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National Shelter, Community Sector Banking and SGS Economics and Planning, earlier this year, released the Rental Affordability Index that revealed rents were still not affordable in Western Australia.

The index, which is released on a biannual basis, is an indicator of rental affordability compared with household incomes.

To see the Rental Affordability Index interactive map click here: http://www.sgs ep.com.au/maps/Joseph/RAI_May17/

The RAI is based on Western Australian households, with an income of \$85,000, and it is a much different picture for those people living under those incomes.



For people on income support, for instance the Newstart allowance, rental properties are still extremely unaffordable.

Also for people on very low incomes, which is less than 50 per cent of the median income of \$85,000, most of Western Australia, including the city, remote, rural, and regional areas, remains unaffordable.

Shelter WA wants to see the development of more social housing to support Western Australians doing it tough.

Please see the Rental Affordability Index (RAI)

<https://tinyurl.com/n4vmm2n>

Fact Box

- Western Australia is the only Australian jurisdiction where average household incomes for households, that rent their accommodation, are higher in regional areas than in metropolitan Perth.
- When housing is unaffordable, low income households pay a large proportion of their income on rent, often foregoing basic necessities. If this cannot be sustained, it can lead to homelessness.
- With more than 18,500 people on the Housing Authority wait list, and an average wait time of three years, the housing needs of Western Australians most in need are not being met.
- The average household that rents accommodation in greater Perth pays 21 per cent of its total income on rent – the most affordable of all the metropolitan areas in Australia.
- Some areas north of the river remain unaffordable to severely unaffordable, while some urban pockets can be further considered moderately unaffordable.