

BCEC Housing Affordability Report

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Getting our House in Order? Bankwest Curtin Economics Centre Housing Affordability Report 2019.

Shelter WA was pleased to be part of a panel discussion at the launch of the *Getting our Housing In order? BCEC Housing Affordability Report 2019*.

The Report highlights many households in the community are doing it tough when it comes to housing affordability.



In particular people on low incomes and single parents are contributing the highest share of their income to meeting housing costs. It shows that the private rental market is increasingly unaffordable to many people with Perth ranking as the least affordable city in Australia in terms of the typical housing cost shares paid by renters, and the divergent trends in housing costs between owner-occupiers and renters. Also the Report illustrates the significant relationship between housing costs and financial wellbeing and through case studies shows the impact on families of spending so much of their income on housing costs.

A number of policy recommendations are outlined to ensure that WA has a supply of housing affordable that meets the needs of a diverse range of households and ensuring that affordable housing is available across different tenure types and locations. These include stamp duty relief, increased investment in public housing and in community housing with a replacement National Rental Affordable Scheme using investor tax incentives through community housing providers. Also greater diversity and housing choice within existing infill areas and new greenfield subdivisions with a stretch target of 30 per cent affordable housing on government owned land and affordable housing contributions from any development approval that delivers an uplift in land value.



Tenancy reform is seen as critical to make private rental more secure and attractive as a long term tenure.

Shelter WA would like to congratulate the BCEC on the publication of this report which provides a sound evidence base for policy reform.

Read the report [here](#).

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