



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

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

Inquiry into ACT Budget 2021–22
ANSWER TO QUESTION ON NOTICE

QoN No - 41

MARK PARTON MLA: To ask the Minister for Housing and Suburban Development

Ref: Budget Statement G Table 35 showing decline in Housing stock with a \$21 million injection into the Growth and Renewal Program.

1. In relation to the sales of Social Housing property figures since July 2019:
 - a. Can you table the sale property figures for each property sold by housing ACT since 1 July 2019 including property size and location
 - b. How much of each sale goes to repairs and maintenance?
 - c. How much of each sale goes to acquisition of new properties?
 - d. How much of each sale goes to building new properties?
 - e. What are the top 3 property sizes for acquisition during 2021-2022 given that a high number of people waiting to be transferred or placed are families requiring 4 bedroom or larger

YVETTE BERRY MLA: The answer to the Member's question is as follows:–

- a. The following table is a breakdown of asset sales as part of the Growing and Renewing Public Housing Program (the Program) by financial year, district, and bedroom composition¹.

District	FY				
# Bedrooms		2019-20	2020-21	2021-22 (YTD)	Total
Belconnen		11	19	8	38
2			2		2
3		11	15	8	34
4			2		2
Canberra Central		24	55	10	90
2		2	11	1	14
3		21	43	10	74
4		1	1		2

¹ Sales figures provided are as at end October 2021.

Gungahlin	3	1		4
2		1		1
3	1			1
4	1			1
5	1			1
Tuggeranong	18	28	6	52
2	4			4
3	12	22	5	39
4	2	3	1	6
5		2		2
7		1		1
Weston Creek		13	3	16
2		1		1
3		11	3	14
5		1		1
Woden Valley	4	12	3	19
3	4	11	3	18
4		1		1
Rural	1	1	1	3
2			1	1
3	1	1		2
Total	61	129	32	222

- b. In 2021-22, no funding will be provided to the Housing ACT Repairs and Maintenance budget from the sale of properties. The sale of properties funds the Program.
- c. In 2021-22, the Program budgets the purchase of 69 dwellings at \$48.3 million. This will be funded from the Program revenue which includes the sale of 150 properties in 2021-22, capital injections, as well as carried over funds from previous years.
- d. In 2021-22, the Program estimates a work-in-progress schedule of 809 dwellings including 116 dwellings to be delivered, 468 dwellings in the construction phase and 225 dwellings in the design and planning phase at \$105.7 million. This will be funded from the Program revenue which includes the sale of 150 properties in 2021-22, capital injections, as well as carried over funds from previous years.
- e. The volumes of different types of dwellings to be delivered as part of the Program are largely proportionate to the demand expressed through the housing and transfer registers.

1- 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 built and purchased.

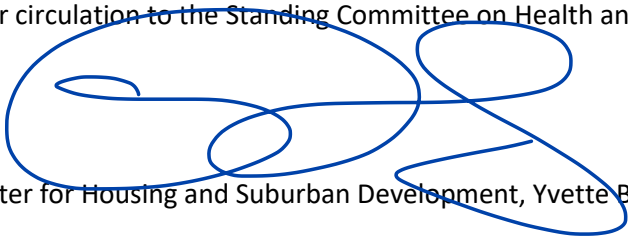
Subsequently, Housing ACT's purchase program generally aims to address the undersupply of smaller dwellings within the portfolio by prioritising the purchase of 2-bedroom properties, noting they are by a significant margin the highest in demand.

Further, purchasing larger dwellings in the current market is cost prohibitive. Redeveloping existing sites to deliver larger dwellings provides for better value for money outcomes for the Territory and allows for the delivery of adaptable housing options, which is generally not available via the private market.

Purchases also aim to address the policy aspirations of the program, including realigning the portfolio to better match tenant needs and improving the distribution of public housing across the Territory.

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

Signature:

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned over the signature line.

Date:

11/11/21

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