

HOUSING — AFFORDABILITY

423. MR N.W. MORTON to the Minister for Housing:

Can the minister please update the house —

Several members interjected.

The SPEAKER: Member for Forrestfield, can you start again?

Mr N.W. MORTON: Can the minister please update the house on the number of affordable homes that will be built as a result of this excellent Liberal–National government’s commitment to social housing as outlined in the 2013–14 budget?

Mr W.R. MARMION replied:

I thank the member for Forrestfield for an excellent question. I know he is a strong advocate for the creation of affordable housing within his electorate. I am very pleased to inform the house that the government has allocated \$130 million over the next three years for the creation of 500 affordable houses under our housing stock redevelopment strategy. These 500 homes will sell from as little as \$270 000. As people know, the average house price in Western Australia is over \$500 000, so this is well below the average house price. These houses will be delivered by accessing some government blocks that have only one house on them. They might be large blocks, so we will demolish some of the old houses that are over 50 years old and create two or three houses on the one block. We will also do this by utilising some of our vacant land.

Fifty per cent of the 500 homes that will be built will be available under our shared equity loan scheme, which means that people on low incomes who cannot afford a bank loan will be assisted through the department. The department will take up to 30 per cent or 40 per cent equity in the homes. Under our affordable housing strategy, 250 homes will be made available to make sure that those people who do not currently own a home can access a home.

The Liberal–National government’s affordable housing strategy promises to deliver 20 000 new affordable homes by 2020. I can report to the house that we have already delivered 10 000 homes. We are well and truly on our way to meet or exceed —

Ms M.M. Quirk interjected.

The SPEAKER: Member for Girrawheen, I call you to order for the second time.

Mr W.R. MARMION: Of course, the 500 extra homes that we have announced in the budget over the next three years will go some way towards reaching our target; indeed, we will reach it much quicker than expected through this program. This program also complements the other announcement in the budget of the first home owner’s grant increasing from \$7 000 to \$10 000, so people building new homes will now get \$10 000 rather than \$7 000, which will complement the new 500 homes we are building.

These initiatives continue the government’s record of enabling Western Australians to buy their own home in a difficult market. We are doing this through four programs: the shared equity scheme, the Keystart loans scheme and, of course, building and selling houses at lower than the market rate. This government is delivering on its affordable housing strategy and I am confident that by the year 2020, we will have more than 20 000 new affordable houses on the market.