

Yvette Berry MLA

Deputy Chief Minister

Minister for Education and Early Childhood

Minister for Homes and New Suburbs

Minister for Sport and Recreation

Member for Ginninderra

RESPONSE TO QUESTION ON NOTICE**Questions on Notice Paper No 1****Friday, 6 December 2024****Question No. 61****MR RATTENBURY MLA:** To ask the Minister for Homes and New Suburbs

1. What are the standards and criteria currently used to assess the condition of public housing assets in the ACT.
2. How many of the ACT's public homes
 - (a) are currently fully electrified,
 - (b) have had a condition assessment within the past four years,
 - (c) have been assessed and meet acceptable standards for healthy homes and
 - (d) are currently deemed untenable.
3. For those ACT public homes deemed untenable, can the Minister provide a breakdown of primary reasons why.
4. How many of the ACT's public homes are currently vacant as they are being modified or redeveloped to meet standards.

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

1. All public housing lettable properties need to meet the requirements outlined in the *Residential Tenancies Act 1997*.

A Property Condition Assessment (PCA) is used to assess individual components of a property. Each component is given a condition rating between 1 to 5; 1 being 'New/Very Good' and 5 being 'End of Life'.

2.

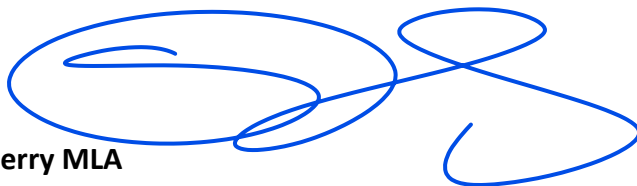
- a) As of 30 November 2024, approximately 9,100 public housing properties are fully electrified, with over 800 electrification upgrades completed under the Home Energy Support Program since April 2023.
- b) Over 9,400 public housing properties have received a Property Condition Assessment (PCA) in the last four (4) years. This included over 8,850 completed as part of the accelerated PCA program in 2023-24.
- c) All public housing lettable properties meet the requirements outlined in *Residential Tenancies Act 1997*.
- d) Untenantable dwellings are vacant properties which require repairs, upgrades and major works, including insurance rectification, to return them to a lettable standard. Below is the breakdown of vacant properties including those that are currently untenantable, under 'maintenance or upgrade,' as of 30 September:

Vacant properties	Number	Percentage
Available for allocation	91	17.0%
Under planning/assessment	58	10.8%
For sale/redevelopment	71	13.2%
Final stage development	1	0.2%
Maintenance or Upgrade	315	58.8%
Total	536	100%

3. Referenced under 2(d).

4. Referenced under 2(d).

Approved for circulation to the Member and incorporation into Hansard.



Yvette Berry MLA
Minister for Homes and New Suburbs

Date: 09/01/25

This response required 1hr to complete, at an approximate cost of \$94.26.