QUESTION ON NOTICE

Question No. 69 of 2026

Legislative Council

ASKED BY: The Hon. Ruth Forrest MLC, Member for Murchison

ANSWERED BY: The Hon. Kerry Vincent MLC, Minister for Housing and Planning

QUESTION:

1. For each registered community housing provider receiving Homes Tasmania funding what is the average annual cost per dwelling of:
   (a) Tenancy management?
   (b) Administration?
   (c) Maintenance?
   (d) Tenant support?

2. What is the equivalent per-dwelling cost where Homes Tasmania manages public housing directly by:
   (a) Tenancy management?
   (b) Administration?
   (c) Maintenance?
   (d) Tenant support?

3. (a) Has Homes Tasmania benchmarked these costs against commercial property management fees charged by licensed real estate agents in Tasmania?
   (b) If so, what did it find?
   (c) If not, why not?

4. (a) How much of the funding paid to community housing providers is for tenancy and property management rather than tenant support services?
   (b) How does Homes Tasmania confirm that support funding is spent on support?

5. (a) Do any Homes Tasmania funding agreements, program guidelines or registration conditions prevent community housing providers from using licensed real estate agents to manage properties?
   (b) If so, where are those rules set out, and what is the policy reason for them?

6. Has the Government considered allowing affordable rental dwellings to be managed by licensed agents under enforceable affordability and eligibility conditions, with support services delivered separately where tenants need them?

7. (a) Which providers administer each of the Government's affordable rental and private rental incentive programs?
   (b) Were those roles awarded through open competitive tender;
   (c) When do these arrangements expire, and will they be retendered?

8. (a) What pathways exist for private developers and property owners to put existing or new dwellings into government affordable housing programs; and
   (b) How many such proposals have been received, approved and declined since 2022;
   (c) What direct lines of communication are available to private developers who want to provide affordable rental accommodation;
   (d) When a proposal from a private owner or developer is declined:
      (i) Are they given written reasons; and
      (ii) Is there any review mechanism?

9. (a) What criteria does Homes Tasmania use to decide whether a location is suitable for affordable or social housing investment; and
   (b) Are those criteria published;
   (c) Are the criteria applied consistently to providers and private proponents?

10. (a) What is the number of applicants seeking housing in each Tasmanian council area?
    (b) What is that number as a percentage of each council area's population?
    (c) What are the number of applicants requiring one-, two- and three-bedroom dwellings in each area?

11. (a) For each provider funded since the establishment of Homes Tasmania, how many dwellings have been delivered per $1 million of public funding?
    (b) Please provide a breakdown of the number of homes, size (number of bedrooms), location and total cost of dwellings.

12. What is the average total cost per dwelling, including land, for new builds delivered through community housing providers, compared with dwellings delivered directly by Homes Tasmania or through private partnerships?

13. How does Homes Tasmania assess value for money when choosing between delivery models?

14. What proportion of applicants on the Housing Tasmania social housing waiting list need a one-bedroom dwelling, and what proportion of dwellings delivered or under construction since 2022 are one-bedroom?

15. Has the Government analysed whether some projects would deliver more homes per dollar if private owners built and held the dwellings?

16. (a) Has the Government considered separating construction, ownership, tenancy management and tenant support into distinct contracts rather than routinely bundling them with a single provider; and
(b) If so, what was the conclusion?

17. What, if any, mechanisms, such as covenants, title restrictions or contractual terms, would be available to hold affordable rent conditions on privately owned dwellings over the long term?

ANSWER:

1. Community housing providers do not receive direct operational funding from Home Tasmania for tenancy services and so figures cannot be provided for this question. However, the Report on Government Services (RoGS) reports recurrent expenditure per rental tenancy unit for community housing in Tasmania.

2. Homes Tasmania's breakdown of recurrent expenditure per dwelling is provided below.

Expenditure category	**2023–24**	**2024–25**
Tenancy management and tenant support	$1,294	$1,326
Administration	$4,757	$4,245
Property charges (rates, water and insurance claims)	$3,887	$4,027
Maintenance	$4,493	$5,633
Total recurrent expenditure per dwelling	**$14,431**	**$15,230**

Note: The 2023–24 figures have been adjusted to 2024–25 dollars. Tenancy management and tenant support costs are reported together and cannot be separately identified in this breakdown.

3. (a) No.

   (b) Not applicable.

   (c) Homes Tasmania has not undertaken a direct benchmarking exercise against commercial property management fees because commercial residential property management and social housing management are not directly equivalent service models.

   Social housing management operates within a broader policy, regulatory and service delivery framework and includes responsibilities associated with managing social housing tenancies and responding to the needs of eligible

social housing tenants that are not ordinarily part of commercial residential property management.

4. (a) Homes Tasmania does not provide grant funding to Tier 1 community housing providers for the ordinary tenancy and property management of social housing properties managed under Residential Management Agreements. Under these arrangements, grant funding is directed to the delivery of new social housing supply or the capital renewal of existing properties, rather than ordinary tenancy and property management.

   (b) As tenancy support is an obligation under the RMA rather than a separately funded support service, there is not a separate allocation of funding that Homes Tasmania acquits as expenditure on tenant support.

5. No. Homes Tasmania's RMAs do not prevent a Tier 1 community housing provider from engaging a licensed real estate agent or other contractor to assist in undertaking tenancy or property management functions. The community housing provider remains responsible for meeting its obligations under the RMA, including the acts and omissions of its agents.

   The RMA does not permit a community housing provider to delegate its contractual duties or obligations without the prior written consent of Homes Tasmania, unless expressly permitted under the agreement.

6. A not-for-profit real estate agency model was considered by the former Department of Communities Tasmania during development of the Private Rental Incentive Program.

   Consultation identified concerns about the scale required for a separate agency to be viable in Tasmania and the potential for additional complexity between property owners, tenants and support services.

   This informed the decision to use existing property management arrangements and incentivise private owners to provide affordable rental housing, rather than establish a separate not-for-profit agency.

7. The Private Rental Incentive Program is currently delivered statewide by Loreto Community Housing (formerly Centacare Evolve Housing).

   Centacare Evolve Housing was selected as the preferred provider following a competitive procurement process in 2019. In 2024, following the provision of further short-term, fixed-term funding for the program, Loreto Community Housing was directly selected to continue delivery rather than undertaking a new competitive procurement process.

The current funding agreement with Loreto Community Housing extends to 30 June 2028, or until available funding is exhausted, whichever occurs first.

Separately, registered community housing providers may receive funding to deliver and manage affordable rental housing through national housing funding programs, including the Housing Australia Future Fund. These are housing delivery and funding arrangements rather than contracts to administer the Private Rental Incentive Program on behalf of Homes Tasmania and are subject to the requirements and duration of the relevant funding arrangements.

8. Homes Tasmania provides several pathways for private owners and developers to participate in social and affordable housing delivery, including the Private Rental Incentive Program administered by Loreto Community Housing; Requests for Proposals for land acquisition, including the June 2026 process that resulted in the acquisition of 2.5 hectares; the Builders Panel, to be refreshed in early 2027; and direct approaches or unsolicited proposals considered against housing delivery priorities.

   These pathways are not recorded as a single category, so Homes Tasmania cannot reliably report aggregate numbers received, approved or declined since 2022.

   Formal procurement processes include established communication, notification and review arrangements. Other proponents are advised of outcomes, with feedback provided as appropriate.

9. Homes Tasmania considers a range of factors when determining the location of investment in new social and affordable housing. These include demonstrated housing need, Housing Register demand, the location and profile of existing social housing stock, population and projected dwelling demand, access to services and infrastructure, land availability and suitability, and the feasibility and value for money of the proposed development.

   These factors inform investment and procurement decisions rather than operating as a single set of prescribed location criteria. The relative importance of individual factors will vary depending on the nature of the housing proposal, the cohort to be housed and the particular funding or delivery program.

10. Homes Tasmania publishes information on social housing demand through the Housing Connect Tasmania website (www.housingconnecttas.com.au), including the number of applicant households seeking social housing by area and bedroom requirement.

The geographic areas used for Housing Register demand reporting are Housing Connect areas and do not correspond directly with Tasmania's local government area boundaries. Accordingly, Housing Register demand cannot be reliably reported as a percentage of the population of each local government area using the published geographic classifications.

Homes Tasmania also intends to incorporate this information into the next release of the Housing Dashboard, providing an additional public source of information on the geographic distribution and profile of social housing demand.

11. The table below provides homes completed through community housing providers since the establishment of Homes Tasmania on 1 December 2022, together with the equivalent delivery information from 2020, consistent with the established public reporting period for the Government's housing plan.

Of these, 20 per cent of homes are one-bedroom dwellings, 64 per cent two bedrooms, 6 per cent three or four bedrooms, and 10 per cent unknown (ancillary grant program).

Provider	Homes completed since 1 December 2022	Homes completed since 2020	Location		
			North-West	North	South
Mission Australia Housing Tasmania	37	72	0	0	72
Community Housing Limited	0	0	0	0	0
Housing Choices Tasmania	243	413	293	0	120
Housing Tasmania	377	477	79	101	297
Loreto Community Housing	541	842	48	244	550
Salvation Army Housing Tasmania	21	21	0	0	21
St Vincent DePaul	20	20	20	0	0
All other	252	322	48	80	194
Total	**1,491**	**2,167**	**488**	**425**	**1,254**

Notes to table:

- Represents Tier 1 community housing providers and Homes Tasmania.
- Includes construction of all new homes within social housing, Aboriginal housing, affordable housing and supported accommodation programs.
- All other includes community housing providers and the ancillary dwellings grant program.

Homes Tasmania does not maintain a provider-level measure of dwellings delivered per $1 million of public funding and is unable to reliably provide the

financial information necessary to retrospectively calculate this measure.

Housing projects can involve different combinations of Homes Tasmania funding, land contributions, Australian Government funding and financing through Housing Australia, as well as community housing provider equity, debt and other contributions. Funding may also support broader project or program costs that cannot be consistently attributed to individual completed dwellings.

Accordingly, total project cost and public funding cannot be reliably attributed to individual providers and completed dwellings on a consistent basis to produce the requested comparison.

12. Homes Tasmania does not maintain a consistently calculated average total cost per dwelling, including land, across the three delivery models identified.

    Projects involve different combinations of land contributions, government funding, external financing and provider investment. Delivery models may also overlap, making a reliable like-for-like comparison difficult.

    For planning purposes, Homes Tasmania's Housing Australia Future Fund applications use an estimated statewide average of $411,523 for a detached two-bedroom dwelling, including land. This is based on construction and land value estimates, rather than actual completed project costs. Costs vary according to site conditions and building typologies.

    Homes Tasmania assesses individual projects for cost and value for money through its investment and approval processes.

13. Homes Tasmania assesses value for money through its investment and approval processes, considering the number and type of homes delivered, housing need, location, land and development costs, delivery timeframes, design quality, whole-of-life costs, financial and delivery risks, and opportunities to leverage other investment.

    The suitability of different delivery models is assessed against the circumstances and intended outcomes of each project, rather than through a single cost-per-dwelling benchmark.

14. As at 30 September 2026, 61.8 per cent of applicant households on the Housing Register require a one-bedroom property.

    Since 2022, 19 per cent of completed homes have been one-bedroom properties and 60 per cent two-bedroom properties.

Of the 1,926 homes currently under construction, bedroom configuration data is readily available for 803. Of these, 19 per cent are one-bedroom and 67 per cent two-bedroom properties. These proportions should not be interpreted as representative of the full construction pipeline.

Homes Tasmania responds to demand from smaller households primarily through two-bedroom homes, which can accommodate applicants requiring one bedroom while providing flexibility for changing housing needs.

On the broader public reporting basis since 2020, 20 per cent of completed homes have been one-bedroom and 64 per cent two-bedroom properties.

15. No. Homes Tasmania has not undertaken a specific system-wide analysis comparing private ownership and retention of dwellings against other delivery models on a homes-per-dollar-of-public-funding basis.

    Homes Tasmania uses a range of delivery models involving the private sector, including through its Builders Panel, which provides access to experienced builders with capacity to deliver housing at scale. The appropriate delivery and ownership model is considered for individual housing investments, including opportunities to maximise available Australian Government housing funding and financing.

16. Homes Tasmania does not routinely bundle construction, ownership, tenancy management and tenant support into a single contractual arrangement.

    These functions are already separated across a range of delivery models. Construction is regularly undertaken by private sector builders, including through Homes Tasmania's Builders Panel. Ownership and tenancy management may sit with Homes Tasmania or a registered community housing provider, depending on the delivery model. Specialist tenant support is also commissioned separately where required.

    For community housing managed under Residential Management Agreements, tenancy management and tenancy support are integrated, reflecting the role of community housing providers in supporting tenants to sustain their tenancies.

    Homes Tasmania considers the appropriate combination of construction, ownership, tenancy management and support arrangements according to the housing model and outcomes being sought.

17. Homes Tasmania does not ordinarily use covenants or title restrictions to secure long-term affordability requirements over privately owned dwellings.

Where privately owned dwellings are used to deliver government-supported affordable housing outcomes, these are generally secured through contractual lease arrangements. Affordability and other relevant requirements apply for the duration of the contractual arrangement.

The duration of the affordable housing outcome therefore depends on the terms and duration of the relevant agreement.

APPROVED

Hon Kerry Vincent MLC
Minister for Infrastructure and Transport

Date: 19 November 2026