

## Question on Notice

No. 83

Asked on Thursday, 23 February 2023

**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 January 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 and ensure vulnerable Queenslanders receive timely assistance.

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. 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 31 January 2022, the median period of vacant untenantable properties across Queensland was 12 days, and the number of untenantable properties was less than 1 per cent. In January 2013, under the former LNP government, there were 386 vacant untenantable properties, which is a figure we have significantly reduced since that time.

As of 31 January 2022, Bayside Housing Service Centre had 12 vacant untenantable properties (0.45 per cent of total properties). The median time that properties were

vacant untenable was 11 days and the longest period that a property was vacant was 21 days.

As of 31 January 2022, Bundaberg Housing Service Centre had three vacant untenable properties (0.27 per cent of total properties). The median time that properties were vacant untenable was 0 days and the longest period that a property was vacant was three days.

As of 31 January 2022, Buranda Housing Service Centre had 17 vacant untenable properties (0.34 per cent of total properties). The median time that properties were vacant untenable was 19 days and the longest period that a property was vacant was 61 days due to major upgrade works being undertaken.

As of 31 January 2022, Cairns Housing Service Centre had 10 vacant untenable properties (0.27 per cent of total properties). The median time that properties were vacant untenable was seven days and the longest period that a property was vacant was 97 days due to extensive maintenance works. (Thursday Island figures have been included in the Cairns Housing Service Centre data since 2018).

As of 31 January 2022, Chermside Housing Service Centre had 18 vacant untenable properties (0.50 per cent of total properties). The median time that properties were vacant untenable was 12 days and the longest period that a property was vacant was 68 days due to extensive maintenance works.

As of 31 January 2022, Emerald Housing Service Centre had six vacant untenable properties (1.45 per cent of total properties). The median time that properties were vacant untenable was 13 days and the longest period that a property was vacant was 42 days due to maintenance works being undertaken.

As of 31 January 2022, Fortitude Valley Housing Service Centre had 14 vacant untenable properties (0.40 per cent of total properties). The median time that properties were vacant untenable was 14 days and the longest period that a property was vacant was 154 days due to the unit remaining vacant as a result of planned redevelopment of the site which commenced in 2022.

As of 31 January 2022, Gladstone Housing Service Centre had two vacant untenable properties (0.25 per cent of total properties). The median time that properties were vacant untenable was 37 days and the longest period that a property was vacant was 62 days. This was due to vacant maintenance and the property being assessed against the Strategic Asset Management process to determine the most appropriate ongoing long-term use of the property. The property was subsequently returned to stock and allocated after being assessed.

As of 31 January 2022, Gold Coast Housing Service Centre had two vacant untenable properties (0.04 per cent of total properties). The median time that properties were vacant untenable was 11 days, with both properties being vacant for 11 days.

As of 31 January 2022, Inala Housing Service Centre had 14 vacant untenable properties (0.45 per cent of total properties). The median time that properties were vacant untenable was 13 days and the longest period that a property was vacant was 139 days due to major upgrade works.

As of 31 January 2022, Ipswich Housing Service Centre had 16 vacant untenable properties (0.54 per cent of total properties). The median time that properties were vacant untenable was 13 days and the longest period that a property was vacant was 189 days due to sensitive tenancy management issues.

As of 31 January 2022, Logan Housing Service Centre had 17 vacant untenable properties (0.35 per cent of total properties). The median time that properties were vacant untenable was four days and the longest period that a property was vacant was 105 days due to sensitive tenancy management issues.

As of 31 January 2022, Mackay Housing Service Centre had 18 vacant untenable properties (0.92 per cent of total properties). The median time that properties were vacant untenable was 10 days and the longest period that a property was vacant was 20 days.

As of 31 January 2022, Maroochydore Housing Service Centre had eight vacant untenable properties (0.24 per cent of total properties). The median time that properties were vacant untenable was 15 days and the longest period that a property was vacant was 38 days due to maintenance works.

As of 31 January 2022, Maryborough Housing Service Centre had two vacant untenable properties (0.15 per cent of total properties). The median time that properties were vacant untenable was 75 days and the longest period that a property was vacant was 97 days due to extensive maintenance works.

As of 31 January 2022, Moreton Bay Housing Service Centre had four vacant untenable properties (0.08 per cent of total properties). The median time that properties were vacant untenable was nine days and the longest period that a property was vacant was 17 days.

As of 31 January 2022, Mount Isa Housing Service Centre had 20 vacant untenable properties (2.02 per cent of total properties). The median time that properties were vacant untenable was 45 days and the longest period that a property was vacant was 98 days due to extensive maintenance works.

As of 31 January 2022, Rockhampton Housing Service Centre had one vacant untenable property (0.05 per cent of total properties). The median time that properties were vacant untenable was 18 days and the longest period that a property was vacant was 18 days.

As of 31 January 2022, Toowoomba and South West Housing Service Centre had five vacant untenable properties (0.21 per cent of total properties). The median time that properties were vacant untenable was three days and the longest period that a property was vacant was 48 days due to maintenance works.

As of 31 January 2022, Townsville Housing Service Centre had eight vacant untenable properties (0.21 per cent of total properties). The median time that properties were vacant untenable was 10 days and the longest period that a property was vacant was 27 days due to maintenance works.