



Standing Committee on Planning, Transport and City Services

Inquiry into Annual and Financial Reports 2022-2023

ANSWER TO QUESTION TAKEN ON NOTICE

Asked by Ms Jo Clay MLA on 17 November 2023, Mr Nicholas Holt took on notice the following question(s):

Reference: Hansard [uncorrected] proof transcript 17 November 2023, pages 9-11

In relation to: Affordable, Public and Community Housing Targets

I will change topics. Since 2017-18, we have sold 1,953 dwellings for affordable purchase. And we have got this 15 per cent target that homes of the—the homes that we sell, 15 per cent will be affordable, public and community housing. Has CSLA got data monitoring whether they are meeting that target from 2017-18, mainly by year or however you keep that data?

Mr Dietz: Yes, yes. We definitely do.

THE CHAIR: Yes.

Mr Dietz: And so the target is then captured in the notifiable instrument and reflects what is in the ILRP—

THE CHAIR: Yes.

Mr Dietz: I will note that the target never goes away—

THE CHAIR: Yes.

Mr Dietz: So even if that land under the ILRP is not released in that year, it will then get released the next year, the target remains—

THE CHAIR: Yes.

Mr Dietz: At a higher level, and again I can pass to Nick to give a little bit more detail, but in general over the six years, so the SLA has now been around for six years, and the notifiable instrument, if you accumulate all of those six years, we had a requirement to deliver 1,922 and that was the number. We have actually delivered 2,053.

THE CHAIR: 1,922, we had 1,953, so our figure is wrong.

Mr Dietz: Okay. Well—

THE CHAIR: If it is 1,922, that is great.

Mr Dietz: I have got 1,922. We can—

THE CHAIR: I am certain you are right. And is that aggregated as affordable, public and community—

Mr Dietz: Yes.

THE CHAIR: Or do you have affordable, public and community separately identified?

Mr Dietz: Yes. So the number I read is the aggregated number—

THE CHAIR: Yes.

Mr Dietz: And we do have the break down—

THE CHAIR: Disaggregated. Is that publicly available for each of those years? What the target was, what was sold and what was actually constructed?

Mr Holt: The question about released—

THE CHAIR: Yes.

Mr Holt: There is a nuance between released and constructed—

THE CHAIR: Yes.

Mr Holt: So when we release, there is obviously a time lag before things are constructed. So there— whilst we may have released land, it is in the developers' hands of when that will come online and when it will be completed. So there is a lag. So the numbers are a little bit different between what is released and actually what is constructed.

THE CHAIR: Is the SLA monitoring that right through—

Mr Holt: Yes.

THE CHAIR: —not just the land release, but also the construction?

Mr Holt: Correct, yes.

THE CHAIR: Great. Where can I find that information for the three streams separately reported?

Mr Holt: I can give you some high-level numbers now around what has been released. So—

THE CHAIR: Could you take that on notice?

Mr Holt: But I can take on notice.

THE CHAIR: Yes. If you could take on notice for the last few years. We started looking at from 17-18. But whatever is the most convenient, last few years, sort of figures.

Mr Holt: Yes, we have got numbers from 17-18, against affordable, public and community housing—

THE CHAIR: Yes.

Mr Holt: —and a breakdown of what was the target, what was released—

THE CHAIR: And what was the target—

Mr Holt: —and we have also got a table that we can provide of out of those—the affordable home targets—

THE CHAIR: Yes.

Mr Holt: —how much have been released. How many have been sold to developers. How many have been constructed and how many—in the pipeline, on the way to construction.

THE CHAIR: I would love that on notice. Thank you very much.

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

- Since the 2017-18 financial year, the Suburban Land Agency (SLA) has reported releases for affordable, public and community housing in its Annual Report.
- The affordable housing targets include:
 - multi-unit sites and packaged lots for developers, with requirements for dwellings to be sold to eligible buyers at fixed prices through the Affordable Home Purchase Scheme;
 - Land Rent blocks for individual households; and
 - homes for individual households through the Ginninderry Joint Venture's Flexi-living series.
- The community housing targets include:
 - multi-unit sites for developers, with requirements for dwellings to be sold to Community Housing Providers at fixed prices;
 - land releases for Community Housing Providers; and
 - land released to Housing ACT for the purposes of community housing (the site for Common Ground in Dickson).
- The public housing targets include:
 - multi-unit sites for developers, with requirements for dwellings to be sold to Housing ACT (on behalf of the Commissioner for Social Housing); and
 - land for Housing ACT (on behalf of the Commissioner for Social Housing).
- SLA also monitors whether these sites have been sold to developers, individual households (in the case of Land Rent blocks and the Flexi-living series), Community Housing Providers, or accepted by Housing ACT (on behalf of the Commissioner for Social Housing).
- SLA monitors the status of Development Applications for developer and Community Housing Provider sites which are subject to affordable, public and community housing requirements. There is often some lag between the sale of sites and the Development Application stage, as purchasers undertake necessary planning and design work.

- SLA does not monitor Development Application progress for sites which are the responsibility of Housing ACT or the Flexi-living series where construction is managed through the Ginninderry Joint Venture. Single residential blocks in new suburbs (including those through the Land Rent Scheme) are not required to have a Development Application.
- While a breakdown of construction completion has not been included in the below tables, SLA monitors construction progress and completion as follows:
 - Sites which have dwellings offered through the Affordable Home Purchase Scheme are monitored through interactions with the developer to offer dwellings to eligible buyers, including estimated construction commencement and completion timeframes.
 - SLA holds security for sites which are sold to developers with affordable, public or community housing requirements. Security is only returned to a developer once construction is complete and all obligations have been met. It is the responsibility of the developer to contact SLA once they consider they have met their obligations.
- Some sites listed in Notifiable Instruments are in the City Renewal Precinct and are the responsibility of the City Renewal Authority. These are included in the target dwellings, but SLA does not report on or monitor release, sale, or Development Application status.
- The data included in the below tables covers targets from 2017-18 to 2022-23, with data current as at October 2023.

Affordable Housing							
Notifiable Instrument Financial Year	Notifiable Instrument Details	Target dwellings	Sub-type (if relevant)	Number released to market (including released in subsequent financial years, but not including re-releases)	Number sold (to developer or individual household as relevant)	Number where Development Application submitted (including if the Development Application has been rejected)	Number where Development Application approved
2017-18	2018-75	353	Affordable Purchase	336	237	80	167
			Land Rent	32	32	Not monitored as these are single residential blocks.	
			Flexi-living series	23	23	Not monitored as construction is managed through the Ginninderry Joint Venture.	
			Total	391	292	80	167
2018-19	2018-508 2019-228	512	Affordable Purchase	458	435	50	311
			Land Rent	0	0	Not monitored as these are single residential blocks.	
			Flexi-living series	33	33	Not monitored as construction is managed through the Ginninderry Joint Venture.	
			Total	491	468	50	311
2019-20	2019-571	488	Affordable Purchase	450	450	109	275
			Land Rent	68	68	Not monitored as these are single residential blocks.	
			Flexi-living series	14	14	Not monitored as construction is managed through the Ginninderry Joint Venture.	
			Total	532	532	109	275

2020-21	2020-523	239	Affordable Purchase	214	88	31	57
			Land Rent	82	82	Not monitored as these are single residential blocks.	
			Flexi-living series	0	0	Not monitored as construction is managed through the Ginninderry Joint Venture.	
			Total	296	170	31	57
2021-22	2021-776	122	Affordable Purchase	191	15	0	0
			Land Rent	0	0	Not monitored as these are single residential blocks.	
			Flexi-living series	37	37	Not monitored as construction is managed through the Ginninderry Joint Venture.	
			Total	228	52	0	0
2022-23	2022-462	208	Affordable Purchase	115	95	15	0
			Land Rent	0	0	Not monitored as these are single residential blocks.	
			Flexi-living series	0	0	Not monitored as construction is managed through the Ginninderry Joint Venture.	
			Total	115	95	15	0
Total	-	1922	-	2053	1609	285	810

Community Housing						
Notifiable Instrument Financial Year	Notifiable Instrument Details	Target dwellings	Released to market (including released in subsequent financial years, but not including re-releases)	Sold (to developer or Community Housing Provider as relevant)	Development Application submitted (including if the Development Application has been rejected)	Development Application approved
2017-18	2018-75	34	52	15	10	22
2018-19	2018-508 2019-228	20	69	10	0	10
2019-20	2019-571	80	66	71	5	53
2020-21	2020-523	10	0	0	0	0
2021-22	2021-776	30	36	0	0	0
2022-23	2022-462	30	20	10	0	0
Total	-	204	243	106	15	85

Public Housing				
Notifiable Instrument Financial Year	Notifiable Instrument Details	Target dwellings	Released to Housing ACT (including released in subsequent financial years, but not including re- releases)	Accepted by Housing ACT (including sites which are not yet ready for construction)
2017-18	2018-75	143	146	122
2018-19	2018-508 2019-228	60	69	69
2019-20	2019-571	60	96	96
2020-21	2020-523	53	43	14
2021-22	2021-776	155	99	13
2022-23	2022-462	76	68	0
Total	-	547	521	314

Approved for circulation to the Standing Committee on Planning, Transport and City Services

Signature:

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Date:

28/11/23

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