



Inquiry into Specialist Disability Accommodation service delivery through Housing ACT

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Homes, Homelessness and New Suburbs

Reference: HCSD

Hearing: 11 May 2026

In relation to: Specialist Disability Accommodation and public housing properties

Question received: 18 May 2026

Answer Due: 25 May 2026

1. How many public housing properties were there on 30 June 2017, 30 June 2018, 30 June 2019 and 11 May 2026?
2. As of 30 June 2017, 30 June 2018, 30 June 2019 and 11 May 2026, how many public housing properties had disability modifications, excluding the 112 Specialist Disability Accommodation identified properties (SDA)?
3. How many public housing properties are expected as of 30 June 2027?
4. As at 30 June 2017 and 11 May 2026 how many public housing properties were built to Liveable Gold or Class C of AS4289 standard, excluding the 112 SDA properties?
5. How many of the 112 Specialist Disability Accommodation identified properties (SDA) were group homes ie had multiple tenancies? How many 'group homes' were there?
6. How many of the 112 SDA properties were fitted with assistive technology eg home management systems which facilitate better control of the home environment?
7. Is Housing ACT aware of any properties provided by the private market in the ACT that deliver housing for people with extreme functional impairment and very high support needs? How many such properties are there in the ACT?
8. What is the distribution of the 112 SDA properties across Canberra? Can you provide a list of in what suburbs the SDA properties are located and how many are in each suburb?
9. Table 1 on pg 11 of the ACT Government Submission refers to Cyclical maintenance. What is cyclical maintenance?

10. The information provided in Tables 1 and 2 seems to be based on a calendar year. Can the information be provided on a financial year basis eg 2020-2021, 2021-2022 etc till 2024-2025?

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

1. The following number of public housing properties were reported in the Community Services Directorate Annual Reports:

- a. 30 June 2017: 11,821
- b. 30 June 2018: 11,903
- c. 30 June 2019: 10,529

The latest reconciled portfolio count available is at 31 March 2026, being 11,969 properties.

2. This information requested could not be extrapolated in the given timeframe because it is non-standard data; however, the following information has been published in Community Services Directorate Annual Reports:

- a. 2016-2017: Disability modifications were made to 477 homes
- b. 2017-2018: Disability modifications were made to 393 homes
- c. 2018-2019: Disability modifications were made to 393 homes
- d. 2024-2025: Disability modifications were made to 442 homes

Furthermore, as noted in the ACT Government submission to the Inquiry, there were disability modifications made to 1,800 properties in 2020-25.

3. At the conclusion of the Growing and Renewing Public Housing program (30 June 2027), the Housing ACT-owned portfolio is expected to exceed 12,100 dwellings, noting this forecast does not include dwellings that may be delivered under other programs in this period. The estimated outcome for the portfolio at the end of the 2026-27 financial year will be published in the upcoming budget.
4. This information requested could not be extrapolated in the given timeframe because it is non-standard data; however, by the end of the Growing and Renewing Public Housing program, approximately 15 per cent of the portfolio will meet either Gold Livable Housing Design or Class C Adaptable standards.
5. The National Disability Insurance Scheme (NDIS) defines group homes as houses that have 4 or 5 residents. Of the 112 previously enrolled dwellings, 26 had 4 or more enrolled bedrooms that could have accommodated 4 or 5 residents.

6. Assistive technology is generally not a modification to the physical asset and is not funded by Housing ACT. Whilst the NDIS does fund some assistive technology for participants, Housing ACT does not have oversight of how these supports are being used within its properties, particularly if they do not require modification to the asset.
7. Housing ACT is aware there are private providers operating in the ACT that deliver housing for people with extreme functional impairment and very high support needs.

The NDIS website provides information about SDA enrolled properties in the ACT at the following link: <https://www.ndis.gov.au/participants/home-and-living/types-home-and-living-supports/find-specialist-disability-accommodation-sda>

It is important to note the reliability of this public dataset is limited, as it continues to include dwellings previously enrolled by the Commissioner for Social Housing and therefore does not accurately reflect the current state of enrolments.

8. Below is a list of the number of previously enrolled dwellings by suburb.

- Ainslie – 7
- Amaroo – 1
- Aranda – 1
- Belconnen – 2
- Bonnor – 1
- Bonython – 2
- Braddon – 1
- Calwell – 1
- Campbell – 1
- Charnwood – 1
- Chifley – 1
- Conder – 3
- Downer – 2
- Duffy – 1
- Dunlop – 3
- Fisher – 3
- Flynn – 4
- Fraser – 1
- Garran – 1
- Gordon – 3
- Gowrie – 1
- Gungahlin – 2
- Higgins – 1
- Hughes – 2
- Isaacs – 1

- Isabella Plains – 2
- Kaleen – 3
- Kambah – 11
- Kingston – 1
- Latham – 1
- Lyneham – 1
- Macquarie – 2
- McKellar – 1
- Monash – 1
- Moncrief – 2
- Narrabundah – 6
- Ngunnawal – 1
- Nicholls – 1
- O'Connor – 5
- Page – 3
- Palmerston – 3
- Phillip – 3
- Richardson – 3
- Rivett – 2
- Stirling – 3
- Wanniasa – 2
- Waramanga – 4
- Watson – 3
- Yarralumla – 1

9. Cyclical maintenance refers to planned, routine maintenance activities carried out on a scheduled basis to keep properties in good condition and prevent deterioration over time.

10. Below is the total repairs and maintenance costs and disability modifications costs by financial year.

Category	2020-21	2021-22	2022-23	2023-24	2024-25	Total
Disability modifications	\$130,230	\$127,910	\$67,873	\$94,999	\$218,960	\$639,972
Capital/planned	\$99,583	\$286,499	\$164,513	\$249,364	\$249,626	\$1,049,585
Repairs	\$263,614	\$281,193	\$343,898	\$299,549	\$278,696	\$1,466,950
Cyclical	\$85,481	\$84,565	\$90,303	\$118,446	\$110,319	\$489,113
Vacant	\$11,354	\$20,539	\$219,642	\$53,669	\$113,591	\$418,794
Total	\$590,262	\$800,706	\$886,229	\$816,026	\$971,191	\$4,064,415

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Approved for circulation to the Standing Committee on Public Accounts and Administration

Signature:

A stylized, handwritten signature in blue ink, consisting of several loops and a long horizontal stroke.

Date:

27/05/26

By the Minister for Homes, Homelessness and New Suburbs, Ms Yvette Berry MLA