**Issues with Privatisation of Community Leases, known as Concessional Leases**

1. Community land on which concessional leases apply are limited and in demand for residential development as they offer windfall profits for the leaseholders. Examples of concessional lease privatization developments in Canberra Inner South include Manuka Football Club, Easts Rugby Club, Hungarian Club, Macedonian Church & Canberra South Bowling Club.

Future land sites include Canberra Services Club, Deakin Football Oval, Italian Club and Deakin Bowling Club. Clubs have been offered $15K to investigate development of their land.

1. The current arrangements encourage concessional leaseholders to development their land and this involves spot planning decisions that inject blocks of flats into the neighbourhood. The ACT Govt disregards the loss of local community amenity and favours future revenue for the ACT treasury.
2. Beneficiaries of the privatisation of community leases are the leasee, the ACT Govt, and the developer. The local and general not for profit community sector loses land for perpetuity. The ISCCC contends that these huge windfalls, which are usually obtained by failing to manage a concessional lease, are not in the public interest. Consequently we recommend that if the terms of the concessional lease are not being complied with, the government should consider: acquiring the lease and using the land for some other purpose or;

charging the full annual rent at commercial (non-concessional) rates.

If these options are not available, the government should not waive the de-concessional charges and the Lease Variation Charges. The ethics of rewarding an agency for not fulfilling its lease obligations is unethical and does not contribute to good government.

1. As the major beneficiary, of deconcessionalisation, the ACT Govt has a conflict of interest. Social Impact Assessment statements have no addressed how the proposal will benefit the community and what benefits may no longer be available to the community and how this will be mitigated . There is no evidence that a concessional lease has been put out to tender, or offered, to other community organisations at a reasonable price. To ensure transparency in the deconcessionalisation process should publicise what organisations have been granted consent to dealing rights under ss 260-66 of the Planning & Development Act 2007. This could enable other eligible organisations to use the land.
2. Deconcessionalisation follows the process of the following steps:   
   a - development application for approval of the lease variation  
   b - assessment by the Minister as to whether it is in the public interest to consider the application  
   c - assessment of the development application by ACTPLA in the impact track and a decision to grant the application   
   d - payment to the Territory of the full market value of the lease minus any payment already made;

I believe the excessive secrecy in all of these steps goes against good governance and the public confidence in dealing with ACT assets. The perception of deals done in secrecy undermines faith in our public service, elected officials and directors of community organisations.

1. There is no demographic evidence that the loss of community leases is adequately addressing future needs of the aged and youth. It must be considered that the not-for-profit sector cannot compete with residential developers for land.

Austin Lynch

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