

HOUSING AUTHORITY — TENANCIES — MARKET VALUE

258. Hon STEPHEN DAWSON to the Minister for Housing:

I refer to Housing Authority properties in Hedland.

- (1) How is the market value rent for authority dwellings in Port and South Hedland determined and how often is the market value reviewed?
- (2) Can the minister confirm that if an authority tenant fails to pay their rent, they are billed for the market value until they start paying again?
- (3) Is the minister aware that the authority currently has properties with market values up to four times higher than private rentals available in Hedland?
- (4) If yes to (3), will the minister ask the authority to review the market values as a matter of urgency; and, if not, why not?

Hon COL HOLT replied:

I thank the member for some notice of this question.

- (1) Market rents for public housing are obtained from the Valuer-General annually. Market rents for key worker housing are also determined by the Valuer-General. Government regional officers' housing market rents are provided under a contract with a licensed valuer and are applied annually. The Housing Authority rents some properties on the private market, and the rent for these properties is set in conjunction with local real estate agents.
- (2) No. Rents for all public housing tenants are set at 25 per cent of total household assessable income or the market rent, whichever is the lower amount. When a tenant fails to provide current income details, they may have their rental subsidy cancelled and be charged market rent until such time as they can demonstrate eligibility for a subsidy.
- (3) No.
- (4) The Housing Authority has received updated valuations from the Valuer-General's office reflecting 2015 values. The data is currently being validated on a property-by-property basis. The Housing Authority is implementing these updates.