

**Submission
No 166**

**INQUIRY INTO SOCIAL, PUBLIC AND AFFORDABLE
HOUSING**

Name: Mr Larry Billington

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Submission
to the
Select Committee
on Social Public and
Affordable Housing
NSW Parliament

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by Larry Billington
resident
tenant of public housing NSW.

Submission by Larry Billington 27/2/2014

With 126 000 approx. applicants on public housing waiting lists around Australia, and 52 000 approx. of these in NSW, funds for housing has been a major issue of concern to the community and the community housing sector.

There is presently insufficient public housing stock to meet the current demand. The level of public housing stock needs to be maintained at a minimum and increased desirably.

There cannot be a constant and unilateral decrease in public housing stock in NSW. Stop the reduction in stock.

1. Public housing premises in discrete, isolated, detached dwellings are being sold and disposed of contributing to the demise of public housing stock. This must cease where prudent to do so.

Public housing land should be retained and redeveloped or rebuilt where practicable.

2. Large buildings including walk-ups low-rise and "wedding cakes" are slated for future demolition, redesign, rebuilding and/or refurbishment in Redfern and Waterloo NSW. Some of these buildings comprise up to 70 individual units and apartments of similar size and floor plan.

To my knowledge the redesign and rebuild is proposed on current design plans to reconstitute the multiple units with newly built units and apartments of the same size and floor plan, thus retaining the same absolute number of premises in the same position in those suburbs. This may be acceptable practice, and no doubt will require a progressive schedule over many years or future decades.

I am presently a resident of one such building marked for future demolition and rebuilding.

The plan for those suburbs and my premise however is that following rebuilding and reconstitution on state housing land blocks, some 70% of the rebuilt units will then be sold or disposed of in the property market to private purchasers, or occupied by private renters in the private rental market (non-public housing tenants). Only some 30% of current public housing premises will return as public housing dedicated premises under the guise of a new social mix.

This proposed reconstitution reduces the amount of public housing stock markedly.

There cannot be a constant progressive decrease in public housing stock in Redfern and Waterloo, NSW.

Stop the reduction in public housing stock, in this way.

Change the design plans for buildings on state land in Redfern and Waterloo, NSW.

by Lamy Billington

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