



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 - 39

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

Ref: Budget Outlook 2021-22, pages 284 – 285, tables 3.7.2 and 3.7.3 regarding the Housing ACT capital infrastructure program and forward estimates.

1. In relation to the capital infrastructure provisions summarised in the above reference:
 - a. How does the government go about developing its assessment of public and social housing requirements that lead to the capital funding estimates in the reference;
 - b. What analytical systems or modelling tools are employed to forecast housing stock and capital funding needs;
 - c. What data was used to determine the capital funding amount for the budget and each year of the Forward Estimates; and
 - d. What were the annual estimates of homelessness in the ACT used to determine the increases in public housing requirements and the total housing stock requirement in each year?

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

- a. There are several factors that help understand the demand for social housing including:
 - Waitlist numbers
 - OneLink data
 - annual homelessness services data
 - Census data
- b. The format of the Growing and Renewing Public Housing Program (the Program) budget and reporting provides a holistic and visible plan on the Program's entire work in progress schedule. The budget also includes Program related costs as well as housing stock inflows (such as purchases or construction deliveries) and housing stock outflows (such as properties demolished for redevelopment or properties sold as part of the Program).

The Program budget shows the remaining four-year targets, providing an all-inclusive schedule, aimed at demonstrating to Government that delivery of the whole program dwelling objective – including stock growth - is feasible by 2024-25.

This budget format has been realised with the assistance of reporting tools implemented, namely Fulcrum and TM1 (Capital), allowing for the forecast of cashflows through anticipated construction schedules and milestone payments.

- c. The revised forward program and budget is premised on building around 700 new dwellings through a mix of demolition and construction on existing Housing ACT sites and the construction of around 420 new dwellings on acquired land in both new and established suburbs across Canberra. It will also include the acquisition (through market purchase and/or EOI) of around 140 dwellings – totalling 1,260 dwellings by 2024-25.

In 2021-22, the Program is set to cost \$171 million. There are an estimated 809 dwellings in the work-in-progress (WIP) schedule within design, planning and construction. Of these, 116 dwellings are budgeted for construction delivery. Additionally, 69 dwellings are anticipated to be acquired through market purchases and 22 land sites are estimated to be purchased from the Suburban Land Agency (SLA).

The 2021-22 Program also estimates the relocation of 156 public housing households to allow these for sales or redevelopments. Of these, 91 dwellings will be demolished.

- d. As noted previously, there are several factors that help understand demand including:
- Wait list numbers
 - OneLink data
 - annual homelessness services data
 - Census data

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

Signature:



Date:

17/12/21

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