

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2012-13 Additional Estimates Hearings

Outcome Number: 2

Question No: 96

Topic: NRAS

Hansard Page: 14/02/2013 CA33

Senator Payne asked:

Can you provide the Committee a summary in relation to two sample jurisdictions - Tasmania and another with a shorter lead time - of the issues which can effect the time it takes for reservations to become incentives?

Answer:

The amount of time taken between when an approved participant is offered a National Rental Affordability Scheme (NRAS) incentive and the incentive becoming allocated (a delivered dwelling) varies between participants and projects. This is largely due to the expected delivery date proposed in the application. For example, some Round Four applicants were offered incentives in October 2011 for an expected delivery date in 2015-16.

Issues that can affect the time it takes for reserved incentives to become allocated dwellings include:

- Local planning approvals;
- Business partnerships/land deals falling through;
- Inclement weather;
- Securing appropriate finance for projects;
- Construction delays;
- Commercial business decisions impacting participation and delivery scheduling; and
- Project types and sizes.

The department has not identified any issues that contribute to longer delivery lead times specific to any one jurisdiction.

We note that the ACT has a significantly shorter average lead time than for other jurisdictions. This has been influenced by the delivery of a large project which represented approximately 35% of ACT's reserved NRAS incentives. Namely, the delivery of 947 dwellings by the Australian National University (ANU) in a relatively short period.