

Question on Notice

No. 1077

Asked on Friday, 14 October 2022

MR T MANDER ASKED THE MINISTER FOR COMMUNITIES AND HOUSING, MINISTER FOR DIGITAL ECONOMY AND MINISTER FOR THE ARTS (HON L ENOCH)—

QUESTION:

With reference to the Social Housing Portfolio—

Will the Minister provide the following information based on those dwellings considered uninhabitable as at 30 September 2022 (a) the number of uninhabitable dwellings per Housing Service Centre, (b) the longest period a dwelling has been considered uninhabitable per Housing Service Centre and (c) median time dwellings are considered uninhabitable per Housing Service Centre?

ANSWER:

As one of the largest residential property portfolio managers, the Department of Communities, Housing and Digital Economy actively manages the portfolio to minimise the length of time social housing is vacant, ensure vulnerable Queenslanders receive timely assistance, minimise financial costs through loss of rent and maximise the use of Government assets.

The vacant maintenance program ensures that the property is fit to live in, is in good repair, and provides a healthy, secure, and safe home. Where possible, maintenance work is undertaken as quickly as possible to reinstate the property to a lettable standard.

Properties become vacant for a range of reasons such as tenancy turnover, including instances where the tenant has passed away, tenant transfers, property upgrades or disability modifications. Vacancy turnaround can be impacted in many ways for example some properties may require significant upgrade work or disability modifications for new tenants, more significant maintenance work not previously reported by the tenant or are in hard-to-let locations. The department is not immune to the supply and workforce shortages being felt across the building and construction sector globally.

The Department of Communities, Housing and Digital Economy categorises vacant properties as either 'Vacant Untenantable' – where maintenance works are underway to prepare the property for the next tenant, or 'Vacant Tenantable' – where works have been completed and the property is ready for reletting. The department does not class vacant properties as specifically uninhabitable.

As of 30 September 2022, Bayside Housing Service Centre had 22 vacant untenable properties (0.83% of total properties). The median time that properties were vacant untenable was 22 days and the longest period that a property was vacant was 45 days due to maintenance work being undertaken.

As of 30 September 2022, Bundaberg Housing Service Centre had 0 vacant untenable properties.

As of 30 September 2022, Buranda Housing Service Centre had 47 vacant untenable properties (0.96% of total properties). The median time that properties were vacant untenable was 28 days and the longest period that a property was vacant was 93 days due to sensitive tenancy management issues.

As of 30 September 2022, Cairns Housing Service Centre had 13 vacant untenable properties (0.35% of total properties). The median time that properties were vacant untenable was 28 days and the longest period that a property was vacant was 175 days due to ground movement issues identified, delaying maintenance work being undertaken.

As of 30 September 2022, Chermside Housing Service Centre had 32 vacant untenable properties (0.91% of total properties). The median time that properties were vacant untenable was 16 days and the longest period that a property was vacant was 49 days due to substantial maintenance work being undertaken.

As of 30 September 2022, Emerald Housing Service Centre had four vacant untenable properties (0.97% of total properties). The median time that properties were vacant untenable was 17 days and the longest period that a property was vacant was 25 days.

As of 30 September 2022, Fortitude Valley Housing Service Centre had 18 vacant untenable properties (0.52% of total properties). The median time that properties were vacant untenable was 16 days and the longest period that a property was vacant was 79 days due to sensitive tenancy management issues.

As of 30 September 2022, Gladstone Housing Service Centre had one vacant untenable property (0.13% of total properties). The median time that properties were vacant untenable was 22 days and the longest period that a property was vacant was 22 days.

As of 30 September 2022, Gold Coast Housing Service Centre had seven vacant untenable properties (0.17% of total properties). The median time that properties were vacant untenable was one day and the longest period that a property was vacant was seven days.

As of 30 September 2022, Inala Housing Service Centre had nine vacant untenable properties (0.29% of total properties). The median time that properties were vacant untenable was 11 days and the longest period that a property was vacant was 18 days.

As of 30 September 2022, Ipswich Housing Service Centre had six vacant untenable properties (0.21% of total properties). The median time that properties were vacant untenable was four days and the longest period that a property was vacant was 77 days due to sensitive tenancy management issues.

As of 30 September 2022, Logan Housing Service Centre had 14 vacant untenable properties (0.29% of total properties). The median time that properties were vacant untenable was eight days and the longest period that a property was vacant was 43 days.

As of 30 September 2022, Mackay Housing Service Centre had 13 vacant untenable properties (0.67% of total properties). The median time that properties

were vacant untenable was seven days and the longest period that a property was vacant was 122 days due to sensitive tenancy management issues.

As of 30 September 2022, Maroochydore Housing Service Centre had 11 vacant untenable properties (0.33% of total properties). The median time that properties were vacant untenable was nine days and the longest period that a property was vacant was 108 days due to significant maintenance work being undertaken.

As of 30 September 2022, Maryborough Housing Service Centre had five vacant untenable properties (0.37% of total properties). The median time that properties were vacant untenable was 14 days and the longest period that a property was vacant was 38 days.

As of 30 September 2022, Moreton Bay Housing Service Centre had eight vacant untenable properties (0.17% of total properties). The median time that properties were vacant untenable was eight days and the longest period that a property was vacant was 11 days.

As of 30 September 2022, Mount Isa Housing Service Centre had 20 vacant untenable properties (2.03% of total properties). The median time that properties were vacant untenable was 20 days and the longest period that a property was vacant was 116 days due to the property undergoing significant upgrade works.

As of 30 September 2022, Rockhampton Housing Service Centre had five vacant untenable properties (0.28% of total properties). The median time that properties were vacant untenable was three days and the longest period that a property was vacant was 15 days.

As of 30 September 2022, Toowoomba and South West Housing Service Centre had seven vacant untenable properties (0.3% of total properties). The median time that properties were vacant untenable was four days and the longest period that a property was vacant was 11 days.

As of 30 September 2022, Townsville Housing Service Centre had 16 vacant untenable properties (0.44% of total properties). The median time that properties were vacant untenable was two days and the longest period that a property was vacant was 16 days.