

DevelopmentWA —

Mr D.A.E. Scaife, Chair.

Mr J.N. Carey, Minister for Lands.

Mr D. Mudford, Acting Chief Executive Officer.

Mrs F. Barclay, Chief Financial Officer.

Ms C. Comrie, Chief of Staff, Minister for Lands.

Mr C. Ward, Policy Adviser.

[Witnesses introduced.]

The CHAIR: This estimates committee will be reported by Hansard. The daily proof *Hansard* will be available online as soon as possible within two business days. Questions must relate to the operations and budget of the off-budget authority. The chair will allow as many questions as possible. Questions and answers should be short and to the point.

A minister may agree to provide supplementary information to the committee. I will ask the minister to clearly indicate what information they agree to provide and will then allocate a reference number. Supplementary information should be provided to the principal clerk by noon on Friday, 2 June 2023. If a minister suggests that a matter be put on notice, members should use the online questions on notice system to submit their questions.

I give the call to the member for Vasse.

Ms L. METTAM: I refer to page 753 of budget paper No 2 and the significant issue of responding to the state's social and affordable housing needs and that DevelopmentWA is pursuing delivery of one and two-bedroom homes, which the minister referred to earlier, that are aligned to the needs of people seeking social and affordable housing in proximity to services and major transport precincts. Can the minister explain how this is being achieved and where these homes are being developed?

Mr J.N. CAREY: There is one way that I think has always been established, and that has been through joint venture partners. DevelopmentWA will do those and lots will be allocated to social housing that Communities will build on. The second way is the diversity housing pipeline. This is new for DevelopmentWA. I talked about the subcommittee of cabinet. My one message to future governments is to keep housing and lands portfolios with the same minister, because land and DevelopmentWA are a critical part of getting social housing done. Effectively, DevelopmentWA, with Communities, is assisting us as part of the housing diversity project to identify projects for which it has oversight to deliver. This is new for government to do a housing diversity pipeline. We are also seeking National Housing Finance and Investment Corporation funds. Since I have been the Minister for Lands, we have really done this big push for part of DevelopmentWA's key functions to look at how it can use its development potential to create social housing, so it is via the housing diversity pipeline. I might ask the acting director general to say few more words.

Mr D. Mudford: I agree with the minister's comments. We are actively looking at identifying land parcels that DevelopmentWA has that could be suitable for one and two-bedroom accommodation or townhouse-style accommodation, and then trying to work with community housing providers, the Department of Communities and NHFIC funding to look at packaging together opportunities to get those developments off the ground. We have identified some pipeline projects and landholdings that we have; now we are looking to piece together how the funding model works for that and how community housing providers tap into that.

Mr J.N. CAREY: This is new in that it is effectively build to rent. We could give the land freehold, so DevelopmentWA may build the project and then a community housing partners with it. A builder comes along, then we hand over the keys, and we have a mix. As the member would be aware, we have asked in the diversity pipeline for one in five, because that enables the viability of the project. This is a longer term piece of work, but the aim is that if we get one project up, it shows its success and we can build on it. We will also be using the social housing fund. The social housing fund will assist with some funding. We may provide the land, and then it is built with a community housing provider, and it obtains funds from us, as well as NHFIC plus its own philanthropic funds.

Ms L. METTAM: Where are the priority locations? Where are they going to?

Mr J.N. CAREY: Some of them are on the record. For example, there is Subiaco east for which we will go out soon. That is a particular project. There is Smith Street, but that is being done under the Department of Communities. I want to be very clear that we are looking at which agencies they are. It could either be DevelopmentWA or the Department of Communities, but generally the trend will be DevelopmentWA.

Ms L. METTAM: What locations are being looked at in regional areas?

Mr J.N. CAREY: The member for Vasse may be aware that there is one in her electorate as part of the housing diversity pipeline.

Ms L. METTAM: In Brown Street?

Mr J.N. CAREY: Yes—in Busselton. That is currently being assessed. We will seek other regional opportunities, but it is harder because these are density developments. They will be different levels so it does not mean someone will get a seven-storey in Busselton, although I am sure that it is one the member would like, because these tend towards density developments.

The CHAIR: That completes the examination of DevelopmentWA.

Committee adjourned at 10.00 pm
