

Yvette Berry MLA

Deputy Chief Minister

Minister for Education and Early Childhood

Minister for Homes and New Suburb

Minister for Sport and Recreation

Member for Ginninderra

RESPONSE TO QUESTION ON NOTICE**Questions on Notice Paper No 1****6 DECEMBER 2024****Question No. 89****MR RATTENBURY:** To ask the Minister for Homes and New Suburbs.

1. How many homes are there in Canberra.

2. How many homes are there in the categories of:

(a) long-term rentals.

(b) short-stay rentals.

(c) homes with an owner-occupier.

(d) homes owned by someone who does not live there.

(e) homes that are currently vacant.

(f) public homes.

(g) community homes.

(h) homes that are subject to some type of affordability measure that are not public or community homes.

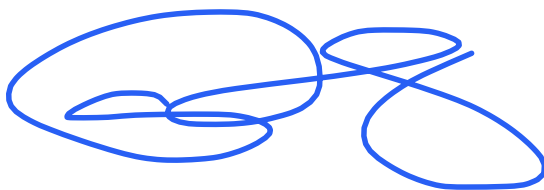
(i) any homes that do not fall in the categories listed in (a) to (h) (specifically what kind they are).

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

1. As of September 2024, the total number of residential dwellings in Canberra was 200,200 (Australian Bureau of Statistics [ABS] data – September Quarter 2024, accessed 8 January 2025).
2. The following information is available about homes in each of the following categories, noting that this data is from a range of sources that incorporate public, community and privately owned homes variably, and cannot be used for comparison purposes as proposed. There is overlap between certain categories, and precise data for some categories is not available.

- a) Long-term rentals: As per the 2021 Census there were 51,681 dwellings rented in the private market in the ACT. This includes public and community housing dwellings and excludes other tenure types. Information is not available on the length of the lease.
- b) Short-stay rentals: It is estimated that there are around 1,500 whole-of-property rentals which fall into this category, which is less than one per cent of total dwellings.
- c) Homes with an owner-occupier: As per the 2021 Census, 112,585 dwellings were owned outright or owned with a mortgage in the ACT.
- d) Homes owned by someone who does not live there: Land tax, which is payable on all residential properties unless exempt, could be considered a good proxy for this category. April 2024 year-to-date data showed there were around 54,312 privately owned properties that paid land tax. The ACT Revenue Office does not collect information on the reason why a property is not a principal place of residence.
- e) Homes that are currently vacant: The ACT Government has limited means to identify whether a property has been intentionally left vacant. 2021 Census data highlighted that the ACT had just under 12,000 vacant properties. However, this is not a reliable indicator of intentional vacancies as it includes properties sitting vacant for a range of other reasons, for example due to the hospitalisation of the resident, properties part of a deceased estate, and properties that are only vacant for a short period of time (for example, on the market for rent/sale, under renovation, or if the resident is on holiday or posting).
- f) Public homes: As of 30 June 2024, there were 11,731 public housing properties in the ACT.
- g) Community homes: As of 30 June 2024, there were estimated to be 1,147 community housing managed dwellings. This includes privately owned properties offered under the Affordable Community Housing Land Tax Exemption Scheme and excludes public housing properties managed by a Community Housing Provider (captured above in the public homes figure).
- h) Homes that are subject to affordability measures: There are a range of government programs and initiatives with affordability measures. This includes the Affordable Home Purchase Scheme and Land Rent Scheme. These properties become owner-occupier dwellings once they are completed and purchased, and would likely be captured in component c, above.
- i) Homes that do not fall in the above categories: nil.

Approved for circulation to the Member and incorporation into Hansard.



Yvette Berry MLA

Minister for Minister for Homes and New Suburbs

Date:.....17/01/25.....

This response required 02hrs 38mins to complete, at an approximate cost of \$284.80.