



# State Budget 2005/06 Information Sheet

## Groups Facing Particular Disadvantage – Housing & Homelessness

The State Housing Commission will deliver a public housing program with an investment of \$185.5 million in the construction of new units in 2005-06. Includes 418 units that will be refurbished as part of the New Living program. Many of WACOSS' recommendations are dependant on the outcome of the review of the *Residential Tenancies Act*, which is yet to be completed. SAAP negotiations with the Commonwealth are still in progress and there has been no SAAP allocation for the State budget.

WACOSS' Recommendation	Government's Pre-Election Commitment <sup>1</sup>	Budget Outcome
Lobby Commonwealth Government to increase their annual commitment to <b>social housing</b> in WA to \$173.4 million per year. State Government increase its annual commitment to social housing to \$86.6 million per year.	Outcomes of a national approach to find strategies to increase housing supply will probably be made public in 2005. No specific commitment for the Budget.	<ul style="list-style-type: none"> <li>No specific budget allocation.</li> </ul>
Support the Community Housing Strategic Plan 2003 – 2008 by providing an additional \$10 million to <b>community housing</b> each year for four years from July 2005.	In 2005/06, \$6 million has been allocated to the mental health program and 40 units will be commenced.	<ul style="list-style-type: none"> <li>\$6 million to commence 40 units under the mental health strategy.</li> <li>Community Housing program budget \$10.4 million.</li> </ul>
25% of the \$10 million to Community Housing (referred to in the previous section) be directed towards the development of <b>affordable housing</b> options.	Proposal for a charitable housing company, with 100 units of accommodation, for low to moderate income earners. Form new Key Provider organisations that will deliver additional social housing and develop housing projects. Will attract additional private investment.	<ul style="list-style-type: none"> <li>No specific budget allocation.</li> </ul>
Establishment of a nationally consistent legislative and regulatory framework for <b>Residential Tenancy Databases</b> , or, in the alternative, that their use be prohibited.	Final report about regulation of databases is to be developed and it is likely that some form of regulation of tenancy databases will be recommended.	<ul style="list-style-type: none"> <li>No specific budget allocation.</li> </ul>
25% increase in their contribution to funding under <b>SAAP V</b> . Direct into increasing the funding levels for existing agencies.	Increase in funding for existing SAAP services will be considered in the negotiation of the SAAP V Agreement.	<ul style="list-style-type: none"> <li>No specific budget allocation until negotiations with Commonwealth completed.</li> </ul>

<sup>1</sup> This is an abridged version of the Government's response to WACOSS' Pre-Budget Submission, for full details please refer to WACOSS' *The Social Issues Scorecard 2005*.

Regional Housing Associations be established in all regional areas. Funding for a housing policy position to assist in development of <b>Regional Housing Strategies</b> . Regional Development Commissions and Metropolitan Regional Councils be adequately resourced to ensure consultation across a broad range of stakeholders.	Proposals to establish regional housing associations, funding of housing officers to support preparation of Regional Housing Strategies and resourcing of Regional Development Councils and metropolitan Regional Councils to ensure consultation with stakeholders.	<ul style="list-style-type: none"> <li>No specific budget allocation.</li> </ul>
<b>Culturally appropriate housing</b> response to the needs of young Aboriginal and Torres Strait Islander families and singles.	1000 units (800 new construction and 200 refurbishments) will be carried out over next 4 years to accommodate mainly Aboriginal families, targeting regional areas. Increased emphasis on townhouse and apartment style accommodation. In 2005/6 emphasis on housing options for young Aboriginal people including pilot programme for "supported transitional" accommodation.	<ul style="list-style-type: none"> <li>\$43.5 million allocated to construction and \$57.7 million to other capital expenditure.</li> </ul>
Commit to the application of the <b>State Indexation Policy</b> in relation to its contribution to the SAAP Agreement regardless of the outcome of the agreed bilateral indexation formula.	Application of State Indexation Policy dependent on negotiation of the SAAP V Agreement between the Australian and State/Territory Governments. Will apply indexation formula to the state funded component as agreed to as part of Industry Plan.	<ul style="list-style-type: none"> <li>Rate of indexation will be 2.9% for State component of the SAAP funding.</li> </ul>
Examination and resolution of national and state government policy issues impacting on the delivery of services to <b>community housing tenants</b> . Development of an integrated emergency crisis response to assist people with both <b>mental health and drug and alcohol issues</b> .	Provide six units in a supported housing program for people in crisis. \$1 million per annum allocated for next four years to assist people with mental illness to relocate from Graylands Hospital into supported housing. Further 160 homes to assist clients of Health Department who have a disability.	<ul style="list-style-type: none"> <li>Continue expansion of Mental Health Emergency Service across hospital sites with establishment of 19 ED beds.</li> <li>Construction of Community Supported Residential Units to provide 200 places in cluster accommodation in metropolitan and regional areas.</li> </ul>
Statutory review of <b>Residential Tenancies Act</b> be progressed in order to address the consumer vulnerability of the 25% of West Australians who rely on rental market. Adequate funding to implement education strategies associated with legislative change.	A final position paper on the general provisions of the Residential Tenancy Act (RTA) is due by the end of 2004. Legislation and implementation to be introduced in 2005.	<ul style="list-style-type: none"> <li>Review of <i>Residential Tenancies Act</i> is still in progress. Will implement the recommendations once completed. No specific budget allocation.</li> </ul>
Legislation pertaining to abolition of <b>letting fees</b> for private rental be proclaimed and enacted immediately as part of the State Action Plan on Homelessness.	Likely to recommend the abolition of private letting fees but this matter will be included in the position paper on the review of the RTA.	<ul style="list-style-type: none"> <li>Review of <i>Residential Tenancies Act</i> is still in progress. Will implement the recommendations once completed. No specific budget allocation.</li> </ul>
Legislation be introduced to protect <b>boarders and lodgers</b> in WA.	Issue is being examined as part of the review of the RTA, however it may require further targeted consultation.	<ul style="list-style-type: none"> <li>Review of <i>Residential Tenancies Act</i> is still in progress. Will implement the recommendations once completed. No specific budget allocation.</li> </ul>
<b>Local tenancy advice services</b> (Local Service	Expansion considered after 2005/6. No	<ul style="list-style-type: none"> <li>No specific budget allocation.</li> </ul>

Units) be established in locations identified as comprising a relatively high proportion of renters and with the greatest affordability issues.	commitment for the Budget.	
Extend initiative requiring that all <b>redevelopment</b> has a minimum of 15% of dwellings allocated to <b>social and affordable housing</b> . This requirement be extended to all future development on Government owned and Crown land.	Not supported.	<ul style="list-style-type: none"> <li>• No specific budget allocation.</li> </ul>
Continue funding to support the <b>SAAP services</b> which were either implemented or enhanced in response to the State Homelessness Strategy, and that this funding be additional to the State's component of funding for the SAAP V Agreement.	Impact of Strategy will be evaluated in 2005. Continued funding for individual initiatives will be supported depending on outcome of evaluation.	<ul style="list-style-type: none"> <li>• No specific budget allocation until negotiations with Commonwealth are completed.</li> </ul>
A comprehensive <b>definition of 'affordable'</b> be developed in consultation with a broad range of stakeholders, to ensure consistency of application.	Not supported.	<ul style="list-style-type: none"> <li>• No specific budget allocation.</li> </ul>