

Legislative Assembly Written Question Number 161

CM REF: 2010/1114-PRH
MIN REF: 2010 10782-CBB

SUBJECT : TERRITORY HOUSING, STOCK, RENTALS AND SALES
DIRECTED TO : MINISTER FOR PUBLIC AND AFFORDABLE HOUSING
ASKED BY : MR ADAM GILES (MEMBER FOR BRAITLING)
TO MINISTER'S OFFICE : 27/4/10
REFERRED TO : ANDREA ADLAM, SENIOR ADVISER

Important:

- Timeframe for response to Written Question is 30 days after question is received by Minister.
- If not possible to meet this timeframe, a written explanation by the Minister is required.
- Answers to Written Questions to be prepared in **A4 portrait, black & white, Word format ONLY** (due to requirement to publish in Hansard).

PART A: Ministerial Action Officer to complete

It is recommended that the attached answer be provided to the Legislative Assembly.

Name: Andrea Adlam Title: A/Senior Adviser
Signature: Date:

PART B: Minister's Senior Adviser to complete

I support the above recommendation.

Signature: [Signature] Date: 10/6/10

PART C: Leader of Government Business Adviser to complete

It is recommended that the answer be provided to the Minister for signature.

Signature: [Signature] Date: 13/7/10

PART D: Minister's Approval

I approve that the attached answer be submitted in my name.

Signature: [Signature] Date: 22/6/10

PART E: Concluding Steps

1. Minister's office to return a copy to the Senior Ministerial Assistant in OCM.
2. Minister's office to email **Word version of answer** and scanned copy of coversheet to the Cabinet Office (please use '**DCM Cabinet Office**' group email address). Cabinet Office is responsible for recording the response and submitting the answer to the Legislative Assembly.

LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

WRITTEN QUESTION

Mr Giles to Minister for Public and Affordable Housing;

Territory Housing, Stock, Rentals and Sales

1. As of 22 April 2010:
 - (a) how many Territory Housing properties, by postcode location, are occupied by residents who are employees or consultants to:
 - (i) agents of government;
 - (ii) non-government agencies; and
 - (iii) shire councils.
 - (b) for each of the properties occupied by these residents, what is:
 - (i) the average market rent; and
 - (ii) the average actual rent collected.
 2. For all the Territory stock of public housing:
 - (a) please provide a list of acquisitions and sales of all Territory Housing properties by date and location, book value for each disposed of property and sale price of each property for the years 2001 to 2009 inclusive.
 - (b) where did the proceeds of all sales go; and
 - (c) if funds from sales were retained by Territory Housing please identify the amount that was retained in each of the years 2001 to 2009.
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ANSWER

No. 161

1.
 - (a) An applicant's employer may become known through the proof of income process but these details are not retained on the database. The identity of an applicant's employer is irrelevant to whether someone receives a tenancy.
 - (b) Section 23 of the *Housing Act* states that the Minister for Housing may determine the rent to be paid on public housing dwellings. This determination follows an annual review of markets rents with reference to an independent report produced by the

Australian Valuation Office. Territory Housing charge rent per household based on the gross household income, however this will vary if Commonwealth rental subsidies are applicable.

2. (a) Records currently indicate that a total of 764 public housing dwellings were sold from July 2001 to June 2009 (see Table 1). This compares to the 2036 public housing dwellings sold between July 1995 to June 2001.

(b&c) All funds generated from the sale of public housing are reinvested in public housing through the construction of new dwellings and redevelopment, upgrade or maintenance of existing properties. Over the last nine years, more than \$286 million has been invested in public housing across the Territory. This is almost double the proceeds from the sale of public housing properties over the same period (see table 2).

By way of comparison, the previous Government sold \$248.2 million in housing stock from 1995-96 to 2000-01 and only reinvested \$128.5 million back into public housing (see Table 3).

Table 1: Public Housing Sales

Financial Year	Total Sale Price \$000	No. of Dwellings
2001-02	18 028	139
2002-03	14 179	159
2003-04	18 977	109
2004-05	20 046	106
2005-06	20 811	116
2006-07	22 176	66
2007-08	17 525	38
2008-09	11 081	31
Total	142 823	764

Table 2: Public Housing Investment

Financial Year	Capital Works Expenditure			Repairs and Maintenance \$000	Total Investment \$000
	New Construction		Upgrades / Minor New Works \$000		
	Dwellings	\$000			
2001-02	68	7 722	7 667	19 694	35 083
2002-03	56	8 610	7 434	14 226	30 270
2003-04	0	0	13 884	17 542	31 426
2004-05	40	7 554	20 760	15 709	44 023
2005-06	6	981	9 514	12 158	22 653
2006-07	0	0	14 483	12 773	27 256
2007-08	0	0	17 698	13 069	30 767
2008-09	0	0	17 959	13 853	31 812
Total	170	24 867	109 399	119 024	253 290

Table 3: Public Housing Investment 1995-96 to 2000-01

Financial Year	Sales	Capital Works	Repairs and Maintenance	Total Investment	Number of sales
	\$000	\$000	\$000	\$000	
1995-96	19 692	0	13 362	13 362	179
1996-97	21 194	0	10 254	10 254	166
1997-98 ¹	44 522	0	14 948	14 948	298
1998-99	90 609	11 909	12 539	24 448	781
1999-00 ²	50 787	12 951	14 288	27 239	172
2000-01	21 419	22 529	15 695	38 224	440
Total	248 223	47 389	81 086	128 475	2036

Notes:

1. 1997-98 sales includes Yulara \$15.3 million.
2. A principal loan repayment of \$60 million was also made in 1999-00.