

OSPREY KEY WORKER VILLAGE — RENTS

799. Hon STEPHEN DAWSON to the Minister for Housing:

- (1) What is the current weekly rent for one, two and three-bedroom dwellings at Osprey Village for priority 1, 2 and 3 tenants?
- (2) On what date was the weekly rate for each dwelling and priority type last changed?
- (3) On what date did the Valuer-General last conduct a rental valuation?
- (4) On what basis was a decision made not to lower rents at Osprey Village from April 2015?
- (5) What was the gross rental income paid by tenants for the month of June 2015?

Hon COL HOLT replied:

I thank the honourable member for some notice of the question.

- (1) I have the information in tabular form and seek leave to have it incorporated into *Hansard*.

Leave granted.

The following information was incorporated —

	1 BEDROOM			2 BEDROOM			3 BEDROOM		
	Priority 1	Priority 2	Priority 3	Priority 1	Priority 2	Priority 3	Priority 1	Priority 2	Priority 3
Annual H'hold Income Limit \$	Less than 120,000	120,001 to 150,000	More than 150,000	Less than 120,000	120,001 to 150,000	More than 150,000	Less than 150,000	150,001 to 180,000	More than 180,000
Weekly Rent (incl. GST)	\$335	\$380	Market Rent \$475	\$455	\$520	Market Rent \$650	\$510 (1 bath) \$630 (2 bath)	\$680 (1 bath) \$720 (2 bath)	Market Rent \$850 (3x1) \$900 (3x2)

- (2) The last rent change took effect from 1 October 2014.
- (3) The Valuer-General was last requested to provide a rental valuation in July 2015. The Valuer-General provided a desktop rental estimate in March 2015.
- (4) Rents were not adjusted in April 2015 on the basis that the Housing Authority did not consider the March estimate was appropriate to make an adjustment at the time due to limited relevant market evidence. A majority of new market rentals occur in the town from March to June each year, and, accordingly, a full valuation from the Valuer-General has been requested as at 1 July 2015. This will include a full inspection of the village and analysis of the most recent and relevant rental evidence over the past six months. It will be used to inform whether any adjustments to rents are to be made and the most appropriate date these should be applied.
- (5) The gross rental income paid by tenants for the month of June 2015 was \$469 211.