

Planning (Lease Variation Charges) Determination 2023

Disallowable instrument DI2023–278

made under the

***Planning Act 2023*, s 331 (2) (Standard chargeable variations)**

1 Name of instrument

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

2 Commencement

This instrument commences on the commencement of the Act, division 10.7.3 (Variation of nominal rent leases).

3 Definitions

In this instrument:

Act means the *Planning Act 2023*.

chargeable variation—see the Act, dictionary.

development application—see the Act, dictionary.

dwelling means—

(a) a dwelling—see the *Planning (General) Regulation 2023*, section 6; or

(b) a unit—see the *Unit Titles Act 2001*, dictionary.

GFA means gross floor area.

gross floor area—see the Act, dictionary.

lease—see the Act, dictionary.

lease variation charge means, for a variation of a nominal rent lease, the lease variation charge applying under the Act, section 331.

nominal rent lease—see the Act, dictionary.

repealed Act—see the Act, section 275 (4) (b).

residential lease means a lease that authorises only residential use of the land comprised in the lease—see the Act, section 256.

standard chargeable variation—see the Act, section 331.

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

zone—see the Act, dictionary.

4 Meaning of development application periods

In this instrument:

Development Application Period 1 means where a development application was submitted before 1 July 2023 and lodged before 1 April 2024.

lodged means—

- (a) for a development application prior to commencement of the Act, division 10.7.3 (Variation of nominal rent leases)—a development application that had passed a completeness check, had fees paid and the assessment timeframes under the Act have commenced; or
- (b) at any other time—where a development application has been made under the Act, section 166 (Application for development approval).

submitted means—

- (a) for a development application prior to commencement of the Act, division 10.7.3 (Variation of nominal rent leases)—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; or
- (b) for any other development application—where a development proposal is or has been considered under the Act, section 164 (Consideration of development proposals).

5 Working out lease variation charge for more than 1 standard chargeable variations—Act, s 330 (a)

The lease variation charge is the total of the determined charges for each standard chargeable variation.

6 Consultation and advice—Act, s 331 (2) & (3)

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.

7 Determination of lease variation charges—schedule 1—Act, s 331 (2)

- (1) This section, subject to section 1 of schedule 1, applies to a chargeable variation of a nominal rent lease of a kind mentioned in schedule 1, tables 1 and 2, columns 2 to 4 to which the criteria in schedule 1, tables 1 and 2, column 5 for the variation apply.

- (2) The determined lease variation charge for the chargeable variation is the amount in schedule 1, tables 1 and 2, column 6 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, tables 1 and 2, column 6 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 standard 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.

8 **Determination of lease variation charges—schedule 2—Act, s 331 (2)**

- (1) This section, subject to sections 1 of schedule 2, applies—
 - (a) to a lease in a residential locality in a suburb mentioned in schedule 2, tables 1 and 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:

increased number of dwellings × 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 column 1 of tables 1 and 2 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.

**9 Determination of lease variation charges—schedule 3—
Act, s 331 (2)**

- (1) This section applies—
- (a) to a lease in a suburb in a zone mentioned in schedule 3, tables 1 to 8, 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 8, 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 8, column 3 that the lease is in; or
- (b) a range mentioned in schedule 3, tables 1 to 8, 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 meters, 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.

**10 Reasons etc for determining lease variation charges—schedule 4—
Act, s 331 (5)**

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.

Andrew Barr MLA
Treasurer

24 November 2023

Schedule 1

Lease Variation Charge Determination—Specific charges

- (1) In this schedule—
- (a) table 1 applies to a development application for Development Application Period 1;
- (b) table 2 applies to a development application not under subsection 1 (a) of this schedule (other development applications).

Table 1: Specific charges—Chargeable variation related to a development application for Development Application Period 1

column 1	column 2	column 3	column 4	column 5	column 6
Item No.	Chargeable variation	Relevant provision under Act or regulation	Relevant provision under repealed Act or regulation	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 (General) Regulation 2023</i> , s 75 (1) (b)	<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.	\$30,000 for each dwelling
1A	Variation to limit the maximum number of dwellings permitted on the land under a residential lease to 3 dwellings or less.	<i>Planning (General) Regulation 2023</i> , s 75 (1) (b)	Repealed Act, s 276A (1), definition of s 276E chargeable variation , paragraph (b)	(1) 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 And The development application in relation to the variation was submitted before 1 July 2017.	\$7,500 for each dwelling

column 1	column 2	column 3	column 4	column 5	column 6
Item No.	Chargeable variation	Relevant provision under Act or regulation	Relevant provision under repealed Act or regulation	Additional criteria (if any)	Lease variation charge
1AA	Variation to limit the maximum number of dwellings permitted on the land under a residential lease to 3 dwellings or less.	<i>Planning (General) Regulation 2023</i> , s 75 (1) (b)	Repealed Act, s 276A (1), definition of s 276E chargeable variation , paragraph (b)	<p>(1) Lease is:</p> <p>(a) in one of the following zones:</p> <ul style="list-style-type: none"> *RZ1 Suburban Zone; *RZ2 Suburban Core Zone; *RZ3 Urban Residential Zone; *RZ4 Medium Density Residential Zone; *RZ5 High Density Residential Zone <p>(b) a Crown lease purchased by an applicant in the period 1 July 2016 to 30 June 2017 ('the relevant period') as evidenced by:</p> <ul style="list-style-type: none"> (i) the registration of the lease with the registrar-general in the relevant period; or (ii) for a sales contract entered into during the relevant period but not transferred to the applicant in the relevant period - the registration of the lease with the registrar-general before 1 July 2018; <p>And</p> <p>(2) the development application in relation to the variation is:</p> <ul style="list-style-type: none"> (a) submitted before 1 October 2017; and (b) lodged before 1 July 2018. 	\$7,500 for each dwelling
1B	Variation to limit the maximum number of dwellings permitted on the land under a residential lease to a number greater than 3.	<i>Planning (General) Regulation 2023</i> , s 75 (1) (b)	Repealed Act, s 276A (1), definition of s 276E chargeable variation , paragraph (b)	<p>(1) Lease is in one of the following zones:</p> <ul style="list-style-type: none"> *RZ1 Suburban Zone; *RZ2 Suburban Core Zone; *RZ3 Urban Residential Zone; *RZ4 Medium Density Residential Zone; *RZ5 High Density Residential Zone <p>And</p> <p>(2) The development application in relation to the variation was submitted</p>	\$7,500 for each of the first 3 dwellings plus \$5,000 for each additional dwelling

column 1	column 2	column 3	column 4	column 5	column 6
Item No.	Chargeable variation	Relevant provision under Act or regulation	Relevant provision under repealed Act or regulation	Additional criteria (if any)	Lease variation charge
				before 1 July 2017.	
1BB	Variation to limit the maximum number of dwellings permitted on the land under a residential lease to a number greater than 3.	<i>Planning (General) Regulation 2023</i> , s 75 (1) (b)	Repealed Act, s 276A (1), definition of s 276E chargeable variation , paragraph (b)	<p>(1) Lease is</p> <p>(a) in one of the following zones:</p> <ul style="list-style-type: none"> *RZ1 Suburban Zone; *RZ2 Suburban Core Zone; *RZ3 Urban Residential Zone; *RZ4 Medium Density Residential Zone; *RZ5 High Density Residential Zone <p>(b) a Crown lease purchased by an applicant in the period 1 July 2016 to 30 June 2017 ('the relevant period') as evidenced by:</p> <ul style="list-style-type: none"> (i) the registration of the lease with the registrar-general in the relevant period; or (iii) for a sales contract entered into during the relevant period but not transferred to the applicant in the relevant period - the registration of the lease with the registrar-general before 1 July 2018; <p>And</p> <p>(2) the development application in relation to the variation is:</p> <ul style="list-style-type: none"> (a) submitted before 1 October 2017; and (b) lodged before 1 July 2018. 	\$7,500 for each of the first 3 dwellings plus \$5,000 for each additional 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 (General) Regulation 2023</i> , s 75 (1) (c)	<i>Planning and Development Regulation 2008</i> , s 170A (1) (c)	<p>Lease is in one of the following zones:</p> <ul style="list-style-type: none"> * IZ1 General Industrial Zone; * IZ2 Mixed Use Industrial Zone. 	\$7,500 for each non-residential unit

column 1	column 2	column 3	column 4	column 5	column 6
Item No.	Chargeable variation	Relevant provision under Act or regulation	Relevant provision under repealed Act or regulation	Additional criteria (if any)	Lease variation charge
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 (General) Regulation 2023,</i> s 75 (1) (c)	<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
4	Variation to consolidate 2 or 3 leases.	<i>Planning (General) Regulation 2023,</i> s 75 (1) (d)	<i>Planning and Development Regulation 2008,</i> s 170A (1) (d)		\$7,500
5	Variation to consolidate 4 or more leases.	<i>Planning (General) Regulation 2023,</i> s 75 (1) (d)	<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 (General) Regulation 2023,</i> s 75 (1) (e)	<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 (General) Regulation 2023,</i> s 75 (1) (e)	<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 (General) Regulation 2023,</i> s 75 (1) (c) (ii)	<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

column 1	column 2	column 3	column 4	column 5	column 6
Item No.	Chargeable variation	Relevant provision under Act or regulation	Relevant provision under repealed Act or regulation	Additional criteria (if any)	Lease variation charge
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 (General) Regulation 2023</i> , s 75 (1) (c) (ii)	<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
10	Variation to increase the maximum number of self-care units in a retirement complex.	<i>Planning (General) Regulation 2023</i> , s 75 (1) (h) (i)	<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 (General) Regulation 2023</i> , s 75 (1) (h) (ii)	<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 (General) Regulation 2023</i> , s 75 (1) (i)	<i>Planning and Development Regulation 2008</i> , s 170A (1) (i)		\$7,500

Table 2: Specific charges—Other development applications

column 1	column 2	column 3	column 4	column 5	column 6
Item No.	Section 276E chargeable variation	Relevant provision under Act or regulation	Relevant provision under repealed Act or regulation	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 (General) Regulation 2023</i> , s 75 (1) (b)	<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 (General) Regulation 2023</i> , s 75 (1) (c)	<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 (General) Regulation 2023</i> , s 75 (1) (c)	<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
4	Variation to consolidate 2 or 3 leases.	<i>Planning (General) Regulation 2023</i> , s 75 (1) (d)	<i>Planning and Development Regulation 2008</i> , s 170A (1) (d)		\$7,500
5	Variation to consolidate 4 or more leases.	<i>Planning (General) Regulation 2023</i> , s 75 (1) (d)	<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

column 1	column 2	column 3	column 4	column 5	column 6
Item No.	Section 276E chargeable variation	Relevant provision under Act or regulation	Relevant provision under repealed Act or regulation	Additional criteria (if any)	Lease variation charge
6	Variation to subdivide a lease into 2 or 3 leases.	<i>Planning (General) Regulation 2023</i> , s 75 (1) (e)	<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 (General) Regulation 2023</i> , s 75 (1) (e)	<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 (General) Regulation 2023</i> , s 75 (1) (c) (ii)	<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 (General) Regulation 2023</i> , s 75 (1) (c) (ii)	<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
10	Variation to increase the maximum number of self care units in a retirement complex.	<i>Planning (General) Regulation 2023</i> , s 75 (1) (h) (i)	<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 (General) Regulation 2023</i> , s 75 (1) (h) (ii)	<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

column 1	column 2	column 3	column 4	column 5	column 6
Item No.	Section 276E chargeable variation	Relevant provision under Act or regulation	Relevant provision under repealed Act or regulation	Additional criteria (if any)	Lease variation charge
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 (General) Regulation 2023</i> , s 75 (1) (i)	<i>Planning and Development Regulation 2008</i> , s 170A (1) (i)		\$7,500

Schedule 2

Lease Variation Charge Determination—Residential

- (1) In this schedule—
- (a) table 1 applies to a development application for Development Application Period 1;
 - (b) table 2 applies to a development application not under subsection 1 (a) of this schedule (other development applications).

Table 1: Residential—Development application for Development Application Period 1

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	\$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
SUBURB	Amaroo		
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		

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	Aranda		
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		
SUBURB	Banks		
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	
SUBURB	Barton		
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		
SUBURB	Belconnen		
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		

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	Bonner		
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		
SUBURB	Bonython		
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		
SUBURB	Braddon		
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		
SUBURB	Bruce		
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		

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	Calwell		
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	
SUBURB	Campbell		
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
SUBURB	Casey		
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		
SUBURB	Chapman		
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

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	Charnwood		
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		
SUBURB	Chifley		
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	
SUBURB	Chisholm		
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		
SUBURB	Conder		
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	

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	Cook		
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	
SUBURB	Crace		
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		
SUBURB	Curtin		
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	
SUBURB	Deakin		
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	

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	Dickson		
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		
SUBURB	Downer		
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		
SUBURB	Duffy		
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
SUBURB	Dunlop		
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	

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	Evatt		
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	
SUBURB	Fadden		
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	
SUBURB	Farrer		
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	
SUBURB	Fisher		
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		

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	Florey		
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		
SUBURB	Flynn		
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	
SUBURB	Forde		
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		
SUBURB	Forrest		
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		

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	Franklin		
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		
SUBURB	Fraser		
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		
SUBURB	Garran		
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	
SUBURB	Gilmore		
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		

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	Giralang		
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	
SUBURB	Gordon		
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
SUBURB	Gowrie		
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		
SUBURB	Greenway		
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		

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	Griffith		
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
SUBURB	Gungahlin		
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		
SUBURB	Hackett		
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	
SUBURB	Hall		
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		

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	Harrison		
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		
SUBURB	Hawker		
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		
SUBURB	Higgins		
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		
SUBURB	Holder		
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		

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	Holt		
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		
SUBURB	Hughes		
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	
SUBURB	Isaacs		
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	
SUBURB	Isabella Plains		
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		

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	Kaleen		
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	
SUBURB	Kambah		
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
SUBURB	Kingston		
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		
SUBURB	Latham		
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		

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	Lyneham		
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	
SUBURB	Lyons		
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	
SUBURB	Macarthur		
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		
SUBURB	Macgregor		
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	

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	Macquarie		
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		
SUBURB	Mawson		
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			
SUBURB	McKellar		
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		
SUBURB	Melba		
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	

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	Monash		
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		
SUBURB	Narrabundah		
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
SUBURB	Ngunnawal		
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	
SUBURB	Nicholls		
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	

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	Oaks Estate		
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		
SUBURB	O'Connor		
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	
SUBURB	O'Malley		
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
SUBURB	Oxley		
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		

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	Page		
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		
SUBURB	Palmerston		
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		
SUBURB	Pearce		
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	
SUBURB	Phillip		
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		

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	Red Hill		
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
SUBURB	Reid		
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	
SUBURB	Richardson		
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		
SUBURB	Rivett		
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		

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	Scullin		
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		
SUBURB	Spence		
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		
SUBURB	Stirling		
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		
SUBURB	Tharwa		
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		

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	Theodore		
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	
SUBURB	Torrens		
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
SUBURB	Turner		
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		
SUBURB	Wanniassa		
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	

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	Waramanga		
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		
SUBURB	Watson		
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	
SUBURB	Weetangera		
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		
SUBURB	Weston		
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		

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	Yarralumla		
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	

Table 2: Residential—Other development applications

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		
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	

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	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		
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		

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	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	
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	

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	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		
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	

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	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	
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		

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	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		
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		

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	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	
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	

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	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		
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	

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	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		
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		

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	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	
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

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	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
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		

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	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		
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		

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	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		
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	

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	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	
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

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	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	
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	

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	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		
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	

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	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		
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

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	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		
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	

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'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		
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		

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	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
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	

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	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		
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		

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	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	
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

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	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		
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	

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	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

- (1) In this schedule—
- (a) tables 1 to 4 apply to a development application for Development Application Period 1;
- (b) tables 5 to 8 apply to a development application not under subsection (1) (a) of this schedule (other development application).

Table 1: Commercial—Town Centres (development application for Development Application Period 1)

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	\$390
	Commercial CZ2	Town Centre – Business:	
		• Less than 10,000m ² GFA maximum	\$515
		• 10,000m ² to less than 20,000m ² GFA maximum	\$360
		• 20,000m ² GFA maximum and above	\$265
	Commercial CZ3	Town Centre – Services:	
		• Less than 5,000m ² GFA maximum	\$465
City	Commercial CZ1	• 5,000m ² GFA maximum and above	\$400
		• Less than 10,000m ² GFA maximum	\$570
		• 10,000m ² to less than 20,000m ² GFA maximum	\$380
Greenway	Commercial CZ1	• 20,000m ² GFA maximum and above	\$340
	Commercial CZ2	Town Centre – Core	\$390
	Commercial CZ3	Town Centre – Business	\$265
		Town Centre – Services	\$265

column 1	column 2	column 3	column 4
Suburb	Zone	Applicable criteria (if any)	Additional GFA amount per square metre (/m ²)
Gungahlin	Commercial CZ1	Town Centre – Core	\$390
	Commercial CZ2	Town Centre – Business	\$275
	Commercial CZ3	Town Centre – Services	\$245
	Commercial CZ5	Mixed Use	\$220
Phillip	Commercial CZ1	Town Centre – Core	\$390
	Commercial CZ2	Town Centre – Business:	
		• Less than 10,000m ² GFA maximum	\$465
		• 10,000m ² to less than 20,000m ² GFA maximum	\$370
		• 20,000m ² GFA maximum and above	\$250
	Commercial CZ3	Town Centre – Services	\$560

Table 2: Commercial—Group Centres (development application for Development Application Period 1)

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	\$430
Barton	Commercial CZ5		\$600
Braddon	Commercial CZ2	Group Centre – Business	\$1,310
	Commercial CZ3	Group Centre – Services	\$1,310
Bruce	Commercial CZ5	Mixed Use	\$430
Calwell	Commercial CZ1	Group Centre – Core	\$770
	Commercial CZ3	Group Centre – Services	\$530
Charnwood	Commercial CZ1	Group Centre – Core	\$730
	Commercial CZ2	Group Centre – Business	\$600
	Commercial CZ3	Group Centre – Services	\$380
Chisholm	Commercial CZ1	Group Centre – Core	\$670
	Commercial CZ3	Group Centre – Services	\$530
Conder	Commercial CZ1	Group Centre – Core	\$820
	Commercial CZ2		\$750
	Commercial CZ3	Group Centre – Services	\$510
Curtin	Commercial CZ1	Group Centre – Core	\$770
	Commercial CZ2	Group Centre – Business	\$510
	Commercial CZ3	Group Centre – Services	\$600
Deakin	Commercial CZ2	Group Centre – Business	\$1,370
	Commercial CZ5	Mixed Use	\$510
Dickson	Commercial CZ1	Group Centre – Core	\$1,270
	Commercial CZ1	Group Centre – Core	\$770
	Commercial CZ2	Group Centre – Business	\$860
	Commercial CZ3	• 10,000m ² to less than 20,000m ² GFA maximum	\$510
		• 20,000m ² GFA maximum and above	\$400
	Commercial CZ5	• Less than 10,000m ² GFA maximum	\$700
Forrest	Commercial CZ5		\$600

column 1	column 2	column 3	column 4
Suburb	Zone	Applicable criteria (if any)	Additional GFA amount per square metre (/m ²)
Franklin	Commercial CZ5	Mixed Use	\$260
Griffith	Commercial CZ1	Group Centre – Core	\$2,140
	Commercial CZ2	Group Centre – Business	\$1,290
Harrison	Commercial CZ5	Mixed Use	\$260
Hawker	Commercial CZ1	Group Centre – Core	\$1,120
	Commercial CZ2	Group Centre – Business	\$750
	Commercial CZ3	Group Centre – Services	\$430
Holt	Commercial CZ1	Group Centre – Core	\$730
	Commercial CZ2	Group Centre – Business	\$650
	Commercial CZ3	Group Centre – Services	\$650
Kaleen	Commercial CZ1	Group Centre – Core	\$820
Kambah	Commercial CZ1	Group Centre – Core	\$940
	Commercial CZ2	Group Centre – Business	\$430
	Commercial CZ3	Group Centre – Services	\$510
Kingston	Commercial CZ1	Group Centre – Core	\$1,460
	Commercial CZ2	Group Centre – Business	\$960
	Commercial CZ5	Mixed Use	\$650
Lyneham	Commercial CZ5	Mixed Use	\$600
Macquarie	Commercial CZ1	Group Centre – Core	\$860
	Commercial CZ2	Group Centre – Business	\$600
	Commercial CZ3	Group Centre – Services	\$510
Mawson	Commercial CZ1	Group Centre – Core	\$650
	Commercial CZ2	Group Centre – Business	\$510
	Commercial CZ3	Group Centre – Services	\$680
Oaks Estate	Commercial CZ5	Mixed Use	\$360
Turner	Commercial CZ2	Group Centre – Business	\$800
	Commercial CZ5	Mixed Use	\$600
Wanniassa	Commercial CZ1	Group Centre – Core	\$820
	Commercial CZ2	Group Centre – Business	\$700
	Commercial CZ3	Group Centre – Services	\$510
Weston	Commercial CZ1	Group Centre – Core	\$360
	Commercial CZ3	Group Centre – Services	\$820
Wright	Commercial CZ5	Mixed Use	\$510

Table 3: Commercial—Local Centres (development application for Development Application Period 1)

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		\$770
Aranda	Commercial CZ4		\$540
Banks	Commercial CZ4		\$410
Bonner	Commercial CZ4		\$540
Bonython	Commercial CZ4		\$410
Bruce	Commercial CZ4		\$540
Calwell	Commercial CZ4		\$410
Campbell	Commercial CZ4		\$770
Charnwood	Commercial CZ4		\$540
Chifley	Commercial CZ4		\$540
Chisholm	Commercial CZ4		\$410
Cook	Commercial CZ4		\$540
Curtin	Commercial CZ4		\$540
Deakin	Commercial CZ4		\$770
Dickson	Commercial CZ4		\$770
Downer	Commercial CZ4		\$770
Duffy	Commercial CZ4		\$540
Dunlop	Commercial CZ4		\$540
Evatt	Commercial CZ4		\$540
Fadden	Commercial CZ4		\$410
Farrer	Commercial CZ4		\$540
Fisher	Commercial CZ4		\$540
Florey	Commercial CZ4		\$540
Forde	Commercial CZ4		\$540
Franklin	Commercial CZ4		\$540
Fraser	Commercial CZ4		\$540
Garran	Commercial CZ4		\$540
Giralang	Commercial CZ4		\$540
Gordon	Commercial CZ4		\$410
Gowrie	Commercial CZ4		\$410
Griffith	Commercial CZ4		\$770
Hackett	Commercial CZ4		\$770
Hall	Commercial CZ4		\$475
Harrison	Commercial CZ4		\$540
Higgins	Commercial CZ4		\$540

column 1	column 2	column 3	column 4
Suburb	Zone	Applicable criteria (if any)	Additional GFA amount per square metre (/m ²)
Holder	Commercial CZ4		\$540
Holt	Commercial CZ4		\$540
Hughes	Commercial CZ4		\$540
Hume	Commercial CZ4		\$230
Isabella Plains	Commercial CZ4		\$410
Isaacs	Commercial CZ4		\$540
Kaleen	Commercial CZ4		\$540
Kambah	Commercial CZ4		\$410
Latham	Commercial CZ4		\$540
Lyneham	Commercial CZ4		\$770
Lyons	Commercial CZ4		\$540
Macgregor	Commercial CZ4		\$540
Macquarie	Commercial CZ4		\$540
Mawson	Commercial CZ4		\$540
McKellar	Commercial CZ4		\$540
Melba	Commercial CZ4		\$540
Mitchell	Commercial CZ4		\$410
Monash	Commercial CZ4		\$310
Narrabundah	Commercial CZ4		\$770
Ngunnawal	Commercial CZ4		\$540
Nicholls	Commercial CZ4		\$540
O'Connor	Commercial CZ4		\$770
Page	Commercial CZ4		\$540
Palmerston	Commercial CZ4		\$540
Pearce	Commercial CZ4		\$540
Red Hill	Commercial CZ4		\$770
Richardson	Commercial CZ4		\$410
Rivett	Commercial CZ4		\$540
Scullin	Commercial CZ4		\$540
Spence	Commercial CZ4		\$540
Tharwa	Commercial CZ4		\$410
Theodore	Commercial CZ4		\$410
Torrens	Commercial CZ4		\$540
Warramanga	Commercial CZ4		\$540
Watson	Commercial CZ4		\$770
Weetangera	Commercial CZ4		\$540

column 1	column 2	column 3	column 4
Suburb	Zone	Applicable criteria (if any)	Additional GFA amount per square metre (/m ²)
Weston	Commercial CZ4		\$540
Yarralumla	Commercial CZ4		\$770

Table 4: Industrial Centres (development application for Development Application Period 1)

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'	\$215
		General Industrial 'B'	\$205
	Industrial IZ2	Precinct 'A'	\$365
		Precinct 'B'	\$270
		Precinct 'C'	\$335
		General Industrial	\$275
	Commercial CZ2	Business	\$400
Hume	Industrial IZ1	General Industrial:	
		• Less than 5,000m ² GFA maximum	\$205
		• 5,000m ² to less than 10,000m ² GFA maximum	\$155
		• 10,000m ² GFA maximum and above	\$130
Mitchell	Industrial IZ1	General Industrial	\$195
	Industrial IZ2	Mixed Use Industrial	\$295
Symonston	Industrial IZ1	General Industrial	\$315
Beard	Broad Acre NUZ1 / Industrial IZ1	General Industrial	\$230

Table 5: Commercial—Town Centres (other development applications)

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 6: Commercial—Group Centres (other development applications)

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

column 1	column 2	column 3	column 4
Suburb	Zone	Applicable criteria (if any)	Additional GFA amount per square metre (/m ²)
	Commercial CZ3	Group Centre – Services	\$450
Holt	Commercial CZ1	Group Centre – Core	\$715
	Commercial CZ2	Group Centre – Business	\$650
	Commercial CZ3	Group Centre – Services	\$650
	Commercial CZ1	Group Centre – Core	\$830
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 7: Commercial—Local Centres (other development applications)

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
Florey	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

column 1	column 2	column 3	column 4
Suburb	Zone	Applicable criteria (if any)	Additional GFA amount per square metre (/m ²)
Higgins	Commercial CZ4		\$532
Holder	Commercial CZ4		\$594
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

column 1	column 2	column 3	column 4
Suburb	Zone	Applicable criteria (if any)	Additional GFA amount per square metre (/m ²)
Weetangera	Commercial CZ4		\$540
Weston	Commercial CZ4		\$582
Yarralumla	Commercial CZ4		\$1,020

Table 8: Industrial Centres (other development applications)

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 331 (4) (a) of the Act

Since the 2009-10 Budget, Lease Variation Charges (LVC) have been codified 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 identified in the attached schedules and maps that are unchanged from prior determinations (DI2017-208 and DI2023-172). 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 schedules are updated to account for the commencement of the new LVC provisions under the Act.

All LVC are now consolidated within a single instrument, including those charges under previous transitional arrangements from the previous *Planning and Development (Lease Variation Charges) Determination 2017 (No 2)*, DI2017-208 and *Planning and Development (Lease Variation Charges) Determination 2023*,

DI2023-172.

Consistent with sections 331 (2) – (3) of the Act, 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.

How the Lease Variation Charge is determined—section 331 (5) (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 charge.

Charges in schedule 1 are maintained at amounts as per the previous LVC determinations.

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.

Charges in schedule 2 are maintained at amounts as per the previous LVC determinations (DI2017-208 and DI2023-172).

The LVCs for schedule 2 are based on a partial update of market values at 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 determinations (DI2017-208 and DI2023-172) and were derived from the Territory Plan created under the repealed Act.

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 are 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 *non-standard chargeable variation* – being a standard 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.

Charges in schedule 3 are maintained at amounts as per the previous LVC determinations (DI2017-208 and DI2023-172).

The LVC was calculated using average market values and other relevant property data per square metre of gross floor area (GFA) for each suburb as indicated in the attached maps that remain unchanged from prior determinations (DI2017-208 and DI2023-172). 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 partial increase in charges is based on the 3-year average of values to 1 January 2021.

The boundaries of suburbs in a zone are derived from the Territory Plan created under the repealed Act.

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