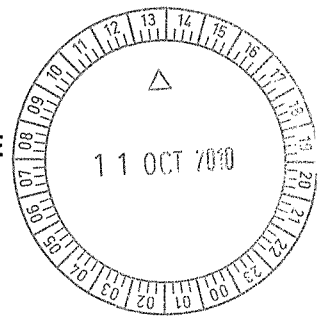


ESTIMATES AND FINANCIAL OPERATIONS COMMITTEE



Monday 20 September 2010

Housing Authority (Department of Housing)

Supplementary Information A1.: Hon Liz Behjat referred to the first dot point under "Significant Issues Impacting the Agency" on page 905 of the 2010-11 State Budget papers and asked for an update since April 2010 to now on the figures for High Value Sales as to whether any more properties have been sold and spot purchased. Hon Liz Behjat also asked for the dollar value of the vacant land that was sold and the location of properties and vacant land sold.

Hon Ljiljanna Ravlich asked, in relation to the High Value Sales program, the locations of the properties that are awaiting sale and the properties that have been spot purchased.

Answer: Four properties have been sold and 15 purchased since April 2010. The value of vacant land sold is \$2.14m.

Sales and purchasing details for the High Value Sales program are provided in Attachment 1.

High Value Properties

At 31/08/2010

ATTACHMENT 1

Sold & Settled

| Street No | Street Name | Street Type | District Name | Settlement Date | Proceeds | BR |
|--------------------|-------------|-------------|--|-----------------|----------------------|----------------------|
| 4 | ACKLAND | WAY | COTTESLOE | 1-Jul-09 | \$ 1,400,000 | 2 |
| 26 | JIMBELL | ST | MOSMAN PARK | 29-Sep-09 | \$ 1,080,000 | 4 |
| 6 | LANTANA | AV | MOUNT CLAREMONT | 30-Sep-09 | \$ 1,065,000 | 2 |
| 2 | STRICKLAND | ST | MOUNT CLAREMONT | 20-Oct-09 | \$ 1,275,000 | 3 |
| 20 | LONDON | WAY | MOUNT CLAREMONT | 11-Nov-09 | \$ 925,000 | 3 |
| 12 | STRICKLAND | ST | MOUNT CLAREMONT | 12-Nov-09 | \$ 1,200,000 | 2 |
| 24 | MANNING | ST | MOSMAN PARK | 27-Nov-09 | \$ 1,050,000 | 3 |
| 25 | LISLE | ST | MOUNT CLAREMONT | 7-Dec-09 | \$ 1,090,000 | Land |
| 23 | LISLE | ST | MOUNT CLAREMONT | 8-Dec-09 | \$ 1,050,000 | Land |
| 88 | WELLINGTON | ST | MOSMAN PARK | 7-Jan-10 | \$ 807,500 | 2 |
| 6 | TRUMPER | RD | MANNING | 2-Mar-10 | \$ 935,000 | 3 |
| 94 | MANNING | RD | MANNING | 8-Mar-10 | \$ 701,000 | 3 |
| 6 | GRIFFIN | CR | MANNING | 24-Mar-10 | \$ 725,000 | 2 |
| 5 | ONSLow | ST | FREMANTLE | 27-Apr-10 | \$ 750,000 | 3 |
| 67 | CANAVAN | CR | MANNING | 7-May-10 | \$ 805,000 | 3 |
| 194 | WILDING ST | ST | DOUBLEVIEW | 9-Jun-10 | \$ 695,000 | 2 |
| 31 | LANGLEY | CR | INNALOO | 16-Jun-10 | \$ 690,000 | 2 |
| 161 | ALFRED | RD | MOUNT CLAREMONT | 8-Jul-10 | \$ 1,025,000 | 4 |
| | | | | | Value | \$ 17,268,500 |
| Total Count | | 18 | Less previously committed to projects (Cottesloe sale) | | \$ 1,400,000 | 43 |
| | | | | | Net Available | \$ 15,868,500 |

Sold Awaiting Settlement

| Street No | Street Name | Street Type | District Name | Est. Settlement Date | Proceeds | BR |
|-----------|-------------|-------------|---------------|----------------------|------------|----|
| 36 | FARRIS | ST | INNALOO | TBA | \$ 740,000 | 3 |

On Market

| Street No | Street Name | Street Type | District Name | Notes | BR |
|-----------|-----------------|-------------|---------------|---|-----------|
| 4A & 4B | LANGLEY | PL | INNALOO | Passed in at auction 24 July 2010 - on market | 4 (2x2br) |
| 216 | WOODSIDE | ST | DOUBLEVIEW | Passed in at auction 14 August 2010 - on market | 3 |
| 214 | NEWBOROUGH | ST | KARRINYUP | Passed in at auction 7 August 2010 - on market | 3 |
| 32 | JIMBELL | ST | MOSMAN PARK | Passed in at auction 21 August 2010 - on market | 3 |
| 89 | GRAND PROMENADE | | KARRINYUP | Passed in at auction 24 July 2010 | Land |
| 116 | HERBERT | ST | DOUBLEVIEW | Awaiting auction date | Land |
| 118 | HERBERT | ST | DOUBLEVIEW | Awaiting auction date | Land |

13

Spot Purchases Funded from Sales

| Street No | Street Name | Street Type | District Name | Settlement Date | Purchase Price | Bedroom Number |
|--------------------|----------------|-------------|----------------|-----------------|----------------------|----------------|
| 12 | BARCROFT | CT | ATWELL | 23/04/2010 | \$ 465,000 | 4 |
| 4/15 | MOORE | GDNS | KARDINYA | 22/04/2010 | \$ 410,000 | 3 |
| 2 | BURNEY | CT | KARDINYA | 14/05/2010 | \$ 395,000 | 2 |
| 6 | TONGAROO | BVD | SUCCESS | 3/05/2010 | \$ 479,000 | 4 |
| 13 | STAINER | AV | ROCKINGHAM | 27/04/2010 | \$ 500,000 | 5 |
| 4/42-44 | NORMAN | ST | ST JAMES | 27/04/2010 | \$ 390,000 | 2 |
| 214 | LAKEY | ST | SOUTHERN RIVER | 10/05/2010 | \$ 490,000 | 5 |
| 9A | CONDIL | WY | SUCCESS | 4/06/2010 | \$ 410,000 | 3 |
| 9B | CONDIL | WY | SUCCESS | 4/06/2010 | \$ 410,000 | 3 |
| 11 | VITESSE | AP | SHOALWATER | 6/05/2010 | \$ 435,000 | 4 |
| 17 | EVINGTON | PAS | LANDSDALE | 30/04/2010 | \$ 490,000 | 5 |
| 11 | HESKETH | AV | SEVILLE GROVE | 11/05/2010 | \$ 375,000 | 5 |
| 15 | MURPHY | RD | SEVILLE GROVE | 7/05/2010 | \$ 400,000 | 4 |
| 37 | BEEDELUP | CL | BALLAJURA | 29/04/2010 | \$ 458,000 | 4 |
| 58 | SHANNON | RA | GOSNELLS | 21/05/2010 | \$ 435,000 | 4 |
| 24 | KEITH GRIFFITH | DR | DARCH | 21/05/2010 | \$ 545,000 | 5 |
| 8/7 | PARK | RD | MIDVALE | 29/06/2010 | \$ 252,000 | 2 |
| 7B | HYDE | ST | MIDLAND | 21/05/2010 | \$ 280,000 | 2 |
| 1 | NANDUP | RT | SWAN VIEW | 21/05/2010 | \$ 387,500 | 4 |
| 6/16-18 | HAMMAD | ST | PALMYRA | 17/05/2010 | \$ 385,000 | 2 |
| 9/13-15 | JAMES | ST | CANNINGTON | 29/06/2010 | \$ 370,000 | 2 |
| 50A | BULLFINCH | ST | SPEARWOOD | 30/06/2010 | \$ 345,000 | 2 |
| 7 | MARANON | CR | BEECHBORO | 9/06/2010 | \$ 410,000 | 4 |
| 9 | SHADY | GR | BALLAJURA | 22/06/2010 | \$ 460,000 | 5 |
| 4 | GRANDIS | BND | SOUTHERN RIVER | 2/06/2010 | \$ 485,000 | 5 |
| | | | | | \$ 10,461,500 | 90 |
| Total Count | | 25 | | | | |

ESTIMATES AND FINANCIAL OPERATIONS COMMITTEE

Monday 20 September 2010

Housing Authority (Department of Housing)

Supplementary Information A2.: Hon Ken Travers asked for the number of bedrooms in the houses the Department has sold versus the number of beds in the properties the Department has purchased under the High Value Sales program.

Answer: The number of bedrooms in houses sold or on the market is 59. The number of bedrooms in houses purchased is 90. The details of the number of bedrooms per house are shown in attachment 1.

ESTIMATES AND FINANCIAL OPERATIONS COMMITTEE

Monday 20 September 2010

Housing Authority (Department of Housing)

Supplementary Information A3.: Hon Ljiljanna Ravlich asked if the Department had done some modelling on the nexus between supply and demand, and at what point you might get to equilibrium? What modelling has been done at the State level and what had been done at the National level?

Answer:

Preliminary modelling undertaken by the Department is now going through a qualifying process with external bodies such as the Australian Bureau of Statistics and Curtin University.

A demand model is currently being completed for a beta test by 31 December 2010 in line with the Department's installation of the SAS software system to manage the process. We anticipate the data will be ready for use in government planning by March 2011.

In relation to the National Housing Supply Council report, the link for the second State of Supply report released in May 2010 is:

http://www.fahcsia.gov.au/sa/housing/pubs/housing/national_housing_supply/Pages/default.aspx

ESTIMATES AND FINANCIAL OPERATIONS COMMITTEE

Monday 20 September 2010

Housing Authority (Department of Housing)

Supplementary Information A4.: Hon Ljiljanna Ravlich asked, in relation to developments in the \$20 million plus range, for information on the location; the nature of the development; the total value each purchase and the name of the developer in each case.

Answer: See attachment 2.

| Promis | Project ID | Developer | Location | Dwellings | | | | | | Final Contract Price (Land or 10/90 O&A) | Final Build or Project Agreement Price | Total Project Costs |
|-------------|------------|---------------------|------------------|---------------|---------------|-----------------|---------------|---------------|-------|--|--|---------------------|
| | | | | One Bed (584) | Two Bed (960) | Three Bed (184) | Four Bed (23) | Five+ Bed (4) | Total | | | |
| 80011 | 2009/002 | Dept of Housing | Cockburn Central | 0 | 0 | 0 | 0 | 0 | 130* | \$0 | \$38,575,000* | \$38,926,073 |
| 83556 | 2009/09353 | Goodland | Success | 16 | 62 | 0 | 0 | 0 | 78 | \$0 | \$23,249,616 | \$24,132,186 |
| 83573 | 2009/16270 | Match Construction | Fremantle | 58 | 0 | 0 | 0 | 0 | 58 | \$3,400,000 | \$19,220,000 | \$22,804,765 |
| 83873 83874 | 2009/18984 | Mirvac Construction | Meadow Springs | 18 | 37 | 10 | 0 | 0 | 65 | \$4,667,364 | \$19,531,381 | \$24,198,745 |
| 83850 | 2009/21388 | Bethany | Coodanup | 72 | 24 | 0 | 0 | 0 | 96 | \$1,386,000 | \$19,316,000 | \$20,866,213 |
| 83851 | 2009/22999 | Bethany | Dalyellup | 80 | 24 | 0 | 0 | 0 | 104 | \$1,430,000 | \$21,318,000 | \$22,943,623 |

Note:

Costs include GST

Costs exclude fees, program overheads and variations

Note Coodanup is a Project Agreement with Bethanie Housing with fees and contingency built in and hence could be potentially excluded from list
Cockburn mix still to be defined and final build price to be determined

ESTIMATES AND FINANCIAL OPERATIONS COMMITTEE

Monday 20 September 2010

Housing Authority (Department of Housing)

Supplementary Information A5.: Hon Ljiljana Ravlich asked, in relation to the Aberdeen Street proposal and the six hectare site at Brighton, the details of the developers and how many units were proposed expected from the developments.

Answer: In relation to the Aberdeen Street proposal, the final development is expected to yield 140-160 units (issues such as parking requirements are still to be finalised). The Developer is Diploma Properties.

In relation to the six hectare site at Brighton, no developer has been engaged. A preferred method of procurement form has been formulated and documented. Engagement with the private sector is scheduled for November 2010. The outcome of the engagement with the market will inform the true yield potential of the scheme.

ESTIMATES AND FINANCIAL OPERATIONS COMMITTEE

Monday 20 September 2010

Housing Authority (Department of Housing)

Supplementary Information A6.: Hon Ljiljana Ravlich requested a copy of *the briefing note prepared on the proposal in relation to a discount of GROH rental charges.*

Answer: The briefing note prepared by GROH was in relation to lower costs being passed onto Departments and was not in relation to a discount of rental charges to tenants.

ESTIMATES AND FINANCIAL OPERATIONS COMMITTEE

Monday 20 September 2010

Housing Authority (Department of Housing)

Supplementary Information A7.: Hon Ken Travers asked in relation to Other Current Assets in the Balance sheet, why was it expected to drop from \$1.9 billion to \$866 million between 2008-09 and 2009-10, and has jumped back up to \$2.02 billion

Answer: The increase in Other Current Assets reflects the current mix of short and long term Keystart borrowings. The holding of short term borrowing has increased due to longer term funding being less readily available and more costly in the financial markets. The 2009-10 budget figure reflects the Original Budget in the 2009-10 State Budget Papers.

ESTIMATES AND FINANCIAL OPERATIONS COMMITTEE

Monday 20 September 2010

Housing Authority (Department of Housing)

Supplementary Information A8.: Hon Ken Travers asked, in relation to the cash flows from the financing activities, details of which parts are housing and which parts are Keystart.

Answer:

Cashflows from Financing Activities

Repayment of borrowings

| | | | | | | | |
|---|-------------------------|-------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Keystart | 6,725,000 | 2,329,693 | 22,190,000 | 23,145,000 | 22,800,000 | 23,105,000 | 22,800,000 |
| Housing | 32,051 | 31,361 | 35,957 | 46,350 | 47,194 | 48,433 | 73,511 |
| <u>Total Repayment of borrowings</u> | <u>6,757,051</u> | <u>2,361,054</u> | <u>22,225,957</u> | <u>23,191,350</u> | <u>22,847,194</u> | <u>23,153,433</u> | <u>22,873,511</u> |

Other Repayments

| | | | | | | | |
|----------|-----------|-----------|------------|------------|------------|------------|------------|
| Keystart | 7,865,000 | 2,365,929 | 23,692,178 | 23,646,009 | 23,301,045 | 23,615,527 | 23,312,322 |
|----------|-----------|-----------|------------|------------|------------|------------|------------|

Proceeds of borrowings

| | | | | | | | |
|---|-------------------------|-------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Keystart | 7,865,000 | 2,365,929 | 23,692,178 | 23,646,009 | 23,301,045 | 23,615,527 | 23,312,322 |
| Housing | 239,796 | 37,000 | 111,500 | 0 | 0 | 10,000 | 18,400 |
| <u>Total Repayment of borrowings</u> | <u>8,104,796</u> | <u>2,402,929</u> | <u>23,803,678</u> | <u>23,646,009</u> | <u>23,301,045</u> | <u>23,625,527</u> | <u>23,330,722</u> |

Other Proceeds

| | | | | | | | |
|----------|-----------|-----------|------------|------------|------------|------------|------------|
| Keystart | 6,725,000 | 2,329,693 | 22,190,000 | 23,145,000 | 22,800,000 | 23,105,000 | 22,800,000 |
|----------|-----------|-----------|------------|------------|------------|------------|------------|

The increase in Repayment of Borrowings reflects the increase in frequency of the rollover of the Keystart short term borrowings. There has also been a corresponding increase in the Keystart Proceeds of Borrowings.

ESTIMATES AND FINANCIAL OPERATIONS COMMITTEE

Monday 20 September 2010

Housing Authority (Department of Housing)

Supplementary Information A9.: Hon Ken Travers asked, in relation to the Finance Costs in the Income Statement, for a breakdown into Keystart, shared equity and general housing authority borrowings.

Answer:

| | Actual | Actual | Budget | Forecast | Forecast | Forecast |
|----------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Program | 2008-09 | 2009-10 | 2010-11 | 2011-12 | 2012-13 | 2013-14 |
| Housing | 48,660 | 46,873 | 47,360 | 45,821 | 43,253 | 41,453 |
| Shared equity | 10,926 | 11,528 | 14,600 | 14,200 | 13,900 | 13,600 |
| Keystart | 93,734 | 132,459 | 178,707 | 240,423 | 324,870 | 366,806 |
| Total | 153,320 | 190,860 | 240,667 | 300,444 | 382,023 | 421,859 |

| | | | | | | |
|----------------------|--|--|--------|--------|--------|--------|
| Keystart increase | | | 84,973 | 61,716 | 84,447 | 41,936 |
|----------------------|--|--|--------|--------|--------|--------|

ESTIMATES AND FINANCIAL OPERATIONS COMMITTEE

Monday 20 September 2010

Housing Authority (Department of Housing)

Supplementary Information A10.: Hon Ken Travers asked for a breakdown in percentage terms of how much debt the Department has long term.

Answer: Inclusive of Keystart, the Department has 73% of its debt as long term.

ESTIMATES AND FINANCIAL OPERATIONS COMMITTEE

Monday 20 September 2010

Housing Authority (Department of Housing)

Supplementary Information A11.: Hon Philip Gardiner asked how much the subsidy that the Department contributes to the community is.

Answer: In 2009-10 the subsidies and concessions were \$125.5 million.

ESTIMATES AND FINANCIAL OPERATIONS COMMITTEE

Monday 20 September 2010

Housing Authority (Department of Housing)

Supplementary Information A12.: Hon Ken Travers asked, in relation to the three-story development in Pollard St, Glendalough, for an explanation as to how it was chosen to be that sort of development and how and why those decisions are made, and the cost of the additional development.

Answer:

Seniors housing is in high demand in this area.

While most of Glendalough is zoned R40 under the Residential Design Codes, the precinct close to the Glendalough railway station is zoned R60, and to achieve the permitted yield (in this instance 14 dwellings), and provide adequate car parking, a three-storey development was required.

The Commonwealth Government is funding this project via stimulus funds – one of the requirements being each unit must comply with specific Universal Design features. The City of Stirling as part of the consultation process asked the Department to comply with the Adaptable Housing Standard AS4299-1995 which included provision of a lift.

The cost of the lift is \$120,000 from a total construction contract value of \$2,787,895, and amortised over 14 units the cost of the lift equates to \$8,571 per dwelling. This ensures each unit can be occupied by a resident with mobility issues in the age category of 55 years and over.

ESTIMATES AND FINANCIAL OPERATIONS COMMITTEE

Monday 20 September 2010

Housing Authority (Department of Housing)

Supplementary Information A13.: Hon Ken Travers asked what land will become available and when, for the rest of this year and the forward estimates; whether a drop in price or the amount of land the Department puts on the market is expected to drop over the next couple of years and when the McLarty Avenue site in Joondalup is expected to be on the market for development.

Answer: The Department is not expecting a drop in price over the next two to three years rather a stabilisation in prices. The amount of land on the market is dependent on the Department's developments and the Department is working to ensure that the adequate supply of land is brought to market to ensure that there are no artificial increases in land costs due to supply restrictions.

The Department has been progressing various planning actions on the McLarty Ave site. It has been the subject of a land consolidation exercise to incorporate a residual portion of land owned by LandCorp. This has only recently been concluded. A subdivision plan is currently being formulated and requires coordination with the adjoining land owned by the Department of Education. Subject to the necessary approvals it is anticipated that the first stage of subdivision could commence in 2011/12.

See attachment 3 for details of land development for the rest of this year and the forecast years.

10 Year Plan and first review 2010/11

ATTACHMENT 3

Month

Forecast Budget

| Project | Item | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 |
|----------------------------------|--------------|---------|---------|---------|---------|---------|---------|
| Joint Ventures Total | Lots (Yield) | 1986 | 1,846 | 2,077 | 2,007 | 1,744 | 1,695 |
| Albany | Lots (Yield) | 3 | 0 | 0 | 0 | 0 | 0 |
| Banksia Grove | Lots (Yield) | 371 | 220 | 220 | 220 | 220 | 220 |
| Beeliar | Lots (Yield) | 76 | 0 | 0 | 0 | 0 | 0 |
| Brookdale | Lots (Yield) | 130 | 222 | 253 | 251 | 244 | 245 |
| Butler | Lots (Yield) | 364 | 247 | 310 | 229 | 106 | 126 |
| Dalyellup | Lots (Yield) | 146 | 173 | 164 | 151 | 166 | 0 |
| Ellenbrook | Lots (Yield) | 509 | 350 | 350 | 350 | 350 | 350 |
| Harrisdale | Lots (Yield) | 112 | 103 | 86 | 96 | 55 | 28 |
| Hammond Park | Lots (Yield) | 0 | 60 | 80 | 80 | 80 | 80 |
| Henley Brook | Lots (Yield) | 0 | 296 | 329 | 325 | 289 | 412 |
| Oyster Harbour | Lots (Yield) | 0 | 40 | 40 | 50 | 60 | 60 |
| Wandina | Lots (Yield) | 86 | 0 | 71 | 81 | 0 | 0 |
| Wellard | Lots (Yield) | 189 | 135 | 174 | 174 | 174 | 174 |
| Urban Development Total | Lots (Yield) | 364 | 503 | 1,087 | 704 | 873 | 969 |
| Albany Master Project | Lots (Yield) | 0 | 0 | 0 | 0 | 0 | 0 |
| Albany Lockyer Master Project | Lots (Yield) | 0 | 0 | 0 | 0 | 0 | 0 |
| Albany McKail Master Project | Lots (Yield) | 0 | 0 | 0 | 40 | 40 | 40 |
| Armadale Master Project | Lots (Yield) | 54 | 105 | 0 | 0 | 0 | 0 |
| Banksia Grove Master Project | Lots (Yield) | 0 | 0 | 0 | 0 | 0 | 0 |
| Beaconsfield Master Project | Lots (Yield) | 30 | 2 | 0 | 0 | 0 | 0 |
| Bunbury Master Project | Lots (Yield) | 2 | 0 | 100 | 100 | 150 | 180 |
| Cannington Master Project | Lots (Yield) | 0 | 0 | 0 | 0 | 0 | 0 |
| Dianella Master Project | Lots (Yield) | 0 | 0 | 40 | 0 | 0 | 0 |
| Golden Bay Master Project | Lots (Yield) | 165 | 150 | 150 | 150 | 150 | 150 |
| Gosnells Master Project | Lots (Yield) | 0 | 100 | 120 | 0 | 0 | 0 |
| Henley Brook Master Project | Lots (Yield) | 0 | 0 | 37 | 0 | 0 | 0 |
| Kalmunda Mater Project | Lots (Yield) | 2 | 0 | 0 | 0 | 0 | 0 |
| Katanning Master Project | Lots (Yield) | 0 | 0 | 0 | 0 | 0 | 0 |
| Kelmscott Master Project | Lots (Yield) | 0 | 0 | 0 | 40 | 25 | 0 |
| Keralup Master Project | Lots (Yield) | 0 | 0 | 0 | 0 | 150 | 200 |
| Kwinana Master Project | Lots (Yield) | 109 | 76 | 228 | 120 | 120 | 120 |
| Manjimup Master Project | Lots (Yield) | 2 | 0 | 45 | 25 | 0 | 0 |
| Middleswan Master Project | Lots (Yield) | 0 | 0 | 0 | 0 | 0 | 50 |
| Mirraboopa Master Project | Lots (Yield) | 0 | 0 | 75 | 0 | 0 | 0 |
| MISC Metro Master Project | Lots (Yield) | 0 | 50 | 50 | 0 | 9 | 0 |
| MISC Country Master Project | Lots (Yield) | 0 | 0 | 30 | 0 | 0 | 0 |
| Planning Master Project | Lots (Yield) | 0 | 20 | 0 | 70 | 70 | 70 |
| Redcliffe Master Project | Lots (Yield) | 0 | 0 | 15 | 0 | 0 | 0 |
| Southern River Master Project | Lots (Yield) | 0 | 0 | 0 | 0 | 0 | 0 |
| Stratton Master Project | Lots (Yield) | 0 | 0 | 169 | 159 | 159 | 159 |
| White Gum Valley Master Project | Lots (Yield) | 0 | 0 | 28 | 0 | 0 | 0 |
| Urban Redevelopment Total | Lots (Yield) | 99 | 58 | 35 | 35 | 35 | 35 |
| Bentley/St James | Lots (Yield) | 0 | 0 | 0 | 0 | 0 | 0 |
| Geraldton - Beachlands | Lots (Yield) | 56 | 18 | 0 | 0 | 0 | 0 |
| Maddington | Lots (Yield) | 3 | 0 | 0 | 0 | 0 | 0 |
| Miscellaneous Redevelopment | Lots (Yield) | 34 | 35 | 35 | 35 | 35 | 35 |
| North Beach | Lots (Yield) | 5 | 5 | 0 | 0 | 0 | 0 |
| Misc Redevelopment Busselton | Lots (Yield) | 1 | 0 | 0 | 0 | 0 | 0 |
| New Living Total | Lots (Yield) | 264 | 204 | 150 | 150 | 150 | 0 |
| Bentley | Lots (Yield) | 0 | 0 | 0 | 0 | 0 | 0 |
| Coolbellup Master | Lots (Yield) | 5 | 0 | 0 | 0 | 0 | 0 |
| Halls Creek | Lots (Yield) | 22 | 0 | 0 | 0 | 0 | 0 |
| Kununurra | Lots (Yield) | 0 | 0 | 0 | 0 | 0 | 0 |
| New North | Lots (Yield) | 29 | 0 | 0 | 0 | 0 | 0 |
| Northam | Lots (Yield) | 0 | 0 | 0 | 0 | 0 | 0 |
| Queens Park | Lots (Yield) | 77 | 54 | 0 | 0 | 0 | 0 |
| Sth Hedland | Lots (Yield) | 131 | 150 | 150 | 150 | 150 | 0 |
| Sth Kalgoorlie | Lots (Yield) | 0 | 0 | 0 | 0 | 0 | 0 |

| | | | | | | | |
|--------------|---------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| TOTAL | Lots (Yield) | 2,713 | 2,611 | 3,349 | 2,896 | 2,802 | 2,699 |
|--------------|---------------------|--------------|--------------|--------------|--------------|--------------|--------------|

ESTIMATES AND FINANCIAL OPERATIONS COMMITTEE

Monday 20 September 2010

Housing Authority (Department of Housing)

Additional information:

Hon Ljiljanna Ravlich asked, in relation to the document on the Commonwealth Stimulus stage 2 handed over by the Director General, for the same details in relation to stage 1, similar information on the remote Indigenous Housing through that separate program, whether it is funded at all through the Commonwealth.

Answer: The Commonwealth stimulus document handed over by the Director General has both stage 1 and stage 2 information. The Remote Indigenous NPA is a Commonwealth funded program.

See attachments 4 and 5 for more details.

Reconciliation of Commonwealth funding

ORIGINAL FUNDING \$000

| | 2008-09 | 2009-10 | 2010-11 | 2011-12 | Total |
|--|---------|---------|---------|---------|---------|
| <i>Commonwealth Stimulus Package - Social Housing Capital - Original</i> | | | | | |
| Commonwealth stimulus Funding - Social Housing - Capital | 6,073 | 387,000 | 181,800 | 31,200 | 606,073 |

REVISED FUNDING

| | | | | | |
|---|-------|---------|---------|--------|---------|
| <i>Commonwealth Stimulus Package - Social Housing Capital – Reduced \$56m</i> | | | | | |
| Commonwealth stimulus Funding - Social Housing - Capital | 6,073 | 282,131 | 241,502 | 20,021 | 549,727 |

PROPOSED EXPENDITURE

| | | | | | |
|--|---|---------|---------|-------|---------|
| <i>Commonwealth Stimulus Package - Social Housing Capital - Proposed Expenditure</i> | | | | | |
| Commonwealth stimulus Expenditure - Social Housing - Capital | 0 | 283,870 | 262,572 | 8,829 | 555,271 |

Note: The change in funding from \$606,073 to \$549,727 from the original to the revised numbers relates to a reduction in allocations to the States of stimulus spending under the "Housing the Nation Program".

Dwellings Constructed under the NPA – RIH to 30 June 2010

78 dwellings were constructed in remote Indigenous communities in Western Australia under the NPA RIH to 30 June 2010. The houses are located in Ardyaloon (1), Beagle Bay (5), Blackstone (2), Pia Wadjari (2), Pandanus Park (4), Mowanjum (5), Yungngora (4), DarlIngunaya (5), Kurnangki (5), Warmun (4), Wirrimanu (3), Mardiwah Loop (18), Nicholson Block (1), Wongatha Wonganarra (2), Mt Margaret (3), Bondini (3), Bindi Bindi (5), Onslow (1) and Jigalong (5).

Dwellings Refurbished under the NPA – RIH to 30 June 2010

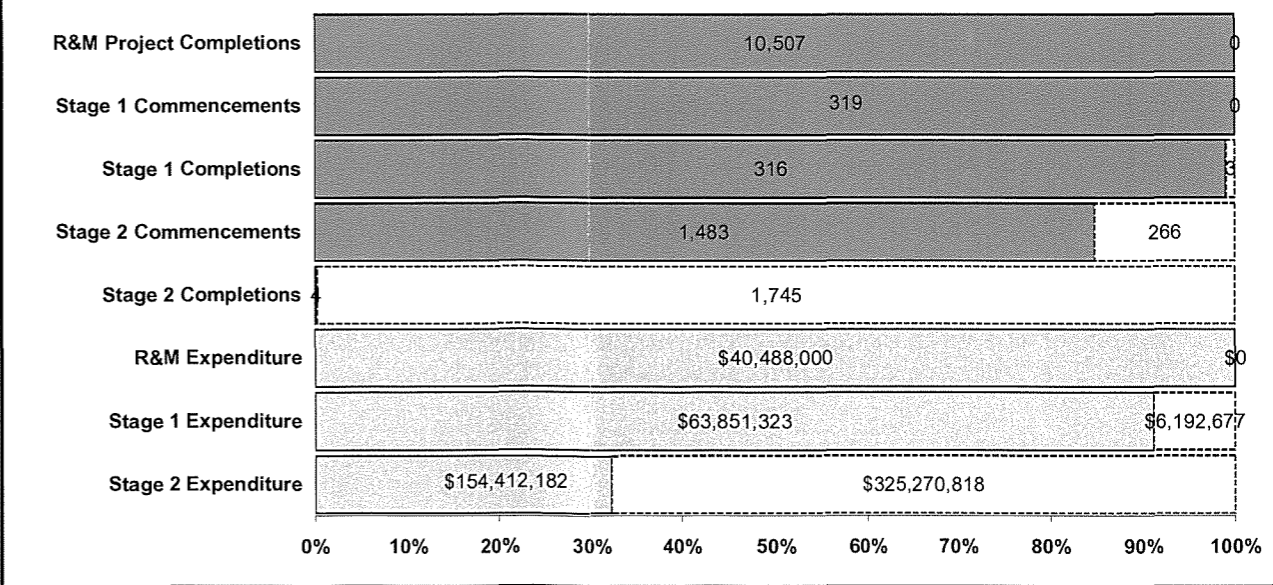
150 homes were refurbished in remote Indigenous communities in Western Australia under the NPA RIH to 30 June 2010. The houses are located in Ardyaloon (2), Bidyadanga (3), Tjuntjuntjara (18), Wannarn (5), Mungullah (8), Mowanjum (5), Bungardi (2), Djugerari (9), Kupungarri (6), Kurnangki (5), Yiyili (7), Mardiwah Loop (15), Nicholson Block (8), Wirrimanu (6), Yardgee (15), Coonana (18), Bindi Bindi (6) and Yandeyarra (2).

| Community | CONSTRUCTION | REFURBISHMENTS |
|-----------------------|---------------------|-----------------------|
| Ardyaloon | 1 | 2 |
| Beagle Bay | 5 | 0 |
| Bidyadanga | | 3 |
| Bindi Bindi | 5 | 6 |
| Blackstone | 2 | |
| Bondini | 3 | |
| Bungardi | | 2 |
| Coonana | | 18 |
| DarlIngunaya | 5 | 0 |
| Djugerari | | 9 |
| Jigalong | 5 | |
| Kalumburu | 0 | 10 |
| Kupungarri | | 6 |
| Kurnangki | 5 | 5 |
| Mardiwah Loop | 18 | 15 |
| Mount Margaret | 3 | |
| Mowanjum | 5 | 5 |
| Mungullah | | 8 |
| Nicholson Block | 1 | 8 |
| Onslow | 1 | |
| Pandanus Park | 4 | |
| Pia Wadjari | 2 | |
| Tjuntjuntjara | | 18 |
| Wannan | | 5 |
| Warmun | 4 | |
| Wirrimanu | 3 | 6 |
| Wongatha Wonganara | 2 | |
| Yandeyarra | | 2 |
| Yardgee | | 15 |
| Yiyili | | 7 |
| Yungngora | 4 | |
| Grand Total | 78 | 150 |

Maintenance Expenditure under the NPA – RIH to 30 June 2010

For the period of January 2009 (commencement of the NPA RIH) to 30 June 2010, over \$12M has been spent on repairs and maintenance in remote Indigenous communities in Western Australia.

| | | | | | | | | | | | | | | | | | | | | | | | |
|---|-----------------------------|--------------|---|--------------------|------------------|--------------------------|-------------------------|---|------------------------|----------------------|--------------------------------|-----------------------|--------------------------|--|---------------------|--|--|-----------------------------|--|--|---------------------|--|--|
| Western Australia: 31 Aug 2010 | | | CURRENT OUTPUTS / OUTCOMES | | | | | | EXPENDITURE | | | | | | | | | | | | | | |
| Approved Program / Total Dwellings | | | Progress to Date | | Projects | | Indiv. Dwellings | | Return to Stock | | Comm. Payments (Aug 10) | | WA Spend (Jul 10) | | Variation | | | | | | | | |
| R&M | \$40,488,000 | 10,500 | R&M | 10,507 | 10,507 | 417 | 681 | R&M | \$40,488,000 | \$40,488,000 | \$0 | | | | | | | | | | | | |
| | | | | | Contracts | | Commencements | | Completions | | | | | | | | | | | | | | |
| Stage 1 | \$70,044,000 | 319 | Stage 1 | | | 319 | 316 | Stage 1 | \$70,044,000 | \$63,851,323 | \$6,192,677 | | | | | | | | | | | | |
| Stage 2 | \$479,683,000 | 1,749 | Stage 2 | | | 1,483 | 4 | Stage 2 | \$304,183,000 | \$154,412,182 | \$149,770,818 | | | | | | | | | | | | |
| Total | \$549,727,000 | 2,068 | Total | 2,036 (98%) | | 1,802 | 320 | Total | \$374,227,000 | \$218,263,505 | \$155,963,495 | | | | | | | | | | | | |
| NOTE: R&M Progress to Date as at 30 June 2010, Construction Progress to Date as at 27 Aug 2010 | | | | | | | | | | | | | | | | | | | | | | | |
| Dwelling Averages | | | Average Cost of Reported Completed Dwellings | | | | | | | | | | | | | | | | | | | | |
| Stage 1 Average Dwelling Cost | \$219,574 | | Stage 1 Average Dwelling Cost | | | 0 | \$0 | | | | | | | | | | | | | | | | |
| Stage 2 Average Dwelling Cost | \$274,261 | | Stage 2 Average Dwelling Cost | | | 0 | \$0 | | | | | | | | | | | | | | | | |
| Construction Average | \$265,825 | | Construction Average | | | 0 | \$0 | | | | | | | | | | | | | | | | |
| Targets | | | Construction Schedule: Actual / Forecast | | | | | | | | | | | | | | | | | | | | |
| R&M | All Completed by June 2010 | | | | Dec 09 | Jun 10 | 27 Aug | Aug 10 | Oct 10 | Dec 10 | | | | | | | | | | | | | |
| Commencements | | | Commencements | | | | | | | | | | | | | | | | | | | | |
| Stage 1 | Commenced by December 2009: | | 233 | Stage 1 | 316 | 319 | 319 | 319 | 319 | 319 | | | | | | | | | | | | | |
| Stage 2 | Commenced by June 2010: | | 1,220 | Stage 2 | 372 | 1,399 | 1,483 | 1,716 | 1,716 | 1,749 | | | | | | | | | | | | | |
| Total | Commenced by June 2010: | | 1,453 | Total | 688 | 1,718 | 1,802 | 2,035 | 2,035 | 2,068 | | | | | | | | | | | | | |
| | | | | | % | 33% | 83% | 87% | 98% | 100% | | | | | | | | | | | | | |
| Completions | | | Completions | | | | | | | | | | | | | | | | | | | | |
| Stage 1 | Completed by June 2010: | | 233 | Stage 1 | 28 | 314 | 316 | 313 | 319 | 319 | | | | | | | | | | | | | |
| Stage 2 | Completed by December 2010: | | 1,141 | Stage 2 | 0 | 0 | 4 | 50 | 54 | 1,396 | | | | | | | | | | | | | |
| Total | Completed by December 2010: | | 1,374 | Total | 28 | 314 | 320 | 363 | 373 | 1,715 | | | | | | | | | | | | | |
| | | | | | % | 1% | 15% | 15% | 18% | 18% | 83% | | | | | | | | | | | | |
| Baselines | | | Current Profiles | | | | | | | | | | | | | | | | | | | | |
| Universal Design Principles: | 1,749 | | 1,749 | var. of 0 | | R&M Exp. | | Comparative Activity Performance | | | | | | | | | | | | | | | |
| Aust. Adaptability Standard, Class C: | 1,067 | | 1,268 | var. of 201 | | S1 Comm. | | | | | | | | | | | | | | | | | |
| Heat Confining Ventilation: | 1,749 | | 1,749 | var. of 0 | | S1 Comp. | | | | | | | | | | | | | | | | | |
| Energy Efficient Lighting: | 1,749 | | 1,749 | var. of 0 | | S2 Comm. | | | | | | | | | | | | | | | | | |
| Water Tanks: | 0 | | 0 | var. of 0 | | S2 Comp. | | | | | | | | | | | | | | | | | |
| Energy Efficiency Rating, 6 Star or Greater: | 1,516 | | 1,699 | var. of 183 | | | | | | | | | | | | | | | | | | | |
| Sound Proofing, Meets or Exceeds: | 1,749 | | 1,749 | var. of 0 | | | | | | | | | | | | | | | | | | | |
| Hot Water System, Solar or Heat Pump: | 188 | | 326 | var. of 138 | | | | | | | | | | | | | | | | | | | |
| Less than 1km to nearest Business District: | 1,153 | | 1,235 | var. of 82 | | | | | | | | | | | | | | | | | | | |
| Less than or Equal to 0.2km to Transport: | 358 | | 530 | var. of 172 | | | | | | | | | | | | | | | | | | | |
| Target Groups (includes overlaps) | | | Tenant Profiles (includes overlaps) | | | | | | | | | | | | | | | | | | | | |
| Homeless People: | 1,182 | | Homeless People: | | | Construction | | R&M | | | | | | | | | | | | | | | |
| Indigenous People: | 89 | | Indigenous People: | | | 205 | | 157 | | | | | | | | | | | | | | | |
| Older People: | 253 | | Older People: | | | 74 | | 179 | | | | | | | | | | | | | | | |
| People with a Disability: | 30 | | People with a Disability: | | | 75 | | 141 | | | | | | | | | | | | | | | |
| People Escaping Family Violence: | 9 | | People Escaping Family Violence: | | | 60 | | 37 | | | | | | | | | | | | | | | |
| NOTE: First Tenant construction data provided for 283 dwellings, First Tenant R&M data provided for 432 dwellings | | | | | | | | | | | | | | | | | | | | | | | |
| Western Australia Government | | | Commonwealth | | | Western Australia | | | FaHCSIA | | | FaHCSIA SHI | | | Financials | | | Paul Gray | | | 02 6132 1401 | | |
| SHI Coordinator | | | National SHI Coordinator | | | SHI Contact | | | SHI Contact | | | Branch Manager | | | Ministerials | | | Jane Baskin-Sikimeti | | | 02 6132 1411 | | |
| Laurie McGill | | | Chris Lamont | | | Bruce Wight | | | Ross Bain | | | Communications | | | Amy McCauley | | | 02 6132 1431 | | | | | |
| Ph: 08 9222 8139 | | | Ph: 02 6132 1333 | | | Ph: | | | Ph: 02 6132 1410 | | | Ph: 02 6132 1334 | | | Reporting | | | Chris Carlyon | | | 07 3004 4728 | | |



Legend:
Actual Progress