

**From:** Inquiry into the Public Housing Renewal Program  
 [REDACTED] >  
**Sent:** Friday, 3 November 2017 3:30 PM  
**To:** phrp  
**Subject:** New Submission to Inquiry into the Public Housing Renewal Program

Inquiry Name: Inquiry into the Public Housing Renewal Program

Mr Howard Marosi

T: [REDACTED]  
 E: [REDACTED]

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## **SUBMISSION CONTENT:**

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My name is Howard Marosi, and I have been an activist with Friends of Public Housing Vic for about 5 years, as well as with Defend and Extend Public Housing Australia, and the Public Housing Defence Network.

I submit that the inquiry investigate:

1. whether the "Social Housing" which the Andrews Govt will rebuild is going to be Public Housing, or Community Housing (that is, owned and/or managed by the Community Housing sector)
2. the differences between Public Housing and Community Housing
3. how the Community Housing industry is lobbying the Government to give them title to Public Housing, including via the device of taking over management of Public Housing on behalf of the Government
4. the current state of repair of the Public Housing in the redevelopment, and thus determine how much of the housing needs to be demolished and how much can be left as is, how much can be refurbished.
5. How the Department has carried out gradual refurbishment and demolition in the recent past, wherever possible, to minimize disruption to tenants
6. How tenants have been involved successfully in the planning of redevelopment of estates, for example, in the case managed by Housing for the Aged Action Group in the Roberts/High St Northcote redevelopment, which ensured a rate of return by tenants to the estate of 80% after redevelopment
7. Whether there is any validity, in law and/or in practice, to the pledge made by Minister Foley that current residents can return, particularly in view of the facts that (a) there will be a vast reduction in the number of 3 bedroom units in the refurbishment (b) there may be no Public Housing, only Community Housing (c) possibly only 20% of residents have actually returned in recent redevelopments of Public Housing
8. What tactics were used by previous Governments and the Department to stop or deter residents from returning to redevelopments, given that about only 20% returned
9. How the Department has been informing residents of their rights, including whether they have been advising them to sign documents which will waive their rights

10. How the community has been obstructed from exercising its rights to communicate with residents, including being prevented from leafleting estates, and possible intimidation of activists
11. How Government-funded tenant advisory groups are prevented from criticizing Government policy and advising the public of facts

I submit that the redevelopment should be that:

1. All housing rebuilt be Public Housing, owned and managed by the Government, not Community Housing. Community Housing will not ensure that residents can return
2. All land should be reserved for Public Housing, none should be sold off for private housing.
3. Government should find other sites to build more Public Housing, so that current Public Housing should not be demolished if it is liveable or can be refurbished
4. Refurbishment and demolition should be gradual, as it has been in the recent past, wherever possible, to minimize disruption to tenants
5. the Andrews Government plan will result in a loss of Public Housing/Social Housing, as measured by number of bedrooms rebuilt- which is more relevant than the number of units rebuilt. It is misleading to refer to an increase of 10% in units. In the case of Northcote Walker Street estate, for example, there will be a 25% reduction in bedrooms, even though there will be 10% more units.
6. estates should be rebuilt with the at least same number of bedrooms per unit as currently exist, to ensure that residents can return
7. tenants should be involved constantly in the planning of individual estates, as they were in the case managed by Housing for the Aged Action Group in the Roberts/High St Northcote redevelopment
8. all building should be done by a re-constituted Government construction and design department, not by the private sector.
9. Guaranteed rights to return must be in a format which is legally binding and must be facilitated by the Department in practice

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File1:

File2:

File3: