



## Standing Committee on Planning, Transport and City Services

### **Inquiry into Annual and Financial Reports 2021-2022**

#### **ANSWER TO QUESTION TAKEN ON NOTICE**

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Asked by Mark Parton MLA on 31 October 2022: Mick Gentleman MLA took on notice the following question(s):

Reference: : Hansard uncorrected proof transcript 31 October 2022, page 9

In relation to: Delivery of Affordable Housing

**MR PARTON:** As a supplementary, can I just ask Mr Gentleman, you are referring to a figure of 15 per cent for affordable dwellings. And I understand that, you know, this is about land release. And it not necessarily, once it gets to the delivery, it drifts into another portfolio space. Your 15 per cent is a target figure. What is the actual delivery of affordable dwellings? Because it is a long way shy of 15 per cent, is it not?

**Mr Gentleman:** That sits within the SLA. So I am sort of happy to take that on notice and get that figure for you.

**Mick Gentleman MLA:** The answer to the Member's question is as follows:–

The ACT Housing Strategy sets out that 15 per cent of the residential component of the Indicative Land Release Program will be identified as housing targets. These housing targets include affordable housing, public housing and community housing.

Housing targets have been established since 2017-18 and the details of the targets and releases are outlined below:

| Financial Year | Total number of residential dwellings identified in ILRP | Percentage (of ILRP residential dwellings identified as Housing Targets) | Land for affordable/public/community housing dwellings released to market compared to Housing Targets   |            |        |        |  |           |  |        |        |        |        |        |        |     |     |     |     |    |    |
|----------------|--|--|---|------------|--------|--------|--|-----------|--|--------|--------|--------|--------|--------|--------|-----|-----|-----|-----|----|----|
| 2017-18        | 2,355  | 22.51% (note percentage was calculated based on suburb rather than site) | <p data-bbox="842 371 1552 400"><b>Sites released against this Financial Year's Housing Targets</b></p> <table border="1" data-bbox="842 400 1686 544"> <thead> <tr> <th data-bbox="842 400 1014 448">Affordable</th> <th data-bbox="1014 400 1140 448"></th> <th data-bbox="1140 400 1265 448">Public</th> <th data-bbox="1265 400 1391 448"></th> <th data-bbox="1391 400 1516 448">Community</th> <th data-bbox="1516 400 1686 448"></th> </tr> <tr> <th data-bbox="842 448 1014 496">Target</th> <th data-bbox="1014 448 1140 496">Actual</th> <th data-bbox="1140 448 1265 496">Target</th> <th data-bbox="1265 448 1391 496">Actual</th> <th data-bbox="1391 448 1516 496">Target</th> <th data-bbox="1516 448 1686 496">Actual</th> </tr> </thead> <tbody> <tr> <td data-bbox="842 496 1014 544">353</td> <td data-bbox="1014 496 1140 544">372</td> <td data-bbox="1140 496 1265 544">143</td> <td data-bbox="1265 496 1391 544">146</td> <td data-bbox="1391 496 1516 544">34</td> <td data-bbox="1516 496 1686 544">30</td> </tr> </tbody> </table> <p data-bbox="842 552 920 580"><b>Note:</b></p> <ul data-bbox="887 588 1995 799" style="list-style-type: none"> <li>• This table does not include re-releases of previously reported releases which did not sell.</li> <li>• This table includes sites which were released in subsequent financial years but counted towards this financial year.</li> <li>• 32 single residential sites released via the Land Rent Scheme are included in the above table.</li> <li>• 4 homes released via the Ginninderry Flexi-living Series are included in the above table.</li> </ul> | Affordable |        | Public |  | Community |  | Target | Actual | Target | Actual | Target | Actual | 353 | 372 | 143 | 146 | 34 | 30 |
| Affordable     |  | Public   |   | Community  |        |        |  |           |  |        |        |        |        |        |        |     |     |     |     |    |    |
| Target         | Actual   | Target   | Actual  | Target     | Actual |        |  |           |  |        |        |        |        |        |        |     |     |     |     |    |    |
| 353            | 372  | 143  | 146   | 34         | 30     |        |  |           |  |        |        |        |        |        |        |     |     |     |     |    |    |
| 2018-19        | 3,186  | 17.33% (note percentage was calculated based on suburb rather than site) | <p data-bbox="842 815 1552 844"><b>Sites released against this Financial Year's Housing Targets</b></p> <table border="1" data-bbox="842 844 1686 987"> <thead> <tr> <th data-bbox="842 844 1014 892">Affordable</th> <th data-bbox="1014 844 1140 892"></th> <th data-bbox="1140 844 1265 892">Public</th> <th data-bbox="1265 844 1391 892"></th> <th data-bbox="1391 844 1516 892">Community</th> <th data-bbox="1516 844 1686 892"></th> </tr> <tr> <th data-bbox="842 892 1014 940">Target</th> <th data-bbox="1014 892 1140 940">Actual</th> <th data-bbox="1140 892 1265 940">Target</th> <th data-bbox="1265 892 1391 940">Actual</th> <th data-bbox="1391 892 1516 940">Target</th> <th data-bbox="1516 892 1686 940">Actual</th> </tr> </thead> <tbody> <tr> <td data-bbox="842 940 1014 987">512</td> <td data-bbox="1014 940 1140 987">491</td> <td data-bbox="1140 940 1265 987">60</td> <td data-bbox="1265 940 1391 987">60</td> <td data-bbox="1391 940 1516 987">20</td> <td data-bbox="1516 940 1686 987">69</td> </tr> </tbody> </table> <p data-bbox="842 995 920 1024"><b>Note:</b></p> <ul data-bbox="887 1032 1995 1173" style="list-style-type: none"> <li>• This table does not include re-releases of previously reported releases which did not sell.</li> <li>• This table includes sites which were released in subsequent financial years but counted towards this financial year.</li> <li>• 33 homes released via the Ginninderry Flexi-living Series are included in the above table.</li> </ul>   | Affordable |        | Public |  | Community |  | Target | Actual | Target | Actual | Target | Actual | 512 | 491 | 60  | 60  | 20 | 69 |
| Affordable     |  | Public   |   | Community  |        |        |  |           |  |        |        |        |        |        |        |     |     |     |     |    |    |
| Target         | Actual   | Target   | Actual  | Target     | Actual |        |  |           |  |        |        |        |        |        |        |     |     |     |     |    |    |
| 512            | 491  | 60   | 60  | 20         | 69     |        |  |           |  |        |        |        |        |        |        |     |     |     |     |    |    |
| 2019-20        | 4,040  | 15.55%   | <p data-bbox="842 1189 1552 1217"><b>Sites released against this Financial Year's Housing Targets</b></p> <table border="1" data-bbox="842 1217 1659 1361"> <thead> <tr> <th data-bbox="842 1217 1014 1265">Affordable</th> <th data-bbox="1014 1217 1140 1265"></th> <th data-bbox="1140 1217 1265 1265">Public</th> <th data-bbox="1265 1217 1391 1265"></th> <th data-bbox="1391 1217 1516 1265">Community</th> <th data-bbox="1516 1217 1659 1265"></th> </tr> <tr> <th data-bbox="842 1265 1014 1313">Target</th> <th data-bbox="1014 1265 1140 1313">Actual</th> <th data-bbox="1140 1265 1265 1313">Target</th> <th data-bbox="1265 1265 1391 1313">Actual</th> <th data-bbox="1391 1265 1516 1313">Target</th> <th data-bbox="1516 1265 1659 1313">Actual</th> </tr> </thead> <tbody> <tr> <td data-bbox="842 1313 1014 1361">488</td> <td data-bbox="1014 1313 1140 1361">600</td> <td data-bbox="1140 1313 1265 1361">60</td> <td data-bbox="1265 1313 1391 1361">96</td> <td data-bbox="1391 1313 1516 1361">80</td> <td data-bbox="1516 1313 1659 1361">66</td> </tr> </tbody> </table>   | Affordable |        | Public |  | Community |  | Target | Actual | Target | Actual | Target | Actual | 488 | 600 | 60  | 96  | 80 | 66 |
| Affordable     |  | Public   |   | Community  |        |        |  |           |  |        |        |        |        |        |        |     |     |     |     |    |    |
| Target         | Actual   | Target   | Actual  | Target     | Actual |        |  |           |  |        |        |        |        |        |        |     |     |     |     |    |    |
| 488            | 600  | 60   | 96  | 80         | 66     |        |  |           |  |        |        |        |        |        |        |     |     |     |     |    |    |

**Note:**

- This table does not include re-releases of previously reported releases which did not sell.
- This table includes sites which were released in subsequent financial years but counted towards this financial year.
- 68 single residential sites released via the Land Rent Scheme are included in the above table.
- 14 homes released via the Ginninderry Flexi-living Series are included in the above table.

2020-21 1,863 16.21%

**Sites released against this Financial Year's Housing Targets**

| Affordable |        | Public |        | Community |        |
|------------|--------|--------|--------|-----------|--------|
| Target     | Actual | Target | Actual | Target    | Actual |
| 239        | 315    | 53     | 43     | 10        | 0      |

**Note:**

- This table does not include re-releases of previously reported releases which did not sell.
- This table includes sites which were released in subsequent financial years but counted towards this financial year.
- 82 single residential sites released via the Land Rent Scheme are included in the above table.
- 19 homes released via the Ginninderry Flexi-living Series are included in the above table.

2021-22 2,030 15.13%

**Sites released against this Financial Year's Housing Targets**

| Affordable |        | Public |        | Community |        |
|------------|--------|--------|--------|-----------|--------|
| Target     | Actual | Target | Actual | Target    | Actual |
| 122        | 191    | 155    | 88     | 30        | 34     |

**Note:**

- This table does not include re-releases of previously reported releases which did not sell.
- This table includes sites which were released in subsequent financial years but counted towards this financial year.
- 19 homes released via the Ginninderry Flexi-living Series are included in the above table.
- 5 single residential sites released as early release (Holt)

Since the establishment of the housing targets since 2017-18, as at 1 November 2022, 352 homes have been sold to eligible buyers as part of the Affordable Home Purchase Scheme, 107 homes have been sold to eligible buyers as part of the Flexi-living Series, and 182 Land Rent blocks have been sold and contributed towards the affordable housing target.

It is important to note that there is a long lead time between the release of land with requirements for affordable housing, and the sale of homes to eligible buyers through the Affordable Home Purchase Scheme, as developers seek Development Application approval. For example, there are some sites which were released in 2018 which have only had homes offered through the Affordable Home Purchase Scheme in 2022.

Approved for circulation to the Standing Committee on Planning, Transport and City Services

Signature: 

Date: 8/11/2022

By the Minister for Planning and Land Management, Mick Gentleman MLA