

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Supplementary Estimates Hearings

Outcome Number: 2

Question No: 86

Topic: 2008 Senate Inquiry into Housing Affordability

Hansard Page: 20/10/2011 CA49

Senator Ludlam asked:

How many of the recommendations in the 2008 Senate Inquiry into Housing Affordability Report have been acted on?

Answer: See attached table.

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Supplementary Estimates Hearings

Recommendation	Responsible agencies	Response	Lead Cwlth Agency Actioned / Implemented
<p>Recommendation 2.1 <i>The committee recommends that, given the very high levels of housing stress, overcrowding and homelessness experienced by Indigenous Australians, all levels of government should give priority to addressing their high level of unmet need for public and community housing under all existing programmes and the National Rental Affordability Scheme.</i></p>	<p>Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA)</p>	<p>The National Partnership Agreement on Remote Indigenous Housing is a \$5.5 billion investment to reduce significant overcrowding, homelessness and poor housing conditions in remote Indigenous communities over ten years (2009-18). Up to 4,200 houses will be delivered to address severe overcrowding and around 4,800 existing houses will be rebuilt or refurbished. As at 31 December 2011, jurisdictions have delivered 1,024 new houses and 3,697 refurbishments in remote communities across Australia.</p> <p>The \$400 million National Partnership Agreement on Social Housing is building new social housing dwellings or redeveloping existing social housing stock. Indigenous households comprised 7 per cent of tenants in National Partnership Agreement on Social Housing dwellings as at 31 December 2011.</p> <p>Under the \$5.6 billion Social Housing Initiative over 19,600 new housing dwellings are currently under construction, including over 17,100 already completed as at 31 January 2012. As at 30 November 2011, Indigenous households make up 14 per cent of tenants.</p> <p>A Place to Call Home, under the National Partnership Agreement on Homelessness, will deliver 600 new homes in conjunction with wrap-around support services, many of which will follow innovative housing models such as Common Ground and Foyer-type facilities. As at 30 June 2011 over 300 dwellings have been completed or purchased. Under the National Partnership Agreement on Homelessness the Australian Government, together with state and territory governments, has committed \$1.1 billion to provide new and better integrated accommodation and support services. More than 180 new or expanded services have been rolled out across Australia and in 2009-10 over 70,000 instances of support were delivered. Indigenous households are assisted under this initiative.</p>	<p>FaHCSIA</p> <p>Yes – recommendation 2.1 has been implemented.</p>

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Supplementary Estimates Hearings

Recommendation	Responsible agencies	Response	Lead Cwth Agency Actioned / Implemented
		<p>While the National Rental Affordability Scheme (NRAS) was not established as a targeted Indigenous housing program, NRAS provides long term affordable housing options for a broad range of low to moderate income households. In partnership with state and territory governments, proposals that maximise these positive outcomes for people with special needs such as people with disabilities, older Australians and Indigenous people are considered favourably in assessment processes.</p>	
<p>Recommendation 4.1 <i>In the interests of more informed discussion of arrangements to encourage affordable housing, the Treasury be asked to publish current estimates of various taxation and related measures affecting the housing market.</i></p>	<p>Department of the Treasury (Treasury)</p>	<p>The Government notes that estimates of tax and other measures affecting housing are currently being published.</p> <p>The Tax Expenditure Statement is published annually. Treasury has released the 2010 Tax Expenditures Statement.</p> <p>The Australian Taxation Office publishes Taxation Statistics annually. The detailed tables give estimates of negatively geared rental housing each year.</p>	<p>Treasury</p> <p>Yes – recommendation 4.1 has been implemented.</p>
<p>Recommendation 4.2 <i>The committee recommends that Australia's Future Tax System Review Panel consider the implications for housing affordability, as well as the overall fairness of the tax system, of the:</i></p> <ul style="list-style-type: none"> • <i>tax discount for capital gains on investor housing;</i> • <i>exemption from land taxation of owner-occupied housing; and</i> • <i>current negative gearing provisions.</i> 	<p>Treasury</p>	<p>The Australia's Future Tax System Review considered housing affordability and taxation and made recommendations to reduce or remove asymmetries and distortions in this area. The Government will not be making changes to taxation arrangements at this stage but is actively pursuing reforms to improve housing supply and affordability through COAG.</p>	<p>Treasury</p> <p>Yes – recommendation 4.2 has been implemented.</p>

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Supplementary Estimates Hearings

Recommendation	Responsible agencies	Response	Lead Cwth Agency Actioned / Implemented
<p>Recommendation 5.1 The committee recommends that the proposed National Housing Supply Council develop a database of skilled labour in the construction industry across all skill sets and in all states and territories. It should be tasked with assessing the construction industry's future skilled labour needs based on projections of other industries' workforce needs and forecasts of both underlying and effective demand for housing. The Council should also record the contribution of immigration programmes to the construction workforce as well as the industry's retention rates.</p>	<p>Treasury</p>	<p>The state of the residential construction industry was discussed in the 2010 and 2011. State of Supply Report undertaken by the national Housing Supply Council.</p> <p>A new Council was appointed on 23 April 2011. The assessment of ongoing skilled labour needs for the construction industry and the role of immigration programs remains a priority for the Council.</p> <p>Significant work is being undertaken by Australian Government departments and bodies that addresses Recommendation 5.1. For example, Skills Australia has developed a new Skilled Occupation List (SOL) for migration purposes, identifying occupations which are of high value and will assist in meeting the medium and long term skills needs of the Australian economy. The Australian Government's objectives for the SOL are to ensure Australia's General Skilled Migration program attracts migrants with high level skills, in occupations which meet Australia's medium to long term skills needs, which cannot otherwise be met through measures aimed at employing, training, skilling and re-skilling Australians.</p> <p>The Department of Education, Employment and Workplace Relations (DEEWR) publishes lists of skill shortages for Australia and each state and territory. DEEWR also publishes a regular report on skills shortages in the construction industry. This includes a list of the occupations that are in short supply.</p> <p>The role of skilled labour was also considered by the Productivity Commission in its April 2011 report: <i>Performance Benchmarking of Australian Business Regulation: Planning, Zoning and Development Assessments</i>.</p>	<p>Treasury</p> <p>Yes - Recommendation 5.1 has been partially implemented.</p>
<p>Recommendation 5.2 The committee recommends the</p>	<p>States and Territories</p>	<p>The COAG Reform Council has noted that reform to improve processes for development assessment across Australia and reduce building costs has</p>	<p>State and Territory</p>

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Supplementary Estimates Hearings

Recommendation	Responsible agencies	Response	Lead Cwltth Agency Actioned / Implemented
<p>establishment of a working group, chaired by the Development Assessment Forum, to review the need for classes of development to require planning approval. The focus of this working group should be to demarcate those activities that should be performed by fully qualified planners and those that can be undertaken—at least initially—by less qualified 'paraplanners'.</p>		<p>been largely achieved.</p> <p>According to the COAG Reform Council Seamless National Economy Report on Performance from 23 December 2011, all milestones under this reform had been achieved except for the 2009-10 milestone for the Local Government and Planning Ministers' Council (LGPMC) to report to COAG on the merits of extending code based assessments. This milestone was removed from the 19 August 2011 implementation plan and referred to the Housing Supply and Affordability Reform Working Party for consideration. The COAG Reform Council assessed that the 2010-11 milestone for the LGPMC to agree an implementation plan was completed.</p> <p>On 30 June 2011, the LGPMC was formally disbanded following COAG's decision to rationalise its ministerial council system. We understand individual States and Territories will continue to implement system reform measures.</p>	<p>responsibility.</p>
<p>Recommendation 6.1 <i>The committee recommends that the state and territory governments introduce enabling legislation for inclusionary zoning to require affordable housing in all new developments, including a proportion of social housing.</i></p>	<p>States and Territories</p>	<p>Recommendation for State and Territory Governments.</p>	<p>Nil. State and Territory responsibility.</p>
<p>Recommendation 6.2 <i>The committee recommends that the state and territory governments encourage and promote the design and construction of adaptable housing which facilitates access improvements for the elderly and disabled and allow a larger house to be converted into smaller, separate units.</i></p>	<p>States and Territories</p>	<p>Recommendation for State and Territory Governments.</p>	<p>Nil. State and Territory responsibility.</p>

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Supplementary Estimates Hearings

Recommendation	Responsible agencies	Response	Lead Cwth Agency Actioned / Implemented
<p>Recommendation 7.1 <i>The committee recommends that all state and territory governments consider stamp duty exemptions for first home buyers and for retirees who are downsizing their primary residence.</i></p>	States and Territories	<p>Recommendation for State and Territory Governments.</p> <p>At the Tax Forum 2011, state and territory tax reform was included as an item of ongoing work. It is intended a plan will be taken to COAG for consideration, with a first iteration due by the end of 2012.</p>	<p>Nil.</p> <p>State and Territory responsibility.</p>
<p>Recommendation 8.1 <i>The committee recommends that the Western Australian Auditor General assess LandCorp's performance in releasing residential land in the Pilbara region over the past five years.</i></p>	States and Territories	Recommendation for Western Australia.	<p>Nil.</p> <p>State and Territory responsibility.</p>
<p>Recommendation 8.2 The committee recommends that the Western Australian government review the Western Australian Land Authority Act 1992 and the governance and goals of LandCorp, in particular the requirement under section 19 that it must 'endeavour to surpass financial targets'.</p>	States and Territories	Recommendation for Western Australia.	<p>Nil.</p> <p>State and Territory responsibility.</p>
<p>Recommendation 8.3 <i>The committee recommends that the Western Australian government increase the investment in public and community housing in the Pilbara region as a matter of priority. The merits of the <i>Stamfords / Pilbara Association of Non Government Organisations proposal</i> and/or the <i>development of apartment buildings</i> should be considered as a means of rapidly addressing unmet need for social housing in <i>Karratha</i>.</i></p>	States and Territories	Recommendation for Western Australia.	<p>Nil.</p> <p>State and Territory responsibility.</p>

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Supplementary Estimates Hearings

Recommendation	Responsible agencies	Response	Lead Cwllth Agency Actioned / Implemented
<p>Recommendation 8.4 <i>The committee recommends that the Australian and Western Australian Governments establish a high-level emergency taskforce to consult with Pilbara communities and industry to develop a coordinated response to the housing affordability crisis in the Pilbara with a view to creating long-term sustainable communities in the region.</i></p>	<p>Regional</p>	<p>The Australian Government is aware that there are specific localities throughout Australia that have difficult housing issues both in regard to affordability and supply and demand. Issues faced by the Pilbara are also being faced in other regions of Australia.</p> <p>The Government acknowledges that groups such as the Pilbara Industry Community Council is working with industry, Local Government, the Western Australian Government, and the Commonwealth Government to develop strategies to manage projected population growth and associated infrastructure implications in the region.</p> <p>The Regional Development Australia (RDA) Pilbara committee builds partnerships between governments, regional development organisations, local businesses, community groups and key regional stakeholders to provide strategic and targeted responses to economic, environmental and social issues affecting the region. RDA Pilbara has developed the preliminary Pilbara Regional Plan, building on the 2008 Pilbara Plan, that sets out the projects that are addressing accommodation issues in the region.</p>	<p>Regional</p> <p>An emergency taskforce on housing affordability was not established RDA Pilbara is committed to enhancing community engagement and consultation in determining the region's needs and priorities, and has developed a Pilbara Regional Roadmap.</p>
<p>Recommendation 8.5 <i>The committee recommends that, in conjunction with the emergency taskforce, all tiers of government hold a number of all-party community meetings in the Pilbara region to give Pilbara residents the opportunity to speak directly to elected representatives regarding the response required to address the housing affordability crisis in the region.</i></p>	<p>Regional</p>	<p>The Department of Regional Australia, Local Government, Arts and Sport is working in partnership with the RDA Pilbara to identify regional priorities and pathways to address them. The RDA Pilbara is tasked with consulting with stakeholders and the community on identifying and responding to the region's needs and priorities.</p>	<p>Regional</p> <p>Dedicated community meetings on housing affordability were not conducted RDA Pilbara is committed to enhancing community engagement and consultation in determining the regions needs and priorities, and has developed a Pilbara Regional Roadmap</p>

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Supplementary Estimates Hearings

Recommendation	Responsible agencies	Response	Lead Cwltth Agency Actioned / Implemented
<p>Recommendation 9.1 <i>The committee recommends that the Australian Government should increase the First Home Owners Grant Scheme for those buying new dwellings and lower it for buyers of existing dwellings. Any funds saved should be directed towards measures to increase the supply of affordable housing.</i></p>	<p>Treasury FaHCSIA</p>	<p>The Australian Government recognises the impact that rising housing costs can have, particularly on first home buyers, and is committed to improving the availability of affordable housing across all communities.</p> <p>The Australian Government introduced the First Home Owners Boost (FHOB) in October 2008. The FHOB supplemented the First Home Owners Scheme (FHOS), which temporarily increased the rate of the grant for new homes to \$21,000 relative to established homes of \$14,000, with the rate of the FHOB halving for the final three months. Eligibility for the FHOB ended on 31 December 2009.</p> <p>To October 2011, over 270,000 first home buyers have benefited from the FHOB.</p> <p>The FHOS is administered and funded by the states and territories. Any changes to the FHOS, including changing the rate of the grant, would require the agreement of all states and territories.</p> <p>States and territories also provide grants and stamp duty concessions in addition to the FHOS. Individual policy varies between states and territories.</p> <p>The Australian Government has put in place a number of initiatives to increase housing supply and affordability, including the Housing Affordability Fund, the Building Better Regional Cities program, and National Rental Affordability Scheme (NRAS).</p>	<p>Treasury</p> <p>Yes – recommendation 9.1 has been partially implemented.</p>
<p>Recommendation 9.2 <i>The committee recommends that Treasury examine the international experience with a securitised mortgage scheme and its application to Australia with a view to determining whether an 'Aussie Mac' style</i></p>	<p>Treasury</p>	<p>The Government's \$20 billion investment in Residential Mortgage Backed Securities (RMBS) has been highly successful in supporting the recovery of the securitisation market and improving access to funding for smaller lenders while not exposing taxpayers to unnecessary risk.</p> <p>In contrast, a US or Canadian-style program would require significant</p>	<p>Treasury</p> <p>No – recommendation 9.2 has not been implemented. Recent overseas</p>

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Supplementary Estimates Hearings

Recommendation	Responsible agencies	Response	Lead Cwltb Agency Actioned / Implemented
<i>product would be beneficial in the Australian market.</i>		permanent taxpayer support, create moral hazard and entrench long-term industry reliance on this support.	experience highlights the dangers of exposing Governments and taxpayers to banking sector risks.
<p>Recommendation 9.3 <i>The committee recommends that the Australian Government increase support for home owners to undertake counselling to improve their financial literacy before they are allowed to access their superannuation to make mortgage repayments.</i></p>	<p>Treasury FaHCSIA</p>	<p>A National Financial Literacy Strategy was launched on 15 March 2011.</p> <p>The Strategy has four pillars:</p> <p>(i) Education through schools and other pathways;</p> <p>(ii) Providing trusted and independent information, tools and ongoing support;</p> <p>(iii) Recognising the limits of education and information and developing additional innovative solutions to drive improved financial wellbeing and behavioural change; and</p> <p>(iv) Working in partnership with the many sectors involved with financial literacy, measuring our impact and promoting best practice.</p> <p>Additionally, implementation of the Financial Management Program, including Commonwealth Financial Counselling, is ongoing.</p>	<p>Treasury</p> <p>Yes – recommendation 9.3 has been implemented.</p>
<p>Recommendation 10.1 <i>The committee recommends that the Australian Government commission an independent evaluation of the Commonwealth Rent Assistance programme, to ascertain its effectiveness and cost effectiveness in improving housing affordability for low to medium income households and to make recommendations regarding future directions for the</i></p>	<p>FaHCSIA</p>	<p>In addition to the Government's Pension Review, Commonwealth Rent Assistance was also considered in the Australia's Future Tax System review.</p>	<p>FaHCSIA</p> <p>Yes – recommendation 10.1 has been implemented.</p>

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Supplementary Estimates Hearings

Recommendation	Responsible agencies	Response	Lead Cwth Agency Actioned / Implemented
<p><i>programme, including eligibility criteria. The review should be undertaken in the context of a more comprehensive review of all government initiatives, both supply side and demand side, aimed at improving housing affordability.</i></p>			
<p>Recommendation 10.2 <i>The committee recommends that the Australian, state and territory governments increase the quantum of support available under Commonwealth Rental Assistance for older Australians living in private rental accommodation.</i></p>	FaHCSIA	<p>Commonwealth Rent Assistance is regularly increased and is indexed to the CPI (Consumer Price Index) on 20 March and 20 September each year.</p> <p>CRA makes housing more affordable for over 205,700 Age pensioners (as at 2 December 2011). An indicator of rental stress is when a household spends more than 30 per cent of its income on rent. Around 61 per cent of eligible Age pensioners renting in the private rental market are in housing stress before CRA. This reduces to around 28 per cent after receipt of CRA.</p> <p>Over the last two years (since September 2009), the maximum pension has increased around \$148 a fortnight for single pensioners and \$146 a fortnight for pensioner couples combined. The pension reforms also introduced improved pension indexation arrangements to better reflect changes to pensioners' costs of living.</p>	<p>FaHCSIA</p> <p>Yes – recommendation 10.2 has been partially implemented.</p>
<p>Recommendation 10.3 <i>In order to meet the immediate need for social housing of highly disadvantaged households, the committee recommends that significant new funding be invested, by both the Australian Government and state and territory Governments, under the new National Affordable Housing Agreement, with the aim of increasing the pool of social housing to at least 6 per cent of housing stock.</i></p>	FaHCSIA	<p>The National Affordable Housing Agreement provides \$6.2 billion worth of housing assistance in the first five years. The Government also committed \$6.45 billion to assist particularly disadvantaged Australians through agreements connected to the National Affordable Housing Agreement, for social housing, homelessness and Indigenous Australians living in remote areas.</p> <p>There are currently around 1,960 dwellings approved to be delivered under the \$400 million National Partnership on Social Housing Agreement (early 2012). This includes 1,779 social housing dwellings and an additional 178 affordable housing dwellings that will come through partnering with the</p>	<p>FaHCSIA</p> <p>Yes – recommendation 10.3 has been partially implemented; a significant boost in social housing has been funded, but no target has been set for its level.</p>

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Supplementary Estimates Hearings

Recommendation	Responsible agencies	Response	Lead Cwltth Agency Actioned / Implemented
		<p>community housing sector.</p> <p>The \$5.5 billion National Partnership Agreement on Remote Indigenous Housing aims to address overcrowding, homelessness, poor housing conditions and severe housing shortage in remote Indigenous communities. The number of dwellings for the NPARIH is up to 4,200 new dwellings and up to 4,800 refurbishments over 10 years.</p> <p>A Place to Call Home, a joint initiative under the National Partnership Agreement on Homelessness, will deliver 600 new homes in conjunction with wrap-around support services.</p> <p>In addition, the Social Housing Initiative will see around 19,600 new public and community housing dwellings built.</p> <p>The Report on Government Services 2012 shows that there has been an increase in public and community housing (combined) of around 2.6 per cent in the year ending 30 June 2011.</p>	
<p>Recommendation 10.4 <i>The committee recognises the strengths that the Community Housing Sector brings to the delivery of social housing in Australia. In order to ensure that these strengths are fully employed, the committee recommends that the Australian, state and territory governments work more closely with Community Housing Associations to support them in meeting their social housing commitments and to explore options for attracting more investment, including private sector investment, into not-for-profit models of housing provision.</i></p>	FaHCSIA	<p>FaHCSIA provides peak funding to the Community Housing Federation of Australia (CHFA), which assists with industry development activities that encourage rapport between community housing organisations and the private finance sector. FaHCSIA has also provided CHFA with grants to conduct industry conferences that explore options for innovative business models and financing.</p> <p>FaHCSIA has committed significant resources to the development of a National Regulatory System for not-for-profit housing providers with the States and Territories. A central aim of this reform is to improve the capacity of the sector in regard to financial management and long term viability, increasing investor and lender confidence in providers nationally. FaHCSIA has also provided for the participation of community housing organisations and their representative bodies in formal policy discussions</p>	<p>FaHCSIA</p> <p>Yes – recommendation 10.4 has been implemented.</p>

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Supplementary Estimates Hearings

Recommendation	Responsible agencies	Response	Lead Cw/wh Agency Actioned / Implemented
		<p>focussed on these issues.</p> <p>The Australian Government has established the Advisory Committee on Social Housing and Housing Assistance to provide advice to the Minister for Housing and Homelessness on possible reform of housing assistance. Membership of the Committee includes representatives of the Community Housing sector.</p> <p>The National Rental Affordability Scheme (NRAS) also continues to support the delivery of innovative housing in partnership with community housing providers. The September 2011 NRAS Performance Report indicates that of the 96 Approved Participants, 60 are from the Not for Profit sector, and 57 from the Not for Profit sector are endorsed charities.</p>	
<p>Recommendation 10.5 <i>With a view to building more sustainable social housing in the longer term the committee recommends that the pool of social housing stock be increased to at least 10 per cent of housing stock by 2020, facilitating the entry into social housing of a more diversified mix of low to medium income earners.</i></p>	<p>FaHCSIA</p>	<p>The Government is providing the following funding to increase the pool of social and affordable housing:</p> <p>\$5.6 billion Social Housing Initiative around 19,600 dwellings \$5.5 billion Remote Indigenous Housing up to 4,200 dwellings \$400 million Social Housing NPA over 1,900 dwellings \$0.67 billion National Rental Affordability Scheme up to 50,000 dwellings \$150 million (Commonwealth) A Place to Call Home (Total \$311 million co-funded with states) over 600 dwellings</p> <p>The Nation Building and Economic Stimulus Plan and National Partnership Agreement on Social Housing combined provide an additional \$6 billion to the States and Territories for the construction of over 21,000 new social housing dwellings by mid-2012.</p> <p>The Report on Government Services 2012 shows that there has been an increase in public and community housing (combined) of around 2.6 per cent in the year ending 30 June 2011.</p>	<p>FaHCSIA</p> <p>Yes – recommendation 10.5 has been partially implemented; a significant boost in social housing has been funded, but no target has been set for its level.</p>

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Supplementary Estimates Hearings

Recommendation	Responsible agencies	Response	Lead Cwth Agency Actioned / Implemented
		<p>In addition to social housing, the government is committed to providing affordable housing through programs such as the Housing Affordability Fund and the National Rental Affordability Scheme (NRAS).</p> <p>NRAS continues to deliver affordable rental housing across the nation for low and moderate income households. The September 2011 NRAS Performance Report indicates that over 24,000 Incentives have been allocated, and under Round 4 offers were made for 17,000 Incentives in over 200 projects.</p> <p>The Housing Affordability Fund will address barriers to the supply of affordable housing, increasing housing options for low to medium income households and reducing the demand for social housing.</p>	
<p>Recommendation 10.6 <i>As an additional measure to improve the sustainability of social housing, the committee recommends that the formula used to calculate the level of rent paid in social housing be reviewed, with a view to enhancing the sustainability of social housing stock (and, if possible, providing for growth), while maintaining affordability.</i> <i>The review should include an examination of the interaction between social housing and Commonwealth Rent Assistance payments, and how these two programmes might be best utilised to maximise socially and economically sustainable outcomes in terms of access to affordable housing.</i></p>	States and Territories	Rent setting is the responsibility of the states and territories.	<p>States and Territories</p> <p>Recommendation for States and Territories.</p>
<p>Recommendation 10.7 <i>The committee recommends that the Australian Government consider whether</i></p>	FaHCSIA	A Place to Call Home is now a joint initiative under the National Partnership Agreement on Homelessness. This initiative will deliver 600 new homes in conjunction with wrap-around support services, many of which will follow	<p>FaHCSIA</p> <p>Yes – recommendation</p>

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Supplementary Estimates Hearings

Recommendation	Responsible agencies	Response	Lead Cwltth Agency Actioned / Implemented
<p><i>the level of increased support to the Supported Accommodation Assistance Program being offered under the 'A Place to Call Home' initiative is sufficient to address the level of unmet need, and increase support to emergency assistance programmes provided by charitable organisations to assist the growing numbers experiencing financial crisis.</i></p>		<p>innovative housing models such as Common Ground and Foyer-type facilities. As at 30 June 2011 over 300 dwellings have been completed or purchased, through A Place to Call Home. Under the National Partnership Agreement on Homelessness the Australian Government, together with State and Territory governments, has committed \$1.1 billion to provide new and better integrated accommodation and support services. More than 180 new or expanded services have been rolled out over Australia and in 2009-10 over 70,000 instances of support were delivered.</p> <p>In addition to this the \$5.6 billion Social Housing Initiative will see around 19,600 new social housing dwellings built by the end of June 2012. Over 17,100 dwellings have been completed as at 31 January 2012. As at November 2011, over 7,600 dwellings (55 per cent) have been tenanted by people who are homeless or were at risk of homelessness.</p> <p>The \$400 million National Partnership Agreement on Social Housing will see more than 1,900 new dwellings built across the nation by mid-2012. As at October 2011 over 1,700 have been completed and 708 (54 per cent tenanted dwellings as at 30 June 2011) have been tenanted by people who are homeless or were at risk of homelessness.</p> <p>All of this work in conjunction with the additional support being offered through initiatives funded under the National Partnership Agreement on Homelessness is building on the Government's capacity to respond to the varying levels of need in communities and is continuing to work towards achieving the long-term response to homelessness as outlined in the White Paper on Homelessness.</p>	<p>10.7 has been implemented.</p>
<p>Recommendation 10.8 <i>The committee recommends that the HOME Advice scheme be expanded nationally to provide early intervention services for families at risk of homelessness. The</i></p>	<p>FaHCSIA</p>	<p>The Commonwealth Government is committed to the issue of homelessness and providing support to Australian families through programs such as HOME Advice. As at February 2012 there are currently 8 services located across Australia, one in each state and territory. As at the end of 2010-11 financial year, HOME Advice has assisted 3,609 families, consisting of 5,102</p>	<p>FaHCSIA Yes – recommendation 10.8 has been partially</p>

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Supplementary Estimates Hearings

Recommendation	Responsible agencies	Response	Lead Cwltth Agency Actioned / Implemented
<i>scheme should be evaluated after five years, including a comprehensive economic evaluation, to ensure that the expanded programme continues to provide economic and social benefits to the community.</i>		adults and 7,035 children since July 2005. The HOME Advice program contributes to the White Paper on Homelessness by implementing the <i>Turning Off the Tap</i> strategy, preventing families from becoming homeless, wherever possible. FaHCSIA is working on future strategies for the HOME Advice program to ensure it remains relevant to the communities it provides support to.	implemented.
Recommendation 10.9 <i>The committee recommends that consideration is given to expanding referral pathways to the HOME Advice scheme to include financial institutions, so as to better capture low income mortgagees who may be at risk of becoming homeless.</i>	FaHCSIA	The HOME Advice program strongly encourages and advocates the relationship between HOME Advice services and community services, which can include financial institutions. HOME Advice services are able to receive referrals from a variety of sources within their local community, including real estate agents, financial institutions and self-referrals. Assistance is provided to families which are at risk of homelessness, before they reach the crisis stage. Families particularly targeted by this program include those with young children, Indigenous families and families affected by violence. The Commonwealth has also invested in other national programs assisting families and individuals in financial crisis such as the Commonwealth Financial Counselling Program and the Emergency Relief program.	FaHCSIA Yes – recommendation 10.9 has been implemented.
Recommendation 10.10 <i>The committee recommends that the Australian Government encourage applications under the National Rental Affordability Scheme that would target the development of new affordable rental properties in areas of greatest need and/or for communities needing affordable housing for essential services workers.</i>	FaHCSIA	The National Rental Affordability Scheme (NRAS) continues to deliver affordable rental housing for low and moderate income households in partnership with state and territory governments. As part of NRAS application processes, each state and territory government identifies priority areas of need and applies eligibility criteria to each application.	FaHCSIA Yes – recommendation 10.10 has been implemented.
Recommendation 10.11 <i>The committee recommends that the</i>	FaHCSIA	The National Rental Affordability Scheme (NRAS) continues to support the delivery of innovative housing in partnership with community housing	FaHCSIA

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Supplementary Estimates Hearings

Recommendation	Responsible agencies	Response	Lead Cwlt Agency Actioned / Implemented
<i>Australian Government considers how community housing providers and housing cooperatives might be assisted to access funding under the National Rental Affordability Scheme.</i>		providers. The September 2011 NRAS Performance Report indicates that, of the 96 Approved Participants, 60 are from the Not for Profit sector, and 57 from the Not for Profit sector are endorsed charities.	Yes – recommendation 10.11 has been implemented.
Recommendation 10.12 <i>The committee recommends that the Department of Families, Housing, Community Services and Indigenous Affairs conduct a mid-implementation review of the National Rental Affordability Scheme in 2010 to assess the extent to which it is meeting its objectives.</i>	FaHCSIA	An internal review of the National Rental Affordability Scheme (NRAS) was completed in February 2010 following consultations with key stakeholders. Recommendations covering governance and administrative arrangements were subsequently implemented.	FaHCSIA Yes – recommendation 10.12 has been implemented.
Recommendation 10.13 <i>The committee recommends that the Australian Government examine the capacity of the community housing sector to operate as a provider of choice of affordable adaptable housing for people living with a disability, and investigate how it can support this sector to provide more units of appropriate housing.</i>	FaHCSIA	<p>The Australian Government has announced \$60 million in capital grant funding over three years for the Supported Accommodation Innovation Fund (SAIF), to build innovative, community-based supported accommodation for people with disability. Under this initiative, funding is available for up to 150 new supported accommodation or respite places. Projects will be completed by 30 June 2014.</p> <p>It is anticipated that the Not for Profit housing sector will show significant interest in applying for capital grants available through SAIF. The Government's preferred model of service delivery for SAIF is for the housing and support services to be provided by organisations working in partnership. It is expected that most partnerships would link a Not for Profit housing provider to a disability support service provider. By encouraging partnerships to emerge between the Not for Profit housing and support sectors, the Government recognises the potential for SAIF to enhance the capacity and growth of the not-for-profit housing sector nationally.</p> <p>The Australian Government has provided \$1 million over three years</p>	FaHCSIA Yes – recommendation 10.13 has been partially implemented.

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Supplementary Estimates Hearings

Recommendation	Responsible agencies	Response	Lead CwltH Agency Actioned / Implemented
		<p>(commencing 2011-12) to support the Liveable Housing Design Initiative. Central to the initiative is an aspirational target that all new homes will be of an agreed liveable housing design standard by 2020 by including key easy living features that aim to make them more accessible particularly for older Australians and people with disability. It is being implemented in partnership with the building and construction sectors, disability and ageing peak bodies and all levels of government. In June 2011, Housing Ministers agreed that officials would develop options for incorporating Liveable Housing Design elements into all future social housing developments.</p>	
<p>Recommendation 10.14 <i>The committee recommends that the Australian, state and territory governments investigate options to encourage community housing associations to develop more housing to meet the future needs of an increasing number of older Australians for affordable and adaptable housing that supports 'ageing in place.'</i></p>	<p>FaHCSIA</p>	<p>All dwellings constructed under Stage 2 of the construction element of the Social Housing Initiative, where possible, incorporate minimum universal design elements to make properties more accessible to people who are ageing or live with disability.</p> <p>Based on advice from state and territory governments, more than 93 per cent of dwellings approved under Stage 2 are expected to meet these minimum requirements as at 30 November 2011.</p> <p>In addition, at least 20 per cent (over 3,300 dwellings) under Stage 2 are expected to achieve a higher level of adaptability, by meeting the Australian Standard for Adaptable Housing AS4299-2995, Class C.</p> <p>As at 31 October 2011, over 5,700 older people (41 per cent) of the over 13,900 dwellings tenanted) have been housed in Social Housing Initiative dwellings.</p> <p>Under the National Partnership Agreement on Social Housing (NPASH) of the around 1,960 approved dwellings over 620 dwellings meet universal design principles under the Commonwealth guidelines and over 510 meet the Australian Standard for Adaptable Housing AS4299-2995, Class C.</p> <p>Over 544 NPASH dwellings have been tenanted by older people (33 per cent of the over 1,645 dwellings tenanted).</p>	<p>FaHCSIA</p> <p>Yes – recommendation 10.14 has been implemented.</p>

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Supplementary Estimates Hearings

Recommendation	Responsible agencies	Response	Lead Cwth Agency Actioned / Implemented
<p>Recommendation 10.15 <i>The committee recommends that the Department of Families, Housing, Community Services and Indigenous Affairs conduct an independent evaluation of alternative tenancy and ownership models, such as housing cooperatives, currently operating in or proposed for Australia or overseas, to assess their efficacy in providing secure and affordable housing in the Australian context. The evaluation should include a review of any legislative or administrative barriers to the introduction or expansion of such schemes in Australia.</i> <i>If the results of the evaluation indicate that there may be a role for alternative tenancy and ownership models in the Australian context, options should be developed for supporting and promoting uptake of such models.</i></p>	FaHCSIA	<p>The Government supports tenancy models that operate to improve housing affordability.</p> <p>Through the National Affordable Housing Agreement all jurisdictions have committed to ongoing reforms in the housing sector including the enhancement and capacity building of the not-for-profit housing sector, supported by a nationally consistent provider and regulatory framework.</p> <p>The Commonwealth and State and Territory Governments jointly fund the Australian Housing and Urban Research Institute (AHURI) to deliver priority research outcomes through its annual research agenda.</p>	<p>FaHCSIA</p> <p>AHURI's examination of affordable housing models that draw on local and international experiences continue to provide a sound evidence base to inform the Government on affordable housing and social inclusion initiatives, especially for those on low incomes.</p>
<p>Recommendation 11.1 <i>The committee recommends that the forward plans of the Australian, state and territory governments incorporate policies for mid-size regional cities to ensure they are better able to form sustainable communities, to cope with the transport impacts of peak oil and climate change, and to invest in infrastructure.</i></p>	Department of Infrastructure and Transport	<p>The Government has established a Major Cities Unit in the Department of Infrastructure and Transport which provides advice to the Government on productivity, sustainability and liveability issues in cities with a population of over 100,000. This includes nine mid-sized regional cities. The unit also facilitates an integrated and coordinated approach to urban policy development across the Commonwealth Government.</p>	<p>Infrastructure</p> <p>Yes – recommendation 11.1 has been implemented.</p>