



Select Committee on the 2026 Commonwealth Games Bid

Hearing Date: 29 November 2024

Question[s] taken on notice

Directed to: Community Housing Industry Association Victoria

Received Date: 19 December 2024

1. **Michael GALEA, page 42-43**

Question Asked:

You mentioned a very exciting fact: that the first project under Future Homes is actually going to be by a community housing provider in regional Victoria. Are those details still under wraps, or are you able to shed some more light on that?

Sarah TOOHEY: I think they are not, but I was cautious because I had not double-checked. So let me double-check, and I can –

Michael GALEA: Just to be safe then. If it is, please feel free to get back on notice.

Response: the first Future Homes Project is being delivered by Beyond Housing in Shepparton as part of the Victorian Government's Regional Supportive Housing Program

<https://beyondhousing.org.au/news/sheppartons-first-of-its-kind-housing-project-to-address-regional-homelessness/>

2. **Jacinta ERMACORA, page 47**

Question Asked:

And what proportion of the non-private sector would you say your 48 members are?

Response: All CHIA Vic members and registered Community Housing organisations are not for profit organisations. They make up approximately 29 per cent of the social housing sector in Victoria

3. **Melina BATH, page 48-49**

Question Asked:

Sarah TOOHEY: Yes, and there are some challenges in the disposal process. They have to advertise their intention to dispose and then get feedback and then they have to advertise their intention to dispose to us and then get feedback. It is a two-step process around disposal to community housing organisations. We think that could be –

Melina BATH: What timeframe would that be, do you think?

Sarah TOOHEY: Oh, it is long.

Melina BATH: Like, months, years?

Sarah TOOHEY: Yes, months – months and months and months – probably at least 12 months. That is the guess, off the top of my head, and I can come back with clearer timelines than that.

Response: Recent procurement processes with local governments have take approximately 18 months to two years to complete.

4. **Michael GALEA, page 50**

Question Asked:

I just had one quick one on something that you actually touched with Ms Bath earlier, and that goes to the disparity with federal taxation and welfare in terms of both the GST discount that the community housing sector gets that public housing does not but also Commonwealth rent assistance. You were saying it was not just on the builds, which is probably the biggest component, but also on things like maintenance. Is that correct, in terms of the discount?

Response: As not for profit entities, Community Housing organisations can claim GST credits for goods and services purchased for the operations of the organisation.

In addition I'd like to provide the secretariat a copy of the policy paper referenced in the my presentation on the definition of affordable housing here: https://chiavic.com.au/wp-content/uploads/2024/09/Defining-affordable-housing_CHIA-Vic-policy-paper.pdf