



# State & Federal Government Housing Stimulus Package



Playing our part in building better communities for Western Australia



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### Strong industry response to stimulus packages

The Department of Housing has received 193 Expressions of Interest from developers and builders under the State and Federal Governments' economic stimulus packages with a total of 2,780 potential dwellings.

Industry representatives and departmental staff have been meeting on a weekly basis to evaluate the proposals as they are received.

The Department is using multiple procurement processes and whichever sources of funding are most readily available to fund the selected projects to deliver on the target of more than 3,000 dwellings over the next three years.

In reality the number of dwellings to be constructed will be in the order of 3,700 because the funding brought forward from the State, and the new funding from the Commonwealth is in addition to the existing building program.

The Department is keen to encourage more builders to submit expressions of interest and is happy to discuss proposals from small to medium size builders.

The key objective is to get construction underway as quickly as possible to encourage the building industry and to reduce pressure on the social housing waiting list.

As well as receiving Expressions of Interest the Department of Housing is actively using the Early Tender Advice process on the State Government tendering web site to give advance notice of upcoming tenders.

The Department is also evaluating, processing and signing off the large volumes of tenders being received as quickly as possible.

### First Select and Construct builders announced

The first builders to be appointed under the Select and Construct process have been announced.

The builders are:

- **Pindan Pty Ltd**
- **Endius Homes Pty Ltd**
- **JWH Group Pty Ltd**
- **Ventura Homes Pty Ltd t/a Aussie Living**
- **Tangent Nominees Pty Ltd t/a Summit Projects**
- **Falvey Nominees Pty Ltd t/a Tara Homes**
- **Dale Alcock Homes Pty Ltd**

The Select and Construct Scheme is a method of housing procurement where builders submit their own house designs and specifications, and are selected to construct these houses on the Department of Housing's land. This method provides the Department with a variety of competitively priced houses whilst maximising the builders' participation in the housing procurement process.

The new Select and Construct Scheme now also includes the construction of group housing for the Department for developments of up to six units on any one site.



## Commonwealth guidelines

The guidelines for projects being funded by the Commonwealth Government under the Social Housing Initiative in the Nation Building Economic Stimulus Plan have been published.

Stage 2 funding for Western Australia is \$538,072,000, and adds to the \$70,044,000 being committed in Stage 1.

75% of dwellings under both Stages 1 and 2 are required to be completed no later than 31<sup>st</sup> December 2010.

The selection criteria for proposals for funding under Stage 2 are:

- 1) Increase the supply of social housing dwellings
- 2) Increase the allocation of housing to people with the highest needs on public housing waiting lists
- 3) Meet universal design standards
- 4) Meet minimum environmental standards
- 5) Proximity to services
- 6) Leverage additional building activity
- 7) Comply with sound proofing requirement

To download the Guidelines package [click here](#)

## Maintenance

The first house in Western Australia to be refurbished under the Commonwealth Government's Social Housing Initiative has been completed and is about to be occupied by a new tenant.

The Social Housing Initiative has two elements working in parallel, the construction of new social housing, and the refurbishment of existing stock that would otherwise be unavailable for occupancy.

Work on the house in High Wycombe was completed on 28<sup>th</sup> April, provided work for two plumbing apprentices among other trades, and has been occupied by a tenant from the Department of Housing priority waiting list.

\$40,228,000 has been allocated to Western Australia for the refurbishment of properties that would otherwise not be suitable for occupation.



Caption: Principal Project Officer, Sarah Ronald; Social Housing Coordinator, Shane Hamilton; A/Regional Manager Cannington, Sean Daffin; Property Services Officer Team Leader, Gavin Leicester; plumber Brian Hannan and apprentice Ben Lovi inspect the newly refurbished property in High Wycombe.