

Questions taken on notice and further information agreed to be supplied at the hearings

Portfolio:	Housing
Witness:	Mr Nick Foa, Senior Deputy Secretary and Director of Housing
Committee member:	Mr O'Brien – asked the question
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Relevant text

1. Is there an average across the state of what the [rent] increase is this year?
If I could have on notice that average across the state by region and by local government area, that would be useful, please.

Answer

The Director of Housing has over 60,000 public housing properties in Victoria. Market value on each of these properties is adjusted annually following an independent valuation. In addition, every five years, the Valuer General Victoria independently assesses the market value of a sample of public housing properties, including each property where tenants are paying market rent, to ensure the Director of Housing's assets are accurately costed and correctly recorded. Each time the market value of the property is changed, the "market rent" for the property is also adjusted to correctly represent the rental value of the asset. The state-wide average change in market rent for 2019 was 5.8 per cent. Attachment 1 shows the average percentage change for market rent values of public housing properties (effective 4 August 2019) per local government area.

It is important to note, market rent values do not reflect the amount tenants pay. No tenant is expected to pay more than 25 per cent of their income as a contribution to their rent. The department ensures this through rental rebates. This is a subsidy provided by the Director, calculated by comparing the difference between the total assessable income of all household members and the market rent of the property. Tenants are encouraged to apply for a rental rebate at any time to ensure that they pay no more than 25 per cent of their household income towards their rent.

Refer also to Attachment 1: PAEC QoN_AVG Change per LGA as of Aug 19



ATTACHMENT 1 - Average change in market rent for Director of Housing owned properties (Aug 2018 - Aug 2019 *)

LOCAL GOVERNMENT AREA (LGA)	Average Change	LOCAL GOVERNMENT AREA (LGA)	Average Change
ALPINE	3.8%	MANSFIELD	2.0%
ARARAT	6.3%	MARIBYRNONG	0.1%
BALLARAT	1.5%	MAROONDAH	3.8%
BANYULE	4.8%	MELBOURNE	1.5%
BASS COAST	12.2%	MELTON	1.5%
BAW BAW	16.9%	MILDURA	-1.1%
BAYSIDE	-0.5%	MITCHELL	19.7%
BENALLA	3.4%	MOIRA	2.1%
BOROONDARA	6.0%	MONASH	4.4%
BRIMBANK	2.3%	MOONEE VALLEY	3.0%
BULOKE	-0.4%	MOORABOOL	17.9%
CAMPASPE	-0.4%	MORELAND	1.9%
CARDINIA	7.9%	MORNINGTON PENINSULA	1.7%
CASEY	0.9%	MOUNT ALEXANDER	24.8%
CENTRAL GOLDFIELDS	5.6%	MOYNE	7.3%
COLAC OTWAY	5.2%	MURRINDINDI	2.6%
CORANGAMITE	3.7%	NILLUMBIK	16.9%
DAREBIN	2.1%	NORTHERN GRAMPIANS	-0.3%
EAST GIPPSLAND	25.7%	PORT PHILLIP	-5.4%
FRANKSTON	4.1%	PYRENEES	14.2%
GANNAWARRA	-0.2%	QUEENSCLIFFE	-9.4%
GLEN EIRA	2.5%	SOUTH GIPPSLAND	28.2%
GLENELG	3.0%	SOUTHERN GRAMPIANS	4.4%
GREATER BENDIGO	14.0%	STONNINGTON	6.3%
GREATER DANDENONG	0.8%	STRATHBOGIE	2.6%
GREATER GEELONG	4.8%	SURF COAST	-1.1%
GREATER SHEPPARTON	2.4%	SWAN HILL	-0.1%
HEPBURN	22.8%	TOWONG	4.9%
HINDMARSH	-4.1%	WANGARATTA	2.5%
HOBSONS BAY	-1.1%	WARRNAMBOOL	4.7%
HORSHAM	0.3%	WELLINGTON	31.9%
HUME	2.5%	WEST WIMMERA	-9.1%
INDIGO	2.7%	WHITEHORSE	4.5%
KINGSTON	6.7%	WHITTLESEA	-1.4%
KNOX	3.8%	WODONGA	2.7%
LATROBE	26.1%	WYNDHAM	0.8%
LODDON	16.4%	YARRA	6.5%
MACEDON RANGES	21.3%	YARRA RANGES	7.9%
MANNINGHAM	10.5%	YARRIAMIACK	-2.5%

* public housing rents adjusted in August each year

Portfolio:	Housing
Witness:	Minister Wynne
Committee member:	Mr Hibbins – asked the question
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Relevant text

2. If I could go to the 1000 new public housing homes, did you indicate earlier that already planning permits have been put up for that? ...

Yes, so can you give us details of which locations? ... I mean suburbs at least.

Answer

As of 30 June 2019, eight planning applications have been submitted for the following suburbs: Blackburn South, Box Hill North, Braybrook (2), Preston and Reservoir (3).