

Yvette Berry MLA

Deputy Chief Minister
Minister for Early Childhood Development
Minister for Education and Youth Affairs
Minister for Housing and Suburban Development
Minister for Women
Minister for the Prevention of Domestic and Family Violence
Minister for Sport and Recreation

Member for Ginninderra

RESPONSE TO QUESTION ON NOTICE

Questions on Notice Paper No 41

12 April 2024

Question No. 1817

MS CLAY MLA - To ask the Minister for Housing and Suburban Development:

I wrote to you on the 15 February 2024 about the lack of uptake on land released for affordable, public and community housing. Based on figures you have released there are 788 dwellings that have not yet been developed across these three categories (a) why is this the case and (b) when will you release the affordable, public and community housing targets for 2023-2024

MS BERRY MLA - The answer to the Member's question is as follows:

- (a) As of 17 April 2024, there are requirements for 648 dwellings (Public, Community and Affordable) on sites that have been released by the Suburban Land Agency (SLA) but not yet sold to developers or Housing ACT. Many of these are in multi-unit developments and require a significant amount of time and work to complete.

There are a range of reasons for the lag between reported release and the sale of sites including contamination, site works, or unsuccessful sales processes which will need to be re-released at a later date.

The change from 788 to 648 accounts for the net changes in dwellings "released but not sold" since the previous reporting.

Public:

There are 189 dwellings that have been released for Public Housing but not yet sold. Of these:

- 62 have been accepted by Housing ACT but have not yet transferred from SLA to Housing ACT as there are outstanding services and infrastructure works to be completed. They are expected to be transferred to Housing ACT in the next 3 months.
- 32 sites for single residential dwellings in Whitlam were declined by Housing ACT for budgetary reasons. These sites may be re-released for community housing subject to

outcomes on other similar sites. Housing ACT is pursuing other opportunities to increase public housing in Whitlam.

- 95 dwellings were released to developers as part of a larger developments via a two-stage tender with processes ongoing:
 - 25 dwellings were released in Belconnen.
 - 10 dwellings were released in Wright.
 - 60 dwellings were released in Denman Prospect as part of a two-stage englobo sale. Due to significant planning changes increasing the yield of the site, the process was terminated. A new single stage process will commence in 2024.

Community:

There are 110 dwellings released for community housing that have not yet sold. Of these:

- 59 single residential blocks (in Taylor) were re-released in February 2024, following unsuccessful release in 2019. Successful Community Housing Providers have signed option deeds to purchase the dwellings by November 2024 in order to align with possible Commonwealth funding.
- 51 dwellings were released to developers as part of a larger developments via request for tenders with processes ongoing:
 - 34 dwellings were released as part of a two-stage englobo site in Denman Prospect. Due to significant planning changes that increased the yield of the site, the process was terminated. A new single stage process will commence in 2024.;
 - 2 dwellings were released in Gungahlin in June 2023 via a two-stage tender;
 - 5 dwellings were initially released in Lawson in 2017 via an englobo sale, however the site didn't sell. The SLA Board decided to undertake infrastructure works and Estate Development Plan amendments and then re-release the sites. This site is scheduled to be re-released in May 2024 via a design-based tender; and
 - 10 dwellings were released in Phillip in May 2023.

Affordable:

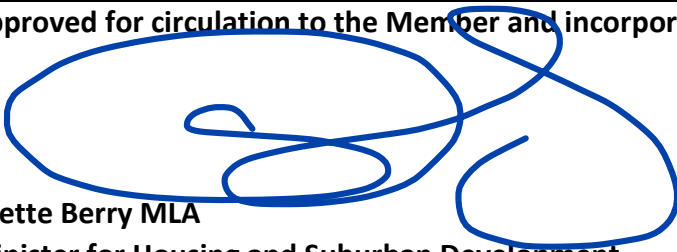
There are 349 affordable dwellings in the pipeline that have been released as part of a larger developments but not sold to developers. Of these:

- 349 dwellings were released via request for tenders with processes ongoing.
 - 16 dwellings were initially released in Lawson in 2017 via an englobo sale, however the site didn't sell. The SLA Board decided to undertake infrastructure works and Estate Development Plan amendments and then re-release the sites. This site is scheduled to be re-released in May 2024 via a design-based tender;
 - 23 dwellings in Wright and Taylor in 2019 which did not sell and have subsequently been either sold to the private market, Housing ACT for the purpose of public housing (8 dwellings) or used for the North Wright Compact Housing Project;
 - 50 dwellings in Belconnen were released via two stage tender and the process is ongoing;

- 16 dwellings in Moncrieff were released via two stage tender and the process is ongoing;
- 33 dwellings in Coombs were released via two stage tender and the process is ongoing;
- 27 dwellings in Wright were released via two stage tender and the process is ongoing;
- 20 dwellings in Gungahlin were released via two stage tender and the process is ongoing;
- 144 dwellings were released as part of a two-stage englobo site in Denman Prospect. Due to significant planning changes significantly increasing the yield of the site, the process was terminated. A new single stage process will commence in 2024.
- 20 dwellings were released in Phillip via tender.

(b) The affordable, public and community housing targets for 2023-2024 have been released and are available here: [City Renewal Authority and Suburban Land Agency \(Housing Targets\) Determination 2024 | Notifiable instruments \(act.gov.au\)](#).

Approved for circulation to the Member and incorporation into Hansard.



**Yvette Berry MLA
Minister for Housing and Suburban Development**

Date.....**05/06/24**.....

This response required 8 hours to complete, at an approximate cost of \$763.43.