



Hon Dr Bruce Flegg MP
Member for Moggill



Queensland
Government

Minister for
Housing and Public Works

12 June 2012

Public Housing in Queensland is in crisis. Currently, we have over 30,000 applications, which we are unable to satisfy; many from the technically homeless.

The previous government allowed a situation to arise whereby there is a large amount of unused public housing capacity. Currently more than 8,700 properties have two or more bedrooms in excess of the needs of the registered number of occupants.

Such under-utilisation cannot be allowed to continue. These unused rooms could accommodate the urgent need of many people who cannot afford appropriate housing.

The purpose of this letter is to consult with public housing tenants on this issue and seek feedback on proposed solutions to the current situation such as transferring tenants of under-occupied properties to more appropriate dwellings or voluntary shared housing arrangements.

~~Please understand that I will be adopting a compassionate view as we continue to undertake~~
reviews of under-occupancy. We will at all times take account of your individual housing needs if downsizing to a smaller home is being contemplated.

I have enclosed a feedback form which I invite you to return by **30 June 2012**, where you can express your views on the best solutions to address the issue of under-occupancy.

I am also implementing an amnesty for public housing tenants to notify the Department of Housing and Public Works of any undeclared household members living in the public housing properties they are renting. The amnesty period ends on **Friday 27 July 2012**.

If you have had household members move into the property and have not yet told the department; please complete and return the enclosed 'New household members' form along with evidence of all of the household members' income to the department. If you do not have any new household members, you do not need to complete the form.

If you have undeclared household members living in the property and you do not declare them by the end of the amnesty period (27 July 2012) two things may happen:

1. Those extra household members will not be considered when the department reviews your household for under-occupancy or for any transfer to a smaller property.
2. The department may also require you to back pay rent at the rate of 25 per cent of household income.

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Date: 21.8.2012

Exhibit number: 28

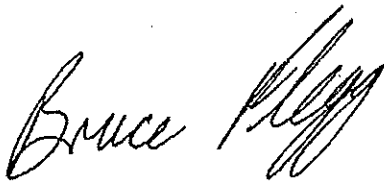
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If you have any questions regarding this letter please:

- access information from this website – www.hpw.qld.gov.au and click on 'housing services' under Quick Links
- contact the department on 1800 004 495 (free call) or
- visit your nearest Housing Service Centre.

Yours sincerely,

A handwritten signature in black ink that reads "Bruce Flegg". The signature is written in a cursive style with a large, stylized 'B' and 'F'.

Dr Bruce Flegg MP
Minister for Housing and Public Works

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Feedback Form

Under-occupancy in Public Housing

The Queensland Government is considering options to reduce under-occupancy in public housing and would like to understand the views of current households to guide future decisions on this issue.

This Feedback Form is voluntary and confidential.

Under-occupancy occurs when a household is living in a property that has more bedrooms than the household is entitled to. We understand that there are, at times, valid reasons why some households would need to live in larger properties.

All households are invited to express their views on this important issue.

1. The following options are being considered as ways that the department could address under-occupancy in public housing properties.

Please indicate the options you think should be used to respond to under-occupancy by placing a number in each box in order of preference e.g.1, 2, 3

- Continue to require people to transfer to smaller properties
- Ask people to pay a higher rent to stay in the current property
- Ask people to share the current property with other people

2. If tenants are asked to share the public housing property they live in with other people who have a housing need, how do you think the people should be matched?

Please tick the option/s you think would work best.

- Tenants would be able to identify people they know who could live with them
- The department would refer people to tenants, but the tenant would be able to choose who they share with

3. Which of these do you see are the benefits of people sharing in public housing?

Please tick the option/s you think are the most important.

- Sharing rent and other living expenses (e.g. electricity/gas)
- Extra support to help with looking after the property and other cooking and cleaning responsibilities
- For companionship

4. Which of these would be reasons to not share in public housing?

Please tick all reasons that apply.

- People want to live on their own
- People would not want to share with people they don't know
- People may be concerned about security of property or personal safety

5. Would you consider moving to the private market if there was some assistance available?

- Yes
- No

6. Do you have any other comments or suggestions for the department to address under-occupancy in public housing?

Thank you for completing this Feedback Form.

Please return this Feedback Form to the department using the Reply Paid envelope provided.