



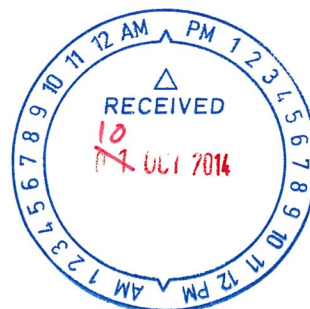
PUBLIC

20/10/14

## MINISTER FOR MINES & PETROLEUM; HOUSING

Our Ref: 42-32536/6

Hon Ken Travers MLC  
Chair  
Standing Committee on Estimates and Financial Operations  
Parliament House  
PERTH WA 6000



Dear Mr Travers

Thank you for your letter requesting clarification of several items included in the Department of Housing's response following the 2014-15 Estimates Hearings on 23 July 2014.

Please see clarifications to the questions raised below:

	ADDRESS	PURCHASE / ACQUISITION DATE	LISTED ASSET VALUE
1.	2 STOKES ST, MULLEWA	30/11/1973	\$42,700.00
2.	2 TORWOOD ST, MULLEWA	16/10/1978	\$61,500.00
3.	3 CARSON ST, MULLEWA	12/08/1988	\$76,000.00
4.	3 OBRIEN ST, MULLEWA	23/09/1974	\$33,200.00
5.	4 TURLEY ST, MULLEWA	30/11/1973	\$37,900.00
6.	5 CARSON ST, MULLEWA	23/02/1959	\$47,500.00
7.	5 OBRIEN ST, MULLEWA	8/07/1974	\$33,200.00
8.	7 CARSON ST, MULLEWA	2/02/1959	\$47,500.00

	ADDRESS	PURCHASE / ACQUISITION DATE	LISTED ASSET VALUE
9.	8 MOLSTER ST, MULLEWA	20/08/1962	\$20,000.00
10.	10 DALGETY ST, MULLEWA	22/05/1968	\$30,400.00
11.	10 TURLEY ST, MULLEWA	30/11/1973	\$33,200.00
12.	19 MAIN ST, MULLEWA	21/05/1980	\$71,000.00
13.	21 MAIN ST, MULLEWA	24/10/1966	\$42,900.00
14.	26 DONEY ST, MULLEWA	23/06/1980	\$47,000.00
15.	28 LANGFORD ST, MULLEWA	21/05/1980	\$42,300.00
16.	37 DONEY ST, MULLEWA	21/05/1980	\$43,200.00
17.	38 STOCK ST, MULLEWA	30/11/1973	\$42,700.00
18.	41 DONEY ST, MULLEWA	29/09/1983	\$45,100.00
19.	42 MALEY ST, MULLEWA	21/05/1980	\$67,000.00
20.	46 MALEY ST, MULLEWA	13/02/1995	\$67,000.00
21.	50 MALEY ST, MULLEWA	13/02/1995	\$67,000.00
22.	50 STOCK ST, MULLEWA	8/07/1974	\$37,900.00

	ADDRESS	PURCHASE / ACQUISITION DATE	LISTED ASSET VALUE
23.	54 MALEY ST, MULLEWA	13/02/1995	\$76,500.00
24.	70 JOSE ST, MULLEWA	13/08/1953	\$52,000.00
25.	1/35 KEEFFE ST, MULLEWA	17/04/1984	\$36,200.00
26.	2/35 KEEFFE ST, MULLEWA	17/04/1984	\$36,200.00
27.	3/35 KEEFFE ST, MULLEWA	17/04/1984	\$36,200.00
28.	4/35 KEEFFE ST, MULLEWA	17/04/1984	\$36,200.00
29.	5/35 KEEFFE ST, MULLEWA	17/04/1984	\$36,200.00
30.	69 JOSE ST, MULLEWA	19/03/1999	\$116,000.00
31.	8 MITCHELL ST, MULLEWA	22/11/2006	\$133,000.00
32.	32 BURGESS ST, MULLEWA	21/12/2010	\$6,480.00
33.	34 SHORT ST, MULLEWA	30/05/2013	\$80,500.00

The asterisk is a typographical error.

Property 32 is a shared equity property. The property value is the proportion of the Department's ownership of the property.

The value stated for property 33 was a typographical error. The listed asset value is \$80,500 as reflected in the previous table.

This is a typographical error. 34 properties were identified in 2013-14.

The Department is unable to provide the committee a detailed scope of works for each property without diverting significant resources to manually confirm the scope of works for each job order, tender and quote from July 2010 to June 2014.

The maintenance categories in Attachment 3 are as follows:

**Buy-In** – This budget category is for essential maintenance on spot purchased properties prior to tenant occupation.

**Cyclical** – This budget category is for long term asset maintenance on a property-by-property basis in accordance with the Strategic Asset Management Framework and budget allocation.

**Day to Day** – This budget category manages reactive and essential repair works required to a property or complex whilst the tenant remains in occupation.

**Estates** – This budget category manages repairs to all common areas of complexes and apartment blocks within a set program.

**Improvements** – This budget category manages capital investment to the property on items that have not existed previously or are being improved due to age and condition.

**Insurance** – This budget category has been identified as two sub-categories and manages damage to a property or complex when the following occurs:

**Non Recoverable (INR)** – This code is used for Storm/Cyclone, Accidental, Fire, Vandalism or Theft.

**Recoverable (IRI)** – This code is used when the perpetrator is known and action taken to recover monies from repairs undertaken.

**Planned** – This budget category manages properties requiring life-cycle upgrades within a set program.

**Planned Vacated** – This budget category manages properties requiring life-cycle upgrades within a set program whilst the property is vacant.

**Vacated** – This budget category manages repair and replacement (fair, wear and tear) works required to a property whilst not occupied.

\$581,000 is approved for expenditure in the Mullewa area in 2014-15: \$406,000 has been allocated to recladding and upgrading amenities. The scope of works includes external recladding, external painting and upgrading security barrier doors.

\$175,000 has been allocated to renew and sink septic systems at eight properties. The scope of works includes decommissioning and removal of existing septic system and installation of new septic systems and leach drains.

Scope of Works		
External Paints	Mullewa, Yalgoo, Cue – The number of properties are yet to be determined.	\$125,000
Remove/Reclad	Mullewa x 3 properties	\$231,000
Security Upgrade	Mullewa – The number of properties are yet to be determined..	\$50,000
Upgrade Septic	Mullewa x 8 properties	\$175,000
<b>TOTAL</b>		<b>\$581,000</b>

As of 24 September 2014, the Department had **nine** applications listed for assistance in Mullewa. Of the nine applications:

1. Seven are transfer applications comprising:
  - i. Three adults and one child
  - ii. One adult and two children
  - iii. One adult and one child
  - iv. Two adults and one child
  - v. One adult and three children
  - vi. Two adults and three children
  - vii. One adult and one child
2. Two are new housing applications comprising:
  - i. One adult and three children
  - ii. Two adults

The policy requires that applicants must declare their ongoing eligibility and meet asset and income eligibility limits to remain on the waiting list. The policy relating to the withdrawal of housing applications was developed in consultation with the Equal Opportunity Commission. The Department reviews tenants eligibility on application for housing, on allocation of housing and annually however reviews can be initiated as required.

Where applicants do not return the Annual Housing Application Review form and where the Department is unable to contact the applicants to determine their ongoing eligibility, their application for housing will be withdrawn.

If approximately 45 days after the Annual Housing Application Review form has been posted but not returned, the Department makes three attempts to contact the applicant. The Department's procedures suggest using the following means:

- Personal contact via telephone
- Contact details recorded on file
- Through next of kin
- Check if the applicant has a bond assistance loan and can be contacted via a private real estate agent or landlord
- Check with local community agencies and/or advocates
- Search the White Pages and other resources including internet search engines.

If after three attempts, the Department is unable to contact the applicant and determine their ongoing eligibility, the application will be withdrawn. The applicant has the right to appeal a decision to withdraw their application within 12 months of the withdrawn decision.

I trust this information is of assistance.

Yours sincerely



**HON BILL MARMION MLA  
MINISTER FOR MINES AND PETROLEUM; HOUSING**

7 OCT 2014