

Karel Eringa

From: Karel Eringa [karel@shelterwa.org.au]
Sent: Thursday, 9 March 2006 12:02
To: Karel Eringa
Subject: [SWA Update] Shelter WA Housing News - 9 March 2006
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SWA Update: Shelter WA Housing News – 9 March 2006

In this issue:

1. Submission: First Home Owners Grant Review
2. Reports: Consultations on *Housing Strategy WA*
3. Mandurah Housing Forum: A Tale of Two Cities 30/3/06

1. Submission: First Home Owners Grant Review

On 1 July 2000, First Home Owner Grants were introduced to “encourage and assist home ownership”. 84,487 grants have been paid to first home owners in Western Australia over the first five years of the scheme.

The Office of State Revenue is currently conducting a review of the *First Home Owner Grant Act 2000* on behalf of the Treasurer. Shelter WA’s submission argues that the scheme should be targeted towards people on low incomes. The key recommendation of the submission is that grants be made available only to households earning below the median income. In addition, the submission recommends:

- That the size of the grants be reviewed after a formal analysis of the impact of the scheme on housing prices, and
- That a safety net system be developed and implemented aimed at home purchasers who find themselves in financial difficulty.

The submission is available from www.shelterwa.org.au/publications.htm.

2. Reports: Consultations on *Housing Strategy WA*

Over the last four months, Shelter WA has consulted widely on the draft discussion paper of the *Housing Strategy WA*. Overall, we conducted around 25 community forums and focus groups. Very broadly, the consultations have yielded the following conclusions:

Positives:

- For the first time, we have a strategy that provides an integrated plan to improve the housing situation in Western Australia.
- The goals expressed in the draft discussion paper are very noble.
- The strategy has been extremely well researched.

Negatives:

- There is a lack of specific actions and initiatives in the draft discussion paper.
- In particular, there is a lack of dollar commitments, specific targets, timelines, performance indicators and review mechanisms.
- The draft discussion paper does not address the issues faced by a number of different groups of housing consumers in sufficient detail, including in particular Indigenous people, seniors and young people.

Shelter WA is currently incorporating the issues raised during its consultations into its submission to the draft

discussion paper. We will make our submission public once we finalise it, towards the end of the month. In the meantime, reports on two of the community forums are now available from www.shelterwa.org.au/whats_new.htm, being the tenants forum conducted jointly with the Tenants Advice Service and the Mandurah forum conducted jointly with the Peel Community Legal Service. The deadline for submissions has been extended to 31 March 2006.

3. Mandurah Housing Forum: A Tale of Two Cities

Peel Community Legal Services and Shelter WA invite you to a forum to discuss the housing needs of Mandurah.

9.30am to 12.30pm
Thursday March 30

E2C Training Room
Shop 10 Old Coast Plaza Shopping Centre
Cnr Mary Street & Old Coast Road, Mandurah

Mandurah as a city continues to enjoy unprecedented growth, but at what cost? How does this growth challenge the capacity of the Western Australian housing system to meet the changing needs of the community?

This is an opportunity for a broad range of organisations and stakeholders to identify and suggest solutions so as to influence housing policy directions for the future of Mandurah.

Shelter WA will lead the forum with a discussion paper containing a current overview of some of the major housing issues in Mandurah together with pertinent questions aimed at generating recommendations. The discussion paper will be available shortly before the forum. Please indicate if you would like a copy prior to the forum when you RSVP either with Corinne Mercer or Michele Emmerson-Law:

Corinne Mercer, Shelter WA
Ph. 9325 6660 / Email: corinne@shelterwa.org.au

Michele Emmerson-Law, Peel Community Legal Service
Ph. 9581 4511 / Email: michele@peelcls.com.au

You are also welcome to download a flyer for further distribution from www.shelterwa.org.au/housing_news.htm.

SWA Update is Shelter WA's housing email list. SWA Update is available to associate and full members of Shelter WA and appears roughly fortnightly. Go to www.shelterwa.org.au/subscribe.htm to become an associate member (currently free of charge).

Shelter WA also has an Urgent Response Network, which is restricted to financial members. If you are a financial member of Shelter WA and wish to join the Urgent Response Network, please email karel@shelterwa.org.au.

To remove yourself from this list, please send a blank email with Subject "UNSUBSCRIBE" to listserv@shelterwa.org.au

Please email karel@shelterwa.org.au with any other queries.