

Thank you for the opportunity to join the consultations regarding the proposed Federal tax incentives to encourage private and institutional investment.

Sector Capacity

In South Australia the community housing sector is regulated by the National Regulatory System for Community Housing (NRSCH). With the introduction of the NRSCH new community housing legislation was introduced to ensure it was fit for purpose and reflected the contemporary nature of community housing.

The State Housing Authority this month transferred 4,000 dwellings to five Tier 1 providers with growth, re-development and community engagement requirements. The transfers are for lease periods of 20 years and require the providers to enter into development deeds with milestone targets that must be met. The transfers will generate 1200 new homes.

Community Housing Providers currently manage properties on behalf of third parties. As I discussed during the consultation legislative changes are being introduced in SA to ensure property managers are licensed. The CHCSA and community housing providers are working with the relevant Government department to ensure this change is appropriate for community housing. Community Housing Providers with staff who manage properties on behalf of a third party will be licensed.

Affordable Housing

As discussed at the consultation the definition of affordable rental housing and tenant eligibility will need to be either defined or refined. In SA there is no publicly available definition of affordable rental housing or eligibility. There is a definition of affordable housing sales and that is gazetted.

NRAS properties clearly have defined eligibility criteria and rent policies and community housing providers have NRAS properties in their portfolio and also manage NRAS properties on behalf of third parties.

In SA there is no centralised affordable housing waiting list.

Community housing providers are very keen that administration and compliance costs are kept to a minimum.

Kind regards
Carmel Rosier

Carmel Rosier: Executive Officer
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'The Peak Industry Body for Community Housing Providers in SA'
Think green: read on the screen.