



Standing Committee on Health and Community Wellbeing

Inquiry into Annual and Financial Reports 2022-2023

ANSWER TO QUESTION ON NOTICE

Asked by Mr Mark Parton MLA:

Reference: Hearing on 15 November 2023, Annual Report of Community Services Directorate

In relation to: Housing ACT and Vacant Properties

- (1) What is average completion time of vacant properties requiring maintenance or upgrade?
 - (a) How long after a property is vacated does work commence?
 - (b) How long after a property is completed is it re-tenanted?
 - (c) Why can't properties remain tenanted during these upgrades?

Minister Berry: The answer to the Member's question is as follows:–

The averages are since 1 July 2022 till 23 November 2023.

- (1) The average completion time of vacant properties requiring maintenance or upgrade is 71 days which includes average 41 days for routine maintenance and average 86 days for upgrades and repairs.

Note: This is calculated from the date the property is provided to the contractor until the date the property is received back from the contractor.

- (a) It is an average of 24 days between the property becoming vacant and works commencing.
Note: This is calculated from the date the property is vacant until the date the property is provided to the contractor.

- (b) It is an average of 25 days between works being completed and a new tenancy commencing.
Note: This is calculated from the date the property is received back from the contractor until the date next tenancy begins.

(c) Why can't properties remain tenanted during these upgrades?

Housing ACT is committed to ensuring that public housing tenants have appropriate access to essential services. If a property requires a major upgrade, like a bathroom or kitchen renovation, it is deemed inappropriate to permit a tenant to occupy the premises without access to these essential services.

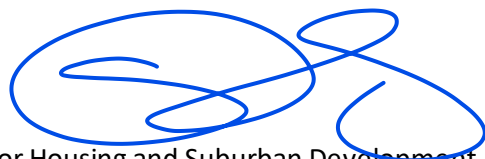
Programmed FM offers portable amenities that can be set up outdoors during a bathroom upgrade. However, if this option is not feasible or inconvenient for the tenant, they must be relocated.

Housing ACT understands and values our tenants' need and right to a peaceful and enjoyable living environment. Subjecting them to the disruption and any safety risks caused by major modifications to the property is both unfair and unacceptable.

Therefore, we are committed to ensuring tenants are not subjected to such inconveniences and safety risks, thereby upholding their rights and providing a conducive living environment.

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

Signature:



Date: 28/11/23

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