

# Transforming communities, changing lives.



area takes place. Most importantly, New Living projects are not treated all the same. Building styles and the views of the community are important factors in determining the unique character and style of each individual project.

As well as transforming whole communities, New Living is also changing the lives of many hundreds of West Australians.

By 1995, the Ministry of Housing had targeted a number of urban areas that it would revitalise with a program of housing renewal. These areas were burdened with numerous multi-storey developments that accommodated an excessive number of public-housing tenants in the one location.

High crime rates, poor facilities and low amenity levels were evident in most of the suburbs associated with these high public-housing levels.

In fact, the Ministry had come to the realisation some years before that its rental accommodation required refurbishment to bring it up to a standard appropriate to the needs of the community.



*Juliet Court, Coolbellup*

An immediate and drastic overhaul of the growing public housing sector was required. The Ministry of Housing subsequently launched the \$320 million New Living program, the largest urban renewal program ever undertaken in Australia.

New Living is managed by the Ministry of Housing's Landstart Division, in partnership with the private sector

and the program seeks to involve the whole community in the urban renewal and redevelopment projects.

At the inception of a project, the Ministry enters into a Memorandum of Understanding with the local authority (responsible for parks, gardens, roads and public open space), after which a complete transformation of the project



*Refurbished Koondoola townhouses*

## New Living projects.

The New Living program is having a positive impact throughout Western Australia, in both metropolitan and regional areas.



# The social benefits of New Living.

One of the most heartening features of New Living is its ability to transform whole communities. Suburbs that have a reputation for crime, anti-social behaviour and poor amenities are given a fresh start. The entire neighbourhood gains as property values rise, jobs are created and run-down satellite areas are transformed. Often, within a short space of time, the demand for real estate in the transformed suburb simply cannot be met. Such has been the social impact of the New Living program that it is credited with a major generational change that will alter the face of public housing in Western Australia forever.

New Living has been directly responsible for a reduction in crime in many project areas. This, in turn, has resulted in a greater sense of security amongst residents. Crime in Lockridge dropped an incredible 55% in the first three years of the project. Some of the more recent projects are showing a 50% reduction in criminal offences in just one year.

New Living includes a comprehensive community program, including workshops and public meetings involving residents and other interested parties.

New Living private sector project managers must endeavour to address all community concerns and

issues. They also organise community events to make it easier for local residents to interact socially and get to know one another. These community events include concerts, cycling competitions and gardening contests. In New Kwinana, the annual Christmas Carol Festival attracts thousands of local residents. Other communities sponsor facilities for the under-privileged in their community.

One New Living project sponsors a bus that transports teenage students to and from a specialised education site.

This project also sponsors coaching and motivational sessions by well-known footballers for its local school children.

## Creating better communities.

The development and well-being of the community is a key aspect of New Living. In fact, the program has revitalised whole communities throughout Western Australia. By demolishing outdated and inappropriate multi-storey public housing estates and replacing them with attractive and people-friendly living environments, the community and its facilities are regenerated. Not only does New Living encourage a greater sense of community pride and togetherness, but it also develops a community-based taskforce to oversee the project.

A recent survey of residents in the New Living communities of Kwinana and Lockridge has shown that residents now feel much more positive about their suburb:

- 78% believe that Kwinana and Lockridge are now much nicer places to live;
- 80% agreed that the changes have enhanced their community; and,
- 93% believe the changes represent a positive step forward.

As for the future, the Ministry of Housing - through the Landstart New Living program - will continue to renew and reinvigorate various parts of the metropolitan and regional areas of Western Australia. By doing so, the New Living redevelopment program will improve the quality of life and the living environment of West Australians.

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*Demolition of inappropriate Balga flats*



*Ministry of Housing flats, Coolbellup, now refurbished and sold*



# NEW LIVING



**Western Australia's world-class  
urban renewal program.**



# Welcome to New Living, the Western Australian Government's Award winning urban renewal program.

The Ministry of Housing in conjunction with various private sector partners has been awarded the prestigious World Habitat Award for 1999 for the New Living program.

The Ministry of Housing is the State Government's umbrella body covering all aspects of housing and land for low to medium income earners. The Ministry owns almost 40,000 properties accounting for 6% of the State's total housing stock. The Ministry of Housing rental properties also cater for Aboriginal people, community groups and people with disabilities. The Ministry provides home loan finance through the Keystart Housing Scheme which has successfully helped over 35,000 people into a home of their own.

The World Habitat Awards are presented to innovative and successful human settlement projects throughout the world.

They were initiated in 1985 as part of the Building and Social Housing Foundation's contribution to the United Nations' International Year of Shelter.

Essentially, the Awards are bestowed on projects that offer sustainable futures to residents, and provide practical and imaginative solutions to current housing problems.

Every year since their inception, the Awards have attracted quality projects from all over the world.

And in the year 2000, the Ministry of Housing's New Living program has received international recognition for creating world-class communities throughout Western Australia.

The Ministry of Housing undertook the New Living program in partnership with local communities, local government authorities, and three local private companies: Satterley Property Group, Fini Group and Voran Consultants.

This international recognition is further proof that by working together, West Australians excel in the creation of world-class communities throughout their State.

Furthermore, as a direct result of our past success, more regional and country projects based on similar models are now underway in areas including Midland, Bunbury, Albany, Geraldton and Kalgoorlie.



MINISTRY OF  
HOUSING



*Landscaped courtyard in Coolbellup*



*Enjoying the Lockridge lifestyle*



*Refurbished townhouses in Lockridge*



*Refurbished Coolbellup property*



LANDSTART  
NEW LIVING

# A world of opportunity for West Australians.

New Living provides many hundreds of public-housing tenants in Western Australia with the opportunity to purchase a home; either their current home or another property.

A variety of loans are offered by the Ministry of Housing to encourage this purchase. These include the Keystart Housing Scheme which provides low deposit loans for low to middle income earners. Another loan option is Goodstart, whereby tenants and applicants on the rental waiting list are able to buy a minimum 50% share in a Homeswest property. The remaining share is owned by Homeswest and can be purchased by the borrower at a later date. The Aboriginal Home Ownership Scheme is designed to help Aboriginal people make the transition from renting to home ownership. Finally, the Right to Buy Scheme offers long-term tenants a discount of up to \$20,000 to help them purchase their rental homes.

Those tenants who don't want to purchase a property, but agree to relocate to another area as part of the New Living program, can choose from a variety of locations and properties in the Perth metropolitan area. Relocation of tenants is on a purely voluntary basis with all relocating expenses met by the Ministry of Housing. The Ministry policy is that tenants will not be relocated against their wishes.

To date, the Ministry has relocated more than 2,000 tenants from a variety of housing including multi-storey flats to better appointed, better designed and better located accommodation.

After the inauguration of New Living in Kwinana and Lockridge in 1995, the program now boasts a total of 18 suburbs in the Perth metropolitan area that are being transformed by the process of urban renewal.

## **New Living projects in the Perth metropolitan area: New Kwinana**

The project commenced in mid 1995. More than 1,300 homes will be refurbished and 3,600 residential lots created when this project has been completed. The Project Managers are Satterley/McCusker whose

redevelopment has included extensive refurbishment, infrastructure, land subdivision and community development. This landmark project is now a blueprint for similar urban renewal projects throughout the country.

## **Lockridge**

The Premier officially marked the completion of this five year New Living project at Lockridge on June 25th 2000, which has turned a suburb previously dominated by dilapidated public housing flats into a much sought after area. \$22.6 million has been spent on this transformation with property sales projected to be \$29.3 million. Compared to five years ago when New Living was introduced, crime rates have decreased by 38% and property prices have risen by more than 30%. Since commencing the program in May 1995, developers Voran Consultants have reduced the Ministry of Housing ownership in this suburb from 53 to 16%.

## **The New North**

The New North project is the largest project of its kind to date in Australia. It is estimated to run for 10 years and involves some 3,062 dwellings in four suburbs. It is anticipated that 1,552 dwellings will be refurbished for sale, 1,134 will be refurbished for retention by the Ministry and 376 dwellings will be demolished. Contracts were signed between the Ministry of Housing's Landstart division, McCusker Holdings and Satterley Property Group in 1998 and the project is experiencing early success and strong demand ensuring early sales. Street beautification, traffic management and community program funding are also underway.

## **Karawara**

The Ministry signed a contract with the Fini Group in June 1998. Already, large apartment complexes have been demolished, substantial landscaping and fencing improvements have been made and construction of a new Community Centre is underway. Homeswest's presence in Karawara was about 65% of the suburb at the start of the project. The aim is to reduce this to 20% over the four to five years of the project.

## **Coolbellup**

In March 1999, the Fini Group was appointed to manage the program which is due for completion in 2004. Anticipated expenditure for the project is \$29 million. It is hoped to reduce Ministry presence from 32% (750 dwellings) to 11% (250 dwellings) by the project's completion. The first sales of refurbished dwellings have now occurred and work on streetscaping, road works and landscaping is now underway.

## **Langford**

Voran Consultants were appointed to manage the Langford New Living project in August 1998. The project is expected to last five years, and involves the refurbishment of 529 dwellings and the enhancement of the suburb's infrastructure with an estimated cost of \$16.8 million.

## **Armadale/Kelmscott**

The Armadale/Kelmscott project commenced in June 1998 when a contract was signed with the McCusker Holdings/Satterley Property Group. 215 dwellings in Armadale were earmarked for inclusion in the project (115 for refurbishment and sale, and 100 to be refurbished for retention) with a further 70 Kelmscott properties added in March 1999. The project is expected to last for three years.

## **Eastern Horizons**

Some 654 properties have been identified in the suburbs of Midland, Midvale, Swan View and Koongamia for redevelopment. Midland Project Management has been appointed to oversee this project with estimated expenditure of \$15.7 million. The first refurbishment batch commenced in June 2000 and is due for completion in mid August 2000. A taskforce has been created to discuss issues with regards to the Midland/Midvale revitalisation project and a community Consultative Committee has also been formed to discuss community development issues. It is estimated that the life of this project will be approximately three years.

## New Living redevelopment

Through a program of urban consolidation and redevelopment, a number of areas with a high Ministry of Housing presence are also being targeted. There are 33 suburbs in the Metropolitan area earmarked for redevelopment. The objectives of New Living redevelopment include reducing the presence of public housing, refurbishing houses for sale to the public and existing tenants, better land utilisation through resubdivision and upgrading and refurbishing public rental housing including the appearance of streetscapes and parks.

## New Living projects in country areas

Country New Living projects encompass regional centres from as far afield as Broome in the north to Albany in the south. The country areas being targeted by the Ministry of Housing include:

- Bunbury (Withers & Carey Park)
- Collie
- Albany (Spencer Park & Lockyer)

- South Kalgoorlie (Adeline)
- Esperance (Nulsen)
- Geraldton (Rangeway)
- South Carnarvon
- South Hedland

## The changing face of urban renewal

Now into its sixth year, the New Living program continues to implement its far-sighted, whole-of-suburb approach to urban renewal. The most visible changes involved in New Living projects include:

- the redevelopment of public housing areas;
- refurbishment of dwellings including painting, carpeting, refurbishment of bathroom and kitchen, installation of driveways and carports;
- some demolition of multi-storey flats to make way for new land subdivisions;
- home ownership is actively encouraged; and,
- the beautification of the community through landscaping, streetscaping, entry statements, traffic management, and so on.



Ministry of Housing flats in Medina



Medina flats after refurbishment



Refurbished Coolbellup flats sold to the private sector



Langford Community Information Office



Refurbished Armadale garden and courtyard



Refurbished Langford property