

GOVERNMENT RESPONSE

## Legislative Assembly Community Development and Justice Standing Committee Report No 8

## 'A Fading Dream – Affordable Housing in Western Australia'

Recommendation	Responding Portfolio/s	Response	Comments
<p><u>Recommendation 1</u></p> <p>The Minister for Housing ensure that by its 2011-12 Annual Report, the Housing Authority include estimates of housing affordability measures (such as an estimate of future population, housing prices, average income and mortgages) and the expected size of the State's wait list, the average waiting time and the number of applicants for the Budget 'out-years'.</p>	Housing	Partly supported	<p>The Government supports the independent Housing Industry Forecasting Group which produces housing supply and forecast reports every six months, based on a range of industry and Government sources.</p> <p>In addition, the Department of Treasury provides economic forecast reports that highlight trends and projections for housing. The Australian Bureau of Statistics and the Productivity Commission's Report on Government Services also provide predictions and benchmarks related to housing.</p> <p>The Housing Authority's annual report and budget papers include performance measures that are relevant to its performance and responsibilities.</p>

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<p><u>Recommendation 2</u></p> <p>The Minister for Housing report to Parliament the impediments to the Department of Housing completing the 130 unimplemented recommendations of the Equal Opportunity Commission's <i>Finding a Place</i> report from 2005.</p>	Housing	Not supported	<p>The Department of Housing has implemented a range of strategies to improve housing outcomes for disadvantaged clients, including Indigenous Western Australians. Many of the recommendations of the <i>Finding a Place</i> report were implemented in part or alternative strategies were put in place to achieve the same intent where the proposed action was impractical or would not achieve the outcomes sought.</p> <p>Significant time has passed since the release of the initial report, and the Department has undergone considerable change in terms of its approach to delivering social housing services and its broader role in ensuring that affordable housing is accessible to all low to moderate income client groups.</p> <p>In the Final Report on the implementation of the Finding a Place recommendations, released in 2011, the Commissioner for Equal Opportunity recognised the achievements of the collaborative working relationship between the Department of Housing and the Commission: <i>"Through joint collaboration, the Department of Housing and the Equal Opportunity Commission have been able to work through the difficulties and the challenges of implementing the recommendations. There is now a better understanding of how multiple layers of disadvantage and cultural difference can impact on the needs of the client group and how the service provided needs to be adjusted accordingly. Although this project is technically completed, we will continue to work together through the Policy Framework for Substantive Equality to ensure positive and equal outcomes for Aboriginal people."</i></p> <p>The Department continues to work cooperatively with the Commission in this area.</p>

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<p><b><u>Recommendation 3</u></b></p> <p>The Minister for Housing report to Parliament by March 2012 on which of the 56 recommendations made by the Social Housing Taskforce in June 2009 will be supported by the State Government to ensure the completion of 20,000 new social houses by 2020.</p>	Housing	Not supported	<p>The Government notes that, in regard to the wording of this recommendation, the <i>Affordable Housing Strategy 2010-2020: Opening Doors to Affordable Housing</i> (the <i>State Affordable Housing Strategy</i>) seeks to achieve a target of 20,000 new affordable housing opportunities by 2020.</p> <p>Of the 56 Social Housing Taskforce recommendations, the majority have either formed part of the <i>State Affordable Housing Strategy</i> or have been taken up as the core business of agencies.</p> <p>To date, strong progress has been made under the <i>State Affordable Housing Strategy</i>, with over 5,000 new affordable housing opportunities created through programs such as social housing, the National Rental Affordability Scheme and Keystart.</p>
<p><b><u>Recommendation 4</u></b></p> <p>The Minister for Housing amend the <i>Affordable Housing Strategy 2010-20</i> to establish affordable housing quotas on green-field developments and large redevelopment sites.</p>	Housing	Partly Supported	<p>Under the <i>State Affordable Housing Strategy</i>, Government land and housing development agencies will be subject to a minimum 15 per cent affordable housing quota on land and housing developments, including those involving partnership agreements with the private sector. However, the Government does not support imposing compulsory quotas on private land or private developments.</p>

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<p><u>Recommendation 5</u></p> <p>The Minister for Planning establish affordable housing quotas on all green-field developments and large redevelopment sites and include the quotas into the <i>Planning and Development Act 2005</i> by December 2012.</p>	Planning	Not supported	<p>The Department of Planning/Western Australian Planning Commission (WAPC) does not believe that setting legislatively mandated affordability quotas on privately owned development (other than in joint ventures with Government) is warranted.</p> <p>The Department of Planning and the WAPC seek to achieve affordable housing through diversity and density in new greenfields urban developments, as does the Department of Housing through its joint ventures with the private sector.</p> <p>Through <i>Directions 2031 and Beyond (Directions 2031)</i>, the WAPC applies an average yield 'quota' on greenfield urban developments of 15 dwellings per hectare and encourages developers to produce a range of lot sizes (especially smaller lots) to meet different demands and buyer groups. This quota pushes the industry to provide a more affordable range of new lot supply for the public. These 'quotas' are generally enshrined in structure plans, approved by Local Government and endorsed by the WAPC.</p> <p>The Government notes that density and diversity are being provided and pioneered in new greenfields areas, with average lot sizes now around 400 square metres. It is in existing urban areas that housing affordability and diversity are not being delivered and it would be more effective to target the achievement of density and diversity targets set by <i>Directions 2031</i> in existing urban areas. This will require ongoing co-operation and commitment from Local Government Authorities.</p>

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<p><b><u>Recommendation 6</u></b></p> <p>The Minister for Regional Development and Lands should complete the assessment of the feasibility of a 'land rent' scheme in Western Australia.</p>	<p>Housing, LandCorp, Regional Development and Lands</p>	<p>Supported</p>	<p>The <i>State Affordable Housing Strategy</i> commits the Government to explore alternative land tenure schemes that provide affordable housing options.</p> <p>The Department of Housing and LandCorp are completing an assessment of the feasibility of a 'land rent' and other land tenure schemes in Western Australia.</p>
<p><b><u>Recommendation 7</u></b></p> <p>The Minister for Housing report to Parliament every six months as to how many affordable homes have been provided to new households via shared equity schemes under the <i>State's Affordable Housing Strategy 2010-20</i>, and how many foreclosures there have been in that period.</p>	<p>Housing</p>	<p>Not supported</p>	<p>The Housing Authority provides information about the households assisted under its shared equity schemes in its annual report. However, it does not provide information about foreclosures in the market.</p>
<p><b><u>Recommendation 8</u></b></p> <p>The Minister for Housing in the 2012 Budget provide further incentives to encourage the consolidation of the community housing sector to help it achieve a critical mass and assist it realise economies of scale.</p>	<p>Housing</p>	<p>Partly supported</p>	<p>The <i>State Affordable Housing Strategy</i> commits the Government to establishing a stronger community housing sector. Considerable progress has already been made in consolidating housing assets and supporting larger providers to operate at scale.</p>

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<p><u>Recommendation 9</u></p> <p>The Minister for Housing, in consultation with the State's community housing providers, review and simplify the existing legal requirements for new housing projects by June 2012.</p>	Housing	Partly supported	The Department of Housing is continuing to work with the community housing sector to appropriately manage risk associated with the ownership transfer of publicly funded assets to individual NGOs. Work has commenced on implementing a nationally consistent regulatory system for community housing providers that will eliminate the need for a range of matters to be managed through contractual arrangements.
<p><u>Recommendation 10</u></p> <p>The Treasurer and the Minister for Housing report to Parliament by June 2012 on the provision by the Department of Housing of a default guarantee to third party lenders to the State's community housing sector to assist it develop new social housing.</p>	Treasury	Not supported	The provision of default guarantees to third party lenders to the community housing sector is not supported as this would constitute a substantial financial risk to the State, create a contingent liability and may impact on the State's net debt level. Lending by commercial financiers should be undertaken on commercial terms.
<p><u>Recommendation 11</u></p> <p>The State Government investigate the feasibility of requiring developers to release developed lots within a specific timeframe, such as a differential land tax regime on long-term unimproved land.</p>	Planning	Not supported	There is no evidence to show that developers specifically are holding substantial stocks of developed lots. Developers in general do not construct lots unless they believe that there is a market for them. The 25,000 lots referred to in Finding 18 of the <i>A Fading Dream</i> report are held by the public, not just developers. Further, these lots are subject to land tax, so there is already a financial penalty in place to discourage holding.

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<p><u>Recommendation 12</u></p> <p>The Minister for Housing place statutory time frames on referral agencies by June 2012 to ensure that the necessary approvals and subdivision works are complied with in time to meet lot supply targets.</p>	Planning	<p>Not supported</p> <p>Not the responsibility of the Minister for Housing</p>	<p>The recommendation appears to be referring to the subdivision process managed by the Western Australian Planning Commission/Department of Planning under the <i>Planning and Development Act 2005</i>, which is the responsibility of the Minister for Planning.</p> <p>It is assumed that this is recommending a 'gateway' system to ensure referral agencies approve clearances at final approval stage within specified time frames. This was recommendation 3.21 of <i>Planning Makes it Happen – A Blueprint for Planning Reform</i> and is currently being scoped as part of the incremental rollout of the Department of Planning's electronic lodgement and processing system. It should be noted that the Department of Planning does not maintain lot supply targets as most lot creation is initiated by the private sector and is largely outside the Government's control. However dwelling targets are now being utilised for Local Governments as part of <i>Directions 2031</i>.</p>

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<p><b><u>Recommendation 13</u></b></p> <p>In light of the Department of Planning's proposed electronic lodgement system's potential to assist in making land more affordable, the Treasurer report to Parliament by May 2012 on the project's funding.</p>	Planning	Partly supported	<p>The Department of Planning is incrementally developing its electronic lodgement system (ELS) after the successful launch of the Electronic Transfer of Deposited Plans (ETDP) in October 2010. The system has reduced processing times of deposited plans by half, from approximately two weeks to a week. The first stage of a broader ELS is now under development and will enable electronic payments and electronic lodgement of all statutory applications. The e-lodgement portal will be available for use by the middle of 2012 and will remove the need to submit paper based applications. Further enhancement to the statutory e-lodgement process is planned after the e-lodgement portal has been launched to automate inter-agency/Local Government referrals, track decisions and provide applicants with the ability to track their applications over the Internet. This project is scheduled for completion by the end of 2013 but there will be an incremental roll out of an extensive tracking system for various application types in the intervening period.</p> <p>The incremental development of electronic lodgement and processing systems is being funded from the Information and Communication Technology (ICT) capital works program of the Department of Planning. Funds available for allocation towards the project come from a pool of ICT capital as follows: 2012/13 \$791,000; 2013/14 \$929,000; 2014/15 \$929,000 and 2015/16 \$967,000.</p>



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<p><b><u>Recommendation 14</u></b></p> <p>The Treasurer and Minister for Housing report to Parliament by June 2012 on the suitability of programs such as tax increment financing (TIF) in the Western Australian context to pay for infrastructure in new developments and assist bringing them to market more quickly.</p>	Treasury	Not Supported	<p>The Government has no plans to increase taxation on property owners in specific areas in order to fund property development.</p> <p>Tax increment financing involves increasing debt to publicly finance property development and increasing taxation on those who procure these properties to eventually pay back that debt over time. It requires distinguishing revenue attributable to undefined predicted increases to property values from new infrastructure, from revenue resulting from increased property values due to general movements in the property market. This would be a complex exercise that would be difficult to explain to the community and costly to administer.</p> <p>Quarantining some of the future property tax revenue stream from a development area (with no tax rate surcharge) to meet the cost of debt servicing for infrastructure will effectively shift the infrastructure costs onto the general taxpayer.</p>
<p><b><u>Recommendation 15</u></b></p> <p>The Minister for Housing encourage the Department of Housing to underwrite future projects similar to its joint venture with Goodland Properties in Success to assist develop industry skills in Western Australia with alternative housing construction methods and give confidence to developers.</p>	Housing	Supported	<p>The <i>State Affordable Housing Strategy</i> commits the Department of Housing to working with value adding partners to increase the diversity and supply of affordable housing. The Department continues to encourage and actively pursue opportunities that will enable the market to finance, develop and deliver affordable housing projects that showcase new and innovative approaches to design, built form, land use and construction methods. The current Expression of Interest process to deliver entry level affordable housing is an example of this, as is the Department's ongoing role in supporting future stages of the Stella Orion project in Success.</p>

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<p><b><u>Recommendation 16</u></b></p> <p>The Department of Housing take a leading role in using a broader range of construction methods in their projects to help reduce the cost of house construction to the State's wider housing development sector.</p>	<p>Housing, Regional Development and Lands</p>	<p>Supported</p>	<p>The Department of Housing is taking a leading role on behalf of Government in the delivery of affordable and diverse housing outcomes. The Department is pursuing further innovation via its current Expression of Interest process and projects under the National Rental Affordability Scheme.</p> <p>Examples where the Department is using new construction techniques are:</p> <ul style="list-style-type: none"> <li>• The Architectural Framing System (AFS) construction method successfully trialed at the Stella Orion high density residential development in Success;</li> <li>• Structural Insulated Panels in projects in Nollamara and Innaloo;</li> <li>• Force10 modular housing in the Kimberley; and</li> <li>• Insulated Concrete Forms block housing, rapidwall and panel housing in the metropolitan area.</li> </ul> <p>The Royalties for Regions-funded construction of 400 homes for government regional officers incorporated the exploration of alternative building methods to accelerate construction times and minimise costs. Another example of alternative construction methods through the Royalties for Regions program is the modular construction of the Karratha Workers Accommodation Village.</p>
<p><b><u>Recommendation 17</u></b></p> <p>The Minister for Planning use the shortage of suitable sand for buildings in Perth to encourage local government authorities to allow developers to use S-class and below lots to assist in developing more affordable housing products.</p>	<p>Planning</p>	<p>Supported in principle</p>	<p>Sand supplies are being addressed through a review of the Western Australian Planning Commission's Basic Raw Materials (BRM) Statement of Planning Policy. The Department of Mines and Petroleum is coordinating an across-Government process to consider sand and other BRM supplies with a report expected in June 2012.</p>

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<p><b><u>Recommendation 18</u></b></p> <p>The Treasurer undertake by December 2012 a broad review of State-based property taxes and bring proposed changes to Parliament. The review should examine stamp duty and land tax revenue with an aim to have a more equitable and efficient system.</p>	Treasury	Not supported	<p>A comprehensive review of Western Australian Government taxes, including property taxes (primarily now transfer duty and land tax), was finalised in 2007. Most of the recommendations of that review have been implemented. There are no plans for a major review of State taxes until the Commonwealth Government's review of the distribution of GST revenue between the States and Territories is finalised and the effects on the State's revenues understood.</p> <p>While a major review of taxes is not planned at this time, the Government continues to consider the capacity to reduce taxes as part of each Budget process.</p>

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<p><b><u>Recommendation 19</u></b></p> <p>The Minister for Planning amend the State's R-Codes by June 2012 to allow ancillary dwellings to be occupied by tenants who do not have a family connection in the main dwelling, and that such arrangements be formalised under the <i>Residential Tenancies Act 1987</i> to protect tenants.</p>	<p>Planning, Commerce</p>	<p>Supported in principle</p>	<p>The Minister for Planning has recently supported an amendment to the City of Fremantle Local Planning Scheme to allow this to occur in the City. Its wider application is currently being considered as part of the review of the Residential Design Codes (R Codes) due for completion by June 2012. It is proposed that the amended R Codes remove the current restriction requiring occupation of new ancillary accommodation by family members. It should be noted that any <i>existing</i> provisions in a local planning scheme regarding ancillary dwellings will prevail over the R Codes. Also, any Notifications on Title of existing ancillary accommodation would need to be removed by agreement between the landowner and Local Government and would require an application to Landgate.</p> <p>The Department of Commerce advises that if a person has entered into, or wishes to enter into, an exclusive occupation of "ancillary accommodation" then the current provisions of the <i>Residential Tenancies Act 1987</i> would apply.</p> <p>The Department of Commerce intends undertaking community consultation in 2012 to assess the need for the regulation of boarders and lodgers to be brought under the <i>Residential Tenancies Act 1987</i>. Consideration could also be given to the rights of parties leasing and residing in ancillary accommodation as part of this consultation process.</p>



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<p><b><u>Recommendation 22</u></b></p> <p>The Minister for Planning provide funds in the 2012-13 Budget to assist local government authorities establish an online application portal for their building applications.</p>	Local Government	<p>Not supported</p> <p>Not the responsibility of the Minister for Planning</p>	<p>The Western Australian Local Government Association (WALGA) has been working on a project called the Electronic Lodgement System (ELS) for Building Applications. The ELS is the interface part of the Building Application Lodgement Integration Project that will allow participating Western Australian-based builders to submit building applications online in a paperless environment to participating Local Governments with the benefit of faster approval times and reduced red tape.</p> <p>The National Electronic Development Assessment project ("CouncilsOnline") was also completed in 2008, and the WA pilot project (involving around nine high-growth councils) is concluding. CouncilsOnline is a new internet portal that will provide a single public entry point for all Local Government websites and access to systems such as the new electronic Development Assessment (eDA) solution. The federally funded eDA project aims to simplify and improve timeliness, accuracy and accessibility of planning and development activities.</p> <p>These projects are being led through WALGA, not Department of Local Government or Department of Planning.</p>
<p><b><u>Recommendation 23</u></b></p> <p>The Ministers for Housing and Planning assist the planning needs of local government authorities by providing more up to date population projections to identify their communities' future housing.</p>	Housing, Planning	Supported	<p>The Department of Planning will produce a series of household projections subsequent to the release of the Western Australian Planning Commission's updated version of <i>WA Tomorrow</i>, which provides a range of new population forecasts at Local Government level through to 2026.</p> <p>The Department of Housing will also make social and affordable housing projections available as they are developed.</p>

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<p><b><u>Recommendation 24</u></b></p> <p>The Minister for Local Government amend section 6.21 of the <i>Local Government Act 1995</i> by June 2012 to allow Western Australian local governments to borrow against the value of their land to fund their share of an affordable housing development project.</p>	Local Government	Pending further consideration	<p>If the provisions of the <i>Local Government Act 1995</i> or <i>Local Government (Financial Management) Regulations 1996</i> were to be broadened beyond security over the general funds of a Local Government, the Minister for Local Government would need to be satisfied that security for borrowings could be achieved. In addition, it would need to be demonstrated that a widening of borrowing powers in these circumstances would not restrict borrowing for normal Local Government functions.</p> <p>The Department of Local Government is currently in the process of researching the expansion of the borrowing powers of Local Governments and will be consulting with the WA Treasury Corporation on this matter.</p> <p>The timeframe of June 2012 is not realistic for sufficient policy work to be completed and to enable an informed decision to be made.</p>

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<p><b><u>Recommendation 25</u></b></p> <p>The Minister for Local Government require all local governments to complete a needs analysis by December 2012 to determine the appropriate level of social and affordable housing that would allow their residents to remain connected to their community.</p>	<p>Local Government, Housing</p>	<p>Supported in principle</p> <p>Not the responsibility of the Minister for Local Government</p>	<p>Some Local Governments already have Housing Strategies in development. The Minister for Local Government has no powers to compel local governments in this area.</p> <p>The Department of Local Government has been assisting local governments with the implementation of an Integrated Planning and Reporting Framework. Introduced by the State Government through regulatory amendments in August 2011, it aims to improve the capability of local governments to fulfil their responsibilities to their communities. The framework incorporates a Strategic Community Plan which can accommodate the development of local housing strategies where they have been identified as a local priority.</p> <p>The Department of Housing will support local government to develop local housing strategies (for example, through the provision of projections and best practice examples) as part of their planning strategies.</p>
<p><b><u>Recommendation 26</u></b></p> <p>The Minister for Housing table in Parliament by March 2012 the raw data on the State's waiting list and waiting times, including all State regions, not just the average figures. This data should also be published on the Department of Housing's web site every six months.</p>	<p>Housing</p>	<p>Not Supported</p>	<p>The Department of Housing website provides waiting list information which indicates the list date of the next applicant in line to be offered a home, by preferred property type and metropolitan region or country town. In addition, the Department regularly provides information on waiting list and waiting times to the Minister, through Parliamentary Questions and other Parliamentary processes, the Housing Authority's annual report, and in response to media inquiries.</p> <p>The Government also notes that the social housing waiting list is a limited measure of the performance of the affordable housing system.</p>



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<p><b><u>Recommendation 27</u></b></p> <p>The Minister for Regional Development provide funds in the 2012-13 Budget from the Royalties for Regions program for a pilot program in Halls Creek to build 100 transportable houses to reduce the waiting list for public housing.</p>	Regional Development and Lands	Not supported	The State budget process is underway and the outcome will become public in May 2012.
<p><b><u>Recommendation 28</u></b></p> <p>The Minister for Housing amend the <i>Affordable Housing Strategy 2010-20</i> by June 2012 to include a specific target to increase the number of regional GROH houses to be constructed by 2020 based on current and future projected need, and the Minister ensure that sufficient funding is included in the Department's budget to meet this target.</p>	Housing, Regional Development and Lands	Not supported	<p>The provision of GROH housing is based on identified demand from client agencies and availability of funding identified each year in the State budget process.</p> <p>Royalties for Regions has provided a significant boost to GROH housing totalling \$200m for 400 units of accommodation. This housing will be completed at the end of the 2011/12 year.</p> <p>Currently there is \$355.5m allocated to Housing for Workers – which includes GROH - in the Royalties for Regions budget to support the development of housing in regional areas.</p>

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<p><b><u>Recommendation 29</u></b></p> <p>The State Government release funds for the provision of water and power to meet the needs of the Pilbara communities.</p>	<p>Regional Development and Lands</p>	<p>Partly supported</p>	<p>There is a clear need to invest in power and water infrastructure within the Pilbara but not necessarily by the Government. The private sector has shown a willingness to invest in this infrastructure and there is considerable opportunity to 'piggy back' off mining and resource related expansion projects (the primary users of power and water) to generate the necessary essential service provision without Government spending. It should be noted that, where Government spending is required for assets that are not able to be delivered by the private and/or resource sectors, the infrastructure has been regarded as core business for Government and hence should be funded from consolidated revenue, not Royalties for Regions.</p>
<p><b><u>Recommendation 30</u></b></p> <p>The Treasurer in the 2012-13 State Budget provide stamp duty exemptions for retirees who are downsizing their primary residence.</p>	<p>Treasury</p>	<p>Under consideration</p>	<p>Tax relief options will be considered as part of the 2012-13 Budget process along with other spending pressures.</p>

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<p><b><u>Recommendation 31</u></b></p> <p>The Ministers for Health, Seniors and Volunteering, and Housing in conjunction with WALGA develop by June 2012 a joint discussion paper on how the State and local governments can meet the future health and housing demands of an ageing population in a cost-effective way.</p>	Housing, Health	Not supported	<p>The issue of health care demand appears to be outside the Inquiry Terms of Reference, the focus of which is social housing. On this basis, it is difficult to support Recommendation 31 in its current form.</p> <p>The Government notes, however, that appropriate housing options that allow people to be supported in their own homes and communities would be expected to positively impact on health care needs. The provision of home care services through the Home and Community Care (HACC) Program, and hospital support programs such as the Friend in Need-Emergency (FINE) Programs are examples of cost effective services that enable this to occur. In addition, the Department of Housing has been working with aged care providers such as Bethanie Housing and Southern Cross Care to provide integrated housing and support services that respond to the changing needs of residents.</p>

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<p><u>Recommendation 32</u></p> <p>The Minister for Housing ensure that the Department of Housing funds specialist Registered Providers, such as Outcare Incorporated, to provide transitional housing options for ex-offenders. This would be conditional on the recipient agency's clients receiving support services as well as accommodation.</p>	<p>Housing</p>	<p>Supported in principle</p>	<p>Under the Transitional Accommodation and Support Services (TASS) Program, the Department of Housing makes 42 properties available for ex-offenders leaving corrective facilities. These properties, which are located throughout Western Australia, provide transitional accommodation for up to six months post release. During the tenancy, TASS clients and their families receive re-entry support and mentoring services provided by a not for profit organisation funded by the Department for Corrective Services.</p> <p>The Department of Housing is also actively involved with human services agencies (such as the Disability Services Commission, Mental Health Commission, Department of Child Protection and the Drug and Alcohol Office) to help ensure that people with high needs are supported to live in the community. In the 2011/12 budget the Government provided \$150.7m for housing and \$45.4m for support services for 455 people to live in 284 new community based homes.</p>

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<p><b><u>Recommendation 33</u></b></p> <p>The Ministers for Housing and Mental Health undertake a review by June 2012 and report to Parliament on the actual level and nature of accommodation and support service needs of Western Australians with mental illness.</p>	<p>Housing, Mental Health</p>	<p>Partly implemented</p>	<p>The Government has already undertaken several reviews to ascertain future accommodation and support needs of Western Australians with a mental illness.</p> <p>In 2011, the Minister for Mental Health launched the Mental Health Commission's ten year blue print for mental health reform in Western Australia. The policy, <i>Mental Health 2020: Making it personal and everybody's business</i>, includes <i>Action Area 3: A good home</i>, which sets the strategic direction for accommodation needs for Western Australians with a mental illness.</p> <p>The Mental Health Commission and the Department of Housing are working together to develop appropriate accommodation and support services, based on assessments of people considered to be capable of leaving long term institutional care to live in the community with appropriate supports and housing. In support of this, the Government committed \$25.18 million in the 2011/12 State Budget for individual support over four years and capital funding of \$46.5 million for community-based housing to assist 100 people with a severe and persistent mental illness to make a successful transition from hospital inpatient settings to living in the community in Perth metropolitan and regional Western Australia.</p> <p>In 2012, the Mental Health Commission will conduct an evaluation of its Supported Accommodation Program for people with a mental illness, and in the longer term, comprehensive planning initiatives will be undertaken to ensure that future planning for services and infrastructure is matched to changing needs, including accommodation and support service needs, of people with a mental illness.</p>

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<p><b><u>Recommendation 34</u></b></p> <p>The Minister for Housing provide funds in the 2012-13 Budget to mainstream the <i>House 2 Home</i> program throughout the State.</p>	Housing	Pending further consideration	The <i>House 2 Home</i> program being trialled in Roebourne is a recent initiative and replication of the program in other locations will depend upon the outcome of the trial and the availability of funding.

GOVERNMENT RESPONSE

Legislative Assembly Community Development and Justice Standing Committee Report No 8

'A Fading Dream – Affordable Housing in Western Australia'

Recommendation	Responding Portfolio/s	Response	Comments
<p><u>Recommendation 35</u></p> <p>The Committee recommends that the State Government increase the number of supported accommodation units to meet the needs of tenants moving into education, training and employment opportunities. These units are required for applicants moving from situations of dysfunction, people with disabilities, with mental health issues, and released from prison.</p>	<p>Housing, Mental Health</p>	<p>Supported in principle</p>	<p>The Government recognises the supported accommodation needs of vulnerable people in the community. To support those moving into education, training and employment opportunities, the Government has delivered employment related accommodation in Halls Creek and Fitzroy Crossing, and is developing facilities in Broome and Derby. These facilities, established through National Partnership Agreement on Remote Indigenous Housing, provide stable, supported and affordable accommodation for Aboriginal trainees and employees.</p> <p>In the 2011-12 State Budget the Government committed \$150.7 million for housing and \$45.4 million for support services for 455 people with disabilities, mental illness or drug and alcohol conditions to live in 284 new community based homes. In addition, the Minister for Mental Health has identified a range of measures to further increase supported accommodation options for people with mental illness and other vulnerable groups. These will be further developed through the 2012/13 budget process and the National agenda. In December 2011 the Government expanded the 'People with Exceptionally Complex Needs' project to double its capacity and provide individualized care for this very vulnerable group of adults. Relevant agencies are exploring adapting the model to assist young people/children with exceptionally complex needs to get the support and accommodation that they need.</p> <p>Since early 2009, significant social housing growth has been achieved in Western Australia through the State and Federal Stimulus programs which will have delivered 1,376 refurbishments to existing properties and procurement of an additional 2,825 social housing dwellings across metropolitan and regional WA by 30 June 2012. In addition, the National Rental Affordability Scheme continues to deliver affordable rentals, with the program expected to deliver 6,000 affordable rental dwellings across the State by June 2016.</p>