

**SOCIAL HOUSING — NORTH BEACH SITE**

*Statement by Minister for Housing*

**MR J.N. CAREY (Perth — Minister for Housing)** [1.11 pm]: I rise to inform the house on the progress of the North Beach redevelopment. The North Beach site is a derelict and ageing former public housing site that was originally developed more than 40 years ago and is set for demolition. This site represents an example of some of the challenges we face with ageing stock across the system and the difficult decisions that we as a government face. The site contained a mix of 45 ageing social housing dwellings, including three single houses, 36 townhouses and six vacant lots. Our government has inherited significant ageing stock that requires investment to lengthen its time frame. Our government has been moving to an integrated model of public housing across a number of suburbs while ensuring that we continue to boost social housing stock.

The demolition will make way for a future urban renewal project that will revitalise and improve the precinct while also providing a boost to social housing supply. The site is well located near the beach, transport, schools, public open space and other amenities, and it presents a strategic redevelopment opportunity to deliver new housing stock. The urban renewal project has involved a long-term program of work including the relocations of existing tenants and home owners, which has been a complex undertaking. As part of this process, the Department of Communities has negotiated and settled with the last remaining private owner on the purchase of their property to ensure that the department owns 100 per cent of the site before the project can begin. I am pleased to provide this update as a tender for the demolition of the site has opened today with the demolition works set to be completed in 2023.

Upon completion of the demolition works, the two-hectare site will be released to market and will include a mix of social, affordable and private housing, thus revitalising the site. The community housing sector and development industry will then be invited to express their interest in developing the site to achieve a residential development that will improve the quality, affordability, diversity and amenity of housing stock in the suburb. This is an example of just one of the projects that are happening across the state through our \$2.4 billion investment in social housing and homelessness.