



Submission by the
Housing Industry Association

On the

**Western Australian Draft
Sustainability Strategy**

April 2002

29 April 2002

Professor Peter Newman
Director, Sustainability Policy Unit
Policy Office
Department of Premier and Cabinet
15th Floor, 197 St George's Terrace
PERTH WA 6000.

Dear Peter

HIA Submission - Focus on the Future: Opportunities for Sustainability in Western Australia

The Housing Industry Association (HIA) is pleased to provide the enclosed submission to assist in drafting the State Government's Sustainability Strategy.

Our strategies and policies embrace issues of significant national importance, namely, the environment, housing affordability and planning and land development reform.

Together these policies provide our framework to provide for a sustainable housing sector in Western Australia. HIA's proactive leadership for Australia's housing sector is well recognised by all three tiers of government. HIA urges the State Government to partner in implementation of its policies:

- § HIA's GreenSmart (implementation phase of HIA's environmental strategy PATHE);
- § Housing Australians; and
- § Better Living Environments.

HIA is the major industry association for the housing sector, and our members construct between 85% and 90% of housing in the state. Housing is dominated by a high percentage of small to medium sized businesses that rely on the HIA for their primary source of information and training. Given this, HIA has a significant role in promoting the uptake of sustainability in the residential sector.

Since 1999, HIA has an environmental strategy in place to improve the environmental performance of the construction sector. Nationally, the Strategy, now titled HIA GreenSmart, is a partnership between HIA, Environment Australia and the Australian Greenhouse Office and the community. This successful program is receiving industry acceptance in Western Australia, a fact acknowledged by several Ministers and agencies.

To achieve enduring change in any cultural change program, it is important that a positive approach is adopted to encourage better practices and 'bring participants along with it'. As the trusted source of information for the sector, HIA is in a position to deliver the required changes.

The housing sector plays an important part in the State's economy and social wellbeing of its citizens.

However, there remains a lack of focus by State Government agencies on streamlining the regulatory environment and this has led to higher costs of housing to the community. HIA seeks a new focus on this area to facilitate the take up of sustainable housing and deliver a more predictable, consistent, affordable and flexible system for housing.

HIA's GreenSmart program is implementing changes to reduce construction and demolition waste, water and energy consumption from non-re-neweable resources, and to pass on this information and educate the community to do likewise. HIA would now like to seek environmental improvements to residential subdivision design so that they are sustainable. The GreenSmart program has a demonstration component, GreenSmart Villages, and we have liaised extensively with individual land developers and have developed a sustainable GreenSmart Checklist for subdivision design that we believe should now be embraced by the State Government.

As our members state, it is difficult to mainstream GreenSmart housing unless there is a corresponding improvement in the manner in which residential subdivisions are undertaken. HIA considers that Livable Neighbourhoods should be reviewed as a matter of priority to increase its adoption, relevance and environmental aspects along the lines of HIA's GreenSmart program for GreenSmart Villages.

Please do not hesitate to contact Verity Allan, Assistant Director, Environment, Planning and Development should you require clarification or additional information.

Yours sincerely
HOUSING INDUSTRY ASSOCIATION

John Dastlik
Executive Director, WA/Asia Region
ATTACH

1 Introduction

HIA applauds the state government on its sustainability initiative and appreciates the opportunity to make this submission towards developing a State Sustainability Strategy.

HIA would like to accept the offer in *"Focus on the Future: Opportunities for Sustainability in Western Australia"* and form a partnership with the State Government and relevant agencies to achieve sustainability in the State's housing sector. We propose that a useful starting point for this would be broader State Government support for HIA's GreenSmart program.

HIA's GreenSmart program is the implementation phase of our *Partnership Advancing the Housing Environment* (PATHE) environmental strategy. The Western Australian program was launched by the Hon Dr Judy Edwards, Minister for the Environment, in 2001. The program is a successful industry driven partnership to lead sustainability in the Western Australian housing sector. Its three priorities are to:

- § Improve energy efficiency;
- § Minimise waste; and
- § Improve the overall environmental management practices of the sector.

We invite the State Government to become a GreenSmart Partner, a challenge already accepted by industry leaders and the Department of Housing and Works and LandCorp in its Atwell South residential estate.

With our experience in 'operationalising' sustainability in the housing sector through GreenSmart, HIA seeks State Government recognition and endorsement for our GreenSmart initiative and for the State Government to assist in its implementation.

2 Building a Sustainable Future

Building a sustainable community means incorporating environmental, social and economic imperatives in its design, construction and operation.

An integrated approach is more likely to develop an economically efficient, environmentally sound and socially responsible solution to the imperatives posed by the various drivers than any narrowly focused response.

The challenges to achieving a sustainable housing sector include:

- § The need to reach common understanding on what constitutes sustainability

There are two issues here: globally, the concept of sustainability is evolving and all parties need to develop a shared view. Secondly, the concept needs to be put into practice for it to receive a groundswell of support by industry, the community and government.

- § Planning and Development Reform

Urgent reform of planning, environmental and building regulations and policies and taxation reform is required so that Western Australians are housed affordably, sustainably and equitably.

§ A paradigm shift to Partnering

Partnering between industry, governments and the community is a more effective approach in engendering the cultural change required to achieve a sustainable future for housing and urban development, and in implementing reforms to integrate planning and management.

§ Improving environmental performance

Sustainability is not an abstract concept but one which must be embraced at the grass roots level. Effecting environmental improvement requires a commitment by all parties in implementing changes (into day-to-day operations).

HIA's position with regard to these challenges is outlined in other sections of this submission by reference to HIA's policy documents:

- § *HIA's GreenSmart* (the implementation phase of HIA's environmental strategy PATHE);
- § *Housing Australians*; and
- § *Better Living Environments*.

3 Social and economic contributions and issues - housing

3.1 About HIA

The Housing Industry Association (HIA) is Australia's peak residential, building and development industry organisation. HIA is the voice of the housing industry and has prepared this submission on the industry's behalf.

HIA is a lobbying and service organisation, firmly focussed on the needs of over 30,000 member companies. HIA's mission is:

"To promote policies and provide services which enhance members' business practices, products and profitability, consistent with the highest standards of professional and commercial conduct."

Each year, HIA members build around 90% of Australia's new housing stock. HIA members are typically small builders and trade contractors, often family-based businesses, commonly husband and wife teams. HIA's membership structure mirrors the structure of the industry it represents - more than 90 per cent of HIA members are small firms.

HIA's core service areas are providing information, industry representation, professional development, networking and communication.

3.2 The Housing Industry

Housing is profoundly important to all Australians. Home ownership has been a key element in the achievement of high living standards. Home ownership provides security, independence, privacy, and when the home is paid off, a nest egg for retirement.

The housing industry is highly competitive and margins are slim. Activity levels in the industry are highly cyclical. The industry, dominated by small business, closely approximates the economic model of perfect competition. The flexibility and efficiency of the

sub-contracting system mean that Australia's housing industry is recognised as one of the most successful, cost-effective and innovative industries in the world.

The housing industry provides many Australians with the freedom to work for them. The industry offers easy entry and great opportunities for individual enterprises. Indeed, well over 90% of the firms in the industry are small businesses. Almost one in five of all small businesses work in the Building and Construction Industry.

These independent businesses create jobs. On the basis of the industry's employment multiplier, for each on-site worker the industry employs, it generates an additional job in building-related industries.

The atomistic nature of the building industry means that individual building companies rely on HIA for advice and training to equip them to meet the challenges of the rapidly changing building market.

HIA's service focus means that it builds relationships with members. This relationship with members is HIA's most valuable resource, providing the source of HIA's credibility and authority. Member's suggestions and involvement at all stages of policy development provides HIA activities with a sharp commercial focus. HIA's member services include:

- § Training and professional development;
- § Business networking events;
- § Marketing assistance through such mechanisms as HIA's magazines, and annual AUSBUILD exhibition and regional trade events;
- § Town planning advice;
- § Contracts and documentation; and
- § Advice and support for companies and consumers wishing to adopt environmentally sustainable products and practices.

HIA has an extensive training network and is the largest single provider of building industry training in Australia.

HIA's membership reach, training resources and industry rapport provide a unique capacity to deliver an agenda of change in the building industry.

3.3 The role of housing to the social well being of Western Australians

Housing is profoundly important to all Australians. Good housing provides the social and economic environment that is essential to political stability and prosperity. The high level of home ownership in Australia has reduced the burden of government expenditure to provide welfare for aged citizens.

Home ownership has been a key element in the achievement of high living standards. Home ownership provides security, independence, privacy, and when the home is paid off, a nest egg for retirement.

3.4 The importance of housing

A good house provides:

- shelter;
 - safety, security and stability;
 - access to education;
 - a launch pad for small businesses;
 - a sense of community;
 - a financial nest-egg;
- local access to amenities such as parks, schools and shops.

Inadequate housing can:

- exacerbate family pressures;
 - harm health;
 - limit educational achievements and aspirations;
 - strain over-taxed family budgets;
- and
Enforce long commuting trips to shops, schools and work.

3.5 The new role for housing

The advent of the information revolution means that housing must be regarded as an integral part of the nation's economic infrastructure. As the revolution gathers momentum, the family home is fast becoming the new engine of economic growth. As more Australians shop, work, gather information and are entertained on-line, housing must be recognised as an investment in enabling capital.

The role of housing is changing. Housing is no longer just about shelter but where 30 per cent of small businesses operate their businesses, where families are learning and studying on-line. The formal dining room is being transformed into the home office. The home is no longer shelter for workers, but is generating a flow of economic services.

3.6 Importance of the Housing Sector to Western Australia's economy

Housing is a productive asset. Investment in housing is just as an important precursor to balanced economic growth as the traditional forms of capital. Housing construction has a powerful impact on the economy, both nationally and locally.

The important linkages between the housing industry and the health of the West Australian economy are illustrated by the fact that in 1998/99, housing activity contributed almost 25% of the growth in Gross State Product (Housing 2029 – A Housing Strategy for Western Australia, pp 11).

The connection between housing and the economy works both ways. The introduction of the 10% GST on housing caused a huge slump in demand. HIA estimates that this resulted in the direct loss of 6,472 jobs in Western Australia, with a similar number of jobs shed in supply and other off-site industries.

3.7 The outlook for housing

Following the GST boom – bust cycle, the WA housing industry has bounced back strongly and is on track to exceed last years number of newly constructed homes by 33 per cent. Starts are expected to reach 19,000 this year before settling back to 16,100 in 2002/03.

In 2000/2001, Western Australians directly spent \$3.18 billion dollars on building new homes and renovating existing homes, equivalent to 3.5 per cent of gross state product.

For renovations, the next two years will be strong with \$1.45 billion worth of work forecast to be completed this financial year – up 10 per cent on last year, while a further increase of 7 per cent is expected next year to \$1.55 billion.

3.8 About the housing industry

Housing is an inherently complicated process. The building of one home can involve more than 5,000 different products and as many as 20 sub-contractors.

All these processes, materials and skills are brought together through the sub-contract system. Sub-contracting allows the rapid formation of project-based teams, which act as 'virtual firms' for the duration of the project. A McKinsey benchmarking study of Australian industries found that the Australian building industry was one of the most efficient and cost effective industries in the country, primarily as a result of the networks of sub-contracts.

The housing industry provides many Western Australians with the freedom to work for themselves. Small business proliferates in the housing industry. Indeed, one in five small businesses operate in the housing industry. In addition, small business abounds in the downstream industries that supply building products and fittings to the industry.

The housing industry is one of the most innovative industries in the world and offers great opportunities for individual enterprises. More than ninety percent of the industry's companies are small businesses. All of these businesses provide jobs for almost 45,000 Western Australians.

Moreover, new housing activity has a critical flow-on effect; every new building job in Western Australia creates a new job in local supply industries. This multiplier explains the importance of the housing industry to many regional economies. The housing industry's regional activity generates income and jobs in sectors such as financial services, retailing and sales and marketing. The industry's activities, as well as the activity it indirectly generates, are widely dispersed throughout the state's regions.

With major world economies faltering, the housing industry represents a domestic economic force that will assist in maintaining jobs, growth and activity levels in Western Australia.

Inefficiencies in the current Western Australian residential development assessment(approvals) system and the level of taxes, charges and levies imposed by local and state governments significantly impact on HIA members and their clients, the home owning and occupying public of Western Australia.

3.9 HIA's Proposals to improve the social and economic performance of housing - *Housing Australians and Better Living Environments*.

HIA's proposals for social and economic improvements are outlined in its two policies, *Housing Australians and Better Living Environments (Attached)*. The policies are summarised in the following paragraphs.

The policies contain a number of recommendations, which HIA would like to discuss in detail with the State Government for inclusion in the State Sustainability Strategy.

Housing Australians

Housing Australians is about putting housing back on the national policy agenda. It documents the significance of the housing industry. Each year homebuilders provide jobs for 370,000 people and generate demand for billions of dollars of goods and services. In all, the housing industry accounts for about 3.5 per cent of the Australian economy.

Each year new challenges emerge for the industry, some representing great opportunities, while others represent significant barriers. The current challenges for the industry are:

- § Need for reduced regulation;
- § The red-tape “steals” time from productive work;
- § Changes in demand from an aging population;
- § Growing complexity of taxation;
- § Increased use of computers and e-commerce; and
- § Growing environmental concerns.

Housing Australians reviews the evolving nature of housing markets and identifies those policy issues that will require concerted responses.

HIA welcomes the opportunity provided by *Housing Australians* to work in partnership with all three levels of government to ensure both housing choice and affordable homes are attainable for a broader range of Australians. *Housing Australians* makes more than fifty recommendations, which address:

Slashing red tape by assisting three-quarters of HIA members businesses that are husband and wife teams to cut through the maze of regulations.

Support for home ownership to help thousands of Australians across the threshold of owning their own home.

Fairer taxation of housing - over \$15 billion dollars a year is collected in taxes from housing. *Housing Australians* calls for a new fairer tax system for housing, so your clients realise just how much tax they are paying.

Sensible planning laws are essential if Australia's cities and regions are to develop. Planning laws have got too complex and too political, which drives up costs and creates delays. *Housing Australians* calls on governments to work together to restore a sensible balance to planning growth.

Building on-line is meeting the challenge of the information revolution. New technologies offer the prospect of improved flexibility, faster construction and improved customer service. *Housing Australians* calls for assistance in e-quipping firms.

Protection for the independence of trade contractors, sub-contracting allows the housing industry to work at least 25% more efficiently and 25% more cheaply than in commercial construction.

A modern apprenticeship system that reflects the flexibility of housing markets. Australia's youth continue to be deterred by the inflexibility of the apprenticeship system. *Housing Australians* calls for a fresh approach to training the trade contractors of tomorrow.

Building greener homes is an area of growing demand, yet Governments have focused on rules and regulation, rather than working to help our industry meet the demand. Surveys

show that consumers are happy to pay more for environmental products and services, *Housing Australians* calls for practical advice and assistance in targeting this market.

Work@home is the way of the future for thousands of Australians. Running a business from home requires new more flexible living space, and many regulations have been slow to recognise these changes.

Housing Australians seeks to ensure that housing choice and affordable homes are obtainable for a broader range of Australians. It focuses on five key areas:

- § Policy Leadership
- § Economic Expansion
- § Business Tax and Regulation
- § Industry Development, and
- § Global Integration.

Housing Australians seeks to set the foundations of a housing agenda in a proactive manner rather than it reacting to government policy, whether it be Commonwealth, State or Local government.

Better Living Environments

Better Living Environments details HIA's policy on planning reform. Its recommendations and objectives set the challenge for Federal, State and Local Government, planning professionals and the housing industry to consider the great costs being burdened upon existing communities and new home owners, and ask"Can we do better?"

Australia's disparate planning approval systems are under pressure. They are causing uncertainty, higher costs and piecemeal development. Communities, governments and the industry that houses these communities are dissatisfied with these outcomes of the planning approval system.

A new approach to planning is urgently needed based on the cohering of best practice approaches to planning approvals from across Australia's 700 planning jurisdictions and from innovative planning developments overseas. This new approach provides both a goal and a challenge – to provide all Australians with *Better Living Environments*.

To achieve the objectives of *Better Living Environments* requires planning systems to deliver 3 key components:

- § Predictability;
- § Affordability; and
- § Flexibility.

A key recommendation of *Better Living Environments* is therefore to contain planning creep through delivering a clear distinction between matters that should be the province of the Building Code and matters that should remain the province of planning systems.

Other recommendations to improve predictability in the system include the minimisation of differences in planning schemes by promoting development of model planning legislation based on the best practices from different States.

Planning creep into building matters has also been associated with an avalanche of levies, charges and fees on new residential development. Although the pretext of the levies is to allow for the provision of infrastructure to new housing developments, in practice the development fees have been a basis of funding community wide infrastructure such as the provision of fire protection, schools and other “external” infrastructure

Better Living Environments contends that infrastructure external to new residential developments should be funded out of the community's taxation base. The document calls for greater transparency and accountability for the levying and application of fees and charges on new developments in all jurisdictions.

Better Living Environments is also recommending that all changes to planning and environment legislation at all levels of government be accompanied by a housing affordability impact statement.

Issues of flexibility addressed include the need to move from inflexible regulatory conditions to a performance-based approach and the needs to provide for greater housing choice and foster innovation

Better Living Environments identifies and describes examples of better practice drawn from across Australia that can serve as a signpost for the reform of planning approval systems. It is a proactive approach to addressing a very real problem.

4 Improving the Environmental Performance of the Housing Sector

4.1 Agreed Framework for Reducing Greenhouse Gas Emissions in the Housing Sector

At its meeting in March 1999, the Ministerial Council on Greenhouse Emissions resolved to reduce greenhouse gas emissions in the housing sector by adopting a dual approach and agreed to processes to implement the changes. To rule out the worst practices, it was agreed to introduce minimum mandatory standards for housing through an amendment to the Building Code of Australia (BCA). To effect positive environmental improvements, it was agreed to adopt voluntary industry measures to improve performance.

The Australian Building Energy Council was established to assist in introducing the required BCA amendment for energy efficiency improvements for housing. Public submissions have recently been called on the precursors to the BCA amendment, the Regulatory Document and the Regulatory Impact Statement. The intention is to introduce the Energy Efficiency Amendment into the BCA in January 2003.

With regard to the agreed voluntary measures, the Government adopted HIA's PATHE strategy and GreenSmart as the measure for the housing sector. Implementation of the PATHE strategy (GreenSmart) is well-advanced in Western Australia, however, its continuance would be significantly improved if there was State Government involvement and support.

The GreenSmart program in WA is outlined in later sections of this submission.

4.2 HIA's Partnership Advancing the Housing Environment (PATHE) Strategy and GreenSmart

A major challenge for the housing industry is to achieve a sensible balance between the need to build and renovate homes and the need to safeguard the nation's resources. PATHE, standing for Partnership Advancing the Housing Environment, is the housing industry's blueprint to identify GreenSmart solutions to the challenge of fostering environmental resources.

GreenSmart is at the heart of the PATHE approach; it is founded on the recognition that good environmental practice, getting the greatest use out of scarce resources, is also good business practice. GreenSmart describes PATHE's methodology for identifying and promoting initiatives that protect the environment and protect the affordability of Australian homes.

GreenSmart (and PATHE) strives to engage key stakeholders, industry, Government and community interests to forge consensus on improving the building industry's environmental performance. Through PATHE, HIA has worked with Environment Australia, Greening Australia, the Australian Greenhouse Office and numerous Industry Leaders.

Developed after extensive industry consultation over which priorities will deliver the most immediate and lasting impacts, the strategy's objectives are to:

- § Improve the uptake and adoption of best practice environmental management approaches, and their integration into normal business practice;
- § Reduce the amount of waste generated by the residential building and land development industry;
- § Increase the energy efficiency of Australia's housing stock; and
- § Reduce the housing sector's greenhouse gas emissions.

5 HIA's GreenSmart Program - operationalising sustainability

GreenSmart is HIA's program to make housing that is more comfortable to live in over the life of the building while maintaining affordability. It is the housing sector's environmental plan of action.

At a very practical level, HIA's GreenSmart's aim is to increase energy efficiency, minimise waste and encourage better environmental management at each stage in the manufacture, design and construction of today's housing.

HIA's GreenSmart program includes a range of actions to achieve its aims, including:

- § Environmental training and accreditation for the building and construction industry (GreenSmart Professionals);
- § Development of a network of committed companies, GreenSmart Partners, that embrace environmental leadership through a GreenSmart Code of Conduct;
- § Use of the world wide web at **www.greensmart.com.au**; and
- § Showcasing initiatives on the ground at GreenSmart Villages.

HIA GreenSmart Training and Accreditation program provides Australia's housing industry with environmental skills and, on successful completion and agreement to the GreenSmart Code of conduct GreenSmart Professional accreditation. The course is a two-day workshop,

using the outstanding environmental design guide from Environment Australia and the Australian Greenhouse Office - *"Your Home, Your Future, Your Lifestyle"*.

HIA GreenSmart Partners are companies or organisations that commit to the GreenSmart Code of Conduct. Participation as a Partner is demonstrated through a senior officer of the organisation successfully completing the GreenSmart Professionals training.

GreenSmart Villages are houses, grouped sites or residential estates that demonstrate GreenSmart to the community in a real and practical way. Each site adopts as a minimum the GreenSmart principles and Code, but because each development should be unique - a reflection of the local climate, geography and aspirations of residents - other initiatives are also designed in, to give the site that special GreenSmart environment and 'sense of place'.

5.1 Snapshot of Current Progress

The progress made with GreenSmart places HIA in a unique position to coordinate and implement environmental initiatives of a statewide scale.

§ GreenSmart Professionals

To date 69 people have undertaken the GreenSmart Professionals training and accreditation course in Western Australia. A number of other courses are programmed for the rest of the year to cope with the high demand for the course.

In talking to prospective HIA members, the membership service managers report that GreenSmart is the primary reason new members want to join HIA.

§ GreenSmart Partners

A process for engaging Partners has now been developed. To date, 9 partner companies, representing a major share of the market, have 'signed up' and several more are in the pipeline.

§ GreenSmart Villages and Houses - Demonstration Sites

Three demonstration houses are either under construction or in the planning phases and the GreenSmart Village at Atwell South has commenced its construction phase.

Atwell South Village

Earthworks for LandCorp's 1100 lot residential estate at Atwell South commenced in January. The estate is pitched at the second and third homebuyer market. It has been designed to include a range of 'HIA GreenSmart' features in subdivision, including maximising the number of solar-orientated lots, and at the built form stages, with mandatory measures included in the design guidelines and display houses.

The conditions of subdivision approval have recently been finalised. The last condition to be cleared revolved around the Water and Rivers Commission's concerns with construction of a lined lake. The other 2 lakes in the original subdivision plan have been deleted in favour of a wetland. Civil works are due to start in April. Construction of the lots for the display village will be finalised in September, so that the display village (display centre) will be able to be officially opened in February/March 2003.

Atwell South Demonstration House

LandCorp's board recently gave the green light for a demonstration house to be constructed on a site adjacent to the display village, with the house to be opened about a month after the display village opening. LandCorp is now discussing its design features with the Water Corporation and will shortly commence with Western Power, SEDO and Alinta Gas.

Ellenbrook Eco Home

The Calix charity group in partnership with HIA, Ellenbrook management, Dale Alcock Homes and Solar Dwellings is nearing completion of construction of the eco home this month. The marketing strategy includes regular feature articles in the New Homes section of The Western Australian newspaper during construction and will be launched at the opening later this year. (Latest copy of HIA's WA magazine **Building News attached** with details of the Home).

Subiaco Sustainable Home

The City Council, Subiaco Redevelopment Authority, HIA and Murdoch University meet on a regular basis to develop up this display house. Tenders have recently closed from builders and architects for its design and HIA was on the selection panel. Marketing and sponsorship matters are now being finalised.

§ GreenSmart Events and Networking

There is always a strong community interest in GreenSmart and a growing level of interest from councils. To cater for the latter demand, HIA joined with the WA Local Government Association recently to conduct a one-day seminar to signal to local government what GreenSmart is about and encourage their interest in future training courses.

Events by other associations ask for presentations on GreenSmart also. The Tradelink/HIA Showcase in April allocated for a GreenSmart Forum targeting suppliers, manufacturers and builders.

The HIA Australian Institute of Building Surveyors annual Conference in May will include a GreenSmart presentation also.

At the community level, networking with Cool Communities has been important as has been presentations to local groups such as a recent East Fremantle community workshop.

§ Western Australian Cleaner Production Statement

HIA endeavours to work in partnerships with all parties to foster a more sustainable housing sector. An example of which is that HIA is a member of the Western Australian Sustainable Industries Group has become a signatory to the Western Australian Cleaner Production Statement. The MoU with the Western Australian Sustainable Industries Group was signed last year. HIA seeks to build upon this and other existing networks to introduce a sustainability strategy into Western Australia.

In summary, HIA's GreenSmart is an Action Plan for the housing sector, as illustrated in the following table:

1999 – 2001 – Awareness raising phase of HIA environment strategy, PATHE

- s Strategy launched by federal environment Minister
- s HIA WA initiated and developed a short environment course for the industry with the Centre for Cleaner Production, CRC for Renewable Energy and School of Architecture at Curtin University and the Office of Energy, including the waste minimisation priority;
- s Promoted HIA's environmental Guides - waste management, energy efficiency and stormwater management to industry, Governments and the community;
- s Established HIA GreenSmart Working Party to drive the strategy in WA;
- s Conducted 11 GreenSmart/PATHE forums to raise member and community awareness and promote networking on a range of environmental topics;

- s Encouraged members to nominate for national GreenSmart Awards and won one;
- s Promoted and assisted research into waste reduction with the Centre for Cleaner Production at Curtin University and by supporting members' waste grant applications (eg, Beetle Environmental);
- s Initiated development of GreenSmart demonstration villages as demonstration sites;
- s Placed regular columns in HIA's bi-monthly magazine, Building News;
- s Introduced the GreenSmart/PATHE environmental strategy to State and Local Governments; and
- s Developed networks with complimentary programs (LA 21, CCP, Cool Communities)

2001 – 2005 GreenSmart implementation Phase

- s Continuation of awareness-raising activities as listed in preceding phase (above);
- s WA launch of GreenSmart Program by Minister for Environment and National HIA President in October 2001;
- s Launch of HIA WA GreenSmart brochure (**Attached**)
- s National GreenSmart Professional of the Year Award awarded to WA HIA member Finalist to WA member;
- s HIA WA GreenSmart Professional Training and Accreditation program commenced;
- s GreenSmart Partners program commenced- large and small companies, State Government agencies inaugural partners;
- s GreenSmart Working Party membership expanded;
- s Agreement to undertake cleaner production trial for HIA cabinet makers with HIA NKBA (National Kitchen and Bathroom Association) members and John Curtin Centre for Cleaner Production
- s Developed the HIA WA GreenSmart Code of Conduct (**Attached - last page of brochure**).
- s Grant application submitted - Waste Reduction – The HIA GreenSmart Way Action Plan.
- s Development of the waste project should the application be successful.
- s Continuation of GreenSmart Implementation Phase (see above)

National Progress with HIA's GreenSmart

GreenSmart Steering Committee – the GreenSmart Steering Committee continues to express a high level of enthusiasm for GreenSmart and are delighted with achievements to date. The Leaders remain committed to the continued roll out of GreenSmart initiatives.

GreenSmart Villages – the village at North Lakes in Brisbane is nearing completion. This village consists of 3 houses and is being developed in conjunction with Wesley Mission. The Hobart village (12 houses) is about to commence and the Townsville village (3 houses) is under construction. Villages are also planned in Perth at Atwell South and at Point Cook in Victoria. Both these are large estates. The Atwell South subdivision in Perth will be the largest, with 1,100 lots over a 6 year timeframe

GreenSmart Website and Virtual Village – it is proposed to expand the current website to include information on products, case studies, building techniques and frequently asked questions.

GreenSmart Training and Accreditation – over 200 professionals have completed the course and are listed on the GreenSmart Website. All regions have courses scheduled for 2002 and the course is being tailored to suit the legislative, climatic and regional requirements for each HIA region and different user groups, such as sales consultants.

GreenSmart News – to reach a wider audience, GreenSmart will be incorporated into each issue of *Housing* and will be released electronically.

Guides – A formal sponsorship agreement with AWA is being finalised for the production of a Glass Guide, the fourth in the series.

GreenSmart Awards – the awards will be held on Thursday 29th August 2002. The entry form is currently being distributed electronically and placed on HIA's website.

GreenSmart Corridor Ausbuild – the concept of a GreenSmart Corridor at Ausbuild has been extremely well received by exhibitors resulting in the need for more floorspace.

HIA will join with Environment Australia and the Australian Greenhouse Office to provide a stand and free GreenSmart Advisory service. This free advice to consumers will be provided by GreenSmart accredited professionals and focus on environmentally sensitive house design and construction.

GreenSmart – Better Homes & Gardens – Better Homes and Gardens TV show and magazine has recently featured a GreenSmart segment, featuring the National Energy Efficiency Award winner (TT Architecture).

5.2 Opportunities for Expansion of HIA's GreenSmart Program

HIA believes that there are a number of opportunities for expansion of the GreenSmart program. A number have been identified earlier in the submission. They include:

- § The State Government and its agencies assisting in expanding the GreenSmart program through sponsorships and other mechanisms. Key agencies include SEDO, WRC, DEP, DPI and utility providers (Alinta Gas, Western power, Water Corporation);
- § The State Government and its agencies joining the GreenSmart program;
- § The State Government support for agencies that are GreenSmart Partners such as DHW;
- § Fostering the work of the Western Australian Sustainable Industries Group and the Western Australian Cleaner Production Statement;
- § **A particular opportunity exists to expand GreenSmart through a more flexible Livable Neighbourhoods subdivision trial**

There is a need to develop Greener residential estates. HIA GreenSmart is engaging builders in the built form, but they are hampered by the lack of subdivisions designed environmentally. HIA has a GreenSmart Village 'checklist' and would like to work with the State Government on reviewing the *Livable Neighbourhoods* trial or on developing a Statement of Planning Policy to establish benchmarks and to mainstream environmental subdivision design. The review would seek incorporation of defined desired environmental outcomes, performance indicators and measures.

An integrated approach to residential developments in the State that encompass environmental, social and economic imperatives should be the outcome of such a review. In developing an integrated approach it is important to engage industry and communities in discussing sustainability, the future direction of development and the preservation of the attributes that make cities more livable.

6 Conclusion

The progress being made in improving the environmental performance of the housing sector through the GreenSmart training and accreditation program, and the recommendations contained in HIA's policies to engender economic and social improvements, if implemented, significantly contribute towards housing Western Australians sustainably.

HIA invites the State Government to adopt its policies and looks forward to participating with the government in finalising the State Sustainability Strategy.