



STANDING COMMITTEE ON HEALTH, AGEING AND COMMUNITY SERVICES
CHRIS STEEL MLA (CHAIR), ELIZABETH KICKERT MLA (DEPUTY CHAIR), VICKI DUNNE MLA,
CAROLINE LE COUTEUR MLA, MICHAEL PETTERSSON MLA

**Inquiry into referred 2016–17 Annual and Financial Reports
ANSWER TO QUESTION TAKEN ON NOTICE
16 November 2017**

Asked by MR PARTON:

In relation to: Towards a New Housing Strategy

“Where are we now?”, it states that 37,000 dwelling sites were released over the last 10 years against a demand of 30,000.

What was the analysis that concluded the demand for dwelling sites was 30,000?

MINISTER BERRY: The answer to the Member’s question is as follows:–

The Environment, Planning and Sustainable Development Directorate maintains a housing demand and supply model to support the annual development of the Indicative Land Release Program. This model is based upon the approach taken by the National Housing Supply Council (which was abolished in 2013).

The number of dwellings that would be expected to be required due to demographic growth (underlying demand) has been an average of around 2,700 per annum. A conservative estimate that takes into account demolitions leads to an expected underlying demand of 3,000 dwellings. This leads to an underlying demand estimate of 30,000 dwellings over the past 10 years.

The release of dwellings sites in excess of underlying demand over the past 10 years has resulted in an inventory of development sites in the hands of the private sector. This inventory provides flexibility in allowing the building and development industry to respond to changes in local market demand.

Approved for circulation to the Standing Committee on Health, Ageing and Community Services

Signature:

Date: 29/11/17

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