

**Senate Standing Committee on Environment and Communications  
Legislation Committee**

Answers to questions on notice

**Sustainability, Environment, Water, Population and Communities portfolio**

Budget Estimates, May 2011

**Program: Division or Agency:** 2.2: Housing **Question No:** 042

**Topic:** National Housing Supply  
Council

**Proof Hansard Page and Date** 102 and 103 (24/5/11)  
**or Written Question:**

**Senator Payne asked:**

(page 102)

Senator PAYNE: So the council members were reappointed last week notwithstanding the fact that they were due to be appointed last year. When did the department provide advice to the minister on possible replacement members?

Mr Thompson: Just for the record, the appointments were announced on 12 May.

Senator PAYNE: Sorry, just after the budget, then. Lovely.

Mr Thompson: On 12 May, yes. In terms of your question, of course, following the briefing material that was provided to the government in the incoming government brief context, we have had several discussions and provided advice to the minister on appointments in the intervening period.

Senator PAYNE: Can you indicate approximately when that was, Mr Thompson?

Mr Thompson: I do not have those dates, Senator.

Senator PAYNE: Could you take that on notice, please.

Mr Thompson: I will take it on notice...

...

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Senator PAYNE: So when was the last time a meeting of the council in any incarnation actually took place?

Ms Wiley-Smith: I do not have that information with me, Senator, so I am happy to take that on notice.

**Answer:**

The department provided briefings to the Minister for Sustainability, Environment, Water, Population and Communities, the Hon Tony Burke MP, on possible Council members in October 2010, December 2010 and January 2011. The department also provided further information on possible Council members to the Minister between January and May 2011.

The National Housing Supply Council (the Council) last met in August 2010. The newly appointed Council met in Canberra on 16 and 17 June 2011.

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**Program: Division or Agency:** 2.2: Housing **Question No:** 043

**Topic:** Housing Affordability Fund  
projects

**Proof Hansard Page and Date** 105 (24/5/11)  
**or Written Question:**

**Senator Payne asked:**

Senator PAYNE: I want to go back to the Ropes Crossing project, which Senator Cameron referred to. Ms Wiley-Smith, what is the status of that road project?

Ms Wiley-Smith: Just bear with me as I find the document.

Senator PAYNE: Andrews Road to Sherringham Road, I think you said, on the northern road. What is the status of the project? Where is it up to? When is it expected to be completed?

Ms Wiley-Smith: I will just check for you, Senator, and see if I have the information here. It looks like it is close to completion, with the information that I have in front of me, but I can certainly take that on notice and get further information for you.

Senator PAYNE: Thank you. I would appreciate that. In relation to other projects which have received HAF funding of that nature, can you take on notice for the committee a breakdown of those projects state by state and area by area in relation to the savings returned to home buyers and to purchasers in each one and outline those for the committee?

Ms Wiley-Smith: Certainly.

Senator PAYNE: All of those projects under the HAF?

Mr Thompson: Yes, we will take that on notice. They will be average savings. And for some of them, depending on where the projects are in terms of completion, those average savings might be more or less estimates.

Senator PAYNE: Thank you very much. Ms Wiley-Smith, if you have taken the details of that question about the road project for the Ropes Crossing development on notice, will you indicate for the committee the status of that project—where it is up to, when it was commenced, what its completion date was supposed to be and when it will be completed?

Ms Wiley-Smith: Certainly.

Senator PAYNE: Thank you very much. ...

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**Answer:**

1. What is the status of the Ropes Crossing project?

There are two infrastructure projects at Ropes Crossing which receive HAF funding; a road project and a construction project.

Road project at Ropes Crossing

- The Funding Agreement was signed on 24 June 2009.
- The grant recipient has reported that earth works, drainage, sewer, kerb and gutter are completed.
- The expected completion date remains unchanged – 30 November 2017.

Construction project at Ropes Crossing

- The Funding Agreement was signed on 24 June 2009.
- The Community Resource Centre Hub is completed and has been handed over to Blacktown Council by the grant recipient. It was officially opened in May 2011.
- The grant recipient reported that as of April 2011, 150 of the planned 240 lots had been sold to eligible purchasers and that the savings of \$21,500 had been passed on.
- The expected completion date remains unchanged – 30 November 2016.

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2. What is the breakdown of HAF projects which have received funding, state by state and area by area, in relation to the savings returned to home buyers and to purchasers.

The following table provides a breakdown of projects which have received HAF funding, which include infrastructure elements, and will pass on savings to eligible home buyers.

	State	Grant recipient	Location	Local Government Area (LGA)	No. of dwellings	Est. savings per dwelling <sup>1</sup>
1.	ACT	Land Development Agency	Crace	ACT Government	489	Price of dwelling to be no greater than the maximum sale price set for affordable housing <sup>2</sup> in the ACT <sup>2</sup>
2.	ACT	Land Development Agency	Bonner	ACT Government	330	
3.	ACT	Land Development Agency	Harrison	ACT Government	138	\$19,917
4.	NSW	NSW Land & Housing Corporation	Rosemeadow	City of Campbelltown	117	\$84,579
5.	NSW	NSW Land & Housing Corporation	Glebe, Sydney	City of Sydney	92	\$98,000
6.	NSW	NSW Land & Housing Corporation	Seven Hills	City of Blacktown	120	\$67,000
7.	NSW	Department of Planning	Bungarribee	City of Blacktown	450	\$20,000
8.	NSW	Landcom	Mittagong – Renwick	Wingecarribee Shire Council	300	\$25,000

<sup>1</sup> The savings to be passed on per dwelling are estimates which have been proposed by the grant recipients and which were subsequently reflected in funding agreements.

<sup>2</sup> Affordable housing prices are established by Act legislation and policy measures. Using the Australian Bureau of Statistics' *producer price index*, prices are indexed annually, and provide a lower and upper value for affordable housing. (see [www.laps.act.gov.au/affordable\\_housing](http://www.laps.act.gov.au/affordable_housing)) In addition, under the *Duties Act 1999 (ACT)*, the Minister may make a declaration concerning affordable house and land packages.

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	State	Grant recipient	Location	Local Government Area (LGA)	No. of dwellings	Est. savings per dwelling <sup>1</sup>
9.	NSW	Landcom	Edmondson Park	City of Liverpool	115	\$17,000
10.	NSW	St Marys Land Ltd	Ropes Crossing – Northern Road project	City of Penrith	250	\$22,600
11.	NSW	St Marys Land Ltd	Ropes Crossing – construction	City of Blacktown	240	\$21,500
12.	NSW	Moree Plains Shire Council	Brigalow Drive, Moree	Moree Plains Shire Council	12	\$10,033
13.	NSW	NSW Land & Housing Corporation	Claymore	City of Campbelltown	380	\$30,789
14.	NSW	NSW Land & Housing Corporation	Bolton Point	City of Lake Macquarie	95	\$21,052
15.	NSW	Clarence Valley Council	Clarence Valley	Clarence Valley Council	35	\$10,000
16.	NT	Dept Planning & Infrastructure	Johnston, Palmerston East	City of Palmerston	800	\$5,000
17.	QLD	Isaac Regional Council	Nebo	Isaac Regional Council	63	\$53,956
18.	QLD	Gold Coast City Council	Upper Coomera	Gold Coast City Council	16	\$10,000
19.	QLD	Brisbane City Council	Brisbane City Council area	Brisbane City Council	1,000	\$28,203
20.	QLD	Moreton Bay Regional Council	Caboolture	Moreton Bay Regional Council	100	\$15,000
21.	QLD	Mackay Regional Council	Rural View (north of Mackay)	Mackay Regional Council	1,000	\$11,000
22.	SA	Minister for Housing	Woodville West	City of Charles Sturt	106	\$89,622
23.	SA	Minister for Housing	Oaklands Park, South Plympton, Camden Park and Marden (medium density redevelopment)	City of Playford, City of Charles Sturt, City of Norwood Payneham & St Peters, City of West Torrens	50	\$29,600

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	<b>State</b>	<b>Grant recipient</b>	<b>Location</b>	<b>Local Government. Area (LGA)</b>	<b>No. of dwellings</b>	<b>Est. savings per dwelling<sup>1</sup></b>
24.	SA	Minister for Housing	Lochiel Park	Campbelltown City Council	23	\$10,870
25.	SA	Town of Gawler	Evanston Gardens	Town of Gawler	1,200	\$2,600
26.	SA	City of Adelaide	Adelaide (Sturt Street)	Adelaide City Council	52	\$38,609
27.	SA	City of Salisbury	Parafield Gardens and Salisbury North (Salisbury infill development)	City of Salisbury	126	\$12,000
28.	SA	City of Salisbury	Brahma Lodge (Dansie Crescent)	City of Salisbury	11	\$10,000
29.	SA	City of Charles Sturt	St Clair	City of Charles Sturt	184	\$30,000
30.	SA	City of Salisbury	Paralowie (Walpole Road)	City of Salisbury	150	\$10,000
31.	TAS	Dept Health & Human Services	Clarendon Vale	City of Clarence	110	\$45,454
32.	TAS	Housing Tasmania	Chigwell	City of Glenorchy	58	\$12,100
33.	TAS	Housing Tasmania	Wynyard	Waratah-Wynyard Council	15	\$16,000
34.	VIC	Director of Housing	Prahran, Richmond and Fitzroy	City of Melbourne	736	5% less than the market value
35.	VIC	Swan Hill Rural City Council	Robinvale	Swan Hill Rural City Council	34	\$15,000
36.	WA	WA Housing Authority	Henley Brook	City of Swan	345	\$20,024
37.	WA	WA Land Authority	Broome	Shire of Broome	242	\$18,595
38.	WA	WA Housing Authority	Geraldton (Beachlands)	City of Geraldton-Greenough	100	\$34,000
39.	WA	WA Housing Authority	Harrisdale Green	City of Armadale	197	\$18,693
40.	WA	WA Housing Authority	Golden Bay	City of Rockingham	528	\$3,643

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	<b>State</b>	<b>Grant recipient</b>	<b>Location</b>	<b>Local Government. Area (LGA)</b>	<b>No. of dwellings</b>	<b>Est. savings per dwelling<sup>1</sup></b>
41.	WA	Town of Kwinana	Medina	Town of Kwinana	60	\$42,000
42.	WA	WA Land Authority	Mandurah	City of Mandurah	55	\$36,383
43.	WA	City of Armadale	Newhaven Town Centre	City of Armadale	59	\$29,661
44.	WA	City of Gosnells	Amherst Village	City of Gosnells	99	\$11,313
45.	WA	City of Wanneroo	East Lansdale	City of Wanneroo	39	\$12,000
46.	WA	Shire of Upper Gascoyne	Gascoyne Junction	Shire of Upper Gascoyne	7	\$11,428

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**Program: Division or Agency:** 2.2: Housing

**Question No:** 044

**Topic:** NRAS - incentives

**Proof Hansard Page and Date** 107 (24/5/11)

**or Written Question:**

**Senator Ludlam asked:**

Senator LUDLAM: .... I want to go directly to the rounds. In NRAS round 3, I think you called for applications with 1,000-plus incentives. You received 25. Can we have an update?

And, maybe to keep this fairly short, can you table a list of successful applicants to round 3?

Ms Finnigan: Applicants? I would have to take that on notice, Senator.

Senator LUDLAM: No. That is what I am asking.

Mr Thompson: Yes. We can do that.

**Answer:**

35 applications were received under Round 3 of the National Rental Affordability Scheme. Following assessment, the following 14 organisations were offered Incentives:

Brisbane Housing Company Limited

Ethan Affordable Housing Limited

Gold Coast Housing Company Limited

ING Real Estate Development Australia

Mission Australia Housing Limited

National Housing Company Ltd

Port Phillip Housing Association

Providence Housing

Queensland Affordable Housing Consortium

Questus Funds Management

The Australian National University

University of Western Australia Accommodation Services

VicUrban

Yaran Residential Investments Pty Ltd as Trustee for the Yaran Residential Investments Trust



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<b>Program: Division or Agency:</b>	2.2: Housing	<b>Question No:</b>	45
<b>Topic:</b>	NRAS – consideration of incentives		
<b>Proof Hansard Page and Date or Written Question:</b>	108 (24/5/11)		

**Senator Payne asked:**

Senator PAYNE: Ms Finnigan, correct me, but did you indicate that you have made 1,800 offers and not supported 7,000—so that takes us to 9,800—which have been considered between 14 December and 24 May and you have 52,000 incentives to consider between 24 May and 14 June?

Ms Finnigan: That is right, Senator. Action is progressing on all of those. Some of those are almost complete.

Senator PAYNE: What proportion of the 52,000 is almost complete?

Ms Finnigan: I would need to take that on notice.

Senator PAYNE: Could you hazard a guess? In fact, to put it into estimates language, could you make an estimate?

Ms Finnigan: No. I would rather not, Senator. I really would not want to mislead.

Senator PAYNE: No. And I am not asking you to do that. But I am thinking—and I assume if Senator Ludlam is doing the maths at the same time—in what amounts to essentially three weeks you are going to consider 52,000 outstanding incentives, having processed 7,800 in five months. How is that possible?

Dr Grimes: Senator, clearly assessment processes of this sort are something that go over many months .

Senator PAYNE: I understand. I am trying to get a better understanding.

Dr Grimes: So it is not that we start an assessment, deal with those assessments and start a new lot of assessments and deal with them. If that were the case, then the maths would indicate that we would have a very challenging task on our hands in the next few weeks. I think, as Ms Finnigan was indicating, processes have now been running for several months and that will now come to an end over the next few weeks.

Senator PAYNE: That is why I asked Ms Finnigan for an assessment of what proportion was up to what point, which would give the committee a better idea. I understand that she is taking that on notice and that is fine.

Mr Thompson: Senator, I will add to that. There is a large number of incentives and there is a much smaller number of applicants.

Senator PAYNE: Yes. I appreciate that.

Mr Thompson: So that puts it in context. I will quickly say too that, as Dr Grimes said, it is not a linear process, in a sense.

Senator PAYNE: No. That is why I was trying to get an idea.

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**Answer:**

As at 06 July 2011:

- A total of 297 applications seeking 61,139 incentives were received through Round Four.
- A total of 96 applications requesting 14,759 incentives have been finalised.
- A further 96 applications requesting 20,999 incentives are in the final stages of decision making by the department.
- 101 applications are awaiting advice from the relevant state or territory government.
- The remaining 4 applications are under assessment by the department.

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Budget Estimates, May 2011

**Program: Division or Agency:** 2.2: Housing **Question No:** 46

**Topic:** NRAS - six-star standards and tax amendments

**Proof Hansard Page and Date** 109 (24/5/11)  
**or Written Question:**

**Senator Ludlam asked:**

Senator LUDLAM: With regard to NRAS and six-star standards, can you provide us with some up-to-date statistics on what kind of ratings you are building as far as energy and water? Mr Thompson: Sorry, this is under NRAS?

Senator LUDLAM: Yes, it is. And not now. I am going to have to fly through a bunch of stuff. But that is one. I just want to get a bit of a sense of how you are handling six-star ratings and how your buildings are performing. WA, I understand, has also delayed introducing a six-star standard. Can you indicate how you are handling that? I give apologies; that is my home state. What about NRAS incentives in boom towns where land is unbelievably expensive and your incentives have barely touched the sides? When I last checked, it was not working in the mining towns, where the real estate markets are berserk, so I would appreciate an update on how you are handling that. For example, have you considered more innovative models, like the dual key system, where you actually give out two incentives for one legal dwelling that would still accommodate two families? It would be classified as two dwellings. I am very interested in that. And there is the exposure draft legislation for the tax laws. So where did the TLA National Rental Affordability Scheme bill go?

Ms Finnigan: I understand that, of course, tax amendment is a responsibility of Treasury.

Senator LUDLAM: It is. But it is your scheme.

Ms Finnigan: They are getting tabled next week.

...

Senator LUDLAM: What are you doing in the meantime—and these are all on notice—to provide confidence to investors that they will still receive the rebatable tax offset, because this thing has been hanging around the neck of this scheme since it was first thought up?

**Answer:**

All National Rental Affordability Scheme (NRAS) dwellings are required to comply with state and territory Building Code of Australia standards. As at 20 April 2011 over 1,000 dwellings were reported as being five star or above. Currently 304 dwellings have achieved a six star rating and 728 have achieved a five star rating.

NRAS has the flexibility to stimulate the supply of affordable rental dwellings in regions that are experiencing very high rental costs, such as those near mining centres. The Scheme has been designed to pool resources from a range of contributors including all levels of government, developers and not for profit organisations. Tenant income thresholds are revised annually in accordance with the All Groups component of the Consumer Price Index.

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In addition, the Scheme already allows for various dwelling configurations such as studio apartments, townhouses, traditional houses and dual key housing, on the condition that each dwelling is capable of independent living.

The Tax Laws Amendment (2011 Measures No. 5) Bill 2011 was introduced into Parliament on 2 June 2011. These amendments are designed to provide certainty for NRAS investors that the use by NRAS consortiums of certain head-lease/sub-lease structures will not prevent the ultimate investors in NRAS from receiving the full benefit of the NRAS tax offset.

As the amendment will apply retrospectively, the Australian Tax Office has recently published information on their website advising that NRAS investors can now lodge tax returns claiming the NRAS refundable tax offset.

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**Program: Division or Agency:** 2.2: Housing

**Question No:** 47

**Topic:** Building Better Regional  
Cities - funding

**Proof Hansard Page and Date** Written  
**or Written Question:**

**Senator Payne asked:**

What is the current departmental funding for administration of the Building Better Regional Cities program? How many staff are allocated to the program?

**Answer:**

The Building Better Regional Cities program currently has the following departmental funding profile:

	2010-11 Budget	2011-12 Budget	2012-13 Budget	2013-14 Budget
	\$240,000	\$933,000	\$937,000	\$940,000

(Portfolio Additional Estimates Statements 2010-11, Table 1.3, p.26).

Average Staffing Level (ASL) for the program is as follows:

	2010-11	2011-12	2012-13	2013-14
ASL	4	6	6	6

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**Program: Division or Agency:** 2.2: **Question No:** 48  
Housing  
**Topic:** Commonwealth land  
**Proof Hansard Page and Date** Written  
**or Written Question:**

**Senator Payne asked:**

1. Your department's Incoming Government Brief stated that "the release of surplus Commonwealth land will go some way towards assisting housing supply". Can you quantify this?
2. How much land would be made available if all the land on the register was sold?
3. How many dwellings is this expected to make land available for?

**Answer:**

1. The Department of Finance and Deregulation regularly upgrades the Register of Surplus Commonwealth Land Potentially Suitable for Housing and Community Outcomes on its website (<http://www.finance.gov.au/property/lands-acquisition/register-surplus-commonwealth-land.html>). Since its operation in April 2009, the register has listed 17 properties with a total estimated area of 1090.29ha. While these sites are potentially suitable for housing, in many cases the land requires rezoning for urban development under state or local government planning policies, may need remediation, and may have environmental and/or heritage considerations.
2. The Register currently includes eight properties totalling an estimated area of 538.67ha.
3. While disposal of Commonwealth land can assist housing supply, not all surplus land is suitable or desirable for housing purposes. Since February 2009, the Government has agreed to dispose of the following properties for housing purposes.
  - Defence site at Maribyrnong, VIC (approximately 128ha, with estimated capacity for 2,800 dwellings);
  - Defence site at North Penrith, NSW (approximately 43.7ha, with estimated capacity for 1,100 dwellings);
  - Defence site at Muirhead, NT (approximately 15ha);
  - Defence site at Lawson, ACT (approximately 149ha with 32ha potentially suitable for development);
  - Defence site at Bushmead, WA (approximately 273ha, but only 60ha in two separate areas have been identified as potentially suitable for housing, with estimated capacity for 640 dwellings);

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- Defence site at Ermington (approximately 16ha, with estimated capacity for 447 dwellings);
- 23 properties managed by the Department of Families, Housing, Community Services and Indigenous Affairs in Charleville, Qld;
- CSIRO site at Cleveland, Qld (approximately 0.7ha); and
- CSIRO site at Indooroopilly, Qld (approximately 7.2ha).

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**Program: Division or Agency:** 2.2: Housing

**Question No:** 49

**Topic:** CSIRO Rockhampton site

**Proof Hansard Page and Date** Written

**or Written Question:**

**Senator Payne asked:**

Has the CSIRO Rockhampton site, named on the register of surplus Commonwealth land, been sold? If so, please provide full details of the approach to disposing of the land, the conditions upon the sale and the amount of money raised.

**Answer:**

*The Department of Finance and Deregulation has responsibility for administering the Commonwealth Property Disposals Policy and has provided the following information in response to the question:*

No, the Rockhampton property has not been sold. The site is on the register of surplus Commonwealth land and the Commonwealth is proposing to dispose of the property in the future. The Commonwealth will address the requirements of the Commonwealth Property Disposals Policy in relation to any future sale of the property.



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**Program: Division or Agency:** 2.2:

**Question No:** 50

Housing

**Topic:** National Affordability Summit

**Proof Hansard Page and Date** Written  
**or Written Question:**

**Senator Payne asked:**

In the 2011-12 Budget hearings the department referred to a meeting between the Minister and a 'national affordability summit'. The department stated that this is different to the NRAS Advisory Group. Can you please provide details on the national affordability summit, including its membership, its role, the regulatory of meetings etc.

**Answer:**

The National Affordable Housing Summit is a coalition of housing and community groups. The National Affordable Housing Summit group comprises the Australian Council of Social Services, Housing Industry Association, National Shelter, Australian Council of Trade Unions and Community Housing Federation of Australia. The chair of the National Housing Summit is Professor Julian Disney.

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**Program: Division or Agency:** 2.2: Housing **Question No:** 51

**Topic:** NRAS in flood affected areas

**Proof Hansard Page and Date** Written  
**or Written Question:**

**Senator Payne asked:**

During the 2011-12 Budget hearings the department stated that the NRAS regulations require applications to be assessed in the order in which they are made, and that this is being done. Yet in the answer to QoN 79 you stated that “applications related to flood affected areas will be prioritised for assessment”. Which is it? Please properly explain the priority that was placed on assessment, and whether there is actually any priority attached to the allocation of incentives to flood-affected areas.

**Answer:**

Regulation 9 of the National Rental Affordability Scheme Regulations 2008 requires the department to make reasonable efforts to determine an application and notify the applicant of the results of the assessment process within six months after the date an application is received, or in absence of a decision notify the applicant as to the status of their application. As a result, the department normally assesses applications in the order in which they are received.

However, as part of the Australian Government’s contribution to the recovery and reconstruction efforts in those areas affected by natural disasters in early 2011, the Prime Minister announced in January 2011 that priority would be given to National Rental Affordability Scheme Round Four applications from flood affected areas across Australia in allocating remaining incentives, in consultation with the relevant states. The department has therefore worked with relevant states to identify applications from flood affected areas to ensure that these are given priority for assessment.

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**Program: Division or Agency:** 2.2: Housing

**Question No:** 52

**Topic:** NRAS timeframes

**Proof Hansard Page and Date** Written  
**or Written Question:**

**Senator Payne asked:**

In light of the government's admission that the timeframes for later NRAS rounds were not realistic, are successful NRAS applicants for previous rounds being granted extensions? If so:

- a. How are extension applications assessed?
- b. If on a case by case basis, what happens with large NRAS builders who have hundreds of properties to build? Is there a mechanism for them to have extensions assessed as an entity? I have been informed that the administrative costs of doing hundreds of applications are very high indeed.

**Answer:**

- a. The department considers change requests, including extensions to agreed delivery dates, from approved participants where there is evidence that the delays are due to circumstances beyond the control of the approved participant and evidence to provide confidence that the dwellings will be delivered. In doing so, the department is required to also seek input from the relevant state or territory housing agency as program delivery partners.
- b. Where all of the proposed Incentives relate to a single development, the department assesses applications for these extensions as one request.

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**Program: Division or Agency:** 2.2: Housing **Question No:** 53

**Topic:** Register of surplus  
Commonwealth land

**Proof Hansard Page and Date** Written  
**or Written Question:**

**Senator Payne asked:**

Is the website displaying the land located on the register of surplus Commonwealth land up to date? Please outline what land has so far been sold under this program, and provide full details of the amount of land sold, the amount of land released and the amount of housing expected to be developed as a result.

**Answer:**

Commonwealth surplus land register

*The Department of Finance and Deregulation has responsibility for administering the Commonwealth Property Disposals Policy and has provided the following information in response to the first two parts of the question:*

Yes, the Register was updated on 23 May 2011. There are currently eight properties on the Register as follows:

State/Territory	Property*	Owner Agency	Site Area (approximate hectares)	Target Time for Release
NSW	Ingleburn Army Camp, Old Campbelltown Road, Ingleburn	Department of Defence	309	2011-12
NSW	Nirimba Drive, Quakers Hill, Schofields	Department of Defence	146	2011-12
QLD	Ibis Avenue (Bruce Highway), Rockhampton	CSIRO	32.4	2010-11
QLD	240 Middle Street, Cleveland	CSIRO	2.0	2011-12
SA	Elizabeth North Training Depot, Broadmeadows Road, Smithfield	Department of Defence	33	2013-14
VIC	Corner Colac and Henry Road, Belmont (Geelong)	CSIRO	6.37	2011-12
VIC	Graham Road, Highett	CSIRO	9.3	2011-12
WA	Part of the Artillery Barracks site, Queen Victoria Street, Fremantle	Department of Defence	0.6	2011-12

\*In some cases, the whole site may not be available for development.

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As at 25 May 2011, the Department of Finance and Deregulation has been advised of the following sales:

Open market sales

- the Commonwealth Scientific and Industrial Research Organisation (CSIRO) site at Cannon Hill, QLD (approximately 6.8ha);
- CSIRO land at Cleveland, QLD (approximately 2.7ha) is comprised of two lots. One lot of 0.7ha is under contract, yet to be settled, and the other lot of 2.0ha is being marketed for sale;
- CSIRO land at Indooroopilly, QLD (approximately 7.2ha) under contract, yet to be settled;
- CSIRO land at Bakers Hill, WA (approximately 1,150ha), part land sold, part land transferred to WA government and one lot is remaining for sale, yet to be settled;
- CSIRO land at Yarralumla, ACT (approximately 1.92ha);
- the former Department of Defence (Defence) Bushmead Rifle Range at Hazelmere, WA (approximately 273ha);
- the former Defence rail siding at Jennings, NSW (approximately 4.68ha);
- former Defence residence at Hobart, TAS (approximately 0.06ha);
- Defence land at Whyalla, SA (approximately 0.2ha) sold in two lots;
- the former Defence married quarter at 62 Tuckfield Street, Fremantle, WA (approximately 0.16ha);
- two properties managed by Finance at Lithgow, NSW (approximately 0.2ha);
- a property managed by Finance at Dampier, WA (approximately 0.13ha);
- a property managed by Finance at Barton, ACT (approximately 1.9ha);
- a property managed by Finance at Dapto, NSW (approximately 0.08ha); and
- a property managed by Finance at Moorooka, QLD (approximately 0.08ha).

Priority sales (including concessional priority sales)

Priority sales are those made direct to a State, Territory or Local Government without the property having first been offered for sale on the open market. Priority sales usually occur where a sale to a State, Territory or Local Government would optimise housing and/or community outcomes. Concessional sales are those priority sales concluded at a purchase price below market value in cases where the sale facilitates a Commonwealth policy objective.

- CSIRO land at Townsville, QLD (approximately 16.6ha), sold to QLD Health;
- the Fort Scratchley site managed by the Department of Finance at Newcastle, NSW (approximately 3.54ha), to the Newcastle City Council;
- land managed by the Department of Finance at Goorooyarroo, NSW (approximately 24ha), to the NSW Government;

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- The former Army Stores Depot in North Penrith, NSW (approximately 43.7 hectares), to the NSW Government (Landcom)
- Defence land at Moorebank, NSW (approximately 0.49ha), to the NSW Fire Service;
- Defence land at Moorebank, NSW (approximately 0.38ha), to Integral Energy;
- Defence land at Oakey, QLD (approximately 1.29ha), to the Jondaryan Shire Council;
- Defence land at Bullsbrook, WA (approximately 2.2ha), to the City of Swan;
- Defence land at Gungahlin, ACT (approximately 52ha), to the ACT Government;
- Defence land at Muirhead, NT (approximately 15ha), to Defence Housing Australia (DHA);
- Defence land at Casula, NSW (approximately 0.14ha), to RailCorp NSW;
- Defence land at Ingleburn, NSW (approximately 1.31ha), to the Sydney Water Corporation;
- Defence land at Schofields, NSW (approximately 5ha), to the Transport and Infrastructure Development Corporation;
- Defence land at Singleton, NSW (approximately 1ha), to RailCorp NSW;
- Defence land at Randwick, NSW (approximately 13ha) to Randwick City Council;
- Defence land at Wodonga, VIC (approximately 19.89ha), to the City of Wodonga;
- Defence land at Fremantle, WA (approximately 1.5ha), to the City of Fremantle;
- Finance land in Brisbane, the Former Naval Staff Offices, QLD (approximately 0.2ha) to the QLD State Government; and
- 23 properties managed by the Department of Families, Housing, Community Services and Indigenous Affairs in Charleville, QLD, to the QLD Government, Indigenous Business Australia and Aboriginal Hostels Limited.

The Government has also agreed to priority sales of:

- Defence Site Lawson, ACT (approximately 149ha), to Defence Housing Australia;
- Defence Site Maribyrnong, VIC (approximately 128ha), to VicUrban;
- The former Defence Stores Depot in Ermington, NSW (approximately 16 hectares), to Defence Housing Australia; and
- Defence land at Port Augusta, SA (approximately 3ha), to the City of Port Augusta.

The sale of each site is being finalised between Defence and the purchaser.

Land transfers at no consideration that may include additional funding:

- land at the former Defence Jezzine Barracks, QLD (approximately 12.41ha); and
- land at the former Defence HMAS Platypus, NSW (approximately 1.84ha).

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Housing outcomes

Housing yield estimates for sites listed on the register are identified in state, territory and local government development proposals once these sites have been disposed through the priority sale process. Given the wide range of potential developments on each site, the Commonwealth does not forecast an expected housing yield prior to disposals.

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**Program: Division or Agency:** 2.2: Housing

**Question No:** 54

**Topic:** Building Better Regional  
Cities - applications

**Proof Hansard Page and Date** Written  
**or Written Question:**

**Senator Joyce asked:**

1. What is the start date for the Building Better Regional Cities Program? When will the funds actually start rolling out?
2. Has the program started taking applications? How many applications has this program received so far? Who are they?
3. How will the fund accept applications? Will they come from individual councils or RDAs?

**Answer:**

1. Funding of projects under the Building Better Regional Cities Program will commence in 2011-12. The exact timing of payments will depend on the selected projects and negotiation of funding agreements.
2. The Program has not started taking applications. Consultation with key stakeholders on the draft Program Guidelines is currently underway.
3. Applications will be accepted primarily in electronic form, with some provision for hardcopy applications to be submitted as necessary. Applications will only be accepted from eligible local councils.



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Budget Estimates, May 2011

**Program: Division or Agency:** 2.2: Housing

**Question No:** 55

**Topic:** Building Better Regional  
Cities - eligibility

**Proof Hansard Page and Date** Written  
**or Written Question:**

**Senator Joyce asked:**

1. Does the Department plan to publish detailed guidelines and criteria on eligibility for funding? If so, when will they be published? If not, are there any criteria for eligibility that the Department can provide the Committee?
2. Can you provide the Committee with a list of the 47 cities eligible for funding?
3. How was the figure of 30,000 decided on? Why can't cities below this size also apply for these grants?

**Answer:**

1. Draft program guidelines for the Building Better Regional Cities Program were released for public consultation on 9 June 2011 and are available on the department's website at [www.environment.gov.au](http://www.environment.gov.au). The draft program guidelines contain criteria on eligibility for funding.
2. The 47 regional cities eligible for funding are:

Newcastle (NSW)	Wyong (NSW)	Toowoomba (QLD)	Warrnambool (VIC)
Tweed Heads (NSW)	Maitland (NSW)	Mackay (QLD)	Traralgon (VIC)
Wagga Wagga (NSW)	Gosford (NSW)	Rockhampton (QLD)	Mandurah (WA)
Albury (NSW)	Lismore (NSW)	Bundaberg (QLD)	Bunbury (WA)
Coffs Harbour (NSW)	Lake Macquarie (NSW)	Hervey Bay (QLD)	Kalgoorlie/Boulder (WA)
Queanbeyan (NSW)	Cessnock (NSW)	Gladstone (QLD)	Geraldton (WA)
Tamworth (NSW)	Bathurst (NSW)	Geelong (VIC)	Mount Gambier (SA)
Port Macquarie (NSW)	Ballina (NSW)	Ballarat (VIC)	Devonport (TAS)
Orange (NSW)	Gold Coast (QLD)	Bendigo (VIC)	Burnie (TAS)
Dubbo (NSW)	Sunshine Coast (QLD)	Wodonga (VIC)	Launceston (TAS)
Wollongong (NSW)	Townsville (QLD)	Mildura (VIC)	Palmerston (NT)
Nowra (NSW)	Cairns (QLD)	Shepparton (VIC)	

3. The objective of the Building Better Regional Cities Program is to relieve the pressure on Australia's major cities in order to help Australia grow sustainably by supporting growth in larger regional centres. Given that funding is inevitably limited, it is necessary to target this funding to areas of greatest need.

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**Program: Division or Agency:** 2.2: Housing

**Question No:** 174

**Topic:** NRAS – incentives awarded to date

**Proof Hansard Page and Date** Written  
**or Written Question:**

**Senator Payne asked:**

Can the department please provide a breakdown of the number of NRAS incentives awarded to date in each state and territory, according to the number of bedrooms to be contained in each dwelling. Can the department also provide these details for the applications lodged to date, whether or not they led to the approval of an incentive.

**Answer:**

The table below provides a state and territory breakdown of all National Rental Affordability Scheme Incentives (dwellings) by number of bedrooms, as at 20 May 2011.

Number of Bedrooms						
State	Studio	1	2	3	4	5+
ACT	955	47	103	10	2	37
NSW	211	592	1,649	312	47	0
NT	293	361	463	83	0	0
QLD	95	1,019	1,784	2,245	1,264	0
SA	34	288	473	449	107	5
TAS	0	63	375	170	5	0
VIC	1,083	2,857	2,040	485	35	6
WA	1,000	223	1,083	678	88	3
<b>Total</b>	<b>3,671</b>	<b>5,450</b>	<b>7,970</b>	<b>4,432</b>	<b>1,548</b>	<b>51</b>

The department does not collate this information as part of the assessment process. Housing priorities, including the need for specific dwelling configurations, are determined by the states and territories.