



SELECT COMMITTEE ON COST OF LIVING PRESSURES IN THE ACT

Mr Johnathan Davis MLA (Chair), Dr Marisa Paterson MLA (Deputy Chair)

Ms Nicole Lawder MLA

ANSWER TO QUESTION TAKEN ON NOTICE

Asked by Johnathon Davis on 12 April 2023: Yvette Berry took on notice the following question(s):

Reference: Hansard [uncorrected] proof transcript 12 April 2023, Page 109

In relation to:

THE CHAIR: Fantastic, thank you. Minister Berry, could you update us on how we are going to reach our public housing growth targets?

Ms Berry: Yes. Well, I can perhaps give an overview of where we sit at the moment and then ask Ms Loft to provide a little bit more detail if that is required by the committee. So, as the committee knows, the ACT government has committed to renewing 1,000 properties to make sure that they meet the needs of our public housing tenants and are sustainable, more affordable to heat and cool and growing our portfolio by at least another 400 additional homes by 2026-27 I think is the latest target given some of the challenges with building properties across the county at the moment and building supplies.

So, over the last or the first three to five years of the growing and renewing public housing program we have had 426 households who have been relocated. There has been 184 dwellings that have been demolished for redevelopment. Sold 477 end of use public house properties, purchased 112 landsites from the Suburban Land Agency as well as from the Asbestos Response Taskforce, some of the old Mr Fluffy Homes.

We have completed construction of 291 dwellings and we have purchased 103 dwellings from the market. That was up until December so there is probably a little bit of activity between now and then noting that this kind of data is a point in time calculation. And so it changes sometimes daily depending on where things are up to.

Of course as Ms Vassarotti has referred to we have completed the common ground in Dickson which includes 40 residential units; 1, 2 and 3 bedroom dwellings which provide a range of different options for housing including affordable and social as well as public housing. That is being managed in a partnership with Community Housing Canberra and the YWCA and it has been an incredible outcome for the families and individuals that have moved there. And Minister Vassarotti and I have had the chance to have a conversation with some of those individuals and it certainly has been life-changing for them.

We are, as well as the housing program and building and providing more public housing and growing our housing stock, unlike other states and territories our priority has been to build on our social housing publicly owned public housing, government housing in the ACT rather than selling it off—privatising or selling it off to community housing providers. Whilst community housing is an important part of providing

housing across the ACT for people who need it, in the ACT we have prioritised insuring that our housing stock continues to grow.

Maybe you have some more up to date data, Ms Loft.

Ms Loft: Sure, thanks Minister Berry. So, the summary is to date is over 400 have already been delivered, of the 1,400, but what we do have is over 700 dwellings work in progress, so they are going to be delivered in the next couple of years. But since the stats that Minister Berry just outlined, we have delivered another 21 in Dixon last month, and you will see another 80 to 90 before the end of this financial year completed and handed over to allocations, which is an incredibly big year for allocations this year in handing over new properties.

We also have over 130 acquisitions in the pipeline, so that is either from the private market or where a developer has contacted us through our expression of interest framework, and we are purchasing house and land packages off developers, so there is another 130 in the pipeline along with the 700 that we have got in the construction pipeline.

MR CHAIR: There is so many places to take that on supplementary, so I am going to have to try and not be greedy and make sure that we move that along. Minister Berry, can I just get you to clarify the timeframe for the 400 additional public housing dwellings, because my understanding of the parliamentary and governing agreement was a commitment to meet that by 2025?

Ms Berry: Yeah, we can provide—well, we have provided an update to that in a statement that I have provided to the assembly, but I can ask Ms Loft to provide some information on the progress.

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

On Tuesday 22 November 2022, I made a Ministerial Statement on Housing and Rental Affordability which detailed impacts on the construction industry including disruptions to supply chains and access to building materials, significant wet weather, supply of skilled labour and increasing costs of materials and labour. These challenges have led to considerably increased construction timeframes since the Growing and Renewing Public Housing program's commencement.

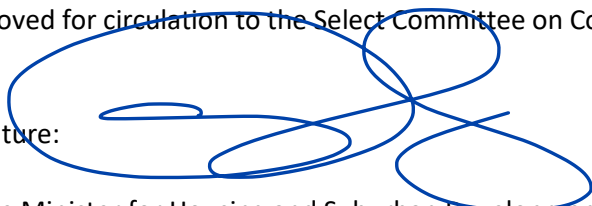
As a result of these impacts, while all constructions would be under contract and under construction (or in progress) by 2024-2025, physical delivery of the dwellings will continue over the next two years until 2026-27.

You can view the Ministerial Statement being delivered via the link below:

<https://broadcast.parliament.act.gov.au/vod/player/eea281c534b61ddd6a26656e78379a68?i=2a6b62bafa5947369351478acbac73eb-19>

Approved for circulation to the Select Committee on Cost of Living Pressures in the ACT

Signature:



Date:

08/05/23

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