

Right to Information Decision – Public Disclosure Log

Right to Information No.: RTI201516-113

Decision and Statement of Reasons

1 When was the Housing Tasmania debt with the Commonwealth Government incurred?

The Director of Housing's debt with the Australian Government was incurred as a result of the Commonwealth State Housing Agreements (CSHAs) and associated housing loan schemes. From 1956 to 1989, CSHA funding was paid in the form of a loan, which had to be repaid. Debt was incurred in all years from 1956 to 1989, except 1973.

2 As of the 1 July 2015 what is the current level of debt?

As at 1 July 2015, the current level of debt was \$180 908 554.

3 What is the current level of repayments broken down by interest and principle?

Please see table at end of this document.

4 How many times has the Department requested of the Commonwealth Government that the debt be relieved? If so, when?

The CSHA debt is a matter of ongoing discussion with the Australian Government. It is regularly raised at housing ministers' meetings and bilateral discussions with the Australian Government. The Australian Government has not yet agreed to relieve the debt or alter repayments.

4.1 Further, if the Department received a response, what was the general category of response?

The Australian Government has consistently maintained that it is the responsibility of the Tasmanian Government to service the CSHA debt.

5 How many times has the Department requested of the State Government that the debt be relieved? If so, when?

The Department has not requested that the State Government relieve the debt.

5.1 Further, if you received a response from the State Government, what was the general category of response (e.g. denial, partially approved, approved, etc.)

N/A.

6 Have any other strategies been investigated for the regeneration of housing stock and/or debt relief? If so, when?

6.1 What were these strategies?

The Better Housing *Futures* initiative aims to give community housing organisations the capacity to regenerate housing owned by the Director of Housing. The organisations obtain financing through leveraging the activities under the Sale and Development Agreements and revenue provided by the Commonwealth Rent Assistance.

Housing Tasmania is working with other states and territories to transition to the National Disability Insurance Scheme. It is expected this will lead to stock regeneration for specialist disability housing.

Tasmania is working with other states and territories towards a strategic approach to providing affordable housing. In January 2016, the Australian Government announced the establishment of an Affordable Housing Working Group to boost supply of affordable rental housing through innovative financing models.

The Working Group will give COAG information on:

- Potential financing and structural reform models that increase the provision of affordable housing (social housing and housing in the private rental market) for those on low incomes
- Assess potentially viable proposals put forward by stakeholders
- The best method to further progress any models that are identified as potentially viable.

The consultation period has now closed and the Working Group is assessing the information received. The Working Group is currently developing a program of actions which will be presented to COAG in July 2016. This is likely to include innovative financial models and bond financing.

The Working Group's Terms of Reference and an Issues Paper are available on the Australian Government Treasury website.

6.2 Why were these strategies not implemented?

The Better Housing *Futures* initiative was implemented in 2013 and 2014.

Any strategies identified by the Affordable Housing Working Group are expected to be implemented nationally.

Year	Principal	Interest	Total Repayment	Balance of debt
	\$	\$	\$	\$
2006-07	5 751 246	10 976 215	16 727 461	242 080 962
2007-08	6 000 312	10 727 149	16 727 461	236 080 650
2008-09	6 260 272	10 467 189	16 727 461	229 820 378
2009-10	6 531 608	10 195 853	16 727 461	223 288 770
2010-11	6 668 524	9 912 636	16 581 160	216 620 246
2011-12	6 811 993	9 622 866	16 434 859	209 808 253
2012-13	6 967 818	9 326 226	16 294 044	202 840 435
2013-14	7 147 065	9 022 166	16 169 231	195 693 370
2014-15	7 328 453	8 709 690	16 038 143	188 364 917
2015-16	7 456 363	8 388 833	15 845 196	180 908 554
2016-17	7 616 953	8 061 825	15 678 778	173 291 601
2017-18	7 776 148	7 726 975	15 503 123	165 515 453
2018-19	7 915 194	7 383 408	15 298 602	157 600 259
2019-20	8 016 919	7 032 679	15 049 598	149 583 340
2020-21	8 122 023	6 676 831	14 798 854	141 461 317
2021-22	8 259 180	6 315 677	14 574 857	133 202 137
2022-23	8 372 503	5 947 808	14 320 311	124 829 634
2023-24	8 450 139	5 574 413	14 024 552	116 379 495
2024-25	8 439 961	5 199 540	13 639 501	107 939 534
2025-26	8 808 543	4 830 958	13 639 501	99 130 991
2026-27	9 179 599	4 446 186	13 625 785	89 951 392
2027-28	9 032 096	4 045 059	13 077 155	80 919 296
2028-29	8 595 904	3 648 248	12 244 153	72 323 391
2029-30	8 167 697	3 267 227	11 434 924	64 155 694
2030-31	7 647 472	2 901 597	10 549 070	56 508 222
2031-32	7 079 727	2 554 960	9 634 687	49 428 496
2032-33	6 521 511	2 229 130	8 750 642	42 906 984
2033-34	6 482 314	1 932 478	8 414 792	36 424 670
2034-35	6 426 260	1 639 110	8 065 370	29 998 410
2025-36	6 443 145	1 349 929	7 793 074	23 555 265
2026-37	5 962 842	1 059 987	7 022 829	17 592 424
2037-38	5 290 490	791 659	6 082 149	12 301 934
2038-39	4 619 079	553 587	5 172 666	7 682 855
2039-40	3 772 336	345 729	4 118 064	3 910 519
2040-41	2 591 571	175 973	2 767 544	1 318 948
2041-42	1 318 950	59 353	1 378 303	0