

**Submission
No 192**

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

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Submissions of Ruth Moore to the NSW Parliamentary Inquiry into social, public and affordable housing.

Firstly it is my view that Public Housing is such a large portfolio that it needs to stand alone. It is too important and complex to be bundled up with other departments. It requires a Ministers full attention.

Along with health, education, the ability for families to be able to work and put food on the table, Housing has to be a Government priority in regard to caring for the people of NSW who require affordable housing.

So far this year we have witnessed the loss of thousands of jobs that will not be replaced. NSW has a rising population, as jobs become scarcer more people will need to be housed. Renting in the private sector will be unaffordable for people who are unemployed, under employed, or on the minimum wage. More affordable housing will be needed to house these families.

The Government has an obligation to start a Public Housing building project to cater for current and future needs.

Already 57,000 people are waiting for public housing. It is imperative that progress should be made to house these people and plan for future needs which will probably be huge as the population grows.

According to NSW Land and Housing Corporations annual report for 2012-13, expenditure on maintenance has been cut by \$42 million.

Cutting maintenance expenditure surely means that properties will become run down and in some cases could cause serious illness or injury for the families in that property.

The short term gain of neglecting maintenance on the properties will backfire as eventually costs will escalate as the problems become so bad they cannot be ignored. Health, safety, and the well being of the residents must be taken into account when discussing the subject of cutting maintenance on properties.

In private rental properties and indeed all workplaces it is illegal for properties to be kept in an unmaintained or unsafe way. It is the obligation of the Government to provide housing which is safe and well maintained. It is my opinion that by providing the housing the Government has undertaken to do this.

In community housing for older residents where contractors are engaged to maintain the lawns and gardens, and also cleaning of common areas, the work is often of poor a quality. There are probably many reasons for this. As I understand work is contracted and then sub-contracted, this raises the following questions;

1. Are these workers given enough or any training?
2. Do they understand what is required of them?

3. Is the Department getting value for money, as small jobs becoming much bigger problems when neglected?
4. What processes are in place to check the work is being carried out to an acceptable level?

The maintenance of Dept. properties needs attention and funds should not be cut, these are valuable properties, the people who live in them are valuable citizens of this state and need to be housed in safe and well maintained properties.

These are my submissions to the inquiry, they are important for the future housing and maintenance of the citizens of NSW who have or require public housing and for future tenants. It is the responsibility of all State Governments of Australia to provide affordable public housing for their citizens. It is not a privilege it is a right.

Thank you for your attention.

Kind regards

Ruth Moore