

## GIPA Request 23 – 2539

Creation of record in response to request – 30 September 2022

### Scope of GIPA Application:

#### Request 1:

I would like information relating to the sale of government owned properties in Daceyville. During 2021 and 2022, my understanding is that the following government owned properties were sold at public auctions:

- 31 Colonel Braund Crescent, Daceyville
- 21 Banks Avenue, Daceyville
- 6 Boussole Road, Daceyville
- 19 Boussole Road, Daceyville
- 16 Cook Avenue, Daceyville
- 16 Banks Ave, Daceyville
- 40 Cook Avenue, Daceyville

Specifically, I would like any documents relating to these questions:

The nominated properties were originally owned by NSW Land and Housing Corporation (LAHC) but were sold in financial year 2021-2022. The individual auction results and web access to the results can be found in the following locations:

- 31 Colonel Braund Crescent, Daceyville – Sold at auction on 24 June 2022 for \$1,190,000 <https://www.realestate.com.au/sold/property-house-nsw-daceyville-139455619>
- 21 Banks Avenue, Daceyville – Passed in at auction on 13 May 2022 – sold subsequently – exchanged on 25 May 2022 for \$1,560,000 <https://www.realestate.com.au/sold/property-house-nsw-daceyville-139076243>
- 6 Boussole Road, Daceyville – Sold at auction on 11 March 2022 for \$1,400,000 <https://www.realestate.com.au/sold/property-house-nsw-daceyville-138558063>
- 19 Boussole Road, Daceyville – Sold at auction on 17 December 2021 for \$1,470,000 <https://www.realestate.com.au/sold/property-house-nsw-daceyville-137948214>
- 16 Cook Avenue, Daceyville – Sold at auction on 17 December 2021 for \$1,870,000 <https://www.realestate.com.au/sold/property-house-nsw-daceyville-137916374>
- 16 Banks Ave, Daceyville – Sold at auction on 15 October 2021 for \$1,435,000 <https://www.realestate.com.au/sold/property-house-nsw-daceyville-137297098>
- 40 Cook Avenue, Daceyville – Sold at auction on 17 September 2021 for \$2,710,000 <https://www.realestate.com.au/sold/property-house-nsw-daceyville-137058122>

#### Request 2:

Why were these properties sold?

As the owner and manager of the NSW Government's social housing portfolio, LAHC is asked to leverage and recycle its assets on an ongoing basis to generate income for capital maintenance activities and to create more and better social housing properties. Therefore, some older properties that are past their economic lifespan, heritage constrained, high value or are too costly to maintain

are sold so that 100 percent of the proceeds can be reinvested back into LAHC's portfolio activities.

The NSW Government is committed to delivering more and better quality social and affordable housing across NSW. This commitment is part of the [Housing 2041](#) strategy to deliver better housing outcomes, and the social housing policy [Future Directions for Social Housing in NSW](#).

**Request 3:**

What is the plan for the remaining government owned properties in Daceyville - will more properties be sold? Which ones? Are there any properties that will definitely not be sold?

In accordance with the NSW Government's Future Directions for Social Housing in NSW strategy, LAHC is dedicated to the delivery of new fit for purpose housing to meet current and future social housing demands.

LAHC constantly reviews the portfolio of around 125,000 properties to identify opportunities to provide more and improved social housing across NSW. This means that suitable sites will be redeveloped to provide more new, modern, fit for purpose social housing dwellings, while other sites are divested to fund the redevelopment activities.

Implementation of these housing policies is supported by the [LAHC Portfolio Strategy](#), a 20-year vision and priorities to grow and change the NSW Government's social housing portfolio so we can house more people and families. Right-sizing the portfolio to better meet current and future needs by replacing ageing properties with dwellings that are accessible and fit for purpose is central to this strategy.

Further information about LAHC's projects is available at [www.dpie.nsw.gov.au/land-and-housing-corporation/greater-sydney](http://www.dpie.nsw.gov.au/land-and-housing-corporation/greater-sydney).

**Request 4:**

Are only vacant properties being sold? Will any Housing NSW residents, etc, be required to leave their homes in order for properties to be sold?

The seven nominated properties sold by LAHC in financial year 2021-2022 were all vacant. LAHC did not issue any of the former tenants with notices to vacate the properties, in order to enable the sales.

Further information about LAHC's Strategic Tenant Relocations Policy is available at <https://www.dpie.nsw.gov.au/land-and-housing-corporation/plans-and-policies/lahc-strategic-tenant-relocations-policy>

**Request 5:**

How will the proceeds of the property sales be used? Are the funds being used for specific projects in other suburbs?

All property sale proceeds are used by LAHC to fund capital maintenance on existing stock across the portfolio as well as to fund the construction of new energy efficient social housing dwellings that

meet contemporary design, accessibility and sustainability standards. More information about LAHC's approach to divestment can be found in LAHC's [Disposal Policy](#).

The location of new social housing dwellings is determined and prioritised by LAHC based on priority waitlist demand data received from the Department of Communities and Justice.

LAHC undertakes periodic inspections within the Daceyville Estate to inform the needs for essential and critical maintenance activities.