

**Senate Community Affairs Committee**  
**ANSWERS TO ESTIMATES QUESTIONS ON NOTICE**  
**FAMILIES, HOUSING, COMMUNITY SERVICES AND**  
**INDIGENOUS AFFAIRS PORTFOLIO**  
**2010-11 Additional Estimates Hearings**

**Outcome Number:** 2

**Question No:** 55

**Topic:** Transfer of housing stock to community housing

**Hansard Page:** 24/2/2011 – CA66

**Senator Payne** asked:

Flowing from the agreement of the housing ministers some time ago now – which was probably their conference in 2009, so almost two years ago – there was an agreement about expanding the not-for-profit sector and transferring three-quarters of the housing stock funded under the stimulus package to community housing across the next five years.

1. What proportion of housing stock built has been transferred to date in each state and territory?
2. What future commitments have each state and territory government made to transfer the stock?
3. What commitments have been made and honoured to transfer not just the management responsibility to the community housing sector, but to transfer full unencumbered title?
4. Does the government support the transfer of unencumbered title of social housing stock to community housing providers to enable the growth of the sector, so it can build its asset base and then leverage private capital investment?
5. What specific measures is the government taking to ensure that the states and territories transfer as much of that social housing stock as possible to the community housing sector?

**Answer:**

**Questions 1-3**

In May 2009, Housing Ministers agreed on a target of transferring up to 75 per cent of the housing stock funded under the Social Housing Initiative to the community housing sector within the next five years.

The table below indicates the proportion of dwellings that have already been identified by jurisdictions as being transferred to the community housing sector. Note the timing of the transfers in each jurisdiction varies but are generally expected to occur over the next two years.

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<b>Proportion of Social Housing Initiative stock to be transferred to the Community Housing Sector</b>		
	<b>Tenancy Management</b>	<b>Ownership</b>
NSW	89%	89%
VIC	69%	54%
QLD	97%	35%
WA	75%	75%
SA	50%	50%
TAS	90%	40%
ACT	29%	29%
NT	84%	53%
National	80%	62%

**Question 4**

The Government support for the transfer of stock is set out in the guidelines developed for the Social Housing Initiative. An extract of the relevant section is set out below. As this indicates there is an expectation that jurisdictions will maintain appropriate security over properties to ensure they remain as social housing dwellings.

The table above indicates the level of transfer in respect to tenancy management is high. A number of jurisdictions have indicated that ownership is likely to also be transferred once housing associations prove through performance that they are able to manage this stock. Progress in regard to this measure will be monitored by Housing Ministers, with the Minister for Social Housing continuing to seek updated advice.

Extract from Social Housing Initiative Guidelines

**Developing the not-for-profit sector**

*Consistent with the reform directions agreed between the Commonwealth and the States and Territories in the NPA on the NBJP and also through the new National Affordable Housing Agreement, the Commonwealth is seeking to improve the capacity of the not-for-profit sector through the Social Housing Initiative.*

*In order to maximise the leveraging of Commonwealth funding that can be achieved in terms of additions to social housing stock, the Commonwealth is aiming to improve the capacity of the not-for-profit sector to borrow against their assets so that they can expand their operations. The Commonwealth will be looking to the Initiative as an opportunity to increase the number of growth providers and provide opportunities for existing growth providers to expand. To achieve this, the Commonwealth in consultation with jurisdictions will be aiming for a significant number of the dwellings that are funded under this stage to be owned by the not-for-profit sector.*

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*The Commonwealth acknowledges that the capacity of the not-for-profit sector to support this increase in housing stock and meeting the needs of high priority public housing applicants will vary from jurisdiction to jurisdiction and even from region to region. A progressive approach to achieving this aim will need to be established to enable jurisdictions to work closely with the sector to improve their capacity over time. This will be managed in conjunction with the COAG agreed reforms related to the not-for-profit sector including the integration of public and community housing waiting lists and the introduction of a national regulatory system.*

*Targets for not-for-profit sector owned and managed housing stock that is constructed under Stage 2 may be negotiated with each jurisdiction.*

**Question 5**

As set out in the Social Housing Initiative guidelines, jurisdictions will be encouraged to transfer the ownership of dwellings to the not-for-profit sector where appropriate, however jurisdictions will need to retain appropriate security over the property to protect the Commonwealth's investment and continuing use of the property to house high priority public housing tenants. This might be achieved by jurisdictions registering an interest in the property, while still enabling the not-for-profit organisation to leverage the equity they will have in that property. Jurisdictions will also be required to put service agreements in place for each dwelling owned by the not-for-profit sector, to ensure the quality of the service standards under state or territory supervision.