



**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: Mr Mark Parton MLA

Addressed to: Minister for Housing and Suburban Development

Redirection: N/A

Reference: Housing ACT

Hearing Date: 26/07/2024

In relation to: Community Services Directorate and Housing ACT Statistics

Question Lodgement Date: 31/07/2024

Date Answer Due: 08/08/2024

- (1) Can you provide a breakdown of the distribution of the ACT's public housing by district (both in terms of the number of dwellings, and the proportion of all public housing in each district by percentage)?
- (2) For the past financial year
  - (a) how many applications were received for the ACT's public housing waiting list, and how many were accepted and registered on the waiting list?
  - (b) For the past financial year, how many registrations on the public housing list were cancelled or otherwise ended for reasons other than accessing public housing? Can you provide a breakdown of the reasons why people were removed from the waiting list?
- (3) Is there a standard vacancy turnaround time (i.e. the number of days public housing is vacant between tenancies) or a target time for re-letting a public housing property once it has been vacated by a former tenant? If data is available, can you please indicate:
  - (a) the average turnaround time for the most recent 12-month period for which data is available
  - (b) the proportion of vacated public housing dwellings that did not meeting the target for the vacancy turnaround time within the most 12-month period for which data is available.
- (4) Can you please provide the most recent data (both in numeric terms and as a % of overall public housing stock) on how many public housing dwellings in the ACT are
  - (a) deemed untenable;
  - (b) or undergoing major development.
  - (c) Of those deemed untenable, what the most common reasons?
- (5) The most recent statistics from the AIHW showed that 318 public housing dwellings were untenable as at 30 June 2023.
  - (a) Can you provide the most up-to-date figure for the number of untenable public housing dwellings?
  - (b) Can you please provide a breakdown of the primary reasons why public housing dwellings were deemed untenable?

- (c) How many properties suitable for tenants are not occupied at present?
- (6) The ACT Government has stated its intention to release an additional 21,422 new homes (both greenfield and infill sites) over the next five years under the Indicative Land Release Program (Budget 2024-25, Housing Statement, p. 6). Can you please indicate
- (a) what percentage of these homes released under the Program will be
    - (i) public housing
    - (ii) community housing
    - (iii) affordable *rental* housing?
- (7) Can you please provide a breakdown of the numbers of public housing dwellings that are medium density or single/dual occupancy homes for:
- (a) New public housing dwellings constructed and completed since 30 June 2020
  - (b) In-progress and planned public housing dwellings
- (8) The ACT Government has committed to ensuring all feasible public housing properties will be electrified by 2030 and will have appropriate ceiling insulation that meets the Minimum Energy Efficiency Standards for rental homes. Can you please indicate:
- (a) the number and proportion of public housing dwellings that are currently fully electrified
  - (b) the number and proportion of public housing dwellings that currently meet the Minimum Energy Efficiency Standards for rental homes.

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

- (1) The district breakdown of Public Housing against total housing is as follows.

District	HACT Properties (30 June 2024)	Total Properties 2021 Census Data	HACT %
Belconnen	3,027	39,504	7.7%
Gungahlin	1,253	28,220	4.4%
Inner North	2,209	23,673	9.3%
Inner South	753	13,392	5.6%
Molonglo Valley	254	4,181	6.1%
Tuggeranong	2,575	32,925	7.8%
Weston Creek	763	9,241	8.3%
Woden	876	15,324	5.7%
Rural/Other	21	462	4.5%
<b>Total</b>	<b>11,731</b>	<b>166,922</b>	<b>7.0%</b>

(2) As at 30 June 2024, in the previous 12 months:

(a) 1079 applications were received for the ACT's public housing waiting list of which 710 were accepted and registered, 92 are pending.

(b) 277 applications were cancelled for the following reasons:

Reason for cancellation*	No of applications
Not Eligible	101
Documents not provided	131
Applicant withdrew application	14
Other reason	31
<b>Total</b>	<b>277</b>

\* Note – A single application may be cancelled more than once, the reason provided is the most recent cancellation reason.

(3) Housing ACT does not have a standard or target turnaround time for re-letting a public housing property once it has been vacated by a former tenant. Housing ACT is committed to making the vacant turnaround time as short as possible by ensuring appropriate works and upgrades are completed during a vacancy period, to provide quality housing for incoming tenants.

(a) the average turnaround time for the 12 months to 30 June 2024 is 48 days.

(b) Of the vacated public housing dwellings that were re-tenanted within the 12 months to 30 June 2024, 13% (119 dwellings) were not allocated within 90 days, noting that 90 days is a standard reporting period.

(4) As at 30 June 2024, of the overall public housing stock on how many public housing dwellings in the ACT are:

(a) Deemed untenable: 352, 3.2%

(b) Or undergoing major development (including Major Repairs and Upgrades): 193, 1.8%

(c) Of those deemed untenable, what the most common reasons? Upgrades: 185, 1.7%

(5) As at 30 June 2024, of the public housing dwellings which are deemed untenable:

(a) Number of untenable public housing dwellings	352	
(b) primary reasons why public housing dwellings were deemed untenable	For Sale	42
	Redevelopment or Demolition	60
	Under Assessment	11
	Major Repairs	8
	Upgrade	185
(c) Number of properties suitable for tenants are not occupied at present?	Available for Allocation + Current Offer + Accepted Offer	132

(6) The Indicative Land Release Program (ILRP) is a five-year indicative program, and forward years are subject to change. The ACT Housing Strategy's Action 1.B.1 currently requires at least 15% of the Indicative Land Release Program each year to be dedicated to affordable, community and public housing – this is applied to suitable sites in the first year of the ILRP. For 2024-25 sites will be released with requirements for at least 608 dedicated community, public or affordable homes<sup>[1]</sup>.

The 2024-25 targets include land for 432 community housing properties (across Denman Prospect, Gungahlin, Moncrieff, and Molonglo), land for 40 new public housing properties (in Molonglo) and land for 136 affordable homes (in Gungahlin and Denman Prospect). These will be notified under Section 65 of the *City Renewal Authority and Suburban Land Agency Act 2017*.

The amount and proportion of affordable, community and public housing may vary over time. Affordable housing may be delivered either as affordable rental or affordable sale and this will be determined on a site-by-site basis depending on future sales method.

<sup>[1]</sup> For the purpose of calculating the percentage target, some sites from the ILRP are excluded from the residential total, such as sites that are re-released from previous years and already have housing targets applied, or if the sites have been identified for other affordable housing projects.

(7) The breakdown of public housing dwellings that are medium density or single/dual occupancy homes are as follows.

(a) 578 new public housing dwellings have been completed via constructions between 30 June 2020 and 30 June 2024. Of these:

- 272 dwellings are single/dual occupancy, and
- 306 dwellings are medium density.

(b) 242 dwellings are currently under construction/in-progress (as at June 2024). Of these:

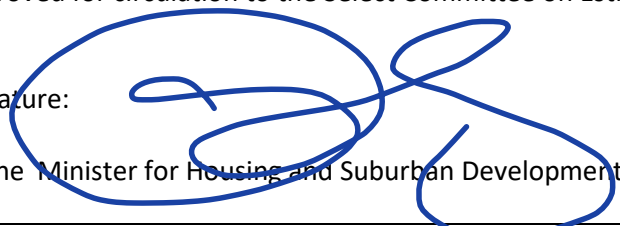
- 40 dwellings are single/dual occupancy, and
- 202 dwellings are medium density.

(8) All feasible public housing properties will be electrified by 2030 and will have appropriate ceiling insulation by November 2026 to meet the Minimum Energy Efficiency Standards for rental homes. As at June 2024;

- a. Approximately 8,500 public housing properties are fully electrified, representing 73% of the portfolio.
- b. Approximately 9,100 public housing properties already meet the Minimum Energy Efficiency Standard for rental homes, representing 78% of the portfolio.

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

Signature:



Date:

20/08/24

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