

**Question on Notice**  
**No. 1362**  
**Asked on 1 November 2006**

**MR HAYWARD** asked The Minister for Public Works, Housing and Information and Communication Technology (MR SCHWARTEN)—

QUESTION:

With reference to the One Social Housing Policy—

- (1) What progress has been made on the implementation of the One Social Housing Policy?
- (2) How will this benefit those people living in the Kallangur Electorate who are seeking affordable housing?

ANSWER:

- (1) To help address the growing demand for social housing and the changing housing needs of Queenslanders, including people living in the Kallangur Electorate, the Department of Housing commenced implementation of the One Social Housing System on 1 January 2006. Under this system, people in the greatest need will be assisted for the duration of their need. The system will also make it easier for clients to access the range of other housing assistance provided or funded by the Queensland Government.

The department is undertaking a range of work to implement the One Social Housing System, with progress on the following key elements:

- A common application form for housing assistance products accessed through the Public Rental Housing Program, the Aboriginal and Torres Strait Islander Rental Housing Program and some registered community-managed providers has been introduced.
- A combined waitlist for public rental housing and Aboriginal and Torres Strait Islander rental housing has been implemented.
- The Specific Needs Policy has replaced the Priority Allocations Policy, allowing out of turn allocations to people with the most urgent and critical need for access to public rental housing or Aboriginal and Torres Strait Islander rental housing.
- Four and 10 year tenancy review periods, to assess ongoing eligibility of new tenants allocated public housing from 1 January 2006, have commenced.
- The age limit eligibility criteria for public housing tenants has been removed, allowing those aged under 18 years to apply for housing assistance.
- The eligibility of Temporary Protection Visa holders has been extended to Bridging Visa holders.

In addition, a new client intake, assessment and allocation model is under development. This will enable better assessment of a person's relative need and match them with the most appropriate form of housing assistance. The department has also commenced implementing service delivery changes to transition community and local government-managed housing into the One Social Housing System.

- (2) The increased demand for suitable and affordable housing has several causes, including the recent housing boom, increasing rents in the private rental market and interstate migration. Tenants are staying longer in social housing and so the number of allocations to social housing dwellings is declining, which in turn increases the waiting lists and waiting times.

The Australian Government continues to favour rent assistance rather than capital funding. While this expenditure assists with the high cost of rents, it does very little to increase the supply of affordable housing.

People in Kallangur seeking affordable housing can benefit, however, from the commitments made by the Queensland Government during the recent election campaign to address housing affordability issues. The Queensland Government will: reduce stamp duty for first home buyers; abolish mortgage duty; strengthen State Government powers to monitor land supply and housing affordability; streamline development approval processes to expedite land release; review infrastructure charges for new housing estates; and invest an additional \$30 million to partner with councils and community housing providers to deliver innovative, affordable housing solutions.

A total of \$700 million has been allocated toward housing programs by the Department of Housing in 2006-07, with over \$474 million of this being spent on capital works to expand the supply and enhance the standard of social housing dwellings. The remainder will be used to deliver a range of services including community housing, community renewal and private housing initiatives.

People living in Kallangur can access two home lending products offered by the department that assist low-income households to purchase a home or construct a home on land. The Queensland Housing Finance Loan assists Queenslanders experiencing difficulty in obtaining finance from private sector lenders, and the Queensland State Housing Loan assists eligible applicants to purchase available State housing rental properties.