

Affordable Communities





Who is LandCorp

- We are the State Government's land and property development agency
- We operate under the *Western Australian Land Authority Act 1992*
- Our Minister is Hon Brendon Grylls MLA, as Minister for Lands.
- Our role includes; Regional development, industrial land supply, urban renewal, Government asset management and contaminated sites



Our operational approach

- We're required under our legislation to operate on a commercial basis, ensuring no liabilities are passed onto the State and subdivisions are presented to industry standards
- However, this doesn't mean we are profit focussed – in fact many of our projects are not financially viable, and wouldn't ordinarily be undertaken by private developers.
- We're committed to balancing social, environmental and economic outcomes



Strategic Direction

OUR VISION

LandCorp will use its leadership and influence to create ***sustainable and vibrant places to live, work and play.***

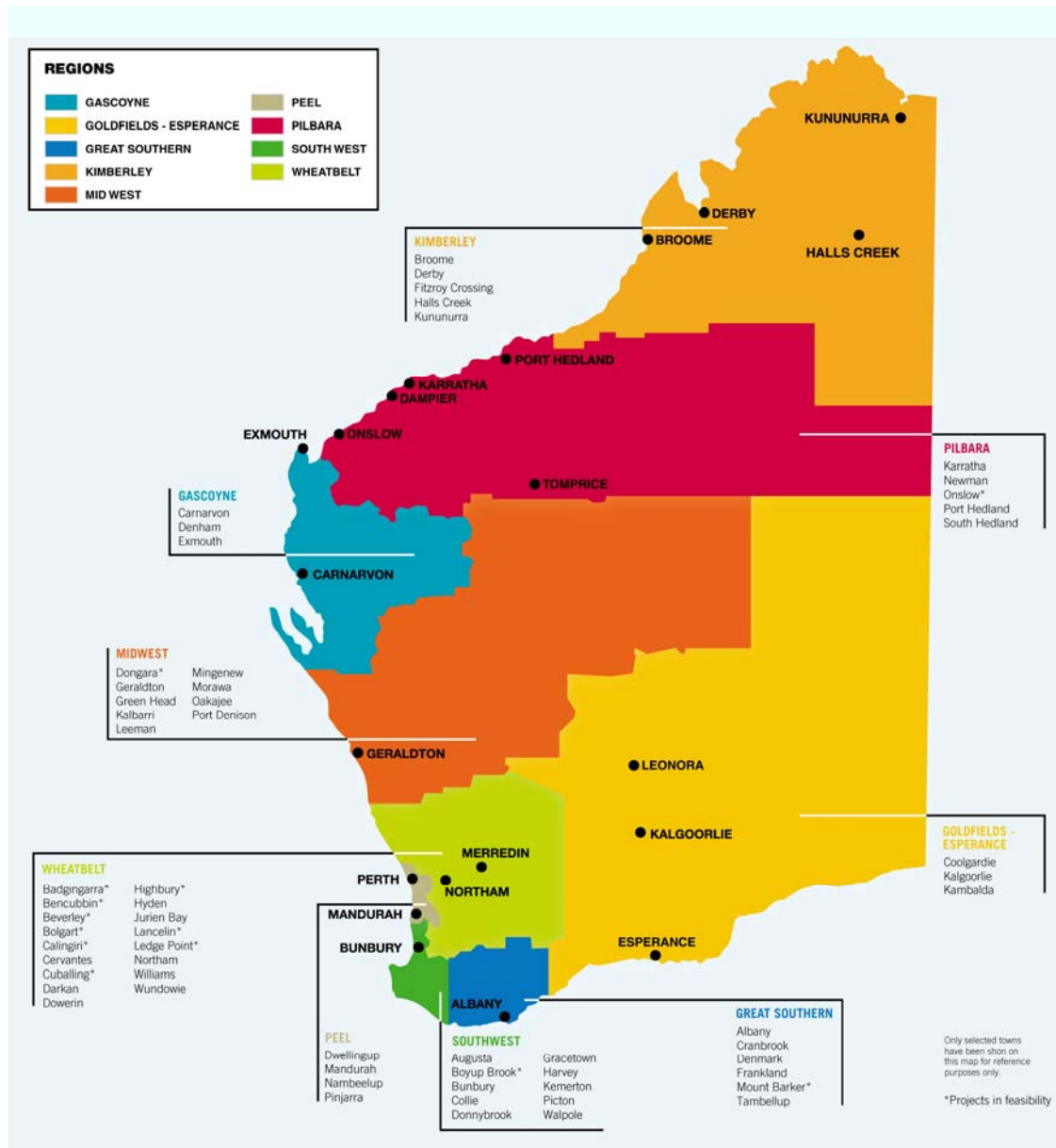


LANDCORP PROJECTS IN THE METRO AREA

- Partnership approach
- TOD developments
- Infill developments
- Limited greenfield
- Industrial program

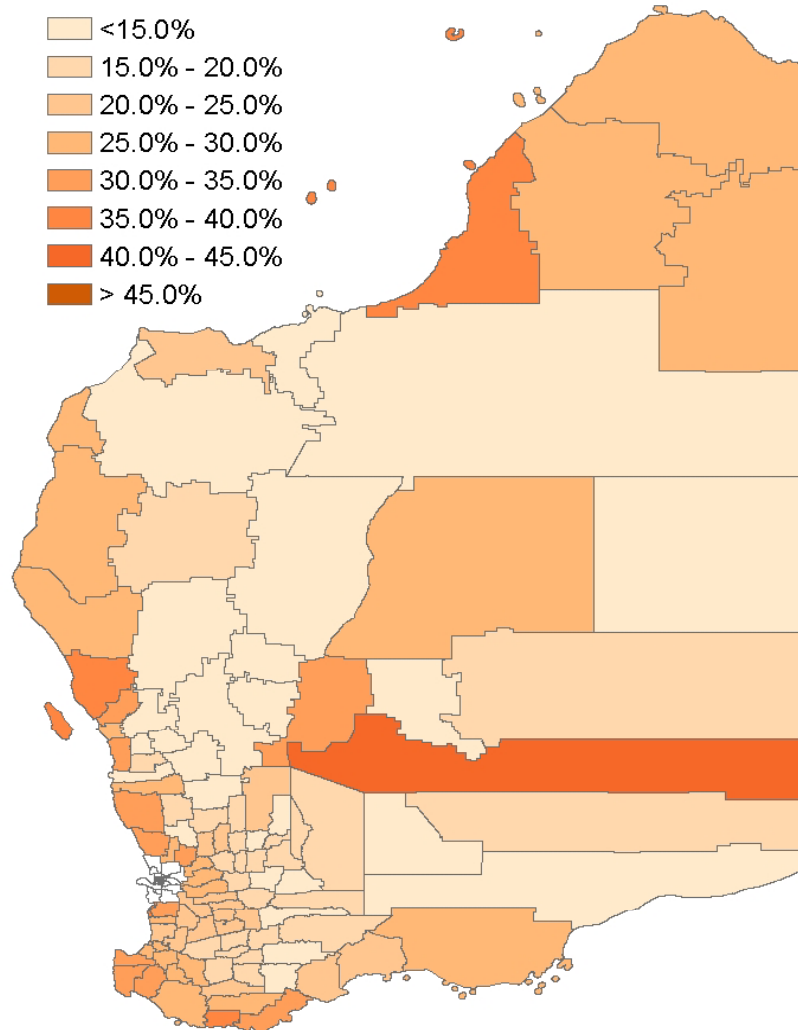


LANDCORP PROJECTS IN THE REGIONS

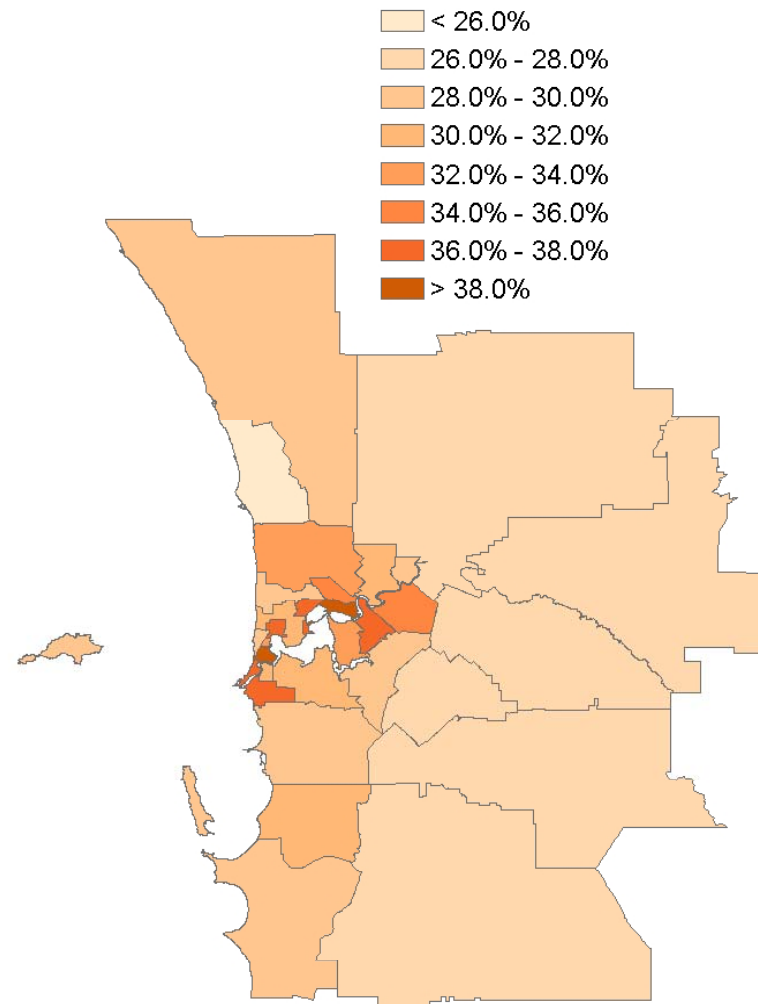


AFFORDABILITY HOT SPOTS

Mortgage Stress - housing repayments as percentage of total household income



Mortgage Stress - housing repayments as percentage of total household income





Our commitment to affordability

Vision

LandCorp to be an integral part of inter-governmental efforts to deliver affordable communities to meet the current and future needs of West Australians.

- Affordable Housing
- Affordable Living



How are we doing it!

- Working with DoH in allocation of lots
- Working with Community Housing Sector
- Delivering affordable land prices
- Builder partnerships
- Other affordability initiatives



The REAL Challenge



CAN YOU DESIGN AN

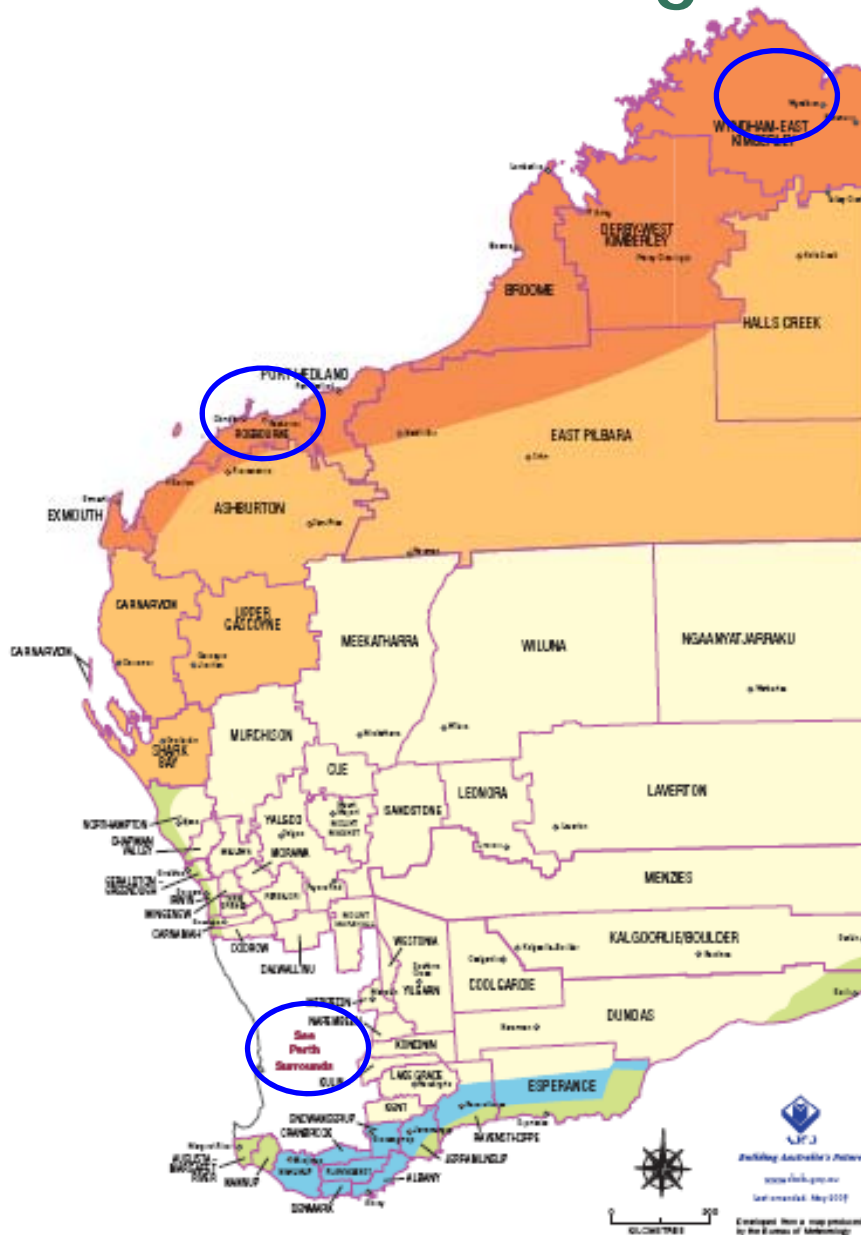


AFFORDABLE HOME



AROUND THE ELEMENTS?

The REAL Challenge



Purpose

To identify affordable & climate responsive housing that can be built in three regional areas in WA:

- Kimberley (Kununurra)
- Pilbara (Karratha), and
- South West (Collie)

Key Objectives

- Demonstrate affordable and climatic responsive housing, and
- Encourage greater and more enduring collaborations between Architectural or Building Designer and Builder professions

Affordability

House sale price (excluding land) should be as close as possible (preferably less) to the following:

- Kununurra **\$250,000**
- Karratha **\$300,000**
- Collie **\$190,000**

Note: figures based upon the affordability range for the area

Sustainability criteria

Key Principles

- Obviously **Affordability**
- Climate responsive design
- Alternative energy sources
- Energy efficiency
- Water efficiency, reuse and recycling
- Native landscaping
- Efficient and non-toxic material use
- Decrease waste output
- Liveability
- Local Character
- Adaptability
- Quality
- Education
- Local economy

The Winner

Karratha – Oasis



The Winner

Kununurra – K1 House



The Winner

Collie – Wing House





LandCorp's Challenge

- Balancing delivery of affordability and commercial operation
- Working across government
- Land Supply
- The affordability challenge in the North West





How can we work together

- Affordability is a whole of government issue
- LandCorp is one spoke in the wheel
- We need to all work together
- Each project is unique
- Need to partner to deliver affordability





Contact

Garry Fisher
Sustainability Manager – Community Wellbeing

Ph: (08) 9482 7488

Mob: 0428 634 367

E-mail: garry.fisher@landcorp.com.au

