



WA

HOUSING

PLAN

**DOING
WHAT'S
RIGHT
FOR WA**

**WA
Labor**



A MESSAGE FROM THE PREMIER

Everyone has the right to live in a good home. And WA really is the best place in the world to live.

As Premier, I want to do everything I can to make sure West Aussies can achieve this dream.

Our growing population combined with global challenges like increases in the price of materials and labour shortages have placed unprecedented pressure on our housing market.

That's why my WA Labor Government is throwing everything at the issue - building more homes, freeing up land, cutting red tape, reducing stamp duty and growing the construction workforce.

Since 2021, we've made a record \$3.2 billion investment to get it done.

We've been able to do this because our economy is the strongest in the country.

And to keep doing this important work, WA needs a steady hand at the wheel.

Our nation leading housing plan is already fast-tracking approvals, unlocking more land and getting **more houses built**, faster.

We've made **training free** for construction courses.

And we've made **renting fairer**.

Our plan is working.

Building approvals were up almost 60 per cent in the September quarter - **the strongest growth in the country**.

Housing completions have reached their **highest number in six years**.

Perth's **rental vacancy rate has risen to 1.9 per cent** in October 2024, up from just 0.7 per cent a year ago, highlighting that more housing supply is coming online.

We have **more than 11,000 apprentices and trainees in the pipeline in building and construction** courses - up 76 per cent since 2020.

Our plan is delivering results, but there is more to do.

Our plan is on track to help deliver an additional **32,000 houses** by the end of 2025.

The Liberals don't have a credible housing plan - they've campaigned against new housing, they want to increase red tape, and they don't have the experience to address the challenges in the housing market.

The Liberals are a risk to WA's strong economy and our housing plan - they're a risk to our State's future.

Only my WA Labor Government has the experience to do what's right for WA.



Roger Cook
Premier of Western Australia



BUILDING MORE HOUSES

The Cook Labor Government's priority is building more houses and apartments for Western Australians to call home.

Established suburbs will always be an attractive and a valuable asset for home owners, and we are ensuring more people can live closer to the city and key transport hubs. But for those who want their own piece of land with a backyard for the kids, we're opening up new parcels of land in our suburbs so that more Western Australians can make this dream a reality.

The Cook Labor Government has released more land across our suburbs and regional WA, we're facilitating more density with townhouses and apartments in strategic locations and are giving people the option to live around key transport hubs at an affordable price.

And we're opening up more housing options - investing in tiny and modular houses and reforming granny flat laws to make it easier to use the extra space many have out the back.



The Cook Labor Government has:

- Invested a record \$3.2 billion in housing and homelessness measures since 2021.
- Created a Social and Affordable Housing Investment fund, with more than \$1.6 billion already invested, supporting 5000 new social homes for Western Australians in need – with more than 2500 already built.
- Established an \$80 million Infrastructure Development Fund, supporting construction of more than 6000 apartments and key worker homes across WA.
- Investing in housing enabling infrastructure and releasing more land for housing.
- Expanded the Housing Diversity Pipeline to open up underused Government land for new affordable housing developments.
- Created the Builders' Support Facility to help residential builders complete unfinished projects and get more Western Australian into their homes.
- Worked with the Albanese Labor Government to unlock new affordable housing for Western Australians.
- Progressed plans to build new townhouses and apartments around METRONET stations.
- Reformed planning laws to allow compliant granny flats to be built alongside existing houses without approval.

GROWING WA'S CONSTRUCTION WORKFORCE

To build the houses we need, WA needs more skilled workers. Only WA Labor has a plan to train more Western Australians in construction trades.

The last time the Liberals were in Government, they gutted WA's TAFE sector, increased fees by up to 500 per cent, and enrolments plummeted - and we're all paying the price for this now.

The Cook Labor Government has made many building and construction trades free to study at TAFE. And it's working - we've seen record enrolments in TAFE across WA.

And we'll provide incentives to attract more tradies to WA to lend a hand in the meantime. We know they need somewhere to live while they're here, which is why we're investing in worker accommodation across WA's regions, so that people have somewhere to stay while building homes for Western Australians.

The Cook Labor Government has:

- Made TAFE courses in building and construction free or low-fee, driving record enrolments in TAFE across WA.
- Delivered a record investment into TAFE campuses to train students with the skills they need.
- Established the GTO Wage Subsidy Program, heavily subsidising 775 places for local construction apprentices and trainees.
- Introduced milestone payments to incentivise construction apprentices to finish their training, and allowances to help apprentices buy tools and equipment.
- Launched and expanded the Construction Visa Subsidy Program to secure skilled migrants to fill critical labour shortages.
- Launched the *Build a Life in WA* \$10,000 incentive scheme to attract tradies from the eastern states and New Zealand to build WA houses.



GETTING THINGS MOVING

We know we need to build more homes to support WA's growing population, and we can't afford for red tape and duplicated approvals processes to unreasonably delay new projects.

That's why the Cook Labor Government has been working alongside industry to cut red tape that stands in the way of new housing – while not compromising on making the right decisions.

We've legislated nation-leading planning reforms to cut red and green tape, and accelerate housing supply where it's needed most.

And where local councils refuse to be part of the housing solution and unnecessarily drag out approvals processes for good developments, we're providing pathways to get these sorely needed homes built sooner.

The Cook Labor Government has:

- Legislated nation-leading planning reforms to cut red tape and accelerate housing supply.
- Reformed WA's environmental approval laws to cut green tape and speed up housing developments while maintaining the highest environmental standards.
- Stopped councils blocking sensible new housing opportunities.



HELPING MORE WESTERN AUSTRALIANS INTO A HOME

The Cook Labor Government is helping Western Australians to get into a home, by cutting taxes and investing in social and affordable housing.

The Cook Labor Government has:

- Made record investment in social and affordable housing, through our Social and Affordable Housing Fund.
- Raised the threshold for stamp duty relief for first-home buyers, reducing the cost of buying a home for thousands of Western Australians.
- Delivered stamp duty relief for off-the-plan apartment buyers, saving Western Australians thousands of dollars on buying a new apartment.
- Significantly expanded eligibility for Keystart.
- Cut the Keystart interest rate.
- Introduced new Keystart loan options to help first home buyers secure finance.

SUPPORTING RENTERS

The Cook Labor Government is bringing more houses to the rental market to ease the pressure on tenants. We've passed landmark laws to protect tenants' rights and make renting fairer.

The Cook Labor Government has:

- Introduced incentives to convert short-term accommodation and vacant housing into long-term rentals, with more than 450 houses added to the market in less than a year.
- Established the WA Rent Relief Program, providing up to \$5000 to families at risk of eviction to help keep a roof over their head.
- Started construction on Build-to-Rent apartment developments to boost the rental market, including at Pier Street in the city and Smith Street in Highgate.
- Introduced land tax exemptions for Build-to-Rent project to stimulate rental developments.
- Banned rent bidding and limited rent increases to once a year.
- Allowed tenants to keep pets and make minor modifications to rental properties.



HOUSING FOR OUR FUTURE

The Cook Labor Government is setting up WA for the long-term, planning for housing developments to meet the needs of our growing State for decades to come.

The Cook Labor Government is:

- Unlocking more land for housing in new suburbs, including a major 600 hectare residential land release in Karnup and Eglinton for more than 6000 new houses - the largest land release in a decade.
- Building METRONET, connecting our growing suburbs to quality public transport and opening up more than 8000 hectares of new land for housing across Perth.
- Developing the Ocean Reef Marina, which will pave the way for more than 1000 new homes.
- Progressing the Bentley Redevelopment Project, to deliver up to 1000 new houses in a vibrant new community setting in Bentley.
- Planning for the future of Fremantle once the new container port in Kwinana Industrial Area is built, with potential for tens of thousands of new residences as part of the future Fremantle Port precinct.





DELIVERING REGIONAL HOUSING

Regional WA powers WA's economy, and we know regional housing is key to keeping our regions strong.

The Cook Labor Government understands the unique pressures on the housing market in regional WA.

WA Labor will always make sure regional Western Australians get a fair go and can live in the towns they love.

That's why we've unlocked more regional land for housing development, invested in worker and community housing and boosted housing in remote communities.



The Cook Labor Government has:

- Unlocked regional land for housing developments through the Regional Development Assistance Program and the Regional Land Booster program.
- Established the \$80 million Infrastructure Development Fund, with dedicated funding to support new regional key worker and community housing projects.
- Delivered more than 170 housing lots for worker housing in Karratha through a \$122 million partnership with industry.
- Boosting regional housing through a \$209 million investment in the Government Regional Officer Housing program.
- Established the \$350 million Remote Communities Fund to boost housing in remote and town-based communities.
- Made significant investments into regional social housing, including the Spalding Urban Renewal project in Geraldton and Spencer Park renewal in Albany.



TACKLING HOMELESSNESS

The Cook Labor Government is committed to helping those most in need by boosting our investment in critical homelessness services.

We're committed to ensuring accommodation and support is available for Western Australians experiencing, or at risk of, homelessness, delivering record investment in homelessness services and support - including a \$140 million boost to homelessness measures this year.



The Cook Labor Government has:

- Delivered an unprecedented funding boost to homelessness services across WA.
- Opened safe accommodation for victim-survivors of family and domestic violence, with the new Ruah Centre for Women and Children officially open in Perth's CBD.
- Started work on the East Perth and Mandurah Common Ground facilities, providing accommodation for those at risk of homelessness.
- Rolled out the supportive landlord model, which is housing more than 170 people who were previously sleeping rough.
- Expanded Housing First Support Services to help rough sleepers get into permanent accommodation.
- Boosted funding for regional homelessness outreach support in regional WA.
- Provided approval and funding to the Safe Night Space for vulnerable women, after it was shut down by Basil Zempilas.

