

HOUSING — TRANSPORT HUBS

209. MR S.J. PRICE to the Minister for Housing:

I refer to the McGowan Labor government's commitment to creating a diverse range of housing options for Western Australians.

- (1) Can the minister outline to the house how this government's record housing investment is delivering affordable housing within Metronet precincts?
- (2) Can the minister advise the house whether he is aware of anyone who opposes building new houses near transport hubs?

Mr J.N. CAREY replied:

I thank the member for his question.

- (1)–(2) As members would be aware, very clearly we are ambitious about driving greater infill and density, particularly around transport hubs. We understand that if we want healthy and well-connected communities, we need infill and density that is accessible to public transport. As the Minister for Transport has repeatedly outlined, we are making an incredible investment in our public transport system. That is why our government is using a vast number of levers to encourage a mix of affordable social housing in Western Australia. We have created the housing diversity pipeline, which is identifying lazy land, particularly close to transport hubs like in Redcliffe. We are going out to the market and seeing what private and community houses can provide. We are going through the assessment of that land right now.

We are bringing in the build-to-rent tax exemption to encourage affordable rentals. We have also brought in a 100 per cent stamp duty rebate for affordable apartments at \$500 000 and under and tapering up above that price. We have created the new Keystart urban infill product, which is a particular loan product that goes towards encouraging people to buy affordable apartments. We have created the new infrastructure fund, which is in part funding and assisting developers to build affordable infill, again, close to Metronet hubs. We have also announced our planning reforms, which are about streamlining so that we can get that medium to high-density housing built, because we understand that planning approvals create cost hurdles.

These are all reforms that our government is undertaking to accelerate the delivery of affordable apartments. I note this difference to the opposition; it does not support the planning reform. I also note that this opposition has no housing policy. Six years—no housing policy. Actually, we saw it last week. It hauled out to North Beach, a complex that it could not deal with in its eight years of government. It bought a few properties and threw up its hands. The opposition housing spokesperson was asked by the Channel Seven journalist, “How would you do it quicker?” There was radio silence. In fact, the silence was so embarrassing that the leader of the Liberals had to step in. I have stepped in puddles that are deeper than the opposition's policy framework! It has no policy substance. It criticised our reforms. On Sunday, it criticised our spot purchasing program. I repeat: it criticised our spot purchasing program. But consistently before then, it has called on us to embrace spot purchasing. This opposition has no policy depth and no policies that constantly contradicts itself. We clearly have a reform agenda. We are driving that reform agenda to accelerate the delivery of social and affordable housing in Western Australia.