

Public Accounts and Estimates Committee
Inquiry into the 2026-27 Budget Estimates Inquiry

Housing and Building portfolio

Questions on Notice

taken in relation to responsibilities of the
Department of Families, Fairness and Housing
on 20 May 2026

Witnesses:

- The Hon. Nick Staikos
 - Jeroen Weimar
 - Stuart Moseley
 - Anna Cronin
 - Megan Peacock
 - Peta McCammon
 - Simon Newport
 - Danny O’Kelly
 - Mark Stracey
-

QUESTION 1

QUESTION FROM: RICHARD RIORDAN

Of the 67,000 odd families on the Victorian Housing Register, how many are currently being housed in hotel or short-term rooming house accommodation?

Richard RIORDAN: And of the 67,000-odd families on the VHR, how many of those are currently being housed in hotel or short-term rooming house accommodation?

Simon NEWPORT: I do not have those statistics in front of me. Obviously, people access –

Richard RIORDAN: Could you take that on notice?

Simon NEWPORT: Of course. People access the homelessness system, and so obviously they get emergency response.

Hearing Transcript, p. 8

RESPONSE

Specialist Homelessness Services providers do not record the Victorian Housing Register application status of people when they provide support to get them into a hotel or short-term accommodation.

QUESTION 2

QUESTION FROM: AIV PUGLIELLI

How much has been spent on the relocation of residents at Flemington and North Melbourne?

Aiv PUGLIELLI: Can I ask: how much has been spent on relocation of residents at North Melbourne and Flemington?

Simon NEWPORT: Let us see if I can get my eyes to work here. Obviously there is a capital component and there is an operational component as well, because we have got some staff costs. In terms of relocations, the capital expenditure to date to the end of April is \$132.2 million. That is the capital component, and that has been acquisition of properties.

Aiv PUGLIELLI: Okay.

Simon NEWPORT: The staff cost that I have got here in front of me for relocations is – sorry, I beg your pardon, I do not have that. I have only got the capital expenditure.

Aiv PUGLIELLI: Are you able to come back to us with that if that is something you have?

Simon NEWPORT: Yes, we can come back.

Aiv PUGLIELLI: And would there be any other costs in relation to those relocations you would be able to provide the committee?

Simon NEWPORT: We can provide you with a breakdown. Effectively most of it is the capital expenditure for acquiring properties. As we have talked about earlier, there is a small headlease component, and then there would be staff and communication costs.

Aiv PUGLIELLI: Okay. Can you come back to us on those? Is that all right?

Simon NEWPORT: We can take that on notice, yes.

Aiv PUGLIELLI: Thank you.

Hearing Transcript, pp. 15-16

RESPONSE

The total expenditure at the end of April 2026 is \$150,826,361 for the relocation of renters from 120 Racecourse Road, 12 Holland Court Flemington and 33 Alfred St North Melbourne. The major component is the acquisition of properties by Homes Victoria amounting to \$132,192,951.

The remaining expenditure covers the relocation team staff costs, moving costs for renters, acquisition expenses (legal and staff) and lease costs.

QUESTION 3

QUESTION FROM: AIV PUGLIELLI

What is the breakdown in funding for redevelopment costs for 12 Holland Court and 120 Racecourse Road?

Aiv PUGLIELLI: The redevelopment costs for 120 Racecourse Road and 12 Holland Court, are they included in the high-rise program's TEI or are they being accounted for separately under the ground lease model budget lines?

Simon NEWPORT: Sorry, can you just repeat the first part of that, just to make sure I –

Aiv PUGLIELLI: The redevelopment costs for 120 Racecourse Road and 12 Holland Court, are they included in the high-rise program's TEI or are they being accounted for separately under the ground lease model budget lines?

Simon NEWPORT: Good question. There is a capital component that will have been announced. At the moment we are dealing mostly with relocations and demolition. I will point out obviously they have been announced as ground lease models, so typically there will be what is called a quarterly service payment. I would have to get back to you. In fact because we are only early on in the project I do not believe we have been allocated a quarterly service payment. I may be wrong. I might have to come back to you. But at the moment most of the money is going into demolition, relocation and all of the technical work you can imagine that has to be done for probably a \$12 billion or \$13 billion – that is not the cost to government, but if you add up all of the cost over 30 years, it is probably a \$12 billion or \$13 billion redevelopment of all the sites.

Aiv PUGLIELLI: Okay. If there is further information there, could you get back –

Simon NEWPORT: We can provide that on notice, yes.

Aiv PUGLIELLI: That would be great. Thank you.

Hearing Transcript, p. 16

RESPONSE

The current funding for the redevelopment of the Flemington estate is \$152,486,251. This covers the allocated funding (TEI) for demolition of 120 Racecourse Road and 12 Holland Court. It also includes costs of site infrastructure works (geotechnical, power, water, communications, sewerage works etc) to prepare for the building of new homes and transaction costs.

QUESTION 4

QUESTION FROM: AIV PUGLIELLI

Has Homes Victoria purchased any apartments at Quest Flemington Central to house any relocated residents of Flemington and North Melbourne Estates?

Aiv PUGLIELLI: In relation to relocation of residents for Flemington and North Melbourne Estates, has Homes Victoria purchased any apartments at Quest Flemington Central to house any of these residents?

Simon NEWPORT: Yes.

Aiv PUGLIELLI: You have?

Simon NEWPORT: Flemington, yes.

Aiv PUGLIELLI: How many?

Simon NEWPORT: I would have to come back to you with the exact numbers.

Aiv PUGLIELLI: That is all right.

Hearing Transcript, pp. 16-17

RESPONSE

Homes Victoria has not purchased at Quest Central, however has purchased a total of 17 apartments at the former Quest complex at 600 Epsom Road and 200 Smithfield Road in Flemington for renters relocating from 120 Racecourse Road, 12 Holland Court Flemington and 33 Alfred St North Melbourne.

QUESTION 5

QUESTION FROM: AIV PUGLIELLI

What is the total number of people for new and transfer allocations on the housing waitlist? Are you able to disaggregate that for each of the housing register categories?

Aiv PUGLIELLI: Looking at the 'Department Performance Statement', page 51, the 'Housing assistance' output, there are currently 66,963 applications, both new and transfer, on the housing waitlist. Noting that many applications will be for families, if we are measuring the total number of people in need, that figure does not necessarily give the best indication. Can you provide a figure for the total number of people, both new and transfer, on the housing waitlist?

Simon NEWPORT: We will take that on notice. We certainly do not have that number at hand.

Aiv PUGLIELLI: That is alright. On notice is fine. Are you able to disaggregate that for each of the housing register categories?

Simon NEWPORT: I will take that on notice. If it is available, of course we can provide it.

Aiv PUGLIELLI: Okay. Thank you.

Hearing Transcript, p. 17

RESPONSE**People on VHR – 31 March 2026**

As at 31 March 2026 there were 124,396 people included in Victorian Housing Register applications. The table below breaks down applications by the number of people in each category. The sum of each priority category is greater than the total number of people, due to a small number of clients being attached to more than one application.

Priority category	New	Transfer
Emergency Management	4	
Homeless with support	24,818	
Priority Transfers		15,637
Priority Transfers - Property Management/Redevelopment		1,213
Special Housing Needs	16,576	308
Special Housing Needs aged 55 years and over	7,430	
Supported Housing	1,708	
Register of Interest	50,504	6,601
Total	100,849	23,732

Households on VHR – 31 March 2026

Priority category	New	Transfer
Emergency Management	2	
Homeless with support	17,096	
Priority Transfers		6,404
Priority Transfers - Property Management/Redevelopment		690
Special Housing Needs	8,128	153
Special Housing Needs aged 55 years and over	6,416	
Supported Housing	949	
Register of Interest	24,781	3,331
Total	57,372	10,578

Source: Internal data as at 31 March 2026.

QUESTION 6

QUESTION FROM: AIV PUGLIELLI

How many new public homes will be added to public housing stock over forward estimates?

Aiv PUGLIELLI: As was covered earlier – just moving on – and also from the slides information, you said 248 new public homes in Carlton are going to be delivered at that site. Can I ask: how many new public homes will be added to our housing stock over the forward estimates? Is it 248?

Simon NEWPORT: Look, I would have to provide that. There will be a significant number of public homes, and the number has grown. I would point out that around 65 to 70 per cent of the Regional Housing Fund are public homes. Clearly, ground lease models will be run by community housing operators, which is why the first towers were nominated as public.

Aiv PUGLIELLI: Can you come back to us with a figure and some locations?

Simon NEWPORT: We can give you the projection on what we have got in the pipeline, yes.

Aiv PUGLIELLI: Okay, thank you. Thank you, Chair.

Hearing Transcript, p. 17

RESPONSE

Our current forecast projects more than 1,000 additional public housing homes over the forward estimates. This sits alongside a substantial pipeline of broader social housing delivery working together with community housing providers. Forecasts may change as projects progress and future initiatives are approved.