

SHELTER NSW COMMENT



Subject: **State Budget 2009-10**

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The state Budget was a remarkable change from previous years' budgets (including the November 2008 minibudget which saw a \$20 million cut to Housing NSW), in that there was a big allocation to Housing NSW. The biggest source of those allocations was Commonwealth government money allocated outside the National Affordable Housing Agreement in extraordinary circumstances.

Housing assistance programs rank 6th among the top 6 policy areas to which the Budget allocates money. See Figure 1. Allocations to housing and community amenities doubled from 2.6% of the total allocation in 2008-09 to 5.4% of the total allocation in 2009-10. Of course, the budget allocation does not give a full picture of the revenue going to housing agencies since 4 of 5 housing state government agencies are public trading enterprises that have other revenue sources, e.g. rents from tenants, and the Budget only indicates government subsidies to them.¹

Revenues

The state government expects its revenue (not including Commonwealth economic stimulus and Infrastructure Australia payments) to grow by 3% over the 2009-10 financial year, compared with 3.5% in 2008-09. This compares with an average rate of growth of 5.3% a year over the previous 4 years.

The composition of revenues has been substantially affected by an injection of new Commonwealth moneys. State taxes will contribute 33% in 2009-10, down from 38%.² Commonwealth government payments to New South Wales will contribute 48%, up from 42% this year. See Figure 2.³

The composition of state tax revenues will be very similar in 2009-10 to what was estimated in the 2008-09 budget. See Figure 3. Payroll tax will contribute 34.3% of state tax revenue; cp. 33.6% projected in last year's budget. Transfer duty is the second biggest state tax, contributing 15.2% of state tax revenue; cp. 20.5% in 2008-09. While there will be a small increase in transfer duty revenue, at some 3%, the collection in 2009-10 will be 30% less than it was 2 years ago, reflecting the cyclical downturn in property markets. The government expects 'moderate growth' in the commercial property market in 2009-10 and 2010-11, and a recovery in prices and

volumes in the residential property market over 2010-11. The third biggest tax, land tax, will contribute 13.1%; cp. 10.7% in 2008-09. From the 2009 tax year, a new premium land tax marginal rate of 2 per cent will apply if the total taxable land value is above \$2,250,000. This was announced in the 2008 minibudget.

The state government owns physical assets valued at \$198,428.8 million. Housing NSW, with physical assets valued at \$28 billion, is the second biggest asset-holder of all government agencies (both public trading enterprises and general government agencies): see Figure 4.⁴

Figure 1: Budget allocation to agencies by policy area

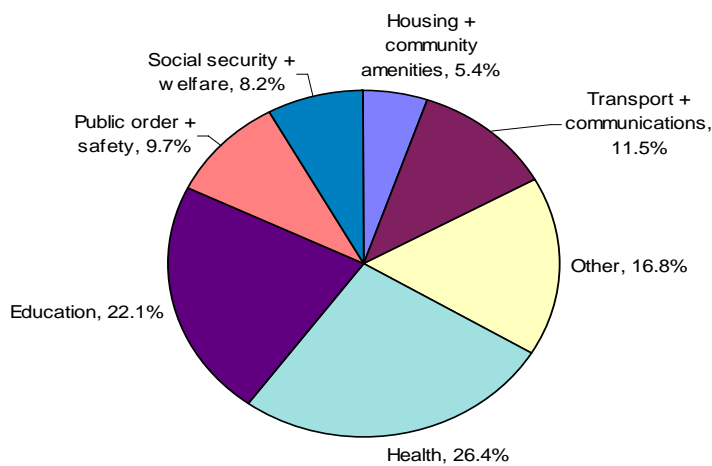


Figure 2: Components of total revenue

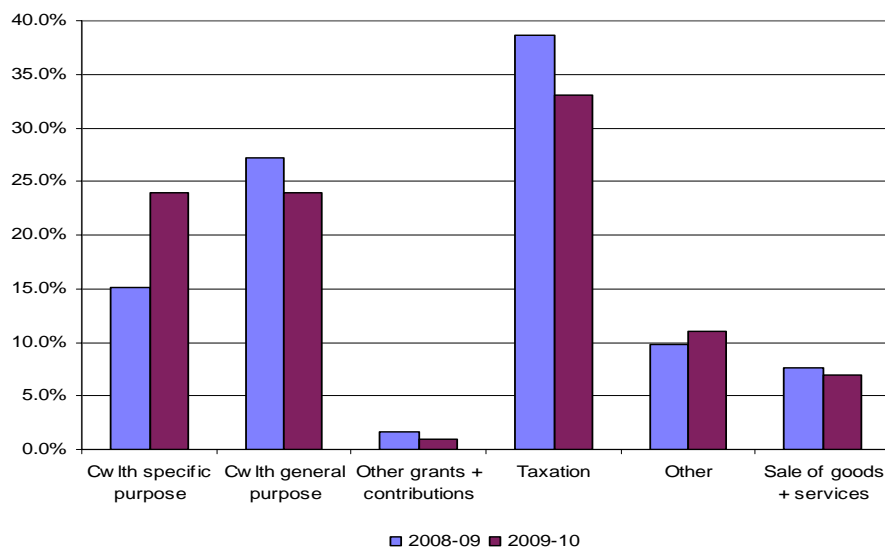


Figure 3: Components of state taxation revenue

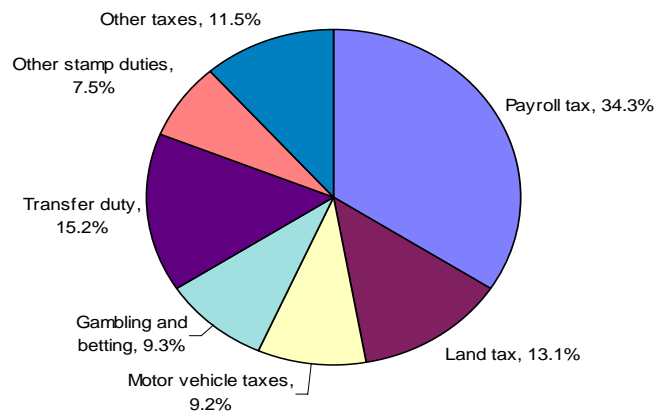
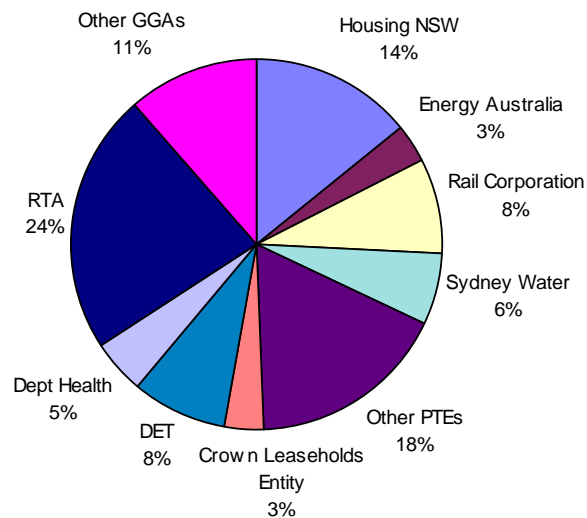


Figure 4: Components of state government physical assets by agency



Budget subsidy for Housing Policy and Assistance Program

The Housing Policy and Assistance Program refers to the Government’s group of services that seeks to achieve secure and affordable housing for people on low incomes or who are otherwise unable to access or maintain appropriate housing, particularly through government-subsidized housing. The two agencies that deliver these programs are Housing NSW and the Aboriginal Housing Office.

There are, obviously, other government housing programs that are not part of this Program, e.g. land and housing packages developed and sold by Landcom, supported accommodation for people with a disability provided or subsidized by the Department of Disability Ageing and Home Care, affordable housing developed and managed by City West Housing, and key worker housing developed by the Teacher Housing Authority.

The ending of the Commonwealth-State Housing Agreement and the signing of a replacement, the National Affordable Housing Agreement, on 29 November 2008 has led to a change in the way Commonwealth subsidies to the state's Housing Policy and Assistance Program are reported. See Table 1. The 'base' Commonwealth funding is pretty much the same, with a 5% increase between 2008-09 and 2009-10. This payment is no longer required to be matched on a dollar-for-dollar basis by the state, as previously required. This is why Table 1 indicates a 100% variation between 2008-09 and 2009-10 for this item. The tied (but unmatched) grants for three specific programs – Crisis Accommodation Program, Aboriginal Rental Housing Program, Supported Accommodation Assistance Program – have disappeared; the money for these programs is now, in effect, part of the base funding.

The concept of tied grants was not abolished in the 'reforms' under the Intergovernmental Agreement on Federal Financial Relations (December 2008), however: they were reinvented as National Partnership payments. These arrived in three waves: a first wave following the Commonwealth budget of May 2008, a second wave following a Council of Australian Governments meeting in November 2008, and a third wave following a Council of Australian Governments meeting in February 2009.⁵ The item 'Other government funds – Commonwealth' in Table 1 comprises Commonwealth subsidies under the Nation-building and Jobs (economic stimulus) national partnership, Social Housing national partnership, the 'A place to call home' initiative, and the Subsidy for Social Housing scheme. This item has increased by 5,532% over 2008-09. State government funding to the program decreased by 26% from 2008-09, but Housing NSW will generate a 218% increase in funding to the program from asset sales and other internal funds. Overall, the funding on the program will increase by 223%.

Table 1: Sources of funding for the Housing Policy and Assistance Program

	2005-06	2006-07	2007-08	2008-09	2009-10	Change
	\$ million					
CSHA/NAHA						
– Commonwealth	297.3	301.4	302.8	301.2	315.4	5%
– State	119.2	120.8	121.4	120.7	0.0	-100%
Other government funds						
– Commonwealth	15.2	20.1	17.6	25.4	1430.3	5532%
– State (ACDP, etc.)	99.8	116.2	103.2	151.1	199.1	32%
Internal agency funds	73.1	45.5	75.4	44.1	423.5	860%
Asset sales	52.1	108.1	142.8	161.4	230.7	43%
Total	656.7	712.1	763.2	803.9	2599.0	223%

Budget subsidy for the Housing NSW budget

The Land and Housing Corporation (the land and housing development and supply entity embedded within Housing NSW), City West Housing Pty Ltd, Teacher Housing Authority, and Landcom are public trading enterprises. Therefore, the state Budget does not report on the financing of all recurrent activities and revenues of those agencies, only on any budget subsidy to them. The state Budget does, however, report on the *capital* programs of those agencies in the ‘Infrastructure statement’ (Budget paper no.4).

For this reason, the state Budget papers are not the best place to get an idea of Housing NSW’s finances: that is its annual reports, which come out about 6 months after the closure of a financial year. Housing NSW does, however, provide stakeholders with supplementary briefing information on its budget (showing revenue sources for the Housing Policy and Assistance Program⁶).

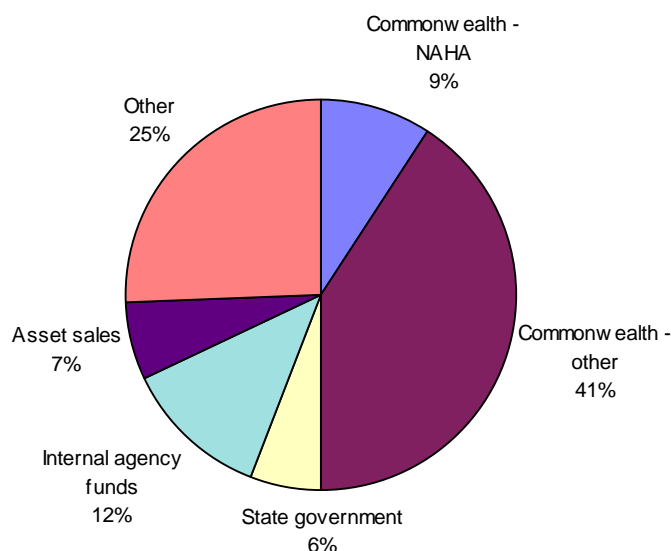
The total budget for Housing NSW in 2008-10 from all revenue sources will be \$3,485.5 million, most of which – \$1,960.7 million – will be capital expenditure, with recurrent expenditure of \$1.52.8 million.

Overall, Housing NSW’s budget in 2009-10 will be up by 84%. (See Table 2.) The Budget subsidy will contribute around 56% of the revenue of Housing NSW in 2009-10, up from 41% in 2007-08. The major component of the Budget subsidy is money sourced from the Commonwealth: grants from the Commonwealth will comprise 50% of the Housing NSW budget in 2009-10 (see Figure 5), compared with 17% in 2008-09.

Table 2: Sources of funding for Housing NSW

	2008-09	2009-10	
	\$ million		Change
CSHA/NAHA			
– Commonwealth	301.2	315.4	5%
– State	120.7	0.0	-100%
Other government funds			
– Commonwealth	9.7	1430.3	14577%
– State	151.1	199.1	32%
Internal agency funds	44.1	423.5	860%
Asset sales	161.4	230.7	43%
Other	1110.2	886.5	-20%
Total	1898.5	3485.5	84%

Figure 5: Components of Housing NSW budget



Social housing

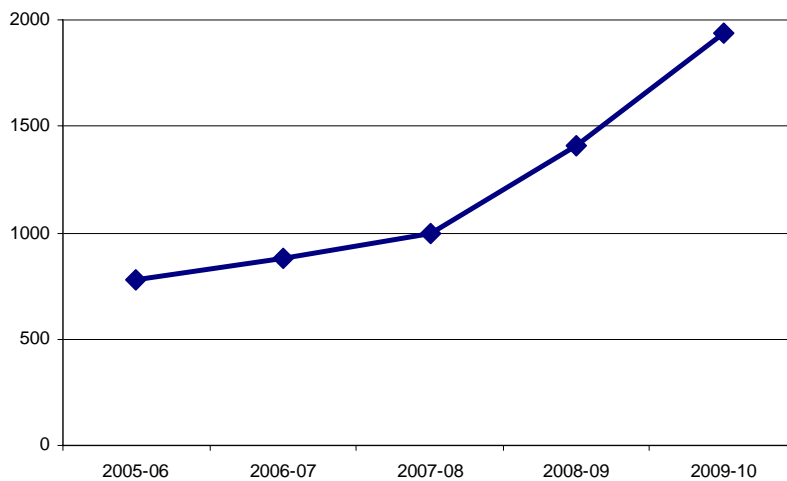
Social housing remains the core business of Housing NSW, with 66% of the spending going on supply or management of social housing dwellings. The way in which budget information was presented this year makes it impossible to differentiate between public housing, community housing and crisis housing within the social housing subsidized by the agency.

There will be a 271% increase in spending and asset-management on social housing in 2009-10, reflecting the massive increases in allocations to the Housing Policy and Assistance Program (Table 1).

The number of new completions in 2009-10 is expected to increase to 1,935 dwellings, compared with 1,411 dwellings completed in 2008-09 and 995 dwellings completed in 2007-08. See Figure 6.⁷ The increase in output reflects the pressure from the Commonwealth government to spend Commonwealth special-purpose money through new-build dwellings:

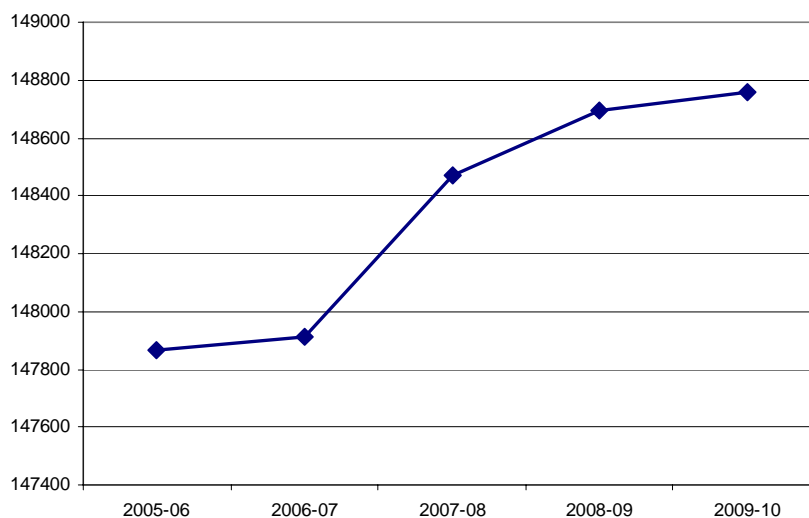
- The Social Housing national partnership payment is a 2-year time-limited payment covering 2008-09 and 2009-10.
- The Social Housing Initiative component of the Nation-building and Jobs Plan national partnership payment requires 75% of the 20,000 dwellings (nation-wide) to be constructed through this initiative to be completed by December 2010.

Figure 6: Units of public and community housing completed



The total number of dwellings managed by public housing, community housing, and Aboriginal housing will increase over 2009-10 to 148,757.⁸ (See Figure 7 and Table 3.)⁹ This is an increase of 63 dwellings, a 0.04% increase.

Figure 7: Total dwellings managed by public, community and Aboriginal housing



The number of Land and Housing Corporation and Aboriginal Housing Office 'capital-stock' dwellings will decrease by 388 dwellings, a 0.3% decrease. (See Table 3.) The reason for the net drop in numbers of social housing units held as capital stock despite the increased production output can be found in the number of demolitions (1,408) and sales (948), totaling 2,356, being greater than the number of completions (1,970).¹⁰ This is linked to the nature of the initiatives underpinning the capital works: Stage 1 of the Social Housing Initiative element of the Nation-building and Jobs (economic stimulus) plan involves repairs to existing public housing dwellings (to be

completed in 2008-09 and 2009-10) and the bringing forward construction of new public housing dwellings that had already been approved in 2008.¹¹

Note that this table indicates a category, 'long-term social housing', where in previous years' versions of this table published by Housing NSW, there were separate columns for public housing and community housing. That former separation was useful to see transfers between public housing and community housing and the relative weighting of these two subsectors within the non-Indigenous social housing sector.

Table 3: Estimated changes in social housing stock

2009-10	Long-term social housing	Crisis accomm.	Aboriginal housing	Total
Capital stock 30 June 09	132,260	1,277	6,096	139,633
Leased stock 30 June 09	8,831	230	0	9,061
Dwellings 30 June 09	141,091	1,507	6,096	148,694
Capital increase (completions)	1904	31	35	1,970
Net increase in leases	451	0	0	451
Sales	-931	-2	-15	-948
Demolitions	-1400	-1	-7	-1,408
Conversions	-2	0	0	-2
Transfers	0	0	0	0
Net movement in stock	22	28	13	63
Capital stock 30 June 2010	131,831	1,305	6,109	139,245
Leased stock 30 June 2010	9,282	230	0	9,512
Est. dwellings 30 June 2010	141,113	1,535	6,109	148,757

Capital programs

Capital expenditure on social housing will be up \$1,438 million from this year, to \$1,988 million, a 261% increase.¹² The forward estimates show capital expenditure declining to \$1,116 million in 2010-11, a 43% decrease over 2009-10. Figure 8 shows the dramatic impact of Commonwealth extraordinary payments to the states, through the Nation-building and Jobs (economic stimulus) national partnership and Social Housing national partnership.¹³ Capital expenditure will not fall to the 'Howard era' level (2007-08) until 2012-13.

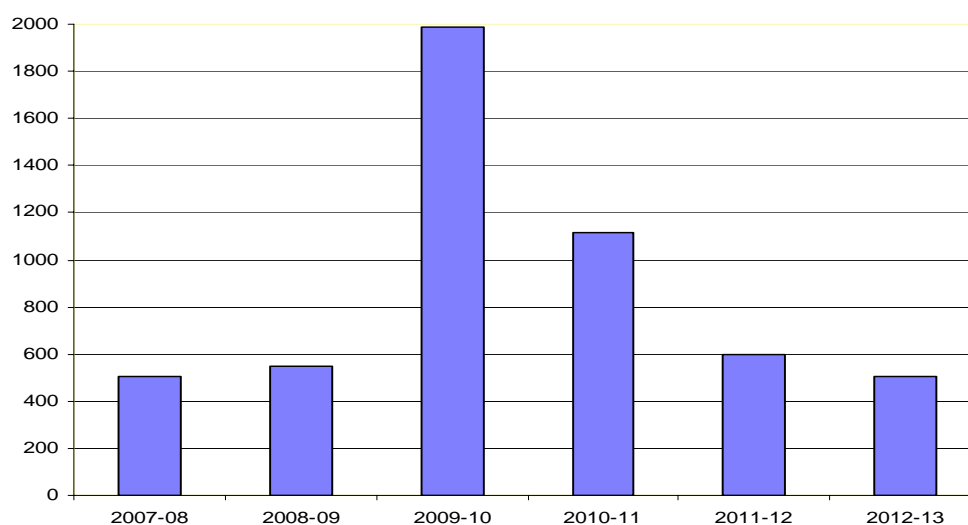
In 2009-10, Housing NSW's capital programs will be \$553.9 million, comprising:

- o \$292.6 million for the 'base' public and community housing supply program, to start construction of 871 new dwellings and complete construction of 1,051 dwelling; and
- o \$1,260 million for Nation-building and Jobs (economic stimulus) works, to start construction of 5,918 dwellings and complete construction of 853 dwellings.¹⁴

Of these Nation-building and Jobs (economic stimulus) works:

- o The 853 completed dwellings are a component of Stage 1 of the stimulus plan.¹⁵
- o 269 of the 5,918 new starts are a component of Stage 1 of the stimulus plan.
- o 5,649 of the 5,918 new starts are a component of Stage 2 of the stimulus plan.

Figure 8: Housing NSW capital expenditure



The capital works in 2009-10 by other government housing providers will be:

- \$23.6 million of works by City West Housing, for development of 167 dwellings;¹⁶
- \$13 million of works by the Aboriginal Housing Office, for the commencement of 43 new dwellings;
- \$3.3 million of works by the Teacher Housing Authority, for construction, acquisition or upgrading of 15 dwellings in rural areas.

Financing the maintenance backlog

The Nation-building and Jobs (economic stimulus) plan has given Housing NSW an opportunity to address a maintenance backlog, because Stage 1 of the plan provides for spending on repairs and maintenance, and also because the state government has brought forward Housing NSW's maintenance spending.¹⁷ Estimated spending on asset management for Housing NSW and the AHO is \$674.5 million¹⁸, compared with last year's estimate of \$195.75 million, a 236% increase. This will enable some 70% of the Land and Housing Corporation and Aboriginal Housing Office's dwellings to have maintenance work, either planned maintenance or responsive maintenance.

Community housing (non-Indigenous)

The budget commentary prepared by Housing NSW has less supporting information than that provided in recent years, and changes to the information provided in Table 3 (above) make it impossible to identify the respective weights of public housing and community housing within the non-Indigenous social housing sector. The Budget papers reaffirm a target of 30,000 as the number of social housing dwellings managed by community housing providers by 2012. If the number of dwellings managed by community housing providers at the end of June is 16,400 (as the 2008-09 Budget documents forecast), then the subsector has 3 years to acquire 13,600 dwellings – a 82% increase in size over that period.

The Commonwealth government's National Rental Affordability Scheme was introduced in this financial year. NSW matching contributions in 2008-09 were paid for from a grant from the Rental Bond Board ('NRAS A' incentives) and Home Purchase Assistance Fund ('NRAS B' incentives).¹⁹ For the second year in a row, the Budget does not indicate any Budget (Consolidated Fund) financing of the state incentives. Housing NSW, in its budget commentary, identified 89 dwellings as getting 'NRAS A' incentives: these projects were approved in 2008-09. The (normal) NRAS incentives in 2009-10 will be financed from the Home Purchase Assistance Fund's cash reserves.²⁰

Environmental sustainability

Part of the Housing NSW asset management budget is a \$17.8 million program over 4 years funded by the Department of Environment and Climate Change's Climate Change Fund. In 2009-10, \$5.3 million has been allocated to improve water efficiency and install ceiling insulation in social housing dwellings.

Private renters

The two main housing assistance programs for low-income private renters are pretty much unchanged.

The number of private renter households assisted with Rentstart is expected to be 27,500, down from last year's actual number of 28,000. The Budget allocation will be \$28.4 million, up from last year's estimate of \$25.8 million.

The Budget allocation for the two Special Assistance Subsidy (SAS) schemes is \$10.9 million, compared with last year's estimate of \$10.1 million. These schemes give people with HIV/AIDS and people with a disability (if assessed as eligible for public housing and meeting criteria for priority assistance) a subsidy to assist with paying rent to a private landlord. The number of households forecast to be helped through these schemes is 1,500, up from 1,424 in 2008-09.

A new private rental subsidy scheme will commence in the new year (2009-10), modeled on the existing two SAS schemes. The new scheme, Safe Start, will be targeted to women with children leaving domestic violence. The Housing NSW budget allocates \$4 million and estimates assistance to 1,650 households over 4 years.

Homelessness assistance

The Crisis Accommodation Program will see a small increase in the number of crisis accommodation places available, to 1,507 from 1,535, and 28 new dwellings into this sub-sector. (See Table 3: Estimated changes in social housing). The Budget allows for commencement of 14 new dwellings (\$7 million) and \$1.5 million of upgrading CAP dwellings. The number of places available is expected to increase to 4,650 from 4,527.

Supported Accommodation Assistance Program agencies are, again, in a different position from most other nongovernment agencies in relation to indexation of their grant or service contract to pay for wage increases associated with an increase of wage rates under the Social and Community Services (State) Award. Rather than a 2.42% indexation for this purpose, indexation of grant funding to SAAP agencies will

be given at 2.4%, reflecting a small rate of contribution toward indexation from the Commonwealth government under this bilateral program.

The Budget does not indicate any funding to New South Wales under the Homelessness national partnership because the Commonwealth and state governments had not agreed to an implementation plan at the time of its preparation. The Budget papers indicate that the government expects Commonwealth funding of \$101.6 million over 4 years for this program.²¹

Homeownership support

Purchasers of newly-built dwellings valued up to \$600,00 will be given a 50% concession on transfer duty between July and December this year.²² This concession is called the 'Housing Construction Acceleration Plan'.²³ It will involve some \$64 million in foregone revenue, which the Shelter NSW media release in response to the budget suggested would be better spent on nonprofit rental and shared equity schemes and the NCOSS media release said would be better spent on affordable rental housing.²⁴

The November 2008 minibudget introduced a new, short-term, measure for first homebuyers called the First Homebuyers Supplement.²⁵ This is a grant of \$3,000 to first homebuyers who buy a new-built dwelling between 11 November 2008 (the date of the minibudget) and 11 November 2009. The expiry date of this grant offer has been extended to 30 June 2010.

The number of new households assisted through Housing NSW's Mortgage Assistance Scheme is expected to go down. Last year's Budget papers estimated there would be 250 households assisted this year (2008-09) but the revised estimate for the year is 132. The estimate for new households assisted in 2009-10 is 160.

Aboriginal housing

The Aboriginal housing sector has two components:

- o dwellings owned by the Aboriginal community organizations (over two-thirds of which are local Aboriginal land councils), which are managed by themselves or headleased to various property management agencies – just over half of the sector (some 4,600 dwellings); and
- o dwellings owned by the Aboriginal Housing Office, which are managed by Housing NSW – just under half of the sector (some 4,500 dwellings).

The state Budget allocation for Aboriginal housing primarily concerns the budget of the Aboriginal Housing Office, which is a general government agency (not a public trading enterprise)²⁶, and not the budgets of independent Aboriginal community organizations.

There is a significant change in the Aboriginal Housing Office budget from this year (2008-09), with a funding decrease of 26%. See Table 4. This is the result of two factors: the phasing out of the Department of Aboriginal Affairs' Aboriginal Communities Development Program – 2009-10 being the last year of this 10-year program, and the abandonment of the Australian Remote Indigenous Assistance

program and its replacement by the Remote Indigenous Housing national partnership payment – none of which moneys has yet been allocated to New South Wales.

While the National Affordable Housing Agreement does not dedicate Commonwealth money to Aboriginal housing (cp. the former Aboriginal Rental Housing Program under the former Commonwealth-State Housing Agreement), and while the National Affordable Housing Agreement base funding to the states does not require a matching contribution from the states (cp. the former Commonwealth-State Housing Agreement), the Budget funding of \$31,132 million corresponds to a total of \$29.6 million from state and Commonwealth CSHA sources in 2008-09 – a small increase. Money from NAHA base funding comprises nearly two-thirds (63%) of the agency's budget

Table 4: Aboriginal Housing Office revenues

Source	2006-07 \$ million	2007-08	2008-09	2009-10
State government				
State grant – ACDP	18.0	7.0	10.0	4.6
State/Commonwealth shared				
CSHA – other (untied and matched CSHA funds)	12.2	12.2	10.9	0.0
Commonwealth government				
CSHA/NAHA – Aboriginal Rental Housing Program	18.5	18.7	18.7	31.1
CHIP/ARIA	13.3	13.3	13.3	0.0
Healthy Indigenous Housing Initiative	2.4	2.4	2.4	0
Internal agency sources				
Net asset sales, net rental income, interest, reserve	7.9	9.3	11.4	13.7
Total	72.19	62.85	66.63	49.44

In Table 4, the category 'Internal agency revenues' includes an item, 'net rental income'. In 2009-10, this item will include gross rental income (including maximization of Commonwealth Rent Assistance) minus rental rebates, vacancy losses, routine repairs and maintenance, water rates, local government rates and charges, and the management fee payable to Housing NSW. This latter fee is paid on the basis of \$790 per property (per annum), so the fee in 2009-10 will be some \$3.5 million.

The Budget does not indicate any funding to New South Wales under the Remote Indigenous Housing national partnership because the Commonwealth and state governments had not agreed to an implementation plan at the time of its preparation. The Budget papers indicate that the government expects Commonwealth funding of \$396.8 million over 10 years for this program²⁷, and the Aboriginal Housing Office expects \$63.2 million of this in 2009-10.²⁸

Notes

¹ The state government housing agencies that are classed as public trading enterprises are the Land and Housing Corporation, Landcom, Teacher Housing Authority, and City West Housing Pty Ltd. The state government housing agency that is not a public trading enterprise, but rather, a general government sector agency, is the Aboriginal Housing Office. The housing programs of the Department of Ageing, Disability, and Home Care, which is a general government sector agency, appear under 'social security and welfare' in Figure 1.

² Figure 2 indicates changes in relative contributions of the various revenue sources. A downward change in proportion of the total does not mean there has been a downward movement in the collection: revenue from state taxes will increase, though very slightly (by 1.6%), from 2008-09 to 2009-10 (*Budget paper no.2: Budget statement 2009-10*, p.5-4).

³ The category 'specific purpose payments' for the 2009-10 bar comprises payments under Commonwealth-state national agreements and Commonwealth national partnerships (NPs).

⁴ NSW Treasury, 'Budget paper no.4: 2009-10 infrastructure statement', pp.4-3-4-5.

⁵ 'Commonwealth initiatives on housing assistance 2008-09', *Around the House*, March 2009, pp.9-10.

⁶ The Housing NSW document, *State budget 2009/10 Housing NSW budget commentary* (June 2009), shows revenue sources for the joint Housing NSW and Aboriginal Housing Office housing policy and assistance program (p.5), but not for all of Housing NSW's activities (the remainder being cost of operations, depreciation, other capital (admin assets) and other, totaling some \$900 million in costs).

⁷ This figure does not include Crisis Accommodation Program (CAP) dwellings. The number of completions indicated in this figure are those given in 'Budget paper no.3: Budget estimates 2009-10', which differ from the number given in a table ('Estimated changes in social housing stock') contained in Housing NSW's presentation notes on the 2009-10 budget: Budget paper no.3 forecasts 1,935 completions in 2009-10 whereas the latter document forecasts 1,970.

⁸ This includes dwellings leased from private owners for social housing purposes.

⁹ Figure 7 does not include Aboriginal housing managed by Aboriginal community housing organizations independently of the Housing Policy and Assistance Program, housing owned and managed by City West Housing, or housing owned or managed by the Teacher Housing Authority. The source of the data in Figure 7 is the annual Budget papers released by NSW Treasury. The source of the data in Table 3 is Housing NSW presentation (slide notes), '2009/10 Budget: Housing NSW portfolio' (undated), presented to a briefing of stakeholders on 16 June 2009.

¹⁰ The number of completions indicated here, at 1,970, is that indicated in Table 3 (sourced from Housing NSW presentation slides), which is 35 greater than the 1,935 indicated in Figure 6 (sourced from Budget paper no.3).

¹¹ 'Commonwealth initiatives on housing assistance 2008-09', *Around the House*, March 2009, p.10.

¹² These are my calculations; NSW Treasury's 'Infrastructure statement 2009-10' reports a 249.6% increase (p.1-4).

¹³ 2009-10 Budget paper, no.2, ch.8.

¹⁴ The total of 1,904 completed dwellings indicated in this paragraph corresponds to the 1,904 completed 'long-term social housing' dwellings indicated in Table 3.

¹⁵ Stage 1 of the Social Housing Initiative element of the Nation-building and Jobs (economic stimulus) plan involves repairs to existing public housing dwellings (to be completed in 2008-09 and 2009-10) and bringing forward construction of new public housing dwellings that had already been approved in 2008; stage 2 involves construction of new social housing.

¹⁶ The company's business plan anticipates completion of 3 multi-developments in the next few years, with an estimated value of \$60 million: 57 units at a site in the Green Square precinct (for which the construction contract has been let), 50 units at a site in the Green Square precinct (for which a site has not yet been identified), and 60 units at a site in the Ultimo-Pyrmont precinct (for which a site has not yet been identified).

¹⁷ 'Rees delivers \$220 million renovation rescue package', NSW government media release, 19 December 2008.

¹⁸ The \$674.5 million comprises \$658 million for Land and Housing Corporation dwellings and \$16.5 million for Aboriginal Housing Office dwellings and some Aboriginal community organizations' dwellings. The total figure is in Budget paper no.3 (p.14-8), and the breakdown between the subsectors

is contained in Housing NSW's *State Budget 2009/10: Housing NSW Budget commentary* (p.5) and the Aboriginal Housing Office's *State Budget 2009/10: Aboriginal Housing Office commentary* (p.5).

¹⁹ NRAS A incentives consisted of a state grant to registered community housing providers valued up to 40% of a project's development costs; NRAS B incentives consisted of a state grant of \$2,000 per dwelling for each of 10 years matching a similarly-valued Commonwealth incentive (tax credit or grant). See Andrew Meehan, 'A positive start to NRAS for the community housing sector', *Around the House*, March 2009, pp.4-6.

²⁰ Income earned by the Fund's investments are used 'to meet shortfalls in the HomeFund scheme and other programs supporting home purchase' ('Budget paper no.3: Budget estimates 2009-10', p.14-20).

²¹ 'Budget paper no.3: Budget estimates 2009-10', p.14-4.

²² This concession does not apply to first homebuyers, who benefit from a bundle of exemptions and concessions called First Home Plus (http://www.osr.nsw.gov.au/benefits/first_home/general/fhplus/).

²³ For information about the scheme, see NSW Treasury, 'NSW Housing Construction Acceleration Plan', online at <<http://www.osr.nsw.gov.au/benefits/hcap/>>.

²⁴ Shelter NSW, 'NSW state Budget – households with low incomes are winners', media release, 17 June 2009; NSW Council of Social Service, 'Good start but not enough for people doing it tough', media release, 16 June 2009.

²⁵ NSW Treasury, 'NSW new home buyers supplement', online at <http://www.osr.nsw.gov.au/lib/doc/factsheets/fs_fhob3.pdf>.

²⁶ Unlike the Land and Housing Corporation, which is a noncommercial public trading enterprise (i.e. a public trading enterprise not expected to make a profit and pay a dividend to government, like Sydney Water, which is a commercial PTE), the Aboriginal Housing Revenue is a general government agency. The difference in classification between the entities is likely to follow from the different relative proportion to agency revenue contributed by customers: Housing NSW customers being public housing tenants contributed some 54% of its revenue in 2007-08, whereas Aboriginal Housing Office customers being tenants in AHO housing contributed 29% of the AHO's revenue in 2007-08.

²⁷ 'Budget paper no.3: Budget estimates 2009-10', p.14-4.

²⁸ Aboriginal Housing Office, *State Budget 2009/10: Aboriginal Housing Office commentary*, p.4.