBURB | Watson | | |
| 2 Dwellings | \$145,000 | \$155,000 | |
| 3 Dwellings | \$95,000 | \$112,500 | |
| 4 Dwellings | \$80,000 | \$95,000 | |
| 5-10 Dwellings | \$70,000 | \$75,000 | |
| 11-20 Dwellings | \$65,000 | \$70,000 | |
| 21-40 Dwellings | \$50,833 | \$55,833 | |
| 41-100 Dwellings | \$47,500 | \$50,833 | |
| >101 Dwellings | \$42,500 | \$47,500 | |
| | | | |
| SUBURB | Weetangera | | |
| 2 Dwellings | \$95,000 | | |
| 3 Dwellings | \$80,000 | | |
| 4 Dwellings | \$72,500 | | |
| 5-10 Dwellings | \$55,000 | | |
| 11-20 Dwellings | \$50,000 | | |
| 21-40 Dwellings | \$40,000 | | |
| 41-100 Dwellings | \$36,667 | | |
| >101 Dwellings | \$31,667 | | |
| | | | |
| SUBURB | Weston | | |
| 2 Dwellings | \$80,833 | | |
| 3 Dwellings | \$70,000 | | |
| 4 Dwellings | \$60,833 | | |
| 5-10 Dwellings | \$55,833 | | |
| 11-20 Dwellings | \$50,833 | | |
| 21-40 Dwellings | \$41,667 | | |
| 41-100 Dwellings | \$36,667 | | |
| >101 Dwellings | \$31,667 | | |
| | | | |
| SUBURB | Yarralumla | | |
| 2 Dwellings | \$275,000 | \$252,500 | |
| 3 Dwellings | \$202,500 | \$200,000 | |
| 4 Dwellings | \$187,500 | \$182,500 | |
| 5-10 Dwellings | \$160,000 | \$155,000 | |
| 11-20 Dwellings | \$120,000 | \$115,000 | |
| 21-40 Dwellings | \$92,500 | \$87,500 | |
| 41-100 Dwellings | \$65,000 | \$72,500 | |
| >101 Dwellings | \$57,500 | \$62,500 | |
| | | | |

Schedule 3

Lease Variation Charge Determination—Commercial and Industrial

Table 1: Commercial—Town Centres

| column 1 | column 2 | column 3 | column 4 |
|-----------|----------------|--|---|
| Suburb | Zone | Applicable criteria (if any) | Additional GFA amount per square metre (/m ²) |
| Belconnen | Commercial CZ1 | Town Centre – Core | \$450 |
| | Commercial CZ2 | Town Centre – Business: | |
| | | • Less than 10,000m ² GFA maximum | \$478 |
| | | • 10,000m ² to less than 20,000m ² GFA maximum | \$378 |
| | | • 20,000m ² GFA maximum and above | \$289 |
| | Commercial CZ3 | Town Centre – Services: | |
| | | • Less than 5,000m ² GFA maximum | \$481 |
| | | • 5,000m ² GFA maximum and above | \$407 |
| City | Commercial CZ1 | • Less than 10,000m ² GFA maximum | \$602 |
| | | • 10,000m ² to less than 20,000m ² GFA maximum | \$423 |
| | | • 20,000m ² GFA maximum and above | \$378 |
| Greenway | Commercial CZ1 | Town Centre – Core | \$395 |
| | Commercial CZ2 | Town Centre – Business | \$270 |
| | Commercial CZ3 | Town Centre – Services | \$283 |
| Gungahlin | Commercial CZ1 | Town Centre – Core | \$415 |
| | Commercial CZ2 | Town Centre – Business | \$309 |
| | Commercial CZ3 | Town Centre – Services | \$279 |
| | Commercial CZ5 | Mixed Use | \$252 |
| Phillip | Commercial CZ1 | Town Centre – Core | \$445 |
| | Commercial CZ2 | Town Centre – Business: | |
| | | • Less than 10,000m ² GFA maximum | \$463 |
| | | • 10,000m ² to less than 20,000m ² GFA maximum | \$385 |
| | | • 20,000m ² GFA maximum and above | \$292 |
| | Commercial CZ3 | Town Centre – Services | \$580 |

Table 2: Commercial—Group Centres

| column 1 | column 2 | column 3 | column 4 |
|-----------|----------------|---|--|
| Suburb | Zone | Applicable criteria (if any) | Additional GFA amount per square metre (/m ²) |
| Amaroo | Commercial CZ3 | Group Centre – Services | \$560 |
| Barton | Commercial CZ5 | | \$800 |
| Braddon | Commercial CZ2 | Group Centre – Business | \$1,373 |
| | Commercial CZ3 | Group Centre – Services | \$1,373 |
| Bruce | Commercial CZ5 | Mixed Use | \$453 |
| Calwell | Commercial CZ1 | Group Centre – Core | \$795 |
| | Commercial CZ3 | Group Centre – Services | \$558 |
| Charnwood | Commercial CZ1 | Group Centre – Core | \$730 |
| | Commercial CZ2 | Group Centre – Business | \$600 |
| | Commercial CZ3 | Group Centre – Services | \$395 |
| Chisholm | Commercial CZ1 | Group Centre – Core | \$685 |
| | Commercial CZ3 | Group Centre – Services | \$545 |
| Conder | Commercial CZ1 | Group Centre – Core | \$830 |
| | Commercial CZ2 | | \$750 |
| | Commercial CZ3 | Group Centre – Services | \$545 |
| Curtin | Commercial CZ1 | Group Centre – Core | \$855 |
| | Commercial CZ2 | Group Centre – Business | \$555 |
| | Commercial CZ3 | Group Centre – Services | \$633 |
| Deakin | Commercial CZ2 | Group Centre – Business | \$1,380 |
| | Commercial CZ5 | Mixed Use | \$535 |
| Dickson | Commercial CZ1 | Group Centre – Core | \$1,320 |
| | Commercial CZ1 | Group Centre – Core | \$1,070 |
| | Commercial CZ2 | Group Centre – Business | \$973 |
| | Commercial CZ3 | • 10,000m ² to less than 20,000m ² GFA maximum | \$523 |
| | | • 20,000m ² GFA maximum and above | \$400 |
| | Commercial CZ5 | • Less than 10,000m ² GFA maximum | \$850 |
| Forrest | Commercial CZ5 | | \$733 |
| Franklin | Commercial CZ5 | Mixed Use | \$340 |
| Griffith | Commercial CZ1 | Group Centre – Core | \$2,305 |
| | Commercial CZ2 | Group Centre – Business | \$1,460 |
| Harrison | Commercial CZ5 | Mixed Use | \$345 |
| Hawker | Commercial CZ1 | Group Centre – Core | \$1,242 |
| | Commercial CZ2 | Group Centre – Business | \$805 |
| | Commercial CZ3 | Group Centre – Services | \$450 |

| column 1 | column 2 | column 3 | column 4 |
|-------------|----------------|---------------------------------|--|
| Suburb | Zone | Applicable criteria (if any) | Additional GFA amount per square metre (/m ²) |
| Holt | Commercial CZ1 | Group Centre – Core | \$715 |
| | Commercial CZ2 | Group Centre – Business | \$650 |
| | Commercial CZ3 | Group Centre – Services | \$650 |
| Kaleen | Commercial CZ1 | Group Centre – Core | \$830 |
| Kambah | Commercial CZ1 | Group Centre – Core | \$900 |
| | Commercial CZ2 | Group Centre – Business | \$450 |
| | Commercial CZ3 | Group Centre – Services | \$535 |
| Kingston | Commercial CZ1 | Group Centre – Core | \$1,473 |
| | Commercial CZ2 | Group Centre – Business | \$968 |
| | Commercial CZ5 | Mixed Use | \$678 |
| Lyneham | Commercial CZ5 | Mixed Use | \$600 |
| Macquarie | Commercial CZ1 | Group Centre – Core | \$873 |
| | Commercial CZ2 | Group Centre – Business | \$650 |
| | Commercial CZ3 | Group Centre – Services | \$535 |
| Mawson | Commercial CZ1 | Group Centre – Core | \$768 |
| | Commercial CZ2 | Group Centre – Business | \$530 |
| | Commercial CZ3 | Group Centre – Services | \$682 |
| Oaks Estate | Commercial CZ5 | Mixed Use | \$360 |
| Turner | Commercial CZ2 | Group Centre – Business | \$925 |
| | Commercial CZ5 | Mixed Use | \$630 |
| Wanniassa | Commercial CZ1 | Group Centre – Core | \$820 |
| | Commercial CZ2 | Group Centre – Business | \$735 |
| | Commercial CZ3 | Group Centre – Services | \$535 |
| Weston | Commercial CZ1 | Group Centre – Core | \$847 |
| | Commercial CZ3 | Group Centre – Services | \$535 |
| Wright | Commercial CZ5 | Mixed Use | \$405 |

Table 3: Commercial—Local Centres

| column 1 | column 2 | column 3 | column 4 |
|-----------|----------------|---------------------------------|--|
| Suburb | Zone | Applicable criteria (if any) | Additional GFA amount per square metre (/m ²) |
| Ainslie | Commercial CZ4 | | \$920 |
| Aranda | Commercial CZ4 | | \$527 |
| Banks | Commercial CZ4 | | \$443 |
| Bonner | Commercial CZ4 | | \$582 |
| Bonython | Commercial CZ4 | | \$427 |
| Bruce | Commercial CZ4 | | \$565 |
| Calwell | Commercial CZ4 | | \$427 |
| Campbell | Commercial CZ4 | | \$853 |
| Casey | Commercial CZ4 | | \$582 |
| Charnwood | Commercial CZ4 | | \$544 |
| Chifley | Commercial CZ4 | | \$533 |
| Chisholm | Commercial CZ4 | | \$508 |
| Cook | Commercial CZ4 | | \$532 |
| Curtin | Commercial CZ4 | | \$632 |
| Deakin | Commercial CZ4 | | \$847 |
| Dickson | Commercial CZ4 | | \$803 |
| Downer | Commercial CZ4 | | \$747 |
| Duffy | Commercial CZ4 | | \$560 |
| Dunlop | Commercial CZ4 | | \$632 |
| Evatt | Commercial CZ4 | | \$598 |
| Fadden | Commercial CZ4 | | \$443 |
| Farrer | Commercial CZ4 | | \$598 |
| Fisher | Commercial CZ4 | | \$527 |
| Floreay | Commercial CZ4 | | \$698 |
| Forde | Commercial CZ4 | | \$598 |
| Franklin | Commercial CZ4 | | \$598 |
| Fraser | Commercial CZ4 | | \$532 |
| Garran | Commercial CZ4 | | \$665 |
| Giralang | Commercial CZ4 | | \$548 |
| Gordon | Commercial CZ4 | | \$510 |
| Gowrie | Commercial CZ4 | | \$443 |
| Griffith | Commercial CZ4 | | \$780 |
| Hackett | Commercial CZ4 | | \$780 |
| Hall | Commercial CZ4 | | \$521 |
| Harrison | Commercial CZ4 | | \$598 |
| Higgins | Commercial CZ4 | | \$532 |
| Holder | Commercial CZ4 | | \$594 |

| column 1 | column 2 | column 3 | column 4 |
|-----------------|----------------|---------------------------------|--|
| Suburb | Zone | Applicable criteria (if any) | Additional GFA amount per square metre (/m ²) |
| Holt | Commercial CZ4 | | \$544 |
| Hughes | Commercial CZ4 | | \$698 |
| Hume | Commercial CZ4 | | \$238 |
| Isabella Plains | Commercial CZ4 | | \$460 |
| Isaacs | Commercial CZ4 | | \$598 |
| Kaleen | Commercial CZ4 | | \$598 |
| Kambah | Commercial CZ4 | | \$443 |
| Latham | Commercial CZ4 | | \$527 |
| Lyneham | Commercial CZ4 | | \$920 |
| Lyons | Commercial CZ4 | | \$615 |
| Macgregor | Commercial CZ4 | | \$544 |
| Macquarie | Commercial CZ4 | | \$565 |
| Mawson | Commercial CZ4 | | \$598 |
| McKellar | Commercial CZ4 | | \$594 |
| Melba | Commercial CZ4 | | \$598 |
| Mitchell | Commercial CZ4 | | \$326 |
| Monash | Commercial CZ4 | | \$443 |
| Narrabundah | Commercial CZ4 | | \$847 |
| Ngunnawal | Commercial CZ4 | | \$565 |
| Nicholls | Commercial CZ4 | | \$565 |
| O'Connor | Commercial CZ4 | | \$1,020 |
| Page | Commercial CZ4 | | \$527 |
| Palmerston | Commercial CZ4 | | \$548 |
| Pearce | Commercial CZ4 | | \$598 |
| Red Hill | Commercial CZ4 | | \$853 |
| Richardson | Commercial CZ4 | | \$423 |
| Rivett | Commercial CZ4 | | \$594 |
| Scullin | Commercial CZ4 | | \$544 |
| Spence | Commercial CZ4 | | \$598 |
| Tharwa | Commercial CZ4 | | \$407 |
| Theodore | Commercial CZ4 | | \$443 |
| Torrens | Commercial CZ4 | | \$598 |
| Warramanga | Commercial CZ4 | | \$627 |
| Watson | Commercial CZ4 | | \$853 |
| Weetangera | Commercial CZ4 | | \$540 |
| Weston | Commercial CZ4 | | \$582 |
| Yarralumla | Commercial CZ4 | | \$1,020 |

Table 4: Industrial Centres

| column 1 | column 2 | column 3 | column 4 |
|-----------|----------------------------------|---|--|
| Suburb | Zone | Applicable criteria (if any) | Additional GFA amount per square metre (/m ²) |
| Fyshwick | Industrial IZ1 | General Industrial 'A' | \$244 |
| | | General Industrial 'B' | \$227 |
| | Industrial IZ2 | Precinct 'A' | \$383 |
| | | Precinct 'B' | \$283 |
| | | Precinct 'C' | \$350 |
| | | General Industrial | \$299 |
| | Commercial CZ2 | Business | \$433 |
| Hume | Industrial IZ1 | General Industrial: | |
| | | • Less than 5,000m ² GFA maximum | \$208 |
| | | • 5,000m ² to less than 10,000m ² GFA maximum | \$158 |
| | | • 10,000m ² GFA maximum and above | \$133 |
| Mitchell | Industrial IZ1 | General Industrial | \$262 |
| | Industrial IZ2 | Mixed Use Industrial | \$343 |
| Symonston | Industrial IZ1 | General Industrial | \$333 |
| Beard | Broad Acre NUZ1 / Industrial IZ1 | General Industrial | \$244 |

Schedule 4

Lease Variation Charge Determination—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 are efficient, transparent and straightforward. A lessee is 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.

The approach also means that the LVC amounts and the calculation for every lease variation covered are clear and therefore accountable.

The above benefits of transparency and efficiency 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.

Update to schedules 1, 2 and 3—charges

The prescribed charge under schedule 1, item 1 (limiting the number of dwellings on a residential lease) is increased to \$40,000 from \$30,000 per additional dwelling.

Prescribed charges in schedules 2 and 3 have been amended based on a 3-year rolling average of land values in a particular suburb as at 1 January for each of the years 2019, 2020 and 2021. Specifically, the increase in the charges is 50 per cent of difference in charges from those prescribed under the *Planning and Development (Lease Variation Charges) Determination 2017 (No 2)*, DI2017-208 to the 3-year average of values to 1 January 2021.

Consistent with section 276E of the *Planning and Development Act 2007*, the Treasurer has consulted with the Minister for Planning and Land Management and had regard to the advice of an accredited valuer in updating codified charges.

To ensure fairness and equity for developers with the notification of the above changes, previous charges under the DI2017-208 will continue for development applications submitted before 1 July 2023 and lodged before 1 April 2024. These arrangements provide a transition period for people currently planning developments.

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.

This instrument amends the codified LVC required to enable unit titling on certain residential leases from a fee of \$30,000 per dwelling to \$40,000 per dwelling. This charge reflects the potential value uplift of the land with the additional dwellings taken into account. The increase promotes the alignment of charges with other types of development under schedule 2.

Other charges in schedule 1 are maintained at amounts under the previous LVC determination, DI2017-208 as amended.

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 a partial update of market values, which at this point has been held conservatively to values up to 1 January 2021. The increase in values is 50 per cent of the increase that could have been applied using the full 3-year average of values to 1 January 2021. The use of a rolling 3-year average of market values of land in each residential locality in each suburb also provides an additional buffer from market changes. Note, there was a significant market uplift in land values through to mid-2022.

An average market value for specified residential localities (locality A, B, C) within each suburb was determined. This was done using land sales information and other relevant factors. The boundaries of the residential localities have been maintained from the previous determination and were derived from the Territory Plan.

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

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.

If a lease for residential land subject to a variation is not in an identified residential locality within the map of the suburb in Attachment A, under the Act it is a *section 277 chargeable variation* – being a section 276E chargeable variation for which no LVC is determined in an LVC determination for the variation.

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 again based on market sales transactions relevant to each land use zone, averaged over the three years to 1 January 2021. The increase in charges is 50 per cent of the increase that could have been applied using the full 3-year average of values to 1 January 2021.

The boundaries of suburbs in a zone are derived from the Territory Plan.

Arrangements for pre-1 July 2023 development applications

To ensure fairness and equity for developers who were notified of the change when the determination was notified, the previous charges continue in effect for variations if the relevant development application was submitted before 1 July 2023 and lodged before 1 April 2024.

Attachment A

Suburb Maps