Delivering quality, affordable housing for all Territorians

The Territory Government is promoting home ownership by providing quality, affordable housing, generous homebuyer concessions and land release through Budget 2012-13.

Treasurer Delia Lawrie said today initiatives like the BuildBonus scheme mean more families can get into the housing market, with access the most generous concessions in Australia.

“The extension of the one-off $10 000 BuildBonus grant to all homebuyers purchasing or building a new home up to the value of $600 000 is also a boost for construction levels and is available for dwellings where contracts are signed between 3 May 2011 and 30 June 2012 and construction commences after 3 May 2011,” Ms Lawrie said.

“First homebuyers can save up to $26 730 on stamp duty for homes up to $540 000 and additional Government concessions including $8500 for senior Territorians to downsize or buy a home means all families can get ahead.

“The Henderson Government is also releasing land faster than at any time in the Territory’s history and Budget 2012 provides $15.9 million to continue headworks for the new suburbs of Johnston and Zuccoli and $3.5 million to continue developing residential lots in the new Alice Springs suburb of Kilgariff.”

Public and Affordable Housing Minister Chris Burns said assistance for affordable housing for all Territorians is a key feature of the Budget.

“15 per cent of all government land release will continue to be set aside for affordable and social housing, and this means new homes in brand new suburbs for Territory families.

“Budget 2012-13 includes $47.6 million to support the construction of 140 new rental dwellings for Venture Housing, the Territory’s affordable housing rental company, providing quality rental properties for key workers at below market rates.

“The Territory’s first public housing re-development Village@Parap will come on line in 2012 to provide a mix of 100 one, two and three bedroom units, including 35 units provided to Venture Housing and 10 units available for rent to seniors.
“Urban public housing stock will also receive a $60 million boost in Budget 2012, including $2.4 million to construct public housing units in Rosebery and $5.4 million to redevelop existing public housing unit complexes.

“HOMESTART NT will continue to support low to middle income earners buy their own home, with increases to purchase price caps in Katherine and Tennant Creek.

“In partnership with the Australian Government, we will continue to improve housing in remote areas, including $188 million for the National Partnership Agreement on Remote Indigenous Housing (NPARIH) to improve indigenous housing and infrastructure and $44.4 million for government employee housing in remote areas.

“Budget 2012 delivers additional funding in partnership with the Australian Government to address homelessness with $5.7 million to provide short-term accommodation facilities across the Territory.”

**BuildBonus**

Budget 2012 extends the BuildBonus scheme providing a $10 000 grant to all homebuyers purchasing or building a new home up to the value of $600 000. The scheme is available for dwellings where contracts are signed between 3 May 2011 and 30 June 2012 and construction commences after 3 May 2011.

**Stamp Duty Concessions**

Budget 2012 continues generous stamp duty concessions provided to all Territory homebuyers, including:

- a stamp duty exemption for first homebuyers on the first $540 000 of the value of their home – a saving of up to $26 730;
- a $3500 principal place of residence rebate for non-first homebuyers;
- a concession of $8500 to assist senior Territorians and Pensioner and Carer Concession Card holders to downsize or buy a home; and
- A $7000 grant is also provided to first homebuyers purchasing or building a home up to a value of $750 000. This is expected to provide $7.5 million in assistance to first homebuyers in 2012-13.

There is no land tax in the Territory, resulting in the lowest taxes in the nation for homebuyers.

**Fast-Tracking Land Release**

Budget 2012 continues land release with $15.9 million to continue headworks for the new Palmerston suburbs of Johnston and Zuccoli and; and $3.5 million to continue the $13.5 million development of the new Alice Springs suburb of Kilgariff.
Homebuyer Assistance – HOMESTART NT

HOMESTART NT supports low-to-middle income earners and first homebuyers into home ownership.

Budget 2012 increases HOMESTART NT purchase price caps in Katherine from $300 000 to $330 000 and Tennant Creek from $210 000 to $225 000, and provides Territorians with access to over 40% of properties on the market with mortgage repayments of no more than 30% of household income.

Boost for Housing

Budget 2012 delivers more housing for Territorians with a $340m infrastructure program. This funding will provide urban public and affordable housing, government employee housing and remote indigenous housing.

Affordable Housing Initiatives

To support Territorians into home ownership and increase public housing stock, 15% of lots in Government land releases will continue to be set aside for affordable and social housing. Affordable housing will be available for purchase in Johnston, Zuccoli and Maluka Drive in 2012-13.

Construction will commence on 140 new rental dwellings in Palmerston providing rental options at below market rates. These new homes, along with Village@Parap, will transfer to the Territory’s affordable housing company, Venture Housing, to manage.

Budget 2012 will see the opening of Village@Parap, the Territory Government’s first major redevelopment of a public housing site. This 100 unit development will include 35 units of affordable rental accommodation, targeted at low-to-middle income earners, at below market rent. A further 10 public housing units will be available for senior Territorians.

Remote Housing

The Territory and Commonwealth governments continue to deliver record investment in remote housing to support Working Future through the National Partnership Agreement on Remote Indigenous Housing (NPARIH), with $1.7 billion over 10 years.

Under NPARIH, 603 new houses and 2108 rebuilds and refurbishments have been completed. A further 71 new houses and 29 rebuilds and refurbishments are underway.

Budget 2012 includes $188 million for NPARIH to improve remote Indigenous housing and related infrastructure.

$44.4 million is also provided to build new and upgrade existing government employee housing in remote areas.
Budget 2012 also delivers $300,000 to survey new and existing residential developments and infrastructure in Territory Growth Towns as part of the $3.6 million three-year initiative.

**Urban Public Housing**

Budget 2012 delivers $60 million for more urban public housing, including:
- $22.8 million to repair and refurbish existing public housing dwellings;
- $2.4 million to provide public housing units in Rosebery;
- $3.9 million to continue provision of public housing dwellings in the northern suburbs;
- $5.4 million to redevelop older public housing unit complexes across the Territory;
- $5.1 million to continue a targeted upgrade program on public housing dwellings across the Territory;
- $7.3 million for minor new works on public housing dwellings across the Territory; and
- $10.6 million, jointly funded by the Territory and Commonwealth governments, for new homes to support families who are homeless or at risk of homelessness.

**Supported Accommodation**

Budget 2012 delivers Territory and Commonwealth government funding of $5.7 million to reduce homelessness by providing managed short-term accommodation facilities across the Territory including:
- additional funding of $0.8 million in 2012-13 to manage the Apmere Mwerre Visitor Park in Alice Springs;
- recurrent funding of $1.2 million to operate the transitional accommodation facility at Crerar Road, Berrimah; and
- $3.7 million to address homelessness through tenancy support programs and managed accommodation.

Budget 2012 will also deliver $500,000, as part of a $1 million two-year Intensive Support Tenancy Enabling Program, to assist tenants transitioning from town camps into urban public housing in Alice Springs to develop their capacity to maintain an independent public housing tenancy.

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