

Question on Notice

No. 1222

Asked on Wednesday, 11 October 2023

MR S KNUTH ASKED THE MINISTER FOR HOUSING (HON M SCANLON)—

QUESTION:

With reference to the lack of affordable housing in the Hill Electorate reaching a crisis point wherein Atherton rents are generally above 35 percent of average weekly income, which puts them in the unaffordable category—

Will the Minister explain why two major affordable housing projects in Atherton and Innisfail have been labelled that they do not reflect a ‘Value Proposition’ by the State Government’s Housing Investment Fund (HIF)?

ANSWER:

On 9 February 2023, the Palaszczuk Government opened the second round of the Housing Investment Fund (HIF), the Private Site Invitation, which closed on 8 May 2023. The Private Site Invitation received a strong response with 199 expressions of interest submitted by proponents seeking to deliver social and affordable housing on privately-owned sites across Queensland.

On 3 July 2023, I announced that 71 proposals expressing interest in providing over 3,000 social and affordable homes had progressed to the Detailed Proposal phase of assessment under the Private Site Invitation round of the Fund. This included projects from across Queensland, including Far North Queensland.

In accordance with probity standards, assessment of submissions for HIF funding is carried out at arms-length from the relevant Minister. Information provided by proponents, as well as the outcomes of the assessment of proposals received, is commercial-in-confidence.

The HIF process considers a range of issues, including the commercial structure of the proposal, alignment with State policies and requirements, design and place-based outcomes, timeframe and certainty of delivery, and value for money. As a threshold hurdle, all proposals submitted must comply with the terms of the Private Site Invitation.

All proponents are encouraged to seek detailed feedback directly from the HIF team to better understand the decision made and to improve the likelihood of success in potential future rounds.

I am advised that a proponent which submitted expressions of interest under the Private Site Invitation for two projects in Atherton and Innisfail was advised in writing as to the reasons why its proposals did not progress to the Detailed Proposal phase. These reasons did not include any reference to the Atherton and Innisfail projects not representing a ‘Value Proposition’. Furthermore, I am advised that the proponent is in direct contact with the HIF team.