Delivering More Housing Options Now For Territory Families

Cuts to stamp duty, a new concession to help senior Territorians own their own home, fast-tracking more residential land and a major boost to public housing are part of the Henderson Government’s Budget 2010 record investment in housing.

The Minister for Public and Affordable Housing, Chris Burns, said Budget 2010 delivers now for Territory families with a comprehensive suite of new investments and measures to deliver more places to live for Territorians.

“Delivering a range of housing options for Territory families including affordable and public housing continues to be the main focus of our Government in Budget 2010,” Dr Burns said.

“The Henderson Government is delivering now for Territory families with a record investment to fast-track land release, build more public housing in urban and remote regions, upgrade existing housing and help more Territorians own their own home.

“Budget 2010 delivers the single biggest boost to public housing with $49 million over three years for 150 new homes including three new seniors villages.

“For the first time the Henderson Government is introducing a new concession of $8,500 for senior Territorians, veterans and pensioner and Carer Concession card holders, helping them buy a home or downsize.

“While the purchase price caps on the Government’s scheme to help low income earners own their own home, HomeStart NT, will again be boosted.

“The Territory’s strong economy and population growth has seen an increase in the demand for housing including public housing.

“That’s why we are providing $41.9 million to fast-track land release in Palmerston East, Alice Springs and Tennant Creek.”

TAX CUTS TO SUPPORT HOME OWNERSHIP

Budget 2010 delivers tax cuts that will save first home buyers up to $26,730, senior Territorians $8500 and principal place of residence buyers $3500 when buying a home.
The stamp duty exemption for first home buyers increases from the first $385,000 to $540,000, saving home buyers up to $26,730.

The Henderson Government is introducing a new concession for senior Territorians, veterans and Pensioner and Carer Concession Card holders, reducing stamp duty by $8500.

In addition, the principle place of residence rebate has increased from $2500 to $3500.

**HOMESTART BOOST**

Budget 2010 delivers an increase in the HomeStart NT purchase price caps and income limits, making the scheme accessible to more Territorians.

HomeStart NT lifts the price cap in:

- Darwin and Palmerston from $420,000 to $475,000 – a $55,000 increase
- Alice Springs from $300,000 to $385,000 – a $85,000 increase
- Katherine from $267,000 to $285,000 – a $18,000 increase
- Tennant Creek from $120,000 to $125,000 – a $5000 increase

**FAST TRACKING LAND RELEASE**

Budget 2010 delivers $20 million to fast-track headworks at the new Palmerston East suburb of Zuccoli which will deliver up to 550 new homes.

Dr Burns said the four new suburbs in Palmerston will house 15,000 people over the next five years.

“Zuccoli stage one will deliver 400 new residential housing lots that will provide around 550 new homes with the first lots expected to be released for sale off the plan before the end of 2010,” he said.

Budget 2010 also provides $1.95 million for planning works for the new city for Weddell.

A further $10 million will fast-track headworks at the Arid Zone Research Institute (AZRI) site in Alice Springs for the new suburb of Kilgariff while $900,000 will deliver 54 fully serviced residential lots in Tennant Creek.

**PUBLIC HOUSING BOOST**

Budget 2010 will deliver Henderson Government’s single biggest boost to public housing with $49 million over three years to deliver 150 new homes including three new seniors villages at Larapinta, Johnston and Malak.

This is on top of the 186 new public housing dwellings being delivered across the Territory under the Australian Government’s $60 million Nation Building and Jobs Plan.
Other public housing initiatives in urban areas include:

- $15.2 million for public housing repairs and maintenance
- $15.1 million to refurbish existing public housing dwellings vacated during 2010-11
- $4 million to redevelop older style unit complexes across regions
- $1.3 million under the National Partnership on Homelessness for four new homes to support homeless people into housing.

NEW SUPPORTED ACCOMMODATION

Budget provides $2.7 million as part of the Territory and Australian government’s program to provide supported and short-term accommodation in urban areas.

Five new short term accommodation facilities will be established at:

- Percy Court Transitional Village in Alice Springs to house up to 70 people
- Bath Street Lodge in Alice Springs to house up to 40 visiting renal dialysis patients
- Goyder Street in Alice Springs with eight single units
- Alice Springs Accommodation Park to house up to 150 people
- Malak for domestic violence and crisis transitional accommodation to house up to 26 people, including children.

WORKING FUTURE

Budget 2010 continues the Territory and Australian government’s record $1.76 billion investment in remote housing over the next ten years.

Budget 2010 delivers:

- $354 million as part of the $672 million Strategic Indigenous Housing and Infrastructure Program to deliver 750 new houses, 230 rebuilds and 2,500 refurbishments over five years, jointly funded by the Territory and Australian Governments; and
- $28 million to construct 34 new and upgrade 60 existing government employee houses in remote areas, with the Commonwealth Government contributing $7.8 million for additional teacher housing.

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