STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL SERVICES

ANNUAL REPORTS HEARINGS

Tuesday 29 November 2011

SUPPLEMENTARY QUESTION 1

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In relation to the Government Office Accommodation Strategy (Vol 1 pages 2, 13):

What is the plan for Macarthur House, and other govt owned buildings, is the overall plan to sell them off, and put most of the ACT public service in a new Civic building? Timing?

MR BARR: The answer to the Member's question is as follows:

The Government has announced that its immediate priority for office accommodation is the delivery of the Gungahlin Government Office Building project.

The Government has also announced that it is expected construction of the new Gungahlin ACT Government Office Building will commence in 2012-13. The process used to procure office accommodation in Gungahlin will be used for the accommodation project in Civic for around 3,000 staff.

It is the intention of the Government that owned buildings which are no longer required once new government offices are occupied in Gungahlin and Civic will be disposed of gradually over time.

Approved for circulation to the Member and incorporation into Hansard.

Andrew Barr MLA
Minister for Economic Development **Date:** 17.2.12

STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL SERVICES

ANNUAL REPORT HEARINGS

Tuesday 29 November 2011

SUPPLEMENTARY QUESTION 2

In relation to the Government Office Building (Vol 1, page 7):

Given that the government office occupancy rate is 99.1%, what is the transition plan to move staff into a Government Office Building?

On January 27 2012, the Government announced funding earmarked for the Civic Government office block would be used for other government projects. The Government's immediate priority for accommodation is the delivery of the Gungahlin office project.

Based on the success of the Gungahlin process, the ACT Government will work with the property sector to secure new or renewed office space in Civic for about 3,000 ACT Government employees. Part of this work in the future will include plans for transitioning staff.

'Optimising Government Triple Bottom Line (TBL) outcomes of its accommodation portfolio':

- ***How is TBL calculated?***
- ***Does it use the same TBL approach which is currently being used for Cabinet proposals, as per the CMCD discussion paper circulated earlier this year?***

All new subleases in the Territory are required to conform to the ACT Government Real Estate Policy and the ACT Environmental Leasing Policy, which are both available on the Economic Development Directorate website. These policies include information on the sustainability and environmental imperatives of the ACT Government in relation to its accommodation portfolio.

The *Triple Bottom Line Assessment for the ACT Government: Discussion Paper – June 2011* contains background material on what a TBL approach means for the ACT Government, together with some examples of applications of a TBL approach in Government.

The proposed approach to TBL assessment for the ACT Government outlined in this discussion paper differs slightly from the current application of TBL and is broader in its assessment of economic, social and environmental impacts of policy proposals.

When the final TBL Assessment Framework is released, the application of TBL to the Government's accommodation portfolio will be reviewed.

Approved for circulation to the Member and incorporation into Hansard.

Andrew Barr

Andrew Barr MLA
Minister for Economic Development

Date: 8.5.12

STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL SERVICES

ANNUAL REPORTS HEARINGS

Tuesday 29 November 2011

SUPPLEMENTARY QUESTION 3

In relation to Government Office Building (Vol 1, page 18):

Timing of Gungahlin office building?

In regard to the 'Design Construct Operate and Maintain' (DCOM) model being the best/preferred long-term outcome – how does this compare to the Federal Auditor-General, and the NSW Government both finding that it is not in the government's best interest to be building owners?

Has the BOOT model been replaced by this DCOM model now?

What ownership options are being explored?

MR BARR: The answer to this supplementary question is as follows:

The Government has made its intentions known that it wishes to proceed as soon as practical for the construction of a new ACT Government office in Gungahlin. A feasibility study and site options report is now complete. In parallel a Registration of Interest has been completed seeking potential developers that could deliver the project and a shortlist of prospective tenderers is being finalised. It is anticipated that the tender process will commence shortly with a view to project completion and occupation in 2014/15.

The Government has recently announced we will be pursuing the same process for our city accommodation needs as in Gungahlin. The Government has committed to market testing the Gungahlin and Civic office projects to ensure that all and delivery models are considered. The final decision will be based on the best overall value to the ACT taxpayer including the economic cost, environmental performance, occupational health and safety for staff, and operating costs.

Approved for circulation to the Member and incorporation into Hansard.

Andrew Barr

Andrew Barr MLA
Minister for Economic Development **Date:** 6.2.2012

STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL SERVICES

ANNUAL REPORTS HEARINGS

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SUPPLEMENTARY QUESTION 4

In relation to Land delivery (Vol 1, pages 9, 12):

a) How does the Economic Development Directorate's work on land delivery work with the LDA's? What is the structure, and the relationship?

b) Would like to know:
- how land release timelines compare to the June 2010 Indicative Land Release Programs?

c) What the process for Triple Bottom Line land release is? At what stages is TBL used? Is the report/ guidelines on TBL land release publicly available? Could we get a copy please?

MR BARR: The answer to this supplementary question is as follows:

a) An outcome from the Hawke Review brought LDA into the Economic Development Directorate (EDD). A copy of the organisational structure is available on the EDD Website.

b) The land release timelines/target for 2010/11 was:
- Residential target of 5,000 dwelling sites, delivered to the market 5,048 dwelling sites;
- Commercial target of 142,936 sqm, delivered 168,240 sqm to the market;
- Industrial target of 110,616 sqm, delivered 173,465 sqm to the market; and
- Community & Non-Urban of 48,561 sqm, delivered 48,272 sqm.

c) The planning and land development process seeks to optimise social, economic and environmental considerations and thus embraces a TBL philosophy.

The outcome of this process is to establish a range of planning and development conditions for any given site which reflect an implicit TBL approach. Typically such conditions will cover matters such as:
- land use composition and structure, including conservation areas and other environmental constraints;
- (in the case of residential area), dwelling yields, composition and special housing requirements (affordable housing, aged persons housing);
- Required standards for physical infrastructure (e.g. open space provisions, street lighting, postal services, bus stops etc); and

- Commercial and community facilities, (shops, schools, pre-schools, health centres and so on).

All of these conditions represent an optimum outcome based on TBL considerations.

Approved for circulation to the Member and incorporation into Hansard. Andrew Barr **Andrew Barr MLA** **Minister for Economic Development**   **Date:** 21-2-12

STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL SERVICES

ANNUAL REPORTS HEARINGS

Tuesday 29 November 2011

SUPPLEMENTARY QUESTION 5

In relation to Land release (Vol 1, page 14):

a) What is involved in the "Value Management" workshops?

b) What is the Government doing to move towards being Carbon Neutral in regards to the land release program?

c) What practices are being changed to ensure that the ACT will be able to meet it's greenhouse reduction targets?

d) In relation to the 'environmental benefits of land release'– do you mean harm minimisation and how do you work with the sustainable development directorate to achieve this?

MR BARR: The answer to the Member's question is as follows:

a) What is involved in the "Value Management" workshops?

Value management is an analytical process that aims to ensure that essential functions of a project are achieved at the lowest total cost, consistent with the required levels of performance and quality. The process takes a whole of life approach to the costs.

These workshops are held at the Preliminary Sketch Plan stage to:

- clearly define the project scope and budget;
- reduce project construction costs;
- reduce operational and maintenance costs;
- improve project functionality and quality;
- streamline processes and develop innovative solutions;
- increase collaboration amongst stakeholders; and
- increase the efficiency of the procurement process.

The implementation of the process described above would provide Government agencies and Budget Cabinet with the assurance that the development of projects has fully considered available options, identified and dealt with risks to the project (including approval risks) and settled on an option that delivers value for money.

b) What is the Government doing to move towards being Carbon Neutral in regards to the land release program?

The LDA is actively engaged in reducing greenhouse gas emissions in its land release activities. For example with its joint venture partners at Crace it has strived to reduce emissions in design and construction and to achieve a carbon neutral subdivision. While there are inevitable carbon emissions as a result of land development, these have been offset through purchase of carbon credits under Greening Australia's Carbon Credit Scheme.

c) *What practices are being changed to ensure that the ACT will be able to meet its greenhouse reduction targets?*

The LDA is actively engaged in reducing greenhouse gas emissions in its land release activities, as demonstrated by examples below.

- In conjunction with ActewAGL and TAMSD, the LDA is demonstrating installation of energy efficient compact fluorescent streetlights in Bonner and Harrison 4 which have the potential to reduce energy use and emissions by more than 50% over standard street lighting.

- In Molonglo the LDA has achieved 'Enviro-development' accreditation for the suburbs of Coombs and Wright. This has required a quantified reduction in greenhouse gas emissions over and above current regulatory requirements. Measures include the introduction of the Home Sustainability Advice program for buyers so they are able to incorporate sustainability measures into new homes during the design phase, solar orientation of blocks and solar envelope guidelines, and mandating a 7-star energy efficiency rating for multi-unit developments.

- Following a trial, for example in Bonner, of offering rebates for energy efficient hot water systems (such as solar), these systems will now be mandated in Harrison 4, Coombs and Jacka.

- The LDA is currently introducing a new process to drive sustainability performance improvement in LDA estate planning and delivery. This includes the application of specialist estate sustainability assessment software PrecinX which was developed by Landcom in NSW, but which will be customised for ACT conditions. PrecincX can be used to assist in scenario analysis of sustainability options at the design stage of estates. Appropriate estate performance targets can be nominated against key indicators including energy and emissions. These targets can be incorporated into performance agreements and contracts, and used as a basis for corporate reporting.

d) *In relation to the 'environmental benefits of land release'– do you mean harm minimisation and how do you work with the sustainable development directorate to achieve this?*

In some instances there are environmental benefits of land release, while in other cases it is correct that environmental management in association with land release does focus on harm minimisation.

One example is the remediation of contaminated sites due to a legacy of former industrial, agricultural and waste disposal practices. The LDA works in cooperation with the Environment Protection Authority within ESDD on remediation of sites including former industrial areas containing a range of contaminants including hydrocarbons, former sheep dip sites, and construction waste disposal sites which can include asbestos.

Another example where there can be environmental benefits associated with land release is in relation to waterways. In many cases land development occurs on former grazing land or pine forests. Waterways have been degraded by the legacy of former management practices such as clearing, overgrazing and forestry practices, resulting in loss of biodiversity, erosion and weed infestation. In association with the Land and Infrastructure Planning area of ESDD, the LDA works on the design and construction of Water Sensitive Urban Design features, including the creation of ponds and wetlands, pollutant traps, sediment control during construction and planting of native species. These approaches have water quality and biodiversity benefits as well as providing recreational opportunities and aesthetic benefits.

The LDA works in association with the Nature Conservation Policy area of ESDD on studies into the environmental values and constraints of proposed new development areas. The results of these early environmental studies assist in identifying areas of high habitat value such as significant trees, or areas containing rare and threatened species or communities, while confirming areas of land that are developable. The LDA also undertakes land management activities throughout the land development process including weed management in identified reserve areas.

Approved for circulation to the Member and incorporation into Hansard.

Andrew Barr

Andrew Barr MLA
Minister for Economic Development **Date:** 14.2.12

STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL SERVICES

ANNUAL REPORTS HEARINGS

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SUPPLEMENTARY QUESTION 6

In relation to sites for aged care (Vol 1, pages 16, 17):

120 beds – Isabella Plains
160 beds – Griffith
200 beds – Ngunnawal

a) What consultation is being undertaken with the local community in regards to these aged care sites being released?

b) I note that there has been considerable community concern over the process for aged care site release in Calwell – is there work being done to avoid these problems with future aged care land release sites?

MR BARR: The answer to the Member's question is as follows:

a) All proposed aged care site releases and direct sales involve community consultation. The extent of the consultation is contingent on the nature of the proposed development. The Isabella Plains site involved a whole-of-suburb letterbox drop, signage and public notification in the Canberra Times Community Noticeboard. The consultation report can be found on the Economic Development Directorate (EDD) website at http://www.economicdevelopment.act.gov.au/community_engagement/Recent_Activities.

The Griffith consultation was undertaken several years ago, initial discussions began in 2002 as part of a review of Griffith Library, the O'Connell Centre, shops and existing green space on Section 78. EDD understands the proponent for the current aged care proposal at the former O'Connell Centre, Baptist Community Services, has conducted an extensive community consultation process.

Ngunnawal is part of ongoing discussions regarding the Gold Creek Homestead with the Gungahlin Community Council.

b) The only issue in relation to Calwell that was raised was due to the provision of other facilities in the immediate area, which the Calwell Neighbourhood Watch wanted to have consolidated into a plan which picked up all the changes. This was deemed unnecessary as any issues that may arise because of the new developments will be addressed as part of any Development Application in relation to the site. The Government will always consult with the community before the sale of sites for aged care and will work cooperatively with the community to reach a solution to issues, as was the case in Calwell.

Approved for circulation to the Member and incorporation into Hansard.

Andrew Barr MLA
Minister for Economic Development **Date:** 17.2.12

STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL SERVICES

ANNUAL REPORTS HEARINGS

Tuesday 29 November 2011

SUPPLEMENTARY QUESTION 7

In relation to City Area Action Plan (Vol 1, pages 16, 20):

a) Which Directorate is actually coordinating the implementation of the City Area Action Plan?

b) How are the city projects being funded?

c) From which Directorates?

d) Which 'selected Action Plan projects' will be ready for Centenary?

e) How can the Government ensure that projects are undertaken which are actually dependent on private developments?

f) City lighting: given that at estimates in May, we heard that after the rollout of this year's funding, 35% of the city would meet minimum standards, in terms of community safety, what is being planned to move towards 100%?

g) Is there still a plan to move Veteran's Park to the northside of the block?

h) Funding for public toilets: how many toilets does $0.4M buy, and is there a plan to install more across the city, given that there is certainly an issue with a shortage of public toilets in the city.

i) What is being done about pedestrian access to City Hill?

j) "Continue development of a coordinated action plan for the revitalisation of Civic"- does this mean that it is a working document and it will be updated regularly?

MR BARR: The answer to this supplementary question is as follows:

a) The Economic Development Directorate is coordinating the implementation of the *City Area Action Plan* October 2010.

b) City projects are being funded through ACT Budget capital works appropriation.

g) There is no longer any discussion to move Veteran's Park to the northern side of the block. Park refurbishment is included in the 2012 construction program.

h) The $0.4m covers the purchase and installation of two pre-fabricated automated toilets that have been installed at either end of the City Interchange. Additional permanent public toilets are not being considered.

i) A City Hill master plan has been prepared that will be publicly released in the first half of 2012. Three safe pedestrian access points across Vernon Circle and along Northbourne Avenue are identified in the plan.

j) The *City Area Action Plan* is a working document that, subject to Government priorities, may be updated.

Approved for circulation to the Member and incorporation into Hansard.

Andrew Barr

Andrew Barr MLA
Minister for Economic Development **Date:** 1. 2. 2012

STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL SERVICES

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SUPPLEMENTARY QUESTION 8

In relation to Hawker shops (Vol 1, page 47):

Could we please get an update on the Hawker Shops development proposal?

MR BARR: The answer to the supplementary question is as follows:

Between 3 and 10 December 2011 the Economic Development Directorate (EDD) conducted a series of information sessions at Hawker village to present the Hawker Group Centre Draft Master Plan. Attendees at the sessions had an opportunity to be briefed about the Draft Master Plan and to have their questions answered.

A total of 274 feedback sheets were subsequently received by the close of submissions on 31 January 2012. Views expressed in the feedback were widely divergent and on 14 February 2012 I announced a three-year moratorium would be placed on ACT Government-sponsored development at Hawker Group Centre. This will give the community time to reflect on the issues raised during the master planning process.

A final report on the community response to the Hawker Group Centre Draft Master Plan will be distributed to local residents during March 2012.

Approved for circulation to the Member and incorporation into Hansard.

Andrew Barr

Andrew Barr MLA
Minister for Economic Development **Date:** 1.3.12

STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL SERVICES

ANNUAL REPORTS HEARINGS

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SUPPLEMENTARY QUESTION 9

In relation to Narrabundah long-stay caravan park (Vol 1, page 49):

Could we please get an update on what is happening with the Narrabundah long-stay caravan park?

MR BARR: The answer to this supplementary question is as follows:

Work has continued on the Narrabundah Long Stay Park (the Park) project as follows:

1. In keeping with the Government's commitment made in the *Interim ACT Government Response to the SGS Economics and Planning Options Paper for the Future Ownership and Management of the Narrabundah Long Stay Park,* a Development Application (DA) has been lodged and approved varying the lease purpose clause to include use as a mobile home park.

2. In relation to the Government's commitment to deliver up to 25 new mobile homes at the Park, a report has been completed incorporating an assessment of constraints at the site relating to Flora and Fauna, Bushfire Management, Tree Preservation Orders, Aboriginal and European Heritage, Flooding and Site Contamination. The report noted that whilst there are several items that will need to be considered during planning, the site can accommodate the proposed new mobile homes.

3. As a result of a competitive Request for Quotation process, SMEC Australia Pty Ltd has been engaged to undertake a site services investigation and develop a site master plan. This work will lead to further DA's being lodged for the proposed new dwellings and associated works.

4. An Expression of Interest has been concluded for the provision of up to 25 new mobile homes at the Park. Information gained from this process is being used to develop a detailed scope of works for a Request for Tender which will be issued in the coming months.

5. The framework for the financial assistance packages to be provided to dwelling owners has been finalised. This assistance includes work to be undertaken by the Territory (e.g. essential plumbing work, and the installation of smoke alarms) and means-tested grants and/or loans that will assist with the cost of required rectification work. There will also be means-tested assistance for residents who choose to relocate to alternative accommodation. Affected renters at the Park may also be eligible for assistance on a case-by-case basis.

6. The financial assistance package information and application forms were distributed to the Park residents at the beginning of November 2011. A resident's BBQ and a follow up drop-in session have been held to provide the residents with an opportunity to discuss any concerns or questions regarding the financial assistance applications. Housing ACT continue to support the residents with this process.

Approved for circulation to the Member and incorporation into Hansard.

Andrew Barr

Andrew Barr MLA
Minister for Economic Development **Date:** 31. 1. 2012

STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL SERVICES

ANNUAL REPORTS HEARINGS

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SUPPLEMENTARY QUESTION 10

In relation to Well Station Drive extension (Vol 1, page 52):

Could we please get an update on how the heavy traffic issues have been resolved at the Well Station Drive extension – intersection with Horse Park Drive?

MR BARR: The answer to this supplementary question is as follows:

The heavy vehicles involved in the construction of Well Station Drive are no longer using the proposed intersection with Horse Park Drive to access the site. The trucks have been gaining access to the site using the Flemington Road, Well Station Drive intersection.

Work is about to commence at the junction of Horse Park Drive and Well Station Drive to construct a new signalised intersection. These works are due for completion in mid March 2012

Approved for circulation to the Member and incorporation into Hansard.

Andrew Barr MLA
Minister for Economic Development **Date:** 31. 1. 2012

STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL SERVICES

ANNUAL REPORTS HEARINGS

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SUPPLEMENTARY QUESTION 11

In relation to Strategic indicator – improving housing affordability (Vol 1, page 14):

On page 14 there is the Strategic indicator 'improving housing affordability'. Under that indicators there are a number of output measures but there aren't any outcomes measure, as in whether housing affordability in the market actually improved.

a) What data have you been measuring for this and why isn't it included here?

b) What progress has the Government made on measuring the bottom 40% of income earners and seeing what percentage of them are paying more than 30% of their income on housing?

c) Are you at all concerned that private renters in Canberra have the most long term affordable housing problems, given many of them will never be able to afford to buy a house and average rents are very high?

MR BARR: The answer to this supplementary question is as follows:

a) The Government considers a number of sources, including the Australian Bureau of Statistics' *Household Expenditure Survey 2009-10* and the Real Estate Institute of Australia's *Real Estate Market Facts* and *Housing Affordability Report*, which are published independently.

b) Analysis of lower income households in the rental market conducted for the forthcoming third phase of the Affordable Housing Action Plan (AHAP) suggests approximately 43% of first income quintile households and 39% of second income quintile households in the ACT are spending more than 30% of income on rent.

c) Yes. The Government provides a range of schemes to help Canberrans leave the rental market to purchase their first home including the First Home Owner Grant of $7,000, stamp duty concessions; the option to land rent on land sold by the Government; and the delivery of affordable house and land packages through the LDA's OwnPlace scheme. With regards to affordable rentals, the Government has helped to deliver 565 affordable rental dwellings through the National Rental Affordability Scheme, with roughly 655 to come online by Q1-2012 and a further 1,475 by 2015-16.

Approved for circulation to the Member and incorporation into Hansard.

Andrew Barr

Andrew Barr MLA
Minister for Economic Development **Date:** 8.2.12

STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL SERVICES

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SUPPLEMENTARY QUESTION 12

In relation to OwnPlace (Vol 1, page 12):

On page 12 it shows the amount of residential land that has been released, and in 2010-11 the Government released 5 048 dwelling sites.

a) Does 20% of that figure get released as affordable housing under OwnPlace scheme?

b) How many houses under the OwnPlace scheme have now been completed and people are living in them?

c) Does public housing count towards that 20%? And do you have a target for how much of the new land being released will be public housing?

MR BARR: The answer to this supplementary question is as follows:

a) 20 per cent of all greenfield releases are required to be priced at or below the affordable threshold of $337,000. The OwnPlace program is only available on greenfield releases undertaken by the Land Development Agency. The 5,048 dwelling sites include englobo and joint venture developments, as well as urban infill sites on which OwnPlace would not be offered.

b) 247 OwnPlace homes are now completed and occupied.

c) No. The 20 per cent relates to private sector developments. The need for public housing in each greenfield development is determined by the Community Services Directorate. The Land Development Agency works with CSD to meet its public housing objectives in addition to the 20 per cent affordability requirement.

Approved for circulation to the Member and incorporation into Hansard.

Andrew Barr

Andrew Barr MLA
Minister for Economic Development **Date:** 8.2.12

STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL SERVICES

ANNUAL REPORTS HEARINGS

Tuesday 29 November 2011

SUPPLEMENTARY QUESTION 13

In relation to Affordable Housing Action Plan (Vol 1, page 7):

On page 7 it says 80% of the Affordable Housing Action Plan initiatives have been implemented.

a) Which 20% haven't been implemented and will they be achieved before the next Action Plan comes out early next year?

b) What evaluation of the affordable housing programs do you undertake and how do you monitor the potential for windfall gains to purchasers if prices are artificially lower than the market price?

MR BARR: The answer to the Member's question is as follows:

a) The 20 per cent includes 14 initiatives that are either on-going or in progress (#4, #7, #35, #49 and #51 from Phase I and initiatives #7, #10, #14-19 and #21 from Phase II) and are expected to be completed in 2012. Three initiatives have been withdrawn due to market circumstances. These were:
   - 'Defer land payment on affordable government house and land packages until a certificate of occupancy is issued';
   - 'Call for expressions of interest from institutional investors to develop and rent 200-400 private rental dwellings incorporating the potential for shared equity and on-sale to eligible tenants as part of a wider land release of up to 1,000 sites'; and
   - 'Ensure that Community Housing Canberra incorporates a shared equity scheme for eligible tenants and home buyers, as part of its business model'.

b) Affordable Housing Action Plan programs are monitored and adapted as necessary. The Government pays close attention to feedback from stakeholders such as the building industry, property sector, community groups and the broader community including home buyers.

   Prices for affordable properties are not artificially lower than market prices. Some are actually delivered for less than the $337,000 threshold. The threshold is based on the cost of building an affordable property and includes factors such as construction materials, labour and land. It also includes a profit margin. The affordable threshold is adjusted annually based on production price indexes for the ACT as published by the Australian Bureau of Statistics.

   Affordable house and land packages sold through the Government's OwnPlace program include a restriction that the property cannot be resold for a period of three years.

Approved for circulation to the Member and incorporation into Hansard.

Andrew Barr MLA
Minister for Economic Development **Date:** 8.2.12

STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL SERVICES

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SUPPLEMENTARY QUESTION 14

In relation to Strategic Indicator – improving housing affordability (Vol 1, page 14):

a) It says that you 'provide concessions to first home buyers" – what are these?

b) What evaluation of the effectiveness has the directorate undertaken on these initiatives and has it found evidence to contradict the Productivity Commission's findings that the provision of grants inflates house prices?

MR BARR: The answer to the Member's question is as follows:

a) The ACT Government offers the Home Buyer Concession Scheme (HBCS) to eligible first home buyers. This Scheme is administered by Treasury.

b) The HBCS provides tax concessions and is not a grants scheme. It is a highly targeted scheme for first homebuyers and other eligible entrants to the housing market. Its eligibility criteria include property value thresholds and income tests. There is no evidence to indicate, given its targeting and the relatively small number of recipients, that the Scheme has inflated prices.

Approved for circulation to the Member and incorporation into Hansard.

Andrew Barr

Andrew Barr MLA
Minister for Economic Development **Date:** 2.3.12

STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL SERVICES

ANNUAL REPORTS HEARINGS

Tuesday 29 November 2011

SUPPLEMENTARY QUESTION 15

In relation to Low income housing (Vol 1, page 16):

Can you provide details on 'accommodation for at risk low income aged and homeless'? (dot point at bottom of first column)

MR BARR: The answer to the Member's question is as follows:

The accommodation for at risk low income aged and homeless referred to at page 16 relates to the provision of nine sites provided to Housing ACT. The land provided to Housing ACT enabled the ACT Government to leverage off the Australian Government's Nation Building and Jobs Plan and exceed Australian Government targets.

Eight of the sites enabled Housing ACT to construct almost 300 dwellings for older persons. Some of these dwellings are for Affordable rental and sale whereas the majority are allocated to Housing ACT clients who "right sized" from their family home thus freeing up properties suitable for homeless families.

The last block of land provided to Housing ACT is zoned residential land is utilised for housing clients with various needs. The 42 dwelling complex includes nine dwellings allocated to older persons, 15 dwellings for the 'Our Place' supported accommodation and integrated education service, nine dwellings for Community Housing and nine dwellings for people who are eligible for public housing, the majority of whom were previously homeless.

Approved for circulation to the Member and incorporation into Hansard.

Andrew Barr MLA
Minister for Economic Development **Date:** 8.2.12

STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL SERVICES

ANNUAL REPORTS HEARINGS

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SUPPLEMENTARY QUESTION 16

In relation to Community Access Network (Vol 1, page 16):

On page 16, up the top right, it says the government's pilot of the Community Access Network has been completed.

What is that project?

MR BARR: The answer to this supplementary question is as follows:

The Community Access Network was an initiative of Phase II in the Affordable Housing Action Plan aimed at enabling 'ageing in place'. A six month pilot program was undertaken by Communities@Work in the Weston Creek area to determine the services that would be required to allow older persons to continue living comfortably in their existing communities.

Survey results indicated the most in-demand services would include home repairs and maintenance, walking groups and ICT training.

A full report on the outcomes of the pilot is available on the Economic Development Directorate's website:
(http://www.economicdevelopment.act.gov.au/community_engagement/Recent_Activities/50_network_consultation_outcomes)

Approved for circulation to the Member and incorporation into Hansard.
Andrew Barr MLA
Minister for Economic Development   **Date:** 8.2.12

STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL SERVICES

ANNUAL REPORTS HEARINGS

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SUPPLEMENTARY QUESTION 17

In relation to Increased Supply of Community Housing (Vol 1, page 17):

A lot of the gains from community housing come from the fact that small cooperatives ensure that residents are more empowered in determining their housing-related decisions. There has however been a major shift in community housing from governments in that a lot of much larger non-profit organisations are managing housing and small organisations have died off because of defunding.

The Productivity Commission released a case study on this in January 2010, with warnings about large non-profits still needing to provide strong tenancy managements and engagement.

a) Have you read or are you aware of this work by the Productivity Commission?

b) Are you concerned at all that as some of the community housing organisations become bigger they lose the advantages they brought in being a smaller community housing organisation?

MR BARR: The answer to this supplementary question is as follows:

a) Yes. The Government is aware of the work by the Productivity Commission.

b) No. In the ACT, community housing providers of all size have the community development goals, as outlined in the Productivity Commission report of:
   - tenant involvement in management;
   - a commitment to fostering community development through housing services;
   - flexible housing services that are responsive to diverse needs; and
   - linking housing and other services to tenants, such as services for people with a disability.

While small housing providers may provide some aspects of service to its tenants and members that larger organisations cannot, the converse can also be said. The appropriate response is to ensure that the community housing sector is sustainable and provides a variety of choices for residents.

Approved for circulation to the Member and incorporation into Hansard.

Andrew Barr MLA
Minister for Economic Development

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