

HOUSING — ROOF REPAIRS — UNIT 15, 16 KOOYAR BEND, DALYELLUP

1477. Hon Dr Steve Thomas to the minister representing the Minister for Housing:

I refer to urgently need repairs to unit 15, 16 Kooyar Bend, Dalyellup to fix a leaking roof, and I ask:

- (a) how long has the Department of Communities been aware that the roof leaks in this unit;
- (b) what efforts to fix the leak have been made to date;
- (c) what was the engineering solution identified back in November 2022 to fix the problem;
- (d) was a commitment given to fix the issue prior to this winter;
- (e) when will the roof leak be repaired;
- (f) was the leak reported to the Department prior to the current tenant taking over the residence over two years ago; and
- (g) when was the leak first reported to the managers of the unit?

Hon Jackie Jarvis replied:

- (a) and (f)–(g) Prior to the current tenant commencing their tenancy on 24 November 2020, two separate roof leaks were reported to the Department of Communities (Communities) by a previous tenant and subsequently repaired. The current tenant reported a roof leak in May 2021.
- (b) Communities is committed to providing safe, secure and appropriate housing for its tenants. Communities seeks to address all maintenance in a responsive and timely manner, with safety concerns addressed as a priority. As at 27 June 2023, the following works have been completed at the property:
 - A roof inspection by a structural engineer to provide a report on required works to rectify the roof leak.
 - Installation of new roof flashing.
 - Installation of new gutters and downpipes.
 - Waterproofing of existing roof penetrations in the area of the leak.
 - Inspection of mould and damp throughout the property including remedial works to remove excess moisture from the property and investigation into the likely causes of the water ingress.
- (c) A structural engineer conducted a site visit with the scope of works including several components to provide a long-term resolution of the leak, including:
 - Replacement of roof sheeting.
 - Reframing and resealing of roof sheets including new flashing.
 - Waterproofing to exposed areas to stop water penetration.
- (d)–(e) Communities' public housing maintenance is delivered through head contractor arrangements, using the services of five head contractors across eleven metropolitan and country regions Statewide. The timeline for completion of works is contingent on several factors including the extent of required works, availability of materials and labour and weather conditions.

Communities has awarded a contract to undertake the required repairs. Due to the specialised nature of the works and restricted contractors available, works are scheduled to commence on 4 August 2023. Works remain subject to contractor and material availability, as well as fine weather conditions that make it safe for contractors to access the roof.