



Q4 Queens Riverside Project

Frequently Asked Questions

What type of housing is being offered at 'Q4 Queens Riverside'?

The 'Q4 Queens Riverside' development will offer a variety of studio and one or two bedroom apartments, totalling over 200 new residences.

'Q4 Queens Riverside' will include a mix of social and affordable housing. Residents will be allocated housing based on their needs.

What is social and affordable housing?

Social and affordable housing provides safe, secure, and stable homes for people -supporting individuals and families to thrive and participate in strong, inclusive communities.

- Social housing is secure housing, offering deeply subsidised rent based on income for those in greatest need.
- Affordable housing is offered at below market rent for key and essential workers and people on low to moderate incomes, helping them to live closer to work and community services.

Together these are generally referred to as *Community housing*.

Head Office

📍 297 Vincent St, Leederville, WA 6007
✉ admin@foundationhousing.org.au
☎ (08) 9422 0700

ABN 78 115 629 662

foundationhousing.org.au

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What is the role of Government in this project?

In 2025, the State Government purchased the former Fraser Suites to provide much needed housing in Perth. The State Government have undertaken significant refurbishment works to ready the building for tenants.

By acquiring and repurposing short-stay accommodation into long-term social and affordable housing, the Government can meet urgent community need without competing with the established residential market. This approach directly responds to strong metropolitan demand, particularly for one- and two-bedroom homes, which accounts for 80 per cent of need.

In March 2026, the State Government announced Foundation Housing as the Community Housing Provider appointed to manage the site.

The State Government remains as owner of the site, with Foundation Housing responsible for the ongoing management of the building, including property maintenance, tenant services and community wellbeing initiatives.

Who is Foundation Housing?

Foundation Housing Limited provides safe, secure and affordable housing for people in need.

Registered as a Tier One community housing organisation under the Community Housing Regulatory Framework, we are one of Western Australia's largest developers and managers of affordable housing.

We manage over 2,000 homes across the State, housing more than 3,100 people in Perth, the Kimberley and Pilbara.

Learn more about Foundation Housing, our history, governance, growth portfolio and tenancy management [here](#).

How does Foundation Housing provide housing?

Foundation Housing receives its project funding from government and lending institutions.

Foundation Housing aims to deliver housing in locations with access to public transport, employment, and quality facilities for recreation, culture, hospitality, health and education.

Who can access housing through Foundation Housing?

Housing provided or developed by Foundation Housing is for people on low to medium incomes. Accommodation options range from lodging, mainstream tenancies, youth housing, shared housing, disability housing and affordable housing for key and essential workers (e.g. people working in Healthcare, Emergency Services, Education, Childcare, Not-for-profit, Retail, Transport and Local Government).

Letting sensitively and with suitability screening ensure the right match between tenant, property, and community - reducing risk & supporting safety. A strong induction process covers tenancy rights, shared standards & safety procedures - empowering tenants with knowledge & confidence from day one.

Foundation Housing also has an aspiration to provide housing to people who may have previously lived in the area but have since been priced out. This helps to bring people back into neighbourhood networks that they may have been unintentionally removed from, and builds a sense of being back home, a sense of pride.

Foundation Housing provides both social and affordable housing.

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Who will live there?

'Q4 Queens Riverside' will provide a vibrant, mixed housing community precinct in the heart of East Perth.

Thirty percent of homes at 'Q4 Queens Riverside', will be allocated to social housing. These homes will be allocated through the WA Government Joint Waitlist.

Seventy percent of homes at 'Q4 Queens Riverside' will be allocated to affordable housing.

Affordable housing is designed for individuals and households who may not qualify for social housing with the Housing Authority but still find it difficult to access housing in the private rental market.

Eligibility and income limits apply.

How does Foundation Housing manage tenancies?

Foundation Housing manages tenancies through our Positive Tenancy Framework, which supports our strategic goal of maintaining and sustaining successful tenancies by focusing on respectful relationships, early support and interventions if there are any challenges, and proactive communication with tenants and community.

A Housing Coordinator will work directly with tenants at a frequency much higher than typical tenancy management and help tenants to access support services where necessary.

What are the benefits of this development?

The 'Q4 Queens Riverside' development will help deliver much needed housing in Perth, which is currently facing a housing shortage and affordability crisis.

The development is located in a highly accessible area, connecting Foundation Housing residents with services and amenities in the Perth CBD, and to public transport.

How quickly will the building be filled?

Foundation Housing has commenced the process of reviewing the Joint Wait List and undertaking interviews with potential residents. Residents began moving into 'Q4 Queens Riverside' in late March 2026.

Foundation Housing's priority is to provide housing to those in need, however it is important that residents feel safe and supported to ensure a successful tenancy. Therefore the allocation process may take several months to ensure 'Q4 Queens Riverside' is the right fit for the residents.

We anticipate that the building will gradually be filled over the next six to nine months, supported by structured tenancy selection and unit allocation processes.

Will there be any commercial or retail spaces in the 'Q4 Queens Riverside' building?

The 'Q4 Queens Riverside' development includes several new commercial tenancies. A cafe is intended for the commercial space facing Moreau Parade, and Volunteering WA will occupy two commercial suites. The remaining commercial tenancies will be filled by the State Government as the project progresses.

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How will parking be managed for the property?

Some parking bays within the 'Q4 Queens Riverside' basement parking area will be available for residents. However, not all residents will have on-site parking.

Potential 'Q4 Queens Riverside' residents will be advised of the limited car parking available, and individuals' needs will be considered as part of Foundation Housing's allocation process.

The Perth CBD has excellent access to public transport with a high frequency bus route on Adelaide Terrace and Red CAT bus services on Hay Street.

Bicycle parking will be provided for 'Q4 Queens Riverside' residents within the boundaries of the Q4 lot (not on common property).

The 'Q4 Queens Riverside' development sits within an existing high-density residential precinct. Ongoing parking and traffic considerations will continue to be monitored and addressed in the area.

How is Foundation Housing helping new residents settle into 'Q4 Queens Riverside'?

Apartment living in the city may be a new experience for many residents. To ensure the new residents feel welcome, can build connections with their neighbours and learn about the types of services and amenities that are accessible in the city, Foundation Housing will be running regular engagement events and activities at 'Q4 Queens Riverside'.

This support and interaction enables Foundation Housing to best support residents as they move into secure housing in this central location.

Will there be staff at 'Q4 Queens Riverside'?

Foundation Housing will have a small on-site office to provide support for residents including Operations Manager, Housing Coordinator and Housing Assistant. The on-site office will be staffed during business hours.

After hours maintenance support will be available via phone.

Security will be on-site from 6:00pm to 10:00pm on weekdays and from 8:00am to 10:00pm on weekends.

How is the community being engaged on the project?

Foundation Housing will host a series of community drop-in sessions for neighbours and the local community to share information and answer questions about the 'Q4 Queens Riverside' development.

Regular updates will provide on the project, including opportunities for community engagement. To subscribe for project updates, go to <https://www.foundationhousing.org.au/development-project/preferred-proponent-queens-riverside-east-perth/> and submit your details. You can also leave a comment for the project team.

How can I stay up to date on the project?

Go to <https://www.foundationhousing.org.au/development-project/preferred-proponent-queens-riverside-east-perth/> to register your interest to receive project updates.

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