

PUBLIC HOUSING — ARMADALE

**270. Dr A.D. Buti to the Minister for Housing:**

- (1) How many Department of Housing properties, including those managed by other agencies, are there in the electorate of Armadale and the City of Armadale?
- (2) What is the ratio of public housing to private housing in the Armadale electorate and the City of Armadale, and how does this compare to all other metropolitan state electorates and other Department of Housing zones?
- (3) How many new properties has the Department of Housing purchased in the electorate of Armadale and the City of Armadale since 2008?
- (4) How many Department of Housing properties in the metropolitan area have been sold since 2008 and in what suburbs where they located?
- (5) Are potential Department of Housing tenants required to provide references when seeking accommodation as with private tenancies, and if not, why not?
- (6) Are Department of Housing tenants required to undergo three/six monthly rent inspections as with private tenancies, and if not, why not?
- (7) When placing tenants, what consideration is given to previous complaints about that property?

**Mr W.R. Marmion replied:**

The Department of Housing advises:

- (1) 1000 in the City of Armadale as at 30 April 2013.
- (2) 3.12% for the City of Armadale as at 30 June 2012. This is a lower presence for public housing than the majority of local government authorities in the metropolitan area.
- (3) 118 dwellings for social housing in the City of Armadale since 2008. All of these properties were also in the Armadale Electorate.
- (4) 538. [See paper 397.]
- (5) No. Many clients require access to social housing through the Department as a last resort because they have no other viable housing options. If the Department required tenant references it would place unfair discrimination against clients who have a right to access affordable, safe and sustainable housing.
- (6) No. Annual inspections are conducted at all tenancies.
- (7) The Department allocates available properties to the next applicant on the waiting list for that property and location. In accordance with the *Equal Opportunity Act 1984*, it is unlawful for the Department of Housing ‘to discriminate against another person by deferring their application for accommodation or lower their order of precedence in any list of applicants for that accommodation.’ In addition, when making an allocation the Department cannot make preconceived judgements about an applicant’s future tenancy.