

Question No: 90

Question: Homenorth Scheme

Date: 25/02/92

Member: Mrs HICKEY

To: MINISTER for LANDS and HOUSING

1. How many loans for purchase of non-Housing Commission dwellings have been approved.
2. What are the total amounts by region.
3. How many Housing Commission dwellings have been, or are, in the process of being purchased by type of home and by region.
4. What has this cost the scheme to date.
5. What effect has the new means test had upon waiting lists for public housing by type of dwelling and by region.
6. How many builders in the Northern Territory have responded to the challenge to build new homes for under \$100 000.
7. How many such homes are being planned for construction in each region.
8. Have any unforeseen difficulties arisen in any region as a result of the means testing of applicants; if so, what are the difficulties and what steps are being taken to rectify the problems.
9. What percentage of successful applicants for all Homenorth Scheme loans are -
 - (a) under 25 years of age;
 - (b) over 25 years of age;
 - (c) have dependants; and
 - (d) have no dependants.
10. How many applications have been made for the Homenorth Easy Start Establishment Grant.

ANSWER

1. 204 as at close of business 10.12.91.
2. Alice Springs 21 \$ 1 382 745
Katherine 5 \$ 309 875
Darwin 178 \$12 319 731
3. Applications to purchase are as follows -

Alice Springs 27
Tennant Creek 7
Katherine 2
Darwin 193

All are for 3-bedroom homes.

4. Sales finalised to date Average Price Total Valuation

Alice Springs 4 \$75 750 \$ 303 000
Tennant Creek 2 \$29 251 \$ 58 502
Katherine 1 \$74 000 \$ 74 000
Darwin 24 \$82 000 \$1 968 000

There is no direct 'cost' as such since homes are sold on vendor finance terms.

5. The introduction of revised eligibility criteria for public housing has reduced the number of people applying for housing.

The table below shows the average number of applications per month in the year prior to the introduction of means testing and in the 3 months after the introduction of means testing.

MONTHLY AVERAGE APPLICATIONS

Year to Aug 91 Sept-Nov 91

Darwin
2-bedroom 72 35
3-bedroom 107 56
Palmerston
2-bedroom 40 29
3-bedroom 58 42
Alice Springs
2-bedroom 44 14
3-bedroom 46 30

The number involved are too small for a meaningful assessment of the impact in smaller centres or for other dwelling categories, although a downward trend is evident. In most cases the impact of the reduced number of applications will be to stabilise rather than reduce wait lists.

6. Specific statistics are not compiled of the various builders contracted by Homenorth applicants.

7. Alice Springs 1
Darwin 80

8. The Confederation of Industry and Commerce and Nabalco have both expressed concern that the introduction of the means test and extension of property ownership criteria for public housing eligibility will exclude up to 80% of potential applicants in Gove.

However the needs of smaller centres throughout the Territory were considered when the new criteria were introduced. Consequently the Successor in Office/Replacement Officer and Industry

Housing Assistance
scheme were specifically excluded from the changes.

Discussion is continuing at local level to assure organisations of the continued
availability of accommodation
to industry on a priority basis through these schemes.

- 9. (a) 33%
- (b) 67%
- (c) 24%
- (d) 76%.

10. As at close of business 10.12.91

Alice Springs 45
Katherine 5
Darwin 283

TOTAL 333.