



Legislative Council Legal and Social Issues Committee

Inquiry: Inquiry into the Rental and Housing Affordability Crisis in Victoria

Hearing Date: 10 October 2023

Question[s] taken on notice

Directed to: Homes Victoria, Simon Newport

Received Date: 24 October 2023

1. Aiv PUGLIELLI, page 77

Question Asked:

Forgive me if I am overstepping; I am not entirely sure of the lines here. Are any of the recommendations you sent through available to be sent to the committee on notice?

Simon NEWPORT: I would have to check, if that is okay, because I do think that it would be protected as cabinet in confidence. If you do not mind, I will take that on notice.

Response:

I believe that the information requested by the Committee may be subject to executive privilege. I am not authorised to disclose information subject to executive privilege without authorisation from the relevant Minister.

2. Aiv PUGLIELLI, page 78

Question Asked:

Simon NEWPORT: We have got the asset management work, which shows how the \$2.3 billion was calculated. That is probably the –

Aiv PUGLIELLI: Is that able to be provided to the committee?

Simon NEWPORT: Can I take that on notice and find out where I sit with that, please?

Response:

- The forecast of \$2.3 billion is for all 42 towers (excluding the two Carlton Red Brick towers) to retain and refurbish them, in line with good asset management practice, for a maximum of 20 years, so that they are operational and in habitable condition. It also includes delivering the Government's High-rise Cooling program to all 42 towers.
- The \$2.3 billion expenditure over 20-years comprises planned works of around \$1.04 billion on the building fabric including modest apartment refurbishment; nearly \$500 million on building services such as sewer

stacks and hydronic heating; nearly \$150 million on concrete repair, some \$180 million to deliver on the High-rise Cooling Election commitment (including on-going maintenance); and \$450 million in operational expenditure including reactive maintenance and repairs.

- It does not include refurbishment of common areas and facilities outside of buildings, such as playgrounds, nor does it include improving building compliance with modern building standards (e.g. the Disability Discrimination Act, acoustic insulation, ventilation, access to natural light and private open spaces, building sustainability performance, waste and recycling facilities) that are limited by the buildings' structure.

3. Aiv PUGLIELLI, page 79

Question Asked:

In relation to the announcement that has come through, do you at this stage have access to a breakdown of costs for public housing tower resident relocation – things like stock acquisition, head leasing of private properties and removalists costs? Do you have access to those costings? Are they able to be provided to the committee?

Response

- When we relocate a resident, there are standard costs that we expect to incur, including the cost of translators, the removal of household items and transport to a new home, utility connections for electricity, gas, internet and telephone and any mail direction fees.
- Homes Victoria is very practiced at relocations, though a program of this scale is unique to what we have undertaken before. While I do have anticipated costings for a portfolio-wide relocation program, they are still indicative at this time and I believe this information may be subject to executive privilege. I am not authorised to disclose information subject to executive privilege without authorisation from the relevant Minister.