

National Housing Accord – implementation schedules

Table 1: Operation of the schedule	
Parties	Commonwealth and all states and territories.
Duration	This Schedule is expected to expire on 30 June 2029.
Purpose	This Schedule will support the delivery of the National Housing Accord.

Table 2: Western Australia – as at June 2023

Western Australian commitments/ outputs	Delivery mechanisms	Timeframes
<p>States and territories to deliver up to 10,000 affordable homes</p> <p>Western Australia’s allocation totals 1,076 homes</p>	<p>WA anticipates meeting its share of the Housing Accord target of 1,076 affordable homes through existing programs that are yet to be fully committed.</p> <p>WA has a number of delivery mechanisms through existing and proposed programs to support affordable housing outcomes (outlined below).</p> <p>Facilitating Development Partnership Projects</p> <p>The WA Housing Diversity Pipeline (HDP) is targeted at delivering greater housing diversity in well-located, transit-oriented locations, by making surplus Government land available for partnership projects with developers and CHPs.</p> <p>An Expression of Interest program for the first stage of the HDP, with nine State Government-owned lots, was released in August 2022 and is currently under assessment. Project delivery methods may include long-term ground leases, partnership models, and design and construct models for either build-to-rent or build-to-sell housing.</p> <p>In addition, planning and development work is underway on a number of large-scale residential developments, which will include a mix of social and affordable housing, and potential CHP involvement, including the Bentley 360 redevelopment and the Smith Street Ground Lease Pilot. The WA Department of Communities is undertaking a number of separate housing projects/ programs and considering a range of delivery models to increase housing supply.</p> <p>Keystart Low Deposit Loan and Shared Equity Programs</p> <p>WA’s Keystart program provides a low deposit loan scheme to support creditworthy singles, couples and families who are unable to meet the deposit requirements of mainstream lenders to secure a loan to get into home ownership.</p>	<p>5 years from 2024 (or earlier if possible)</p> <p>States and territories will provide quarterly reports on the number of affordable homes supported.</p>

	<p>Keystart also provides a shared equity scheme for specific cohorts, funding up to a maximum of 40% of the purchase of a property.</p> <p>The Western Australian Government has committed more than \$600 million over the forward estimates from 2023-24 to enable the financing of home ownership for eligible applicants, through both the Low Deposit and Shared Ownership Home Loan schemes. Keystart income eligibility limits were also permanently increased in the 2023-24 State Budget.</p> <p>Affordable Land to Support Affordable Housing</p> <p>The Western Australian government undertakes a range of residential land development projects in metropolitan Perth and across regional WA. The projects deliver a supply of residential land to market including a significant percentage of lots targeted to purchasers on low to moderate incomes.</p> <p>Metropolitan Redevelopment Authority – Development Policy 9 (DP9)</p> <p>The Metropolitan Redevelopment Authority’s DP9 is a development policy which applies to development areas in the Perth metropolitan region and aims to ensure a diversity of housing types, sizes and tenure options, over a variety of prices.</p> <p>DP9 requires developers to ensure residential and multi-use developments include a minimum 12% of units as affordable housing for use as either social or affordable owner occupier housing.</p> <p>North-West Aboriginal Housing Fund (NWAHF)</p> <p>The NWAHF is a \$200 million initiative that aims to create pathways to social and economic independence and wellbeing for Aboriginal people in the Pilbara and Kimberley regions by funding innovative projects to improve home ownership outcomes. The Fund is expected to make 320 homes available for affordable rental or home ownership, through the construction of new homes, spot purchases, and grant funding in partnership with Aboriginal organisations.</p> <p>Social Housing Investment Fund (SHIF)</p> <p>WA has committed \$1.2 billion to the SHIF to support housing outcomes, including new social housing, accelerating residential housing development on State</p>	
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	<p>Government-owned land, and supporting projects led by Community Housing Providers (CHPs). The SHIF investment will deliver 4,000 social houses.</p> <p>East Perth and Mandurah Common Ground Facilities</p> <p>The WA Department of Communities is leading the delivery of two Common Ground facilities, located in East Perth and Mandurah, to help address the issue of homelessness and social housing needs in WA. The developments comprise a mixture of housing for people experiencing chronic homelessness or rough sleepers and social housing tenants, coupled with onsite wrap-around supports and connections to other in-reach services to sustain tenancies.</p> <p>These developments are expected to deliver 162 self-contained apartments, with community and commercial facilities included in the design.</p>	
<p>Definition of well-located homes and measures of progress toward 1 million new homes.</p>	<p>WA supports a definition of ‘well-located’ to include homes that are close to work, schools, transport and other amenities.</p> <p>To support urban infill priorities, the Government has adopted a definition, which encompasses suburbs within a 10-kilometre radius of the Perth central business district or a two-kilometre radius of existing and proposed metropolitan train stations.</p> <p>Given Western Australia’s vast size and geographical spread ‘well-located’ may include less-densely populated regions, including economically critical regions in the north of the State. Housing in particular is critical to attracting the workforce needed to support economic diversification and resource projects.</p> <p>In WA around 1 in 8 of the State’s Aboriginal population live in more than 200 remote communities, town-based reserves and homelands. An allocation of \$150 million has been committed to building new housing to address Closing the Gap targets and to refurbish and upgrade existing housing to make it more suitable and to extend its life.</p> <p>Aspirational 1 million Houses Target</p> <p>In addition to the programs listed above, WA has a number of initiatives underway to stimulate and support broader housing supply:</p>	<p>From 2024 onwards</p>

	<ul style="list-style-type: none"> • <u>Infrastructure Development Fund</u>: An \$80 million Infrastructure Development Fund to unlock a pipeline of new apartment developments in metropolitan Perth and worker accommodation in regional areas. The Fund helps local governments and developers to offset the costs of providing water, sewerage and electricity services to new housing developments. • <u>Land Tax Concession</u>: The Government is providing a 50 per cent land tax exemption for up to 20 years for eligible build to rent developments. • <u>Keystart Urban Connect Home Loan</u>: A pilot program providing low-deposit home loans specifically for medium and high-density apartments in urban locations and close to rail transport hubs. • <u>Off-the-Plan Transfer Duty Concession</u>: The Government has committed to extend the Off-the-Plan transfer duty rebate, and lift the exemption threshold to \$650,000 for a 100 per cent duty concession, tapering to a 50 per cent concession from \$750,000. • <u>Strategic Water and Wastewater Infrastructure</u>: As part of the 2023-24 State Budget, the Government will deliver \$55 million in strategic water and wastewater infrastructure to unlock more than 15,000 new homes across Perth. • <u>Construction Workforce Package</u>: Recognising that skilled labour is a critical enabler to the delivery of new housing, the Government is supporting initiatives to expand the residential construction workforce, including: <ul style="list-style-type: none"> • boosting the Base Employer Grant from \$10,000 to \$12,000 for apprentices; • expanding the Group Training Wages subsidy to include residential and commercial construction sector apprentices; • a \$2,000 training completion payment for apprentices; • expediting approvals of occupational licensing; and • a targeted visa subsidy scheme to attract skilled migrants to the industry. 	
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	<ul style="list-style-type: none"> • <u>Planning Reform for Building Density Bonuses</u>: As part of tranche 2 of the States’s planning reform package, it is proposed to provide for the delivery of Community Housing as a consideration in securing building density bonuses. Where a development includes the provision of a minimum 5% mix of social or community housing project, an additional density entitlement is proposed to be provided. <p>WA supports the Housing Accord’s aspirational target for 1 million new homes to be delivered nationally being tracked and regularly reported by the Australian Bureau of Statistics.</p>	
<p>Undertake expedited zoning, planning and land release to deliver the joint commitment on social and affordable housing in well located areas.</p>	<p>In WA, the planning system is generally centralised, with the majority of decision-making on strategic planning directions, land delivery, and major development applications falling under the jurisdiction of State Government agencies. Planning reform has been ongoing over the past 10 years and is well advanced, with recent reform initiatives focused on consistency across local government areas, simplifying planning processes, and improving design outcomes and pathways for higher-density development.</p> <p>Planning measures in place to boost and streamline the delivery of social and affordable housing include:</p> <ul style="list-style-type: none"> • Delegated authority for the Housing Authority to assess social and affordable housing projects of up to 20 dwellings; • A commitment to introduce planning bonuses for projects that include social housing; and • Ability for the State Development Assessment Unit to independently assess applications for social housing projects, via the “Part 17 Significant Development Pathway”. <p>There are a number of vehicles for social and affordable housing including the HDP process to identify surplus Government land for expression of interest with developers and CHPs.</p> <p>State social housing development DA approvals are undertaken by the Department of Communities (if less than 30 dwellings) or the Western Australian Planning</p>	<p>Ongoing from 2024</p>

	<p>Commission (WAPC).</p> <p>The Department of Planning, Lands and Heritage has a State Development Assessment Unit (SDAU) which assesses significant developments, including the Housing Diversity Pipeline sites.</p>	
<p>Work with Local Governments to deliver planning and land-use reforms that will make housing supply more responsive to demand over time, subject to further work agreed under the Accord.</p>	<p>As noted above, WA's planning system is largely centralised. Liaison and work with local governments is largely focused on improving consistency across local planning scheme, where appropriate, improving transparency and consistency across the planning system, and reducing unnecessary red tape in accordance with the 2019 Action Plan for Planning Reform.</p>	<p>From 2024</p>
<p>Support the distribution of the Housing Australia Future Fund (HAFF).</p>	<p>WA is undertaking a range of initiatives which will support delivery of projects funded under the HAFF. In particular, the strategic identification of State Government-owned land, suitable for residential development and support to bring down the cost of development are anticipated to assist the overall financial viability of any HAFF-funded partnership project.</p> <p>WA continues to liaise with NHFIC to identify opportunities to align priorities to support effective distribution of HAFF funding and delivery of the Commonwealth's commitments to deliver additional social and affordable houses.</p>	<p>To be confirmed</p>
<p>Support building of a strong and sustainable Community Housing Provider sector.</p>	<p>A Community Housing Partnership Steering Group (CHPSG) has been formed, with CHP representatives, to provide strategic advice to the Minister for Housing and Department of Communities on the future directions of the community housing sector and development of short, medium and long-term reform priorities.</p> <p>The Government is supporting WA CHP's sustainability through the Social Housing Economic Recovery Program CHP grants program, which is providing funding to support new builds and refurbishment of existing dwellings for CHPs.</p> <p>In 2022, the Government announced the procurement process for the Smith Street Ground Lease Pilot, for the Department of Communities to partner with a CHP or CHP-led consortium to establish an innovative Build-to-Rent housing development in Smith Street, Highgate, the site of a former social housing</p>	<p>Ongoing from 2024</p>

	<p>apartment block. The successful CHP will provide integrated asset and tenancy management services under a Ground Lease for a period of up to 49 years.</p> <p>The WA government is working with Shelter WA to identify those Aboriginal organisations providing housing and encourage them to become registered Community Housing Providers.</p>	
<p>Ensure achievement of targets for social and affordable housing are met.</p>	<p>The Government has committed to deliver 4,000 additional social houses, with 1,300 delivered to date, on top of other residential housing focused programs.</p> <p>The Government has established robust governance arrangements to oversee delivery of residential housing and land for residential housing through the cross-agency Residential Lands and Housing Delivery Steering Committee and Ministerial Oversight Committee. These committees bring relevant housing, planning, and land delivery focused agencies together with central agencies to provide comprehensive oversight.</p>	<p>Ongoing</p>