

Questions without Notice

Name: Hon. Meg Webb MLC

Questions:

In response to media questions regarding the net-loss of social housing properties in the Hobart LGA over the last five years, the Mercury reported that Minister for State Development, Construction and Housing Guy Barnett noted *'properties were sometimes transferred to community housing providers for management or ownership, while others were sold for affordable housing.'* Can the Government please advise:

- 1 The on-going process for determining when existing social housing stock is to be transferred to community housing providers or sold for affordable housing
- 2 How many social housing properties were transferred to community housing providers for management or ownership in each of the last five years in the Local Government Areas of
 - a) Hobart
 - b) Kingborough
 - c) Glenorchy; and
 - d) Clarence
- 3 How many social housing properties were sold as affordable housing in each of the last five years in the Local Government Areas of
 - a) Hobart
 - b) Kingborough
 - c) Glenorchy; and
 - d) Clarence
- 4 How many existing dwellings were acquired and repurposed as social housing in each of the last five years in the Local Government Areas of
 - a) Hobart
 - b) Kingborough
 - c) Glenorchy; and
 - d) Clarence

- 5 The total number of social housing properties currently occupied in the Local Government Areas of
 - a) Hobart
 - b) Kingborough
 - c) Glenorchy; and
 - d) Clarence
- 6 The total number of social housing properties currently unoccupied in the Local Government Areas of
 - a) Hobart
 - b) Kingborough
 - c) Glenorchy; and
 - d) Clarence

Answered by: Hon. Leonie Hiscutt MLC
Leader of the Government in the Legislative Council

Answers:

- I Assets owned by the Director of Housing used for residential purposes - either public or social housing - are managed in accordance with a strategic asset management plan. Under this plan all properties are provisionally assessed for retention for lease, redevelopment, sale, or future sale. When any dwellings become vacant, the strategic assessment is reviewed to ensure that the current status is still valid having regard to any new policies and programs, and to ensure that the highest and best use of the asset is carefully considered having regard to the level of need for housing in the area, the development potential of the land, the local density of Director owned assets, and the cost of maintenance or upgrades required to make it safe and appropriate for continued tenancing. Strategic assessment management decisions will include retaining the dwelling for re-tenancing, undertaking maintenance or upgrade works, redeveloping the dwelling (that may include demolition and construction of one or more new dwellings) or the sale of the dwelling.

Most if not all sale properties are made available for affordable home ownership, to the target client group through the MyHome program, but occasionally homes may be offered for sale on the open market if significant works are required or the asset is considered end-of-life.

Dwellings may also be sold or transferred for ownership by Community Housing Providers under their contractual agreements. A Community Housing Provider may request the transfer or sale of a dwelling when opportunities arise such as when a property becomes vacant and/or when a property requires significant maintenance or upgrade that may include damage by fire. This provides an opportunity to

improve the amenity of a current dwelling, redevelop a dwelling or reinvest sales proceeds into new supply of social housing.

- 2 Tables 1a and 1b show the transfer of management or ownership of a Public Housing dwelling to Community Housing Providers from 2019.

Table 1a - Dwellings where the management of the dwelling has transferred from Public Housing to Community Housing Providers - by specific LGAs – 2019 to 2022

LGA	2019	2020	2021	2022	Total
Clarence	2	1	475	11	489
Glenorchy	4	1	318	18	341
Hobart	0	1	47	14	62
Kingborough	0	0	0	3	3
Total	6	3	840	46	895

Notes to table:

- LGA data is only available from 2019 due to IT systems recording of program types
- 2022 data is current as at 30 September 2022
- Increase in transfers of management in 2021 due to the Community Housing Growth Program

Table 1b - Dwellings where the ownership of the dwelling has transferred from Public Housing to Community Housing Providers - by specific LGAs – 2019 to 2022.

LGA	2019	2020	2021	2022	Total
Clarence	7	0	4	0	11
Glenorchy	26	0	2	0	28
Hobart	1	1	3	0	5
Kingborough	2	0	0	0	2
Total	36	1	9	0	46

Notes to table:

- 2022 data is current as at 30 September 2022

- 3 Table 2 shows the number of Director of Housing owned dwellings that were sold through the Streets Ahead Incentive Program and HomeShare/My Home in the South over the past five years. Unfortunately, data limitations mean we cannot disaggregate these numbers by LGA.

Table 2 - Sales of Director of Housing owned properties in Southern Tasmania – 2018 to 2022.

Region	2018	2019	2020	2021	2022	Total
South	16	23	11	9	0	59
Total	16	23	11	9	0	59

Notes to table:

- 2022 data is current as at 30 September 2022
- In 2022, very few social housing properties are being sold, particularly in high demand areas. Where properties are at end-of-life they are typically being demolished and redeveloped to deliver new accommodation with higher densities. Where sales of Director of Housing owned properties do occur its usually at a price point beyond the capacity of purchasers under Streets Ahead or MyHome

- 4 Table 3 shows the number of existing dwellings that have been acquired or repurposed in the South. Unfortunately, data limitations mean we cannot disaggregate these numbers by LGA.

Table 3 - Existing dwellings that have been acquired or repurposed as social housing in Southern Tasmania – 2018 to 2022.

Region	2018	2019	2020	2021	2022	Total
South	0	29	20	1	0	50
Total	0	29	20	1	0	50

Notes to table:

- 2022 data is current as at 30 September 2022

- 5 and 6 Table 4 answers questions 5 and 6 by summarising:
- the total number of dwellings in each LGA
 - the total number of dwellings that are occupied by tenants
 - the total number of dwellings that are vacant (undergoing vacation maintenance for re-tenanting)
 - the total number of dwellings that are offline (which includes those at end of life, damaged by arson or other issues, or require significant refurbishment)

Table 4 - Public Housing dwellings that are occupied, vacant or offline - by specific LGAs – as at 30 September 2022.

LGA	Total number of dwellings	Total number occupied	Total number vacant	Total number offline	Occupancy Rate
Clarence	335	332	2	1	99.4
Glenorchy	1 305	1 283	9	13	99.3
Hobart	566	554	8	4	98.6
Kingborough	335	327	2	6	99.4
Total	2 541	2 496	21	24	99.2

Notes to table:

- This data only includes Public Housing and Aboriginal Housing and excludes Community Housing. Communities Tas does not record LGA data for Community Housing occupancy.


 Guy Barnett MP
**Minister for State Development,
 Construction and Housing**

8/11/22

