



Australian Capital Territory

Budget

2026–27

Budget Statements G
Infrastructure Canberra



Structure and Content of the 2026-27 Budget Papers

The 2026-27 Budget is presented in two papers and a series of agency Budget Statements.

Budget Speech

The Treasurer's speech to the Legislative Assembly highlights the Government's Budget strategy and key features of the Budget.

Budget Outlook

The Budget Outlook summarises the 2026-27 Budget and forward estimates for the General Government Sector, the Public Trading Enterprise sector and the total Territory Government. Details of the projected 2026-27 Budget results are provided, as well as background information on the development of the 2026-27 Budget, including economic conditions and federal financial relations. It also provides an overview of the Territory's infrastructure investment program and details of 2026-27 initiatives. Full accrual financial statements and notes are provided for all sectors.

Budget Statements

The Budget Statements contain information on each directorate and agency, including descriptions of functions and roles and responsibilities, together with major strategic priorities.



Acknowledgement

Infrastructure Canberra acknowledges the Ngunnawal people as traditional custodians of the ACT and recognises any other people or families with connection to the lands of the ACT and region.

We respect the Aboriginal and Torres Strait Islander people, particularly our Aboriginal and Torres Strait Islander staff, and their continuing culture and contribution they make to the Canberra region and the life of our city.

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Information about the directorate and an electronic version of this budget report can be found on the website www.act.gov.au/infrastructurecanberra

BUDGET STATEMENTS

2026-27

for

Infrastructure Canberra

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INFRASTRUCTURE CANBERRA

Purpose

Infrastructure Canberra (iCBR) is the ACT Government's leading directorate for capital infrastructure, property, and housing, playing a key role in the life of all Canberrans by creating infrastructure, places and spaces that enrich lives and connect growing and diversifying communities.

iCBR's purpose is to efficiently develop, deliver and maintain infrastructure, places, and spaces. With Our Partners. For Our Community.

iCBR is guided by a clear set of values and practices that underpin how we deliver for our community. Within this, iCBR has adopted *Yindymarra*, which is a culturally informed goal-setting and decision-making framework.

Yindymarra is based on the cultural wisdom of the Ngunnawal and Wiradjuri Nations that has been practiced by Aboriginal and Torres Strait Islander communities for thousands of years. It is a collective of five values: To Respect; To Honour; To Be Kind; To Be Gentle; To Be Careful.

iCBR's strategic objectives reflect key areas of focus.

1. OUR PEOPLE AND CULTURE AT OUR HEART

Our people and environments are diverse, and we are committed to providing a safe, inclusive, healthy workplace based on trust, where performance and kindness thrive in unison.

2. EXCELLENCE IN SERVICE

We exceed expectations. We are the leading experts for whole of Government decision making, investment and implementation in property management, leasing and maintenance, infrastructure and built-form, development, procurement, and delivery.

3. PARTNERING FOR SUCCESS

To deliver improved outcomes for our community, we prioritise genuine collaboration and robust governance with directorate and industry partners. We are the ACT Government industry lead and trusted advisors to our partners and decision-makers.

4. BETTER TOOLS FOR OUTSTANDING OUTCOMES

We are growing the capability of our people, services, and industry, supported by data-driven insights, systems and processes that drive high quality outcomes, continuous improvement and challenge the status quo.

2026-27 Priorities

In 2026-27, iCBR will continue to lead development, procurement, delivery, management, leasing and maintenance of sustainable and transformative infrastructure, places and spaces in the ACT.

iCBR priorities for 2026-27 include but are not limited to:

- continue construction of the light rail network to Commonwealth Park, and conduct planning and approvals to extend the route to Woden
- continue construction on a new Lyric Theatre
- continue to progress planning and design for a new aquatic centre in Commonwealth Park
- continue to grow the ACT public housing portfolio toward the target of 13,200 homes by the end of 2030
- continue the phased implementation of insourcing Public Housing repairs and maintenance
- continue to deliver repairs and maintenance to public housing with increased planned works commence early works and demolition to enable construction of a new, state-of-the-art hospital in Canberra's North
- continue implementing the Canberra Hospital masterplan, prioritising the delivery of additional parking
- deliver a new facility for the Child and Adolescent Mental Health Service
- commence operations at the new Gungahlin Community Centre, progress planning and design for new community centres in Woden and Molonglo, and provide upgrades to the Gordon Community Centre
- continue the next stage of procurement to deliver a new City Police Station and Headquarters
- progress the planning for a dedicated Police Station in the future Molonglo Town Centre
- complete design and commence construction of the Inner South Health Centre
- complete construction for the South Tuggeranong Health Centre
- progress construction on committed major road projects, including Monaro Highway package 1B, William Hovell Drive duplication and Athlon Drive duplication
- complete construction of the New Recycling Facility and continue planning for the organic waste processing (FOGO) facility
- expanding the Belconnen Basketball Stadium with three new courts, including a convertible show court
- continue the electrification of Government buildings and delivering the Public School Heating and Cooling Fund
- complete construction of a new school in Whitlam
- commence construction for a second college in Gungahlin

- complete construction of the second stage of Strathnairn School
- complete construction of the Narrabundah College modernisation
- complete the second stage of construction at Garran Primary School
- commence construction at Majura Primary School
- continue to lease, manage and maintain almost 250 public buildings and sites on behalf of the Government.

Estimated Employment Levels

Table 1: Estimated Employment Levels

	2024-25 Actual Outcome¹	2025-26 Budget	2025-26 Estimated Outcome²	2026-27 Budget³
Staffing (FTE)	532	628	668	695

Note(s):

1. The figures provided reflect the staffing levels as of 30 June 2025 for Infrastructure Canberra.
2. The increase in the 2025-26 estimated outcome reflects Budget Review decisions, including machinery of government outcomes.
3. The increase in the 2026-2027 Budget compared to the 2025-26 Estimated Outcome is due to new initiatives commencing in 2026-27.

Strategic Objectives and Indicators

Strategic Objective 1

Our people and culture at our heart

Our people and environments are diverse, and we are committed to providing a safe, inclusive, healthy workplace based on trust, where performance and kindness thrive in unison.

Strategic Indicator 1.1: We have a culture of knowledge sharing and continuous learning and support long term career development across the ACT Public Service and industry.

Table 2: Strategic Indicator 1.1 Measure

Strategic Indicator	2026-27 Targets
a. Develop and launch a Culture Transformation Plan	100%
b. Staff undertaking required core learning	80%

Strategic Objective 2

Excellence in service

We exceed expectations. We are the leading experts for whole of Government decision making, investment and implementation in property management, leasing and maintenance, infrastructure and built-form, development, procurement and delivery.

Strategic Indicator 2.1: Plan for the future of our environment through sustainability in design.

iCBR Projects are required to embed sustainability considerations at all stages of design, addressing key domains such as climate resilience, energy and carbon, biodiversity, water management, pollution control, circular economy, and community outcomes.

Strategic Indicator 2.2: Manage infrastructure/assets/property for optimal use and community benefit through maintenance, planning and accommodation services.

Strategic Objective 3

Partnering for success

To deliver improved outcomes for our community, we prioritise genuine collaboration and robust governance with directorate and industry partners. We are the ACT Government industry lead and trusted advisors to our partners and decision-makers.

Strategic Indicator 3.1: We provide best practice, value for money outcomes across the infrastructure pipeline.

Strategic Indicator 3.2: We work in genuine partnership with Aboriginal and Torres Strait Islander Peoples. In doing so, we seek to identify and address challenges associated with systemic racism, embed and practice meaningful cultural values and strengthen collaboration.

Table 3: Strategic Indicator 3.2 Measure

	2026-27 Targets
a. ACT Aboriginal and Torres Strait Islander Agreement iCBR Phase Three Implementation Plan actions delivered on time	100%

Strategic Objective 4

Better tools for outstanding outcomes

We are growing the capability of our people, services and industry, supported by data-driven insights, systems and processes that drive high quality outcomes, continuous improvement and challenge the status quo.

Strategic Indicator 4.1: We work closely and collaboratively with industry to grow capability.

Table 4: Strategic Indicator 4.1 Measure

	2026-27 Targets
a. Hold bi-annual industry forums and release bi-annual industry newsletters	100%

Output Class 1: Infrastructure Canberra

In 2026-27, iCBR will consist of one Output Class – Infrastructure Canberra. Through this Output Class the Directorate is responsible for the development, procurement, delivery, management, leasing and maintenance of capital infrastructure and property in the Australian Capital Territory.

The Directorate will deliver this by:

- leading the development, procurement and delivery of infrastructure projects for the ACT Government
- supporting the planning, and leading the procurement and delivery, of government infrastructure programs and projects in partnership with ACT Government directorates
- leading leasing and associated property management and maintenance services across the ACT Government property portfolio
- coordinating and shaping the ACT Infrastructure Plan and Pipeline and developing a portfolio and program management framework to support ACT Government infrastructure initiatives and
- providing strategic advice, expertise and assurance across the ACT Government and decision-makers, industry and key stakeholders on infrastructure policy, investment, planning, delivery and management.

The Directorate will deliver these core functions in a safe, timely, cost efficient and quality manner, and in collaboration and consultation with ACT Government directorates, industry and the Community.

Table 5: Output Class 1: Infrastructure Canberra (\$'000)

	2025-26 Estimated Outcome	2026-27 Budget
Total Cost ¹	303,332	313,012
Controlled Recurrent Payments ²	138,987	148,036

Notes:

1. Total cost includes depreciation and amortisation of \$85.436 million in 2025-26 and \$83.305 million in 2026-27.
2. The increase in 2026-27 from the 2025-26 is due to the changes in the program of works scheduled for delivery in 2026-27 as summarised in Table 7: Changes to Appropriation – Controlled Recurrent Payments.

Accountability Indicators for 2026-27

Output Class 1: Infrastructure Canberra

Output 1.1: Infrastructure Canberra

Table 6: Accountability Indicators

	2025-26 Targets	2025-26 Estimated Outcome	2026-27 Targets
a. Actual expenditure for Infrastructure Canberra's Infrastructure Program versus the Budget amount	>90%	90.18%	>90%
b. Proportion of eligible projects that have had WHS audits performed in accordance with the Active Certification Policy	95%	99.5%	95%
c. Percentage of valid invoices paid within the agreed contract timeframes	N/A	N/A	95%
d. Property services requests received, actioned and attended to within agreed timeframes	90%	<97%	90%
e. Time taken for vacant iCBR managed community portfolio properties to be ready for leasing within agreed timeframes.	N/A	N/A	100%
f. Infrastructure Pipeline - % of open approaches to market that have been placed on the Pipeline at least 30 days prior to release to market	80%	58.6%	80%
g. Percentage of applicable contracts awarded to prequalified contractors/consultants	100%	100%	100%
h. Proportion of annual public housing repairs and maintenance expenditure allocated to planned works and proactive maintenance.	N/A	N/A	>70%
Discontinued Indicators:			
i. Project lessons learnt completed ¹	100%	100%	N/A
j. Percentage of Procurement Evaluation Reports issued to the financial delegate within 20 business days ²	85%	69.8%	N/A
k. Percentage of valid claims for payment assessed and certified within 10 business days ³	95%	89.3%	N/A
l. Percentage of customers satisfied with management of aquatic centres ⁴	87%	N/A ⁴	N/A
m. Occupancy rate for Community leased accommodation ⁵	>97%	97.1%	N/A
n. Percentage of planned capital upgrade projects completed by expenditure ⁶	>85%	23% ⁶	N/A
o. Assets powered with natural gas removed from ACT Government owned sites ⁷	25	25	N/A
p. Number of Tier 1 and 2 projects that have undergone a project assurance review ⁸	4	N/A ⁸	N/A
q. Industry Engagement Strategy and Plan launched to industry ⁹	100%	100%	N/A

	2025-26 Targets	2025-26 Estimated Outcome	2026-27 Targets
r. Establishment of the Construction Procurement Accreditation ¹⁰	100%	0%	N/A

Explanation of Accountability Indicators:

- a. This measure (actual expenditure) provides forward leading guidance for iCBR's reputation in delivering infrastructure on behalf of the Territory and its Community.
- b. The Active Certification Policy (ACP) encourages an environment that, as far as reasonable practical attempts to consistently improve work health and safety on construction projects. Auditors assess the supplier's work health and safety implementation and compliance with site-specific safety management system, policies, procedures, and workplace instructions.
- c. This indicator has been introduced to measure performance against ACT Government payment terms and includes all contracts under direct management by iCBR.
- d. Places and Spaces agreed timeframes for property services are:
 - i. Urgent – trades person attends within four hours
 - ii. High Priority – trades person attends within three working days
 - iii. Routine – trades person attends within ten working days.
- e. This is a new accountability indicator for 2026-27 to measure iCBR's management of community venues to support community use.
- f. Ensuring planned construction related procurements are publicly notified at least 30 days prior to release promotes transparency, enhances industry preparedness and demonstrates a commitment to fair and equitable procurement practices.
- g. The Prequalification Scheme aims to manage risk, support sustainability, and streamline tendering to make it easier for firms to work with the ACT Government.
- h. This indicator has been introduced to measure iCBR's management of the Territory's public housing portfolio and commitment to improving tenant experience and living standards.

Notes:

1. This indicator has been discontinued due to difficulty in measurement and applicability to Tier 3 projects.
2. This indicator has been discontinued as due to the transfer of all Tier 1 and Tier 2 infrastructure projects to iCBR, it no longer reflects iCBR's current structure and business model.
3. This indicator has been discontinued and replaced with indicator 1.1(c).
4. This indicator has been discontinued as it is not under the control of iCBR as these facilities are managed by private operators. The estimated outcome for this indicator is not available as survey results have not been received.
5. This indicator has been discontinued and replaced with indicator 1.1(e).
6. This indicator has been discontinued and is now captured within indicator 1.1(a). The estimated outcome for this indicator is anticipated to be below the target by end of year, driven by iCBR's ARP program. The variance reflects the complexity of delivering works in operational facilities, procurement delays and contractor availability. The program is fully committed with twenty-six active projects.
7. This indicator has been discontinued as it was project based and suited to discrete asset conversion activities.
8. This indicator has been discontinued as a new program governance model is being established to perform this assurance function. Estimated outcome for this indicator is not available as the project assurance framework was discontinued.
9. This indicator has been discontinued as the Industry Engagement Strategy and Plan was formally launched to industry in 2025-26.
10. This indicator has been discontinued as it reflected the implementation of a proposed accreditation program that was ultimately delivered through alternative mechanisms to achieve the intended capability uplift outcomes including the adoption of the whole of government project management framework.

Changes to Appropriation

Table 7: Changes to appropriation – Controlled Recurrent Payments (\$'000)

	2025-26 Estimated Outcome	2026-27 Budget	2027-28 Estimate	2028-29 Estimate	2029-30 Estimate
2025-26 Budget	156,955	124,498	153,144	137,836	137,298
2025-26 Budget Review					
Better facilities for ACT Policing	98	0	0	0	0
FMA Section 16B Rollovers from 2024-25					
Climate action – Big Canberra Battery Stream 1	190	0	0	0	0
Continuing the electrification of Government Gas Assets	264	0	0	0	0
Well-prepared emergency services – Better facilities for ACT Policing	-109	0	0	0	0
2026-27 Budget Policy Decisions					
Delivering Light Rail to Woden	0	800	0	0	0
Infrastructure Canberra and Digital Canberra Sustainability	0	16,604	0	0	0
Investing in public services – Relocation of Access Canberra Woden	0	0	0	31	62
Managing government and community facilities	0	2,060	902	0	0
New City Police Station and Headquarters	0	3,767	0	0	0
Progressing public housing repairs and maintenance insourcing	0	2,309	2,342	8,157	8,804
Public pools upgrades, operations and maintenance	0	5,202	4,107	4,742	2,925
Offsets					
Better community infrastructure – Refurbishing Canberra's public pools	0	-768	-787	-807	-827
Better community infrastructure – a new community centre for Woden	-1,214	0	0	0	0
iCBR's infrastructure enabling services and management of government places	0	-909	-2,694	-2,787	-2,880
Smarter government spending - Centralising property custodianship	-1,236	-500	0	0	0
Weston Creek and Stromlo Swimming pool and leisure centre	0	-690	-707	-725	-743
Savings					
Investing in public services – Strengthening government procurement	0	-178	-181	-96	-97
Worker's compensation	0	-110	0	0	0
2026-27 Budget Technical Adjustments					
Estimated Outcome					
Climate action - Big Canberra Battery Stream 1	-13,370	-4,487	15	-550	-1,035
iCBR's infrastructure enabling services and management of government places ¹	0	-2,728	-2,816	-2,909	-2,970
Revised Funding Profile					
30,000 homes by 2030 – Planning for more public	-1,991	1,991	0	0	0
Continuing the electrification of Government Gas	-600	600	0	0	0
Revised Indexation Parameters	0	-1	-135	-124	1,116
Revised Superannuation Parameters Round Robin	0	1,157	1,061	908	891
Revised Wage Parameters	0	308	0	0	0

	2025-26 Estimated Outcome	2026-27 Budget	2027-28 Estimate	2028-29 Estimate	2029-30 Estimate
<i>Transfer</i>					
Corporate Support Budget from CMTEDD	0	0	376	385	395
Intelligent transport systems to better manage traffic congestion from CED	0	171	174	176	178
Streamlining the funding of Infrastructure	0	-1,060	-244	0	0
2026-27 Budget	138,987	148,036	154,557	144,237	143,117

Note(s):

1. Rental charges for government accommodation are centrally managed and periodically adjusted to reflect any changes in rental arrangements.
2. The reduction reflects the reclassification of funding to capital, as services previously delivered to other Directorates are now internalised and capitalised for Tier 1 and 2 capital projects transferred to iCBR following the *Administrative Arrangement 2024 (No1)*.

Table 8: Changes to appropriation – Capital Injections, Controlled (\$'000)

	2025-26 Estimated Outcome	2026-27 Budget	2027-28 Estimate	2028-29 Estimate	2029-30 Estimate
2025-26 Budget	657,572	658,079	776,283	18,655	198,804
2025-26 Budget Review					
Better facilities for ACT Policing	3,383	0	0	0	0
Canberra Theatre Redevelopment – Delivering a new Lyric Theatre	93,538	187,704	118,086	15,361	0
CIT Woden – completion of the Woden Transport interchange	0	17,000	0	0	0
Kingston Art Precinct	0	30,074	0	0	0
New and Expanded Schools – Modernisation of Majura Primary School	213	5,575	11,872	1,258	0
New and expanded schools – Modernisation of Telopea Park School	0	6,150	0	0	0
Whitlam Primary School Early Learning Centre	5,000	5,000	3,000	0	0
<u>Offsets</u>					
Canberra Theatre Redevelopment – Lyric Theatre design	-38,385	0	0	0	0
New and expanded schools – Majura Primary School modernisation	-7,526	0	0	0	0
New and expanded schools – Additional Construction Funding for Majura Primary School	0	-792	-4,900	-5,700	0
New and expanded schools – Supplementing construction funding for Garran and Strathnairn primary schools and the new high school at North Gungahlin	0	-1,000	-2,000	0	0
Well-prepared emergency services – Molonglo Station and Casey Station	-3,481	0	0	0	0
FMA Section 16B Rollovers from 2024-25					
2025-26 iCBR Asset renewal Program	162	0	0	0	0
ACT Government office accommodation consolidation	421	0	0	0	0
Better and safer roads – Athllon Drive duplication	2,352	0	0	0	0
Better community infrastructure – Designing the Stromlo Forest Park district playing fields	374	0	0	0	0
Better community infrastructure – Garran Surge Centre deconstruction and Garran Oval remediation	771	0	0	0	0
Better community infrastructure – Improving local roads and community infrastructure	1,236	0	0	0	0
Better Community Infrastructure – Public Building Upgrades – Building safety upgrades	446	0	0	0	0
Better Community Infrastructure – Public Building Upgrades – Depot compliance upgrades	129	0	0	0	0
Better Community Infrastructure – Public Building Upgrades – Fire system, switchboard and HVAC upgrades	955	0	0	0	0
Better Community Infrastructure – Public Building Upgrades – Roof replacement and rectification works	1,164	0	0	0	0
Better Community Infrastructure – Public Building Upgrades – Roof upgrades at ACT Legislative Assembly and North Buildings	145	0	0	0	0

	2025-26 Estimated Outcome	2026-27 Budget	2027-28 Estimate	2028-29 Estimate	2029-30 Estimate
Better Community infrastructure – Raising London Circuit and associated works	7,965	0	0	0	0
Better community infrastructure – Refurbishing Canberra’s public pools	26	0	0	0	0
Better community infrastructure – Refurbishing community and government buildings	114	0	0	0	0
Better community infrastructure – Stromlo Forest Park District Playing Fields – Stage 1	200	0	0	0	0
Better community infrastructure – Upgrades at public pools	2	0	0	0	0
Better transport infrastructure – Building light rail to Woden	686	0	0	0	0
Better transport infrastructure – Light Rail Stage 2A	4,132	0	0	0	0
Better transport infrastructure – New light rail vehicles and depot expansion	-16,198	0	0	0	0
Canberra Aquatic Centre	230	0	0	0	0
Canberra Theatre Redevelopment – Lyric Theatre design	6,840	0	0	0	0
CIT Woden Campus – Provision of fitout, furniture and ICT	1,666	0	0	0	0
Climate action – Continuing the Electrification of Government Assets	1,203	0	0	0	0
Climate action – Moving more government facilities off gas	1,271	0	0	0	0
Commencing the Athllon Drive Duplication	30	0	0	0	0
Concessional loan scheme to remediate cladding on private buildings	2,943	0	0	0	0
Connected and sustainable Canberra – Monaro Highway upgrades	4,503	0	0	0	0
Delivering Light Rail Stage 2	3,657	0	0	0	0
Delivering the Home of Football at Throsby	1,429	0	0	0	0
Hazardous Material (HAZMAT) Inspection and Remediation	309	0	0	0	0
Improving Canberra’s health infrastructure – Expanding health centres across the city	638	0	0	0	0
Improving Canberra’s health infrastructure – New Health Centres across the ACT	911	0	0	0	0
Improving Canberra’s health infrastructure – Redeveloping and expanding services at the Watson Health Precinct	2,634	0	0	0	0
Improving Canberra’s health infrastructure – Canberra Hospital Expansion	4,046	0	0	0	0
Improving Canberra’s health infrastructure – Detailed design for the New Northside Hospital	925	0	0	0	0
Improving Canberra’s health infrastructure – More parking at the Canberra Hospital	-45	0	0	0	0
Materials Recovery Facility Expansion	-1,086	0	0	0	0
Molonglo Enabling Works	-16,292	0	0	0	0
More services for our suburbs – Upgrading the Old Kingston Bus Depot	260	0	0	0	0
New and expanded schools – Delivering a second college for Gungahlin	94	0	0	0	0
New and expanded schools – Development of the Whitlam Primary School and Early Childhood Education Centre	4,159	0	0	0	0

	2025-26 Estimated Outcome	2026-27 Budget	2027-28 Estimate	2028-29 Estimate	2029-30 Estimate
New and expanded schools – Garran Primary School	-9,770	0	0	0	0
New and expanded schools – Majura Primary School modernisation	333	0	0	0	0
New and expanded schools – Narrabundah College	4,625	0	0	0	0
New and expanded schools – Strathnairn Primary School	7,411	0	0	0	0
New and expanded schools – Supplementing construction funding for Garran and Strathnairn primary schools	187	0	0	0	0
New and expanded schools – Telopea Park High School modernisation	2,200	0	0	0	0
Office Accommodation	-8	0	0	0	0
Well-prepared emergency services – Molonglo Station and Casey Station	-3,793	0	0	0	0
2026-27 Budget Policy Decisions					
30,000 homes by 2030 – Public housing pipeline	0	1,995	2,023	2,052	0
Delivering a second public college for Gungahlin	0	6,343	5,100	0	0
Delivering Light Rail to Woden	0	31,857	5,545	0	0
Delivery of the Whitlam School – Stage 2	0	14,091	20,939	1,706	0
iCBR 2025-26 Asset Renewal Program	0	-3,950	-5,146	-3,293	-3,675
Improving Canberra's health infrastructure – Delivering the new Northside Hospital	0	16,260	111,970	184,140	184,140
Improving Mugga Lane landfill capacity	0	1,911	0	0	0
Infrastructure Canberra and Digital Canberra Sustainability	0	928	0	0	0
Investing in public services – Relocation of Access Canberra Woden	0	2,881	311	0	0
Managing government and community facilities	0	2,766	0	0	0
Market Conditions Provision	0	50,000	0	0	0
Public pools upgrades, operations and maintenance	0	718	98	210	108
Offsets					
Better transport infrastructure – Building light rail to Woden	-7,500	0	0	0	0
Better transport infrastructure – Delivering Light Rail Stage 2A	0	-3,493	0	0	0
Climate action – Continuing the Electrification of Government Assets	0	-5,811	0	0	0
Well-prepared emergency services – Molonglo Station and Casey Station	0	-11,001	0	0	0
Whitlam Primary School Early Learning Centre	0	-10,000	-3,000	0	0
Savings					
Improving Canberra's health infrastructure – New Health Centres across the ACT	-457	-1,019	-2,062	0	0
Strengthening emergency services – Early works for the Casey Emergency Services Station	-5,736	-3,490	0	0	0
2026-27 Budget Technical Adjustments					
Commonwealth Grant					
Better and safer roads – Athllon Drive duplication	-4,835	-3,841	-6,884	18,166	-2,606
Connected and sustainable Canberra – Constructing the William Hovell Drive duplication	-12,561	2,375	3,075	13,561	-6,450
Connected and sustainable Canberra – Monaro Highway Upgrades	-11,480	-20,010	-27,738	22,000	9,966

	2025-26 Estimated Outcome	2026-27 Budget	2027-28 Estimate	2028-29 Estimate	2029-30 Estimate
Designing the Molonglo Parkway – Drive Connector	0	2,288	2,287	0	0
Molonglo Enabling Works	14,000	3,000	0	0	-17,300
<i>Revised Funding Profile</i>					
ACT Government office accommodation consolidation	-421	421	0	0	0
Addressing Private Buildings Cladding	-17,343	2,000	11,386	3,957	0
Better and safer roads – Athllon Drive duplication	-1,303	-5,628	-3,354	6,476	3,809
Better community infrastructure – Gungahlin Community Centre – design and construction	15,800	-3,998	-11,802	0	0
Better community infrastructure – Public Building Upgrades – Building safety upgrades	-172	172	0	0	0
Better community infrastructure – Public Building Upgrades – Depot compliance upgrades	-568	568	0	0	0
Better community infrastructure – Public Building Upgrades – Fire system switchboard and HVAC upgrades	-589	589	0	0	0
Better community infrastructure – Public Building Upgrades – Roof replacement and rectification work	-2,118	2,118	0	0	0
Better community infrastructure – Public Building Upgrades – Roof upgrades at ACT Legislative Assembly and North Buildings	-424	424	0	0	0
Better community infrastructure – Refurbishing community and government buildings	-490	490	0	0	0
Better transport infrastructure – Building light rail to Woden	-5,000	17,515	0	0	-12,515
Canberra Aquatic Centre	-5,474	5,474	0	0	0
Canberra Theatre Redevelopment – Lyric Theatre design	0	-25,000	0	25,000	0
Climate action – Continuing the Electrification of Government Assets	0	-10,000	10,000	0	0
Climate action – Moving more government facilities off gas	-925	925	0	0	0
Commencing the Athllon Drive Duplication	2,454	-2,454	0	0	0
Connected and sustainable Canberra – Constructing the William Hovell Drive duplication	8,100	0	-1,650	0	-6,450
Connected and sustainable Canberra – Monaro Highway upgrades	0	2,747	2,470	-21,627	-2,175
Delivering a New Recycling Facility and Food Organics Facility	-6,304	0	6,304	0	0
Delivering the Home of Football at Throsby	0	-11,000	-2,680	0	13,680
iCBR 2025-26 Asset Renewal Program	-5,256	5,256	0	0	0
Improving Canberra’s health infrastructure – Early works for a Northside hospital	-16,000	16,000	0	0	0
Improving Canberra’s health infrastructure – Expanding health centres across the city	3,894	-3,894	0	0	0
Improving Canberra’s health infrastructure – Inner South Health Centre Construction	0	0	-7,293	7,293	0
Improving Canberra’s health infrastructure – More parking at the Canberra Hospital	-1,678	1,678	0	0	0
Improving Canberra’s health infrastructure – Next steps for the Canberra Hospital Masterplan	-3,602	75	3,527	0	0

	2025-26 Estimated Outcome	2026-27 Budget	2027-28 Estimate	2028-29 Estimate	2029-30 Estimate
Improving Canberra's health infrastructure – Redeveloping and expanding services at the Watson Health Precinct	6,283	-6,283	0	0	0
Improving Canberra's health infrastructure – Canberra Hospital Expansion	-3,000	3,000	0	0	0
Investing in Canberra's Arts Sector	-5,425	2,715	2,710	0	0
Kingston Arts Precinct	1,618	-1,618	0	0	0
Molonglo Enabling Works	45,665	-6,772	4,500	0	-43,393
More energy efficient Government accommodation	-1,495	1,495	0	0	0
More services for our suburbs – Upgrading the Old Kingston Bus Depot	-260	260	0	0	0
New and expanded schools – Delivering a second college for Gungahlin	0	-8,700	5,200	3,500	0
New and expanded schools – Narrabundah College	0	5,870	-5,870	0	0
New and expanded schools – Strathnairn Primary School	2,500	-2,500	0	0	0
New and expanded schools – Telopea Park High School modernisation	0	-24,050	-4,000	20,000	8,050
New Materials Recovery Facility	0	-6,250	6,250	0	0
Strengthening emergency services – Planning for the Molonglo Valley Police Station	-850	850	0	0	0
Supporting local sport – Stromlo District Playing Fields – Stage 1 Construction	0	-22,467	16,125	6,342	0
Throsby Home of Football – Stage 2	0	0	-9,000	7,000	2,000
Well-prepared emergency services – Molonglo Station and Casey Station	8,000	-8,000	0	0	0
Whitlam Primary School Early Learning Centre	-5,000	5,000	0	0	0
Revised Indexation Parameters	0	0	0	0	41
<i>Transfer</i>					
Designing the Molonglo Parkway – Drive Connector from CED	0	600	0	0	0
Improving Canberra's health infrastructure – Next steps for the Canberra Hospital Masterplan from HCSD	7,385	3,725	0	0	0
Improving Canberra's health infrastructure – Planning the next stages of the Canberra Hospital Expansion to CHS	-3,210	0	0	0	0
Supporting local sport – Stromlo District Playing Fields – Stage 1 Construction from CMTEDD	1,400	27,567	6,342	0	0
2026-27 Budget	724,529	941,508	1,038,024	326,057	326,034

Summary of 2026-27 Infrastructure Program

Table 9: 2026-27 Infrastructure Canberra Infrastructure Program (\$'000)

Project ¹	Total Project Value	2026-27	2027-28	2028-29	2029-30	Four Year Investment	Physical Completion Date
New Works							
30,000 homes by 2030 – Public housing pipeline	6,070	1,995	2,023	2,052	0	6,070	Jun-30
Improving Mugga Lane landfill capacity ^{2,4}	1,911	1,911	0	0	0	1,911	TBD
Investing in public services – Relocation of Access Canberra Woden ²	3,192	2,881	311	0	0	3,192	Jun-27
Managing government and community facilities ²	2,766	2,766	0	0	0	2,766	Jun-27
Public pool upgrades, operations and maintenance ²	1,134	718	98	210	108	1,134	Ongoing
Total New Works	15,073	10,271	2,432	2,262	108	15,073	
Asset Renewal Program							
Infrastructure Canberra – 2026-27 Asset Renewal Program	Ongoing	4,930	4,056	6,277	6,277	21,540	Ongoing
Prior year Asset Renewal Program	5,256	5,256	0	0	0	5,256	Jun-27
Total Asset Renewal Program		10,186	4,056	6,277	6,277	26,796	
Works in progress							
ACT Government office accommodation consolidation	12,213	421	0	0	0	421	Jun-27
Athllon Drive Duplication	98,550	24,298	27,484	24,642	3,543	79,967	Dec-29
Better community infrastructure – Refurbishing Canberra’s public pools	4,008	184	0	0	0	184	Dec-26
Better community infrastructure – Refurbishing community and government buildings	7,249	490	0	0	0	490	Jun-27
Better community infrastructure – Gungahlin Community Centre – design and construction	26,247	6,623	0	0	0	6,623	Jun-26
Better Community Infrastructure – Public Building Upgrades	27,127	8,330	0	0	0	8,330	Jun-27
Better transport infrastructure – Delivering Light Rail Stage 2A ³	818,573	5,618	528,161	0	95,325	629,104	Jan-28
Better transport infrastructure – New light rail vehicles and depot expansion ³	149,684	18,941	0	0	0	18,941	Aug-26
Canberra Aquatic Centre ⁴	10,574	5,474	0	0	0	5,474	TBD
Canberra Institute of Technology Woden Campus Project and public transport interchange ⁵	384,421	17,000	0	0	0	17,000	DLP
Canberra Theatre Redevelopment – Delivering a new Lyric Theatre	456,636	162,704	118,086	40,361	0	321,151	Jul-28
Climate action – Continuing the Electrification of Government Assets	Ongoing	9,189	10,000	0	0	19,189	Ongoing
Climate action – Moving more government facilities off gas	6,900	1,425	0	0	0	1,425	Jun-27

Project¹	Total Project Value	2026-27	2027-28	2028-29	2029-30	Four Year Investment	Physical Completion Date
Connected and sustainable Canberra – Constructing the William Hovell Drive duplication	107,250	35,785	42,695	13,561	0	92,041	Dec-28
Connected and sustainable Canberra – Monaro Highway upgrades ⁴	TBD	88,477	6,070	373	12,411	107,331	TBD
Delivering a second public college for Gungahlin ²	125,511	47,067	52,112	3,500	0	102,679	Dec-28
Delivering Light Rail to Woden ⁴	TBD	32,657	5,545	0	0	38,202	TBD
Delivering the New Materials Recovery Facility and Food Organics / Garden Organics Facility ⁴	29,620	12,750	8,979	0	0	21,729	TBD
Delivery of the Whitlam School – Stage 2 ^{2,4}	36,736	14,091	20,939	1,706	0	36,736	TBD
Designing the Molonglo Parkway-Drive Connector ⁴	TBD	2,888	2,287	0	0	5,175	TBD
Improving Canberra's health infrastructure – Expanding health centres across the city	15,572	2,574	0	0	0	2,574	Sep-26
Improving Canberra's health infrastructure – Inner South Health Centre Construction ³	36,111	4,952	20,000	7,293	0	32,245	Jun-28
Improving Canberra's health infrastructure – More parking at the Canberra Hospital	4,820	4,259	0	0	0	4,259	Jun-27
Improving Canberra's health infrastructure – New Health Centres across the ACT ⁴	4,378	2,677	0	0	0	2,677	TBD
Improving Canberra's health infrastructure – Next steps for the Canberra Hospital Masterplan ⁴	11,100	3,800	3,527	0	0	7,327	TBD
Improving Canberra's health infrastructure – Redeveloping and expanding services at the Watson Health Precinct	48,993	5,500	0	0	0	5,500	Aug-26
Improving Canberra's Health Infrastructure – Canberra Hospital Expansion ⁵	673,254	3,000	0	0	0	3,000	DLP
Improving Canberra's Health Infrastructure – Northside Hospital Development ^{2,4}	1,471,215	96,324	111,970	184,140	184,140	576,574	TBD
Investing in Canberra's Arts Sector Kingston Arts Precinct ⁴	5,845	2,715	2,710	0	0	5,425	Jun-28
Market Conditions Provision ⁴	30,074	28,456	0	0	0	28,456	TBD
Molonglo Enabling Works ³	226,200	50,000	0	0	0	50,000	TBD
More energy efficient Government accommodation	15,252	53,442	4,500	0	0	57,942	Dec-26
More services for our suburbs – Upgrading the Old Kingston Bus Depot	15,252	2,995	1,500	2,885	0	7,380	Jun-29
More services for our suburbs – Upgrading the Old Kingston Bus Depot	5,953	260	0	0	0	260	Jun-27
New and expanded schools – Development of the Whitlam Primary School and Early Childhood Education Centre	114,750	61,753	0	0	0	61,753	Jan-27

Project¹	Total Project Value	2026-27	2027-28	2028-29	2029-30	Four Year Investment	Physical Completion Date
New and expanded schools – Garran Primary School ³	106,422	31,115	10,373	0	0	41,488	Dec-26
New and expanded schools – Majura Primary School modernisation	20,450	5,575	11,872	1,258	0	18,705	Dec-28
New and expanded schools – Narrabundah College	31,910	12,870	0	0	0	12,870	Feb-27
New and expanded schools – Strathnairn Primary School ³	126,542	26,551	20,049	0	0	46,600	Dec-26
New and expanded schools – Telopea Park High School modernisation ⁴	53,404	0	5,000	20,000	8,050	33,050	TBD
New Materials Recovery Facility	26,000	6,340	6,250	0	0	12,590	Apr-28
Office Accommodation	Ongoing	500	500	500	500	2,000	Ongoing
Strengthening emergency services – Early works for the Casey Emergency Services Station ⁴	1,324	1,124	0	0	0	1,124	TBD
Strengthening emergency services – Planning for the Molonglo Valley Police Station ⁴	2,500	2,100	0	0	0	2,100	TBD
Supporting local sport – Stromlo District Playing Fields – Stage 1 Construction	36,765	5,100	22,467	6,342	0	33,909	Oct-28
Throsby District Playing Field ⁴	25,500	0	0	7,000	15,680	22,680	TBD
Well-prepared emergency services – Molonglo Station and Casey Station ⁵	53,394	999	0	0	0	999	DLP
Total Works in progress		909,393	1,043,076	313,561	319,649	2,585,679	
Total Capital Program		929,850	1,049,564	322,100	326,034	2,627,548	

Note(s):

1. The table above includes capital projects that are funded from Controlled Recurrent Payments.
2. The project value includes enabling services contributions associated with the iCBR Financial Sustainability initiative.
3. The variance between the funding availability date and the physical completion date is primarily attributable to timing differences in financial completion processes. While physical works may be completed, additional time is required to finalise financial matters, including the assessment and settlement of final claims, as well as addressing obligations during the defect liability period. These activities extend beyond practical completion and result in the observed timing difference.
4. The physical completion date for this program is yet to be determined (TBD).
5. The program has reached physical completion and is currently within the defect liability period (DLP).

Financial Statements

Table 10: Infrastructure Canberra: Operating Statement (\$'000)

	2025-26 Budget	2025-26 Estimated Outcome	2026-27 Budget	Var %	2027-28 Estimate	2028-29 Estimate	2029-30 Estimate
Income							
Controlled Recurrent Payments	156,955	138,987	148,036	7	154,557	144,237	143,117
Sale of Goods and Services from Contracts with Customers	77,481	78,635	71,894	-9	74,290	76,398	78,718
Grants and Contributions Income	919	919	896	-3	891	891	891
Interest Revenue	7,317	5,076	5,576	10	5,465	5,209	4,332
Other Income	78	2,987	6	-100	6	6	6
Total Income	242,750	226,604	226,408	..	235,209	226,741	227,064
Expenses							
Employee Expenses	58,544	68,350	67,621	-1	57,783	75,674	76,971
Supplies and Services	111,015	87,606	85,352	-3	76,270	72,487	74,228
Depreciation and Amortisation	73,237	85,436	83,305	-2	81,584	81,520	81,567
Grants and Purchased Services	19,322	14,014	19,569	40	23,436	24,082	22,277
Borrowing Costs	47,626	36,626	50,394	38	38,278	13,783	12,796
Other Expenses	639	7,750	2,776	-64	525	530	535
Transfer Payments to Government	0	3,550	3,995	13	4,421	4,257	3,482
Total Expenses	310,383	303,332	313,012	3	282,297	272,333	271,856
Operating Result	-67,633	-76,728	-86,604	-13	-47,088	-45,592	-44,792
Other Comprehensive Income							
Increase/(Decrease) in Asset Revaluation Surplus	0	35	0	-100	89,468	0	0
Total Other Comprehensive Result	0	35	0	-100	89,468	0	0
Total Comprehensive Result	-67,633	-76,693	-86,604	-13	42,380	-45,592	-44,792

Table 11: Infrastructure Canberra: Balance Sheet (\$'000)

	Budget at 30/6/26	Estimated Outcome at 30/6/2026	Budget at 30/6/27	Var %	Estimate at 30/6/28	Estimate at 30/6/29	Estimate at 30/6/30
Current Assets							
Cash and Cash Equivalents	19,060	26,695	14,109	-47	14,535	15,056	15,663
Receivables	26,190	20,172	20,484	2	20,376	22,124	21,381
Contract Assets	0	2,973	2,973	-	2,973	2,973	2,973
Inventories	182	73	73	-	73	73	73
Other Assets	1,269	1,707	1,707	-	1,707	1,707	1,707
Total Current Assets	46,701	51,620	39,346	-24	39,664	41,933	41,797
Non-Current Assets							
Receivables	43,496	50,620	58,229	15	62,519	58,410	51,244
Property, Plant and Equipment	3,193,262	3,519,370	4,454,494	27	3,971,735	4,156,501	4,397,848
Intangible Assets	2	214	142	-34	70	-2	-74
Other Assets	7,340	6,013	6,013	-	6,013	6,013	6,013
Total Non-Current Assets	3,244,100	3,576,217	4,518,878	26	4,040,337	4,220,922	4,455,031
TOTAL ASSETS	3,290,801	3,627,837	4,558,224	26	4,080,001	4,262,855	4,496,828
Current Liabilities							
Payables	52,354	77,609	72,824	-6	75,974	81,093	87,453
Contract Liabilities	0	368	368	-	368	368	368
Borrowings	40	90	90	-	90	90	90
Lease Liabilities	51,542	39,541	39,559	..	41,770	44,122	44,122
Employee Benefits	19,227	24,753	23,888	-3	24,229	24,616	25,051
Other Liabilities	1,081	434	10,110	#	466	482	498
Total Current Liabilities	124,244	142,795	146,839	3	142,897	150,771	157,582
Non-Current Liabilities							
Borrowings	421,937	460,527	651,414	41	187	187	187
Lease Liabilities	719,462	750,860	711,087	-5	678,798	634,591	590,462
Employee Benefits	1,169	1,802	1,817	1	1,832	1,847	1,862
Other Provisions	316	42,036	42,036	-	42,036	42,036	42,036
Other Liabilities	22	5,318	2,877	-46	891	201	201
Total Non-Current Liabilities	1,142,906	1,260,543	1,409,231	12	723,744	678,862	634,748
TOTAL LIABILITIES	1,267,150	1,403,338	1,556,070	11	866,641	829,633	792,330
NET ASSETS	2,023,651	2,224,499	3,002,154	35	3,213,360	3,433,222	3,704,498
Equity							
Accumulated Funds	1,604,774	1,784,309	2,527,179	42	2,804,290	3,024,152	3,295,428
Asset Revaluation Surplus	418,877	440,190	474,975	8	409,070	409,070	409,070
TOTAL EQUITY	2,023,651	2,224,499	3,002,154	35	3,213,360	3,433,222	3,704,498

Table 12: Infrastructure Canberra: Statement of Changes in Equity (\$'000)

	Budget at 30/6/26	Estimated Outcome at 30/6/26	Budget at 30/6/27	Var %	Estimate at 30/6/28	Estimate at 30/6/29	Estimate at 30/6/30
Opening Equity							
Opening Accumulated Funds	1,137,039	1,386,851	1,784,309	29	2,527,179	2,804,290	3,024,152
Opening Asset Revaluation Surplus	418,877	440,155	474,975	8	409,070	409,070	409,070
Balance at the Start of the Reporting Period	1,555,916	1,827,006	2,259,284	24	2,936,249	3,213,360	3,433,222
Comprehensive Income							
Operating Result	-67,633	-76,728	-86,604	-13	-47,088	-45,592	-44,792
Increase/(Decrease) in the Asset Revaluation Reserve Surpluses	0	35	0	-100	89,468	0	0
Total Comprehensive Result	-67,633	-76,693	-86,604	-13	42,380	-45,592	-44,792
Movement in Asset Revaluation Surplus							
Transfer (to)/from Accumulated Funds	0	0	0	-	89,468	0	0
Movement in Asset Revaluation Surplus	0	0	0	-	-89,468	0	0
Total Movement in Reserves	0	0	0	-	0	0	0
Transactions Involving Owners Affecting Accumulated							
Capital Injections	657,572	724,529	941,508	30	1,038,024	326,057	326,034
Capital Distributions	-7,635	-1,826	-5,615	-208	-6,350	-6,678	-8,867
Net assets transferred from/(to) other agencies as part of an administrative restructure	8,565	22,372	28,340	27	0	-16,500	0
Net assets transferred from/(to) other agencies	-122,035	-269,790	-133,660	50	-795,844	-36,326	0
Dividend Approved	-1,099	-1,099	-1,099	-	-1,099	-1,099	-1,099
Total Transactions Involving Owners Affecting Accumulated Funds	535,368	474,186	829,474	75	234,731	265,454	316,068
Closing Equity							
Closing Accumulated Funds	1,604,774	1,784,309	2,527,179	42	2,804,290	3,024,152	3,295,428
Closing Asset Revaluation Surplus	418,877	440,190	474,975	8	409,070	409,070	409,070
Balance at the end of the Reporting Period	2,023,651	2,224,499	3,002,154	35	3,213,360	3,433,222	3,704,498

Table 13: Infrastructure Canberra: Cash Flow Statement (\$'000)

	2025-26 Budget	2025-26 Estimated Outcome	2026-27 Budget	Var %	2027-28 Estimate	2028-29 Estimate	2029-30 Estimate
CASH FLOWS FROM OPERATING ACTIVITIES							
Receipts							
Controlled Recurrent Payments	156,955	138,987	148,036	7	154,557	144,237	143,117
Sale of Goods and Services from Contracts with Customers	77,497	65,577	71,910	10	74,306	76,414	78,734
Interest Receipts	2,329	3,393	3,887	15	3,825	3,646	2,856
Goods and Services Tax Input Tax Credits from the Australian Taxation Office	9,283	65,283	65,283	-	9,283	9,283	9,283
Goods and Services Tax Collected from Customers	2,245	1,565	1,565	-	2,245	2,245	2,245
Other	72	2,981	0	-100	0	0	0
Total Receipts from Operating Activities	248,381	277,786	290,681	5	244,216	235,825	236,235
Payments							
Employee Payments	65,481	75,718	76,966	2	61,018	75,426	76,521
Supplies and Services	112,360	89,803	88,093	-2	75,724	70,464	72,140
Grants and Purchased Services	19,322	5,952	19,552	228	23,436	24,082	22,277
Borrowing Costs	16,728	16,503	15,609	-5	37,646	13,788	12,801
Transfer of Territory Receipts to the ACT Government	158	3,550	3,995	13	4,421	4,257	3,482
Goods and Services Tax Paid to the Australian Taxation Office	2,245	1,565	1,565	-	2,245	2,245	2,245
Goods and Services Tax Paid to Suppliers	9,300	65,300	65,300	-	9,300	9,300	9,300
Other	0	79	0	-100	0	0	0
Total Payments from Operating Activities	225,594	258,470	271,080	5	213,790	199,562	198,766
Net Cash Inflows/(Outflows) from Operating Activities	22,787	19,316	19,601	1	30,426	36,263	37,469
CASH FLOWS FROM INVESTING ACTIVITIES							
Receipts							
Loan Receivable Repayment Received	5,207	1,826	5,615	208	6,350	6,678	8,867
Total Receipts from Investing Activities	5,207	1,826	5,615	208	6,350	6,678	8,867
Payments							
Purchase of Capital Works	595,475	679,465	917,840	35	525,337	321,881	326,034
Loans Receivable Provided	50,514	36,114	15,000	-58	11,386	3,957	0

	2025-26 Budget	2025-26 Estimated Outcome	2026-27 Budget	Var %	2027-28 Estimate	2028-29 Estimate	2029-30 Estimate
Total Payments from Investing Activities	645,989	715,579	932,840	30	536,723	325,838	326,034
Net Cash Inflows/(Outflows) from Investing Activities	-640,782	-713,753	-927,225	-30	-530,373	-319,160	-317,167
CASH FLOWS FROM FINANCING ACTIVITIES							
Receipts							
Capital Injections	657,572	724,529	941,508	30	1,038,024	326,057	326,034
Total Receipts from Financing Activities	657,572	724,529	941,508	30	1,038,024	326,057	326,034
Payments							
Distributions to Government	5,207	1,826	5,615	208	6,350	6,678	8,867
Repayment of Borrowings	0	0	0	-	496,168	0	0
Repayment of Lease Liabilities - Principal	32,861	39,784	39,756	..	34,034	34,862	35,763
CF Payment of Dividends	1,099	1,099	1,099	-	1,099	1,099	1,099
Total Payments from Financing Activities	39,167	42,709	46,470	9	537,651	42,639	45,729
Net Cash Inflows/(Outflows) from Financing Activities	618,405	681,820	895,038	31	500,373	283,418	280,305
Net Increase/(Decrease) in Cash and Cash Equivalents	410	-12,617	-12,586	..	426	521	607
Cash and Cash Equivalents at the Beginning of the Reporting Period	18,650	39,312	26,695	-32	14,109	14,535	15,056
Cash and Cash Equivalents at the End of the Reporting Period	19,060	26,695	14,109	-47	14,535	15,056	15,663

Notes to the Controlled Budget Statements

Significant variations are as follows:

Operating Statement

- controlled recurrent payments:
 - the decrease of \$17.968 million in the 2025-26 estimated outcome from the 2025-26 Budget is mainly due to the deferral of the existing initiatives into future years.
- supplies and services:
 - the decrease of \$23.409 million in the 2025-26 estimated outcome from the 2025-26 Budget is due to lower project expenditure recoverable from other ACT Government Directorates, the deferral of initiative expenditure into 2026-27 and the reclassification of employee expenses to better reflect the nature of costs incurred. This reclassification has no impact on total expenses.

Balance Sheet

- property, plant and equipment:
 - the increase of \$326.108 million in the 2025-26 estimated outcome from the 2025-26 Budget reflects asset transfers from other ACT Government agencies, increased capital works in progress associated with 2025-26 Budget Review decisions, leased assets from new and extended office accommodation contracts and the recognition of a service concession asset associated with the delivery of the *New Materials Recovery Facility* initiative.
 - the increase of \$935.124 million in the 2026-27 Budget from the estimated outcome is due to the ongoing delivery of agency's \$763.451 million in capital works program, including the timing of project completions and the commencement of new capital work initiatives. In addition, the increase also reflects the recognition of \$196.137 million in service concession assets associated with the delivery of the *New Material Recovery Facility* and the *Better transport infrastructure – Delivering Light Rail Stage 2A* initiatives.
- payables:
 - the increase of \$25.916 million in the 2025-26 estimated outcome from the 2025-26 Budget is due to a higher level of capital works activity towards the end of the financial year.
- borrowings (non-current):
 - the increase of \$190.887 million in the 2026-27 Budget from the 2025-26 estimated outcome is mainly attributable to services concession liabilities associated with the delivery of the *Better transport infrastructure – Delivering Light Rail Stage 2A*, and the *New Materials Recovery Facility* initiatives.

- other provisions (non-current):
 - the increase of \$41.720 million in the 2025-26 estimated outcome from 2025-26 Budget is due to the transfer of provisions for contaminated site restoration from the Canberra Institute of Technology (CIT), along with the associated CIT Reid Campus land and building, to support the development of University of a New South Wales campus.
- accumulated funds:
 - the increase of \$179.535 million in the 2025-26 estimated outcome from the 2025-26 Budget is due to additional capital injection funding arising from 2025-26 Budget Review decisions such as the *Canberra Theatre Redevelopment– Delivering new Lyric Theatre*, and net impact of asset transfers resulting from Administrative Arrangements and government decisions to transfer assets between other ACT Government agencies.
 - the increase of \$742.870 million in the 2026-27 Budget from the 2025-26 estimated outcome is mainly due to \$941.508 million in capital injection appropriation in 2026-27, partly offset by \$133.660 million due to the transfer of Whitlam School and Narrabundah College to the Education Directorate.

Statement of Changes in Equity

- capital injections:
 - the increase of \$66.957 million in the 2025-26 estimated outcome from the 2025-26 Budget is mainly due to additional capital funding arising from 2025-26 Budget Review decisions such as the *Canberra Theatre Redevelopment– Delivering new Lyric Theatre*. Other adjustments include Section 16B rollovers from 2024–25 to 2025–26 and the bringing forward of capital works projects from future years into 2025–26.
 - the increase of \$216.979 million in the 2026-27 Budget from the 2025-26 estimated outcome is due to additional appropriation provided for new initiatives.
- net assets transferred from/(to) other agencies:
 - the decrease of \$147.755 million in the 2025-26 estimated outcome from 2025-26 Budget is mainly due to the \$153.604 million transfer of Garran and Strathnairn Primary School to the Education Directorate and the provision transfer for contaminated site restoration of Canberra Institute Technology (CIT) Reid Campus from CIT. This is partially offset by other asset transfers, including \$8.471 million of Southside Hydrotherapy Pool from the Health and Community Services Directorate and \$38.489 million of the CIT Reid Campus from CIT.
 - the increase of \$136.130 million in the 2026-27 Budget from the 2025-26 estimated outcome is due to the net impact of transfers in 2025-26, as noted above and the transfer of Whitlam School and Narrabundah College to the Education Directorate in 2026-27.

Cash Flow Statement

- loans receivable provided:
 - the decrease of \$21.114 million in the 2026-27 Budget from the 2025-26 estimated outcome is primarily attributable to fewer loans provided to owners corporations under the concessional loan scheme for the remediation of cladding on private buildings.

Other variations in this statement are explained in the notes above.