



# Select Committee on the 2026 Commonwealth Games Bid

**Hearing Date:** 13 October 2023

**Question[s] taken on notice**

**Directed to:** Department of Families, Fairness and Housing, Peta McCammon and Homes Victoria, Simon Newport

**Received Date:** 26 October 2023

## 1. The Chair, page 65

### **Question Asked to Simon Newport:**

Back to that site in particular, why was that site one that was for consideration, given the complexity of it over the longer term? It is also my understanding that the local community had other ideas about what they might want. Why was that site even considered? It sounds like playing on a high difficulty level, with that site.

### **Response:**

Development Victoria was tasked with delivering and selecting the site for the 2026 Commonwealth Games in June 2022. Development Victoria made the decision to use the La Trobe saleyards in Ballarat as a village site for the 2026 Commonwealth games.

Prior to this in May 2022, the Department of Families, Fairness and Housing (the department) provided feedback on the sustainability suitability of a list of possible village sites provided by the Department of Jobs, Precincts and Regions. This included providing advice on the criteria that should be applied in assessing the sites and the types of due diligence that would be necessary. It is unclear to what extent the department's feedback was taken into consideration in the final site selection.

Through the Village Delivery Steering Committee, Homes Victoria was advised in June 2022 that Development Victoria considered that the Ballarat saleyards site was the preferred site.

## 2. Joe McCracken, page 67

### **Question Asked to Peta McCammon:**

Joe McCracken: ... did your department brief any of the ministers between 2021 and 2023, and if so, which ministers did you brief and how often? Was it weekly, monthly, fortnightly?

Select Committee on the 2026 Commonwealth Games Bid, Parliament of Victoria

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Peta McCAMMON: We were not able to locate any formal briefings to the Minister for Housing during that period, but the expectation is that the team would have had verbal briefings, which are usually every week, with the Minister for Housing. It is my understanding that that would have covered the social and affordable housing commitments within the games legacy program.

Joe McCracken: Did you take any notes from those meetings at all? Any minutes?

Peta McCAMMON: I would have to come back to you on that.

**Response:**

Homes Victoria could not locate any meeting notes from these meetings as formal minutes are not taken for these briefings.

**3. Joe McCracken page 68**

**Question Asked to Peta McCammon:**

Joe McCracken: ... You did not have any idea that that was going to be announced at all, the 1300 homes?

Peta McCAMMON: No.

Joe McCracken: Do you know where any of those figures came from then? Any of the costings? It was not from your department then, by the sounds of it?

Peta McCAMMON: Not that I am aware of.

Joe McCracken: Right. Okay. Do you know where it did come from?

Peta McCAMMON: No. I would have to take that on notice – if the department has any.

**Response:**

The Department of Families, Fairness and Housing (the department) and Homes Victoria were not involved in the development of any advice or analysis that supported the announcement of the \$1 billion regional housing fund and costings for the 1300 homes to be delivered.

**4. David Davis, page 71**

**Question Asked to Peta McCammon:**

David DAVIS: ... you have referred to the informal advice and preliminary advice provided to government in the early phases. We would seek a copy of both of those.

The second thing is the preliminary cost advice. You have said the 3rd of the 3rd 2022. Is that right – the preliminary cost advice?

Peta McCAMMON: Yes.

David DAVIS: We would seek a copy of that too.

**Response:**

The department, through Homes Victoria prepared documents for the Department of Jobs Precincts and Regions which contained Homes Victoria's assessment of the costs and site selection for the athletes' villages. I cannot produce these documents to the Select Committee because the Minister has certified that these documents are subject to executive privilege.

Homes Victoria also provided to the Department of Jobs Precincts and Regions its assessment of the supply and demand of affordable and social housing in the regions where village sites (selected by Development Victoria) may be located.

<b>Document title</b>	<b>Document date</b>	<b>Does this document contain information not yet publicly available?</b>	<b>Privilege</b>
HV Preliminary CG Costings 3.3.22	3 March 2022	Yes	This document is subject to a claim of executive privilege.
HV ERC content4.3.22 v2.	4 March 2022	Yes	This document is subject to a claim of executive privilege.
220726 CG Village initial advice	26 July 2022	Yes	No privilege claimed.

**5. David Davis, page 71**

**Question Asked to Peta McCammon:**

On the 16th of the 3rd you indicated a list of possible sites for the villages. It would be important for us to see a list of those, and perhaps by regional breakdown if that is possible.

**Response:**

I cannot produce this document to the Select Committee because the relevant Minister has certified that the document is subject to executive privilege.

<b>Document title</b>	<b>Document date</b>	<b>Does this document contain information not yet publicly available?</b>	<b>Privilege</b>
Possible sites	16 March 2022	Yes	This document is subject to a claim of executive privilege.

**6. David Davis, page 71**

**Question Asked to Peta McCammon:**

David DAVIS: ... We have referred to the interdepartmental committee. You referred to it, and we have discussed it. I know you were not the main participant. Did you provide a submission or submissions to that committee?

Peta McCAMMON: I would have to take that on notice.

David DAVIS: If you did, will you provide a copy of those submissions?

**Response:**

The department and Homes Victoria did not provide any submissions to the interdepartmental committee (IDC) regarding the Commonwealth Games.

**7. David Davis, page 71**

**Question Asked to Simon Newport:**

David DAVIS: ...There is also the issue of the Homes Vic board, Mr Newport. There is a board, isn't there?

Simon NEWPORT: There is an advisory board, yes.

David DAVIS: Was that board consulted on the games matters?

Simon NEWPORT: I would have to take that on notice.

David DAVIS: Thank you, and if you could provide what material was provided to the board, that would be helpful for us. Has the board been consulted on the ongoing build and the billion dollars?

Simon NEWPORT: At the moment – I gave a verbal briefing yesterday to the board, and it was very much centred around the public announcements. I did start to give some feedback based on the information we talked about already in terms of key cohorts, so they have received a verbal update on where we are headed, noting that of course –

David DAVIS: But they were not consulted beforehand. You briefed them for the first time yesterday.

Simon NEWPORT: My recollection is that certainly since I have joined we have briefed them verbally on where the regional fund is starting to head, but there are no final plans yet.

David DAVIS: A copy of what you gave to your board would be helpful ...

**Response:**

Homes Victoria did not seek advice or input from the Homes Victoria Advisory Board (Board) on matters relating to the Commonwealth Games. The Board received short updates on the Commonwealth Games throughout 2022 and early 2023. These updates were provided by the CEO to the Board for information only and did not constitute consultation or substantial discussion. The department conducted a thorough search for all Board materials relating to the Commonwealth Games which are included in Table 1.

**Table 1:** Homes Victoria Advisory Board meeting papers extracts

<b>Meeting date</b>	<b>Paper type</b>	<b>Extracted Commonwealth Games update to the Board</b>
28 April 2022	Meeting minutes	Homes Victoria is to use models developed in the past years to support village housing development for the 2026 Commonwealth Games Regional Victoria Locations.
28 April 2022	Meeting pack	Homes Victoria is working with the department of Jobs Precincts and Regions on the role of HV in

28 April 2022	CEO report	relation to delivery of Commonwealth Games announcement implications for construction of villages.
9 June 2022	Meeting minutes	Opportunity in the next few years with the Commonwealth Games. The Board was informed of discussions within Government about site selection and the type of housing to be built, and who would deliver this.
9 June 2022	Meeting pack	Homes Victoria is to use models developed in the past years to support village housing development for the 2026 Commonwealth Games regional Victoria locations
8 December 2022	Meeting minutes	There are opportunities to achieve savings through modular housing. To be delivered effectively, this needs to be delivered at scale and site preparation costs need to be managed. There may be opportunities to create supply of modular housing through the Commonwealth Games.
2 February 2023	CEO report	Homes Victoria is working with Development Victoria and the Office of the Commonwealth Games to secure social and affordable housing
16 March 2023	CEO report	Homes Victoria is working with Development Victoria and Office of the Commonwealth Games to secure social and affordable housing as a part of the Commonwealth Games legacy, which will be delivered within BHB timeframes. The quantum and commercial terms are being negotiated. Options will be presented to government regarding funding for the villages.
16 March 2023	Meeting pack	

**8. David Davis, page 72**

**Question Asked to Simon Newport:**

In the publicly released materials DTF had sort of put in this escalator, and I am just wanting to know whether they have provided their costings and their details and their approach to you.

**Response:**

The Department of Families, Fairness and Housing (the department) and Homes Victoria were not involved in the development of any advice or analysis that

supported the announcement of the \$1 billion regional housing fund and costings for the 1300 homes to be delivered. The Department of Treasury and Finance have not provided their costing and details, nor their approach used to determine costings, to the department and Homes Victoria.

**9. David Davis, page 72**

**Question Asked to Simon Newport:**

What assurances did the department receive from government on the legacy of the athletes villages for permanent social housing? And I mean here: were there changes in those assurances over time, such as for the saleyards?

**Response:**

Development Victoria was tasked with delivering and selecting the site for the 2026 Commonwealth Games in June 2022. Development Victoria made the decision to use the La Trobe saleyards in Ballarat as a village site for the 2026 Commonwealth games.

For the Ballarat, Bendigo and Geelong Village sites, Homes Victoria later advised in 2022 that these locations are suitable for social and affordable housing if market housing is also provided, and further technical due diligence is undertaken to assess overall development suitability. Homes Victoria's advice focused on the social and affordable housing supply and demand in Ballarat.

In 2023, after advice from Development Victoria that the Ballarat site was impacted by environmental constraints that made it difficult to deliver permanent homes on the site by the time they were needed for the Games, Homes Victoria advised it did not support post-Games social and affordable housing on the Ballarat site.

Homes Victoria's involvement in the Commonwealth Games legacy was to support Development Victoria as the lead for planning and delivery of key infrastructure, including housing within the Game's villages.

The Government has committed to deliver \$1 billion of social and affordable housing across regional Victoria as part of the \$2 billion Regional Package.

Early scoping of investment options was based on an average market value assumption and informed early estimates of the expected funding envelope to support purchase of permanent legacy housing stock. The ultimate purchase price and number of social and affordable dwellings to be acquired was to be determined by the Valuer General Victoria estimates and finalisation of a detailed business case.

This analysis was used as the basis for engagement with stakeholders, noting the final budget and funding structure for any future investment by Homes Victoria would be determined when planning and business case development of the Villages was finalised. Ultimately, Government decided not to proceed with the Games before any of the necessary decisions were made and before commercial arrangements with Development Victoria could be resolved.

#### **10. David Davis, page 73**

##### **Question Asked to Simon Newport:**

David DAVIS: ... On the housing build for the Commonwealth Games, FOI documents show the following unions may need to be consulted and engaged with based on the scope of the works: the CFMEU, the major trades and labours, the Electrical Trades Union, the plumbing trade union and the Victorian Trades Hall Council. I therefore ask: have they been consulted?

Simon NEWPORT: To my knowledge, nobody in Homes Victoria has had discussions about the Commonwealth Games – sorry, I should say the Regional Housing Fund billion-dollar program. They have not had any discussions with those unions.

David DAVIS: And will they?

Simon NEWPORT: That was news to me, that guidance. I would have to take on notice what the intention is. But clearly we engage with all stakeholders when we are rolling out such big programs, so I do not think I should rule that out. I am just saying at the moment we have not done so.

##### **Response:**

To date, Homes Victoria have not consulted with any unions, including the CFMEU regarding the regional housing fund.

##### *Other stakeholder engagement*

Early consultation with regional communities has been led by the Department of Jobs, Skills, Industry and Regions regional teams. A series of regional forums have been delivered with a final forum to be scheduled. In addition to the regional forums, several government and non-government stakeholders have been consulted to inform early planning including:

- Local government
- Regional partnerships



- Regional departmental housing staff and executives
- Family Safety Victoria
- Community housing providers and peak bodies
- Aboriginal Community Controlled Organisations

Homes Victoria is also working with the Department of Jobs, Skills and Regions to review annual advice from relevant Regional Partnerships to identify potential investment priorities that could be supported through the Regional Housing Fund.

#### 11. David Davis, page 74

##### Question Asked to Simon Newport:

Jacinta ERMACORA: I am just wondering if you could revisit the data that you gave earlier for the southwest. I only ask that because I am familiar with that region so I can actually understand what you are saying.

**Response:** Please find South-west data in **Table 2**.

**Table 2:** Housing data for the South-west region

<b>Total number of public housing dwellings in the South West region</b>	
Total number of public housing dwellings in the LGAs of Moyne, Glenelg, Corangamite and Warrnambool is 1,285.	
<b>Total number of those in the priority wait list in the South West region*</b>	
Warrnambool LGA	460 new Priority Applicants
Portland	98 new Priority Applicants
<i>*Housing offices are used to verify Victorian Housing Register Data where applications are lodged for a proxy location. The Warrnambool Portland offices are the only Housing Offices with this data in the South-West region.</i>	
<b>Total number of Big Housing Build project in progress</b>	
Moyne LGA	<ul style="list-style-type: none"> <li>• Under the Big Housing Build, 3 new homes have been completed and 10 new homes underway.</li> <li>• Total Big Housing Build investment of \$3.5m and 34 jobs created.</li> </ul>
Glenelg LGA	<ul style="list-style-type: none"> <li>• Under the Big Housing Build, 8 new homes have been completed and 53 new homes underway.</li> <li>• Total Big Housing Build investment of \$22.5m and 201 jobs created.</li> </ul>
Corangamite LGA	<ul style="list-style-type: none"> <li>• Under the Big Housing Build, 3 new homes have been completed and 19 new homes underway.</li> </ul>

	<ul style="list-style-type: none"> <li>Total Big Housing Build investment of \$7.5m and 67 jobs created.</li> </ul>
Warrnambool LGA	<ul style="list-style-type: none"> <li>Under the Big Housing Build, 15 new homes have been completed and 90 new homes underway.</li> <li>Total Big Housing Build investment of \$36.5m and 327 jobs created</li> </ul>

## 12. Rikkie-Lee Tyrrell, page 75-76

### Question Asked to Peta McCammon:

Rikkie-Lee TYRRELL: ... From the potentially reprioritised funds from the Commonwealth Games cancellation, approximately how many homes have been allocated for my Northern Victoria Region electorate, do you know?

...

Rikkie-Lee TYRRELL: Okay, so roughly by the end of the year we will know how many?

Peta McCAMMON: We will need to provide some advice to government, but in terms of then the timing from when we provide that to when it is in the public domain, I could not commit to that.

Rikkie-Lee TYRRELL: Okay, so if that happens pretty soon, is it possible you could provide those to the committee?

### Response:

The department is currently working on an implementation plan. That plan is yet to be finalised or approved by Government therefore cannot be publicly disclosed.

## 13. Rikkie-Lee Tyrrell, page 76

### Question Asked to Peta McCammon:

...Will you give a commitment to this committee to provide quarterly reports on the regional housing building progress, including the expenditure to date and the number of homes built per town?

### Response:

Homes Victoria regularly updates information about projects in delivery on its website, including information about funding allocated in Local Government Areas.

The department and Homes Victoria has not prepared any quarterly reports on the Regional Housing Fund. In the future, once the Regional Housing Fund implementation plan and governance arrangements have been approved by government, it is anticipated that regular reporting through an appropriate inter-departmental oversight body will be established. Governance arrangements are also likely to include an annual update to an appropriate Cabinet committee on progress of the fund against the approved implementation plan. More frequent reporting to government may also be requested.

The department is considering what information can be provided to the committee on a quarterly basis.

#### **14. Melina Bath, page 79**

##### **Question Asked to Simon Newport:**

Simon NEWPORT: I think the ground lease model is something which – people just heard that I have most recently moved from New South Wales. The ground lease model is new – could not get that up in New South Wales, but I am certainly very happy to see that up in Victoria – so that is pretty innovative.

Melina BATH: ... Could you provide an overview of that to us, just because it could potentially be a positive for those 1300?

##### **Response:**

In a first of its kind for Victoria, Homes Victoria is delivering housing through a Ground Lease Model at sites in Flemington, Brighton and Prahran, and will soon establish a second Ground Lease Model project to redevelop sites in South Yarra, Prahran, Hampton East and Port Melbourne. Through a partnerships approach, public land is leased from Homes Victoria to a project group who finances, designs and constructs new housing. The community housing provider will manage and maintain the sites for 40 years, before handing the land, and all dwellings, back to Homes Victoria. The sites will deliver social, affordable, specialist disability and market rental homes that are welcoming and secure and which meet modern design and accessibility standards.

The Ground Lease model supports the redevelopment of Homes Victoria land, including social housing, affordable housing, market rental housing and specialist disability accommodation. It involves:

- No sale of public land with all homes remaining in government ownership.
- Partnerships Victoria framework bringing together Public-Private-Partnership and Build-to-Rent frameworks
- Rental revenue streams captured over 40-year term to fund capital investment.
- Government Service Payment contribution is minimised to a 'gap payment' between rental income and development and operating term costs.
- Performance regime with abatement to ensure long-term asset and service standards maintained

Further information on the first Ground Lease Model Project is available in the Partnerships Victoria Project Summary available at

[https://www.dtf.vic.gov.au/sites/default/files/document/Ground%20Lease%20Model%20-%20Project%20Summary\\_1.pdf](https://www.dtf.vic.gov.au/sites/default/files/document/Ground%20Lease%20Model%20-%20Project%20Summary_1.pdf)

#### **15. Sarah Mansfield, page 80**

##### **Question Asked to Peta McCammon:**

Sarah Mansfield: ... Just to start, did either Homes Vic or the department provide any information to PAEC in relation to the Commonwealth Games this year?

Peta McCAMMON: I do not recall. I am happy to have a look at Hansard or our questionnaires. We supported the Minister for Housing. I do not recall any questions specifically around the Commonwealth Games, yes.

##### **Response:**

Homes Victoria produces briefs for the housing, disability, and prevention of family violence portfolios for the Public Accounts and Estimates Committee. Question 23 in the 2023-24 Budget Estimates questionnaire for the department only had one question regarding the Commonwealth Games. This question was in relation to the Machinery of Government changes. The Department's response to the questionnaire indicated that no machinery of government changes impacted the department in the last 12 months, and therefore no estimated cost to the department.

A copy of this questionnaire is at

<https://new.parliament.vic.gov.au/4a7cfc/contentassets/1e8aa5e994cb408e9841b56578385587/dffh-2023-24-budget-estimates-general-questionnaire-response.pdf>

#### **16. Sarah Mansfield, page 80**

##### **Question Asked to Peta McCammon**

Peta McCAMMON: The commitment at the time, as I recall, was the 20 to 30 per cent of social and affordable housing.

Sarah MANSFIELD: So you were still considering that much?

Peta McCAMMON: Yes.

Sarah MANSFIELD: How many dwellings was that in absolute terms?

Peta McCAMMON: I would have to take that on notice, because obviously it was determined by the final numbers in the village.

##### **Response:**

Homes Victoria's view was that it was appropriate to purchase a proportion of the permanent homes delivered for the Villages as social and affordable housing. As Development Victoria progressed its planning for the Villages, the number of permanent and temporary homes proposed for the site changed, and this led to changes in the number of social and affordable homes proposed. In any event, the Games were cancelled before these arrangements could be concluded. For this reason it is not possible to confirm the number of social and affordable homes that would have been delivered on the village sites had the Games gone ahead.