

Ms J. Freeman; Mr Fran Logan; Mr Terry Redman; Mr Peter Watson; Chairman; Mr Paul Miles; Mrs Glenys Godfrey; Mr Peter Tinley

---

**Division 74: Housing Authority, \$156 832 000 —**

Ms J. Freeman, Chairman.

Mr D.T. Redman, Minister for Regional Development representing the Minister for Housing.

Mr P. Whyte, Acting Director General.

Mr J. Hubble, Executive Director, Business Services.

Ms G. Kuipers, Manager, Budget and Financial Information Management.

Mr D.N. Mackay, General Manager, Organisational Transformation.

Mr G. Cash, General Manager, Service Delivery.

Mr N. Hindmarsh, Acting General Manager, Commercial Operations.

[Witnesses introduced.]

**The CHAIRMAN:** Members, are there any questions?

**Mr F.M. LOGAN:** I refer to the line items under the heading “Spending Changes” on page 847. Can the minister explain why funding for disruptive behaviour management comes in only from the next financial year, why the \$50 million for the affordable housing project has been deferred to 2018–19, and whether the \$25 million for remote Aboriginal communities is the last tranche of funding for the maintenance of remote communities?

**Mr D.T. REDMAN:** I will pick up those questions one at a time because there are a whole heap of things loaded in that one question. I will ask acting director general Paul Whyte to comment on the disruptive behaviour management.

**Mr P. Whyte:** The very successful disruptive behaviour management program will continue through the budget period and into the future. From 2016–17 the department will internally fund that program. There is an allocation of \$4 471 000 in 2016 and from then on the department will absorb the cost of operating the disruptive behaviour management program.

**Mr D.T. REDMAN:** I have been the Minister for Housing for only a little while, but I understand from briefings that the three-strikes policy is still supported and is working well as a disincentive to people doing the wrong thing.

Another element of the member’s question relates to the revision of the affordable housing program, and the \$50 million change in funding. Paul Whyte will answer that part of the question.

**Mr P. Whyte:** In 2015–16, the affordable housing program will be reduced by \$50 million until 2018–19. Primarily, that is because the department is delivering a number of housing programs in 2015–16 and has a pretty heavy building program, especially in the public housing stock redevelopment that is known as project 200. A lot of houses will be delivered in 2015–16. The view is that the residential building industry’s books are quite full at the moment and the department does not want to add further pressure to the building industry in these times. It is estimated that 29 000 dwellings will commence construction this year, which is the largest number in a long time, and it seems prudent to defer that \$50 million to 2018–19.

**Mr D.T. REDMAN:** My understanding is that the market is picking up a bigger percentage of affordable housing entrants than it has done in the past because prices have softened. Of course, those impacts flow through to government decisions and its direction of resources as well as a matter of principle. The member for Cockburn also asked about the municipal and essential services in remote Aboriginal communities. The acting director general will answer that part of the question.

**Mr P. Whyte:** From 2015–16, the Housing Authority will take over the provision of municipal services in remote communities. The \$25 million represents funding for 2015–16 that will be directly delivered by the state government rather than the commonwealth government.

**Mr F.M. LOGAN:** Is that the last tranche of commonwealth funding?

**Mr D.T. REDMAN:** No, it is not.

**Mr F.M. LOGAN:** Is there any money in the out years?

**Mr D.T. REDMAN:** I understand that the commonwealth government’s deal with the state was \$90 million—it is gun-to-the-head money. Those resources remain with the state and this budget has booked a commitment for the municipal services funding—if I have this right, Paul—until the end of June 2016. As the member is well aware, we are also working through a process of looking at the future of people living in remote Aboriginal communities

Ms J. Freeman; Mr Fran Logan; Mr Terry Redman; Mr Peter Watson; Chairman; Mr Paul Miles; Mrs Glenys Godfrey; Mr Peter Tinley

---

and the efficiencies we can deliver around better directing the resources currently delivered to those communities. It is fair to say that until we have a plan that sits around that, which is a commitment in this budget, the federal resources remain with government. The resources the federal government gave us as that settlement remain with government. One could say that we were given enough resources to take the program beyond that date, but this is what is booked in the budget for municipal services through the Department of Housing.

**Mr P.B. WATSON:** I refer to the social housing investment package on page 848 that will provide 1 000 additional social housing dwellings in 2015–16 and 2016–17. Can we have a list of where this housing will go? A lot of money goes into 1 000 additional social housing dwellings. Have they been earmarked for any particular areas?

**Mr D.T. REDMAN:** I will make some general comments and then I will pass to the acting director general to comment. This budget commits \$560 million to social housing in the out years, of which \$85 million is royalties for regions funds. The intent is to focus on people on the priority waiting listing, particularly families and seniors. We are targeting this resource to try to halve the number of people on the priority waiting list. The minister regularly gets questions about focusing on those with priority need. The opposition regularly asks questions about those in greatest need, as it rightly should do. This is a significant investment and we will hopefully land a better outcome for many people in that situation.

[3.40 pm]

**Mr P. Whyte:** The department does not have a list. In 2015–16, it will be working towards putting together a list of specific properties. I can say that it has been established on the basis of an 80 per cent metro and 20 per cent regional split. It will include newly built social housing homes, spot purchasing homes and leases in the private sector. In some cases they will already be existing public housing assets. We will look to redevelop those, similar to the public housing stock redevelopment strategy. In other cases, there will be vacant sites that the Housing Authority already owns. It will also buy into developments or utilise land in its own joint ventures.

**Mr P.B. WATSON:** The advisor mentioned the ratio of 80 to 20. Would it not be a lot easier for people to get accommodation in the metro area than in the regions? That seems like a pretty unfair ratio to me.

**Mr D.T. REDMAN:** That is the decision around that \$560 million. I make the point that in investing in housing in regional Western Australia, which is the premise of what the member for Albany is putting to me, there have been significant investments in things such as transitional housing. If members are not aware, transitional housing is an initiative that came out of the Wunan Foundation in Kununurra. Rather than building a social house for someone who typically does not have a job, is on a very low income and needs access to housing, we build houses of a slightly better spec than social houses. In order to access those houses, people need to have a job and their kids need to go to school. There are a range of parameters.

**Mr P.B. WATSON:** I understand that.

**Mr D.T. REDMAN:** I am making the point, which comes back to the member's question, that there are significant investments in the East Kimberley and in Halls Creek, some of which I saw recently, and also in Broome and Derby in the West Kimberley.

**Mr P.B. WATSON:** I am talking about the whole of the regional areas, not just up north. There are issues like that in Albany.

**The CHAIRMAN:** Members, though the Chair.

**Mr D.T. REDMAN:** The point I am making is that there is a really good question to ask. As we apply the principles of social housing, particularly to the remote Aboriginal communities, which in many cases have significant needs, there is a focus on transitional housing in which there is a positive incentive to pick up a house for employment rather than what exists now.

**Mr P.B. WATSON:** That is not the question I asked.

**Mr D.T. REDMAN:** It comes back to the member's question.

**The CHAIRMAN:** Members!

**Mr D.T. REDMAN:** The intent is to have a positive incentive. Currently, if someone is in a social house and they get a job with an income that goes above the threshold requirement for that social house, they are required to vacate that house. Who will go out and get a job to move through it? I am defending the question that the member for Albany put to me. He is making the point that regional Western Australia is being ripped off. It is not. There have been significant investments in other areas that broadly free up social housing, if we get the policy settings right, well in excess of the point the member was making.

Ms J. Freeman; Mr Fran Logan; Mr Terry Redman; Mr Peter Watson; Chairman; Mr Paul Miles; Mrs Glenys Godfrey; Mr Peter Tinley

---

**Mr P.B. WATSON:** I have a further question.

**The CHAIRMAN:** Members, can we not interject? You will get further questions. Minister, can you keep your answers brief so I do not have to calm the opposition down from further interjections. I would appreciate that. I will allow you a further question, member for Albany. If you interject again, like you just did, I will have to call you.

**Mr D.T. REDMAN:** I will just ask Mr Cash to make a comment that relates more directly to the question that I responded to.

**Mr G. Cash:** The 80 to 20 reflects the current priority list breakdown. Around 20 per cent of people on the priority list reside in country areas and 80 per cent are based in the metropolitan area.

**Mr P.B. WATSON:** That is alright to say but it is a hell of a lot harder. If someone does not have a house in Albany, say, they have to go to Perth or Bunbury or anywhere like that as a priority. When there is a priority in the city, a person can shift from suburb to suburb but when someone lives 450 kilometres away, it might be alright sitting here, but we have one only suburb and people cannot go anywhere else.

**Mr D.T. REDMAN:** I will ask Greg Cash if he would not mind making some additional comments in response.

**Mr G. Cash:** The issue that the member raised relates specifically to the reason we have been so strongly focused on targeting the affordable housing strategy that government and the department have been undertaking for quite some time to try to broaden the opportunities across the state for people to get into affordable housing options. The member raised the case earlier of a family in which both parents are working and struggling to afford accommodation. They are the sorts of people for whom we need to create other opportunities outside the public housing waiting list. That is exactly the reason we have been trying to work across a continuum of housing from public housing and crisis accommodation right through to home ownership.

**Mr D.T. REDMAN:** Can I just make a point of clarification that has been brought to my attention?

**The CHAIRMAN:** Can we do this in the way that we normally do it, otherwise I will be hosing both of you down and you will be spending more time with me yelling at you, which is not good for me. Members can ask questions. The minister can answer or refer to an adviser. A member can ask another question and the minister answers. That is the way we are going to go.

**Mr P.B. WATSON:** As long as I get that answer from someone who knows what it is about. The minister talks about providing all these houses. We have Spencer Park in Albany. There was a block of about 18 units near the shopping centre at Spencer Park. They were knocked down. The government said that it was going to build something. It said it could not do it before the City of Albany did the Spencer Park redevelopment plan, which was probably done two or three years ago. We have that land and we have another block of land on the other side of the shopping centre, which has been vacant for 10 or 12 years. If we have so many people in that area who cannot get a house, why is vacant land sitting there when we can build units for the exact people the minister is talking about?

**Mr D.T. REDMAN:** The member referred in his question to the \$560 million that is going into social housing. We said that the intent of that was to halve the number of people on the priority waiting list. The focus is on the priority waiting list. There are 31 households on the priority waiting list out of 1 165 in the great southern region, where the member for Albany is from. That is the grand total across all regions in Western Australia. That gives us an idea of the demand from the member for Albany's region. That is the whole great southern region. That is families. For seniors in the great southern region, there is a total of 11 households out of 276. That is the whole region, not just Albany.

**Mr P.B. WATSON:** Is the minister saying that there are only 42 households on the priority waiting list for the whole region?

**Mr D.T. REDMAN:** That is the number of people who meet the eligibility requirements to be on the priority waiting list. We should bear in mind, as Madam Chair would know, that there is a full waiting list but there is a priority waiting list for people with special needs. We are focusing on halving that. They are the numbers for the region, not just the member for Albany's seat.

**Mr F.M. LOGAN:** I just want to ask a question about the original point made by the member for Albany. I refer to the 1 000 additional social homes on page 848 of the *Budget Statements*. Will all 1 000 homes be additional to the public housing stock? Is it correct that they are effectively going to Homeswest?

**Mr D.T. REDMAN:** I will defer to Mr Cash.

**Mr G. Cash:** There is a mix of them but essentially they will all go to the public housing waiting list.

**Extract from Hansard**

[ASSEMBLY ESTIMATES COMMITTEE A — Wednesday, 10 June 2015]

p260b-274a

Ms J. Freeman; Mr Fran Logan; Mr Terry Redman; Mr Peter Watson; Chairman; Mr Paul Miles; Mrs Glenys Godfrey; Mr Peter Tinley

---

**Mr F.M. LOGAN:** Will they all be incorporated into the current Homeswest public housing stock?

**Mr G. Cash:** Yes. There may be a small portion that we do in conjunction with the not-for-profit sector, but the vast majority will be public housing.

**Mr F.M. LOGAN:** That is the reason I asked the question.

**Mr G. Cash:** We have not worked out the specific number that we will seek to work in partnership with the not-for-profit sector, but consistently across recent governments of both persuasions —

**Mr F.M. LOGAN:** No, not both persuasions.

**Mr G. Cash:** — there has been a desire to support the growth of both social housing —

**Mr P.B. WATSON:** He should not make comments like that.

**The CHAIRMAN:** Mr Cash, please continue your comments.

**Mr G. Cash:** To grow the social housing sector both within government and within the not-for-profit sector, we will be using a portion potentially as part of this package to work in partnership with the not-for-profit sector. That will be a small component of the 1 000 social homes.

[3.50 pm]

**Mr D.T. REDMAN:** Madam Chair, as the minister responsible here can I make some additional comments?

**Mr F.M. LOGAN:** No. Hang on, the minister can answer it in a second.

**The CHAIRMAN:** If the minister has a further question, it will happen.

**Mr F.M. LOGAN:** The minister can answer it in a minute. That is the reason why I asked the question, minister. I appreciate the answer from the minister's departmental staff member, but he should not tar the state Labor Party with the decisions of the former federal Labor government because we do not necessarily agree with them.

**Mr D.T. REDMAN:** Point taken.

**Mr F.M. LOGAN:** That is the reason why I ask what the breakdown is. If all 1 000 are going into the public housing waiting list, that is fine; I will move on. However, remember that the social housing sector has its own client base and those clients may well not be priority housing applicants unless the minister hands them over to priority.

**Mr J. Curtis:** Yes.

**Mr F.M. LOGAN:** I would like to know who at the end of the day will own those homes. Are they public housing homes or are they public and private housing homes?

**Mr D.T. REDMAN:** This is a budget item of \$560 million that is going into the out years. It is a commitment to reduce or halve the priority waiting list. The member well knows that in a lot of cases activities of the Department of Housing in this space sometimes sit around opportunity. Sometimes we put out to market and do not get a response, so we have to change our directions. We have in the past, as I am sure the former Labor government did in the past, had the not-for-profit sector pick up responsibility. We can actually leverage —

**Mr F.M. LOGAN:** No.

**Mr P.T. MILES:** They do not build anything.

**Mr D.T. REDMAN:** We have done.

**The CHAIRMAN:** For goodness sake! Members, the minister has the floor.

**Mr F.M. LOGAN:** We built them and we owned them.

**The CHAIRMAN:** Member for Cockburn and member for Wanneroo, I get that there is a passion around this issue, but the poor member for Belmont has been sitting there waiting to ask her question. Can the minister finish and we will move on? Thank you.

**Mr D.T. REDMAN:** I am just making the point that we have in the past utilised the not-for-profit sector by passing over asset to the not-for-profit sector, and there is commitment attached to that. In that way, the not-for-profit sector is able to use that as an asset both to borrow and build more houses. It has actually been a good strategy for getting houses into the affordable housing marketplace.

**Mr F.M. LOGAN:** Terrific! Brilliant! We should all set ourselves up as not-for-profits.

**Extract from *Hansard***

[ASSEMBLY ESTIMATES COMMITTEE A — Wednesday, 10 June 2015]

p260b-274a

Ms J. Freeman; Mr Fran Logan; Mr Terry Redman; Mr Peter Watson; Chairman; Mr Paul Miles; Mrs Glenys Godfrey; Mr Peter Tinley

---

**Mr D.T. REDMAN:** As I said, this target is to halve the number of families and seniors on the priority waiting list. That is a commitment that was made. If the member looks at this government's history and record on the housing affordability strategy, he will see that we will now well and truly hit our target of 20 000 by 2020.

**Mr P.T. MILES:** Well done!

**Mr D.T. REDMAN:** I thank the member for Wanneroo. The Liberal–National government has operated very well in this space. This is very specific around the priority housing market, which seems to lack understanding from the opposite side.

**Mr P.B. WATSON:** Will you not let him interject all the time?

Several members interjected.

**The CHAIRMAN:** Would the member for Belmont like to have her say?

**Mr F.M. LOGAN** interjected.

**The CHAIRMAN:** Member for Cockburn, I am on my feet.

**Mr P.T. MILES** interjected.

**The CHAIRMAN:** Member for Wanneroo, please! Everyone is passionate about this issue and everyone has a view.

**Mr P.C. TINLEY** interjected.

**The CHAIRMAN:** I am on my feet. I will call you if you speak when I am on my feet. That goes for you too, member for Wanneroo. Member for Belmont, you have the floor.

**Mrs G.J. GODFREY:** I refer the minister to page —

**Mr P.B. WATSON:** We are the ones who have to face the people sleeping in cars all the time.

**The CHAIRMAN:** All right. Okay. Member for Albany, you are called for the first time.

**Mr P.B. WATSON:** Can you put a big “1” up here?

**The CHAIRMAN:** Yes.

**Mr P.T. MILES** interjected.

**The CHAIRMAN:** Member for Wanneroo, you are called.

**Mr P.C. TINLEY** interjected.

**The CHAIRMAN:** Member for Willagee, you are called. Listen! If I keep standing here, the time will move on and members will not ask their questions. Are we all calmed down now? Member for Belmont.

**Mrs G.J. GODFREY:** I refer to page 848, the reference to the government public housing stock redevelopment strategy being completed in 2015–16. In addition to delivering affordable homes for people to buy, can the minister explain how the program is assisting in replacing ageing and run-down public housing stock, particularly in Belmont?

**Mr D.T. REDMAN:** I thank the member for Belmont for the question. I am certainly well aware of this issue. I do not think I was housing minister at the time I visited the member for Belmont's electorate and participated in a regional cabinet there. However, one of the very strong views put by the local government in the member for Belmont's electorate, and indeed by her on a number of occasions, was about the intensity of social housing stock in her electorate. Government has a broader ratio policy of one in nine in any of its developments and builds to ensure that they are fully integrated within the broader community, and certainly does not want to finish up with enclaves and the like that sometimes lead to challenging social outcomes. It is important that we deliver to the marketplace for those who are in need and certainly there is a record in the Department of Housing's activities around refurbishment and getting a level of upgrade in communities, streets and so on to push a very positive public image. I will ask the acting director general whether he would not mind making some comments more specific to the member's question.

**Mr P. Whyte:** The 2015–16 year represents the final year of the stock redevelopment strategy. We undertook to redevelop 200 properties that were previously somewhat in disrepair; 100 of those properties had houses on them and 100 were vacant sites. In redeveloping those where there was a house, the house was replaced and, as I said, we will successfully complete that program in 2015–16 and deliver 500 affordable houses out of that. A number of those houses will be offered under shared equity and a number will be offered to market. Under the state social housing investment package, this is something we are looking to continue. We have therefore earmarked at least 160 properties in the social housing investment package to continue on that program beyond 2015–16.

Ms J. Freeman; Mr Fran Logan; Mr Terry Redman; Mr Peter Watson; Chairman; Mr Paul Miles; Mrs Glenys Godfrey; Mr Peter Tinley

---

**Mrs G.J. GODFREY:** Further to that, how many are there in Belmont? My question was specific to Belmont. Is the acting director general saying that there are 100 vacant sites and 100 buildings?

**Mr D.T. REDMAN:** Specifically in the City of Belmont, the Department of Housing is taking 14 lots, which have a total of 12 old public housing dwellings, and building 41 new homes. Of those 41 new homes, eight are earmarked for shared equity sales, 27 for affordable housing sales and six for social housing. Does that answer the member for Belmont's question? I am happy to provide that information to her separately.

**Mrs G.J. GODFREY:** Thank you.

**Mr P.T. MILES:** Further on that one, the minister was talking about the ratio being one in nine. It sounds as though the ratio is a lot more than one in nine in that area because the minister was talking about the social housing as well; is that right?

**Mr D.T. REDMAN:** The acting director general will answer.

**Mr P. Whyte:** The department has for a long time looked at a target of one in nine social housing. Although the ratio of public housing to private housing in Belmont is probably within our norm or our average, the issue in Belmont in particular is concentration; where there is public housing, it is in enclaves. The P200, or the public housing redevelopment strategy, has enabled us to thin out our presence in those concentrated areas, and that is something we will like to continue to do under the social housing investment package.

**Mrs G.J. GODFREY:** Further to that, where does the logic come from for the ratio of one in nine?

**Mr P. Whyte:** That is a very good question. I have been with the department for nearly six years and I have not found it yet.

**Mrs G.J. GODFREY:** Yes, that is what I thought.

**Mr P. Whyte:** The one in nine is a rule of thumb. It seems to be a number that I think was first mooted in the 1980s. I think it was a number that was seen, perhaps through research, as the right mix for social housing.

**Mrs G.J. GODFREY:** May I have another supplementary, Madam Chair?

**Mr D.T. REDMAN:** Can I make an additional point?

**The CHAIRMAN:** I will allow the minister to briefly go against how I said this should be run.

**Mr D.T. REDMAN:** The Department of Housing does a lot of developments in fairly significant areas and significant development lots. Of course, in putting them to market, the intent is with new developments to have a one in nine mix. If it is a development with a number of floors and storeys, again we chase the one in nine mix. I think the member is referring to the challenge of shifting from a level of high intensity social housing over time to something that is considerably less than that. Those things take time to wash through, but certainly the objective is to try to reduce the number of focused developments in social housing and having that spread broadly through the community. I have looked at maps recently that show the social housing footprint right across the metropolitan area, and there are thick spots, but over time we start to change that and that is the policy intent.

[4.00 pm]

**Mr P.C. TINLEY:** I refer to item 114 under "Delivery of Services", I presume—I will be guided if the minister or his advisers think I am in the wrong space here —

**Mr D.T. REDMAN:** What page are we on?

**Mr P.C. TINLEY:** It is page 847 of budget paper No 2; it does not really matter.

**The CHAIRMAN:** Yes, it does.

**Mr D.T. REDMAN:** Of course it matters; it always matters.

**Mr P.C. TINLEY:** There has been a longstanding department policy, for various reasons, to have some housing stock rented in the full, private open market. It is given to agents to manage that. Can the minister tell us how many dwellings of Department of Housing stock are rented in the open market at the moment?

**Mr G. Cash:** Of the public housing stock, I do not have the specific number, but it is always a very, very low number that we rent through private leases. That is on the basis that we want to use them for a short-term purpose while we await decisions around their future use, which may be to demolish them, redevelop them or do something else. It is only a very small number; it may be 100 at any one time.

**Mr D.T. REDMAN:** Just to clarify the member's question, is he talking about the Housing Authority renting from the open market or is he talking about renting some of ours to the open market?

**Mr P.C. TINLEY:** Some of your assets, minister, being rented to the open market.

**Mr D.T. REDMAN:** Rented to the market.

**Mr G. Cash:** In terms of public housing, it is a very, very small number.

**Mr P.C. TINLEY:** Sure. By way of supplementary information, can I get those houses? Rather than delay the committee here, can the minister also include in that supplementary information the time that each of those houses or dwellings—just to make sure we capture units and everything else—has been on the open market?

**Mr D.T. REDMAN:** If I am to read it right, I am happy to provide by way of supplementary information the housing stock that the Department of Housing owns that it rents to the open market; the time that they have been rented to the open market; and the reasons why they have been rented to the open market.

**Mr P.C. TINLEY:** Yes, and can I also add on the total value, not the individual, but the total value of the rent received for that—just the revenue number?

**Mr D.T. REDMAN:** Okay. I will include the total value of rent received for those periods.

[*Supplementary Information No A39.*]

**The CHAIRMAN:** The member for Albany will behave this time, will he not?

**Mr P.B. WATSON:** I do not think my question was answered before because other people interrupted.

I refer to the reference on page 860 to land and housing supply under the heading “Service Summary”. Are there any plans for the Spencer Park developments to be done?

**The CHAIRMAN:** Page 860 is Keystart housing schemes.

**Mr P.B. WATSON:** Sorry, page 850—I did not have my glasses on the end of my nose. Sorry, minister. Spencer Park has been sitting there for a long time.

**Mr D.T. REDMAN:** Where is that referenced?

**Mr P.B. WATSON:** It is page 850, land and housing supply, under the “Service Summary” heading; it is the only thing I can get it in under!

**Mr D.T. REDMAN:** Land and housing supply—okay.

**Mr P. Whyte:** The social housing investment package gives us the opportunity to redevelop areas. For a long time, Spencer Park has been one of those areas that previously had quite a high concentration. One of the reasons why we may not have rebuilt is that the demand for the other eight in nine dwellings may not be there. For the department to redevelop a block of flats, and then put up another block of units or set of units, it would be looking to have private and social housing dwellings. Where those units have been knocked over, it may be that the market would not support the sale of the other units to the private sector.

**Mr P.B. WATSON:** Does the department not still own the land?

**Mr P. Whyte:** We still own the land, yes.

**Mr P.B. WATSON:** Is the department not going to develop it to put in homeless people in Albany?

**Mr P. Whyte:** We would not seek to underdevelop that site. To develop that site, we would not want to go back and have a concentration of public housing there on the site the member was referring to before. We would look to have one in nine public housing within that site.

**Mr D.T. REDMAN:** When these developments occur, the Department of Housing obviously has cash in and cash out as it sells and develops properties, some of which goes to the market to raise cash to build social houses where needs exist. Again, the intent is to try to preserve the policy outcome of one in nine social houses. Out of some of the developments, particularly in some of the more saleable parts of the metropolitan area, we often end up with a cash surplus that we can then put into social housing in other areas. We also want to spread our policy objectives across the state, rather than necessarily focus on one area.

**Mr P.B. WATSON:** It is prime real estate—and for seniors. It is right next to a doctor’s surgery, there are shops across a road, and a hospital 600 metres up the road. Why can we not put seniors there? The department need not build a big block of units, but it can put seniors’ facilities there, which we are crying out for in Albany—or on the other case, the department can sell the land and build something in another area. To me, just having it sitting there and doing nothing is a waste of taxpayers’ money.

**Mr D.T. REDMAN:** Just before the acting director general comments, in many of these cases we have had very positive outcomes through the Department of Housing with the not-for-profit sector, which delivers to a broader marketplace in many cases than we do on the social housing front. In many cases, these others are examples that may well flow through.

Ms J. Freeman; Mr Fran Logan; Mr Terry Redman; Mr Peter Watson; Chairman; Mr Paul Miles; Mrs Glenys Godfrey; Mr Peter Tinley

---

**Mr P. Whyte:** I can only reiterate that Spencer Park would be one of those key locations that we will have to prioritise for the social housing investment package.

**Mr P.B. WATSON:** My last question is: why has it been sitting there for so long? We have all these houses sitting around in Albany that are not only damaged, but also unavailable because they have not been fixed because they cannot get people to fix them. I do not know how many times a week I get people come in to ask, “Why can’t I shift into that house?” I ring up the department—people there are very good in Albany; no problems there—and I am told that it is waiting for the house to be fixed. We have land sitting there that is ideal to either sell or build on, and then you wonder why people get really upset.

**The CHAIRMAN:** Question?

**Mr P.B. WATSON:** We are so passionate because we see people coming through the front door who cannot get a house and are sleeping on couches, floors and up at the forts.

**Mr D.T. REDMAN:** I will ask Greg Cash to make a comment about housing maintenance and strategies around that.

**Mr G. Cash:** I am certainly aware of the site the member is talking about—next to the shops in Spencer Park. It was an old, run-down apartment building, the member may recall, that was demolished. We have been waiting for quite some time for some work with local government to try to work out the right development approach for the entire Spencer Park suburb, where we do —

**Mr P.B. WATSON:** They had finished it two years ago.

**Mr G. Cash:** Yes. As the acting director general mentioned, we have a higher than preferred density of social housing in Spencer Park. It is about trying to work with everybody to bring together the right mix of housing outcomes that we want for the suburb. In terms of maintenance in the great southern, we have recently changed contractors down there. The new contractor is performing far better and we think any maintenance issues shall be dealt with rather quickly.

**The CHAIRMAN:** Minister, I am going to exercise my prerogative to ask a question from the chair.

**Mr D.T. REDMAN:** Are you allowed to do that?

**The CHAIRMAN:** I am—indeed!

**Mr D.T. REDMAN:** I bet you checked the rule book.

**The CHAIRMAN:** I have indeed. As we have been talking about housing supply and vacant land, I feel for the member for Albany because we have been waiting for more than 20-odd years for the land on Milldale Way in Mirrabooka to be developed. I thank the department for its recent briefing on that, and I wonder whether the department would like to give me an update on whether that has progressed any further?

**Mr D.T. REDMAN:** Just before I ask Nigel Hindmarsh to comment—I guess it applies to both areas—the government certainly does not want to achieve these developments simply putting another footprint of intense social housing on the same site. The intent is to try to steer clear of that as a positive policy objective, and sometimes that might be constraining on the timing of the development decisions. I ask Mr Hindmarsh to make a comment more specifically to the Chair’s question and interest.

**Mr N. Hindmarsh:** Yes. As the Chair will be aware, we have made significant progress recently on the sale and developments of a number of those lots. Lots 602 and 601 are now under offer, and those offers are being considered. Lot 603 is being sold on to Burgess Rawson that will construct a building to accommodate a number of departments’ offices in that space.

[4.10 pm]

**Mr F.M. LOGAN:** Minister, I refer to the second dot point on page 849 that relates to one of the minister’s favourite programs, the key worker program in the north west, and the minister’s favourite apartment block, Pelago. Can the minister inform the committee how many of each of the east and west towers the department owns and how many are still rented?

**Mr D.T. REDMAN:** I will ask Nigel Hindmarsh whether he would not mind responding to that question.

**Mr N. Hindmarsh:** We currently have in the Pelago East development 26 units that we own; in Pelago West, we own 12 units and we lease 10 from the private sector currently.

**Mr F.M. LOGAN:** How many of all of those are occupied?



**Extract from Hansard**

[ASSEMBLY ESTIMATES COMMITTEE A — Wednesday, 10 June 2015]

p260b-274a

Ms J. Freeman; Mr Fran Logan; Mr Terry Redman; Mr Peter Watson; Chairman; Mr Paul Miles; Mrs Glenys Godfrey; Mr Peter Tinley

---

**Mr N. Hindmarsh:** Within the Pelago East development, of the 26 we own, there is currently one vacant—so 25 are currently under use. In the Pelago West development, we have three vacancies of the 12 we own and tenant.

**Mr F.M. LOGAN:** Of those in the Pelago West tower—Mr Hindmarsh indicated there were apartments that were leased—a number of those apartments are owned by Finbar executives and also people related to the Hanson group at a significant cost. I know that because that was the information that the department has provided us. When will those rents be reviewed?

**The CHAIRMAN:** Mr Hindmarsh.

**Mr D.T. REDMAN:** I will make the call whether it goes to Mr Hindmarsh, Madam Chair.

The agreement that was in place for this is one of these clauses whereby after one year or two years, there is a consumer price index capital increase and then there is a market review. It is my understanding that the market review is coming up in August for this, and we expect a significant reduction in the lease value of those properties following that market review.

**Mr F.M. LOGAN:** Can I just ask then, minister, given that the minister is answering on behalf, who actually locked the taxpayers into that \$1 500-a-week tenancy that is only going to get reviewed in August?

**Mr D.T. REDMAN:** The Department of Housing actually negotiated the lease under the arrangements, and can I say that the investments that the government has made to leverage the significant private sector investment in that Pelago development has been absolutely outstanding. To make a relatively small investment, when compared with the need for such a community that went through the challenges it did, to have in the Pelago East development 178 units built on the back of, I think, a \$30 million investment from the state government for housing needs has been a tremendous outcome. I know this has been hotly debated in this place.

**Mr F.M. LOGAN:** People have done very well out of it, have they not? They have done very well out of it. National Party donors have done very well out of it. Finbar executives have done very well out of it. Hansen executives have done well out of it.

**Mr D.T. REDMAN:** I know this has been hotly debated in this place, but bringing the private sector to the table to support housing development has been a significant thing with this government, and it has actually delivered an outcome to a community that has been under significant stress in this space.

**Mr F.M. LOGAN:** Minister, have any of the apartments that the Department of Housing owns—I presume they would be in the east tower, but they could be in either east or west—been sold recently to Woodside?

**Mr D.T. REDMAN:** We are not aware of any of these units being sold to Woodside. If that does come to our attention, we will pass the information on to the member for Cockburn.

**Mr F.M. LOGAN:** Has Woodside received an extension on the Gap Ridge fly in, fly out camp?

**Mr D.T. REDMAN:** That is a little bit out of the remit of this, but I am happy to provide the member with a response. As Minister for Lands, I have signalled to Woodside that I am not going to extend the lease that expires, from memory, in about May 2017.

**The CHAIRMAN:** Well done, member for Cockburn! Member for Willagee.

**Mr P.C. TINLEY:** I draw the minister's attention to, again, delivery of services, but I will be guided otherwise; it is item 114 on page 847 of the *Budget Statements*. This is why I am referring to the global figure of delivery of services, but I cannot see a specific line item, unless I have missed it because I did not have my glasses on at the time, any expenditure in relation to the maintenance of the housing stock—36 000-odd dwellings. Firstly, am I in the right spot?

**Mr G. Cash:** What is the question?

**Mr P.C. TINLEY:** So here is the question —

**Mr D.T. REDMAN:** Is the member for Willagee trying to get help as to where to ask the question from?

**Mr P.C. TINLEY:** No. What is the global figure the Department of Housing has allocated for the conduct and maintenance of the housing stock? How much?

**Mr D.T. REDMAN:** I will ask the acting director general to respond.

**Mr P. Whyte:** Where it actually appears in the budget papers is on page 856—the income statement. Under the line item, “Accommodation” on that page the amount in 2015–16 is \$187 231 000. That includes the building maintenance expense, which is expected to be, in 2015–16, \$150 million.

**Mr P.C. TINLEY:** The department recently re-let the contract for the outsourcing of the maintenance contracts. Can the minister explain to us who got those and what regions have they been divided into?

**Mr D.T. REDMAN:** I will ask Greg Cash to respond to that.

**Mr G. Cash:** There were four successful proponents. There was Lake Maintenance, which has the goldfields, wheatbelt and East and West Kimberley; Spotless has north metropolitan and south east metropolitan; Programmed Facility Management has south metropolitan, south west and great southern; and Pindan Construction has midwest and Pilbara.

**Mr P.C. TINLEY:** Minister, the original outsourcing project here—I do not think the member for Blackwood–Stirling was minister at the time—touted a \$20 million saving in its first three years. Can the minister confirm whether that was achieved?

**Mr P. Whyte:** The department realised the savings that it was searching or was seeking to achieve in that first contract. The second contract certainly includes performance measures. In terms of savings, the savings have been reinvested into the maintenance program itself.

**Mr P.C. TINLEY:** So, it actually met the objective of saving \$20 million over three years? I just want a very clear answer on that one if we can.

**Mr D.T. REDMAN:** I am advised that it has.

**Mr P.C. TINLEY:** Okay. Minister, why, in re-letting the contract, did we go from one zone, being the metro zone, to, I think, three zones—correct me if I am wrong? Why was that decision made?

**Mr G. Cash:** I am not aware that we went from one to three; it was one contractor.

**Mr P.C. TINLEY:** Yes.

**Mr G. Cash:** One contractor had the three metropolitan zones last time.

**Mr P.C. TINLEY:** I thank Mr Cash for the clarification; that is good.

Why did the department go for multiple contractors and not just have a single contractor provide the whole metro area?

**Mr D.T. REDMAN:** As in a head contractor? Mr Cash?

**Mr G. Cash:** Each proponent took the opportunity to nominate which zones they wished to apply for.

**Mr P.C. TINLEY:** Sure.

**Mr G. Cash:** We competitively assessed each one, and selected the most suitable candidate.

**Mr P.C. TINLEY:** My question was: was there guidance to say that no one tenderer will get more than one metro zone?

**Mr P. Whyte:** My recollection of the tender that was put out was that the department's preference was to not have a single provider in the metropolitan area.

**Mr P.C. TINLEY:** Why was that, minister?

**Mr D.T. REDMAN:** I am not the minister responsible, so I can either take it or notice or the acting director general can. We are happy to take that on notice to give to the minister.

**Mr P.C. TINLEY:** I am happy to take this as supplementary so that we get a more accurate reason as to why it was gone away from a single provider, but is it not an admission that that was a failed project that did not deliver the outcomes the department was wanting because there was no competitive tension within the biggest market for delivering of this service—\$150 million worth?

**Mr D.T. REDMAN:** I am happy to take that question on notice for the minister.

**The CHAIRMAN:** Is that on notice or supplementary?

**Mr D.T. REDMAN:** It will be as supplementary information for the member for Willagee. To clarify what he is requesting, is it clarity around the decision taken to go for more than a single contractor in the metropolitan area in the recontracting of the head contractor services for maintenance in the Department of Housing's housing stock?

**Mr P.C. TINLEY:** Yes.

[*Supplementary Information No A40.*]

[4.20 pm]

**Mr F.M. LOGAN:** The minister would remember that one of the biggest criticisms of the previous contract with Transfield Services was that subcontractors to Transfield were not being paid on time. I am sure the minister will provide the necessary information in the supplementary information he provides to the member for Willagee's

Ms J. Freeman; Mr Fran Logan; Mr Terry Redman; Mr Peter Watson; Chairman; Mr Paul Miles; Mrs Glenys Godfrey; Mr Peter Tinley

---

question. The Department of Housing actually changed the method of payment to Transfield to weekly—we were informed of that by the previous minister—so that Transfield would be encouraged to pay its subcontractors on time. I think that had only limited success. Has the department heard that similar behaviour is occurring in program maintenance? I have been contacted now by three subcontractors, one of whom has been waiting for five months to be paid.

**Mr D.T. REDMAN:** I might get Mr Cash to make some general comments on the broad performance of the contracts and about the reissuance of the contracts and the nature around key performance indicators in that regard.

**Mr G. Cash:** Under the new contract arrangements we have full sight through to the payment of subcontractors, so that should not be occurring. If the member is able to provide details, we are happy to follow it up.

**Mr F.M. LOGAN:** I will.

I take the minister to significant issues impacting the agency on page 848. A significant issue impacting the agency, which unfortunately is not in here—I question why it is not in here or anywhere in this division —

**Mr D.T. REDMAN:** Can I just clarify what the member is saying? He is taking me to the heading of significant issues and something that is not in there, and he wants to ask me a question on that.

**Mr F.M. LOGAN:** Yes, a significant issue impacting the agency was the purchase of the majority shareholding of a company called Goldmaster Enterprises Pty Ltd.

**The CHAIRMAN:** Member for Cockburn, you probably need to give me a line item.

**Mr F.M. LOGAN:** This is a significant issue impacting the agency.

**The CHAIRMAN:** But it is not in here; that is the only problem.

**Mr F.M. LOGAN:** Madam Chair, the question I am going to put to the department is why it is not in here. I refer to the advice of the Auditor General et cetera on how the budget paper should be structured. I ask the department: why is there not any reference to the \$37 million during the current financial year that has been paid for the purchase of a majority shareholding of the private company called Goldmaster? Why is that not only not referred to as a significant issue impacting the agency, but why is that not referred to at any point? If it is, I would love the minister to point out where it is in the controlled statements.

**Mr D.T. REDMAN:** I can only make the point that it has not shown up in the budget papers specifically because obviously the Housing Authority is big and it has significant turnover and a range of issues, and it was not deemed to be significant enough to hit the budget papers. I will ask the acting director general to comment on the issue the member raises.

**Mr P. Whyte:** The Housing Authority's 88 per cent interest in Goldmaster is reported in the department's annual report, by way of the notes to the annual report.

**Mr F.M. LOGAN:** In a tiny little way.

**The CHAIRMAN:** Member for Cockburn, you need to go through the Chair and not directly to the officer of the department.

**Mr P. Whyte:** In addition, because of that 88 per cent interest, the 2014–15 accounts of Goldmaster will be audited by the Auditor General.

**Mr F.M. LOGAN:** Why is that? At some point in these balance sheets that \$37 million should be accounted for. Can the minister take me to where it is accounted for? It is a \$37 million expenditure by the department, so can the minister take me to the line item where I can find that?

**Mr P. Whyte:** My understanding is that there is no further expenditure in the budget earmarked for the Goldmaster investment. The investment in Goldmaster is in the balance sheet, which is reported in our annual report.

**Mr F.M. LOGAN:** Regardless of the balance sheet, the Department of Housing is the 88 per cent owner of Goldmaster. Last year the department spent \$37 million of its money on it. We have the current year's figures in front of us with the estimated actuals. That \$37 million should be accounted for there. If the minister does not answer that, I will ask the Auditor General.

**Mr D.T. REDMAN:** I will ask Jeremy Hubble to provide some information and clarity on this. Hopefully that will help the member for Cockburn.

**Mr J. Hubble:** The figure will appear in two places. The cash flow for this current financial period and that anticipated in 2015–16 is found on page 858. It is included within all other payments in the cash flow, so it will

Ms J. Freeman; Mr Fran Logan; Mr Terry Redman; Mr Peter Watson; Chairman; Mr Paul Miles; Mrs Glenys Godfrey; Mr Peter Tinley

---

not be transparent or obvious to someone, but that is where the figure is included. The acquisition, as mentioned earlier, is shown in the assets. The authority owns an asset of \$37 million that was purchased in 2013.

**Mr F.M. LOGAN:** Which page is that found on?

**Mr J. Hubble:** It will be in the balance sheet on page 857. Again, it will be in the detail; it will not be able to be seen in the lump sum figures.

**Mr F.M. LOGAN:** Which line item is it found under?

**Mr J. Hubble:** It is found under the non-current assets in the statement of financial position on page 857.

**Mr F.M. LOGAN:** Would that then be listed as “Other” or “Property, plant and equipment”?

**Mr J. Hubble:** I am advised that it is under “Property, plant and equipment”. There is also a loan to Goldmaster of \$13.4 million and that would probably be in the current assets under “Other”.

**Mr F.M. LOGAN:** See, if I ask these questions I do find that there is a line item relating to Goldmaster. That is the reason that I asked the question, minister. It is just that it is hidden. The funding is counted in the line item, so there is the purchase, a loan, and it is recognised as an asset, but there is no mention of it being a significant issue impacting the agency. I do not know of any other department in the Western Australian government that has gone out and bought a private company and not made any acknowledgement of it. As the minister well knows, if this were the private sector, under the Corporations Act the department would be obliged to declare that it had bought a company and have it declared in this information.

**Mr D.T. REDMAN:** I will make a general comment, and there may be other comments from one or two of the advisers here. There is a heap of activity that the Department of Housing engages in in joint venture-type arrangements with the private sector.

**Mr F.M. LOGAN:** That is JVs; it is not buying companies.

**Mr D.T. REDMAN:** The member for Cockburn well knows that there is a significant interaction with the private sector, as there rightly should be, in doing developments and delivering property, social housing, affordable housing and trying to meet the remit that that Department of Housing has to the marketplace. In many cases, it is to the same sort of quantum the member is talking about here in this issue that we are deliberating on now. All of that could not possibly be listed in the budget papers or there would be another three books. Perhaps the acting director general has a comment to make?

**Mr P. Whyte:** Only that Goldmaster itself appears as a note in the balance sheet in the annual report under “investments”. That is where the specific reference to Goldmaster is made.

**Mr F.M. LOGAN:** That is correct; Goldmaster does appear in last year’s annual report as a line item. One would need to go through every single part of that annual report to find it as a tiny little note tucked away at the back, which, along with the fact that there is nothing in here, makes me question why this information is being hidden. I ask, given that one of the prime assets that Goldmaster Enterprises Pty Ltd owns is Stella Village—which, as the minister knows, is not far from my electorate office—how many of those apartments are currently owned by the department and how many are rented out?

[4.30 pm]

**Mr P. Whyte:** There have been three stages in the Stella Village project, and the department has participated in stages 2 and 3. In stage 2, of the apartments at 30–34 Malata Crescent, 26 are social housing and 10 are owned by the department for shared equity. At 21–25 Malata Crescent, 12 apartments were retained for social housing and seven for shared equity. In stage 3, at 17 Malata Crescent, known as Adara, eight apartments were for social housing and six were for shared equity.

**Mr F.M. LOGAN:** I thank Mr Whyte, through the minister. I presume that the other apartments will be sold off.

**Mr D.T. REDMAN:** Sold to market.

**Mr P.C. TINLEY:** I refer to page 856 of budget paper No 2 and the line item “Supplies and services” under the heading “Expenses”; hopefully I am in the right spot. A press release from the minister’s predecessor made reference to bringing in a new IT management system or client management system —

**Mr D.T. REDMAN:** My predecessor?

**Mr P.C. TINLEY:** I am pretty sure. It is Northgate, but the department, anyway, has —

**Mr D.T. REDMAN:** Is the member talking about the previous minister?

**Mr P.C. TINLEY:** It was an announcement by the previous minister about the department, which —

**Mr D.T. REDMAN:** I am assuming it is Hon Bill Marmion, is it?

**The CHAIRMAN:** Member for Willagee, why do you not go through the Chair and then the minister will not be so pernickety in questioning what you are saying.

**Mr P.C. TINLEY:** I would not call him pernickety; he is a precise man!

**The CHAIRMAN:** If you direct it through me, he can ask for clarification through the Chair.

**Mr P.C. TINLEY:** Given that this is estimates, I will ask the minister the question. I think I have the correct name. How much did the Northgate client management IT project cost? Has it been implemented? How much is it saving?

**Mr G. Cash:** We can take that question as a supplementary information question on the cost; I do not have the amount in front of me. In terms of how it is operating, it is implemented and is operating well. There have been challenges in getting a regional workforce of 600 or 700 people used to using a new system, but it is certainly operating and working well. We will see the benefits and efficiencies derived from that in coming months.

**Mr D.T. REDMAN:** Did the member want the other cost on notice?

**Mr P.C. TINLEY:** I will round this out with some further questions and then seek supplementary information so we can tie it all up. Just to confirm, is the project fully rolled out?

**Mr G. Cash:** Yes.

**Mr P.C. TINLEY:** I would like to know how much it has cost to purchase and implement the system and the enabling assets—I am talking about hardware, software and a range of things. It is a global figure, I know, but I would like it broken down by asset class as well, if I can.

**Mr D.T. REDMAN:** Can the member give us an example of asset class?

**Mr P.C. TINLEY:** Hardware, software and the implementation costs for training.

**Mr D.T. REDMAN:** Okay; so three asset classes.

**Mr P.C. TINLEY:** Yes.

**Mr D.T. REDMAN:** We are going to provide by way of supplementary information the cost of the IT system the member for Willagee is talking about, Northgate, broken down into three asset classes: hardware, software, and the cost of implementation and training.

*[Supplementary Information No A41.]*

**Mr F.M. LOGAN:** I refer to page 850 and the first line item, “Rental Housing”, in the table headed “Service Summary”.

**Mr D.T. REDMAN:** Is this page 850?

**Mr F.M. LOGAN:** Yes.

**Mr D.T. REDMAN:** I cannot see any dot points on mine.

**Mr F.M. LOGAN:** Line item 1, “Rental Housing”, under “Service Summary”. This is the cost of services to Homeswest public housing. Can the minister explain why there is a planned \$238.8 million drop-off in service funding to this line item in the forward out years, between 2015–16 and 2018–19?

**Ms G. Kuipers:** There is a reduction of commonwealth government funding for the National Partnership Agreement on Remote Indigenous Housing going to June 2017 and the Remote Area Essential Services program—RAESP—money finishing in June 2016.

**Mr F.M. LOGAN:** Is that a correct answer? This line item is a service summary dealing with rental housing expenditure; it is not to do with capital works.

**Ms G. Kuipers:** The rental housing includes Aboriginal housing expenditure and key service worker expenditure.

**Mr F.M. LOGAN:** Okay. Given the possibility of a further drop-off in the availability of rental housing, have there been any discussions within the department about the privatisation of currently publicly owned rental housing?

**Mr D.T. REDMAN:** No.

**Mr F.M. LOGAN:** I refer to the second paragraph of the second dot point on page 848. It is claimed that the affordable housing strategy has successfully delivered 18 000 homes as at January 2015; in fact, the minister was crowing about that earlier. According to information that has been provided to Parliament during question time

Ms J. Freeman; Mr Fran Logan; Mr Terry Redman; Mr Peter Watson; Chairman; Mr Paul Miles; Mrs Glenys Godfrey; Mr Peter Tinley

---

in the other place in questions without notice 560 and 602, that claim is actually not quite correct. In fact, the information that was given to me when asking about the claim is that the real figure is 13 731, of which the real figure for social housing constructed is 3 894, not the 4 500 referred to in the budget papers. How many new homes have actually been constructed under this strategy?

**Mr D.T. REDMAN:** For the benefit of my advisers, could the member for Cockburn read out the response to that question without notice?

**Mr F.M. LOGAN:** Sure. It was question without notice 602.

**Mr D.T. REDMAN:** Including what the question was.

**Mr F.M. LOGAN:** The question is: given the statements that are made in the dot point I referred to on page 848 about the building of 18 000 new homes as of January 2015, the answer from the minister's department —  
[4.40 pm]

**Mr D.T. REDMAN:** I am asking what was the question that the member asked.

**Mr F.M. LOGAN:** I am just about to get to that. Question without notice 602 states —

I refer to question without notice 560 ...

That was the previous question —

(1) How many dwellings in each of the streams outlined in (1)(a) to (1)(e) —

That is affordable housing —

contribute to the approximately 14 800 dwellings physically constructed as part of the affordable housing strategy since 2010?

The answer states —

- (1) (a) social housing, 3 894;
- (b) discounted private rentals, 2 444;
- (c) shared equity home ownership, 888;
- (d) low deposit loans through Keystart, 5 865; and
- (e) other, 640.

There is a rider at the bottom of the answer that states —

In my answer to question without notice 560, I advised that the figure was approximately 14 800, as a specific figure could not be provided within the time constraints. I can now confirm that the exact figure is 13 731.

That is quite different from what is in the budget papers.

**Mr D.T. REDMAN:** What was the date of that question?

**Mr F.M. LOGAN:** It was 19 May.

**Mr D.T. REDMAN:** I assume that the member is asking about what he sees as a disconnect between a question on notice and comments on this page of the budget papers.

**Mr F.M. LOGAN:** And comments made by the minister in the house just a moment ago.

**Mr D.T. REDMAN:** The director general.

**Mr P. Whyte:** The budget has a figure of 19 170, which includes social housing, public housing and community housing, 4 727; affordable rentals, 52; community housing growth, 166; the National Partnership Agreement on Remote Indigenous Housing, 494; the national rental affordability scheme, 2 392; rental pathways, which was formerly known as the private rental brokerage scheme, 44; and standard low-deposit loans, social lending and shared equity loans through Keystart, 11 295.

**Mr D.T. REDMAN:** That captures all the elements of the affordable housing remit.

**Mr F.M. LOGAN:** What does the minister have to say about the answers that were given on oath to Parliament for the record that have completely different figures from those reported by the department?

**Mr D.T. REDMAN:** The only thing I can think of is that the member is not comparing apples with apples. I am happy to take the question on notice.

**Mr F.M. LOGAN:** Do not worry; we will raise it in Parliament.

**Extract from Hansard**

[ASSEMBLY ESTIMATES COMMITTEE A — Wednesday, 10 June 2015]

p260b-274a

Ms J. Freeman; Mr Fran Logan; Mr Terry Redman; Mr Peter Watson; Chairman; Mr Paul Miles; Mrs Glenys Godfrey; Mr Peter Tinley

---

**Mr D.T. REDMAN:** The member for Cockburn is seeking clarity about the difference in the numbers provided to him in a question without notice —

**Mr F.M. LOGAN:** There were two questions without notice—questions without notice 560 and 602.

**Mr D.T. REDMAN:** We will provide a supplementary response on those two questions from the member for Cockburn and what he raises as the differential between the response to those questions and what has just been reported in response to questions in this estimates hearing.

[*Supplementary Information No A42.*]

**Mr P.C. TINLEY:** I refer to the expenses listed on page 856 of the *Budget Statements*. The minister might have to provide this as supplementary information. There is a longstanding program throughout the housing stock for asbestos removal. I am keen to know how much of the budget allocation has been put towards that program and about the progress of that program.

**Mr D.T. REDMAN:** We will have to provide that by way of supplementary information. To clarify it, the member is asking for the resources that have been allocated to asbestos removal from public housing stock.

**Mr P.C. TINLEY:** Yes, and I imagine that this will flow on from that: I would also like by way of supplementary information the number of dwellings that asbestos has been removed from.

**Mr D.T. REDMAN:** To clarify the question, is the member looking for the ones from which we have physically removed the asbestos or from which we are reducing or taking away the risk?

**Mr P.C. TINLEY:** Both would be better.

**Mr D.T. REDMAN:** Obviously, we will provide the resources applied to a government response to the risk around asbestos-related issues in public housing.

[*Supplementary Information No A43.*]

**The appropriation was recommended.**