

SOCIAL HOUSING — UNDERUSED GOVERNMENT LAND

561. Ms C.M. ROWE to the Minister for Housing:

Before I ask my question, on behalf the member for Swan Hills I wish to acknowledge the student leaders from Herne Hill Primary School. Welcome to Parliament.

I refer to the McGowan Labor government's commitment to deliver more social housing, including its \$2.4 billion investment in social housing and homelessness measures.

- (1) Can the minister update the house on this government's efforts in unlocking underused state government land across Western Australia?
- (2) Can the minister outline to the house how these efforts will help to deliver more social and affordable housing opportunities for Western Australians?

Mr J.N. CAREY replied:

I thank the member for her question.

- (1)–(2) I have said in this house many times that our government is using every lever it can to accelerate the delivery of social housing and housing in general in Western Australia. Of course, in our most recent budget, we announced new reforms for boosting housing supply. Those reforms are on top of our \$2.4 billion program in housing and homelessness, which includes the delivery of 3 300 homes. Those reforms include a 50 per cent concession for build to rent, to encourage the build-to-rent sector in Western Australia, particularly encouraging not only rentals for workers' accommodation, but also affordable rentals. We announced a 100 per cent rebate for stamp duty for affordable apartments. We also created an urban infill product with Keystart to encourage new buyers into the infill market. Those reforms and that work also builds on our planning reforms, because we know that there have been more recent reports about local government being a hurdle to developing housing supply.

Another key area is utilising lazy government land. Our government has been working hard to identify landholdings that could be used to boost affordable housing, workers' accommodation and social housing. As a result, we have created the housing diversity pipeline, which will identify key locations and sites in both regional Western Australia and metropolitan Perth. We are now moving through to the next stage. Recently, the Minister for Planning and I were in Mt Lawley where we are moving to the next stage of nine sites—eight in the city and one in Busselton. These sites offer a real opportunity to deliver a dividend, whether it is for ground leases, build to rent or discounted land. There are plenty of flexible opportunities to deliver housing.

I want to say that it is fantastic to see both the social housing sector and the construction and housing sector welcome this new pipeline. Kieran Wong from Shelter WA said, in particular, that the minimum of 20 per cent social housing is fantastic. The Urban Development Institute of Australia said that the development industry likes the plan and that we need projects that can be delivered over the medium to long term. The Master Builders Association said that what is most important to the MBA in the pipeline will be a major contributor for delivering social housing.

We are thinking beyond this boom. We are doing the work now. We are doing the planning reform and getting these sites ready to create a pipeline of work. Therefore, it was very disappointing to hear one lone voice attacking the measure.

Several members interjected.

Mr J.N. CAREY: The one lone voice was not the construction and housing sector or the social housing welfare sector; it was Hon Steve "Policy-free Zone" Martin, who offers not one solution from the opposition. The opposition attacks, attacks and attacks, but what is interesting is that it is a lone voice. The social housing sector, the community housing sector and the construction housing sector tell us that we need these reforms and this pipeline of work. Although the opposition will continue to attack and have no policy solutions—we cannot find any on its website—our government will not only continue to pursue taxation and planning reform, but also identify lazy land to boost housing supply in Western Australia.