



International Tenancy Day 4 October 2010  
Supply of Boarding and Lodging Dwellings  
Western Australian Housing Indicators

# Overview of Presentation

- Who are Boarders and Lodgers?
- How many lodging house beds?
- History of lodging bed loss
- University Student Accommodation
- Defining the issue with lack of diversity
- The tenure continuum: primary homelessness to fully owned owner occupied proportions
- Overview of dwelling types in WA with Australian comparison 2001 & 2006
- One Person Households
- Affordable and Available Private Rental
- Homelessness,
- Social Housing demand, supply and wait times

# Who are Boarders and Lodgers?

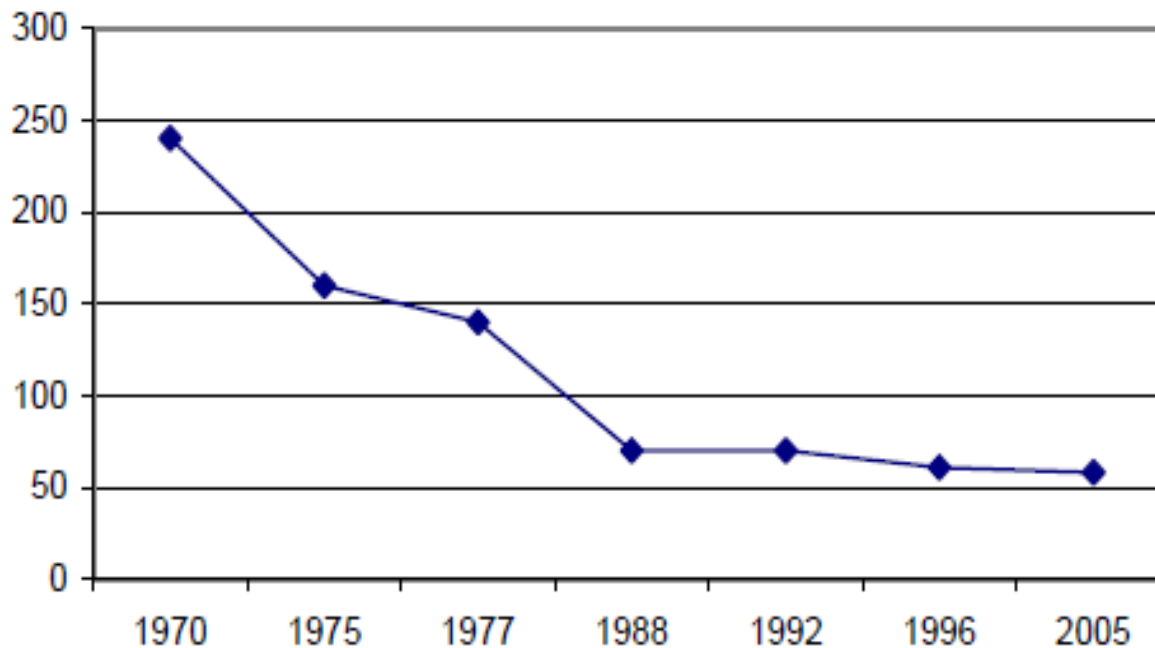
- Students – international and domestic;
- Women and children living in women's refuges;
- People with mental health issues and intellectual disabilities in designated housing;
- People with substance abuse problems ;
- People released from prison;
- Refugees and recent immigrants who struggle to find private rental;
- Low-income earners – cannot access other rental accommodation;
- Occupants in shared households without written residential tenancy agreements;
- persons occupy premises as a residence remuneration for work in connection with the premises or for employment agreements or arrangements
- Homeless people referred to rooming houses due to no alternate accommodation;
- People from regional and remote locations staying for the purpose of accessing services eg. medical
- People staying in serviced apartments; and
- Backpackers and others who stay in hostels on a long term basis.

# How Many Lodging Beds

- 2005 Perth & Fremantle area 772 beds
  - 436 (56%) 'private'
  - 289 not for profit
  - 45 government
  - Unregistered lodging houses >83 beds
- 45% of all resided at current lodge at least 1yr,
- 50% of lodgers in private lodges more than 1yr.
- 84% of lodging house beds male only
- 68% residents were 41+yrs, 14% 64+ yrs
- 242 were forecast to close over the following 2 years and 100 were scheduled to be opened
- Since then temporary closures - retention, new facilities, expanded existing – ongoing + outreach
- Estimate currently 850 – 900, additional 150 planned

# Loss of Lodging House Beds 1970 -2005

Graph 5.1 total number of lodging houses: City of Perth; Towns of Vincent, Cambridge and Victoria Park



Allen, J. The Sustainability of Lodging House Accommodation in Western Australia: supply and demand. Prepared for the Department of Housing and Works, August 2005

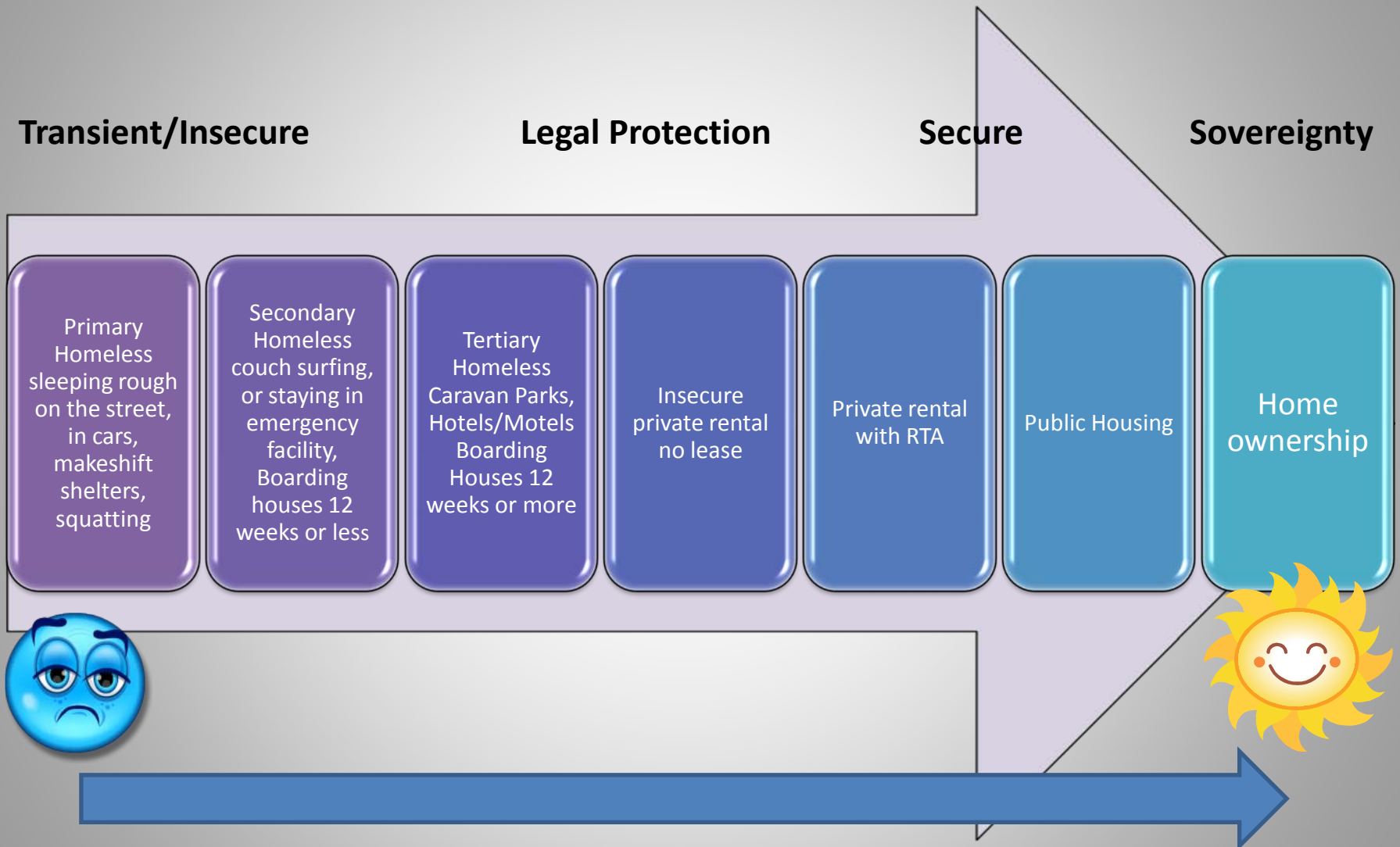
# University Student Accommodation

- Murdoch - \$105 – \$300 pp/wk
  - 836 Residents 98 flats 33 twin share 170 s/c
- Curtin - \$110 - \$275 pp/wk
  - 1,175 beds
- Edith Cowan – \$120 – \$280 pp/wk
  - Joondalup 148 beds
  - Mt Lawley 523 beds
- University of Western Australia \$90 – \$120 p/n
  - 4 Colleges 1 female 1,100 beds
- Notre Dame \$120 – 180 p/wk
  - 3 Halls of Residence (? Beds)

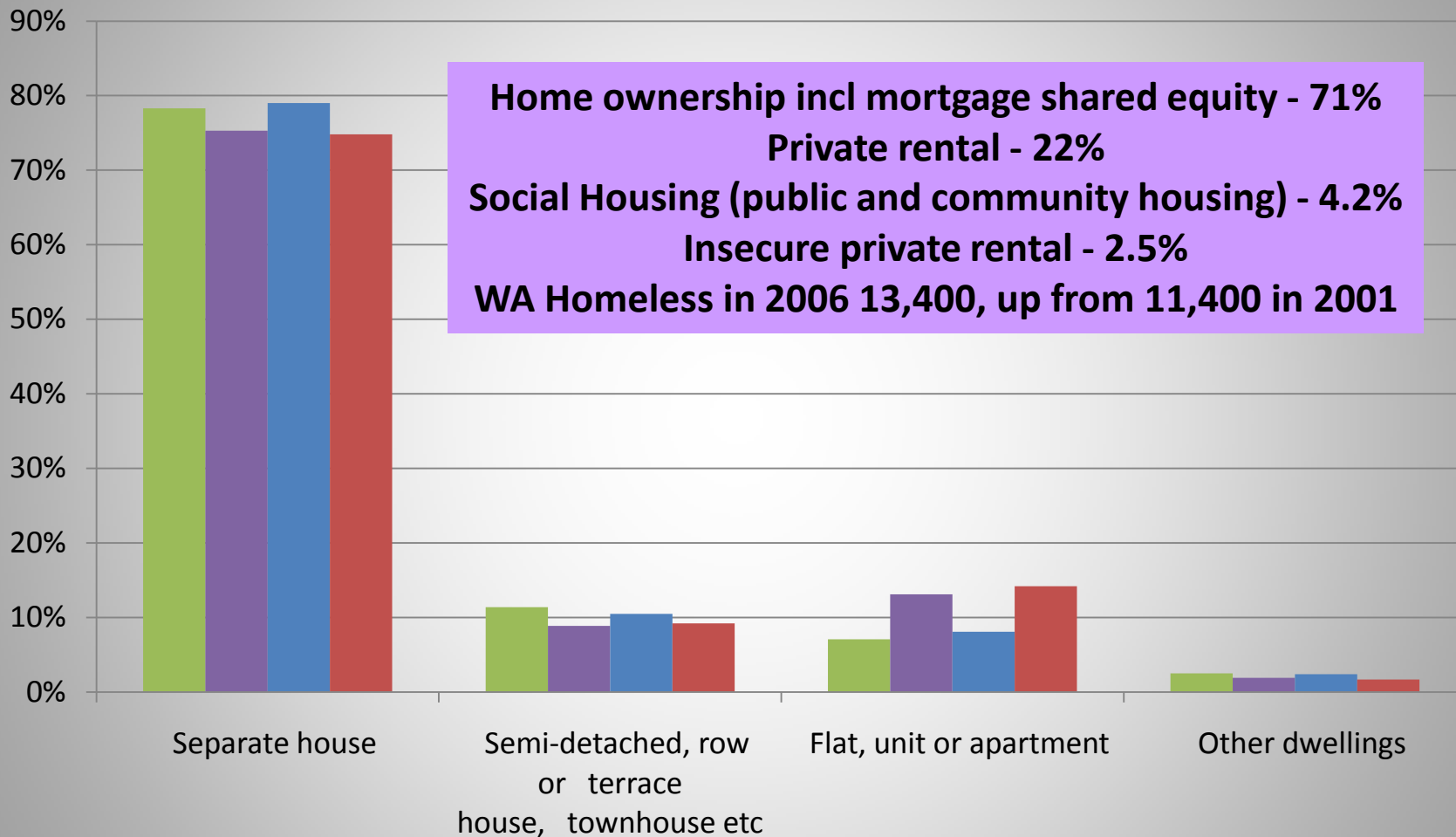
# Defining the Issue

- Australian's culture and history and aspirations and expectations
- House prices risen disproportionate to CPI & inflation due factors including:
  - Restricting supply of new and smaller dwellings
  - the treatment of owner occupied dwellings as tax exempt personal wealth accumulation – without any public return on passive wealth creation,
  - Negative Gearing - the ability to write off any profits from non-housing investment streams against losses made on investment in rental housing
    - (middle class welfare)
  - Limited diversity of type, size and form – homogenous product
- Few group / shared / flexible housing models – expectation family unit to own
- Political shift in treatment and provision of residential infrastructure
- Targeting of state / public / social housing to very low income (+ other needs) –residualised, pathologised, stigmatised
- real drop in funding – shift \$\$ from capital now to income support (CRA)
- Public housing lost viability – deterioration & cannibalisation

# The Tenure Continuum



## Dwelling Characteristics WA and Aust. 2001 and 2006



**Home ownership incl mortgage shared equity - 71%**  
**Private rental - 22%**  
**Social Housing (public and community housing) - 4.2%**  
**Insecure private rental - 2.5%**  
**WA Homeless in 2006 13,400, up from 11,400 in 2001**

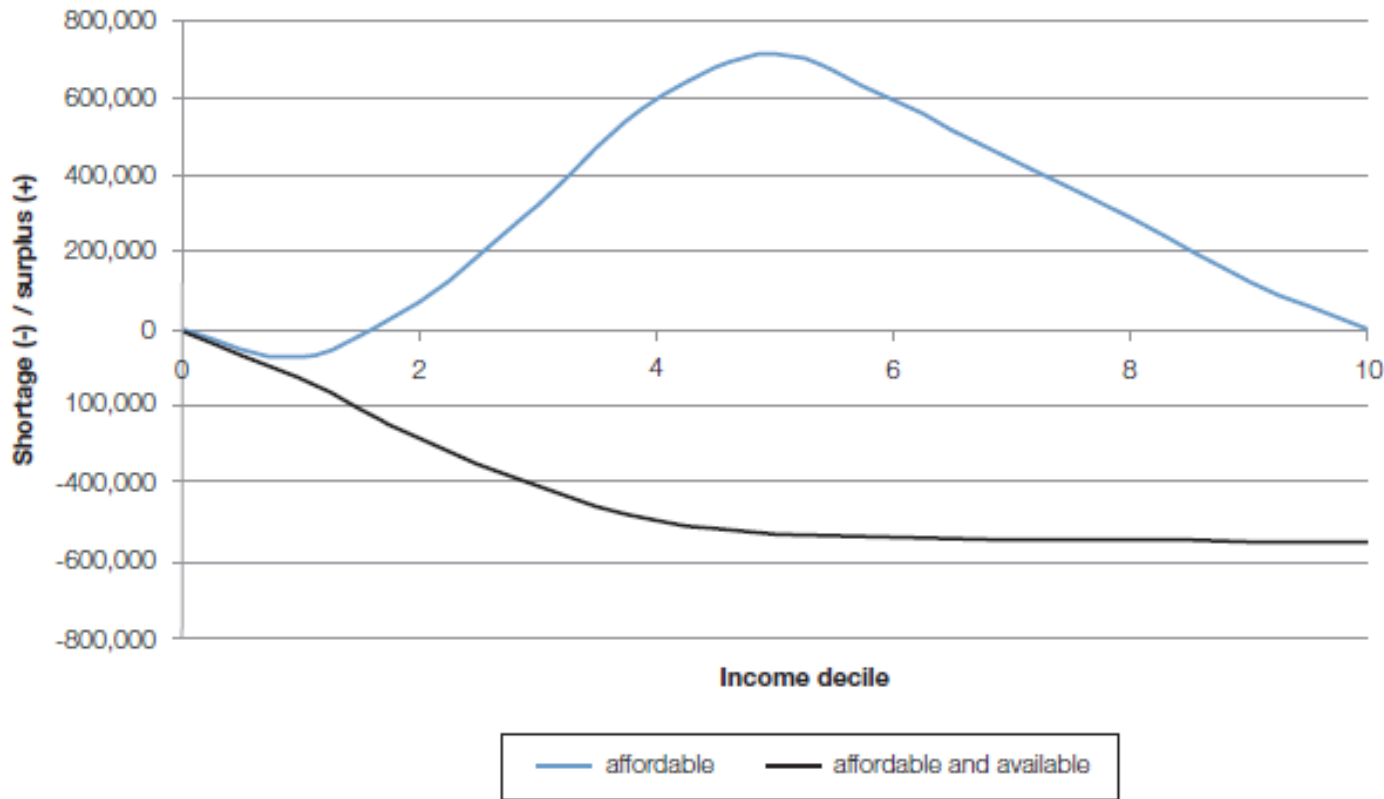
■ % of total occupied dwellings WA 2001

■ % of total occupied dwellings for Australia 2001

■ % of total occupied private dwellings WA 2006

■ % of total occupied private dwellings in Australia 2006

Figure 5.6: Affordable and available housing by income decile, 2007–08



**Note:** 'Affordable' means rent is less than 30 per cent of gross income; 'available' means the dwelling is not occupied by a higher income household.

**Source:** Derived from Australian Bureau of Statistics, *Microdata: Income and Housing, Basic and Expanded CURF on CD-ROM/RADL, Australia, 2007-08*, cat. no. 6541.0.30.001, ABS, Canberra, 2009. Derived using methodology described in M. Wulff et al, *Australia's private rental market: changes (2001-2006) in the supply of, and demand for, low rent dwellings*, Positioning Paper No. 122, Australian Housing and Urban Research Institute, Melbourne, 2009.

# Rental

The key findings relating to 2007–08 in Figure 5.6 are:

- A total of 1,410,000 private rental dwellings were affordable for the 814,000 private renter households in Australia with incomes below the 40th percentile.
- Of these, 1,089,000 dwellings were occupied by households in higher income percentiles. This results in a change from an 'apparent surplus' of 596,000 affordable dwellings to a shortfall of 493,000 affordable and available dwellings for those in the lowest two quintiles.
- For the 1,067,000 private renter households with incomes below the 50th percentile, there were 1,777,000 affordable private rental dwellings.
- Of the dwellings affordable for private renters with incomes below the 50th percentile, 1,237,000 were occupied by households in higher income percentiles. This changed an 'apparent surplus' of 710,000 affordable dwellings to a shortage of 527,000 affordable and available dwellings.
- Overall, 70 per cent of all private rental dwellings affordable to households with incomes below the 50th percentile are not available to them because they are occupied by households in higher income percentiles.

# Counting the Homeless 2001

**Table 1:** Number of persons in different sectors of the homeless population, Australia and Western Australia, 2001

	Australia		Western Australia	
	N	%	N	%
Boarding houses	22,877	23	1,755	15
SAAP accommodation	14,251	14	945	8
Friends and relatives	48,614	49	6,755	58
Improvised dwellings, sleepers out	14,158	14	2,242	19
	99,900	100	11,697	100

# Counting the Homeless 2006

**TABLE 1: PERSONS IN DIFFERENT SECTORS OF THE HOMELESS POPULATION**

	Australia		Western Australia	
	N	%	N	%
Boarding houses	21 596	20	1652	12
SAAP accommodation	19 849	19	1395	11
Friends and relatives	46 856	45	7952	59
Improvised dwellings, sleepers out	16 375	16	2392	18
	104 676	100	13 391	100

*Source:* Census of Population and Housing 2006; SAAP Client Collection 2006; National Census of Homeless School Students 2006.

# Australian One Person Households 2007-08

## Household and dwelling characteristics, 2007-08

	One bedroom	Two bedrooms	Three bedrooms	Four or more bedrooms	Total households (a)	
	'000	'000	'000	'000	'000	% of total
One person	267.3	721.0	803.1	197.0	2,004.1	24.8
Two persons	58.3	619.7	1,432.7	625.2	2,735.9	33.9
Three persons	n.p.	174.0	681.1	456.7	1,314.9	16.3
Four persons	n.p.	76.3	592.3	587.9	1,258.3	15.6
Five or more persons	n.p.	18.2 (b)	230.4	514.2	764.1	9.5
<b>Total households</b>	<b>331.3</b>	<b>1,609.2</b>	<b>3,739.6</b>	<b>2,381.0</b>	<b>8,077.3</b>	<b>100</b>

(a) Includes bedsitters and dwellings with zero bedrooms.

(b) Estimate has a relative standard error of 25% to 50% and should be used with caution.

Note: n.p. = not published, due to estimates having a relative standard error of over 50%.

Source: ABS, data available on request (Survey of Income and Housing, 2007-08).

# Unoccupied

The vacant stock identified in the 2006 Census was roughly equivalent to six times the number of new dwellings completed each year, and eight times the number of homeless people in 2006.

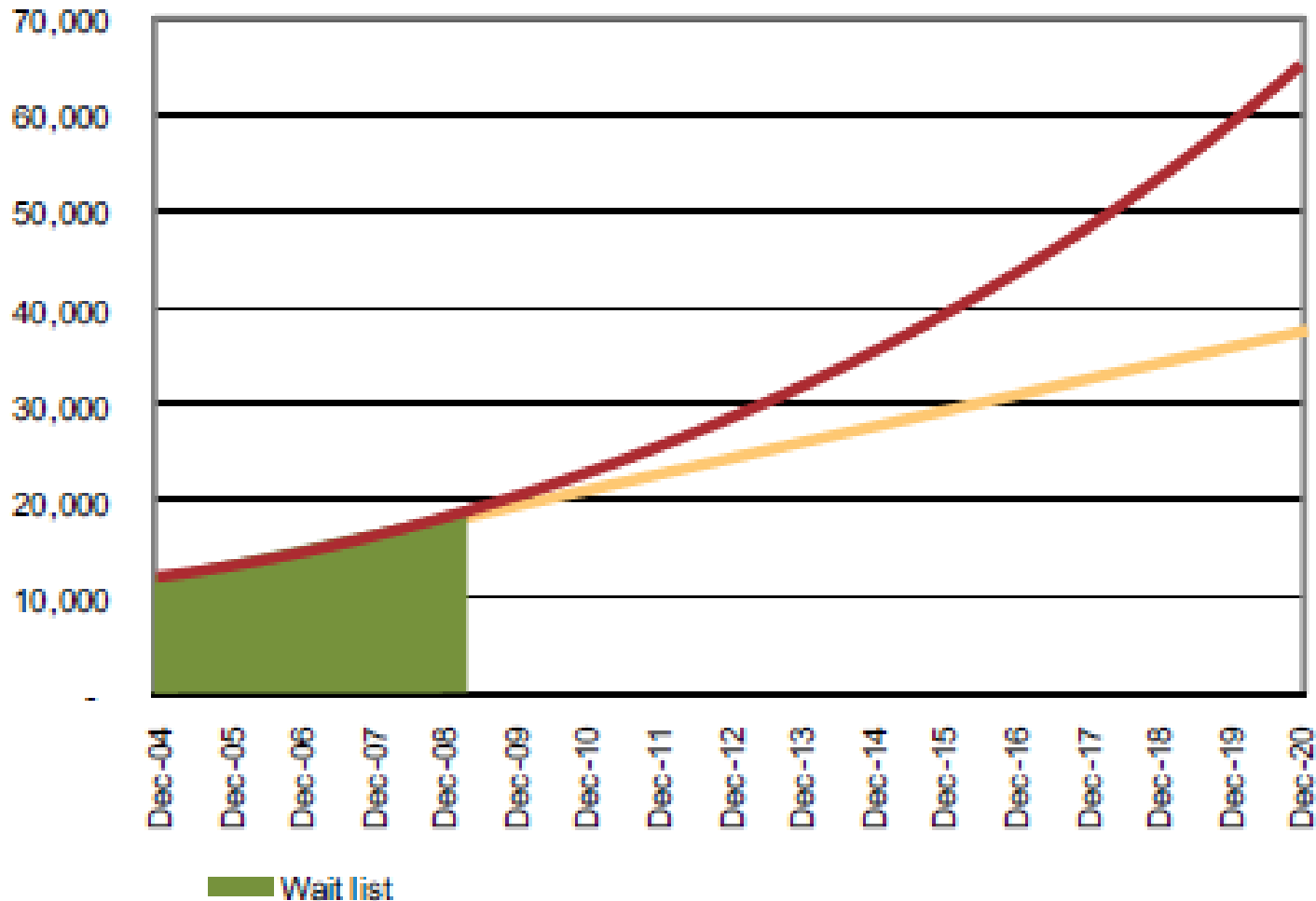
**Table 3.5: Unoccupied private dwellings by capital city and balance of state for six states, 2006 (per cent)**

	Capital city	Balance of state	State total
NSW	7.4	12.5	9.5
Vic.	8.1	15.7	10.3
Qld.	6.4	11.2	9.2
SA	6.9	18.5	10.3
WA	8.0	17.6	10.7
Tas.	8.1	15.9	12.8
<b>Six states total</b>	<b>7.5</b>	<b>13.6</b>	<b>9.9</b>

**Source:** Australian Bureau of Statistics, CData Online, Australia, 'Division by Dwelling Type' and 'State/Territory by Dwelling Type', ABS, Canberra, 2007.

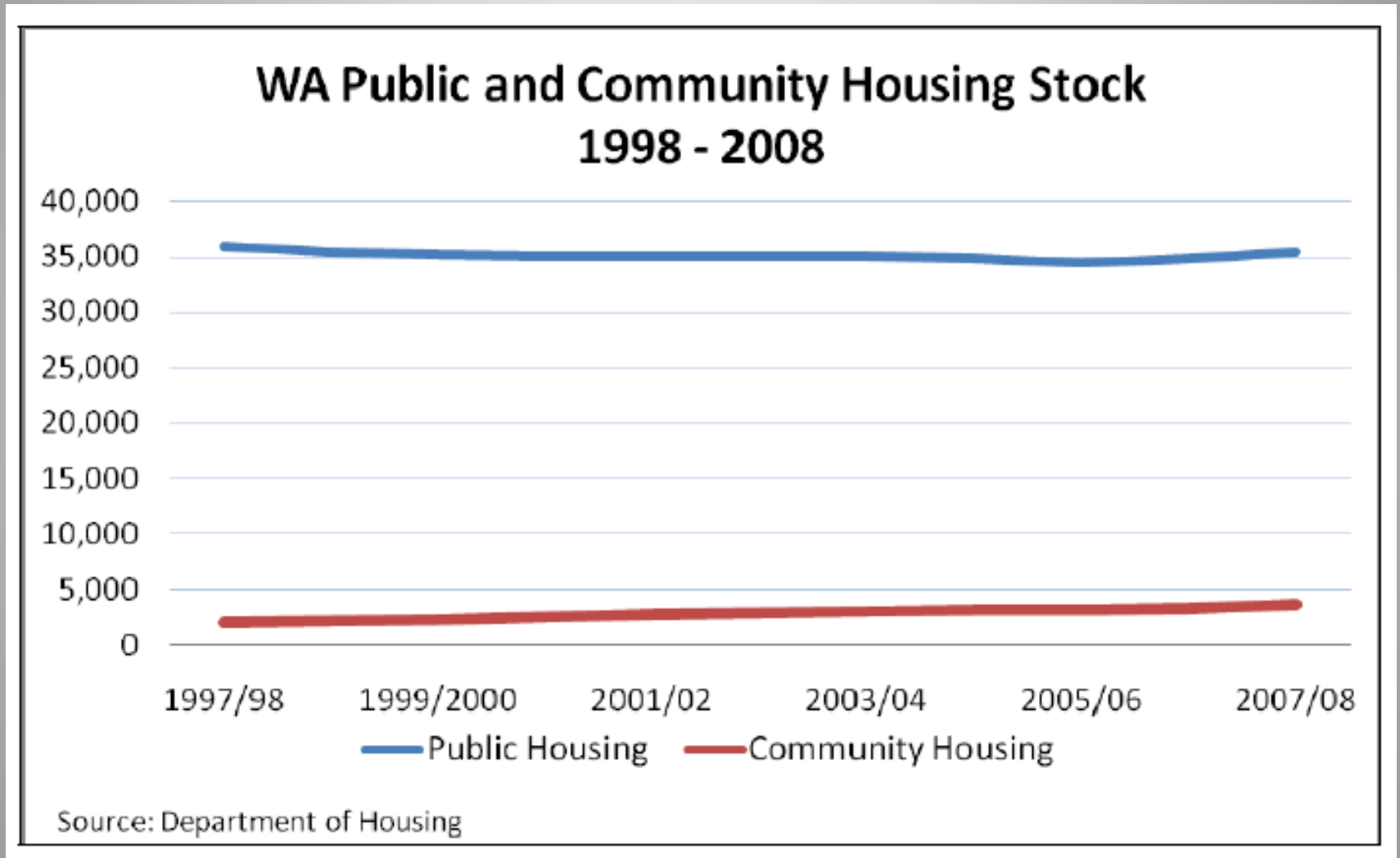
# Public Housing Waiting List

Figure 1.1 Social Housing Waiting List Projections (December 2004 projected to 2020)



Source: Department of Housing

# Social Housing Shortage



# Waiting for Public Housing

This information provides you with an indication of how long you are likely to wait until offered accomodation in a sepcific location.




The Application row indicates how many applicants are waiting for assistance. The Dwelling row indicates the number of public rental properties in a zone or town. The Occupations row indicates the number of occupations over a twelve month period.

CMOA\* (Current Month of Allocation) is the listing date of applicants who have reached wait turn and are next in line to be offered suitable accomodation.

as at June 30, 2010

			Family 2/3br	Family 4+br	Seniors 1br	Singles 1br
<b>METRO NORTH</b>  6 Ilkeston Pl Mirrabooka 6061 9345 9655	NORTH CENTRAL	Application	2181	416	696	1929
		Dwelling	1331	244	1348	214
		Occs	55	8	66	19
		CMOA*	Jul2002	Apr2001	Dec2004	Nov2003
	NORTH CITY ZONE	Application	27	1	37	108
		Dwelling	597	21	987	327
		Occs	27	2	65	32
	CMOA*	Jun2004	Jun2004	May2007	May2004	
	NORTH COASTAL	Application	702	153	269	385
		Dwelling				
		Occs				
		CMOA*	Dec2002	Oct2003	Mar2005	Dec2004
	NORTH EAST METRO	Application	743	122	235	372
		Dwelling	1011	321	718	119
		Occs	55	18	43	20
		CMOA*	Sep2002	Apr2003	Feb2005	Sep2002
	NORTH WEST METRO	Application	68	11	32	42
		Dwelling	1461	145	1115	332
		Occs	40	6	58	41
		CMOA*	Nov2004	Apr2007	May2006	Nov2005
	NORTHERN DISTRICTS	Application	229	48	78	135
		Dwelling	598	257	250	35
		Occs	41	18	15	3
		CMOA*	May2003	Jul2004	Apr2004	Nov2003

# Current Scenario & Future Directions

- Demand for lodging houses increasing,
- low income and single person households 
- Casual employment and mobility 
- More people with social and other support needs and fewer family and personal resources
- Availability low cost rent + social housing will continue to be tight, but if injections have worked - improving
- Inner city land values and gentrification 
- Unless incentives, rate relief and/or subsidies are provided boarding houses are not viable
- Consumer protections that are not a disincentive to operators are needed
- Community housing providers can't do it on their own, need commitment to services, subsidies, relief



1st Floor, Claisebrook Lotteries House

33 Moore Street,

East Perth WA 6004

Ph: 08 9325 6660

Fax: 08 9325 8113

[www.shelterwa.org.au](http://www.shelterwa.org.au)

[shelterwa@shelterwa.org.au](mailto:shelterwa@shelterwa.org.au)