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to the committee,

a few suggestions:

Not lawful for funds to be allocated for housing to be constructed on sites considered former industrial sites or heavily contaminated sites.

Not lawful for housing on sites in high risk natural disaster sites.

sites to require public security design considerations and community facilities. Many of the commercial residential development suburbs in WA had design requirements to have community light commercial services located centrally within the housing development. If you visit these sites most of the shopfront space is abandoned/unoccupied/vandalized. If demand for the commercial location drops or commercial rents are too high then they need to be converted to community spaces.

designs and final construction to be audited by the fund for building code compliance and sustainability requirements. I have in mind that much of the older Tasmanian public housing was built using 7mm low density plasterboard that collapses if a tenant leans on it and it provides poor insulation from the snow or 3mm external cementboard that a small girl can punch through to unlock an external door.

Fund able to reclaim allocated funds from housing departments or councils that construct substandard structures. over-run costs or refitting costs of substandard structures to be borne by the department not the fund.

Robert Heron

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