



LEGISLATIVE COUNCIL

GENERAL PURPOSE STANDING COMMITTEE NO. 4

BUDGET ESTIMATES 2010-2011

QUESTIONS ON NOTICE

General Purpose Standing Committee No. 4

Housing, Small Business and Veteran's Affairs

Wednesday 15 September 2010

Answers to be lodged by: Monday 11 October 2010

Budget Estimates Secretariat
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| Hearing date | Portfolio | Answer to be lodged by |
|-------------------|-------------------|---------------------------|
| 15 September 2010 | Fair Trading | 11 October 2010 [21 days] |
| 15 September 2010 | Arts | 11 October 2010 [21 days] |
| 15 September 2010 | Housing | 11 October 2010 [21 days] |
| 15 September 2010 | Small Business | 11 October 2010 [21 days] |
| 15 September 2010 | Veteran's Affairs | 11 October 2010 [21 days] |
| 15 September 2010 | Planning | 11 October 2010 [21 days] |
| 15 September 2010 | Infrastructure | 11 October 2010 [21 days] |
| 15 September 2010 | Lands | 11 October 2010 [21 days] |
| 16 September 2010 | Transport | 12 October 2010 [21 days] |
| 16 September 2010 | Central Coast | 12 October 2010 [21 days] |
| 16 September 2010 | Roads | 12 October 2010 [21 days] |
| 16 September 2010 | Western Sydney | 12 October 2010 [21 days] |

Questions relating to the portfolio of Housing

15 September 2010, 11:15 am – 1:00 pm

Questions from Mr Pearce

1. What is the current Department of Housing maintenance backlog in the Illawarra?
2. How many Department of Housing residents in the Illawarra are being housed in temporary accommodation whilst maintenance work is completed?
3. When will the Department of Housing development in Market Street, Wollongong be complete and how many additional residents is it expected to accommodate?
4. In relation to youth homelessness in the Illawarra:
 - a) Broken down each year from 2003-04 to present, how many young people sleep rough in the Illawarra on average each night?
 - b) Broken down each year from 2003-04 to present, how many young homeless people are there in the Illawarra on average each night?
 - c) What is the NSW Government doing to reduce youth homelessness in the Illawarra?

Questions from Mr Shoebridge

Affordable Housing – Barangaroo

5. With regard to the proposed Lend Lease development at Barangaroo South, Sydney, which will contain some 800 apartments, can you advise how many of those will be managed by Housing NSW, if any?
6. Will there be any 'key worker' housing and how eligibility for this housing will be defined?
7. Is any existing social housing adjoining the Barangaroo development going to be redeveloped or sold?

Home Ownership

8. What is the NSW Government's view of the escalating costs of home ownership?
9. Would you characterise the First Home Owners grant as a success or failure, in terms of reducing real housing prices for first home owners, given that median house prices have gone up rather than down?

Housing NSW plans for Redfern Waterloo

10. What is the preferred average density for all current Housing NSW-owned sites in Waterloo – is it 2:1 floor space ratio (i.e. floor space double the land area)?
 - a) Or does this density ratio only pertain to the areas with walk-up flats?
 - b) Or is it a goal for the whole area?
11. Is it the case that no units of social housing have been financed wholly or partially by the Redfern Waterloo Authority's affordable housing fund transferring money to Housing NSW?

Waterloo Green Neighbourhood Project

12. How much is the Waterloo Green Neighbourhood Project going to cost?
13. Where will this money come from?
14. If it is coming from the general maintenance budget what areas/properties will lose their maintenance budget to make up the shortfall?
15. Who will supply the training for the concierge and maintenance jobs?
16. What pay scale will be used for HNSW residents who are employed?
17. How will this affect their tenancies?
18. How is the induction of HNSW tenants being conducted?
19. How many applications have been received from HNSW tenants for these jobs?

National Rental Affordability Scheme

20. NSW applicants won 1,074 National Rental Affordability Scheme incentives in round 1 and 1,363 in round 2. The Government is offering 910 incentives in round 3 and 1,250 'NRAS B' incentives in round 4. Their total of 4,597 represents 9% of the potential number of incentives being provided by the Commonwealth under the scheme, namely 50,000 Australia-wide. Given New South Wales's share of the Australian population and the relative intensity of housing unaffordability in this state, do you think this is a reasonable number of NSW state incentives over the scheme's establishment and expansion phases?

Northern NSW Homeless Action Plan - Ballina

21. Is it the case that \$9.5m million dollars has been allocated to the region's Homelessness Action Plan?
22. Is it the case that Sheraton House in Ballina is the only facility specifically catering for single, homeless men on the North Coast?
23. Is there any possibility that the State Government may be able to fund Sheraton House at a cost of approximately \$220,000 a year in order to keep this facility open?
24. Have you spoken to the Member for Ballina about this matter?

Tingira purchase

25. What was the exact purchase price in dollars paid by Housing NSW for the 3-5 James Street Tingira land parcel?

Boarding House Financial Assistance Program

26. How much money did Housing NSW allocate annually to its Boarding House Financial Assistance Fund for the years:
 - a) 2009-2010
 - b) 2008-2009
 - c) what the estimated expenditure will be in 2010-11?
27. How much of the Boarding House Financial Assistance Fund was used in the last financial year?
28. Is unused Boarding House Financial Assistance Fund money allocated back into the fund the following year?
29. Can you indicate when there will be changes to the remit of the Boarding House Financial Assistance Program, and what those will be?
30. How many boarding houses are there in NSW?

Housing NSW Expenditure

31. The Housing NSW 'Budget commentary' (p.5) indicates that the combined Housing Policy and Assistance Program of Housing NSW and the Aboriginal Housing Office will cost \$1,652 million. Yet the Budget estimates (Budget paper no.3: Budget estimates 2010-11, p.6-35) indicate that total expenses excluding losses for the Housing Policy and Assistance Program will be \$1,174 million. How do you explain the difference?
32. Information provided by Housing NSW at the time of the state budget for 2010-11 in its 'Budget commentary' showed a trend of increase reliance on revenue from internal agency funds. The figures were \$32.8 million in 2008-09 and \$423.5 million in 2009-10, and an estimated \$474.2 million in 2010-11. Can you indicate what sort of revenue categories this \$474.2 million is comprised of? How do you explain the 12% increase (over last financial year) in reliance on this revenue source?

Maintenance backlog

33. An Audit Office report, Follow-up of performance audit: maintenance of public housing, in March 2005 indicated that 64% of the Land and Housing Corporation's properties were not adequately maintained against the Corporation's standards, and estimated the cost of clearing up this backlog was \$650 million. The 'NSW government's plan for reshaping public housing' indicated that 92,000 dwellings would be upgraded to address that backlog over the next 5 years, that is, up to and including 2009-10. Since the Audit Office report of 2005 we have had intensive attention to maintenance under the Nation Building Economic Stimulus Plan. Can you indicate how many Land and Housing Corporation's properties do not meet the Corporation's maintenance standards (as at June 2010)? What proportion of the Corporation's such properties would comprise? What are the estimated costs to do the works to have them meet the standards?
34. Can you indicate the number of headleased stock (i.e. from the private sector) for the purposes of long-term social housing, as at 30 June 2010?
35. Can you indicate the number of headleased stock (i.e. from the private sector) for the purposes of crisis accommodation, as at 30 June 2010?

Expenditure on Special Assistance Subsidy HIV and Disability Scheme

36. Can you indicate how much was spent on the Special Assistance Subsidy – HIV and Disability – schemes in 2009-10?
37. Can you indicate how much was spent on the private rental brokerage and Tenancy Guarantee programs in 2009-10?
38. Can you indicate how much was spent on the Temporary Accommodation Program in 2008-09 and 2009-10?
39. Can you indicate how much was spent on mortgage assistance in 2009-10, and how much is estimated to be spent in 2010-11?
40. Can you indicate how much is estimated to be spent on the Crisis Accommodation Program in 2010-11?
41. Can you indicate how much was spent under the Homelessness Action Plan (A way home: reducing homelessness in NSW – NSW Homelessness Action Plan 2009–2014), by government agency and project, in 2008–09, and in 2009–10?
42. Can you provide an outline of the 2010–11 budget for the Homelessness Action Plan, by government agency and project?

LandCom's affordable housing scheme

43. Why is the quota of affordable homes in LandCom's program currently?
44. Why is it so low?

Terminations – Housing NSW tenants

45. How many “notices of termination” were issued by HNSW to tenants in the year 2009-2010?
46. What are the figures for:
 - a) 2008-2009
 - b) 2007-2008
 - c) 2006-2007
 - d) 2005-2006
 - e) 2004-2005?
47. How many applications for “termination and vacant possession” orders were made by HNSW to the CTTT in the year 2009-2010?
48. What are the figures for:
 - a) 2008-2009
 - b) 2007-2008
 - c) 2006-2007
 - d) 2005-2006
 - e) 2004-2005?
49. How many “termination and vacant possession” orders were made by the CTTT in HNSW’s favour in the year 2009-2010?
50. What are the figures for:
 - a) 2008-2009
 - b) 2007-2008
 - c) 2006-2007
 - d) 2005-2006
 - e) 2004-2005?

New build social housing

51. What is the average current cost of new one bedroom units being built by Housing NSW?
52. How does this compare with the average cost of new one bedroom units being built in private developments?
53. What auditing process is being undertaken to ensure that the government is getting value for money and that best practice is being used on building sites?
54. In 2009-2010, how many public private partnerships has Housing NSW entered into or are on foot, and with which companies/consortia?
55. What is the target, if any, for the general percentage of additional public housing being created, as a result of public-private partnership estate redevelopment projects?
56. Why in the redevelopment planned for social housing in Glebe will there only be a net increase of 19 social housing units?
57. What is the expected sale revenue from sale of public land in the Glebe affordable housing redevelopment?

Questions from Mr Khan

Bathurst

58. When was notice first lodged with the Department of Housing of a faulty hard wired smoke alarm at a Department owned house in McMenamin Place Kelso occupied by Ms Jackie Kovacs?
 - a) What subsequent requests were made to the Department for this smoke alarm to be replaced?
 - b) Was any action taken to replace the faulty smoke alarm?
 - c) Was a work order generated? If so what were its details?
 - d) How many smoke alarms were installed at this property?
 - e) How many of these smoke alarms were hard wired?

59. What is the Department's policy, if any, on the prescribed time frame for the replacement of faulty smoke alarms?
60. In this case, was smoke alarm replacement actioned within the timeframe?
61. Has the Department of Housing commenced a review of this situation?
 - a) If so when will its findings be handed down?
 - b) Will they be tabled in Parliament?
 - c) Will they be made public? If not, why not?

Monaro

62. What funds were expended on building new public housing in the Monaro electorate in each year since 2007? What funds are planned to be expended on new public housing in the Monaro electorate in each of the next three years?
63. What funds were expended on upgrading public housing in the Monaro electorate in each year since 2007? What funds are planned to be expended on upgrading public housing in the Monaro electorate in each of the next three years?
64. What funds were expended on modifying public housing to suit people with disabilities in the Monaro electorate in each year since 2007? What funds are planned to be expended on these modifications in the Monaro electorate in each of the next three years?
65. What funds were expended on developing new community regeneration strategies in the Monaro electorate in each year since 2007? What funds are planned to be expended on these strategies in the Monaro electorate in each of the next three years?

Port Macquarie

66. What funds were expended on building new public housing in the Port Macquarie electorate in each year since 2007? What funds are planned to be expended on new public housing in the Port Macquarie electorate in each of the next three years?
67. What funds were expended on upgrading public housing in the Port Macquarie electorate in each year since 2007? What funds are planned to be expended on upgrading public housing in the Port Macquarie electorate in each of the next three years?
68. What funds were expended on modifying public housing to suit people with disabilities in the Port Macquarie electorate in each year since 2007? What funds are planned to be expended on these modifications in the Port Macquarie electorate in each of the next three years?
69. What funds were expended on developing new community regeneration strategies in the Port Macquarie electorate in each year since 2007? What funds are planned to be expended on these strategies in the Port Macquarie electorate in each of the next three years?

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There were no additional questions on notice lodged by members relating to the portfolios of Small Business and Veteran's Affairs