

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

Outcome Number: 2

Question No: 501

Topic: NRAS

Hansard Page: Written

Senator Payne asked:

With respect to NRAS, can you please outline any changes in scheduled dates of completion that have occurred to explain the slower-than-expected progress, especially any examples where large numbers of incentives have been delayed either due to a particular participant struggling to meet its targets, or due to regional factors?

Answer:

Over the four year life of the Scheme to September 2012, 55 per cent of all incentives have been subject to a request to extend the required date. Delivery delays average nine months for dwellings that have been delivered and currently 18 months for those yet to be delivered.

Approved participants seek changes to the required date for a variety of reasons including delays to local planning approvals, environmental health issues such as land contamination, inclement weather that delays construction, changes to the project's funding structure, business partnerships or land deals falling through, and delays in securing finance.

For example, a number of Community Housing Providers who experienced difficulties in securing finance have since moved from a 'build and hold' model to a 'build and sell (to third party investors)' model. This often led to delays in construction timetables while appropriate levels of pre-sales were achieved.