

OSPREY KEY WORKER VILLAGE

763. Hon STEPHEN DAWSON to the Minister for Housing:

I refer to rents set at Osprey Village in South Hedland.

- (1) Were tenants advised that a rent review would be undertaken in April; and, if so, why has no update on this review been communicated to tenants?
- (2) What agreement was made with tenants regarding subsidised rents and have all agreements on subsidies been met?
- (3) What is the current average rental value for like properties in the area and how does this compare with rents being charged to residents at Osprey Village?
- (4) Are residents currently being charged fair market rent for their homes in Osprey Village?

Hon COL HOLT replied:

I thank the honourable member for some notice of the question.

- (1) At present, rent reviews are being undertaken twice yearly. Tenants were advised via communication from village management that in April 2015 rents were being maintained at the level set in October 2014. The next rent review is due in October 2015; however, the Department of Housing has decided to review market rents as at 1 July 2015.
- (2) All residents of the village have signed occupancy agreements for fixed-term tenancies at fixed rental rates. Ordinarily, these would apply for the duration of the rental agreements. However, Housing has decided to review rents on a more regular basis. More than 95 per cent of occupants at the village are currently paying subsidised below-market rents under these agreements. The remaining five per cent are paying market rents in accordance with their fixed-term occupancy agreements based on rents set in October 2014.
- (3) The Hedland property market is dynamic and the village represents unique lifestyle accommodation in the town. At the Department of Housing's request, Landgate is undertaking a review of Osprey Village rents as at 1 July 2015. Rents will be determined by the Valuer-General in accordance with accepted valuation standards. Housing has also asked the Valuer-General to confirm whether the rents have changed materially since April 2015.
- (4) The highest priority key workers in the village represent more than 95 per cent of occupants. All of these households are currently paying subsidised below-market rents under existing fixed-term tenancy agreements.