



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

SELECT COMMITTEE ON ESTIMATES 2024-2025

Ms Nicole Lawder MLA (Chair), Ms Suzanne Orr MLA (Deputy Chair),
Miss Laura Nuttall MLA

ANSWER TO QUESTION ON NOTICE

Asked By: Ms Jo Clay MLA

Addressed to: Minister for Housing and Suburban Development

Redirection: N/A

Reference: Budget Outlook page 62

Hearing Date: 26 July 2024

In relation to: Affordable Housing Project Fund after 15 years

QON lodgement Date: 30 July 2024

Answer Due date: 7 August 2024

For projects funded under the ACT's Affordable Housing Project Fund, the affordable dwellings have to be held for 15 years. Why was the term of 15 years decided on and what happens to the dwellings after the 15 years - can they be sold or rented out at a market rate?

Yvette Berry MLA: The answer to the Member's question is as follows:

Build-to-Rent is a multi-unit development where the residential dwellings are retained by one owner/entity and rented out long term (preferably at least 15 to 20 years) rather than being sold (additional information can be found [here](#)).

For projects supported through the ACT's Affordable Housing Project Fund (Fund), the affordable rental requirement must be delivered for a minimum of 15 years in line with this expectation. The term of the agreement will end once the requirement has been met. However, community housing providers (CHPs) typically seek to hold housing stock as long-term affordable rentals and leverage the assets on their balance sheet to invest in more affordable housing, consistent with the role of CHPs. A key objective of the Fund is to support the growth of affordable rental and community housing.

Financial assistance from the Fund is carefully considered against value for money thresholds. This includes consideration of the costs to the ACT Government in delivering affordable and/or social housing through other delivery mechanisms. In addition, under the annual Request for Proposal process, registered CHPs receive favourable consideration for assistance from the Fund due to strong operational processes, governance and experience.

Approved for circulation to the Select Committee on Estimates 2024-2025

Signature:

Date:

7/08/24

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