



STANDING COMMITTEE ON HEALTH AND COMMUNITY WELLBEING
Mr Johnathan Davis MLA (Chair), Mr James Milligan MLA (Deputy Chair), Mr Michael Pettersson MLA

Inquiry into Annual and Financial Reports 2020-2021
QUESTION ON NOTICE

[Mark Parton]: To ask the [Minister for Housing and Suburban Development]

[Ref: The Parliamentary and Governing Agreement]

In relation to: Growth and Renewal Program

1. Of the 400 additional properties how many are completed;
2. Of the 600 properties how many are completed;
3. Given the large number of families calling for assistance for houses with yards rather than units, will the new stock meet these needs or only those of a certain cohort?

MINISTER BERRY- The answer to the Member's question is as follows:

1. The ACT Government, through Housing ACT, is working towards a total of 1,400 dwellings delivered by 2025. Housing ACT does not differentiate between the renewed dwellings and the additional dwellings. The Program is not linear and will be delivered over six years.

From the beginning of the Growth and Renewal program to February 2022, 167 dwellings have been constructed and 77 dwellings have been purchased from the private market— totalling 244 dwellings.

Dwelling deliveries and acquisitions will increase significantly in 2022-23 and 2023- 24.

As of February 2022, Housing ACT has a total of 277 dwellings under construction and an additional 488 dwellings in the design and planning phase, which will deliver the majority of the dwellings for the program within the coming years; and by 2022-23, all properties needed to be delivered by construction will be in the construction work in progress schedule.

2. I note that the 600 properties refers to Parliamentary and Governing Agreement commitment B.2.ii in Appendix 1, which is separate to the Growth and Renewal Program for public housing.

Commitment B.2.ii is to work towards an affordable rental housing target for dwellings focused on affordability for the second income quintile, and acknowledges there are significant challenges in land availability, industry and sector capacity to deliver additional housing, and capital demand on the Territory Budget. The Government will strive to deliver additional affordable rental housing despite these constraints, with a goal of 600 additional dwellings by 2025-26.

The ACT Government is working through the detail and options related to delivery of this commitment. It is anticipated that a range of policies, initiatives and programs will be utilised to identify options to deliver the 600 affordable rental dwellings, which may include shared equity, build to rent, land rent, the land tax exemption scheme and the community housing targets. For example, the Government has committed to, and allocated resources through the 2021-22 ACT Budget, for Build to Rent projects at the Common Ground site in Gungahlin and through land release of sites in Turner and Lawson.

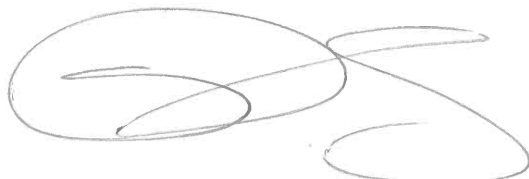
3. The ACT Government is committed to providing dwellings that align with the demand expressed through the housing and transfers registers. The supply of new stock is primarily designed and programmed in response to housing demand expressed in the form of number of bedrooms. 1-bedroom and 2-bedroom properties are the highest demand type of social housing dwelling in the Territory (representing approximately 80% of total demand) and as a result, the largest proportion of dwellings being delivered.

The Growth and Renewal Program is primarily focussed on knocking down and rebuilding public housing stock on existing HACT land within the RZ1 and RZ2 lower density zones which provides for different forms of outdoor spaces. The majority of the new constructions, including the 1-2 bedroom dwellings, are built in semi-detached or townhouse forms which provide private outdoor spaces (eg court-yards, balconies and tenant only common area gardens). Private outdoor space that meets family needs can be provided in smaller homes.

In addition, approximately 250 new 4–6-bedroom dwellings will be constructed. This portion aligns with demand expressed for 4-6+ bedroom properties on the housing and transfer registers equates to approximately 8% of total demand.

Approved for circulation to the Standing Committee on Health and Community Wellbeing

Signature:



Date: 22/04/22

By the Minister for Housing and Suburban Development, Yvette Berry MLA