

JANUBURU SIX SEASONS DEVELOPMENT, BROOME - PRICE OF LOTS

3515. Hon Ken Baston to the Parliamentary Secretary representing the Minister for Planning and Infrastructure

I refer to the brochure 'Sustainability and LandCorp' which states -

- (a) that 'there is a commitment to view all of our projects from the various dimensions demanded by sustainability';
- (b) that LandCorp's performance will become synonymous with 'leading through demonstration'; and
- (c) that LandCorp has 'a commitment to balanced financial, social and environmental outcomes',

and I ask -

How does the Minister reconcile these commitments, and the fact that the Government's Sustainability Strategy strongly embraces affordability, to claims by Broome developers that the prices allocated to blocks in LandCorp's 'Six Seasons' development exceed the price of other similar lots in Broome by at least \$20 000?

Hon ADELE FARINA replied:

The prices for the 49 blocks in the first release of stage one of Januburu Six Seasons ranged from \$188,000 to \$230,000. The pricing approach was based on sound advice from independent private sector valuers and the Valuer General's Office. In reviewing the pricing it must be recognised there has not been a residential release like this in the area of the Januburu Six Seasons subdivision for some years. LandCorp researched a sample of recent sales in Broome, which indicated that rates per square metre in the Januburu Six Seasons estate are up to 10 per cent below those achieved for private lot sales. However, it is acknowledged that direct comparisons are difficult and need to have regard to a range of factors including location and the level of amenity. LandCorp is addressing affordability by alleviating pressure on land supply in Broome, providing a range of lots sizes including group dwelling sites and allocating lots for the Department of Housing and Works for social housing. The design guidelines for the Januburu Six Seasons estate encourage sustainability, with rebates available from LandCorp for sustainable building features such as tinted external glazing and louvred windows. The Minister for Planning and Infrastructure announced in Broome on the day of the first ballot that as a result of the high level of interest in stage one at Januburu Six Seasons, LandCorp is proceeding to develop 65 additional lots in stage two for sale in September this year.