

GIPA Request 23-2576

Creation of record in response to request – 7 October 2022

Scope of GIPA Application:

1. Documents relating to the planned sale of properties owned by Housing NSW in the suburb of Daceyville. Specifically, if available, the planned timetable of future sales, the number of houses to be sold to the public, the addresses of the houses to be sold (over the next five years) and how many houses will be retained by Housing NSW.
2. At a minimum, access please to the information obtained by the real estate agents with the tender for planned sales.

Request 1:

Documents relating to the planned sale of properties owned by Housing NSW in the suburb of Daceyville. Specifically, if available, the planned timetable of future sales, the number of houses to be sold to the public, the addresses of the houses to be sold (over the next five years) and how many houses will be retained by Housing NSW.

As the owner and manager of the NSW Government's social housing portfolio, Land and Housing Corporation (LAHC) is asked to leverage and recycle its assets on an ongoing basis to generate income for capital maintenance activities, and to invest in betterment of the social housing portfolio.

Properties that become vacant in Daceyville are assessed based on their asset lifecycle, functionality, accessibility and fit for purpose within the portfolio. 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.

100% of the sale proceeds are used to fund capital maintenance on existing stock, and the building of new energy efficient social 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](#).

Future sales within Daceyville are based on properties becoming vacant and being assessed under their individual attributes for retention or divestment. LAHC constantly reviews the portfolio of around 125,000 properties to identify opportunities to provide more and improved social housing across NSW.

The decisions to retain or divest assets are 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.

Request 2:

At a minimum, access please to the information obtained by the real estate agents with the tender for planned sales.

LAHC undertakes procurement of local real estate agents for marketing and sales services for the sale of property within Daceyville, and many other parts of the portfolio.

The contract awarded for Daceyville is for a fixed term and is not guided by a forecast of sales. When a property is divested, the agent awarded at the time will undertake services as stipulated within the contract.

There are no sales targets for the agent as per the service agreement. If a property in Daceyville becomes vacant and is suitable for divestment the agent will undertake services as per the contract with LAHC.