

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

**Outcome Number:** 2

**Question No:** 437

**Topic:** Social Housing

**Hansard Page:** 1 June 2011, CA 88

**Senator Boyce** asked:

But if one state has built 80 per cent single units and another state has built 50 per cent three-bedroom units, those figures are not telling me a lot. What I was wanting, perhaps on notice, Ms Croke, is what the average cost of a three-bedroom unit was in each state and what the average cost of a two-bedroom unit was et cetera, if possible.

**Answer:**

Due to the level of variables within projects, such as the cost of land, contributions by jurisdictions or community housing organisations, it is not possible to provide a meaningful average of dwelling costs by bedroom.

The Commonwealth's initial assessment of the costs of projects considered the type of dwelling (ie stand alone house, townhouse or apartment) and the number of bedrooms within the dwelling. Where that process identified a cost as either too high or low, the project was examined more thoroughly to consider the reasons for the variation.

The following table shows the number of dwellings by bedroom numbers and in the final column, the derived average bedroom numbers expected to be delivered.

	Dwellings by bedroom count					Total Number of Dwellings	Average*
	1	2	3	4	5+		
<b>ACT</b>	12	398	1	9	1	421	2.02
<b>NSW</b>	3,209	2,916	172	32		6,329	1.53
<b>NT</b>	84	96	20	8		208	1.77
<b>QLD</b>	2,150	1,756	64	51	13	4,034	1.52
<b>SA</b>	72	875	289	107	35	1,378	2.39
<b>TAS</b>	116	404	10			530	1.80
<b>VIC</b>	1,602	1,869	963	137	44	4,615	1.95
<b>WA</b>	708	997	267	74	36	2,085	1.91
<b>Total</b>	<b>7,953</b>	<b>9,311</b>	<b>1,786</b>	<b>418</b>	<b>129</b>	<b>19,600</b>	<b>1.75</b>

\* Dwellings of 5+ size are assumed as having 5 bedrooms for the derivation of the bedroom average.

Data in the above table is current as at 30 June 2011, but is subject to variation by jurisdictions within the rules of the program.