

PUBLIC HOUSING — OCCUPANCY AND TURNAROUND TIMES

1274. Hon Dr Brad Pettitt to the minister representing the Minister for Housing:

For each of the 2020, 2021 and 2022 calendar years, with respect to public housing properties managed by the State Government:

- (a) what was the occupancy rate of all properties, broken down by region and property type;
- (b) what was the median and average turnaround time to relet a vacated, tenantable property; and
- (c) what was the median and average turnaround time to complete works and let an non-tenantable property?

Hon Jackie Jarvis replied:

- (a) The Department of Communities (Communities) maintains a significant property portfolio and manages it to best meet the needs of the community and ensure that public housing properties are safe, habitable, and functional in accordance with tenants' needs.

Occupancy rate is always a single point in time number that fluctuates for a range of reasons. Properties may be awaiting acceptance of offers from applicants or undergoing maintenance repairs or refurbishment prior to new occupants moving in. This also includes properties that have been spot purchased, which may require refurbishment to be brought up to clean, safe and working order.

Levels of occupancy fluctuate by region for a range of reasons including areas where there are higher levels of ageing stock or where stock is located in areas of low demand.

Between 31 December 2020 and 31 December 2022, Communities has increased State-wide occupancy.

Public Housing State-wide Stock, By Region — as at 31 December 2020		
Region	Occupied	Returning Voids
1 North Metro	11,236	157
2 South Metro	6,684	89
3 East Metro	6,310	125
4 Great Southern	1,067	36
5 Southwest	2,360	57
6 Goldfields	903	73
7 Midwest/Gascoyne	1,443	134
8 Pilbara	1,260	87
A West Kimberley	1,174	49
B Wheatbelt	966	36
C East Kimberley	573	22
Total	33,976	865

Public Housing State-wide Stock, By Region — as at 31 December 2021		
Region	Occupied	Returning Voids
1 North Metro	11,200	245
2 South Metro	6,602	168
3 East Metro	6,310	146
4 Great Southern	1,074	30
5 Southwest	2,346	73
6 Goldfields	845	135
7 Midwest/Gascoyne	1,442	165
8 Pilbara	1,247	95
A West Kimberley	1,171	47
B Wheatbelt	958	41

C East Kimberley	563	33
Total	33,758	1,178

Public Housing State-wide Stock, By Region — as at 31 December 2022		
Region	Occupied	Returning Voids
1 North Metro	11,388	351
2 South Metro	6,659	250
3 East Metro	6,403	164
4 Great Southern	1,095	29
5 Southwest	2,363	61
6 Goldfields	862	115
7 Midwest/Gascoyne	1,447	198
8 Pilbara	1,238	148
A West Kimberley	1,172	46
B Wheatbelt	965	46
C East Kimberley	579	29
Total	34,171	1,437

Occupied: Includes Occupied and Other Use Properties. Other Use: Include externally managed properties and tenancies. Data does not include non- returning voids (vacant) as these dwellings are not returning to stock to be tenanted.

- (b) As recently released in the recent Productivity Commission's Report on Government Services 2023 (www.pc.gov.au/ongoing/report-on-government-services/2023) the average times for re-let in Western Australia in:

2021–22 was 34.7 days
2020–21 was 36.8 days
2019–20 was 40.5 days
2018–19 was 35.6 days
2017–18 was 29.8 days

- (c) Non-tenantable properties, for example where there is significant damage and are beyond economical repair are removed from the relet process and considered for redevelopment. It should be noted that disposals are at historic lows.