



*Providing a Voice for Housing Consumers*

Address: 33 Moore St, East Perth, WA 6004  
Phone: (08) 9325 6660  
Email: [shelterwa@shelterwa.org.au](mailto:shelterwa@shelterwa.org.au)  
Website: [www.shelterwa.org.au](http://www.shelterwa.org.au)

## **Midland – Boomtown For Whom?**

Final Report of the Midland Housing Forum – A Shelter WA  
project supported by the Midland ACOP Group

Prepared by Paul Pendergast

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## Introduction

“Boomtown – Midland tops our latest suburban survey” announced the headline of the Real Estate section of the West Australian newspaper of Saturday 27 July 2002. With a 12.7% increase, Midland was the top performing suburb in terms of median house price growth in the June quarter. Housing Minister Tom Stephens was quoted as saying that “the strong growth in property values in Midland was proof the urban renewal program was working”.

Unfortunately, the emphasis on capital growth in both the private sector and Government sits very uncomfortably with the Government’s stated intent of increasing affordable housing and reducing homelessness, particularly for Indigenous people. This report reveals that one consequence of booming house prices is that fewer and fewer people on lower incomes can still afford to live in the Midland area. This is particularly true for larger, often Indigenous, families.

The report is the outcome of a project jointly organised by Shelter WA and the Aboriginal Cyclical Offending Program (ACOP) Housing Portfolio Group. Shelter WA is Western Australia’s peak non-government housing research and policy organisation. We aim to improve housing access, affordability, appropriateness, safety and security for people on low incomes or who face disadvantage in the housing system.

A key role of Shelter WA is to facilitate community input to the development of housing policy. Conducting regular regional housing forums in Western Australia is central to this work. As part of this process Shelter WA works in partnership with a reference group made up of local organisations with an interest in housing issues.

The ACOP was established in response to the 1995 Monitoring Report of the Aboriginal Justice Council on the implementation of the recommendations of the Royal Commission into Aboriginal Deaths in Custody in Western Australia. The purpose of the ACOP project is to break the cycle of Aboriginal offending and to ensure that strategies are developed by government to address key issues affecting the Aboriginal community in Midland. Improving the housing circumstances of the Aboriginal community is central to this work.

The ACOP Housing Portfolio group was established in May 2001 to identify and develop strategies to address the level of homelessness and improve the housing situations of Aboriginal people living in the Midland region. Membership of the group includes the following organisations:

- ▶ Swan Emergency Accommodation
- ▶ Karnany – Aboriginal family support agency
- ▶ Mission Australia – Supported Housing Assistance Program (SHAP)
- ▶ Eastern Metro Community Housing Association
- ▶ Midland Information, Debt and Legal Advice Service
- ▶ Aboriginal Housing Directorate
- ▶ Koolkuna Women’s Refuge

The report is divided into six sections:

Section 1: provides an overview of the housing and related issues identified at two forums and individual consultations. At these consultations, 28 people representing a wide range of people including Indigenous, non-Indigenous and non-English speaking background, non-government and government agencies and local tenants

(Appendix 1 provides a full list of consultees) expressed their views about housing issues in the Midland Area.

Section 2: uses data from the 1996 and 2001 Censuses to develop a profile of the resident population of the City of Swan. It explores population and household growth, families and age, for both the Indigenous and Non-Indigenous populations.

Section 3: investigates the housing system operating within the City of Swan. It investigates:

- ▶ changes in tenure over time;
- ▶ the relationship between income and tenure;
- ▶ public housing provision and demand, including the New Living Program;
- ▶ community housing provision and demand; and
- ▶ the ownership of land intended for development.

The Australian housing system is made up of three primary tenures; fully owned housing, housing which is being purchased and rental housing both private and public. An appropriate mix of these three tenures is required to ensure that the housing needs of all members of the community can be met. Rental housing in particular is important to low income households and to young people.

Section 4: explores the affordability of rental housing and home purchase, are major determinants of access. This section explores the affordability of these tenures within the City of Swan.

Section 5: presents some additional information.

Section 6: presents a Housing Action Plan negotiated with participants at the second Midland Housing Forum.

Finally, it should be noticed that the community consultations identified a broad range of issues related to housing, including, for instance, homelessness and family violence. Due to limited resources Shelter WA has chosen to focus this report on the area of its expertise, ie. housing accessibility and affordability. Further research is required to explore these broader housing-related issues in more detail.

# 1: Outcomes From The Consultations

This section reports on the outcomes of the consultations. Most of the issues were identified at the first forum, which was facilitated by Dylan Desaubin (ACOP Housing Portfolio Group & MIDLAS). Alyson Szigligeti (ACOP Housing Portfolio Group & MIDLAS) and Paul Pendergast (Shelter WA) recorded the proceedings.

The second stage of the Forum process involved supporting the identified issues with statistical and other referenced information. This informed the production of an Issues Paper, which formed the basis of the second forum, which was held on 24 April 2002. The purpose of this forum was to explore potential solutions to the problems that were identified at the first forum.

It is important to note that unless stated otherwise, the issues identified in Section 1 represent those expressed by individual participants at the two Forums and have been taken at face value. Shelter WA does not necessarily endorse any of the views expressed at the Forums.

## State Government Departments

### Department of Housing and Works

#### *Insufficient Public Housing*

- ▶ Not enough money is being spent on the acquisition of new public housing. The Homeswest waiting list is too long.
- ▶ Need to stop pushing the private rental market and work on growing Homeswest.

#### *Long Wait For Priority Housing*

- ▶ Applicants who are able to access DHW's priority housing list are experiencing long waiting times (it was reported wait times were as long as 9 months). During this time applicants are continuing to live in inappropriate housing and are often putting other households tenancies at risk. The transient nature of many households on the priority list can contribute to them missing their offer for housing through the lack of a contact address.

#### *Maintenance Issues*

- ▶ Homeswest has a lot to answer for their treatment of Aboriginal people. They will not do maintenance work unless the rent is up to date. Aboriginal people get the worst housing. One family hasn't had maintenance work done in seven years.
- ▶ Many tenants have great problems when it comes to repairs. Homeswest should let tenants have pride in their homes. Advocates reported that they have a lot of clients who are Aboriginal and live in very bad accommodation and Homeswest ignore requests for repairs to be done and then charge tenant liability.
- ▶ Urban renewal policy denies tenants access to maintenance work.
- ▶ Maintenance contractors turning up to do work when tenants are not at home. Homeswest Tenancy Managers have too many properties on their list (up to 400 properties).

### ***Impact of New Living Program***

- ▶ Redevelopment is braking-up communities. Moving people to other areas. Reducing the presence of public housing. Increasing housing costs. Where is the profit in new living going?
- ▶ Redevelopment contributing to anti-social behaviour in some areas.
- ▶ Midvale is an are that has attracted rental housing speculators. This has contributed a reduction in the availability of affordable housing by reducing the stock of social housing and increasing the cost of private rental housing.
- ▶ **Breaking up communities:** Lockridge; Midvale tenants of DHW being moved to Northern.
- ▶ Many households are being moved away from well-serviced areas.
- ▶ **Focus on Homeownership:** home ownership is being heavily promoted and some households are getting into mortgages without realising the real cost and in some cases are ending in bankruptcy.
- ▶ **Increased cost of land:** the process of redevelopment actively works on increasing land value.

### ***Domestic Violence Policy***

- ▶ Domestic Violence contributes to high levels of tenant liability and significantly increases the risk of eviction. Women who are victims of domestic violence often end up returning to their abusive partner because they are unable to access alternative housing: DHW staff need to improve their assessment skills; and there needs to be greater access to priority transfer.
- ▶ **Perpetrators of domestic violence:** families often loose their tenancy with Homeswest while the perpetrator is in prison or soon after release. Some of the issues faced by these households include: difficulty with sub-letting; perpetrator returns to household; and poverty.

### ***Allocations***

- ▶ Need for cultural awareness when allocating Homeswest housing. Inappropriate allocation exacerbates tension.
- ▶ Inappropriate housing design, particularly for large families.

### ***Housing Design***

- ▶ Inefficient appliances (eg water heaters) and high water usage gardens, contributing to high water usage

### ***New Houses***

- ▶ Some new housing sub-standard. New Homeswest houses have a lot of grass (high maintenance and water usage). Cheap water heaters are used and tenants are faced with high power bills. Homeswest refuse to pay for multiple call outs, in one instance the plumber showed the tenant how to fix a gas hot water heater (after having recently being called out for the same repair).
- ▶ Need for appropriate design of Indigenous and CALD housing.

### ***Debt Management***

- ▶ Need for flexibility around rent collection when DHW tenants are hospitalised or in respite care.
- ▶ Breaches and court action being used faster than in the past.
- ▶ High levels of tenant liability.
- ▶ Women are the losers in cases of evictions for debt.
- ▶ Domestic violence is a major contributor to tenant liability and tenants often end up being evicted and having a tenant liability debt to Homeswest. Once a tenant is evicted by Homeswest they have little or no access to private rental housing and the chances of being rehoused by Homeswest are also very limited.
- ▶ **Water Bills:** Homeswest passing on water bills to tenants. Homeswest not ensure proper repairs work is carried out eg. on broken pipes and reticulation. Some water bills as high as \$500.

### ***SHAP***

- ▶ Lack of support (Support Housing Assistance Program SHAP) to assist DHW tenants to maintain tenancy

### ***Home Ownership***

- ▶ Keystart borrowers need information about the hidden costs of home ownership
- ▶ Many households feel pressured into home purchase to avoid becoming homeless.

### ***Department of Community Development***

- ▶ DCD must stand up and be counted, they have shown a lack of willingness to act on family violence against young people.
- ▶ there have been reports of children being exposed to sexual abuse and DCD not responding to reported cases.

### ***Department of Consumer and Employment Protection***

- ▶ Lack of rent holding facility where tenants in dispute with landlord

### ***Justice Department***

#### ***Impact of Drug Court***

- ▶ The introduction of Drug Court increasing pressure on emergency accommodation services. Referrals from the Court are taking up all available space in emergency accommodation services.

#### ***Housing Required for People Leaving Prison***

- ▶ People leaving prison require support and access to affordable housing. The tenancies for of family members are being at risk by Justices failure to ensure prisoners are released into appropriate and affordable housing.
- ▶ People on community orders require a fixed address or they can be detained.

## ***Health Department***

- ▶ People with mental health problems leaving institutional care require support and access to affordable housing

## **Local Government**

### ***Use of Planning Powers***

- ▶ Need for local government to utilise planning powers to maintain and encourage the development of affordable housing.
- ▶ Need for rewarding of councils who are looking after low income families.

## **Federal Government Departments**

### ***Centrelink***

- ▶ The Howard government thinks we are living in the 1950's
- ▶ Difficult to access income
- ▶ Very difficult for young people to access an income and in particular the independent rate
- ▶ No room for emergency cases. No local Office and travel to attend appointments expensive.
- ▶ If young people don't have permanent housing their chances of being breached are significantly increased.
- ▶ Inadequate level of income
- ▶ Young people on independent rate receive less than adults
- ▶ High number of breaches leaving recipients without an income.
- ▶ **Outreach:** Community Development Team identified as a good service.

## **Non Government Rental Housing**

### ***Private Landlords***

- ▶ High level of discrimination against Aboriginal people
- ▶ Tenants renting sub-standard housing
- ▶ Tenant data bases (black lists) in operation
- ▶ Overcrowding in sub-standard (below letting standard) rental housing. Still obligation to pay rent.

- ▶ Both the State and commonwealth Governments are placing increased reliance on private rental, however, many tenants face discrimination in the private rental system and this includes black lists.
- ▶ Appalling houses and a lack of support services to tenants in the private rental market.
- ▶ Too high rental prices for poor quality housing.

### ***Residential Tenancy Act***

- ▶ Court decisions favour landlords
- ▶ **Rent withholding:** need for DOCEP to hold rent when tenant in dispute with owner eg. over maintenance. Tenants are technically protected but when tenants assert their rights landlords moved to evict them and the courts most often back up the landlord.

### ***Emergency Accommodation***

- ▶ Young people have very limited access
- ▶ There is a need for respite housing for young people because they become streetwise very quickly when staying in emergency housing.
- ▶ Women children escaping domestic violence have limited access.
- ▶ Lack of access for students to short-term respite.
- ▶ Older people lack of access.
- ▶ Emergency accommodation is always full. Homelessness Helpline and Salvo Line can't assist.
- ▶ DCD will only pay a hotel if children are involved.
- ▶ The lack of emergency accommodation is placing community workers under stress because they often unable to address their clients primary need for accommodation.
- ▶ Some refuges are refusing to take some people because of their name. These people are not safe on the streets.

### ***Community Housing***

- ▶ The requirement for community housing providers to be financially viable makes it difficult to house young people because of their low level of income.
- ▶ EMCHA is the Regional Housing Association for the Midland area, they have 450 households on the waiting list and only 60 properties.
- ▶ Many households on EMCHA's waiting list are long term homeless and require support to break the cycle of homelessness. However, funds are required to be able to provide this support.

## Support Provision

- ▶ Lack of visiting support services assisting at risk older people maintain their tenancies.
- ▶ Lack of SHAP provider for DHW tenants.
- ▶ Lack of support long-term support for community housing tenants.
- ▶ EMCH has a long list of applicants who are chronically homeless. If the agency were to house these families their tenancy would fail without the provision of support services. Funding is required for support services designed to assist households out of homelessness.

## Entering and Leaving Institutional Care

### *Aged Persons*

- ▶ Aged persons with disabilities, if hospitalised can find themselves paying for and maintaining two lots of accommodation. Midland has a lack of visiting support services to assist aged people in these circumstances.

### *Young People*

- ▶ Young people leaving detention require a place to stay. These young people are often unable to find someone permanent to live, placing them at risk of being breached. these young people place their families tenancies at risk.
- ▶ Need for both respite and long-term housing for students.
- ▶ Very difficult for young people to move out of home because of low income and high cost of rent.

### *Key Target Groups*

- ▶ Young people.
- ▶ People exiting institutions prison, hospital and psychiatric care.
- ▶ People with disabilities.
- ▶ Aboriginal people.
- ▶ Women and children.
- ▶ People from culturally and linguistically diverse backgrounds (CALD).
- ▶ Low income households who are not home owners.

### *Poverty*

- ▶ The payment of rent is not the only financial burden on low income households. Many are facing constant cash flow problems, as a result are caught in a cycle of arrears, particularly with utility bills. For example, paying the electricity bill contributes to the water bill falling into arrears.

## ***Domestic Violence***

- ▶ Aged people who have been long-term renters can face major changes in circumstance and risk of homelessness as result of domestic/family violence. One partner may have to move out, leaving the other unable to afford the rent. If alternative housing is required there is limited to no access to crisis accommodation.

## ***Cross Government Co-ordination***

- ▶ Lack of regular forum between Government and Community Organisation Representatives.
- ▶ Clients are falling through gaps as a result of the lack of coordination between government services.
- ▶ Communication breakdown between government departments.
- ▶ Some representatives of government departments fail to attend interagency meetings.
- ▶ Need for discussion to take place between housing providers and support providers to develop better solutions to house high needs groups.
- ▶ Need for increased communication between Homeswest and the DCD.

Why didn't Homeswest attend this forum?

## 2: Population Profile

This section uses data from the 1996 and 2001 Censuses to develop a profile of the resident population of the City of Swan. It explores population and household growth, families and age, for both the Indigenous and Non-Indigenous populations.

### *Population and Household Growth*

The City of Swan experienced strong population growth between the 1996 and 2001 Census years. During this time the population grew by 18%, from 67,303 to 79,414, and is 2.5 times the average for Western Australia (7%). Over the same period, the Indigenous population grew by 21%, a rate 6 percentage points higher than the average for WA (15%) and 3 percentage points higher than the total population in the City of Swan.

Table 2.1 demonstrates that the population of the City of Swan more than doubled between 1986 and 2001 and over the same time period, the Indigenous population experienced slight proportionate growth from 2.9% to 3.0% of the total population within the City.

**Table 2.1:** Indigenous and Non-Indigenous population growth within the City of Swan 1986 to 2001.

	1986	1991	1996	2001
Indigenous	1,055	1,341	1,952	2,365
Non-Indigenous	35,594	50,364	65,351	77,049
<b>Total</b>	<b>36,649</b>	<b>51,705</b>	<b>67,303</b>	<b>79,414</b>
Indigenous	2.9%	2.6%	2.9%	3.0%
Non-Indigenous	97.1%	97.4%	97.1%	97.0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

**Source:** ABS 1996 & 2001 Census of Population & Housing.

### *Families*

Most people in the City live in a family (85%), this proportion is the same for both Indigenous persons and all persons. However, table 2.2 demonstrates that some significant differences between the profile of Indigenous families and all families. The dominant family type is couple with children, representing 47% of Indigenous families and 52% of all families. Single parent with children represent 36% of Indigenous families compared to 17% for all families. While couples without children represent 14% of Indigenous families compared to 30% for all families.

In addition, both Indigenous couple families with children and single parent with children are larger than for all families.

**Table 2.2:** Indigenous and Non-Indigenous families by family type, City of Swan 2001.

	Indigenous		All Families	
	Proportion	Size	Proportion	Size
Couple Family + Children	47%	4.6	52%	4.0
Couple Family	14%	2.0	30%	2.0
Single Parent + Children	36%	3.6	17%	2.8
Other Family	3%	2.1	1%	2.1
<b>Total</b>	<b>100%</b>	<b>3.8</b>	<b>100%</b>	<b>3.2</b>

N = 528

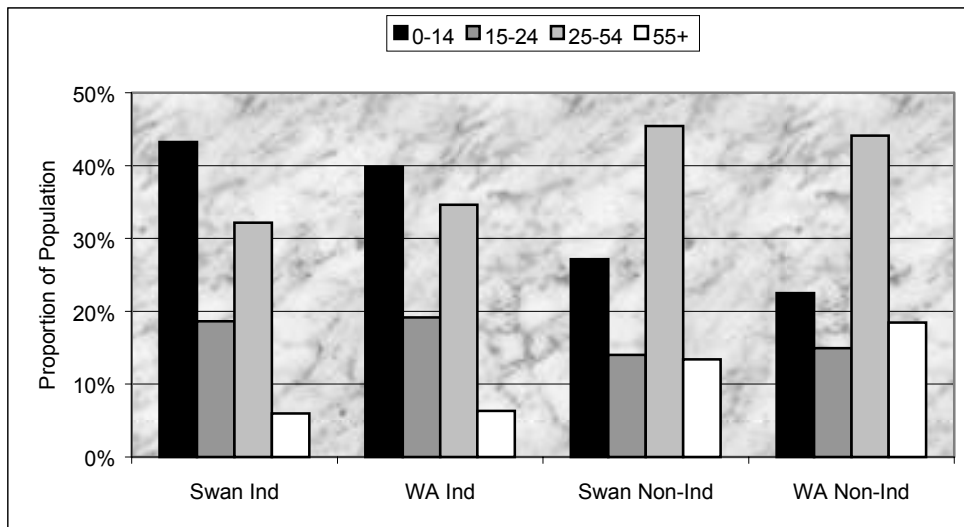
N = 22184

**Source:** ABS 2001 Census of Population & Housing.

## Age Profile

The higher proportion of families with children within the Indigenous community of Swan contributes to a significantly younger age profile than for the Non-Indigenous community. Figure 2.1 demonstrates that 43% of Indigenous persons are aged under 14 years compared to 27% for Non-Indigenous people in Swan and 22% for the WA. In addition, 32% of Indigenous people in Swan are between 25 and 54 years, this compares to 45% of Non-Indigenous people in Swan and 44% for WA. Finally, only 6% of Indigenous people in Swan are aged over 55 years, compared to 13% of Non-Indigenous people in Swan and 18% in WA.

**Figure 2.1:** Age Profile of Indigenous and Non-Indigenous Communities Swan and Western Australia 1996



**Source:** ABS 1996 Census of Population & Housing, T02 & T06; Cat.2015.5 & 2034.5.

**NB:** General population Swan SLA: 1986 (37,385); 1991 (53,107); & 1996 (69,112).  
Indigenous population: 1986 (1,050); 1991 (1,341); & 1996 (1,953).

## Conclusions

The City of Swan has continued to experience strong population growth since 1986, both within the general population and in the Indigenous population in particular. A high proportion of the population lives in families and the dominant family type is couple families with children. However, there are some differences between Indigenous and Non-Indigenous family profiles. These include:

- ▶ a high proportion of Indigenous families are single parents with children; and
- ▶ the average household size of Indigenous families with children is larger than Non-Indigenous families.

Finally, the City of Swan has a younger age profile than the State average and this is particularly apparent within the Indigenous community.

### **3: The Housing System**

This section investigates the housing system operating within the City of Swan. It investigates:

- ▶ changes in tenure over time;
- ▶ the relationship between income and tenure;
- ▶ public housing provision and demand, including the New Living Program;
- ▶ community housing provision and demand; and
- ▶ the ownership of land intended for development.

The Australian housing system is made up of three primary tenures; fully owned housing, housing which is being purchased and rental housing both private and public. An appropriate mix of these three tenures is required to ensure that the housing needs of all members of the community can be met. Rental housing in particular is important to low income households and to young people.

#### ***Western Australian Housing System***

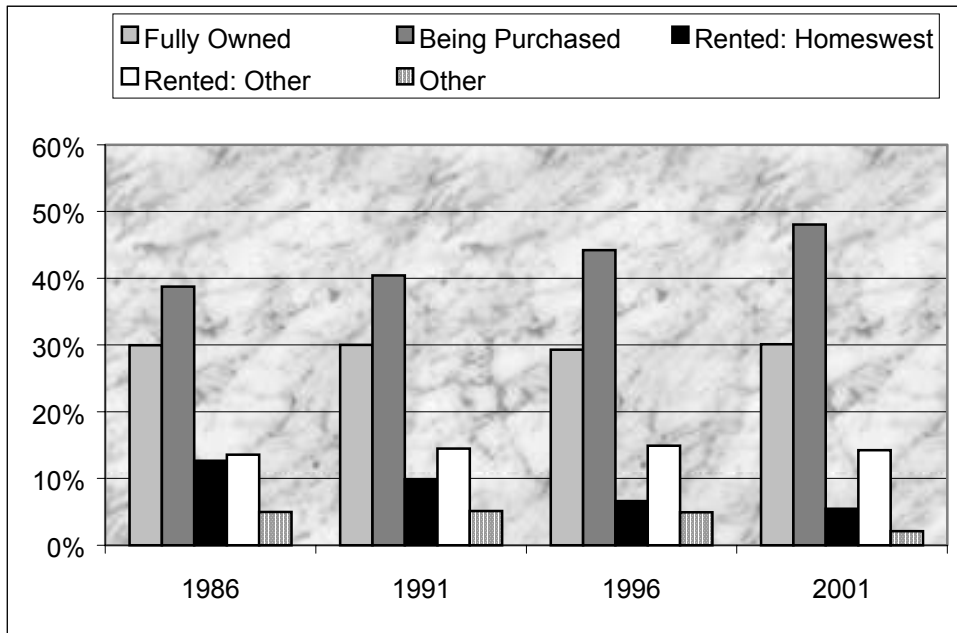
The 2001 Census recorded 662,739 private dwellings in Western Australia, the tenure profile these was:

- ▶ fully owned 37.7%
- ▶ being purchased 33.3%
- ▶ public rental 4.4%
- ▶ other rental 21.4% and
- ▶ other 3.2% (ABS Census 2001).

#### ***Swan Housing System***

Between 1986 and 2001, the number of dwellings in the City of Swan more than doubled, growing from 11,482 to 27,360, an average growth of 1,059 dwellings per annum. Figure 3.1 demonstrates that over the same period the proportion of fully owned dwellings has remained stable at about 30% of all dwellings, while home purchasing has grown from 39% to 48% of dwellings, well above the average for WA. Also, over the same period the total provision of rental housing has fallen from 26% to 20%. The reduction in public (Homeswest) rental housing stock has contributed significantly to this decline, falling from 13% in 1986 to only 5% in 2001. There was a period of modest growth in private rental provision between 1986 and 1996 but this has again fallen to the 1986 level of 14%.

**Figure 3.1:** Tenure change within the Swan Housing System 1986 to 2001.

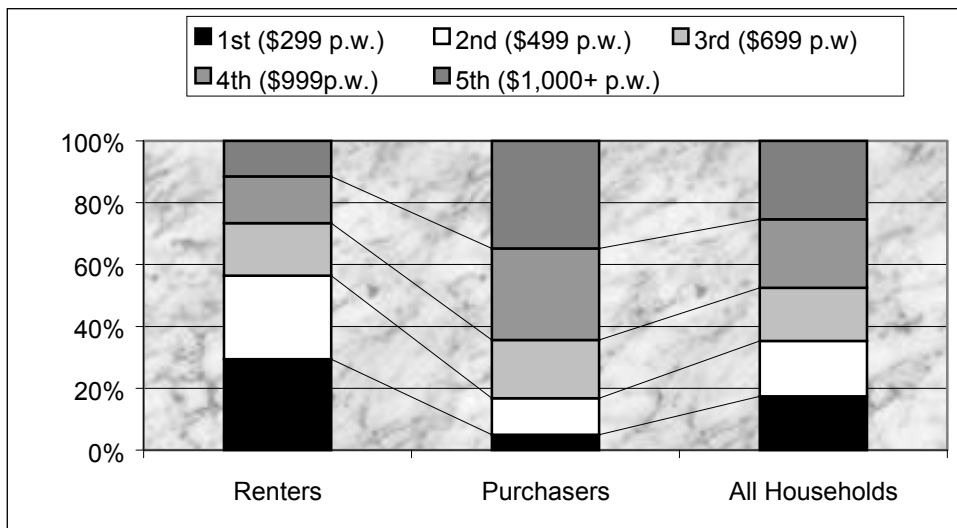


Source: ABS 1996 Census of Population & Housing, T20 & Census 2001.

### Household Income and Housing Tenure

The decline in rental housing provision is bad news for low income households and will restrict housing choice within the City. Figure 3.2 demonstrates that 56% of rental households in 1996 received incomes that placed them in the bottom two quintiles (20% groupings) of income. In contrast, only 17% of purchasers were in the bottom two quintiles of income, while 64% received incomes in the top quintiles.

**Figure 3.2:** Household income quintiles by tenure type City of Swan 1996.



Source: ABS Census 1996.

## **Homeswest**

The Department of Housing and Works (DHW), primarily through Homeswest, provides 39,291 rental properties State wide (DHW 2002).<sup>1</sup> In addition to its rental stock the Department has an ongoing capital works program to buy and build additional homes to increase its housing stock. A key aim is, “*to ensure that all Western Australians have access to affordable and secure housing*”. Subsidies (internal rebate) ensure that tenants do not pay more than 25 per cent of their income in rent (DHW 2001). In 1996 the DHW provided a total stock of 1,980 rental dwellings within the City of Swan (see Table 3.1).

## **New Living Overview**

The DHW’s New Living Program is Western Australia's largest urban renewal project. The stated aim of the Program is to rejuvenate older public housing estates to create more attractive living environments, to reduce the Department’s rental presence to a target of “1 in 9” (11%) and to encourage increased home ownership. New Living Projects generally involve the refurbishment of Homeswest dwellings for both sale and retention, the beautification and enhancement of streetscapes and parks in project areas, community development and land development.

The Department states that public housing tenants can choose to purchase their renovated homes, continue renting or relocate to another area of their choice. To assist in this process, the Department’s *New Living Tenant Relocation Policy* provides incentives for tenants to relocate if their property is required for redevelopment. These incentives include:

- ▶ telephone reconnection up to \$408
- ▶ electricity reconnection up to \$23.50
- ▶ gas reconnection up to \$27.30
- ▶ furniture removal up to \$145 per hour
- ▶ waiving rent incentive up to 4 weeks rent free
- ▶ non-cash incentives up to \$3,000
- ▶ re-establishment of fixtures up to \$1,000; and
- ▶ re-imburement for property improvements up to \$5,000.

The Department claims that entire neighborhoods gain, as property values rise, crime rates fall and areas suffering from neglect and decay are transformed (DHW 2001). However, whilst rising property values may benefit some households they also contribute to falling affordability and reducing access to home purchase (see Section 4).

In addition, community groups like the Tenants Advice Service have disputed falling crime rates and the Crime Research Centre points out that rates of reported crime only tell part of the story, and are most useful when compared to other localities and analysed for trends over time. Further research into the relationship between location, tenure and crime is required.

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<sup>1</sup> The ABS reported only 29,399 public housing dwellings in Census 2001. The discrepancy arises due to three factors. Firstly, in addition to Homeswest housing, DHW also operates other dwellings under its Community Housing and Aboriginal Rental Housing Programs. These are included in the figure above. Secondly, like all other housing providers, there is always a certain proportion of vacancies in Homeswest stock. Finally, the Census relies on householders completing a survey; not all Homeswest tenants may have completed a survey.

## ***Eastern Horizons***

The DHW and City of Swan jointly fund the Eastern Horizons project and have signed a *Memorandum of Understanding: Midland/Midvale New Living Project*. The Memorandum sets out both the DHW's and the City's intentions. These include:

- ▶ Homeswest is seeking to:
  - > improve the quality of housing in which people live;
  - > significantly upgrade its rental stock;
  - > better integrate new residential development with existing communities;
  - > enhance urban amenity;
  - > break down high concentrations of public housing; and
  - > improve safety and security for the residents.
- ▶ The City of Swan is seeking to:
  - > address urban development issues through a process of integrated local area planning
  - > incorporation of Charrette planning;
  - > improve the physical and social environment of the [City] in general and the suburb of Midvale in particular;
  - > ensure that residential development is complementary to the characteristics of each locality;
  - > apply environmentally sensitive approaches to urban development;
  - > provide equity of opportunity for its residents; and
  - > improve safety and security for the residents.

654 properties have been identified in the suburbs of Midland, Midvale, Swan View and Koongamia for redevelopment. Midland Project Management has been appointed to oversee this project with an estimated expenditure of \$15.7 million.

## ***Homeswest Presence***

As discussed earlier, the New Living Program aims to reduce high concentrations of public housing within specific suburbs, generally to a target of 11%. Table 3.1 provides an overview of Homeswest presence by suburb within the City of Swan in 1996 and estimates Homeswest's presence in 1999.

Over the 3 year period, Homeswest presence in Lockridge more than halved, down from 45% to 20% of all dwellings. While Midvale and Koongamia have experienced proportionate declines of 5 percentage points and 1 percentage point respectively. The most concerning feature revealed by the table is that while Homeswest concentrates on reducing its presence within the New Living areas, it has failed to keep pace with dwelling growth in other suburbs. As a consequence its presence within the City of Swan has fallen to 7% and as identified earlier in this report, the 2001 Census shows Homeswest presence to be as low as 5%.

**Table 3.1:** Homeswest provision by Suburb within the City of Swan 1996 and 1999.

Suburb	1996			1999		
	Homeswest	All Dwellings	HW %	Homeswest	Est. All Dwellings	HW %
<b>Swan: Metropolitan</b>						
Lockridge	589	1317	45%	282	1397	20%
Midvale	128	567	23%	140	787	18%
Koongamia	132	605	22%	125	605	21%
Midland	381	2272	17%	399	2336	17%
Beechboro	269	2873	9%	266	3217	8%
Middle Swan	56	948	6%	55	948	6%
Swan View	145	2981	5%	146	2981	5%
Ballajura	222	5954	4%	236	5983	4%
Sth Guildford	18	567	3%	20	627	3%
Bellevue	12	540	2%	9	540	2%
Guildford	15	737	2%	28	757	4%
Viveash	2	313	1%	2	313	1%
Caversham	0	392	0%	5	567	1%
Ellen Brook	0	663	0%	47	2063	2%
Gidgegannup	0	560	0%	0	560	0%
Helena Valley	0	620	0%	0	620	0%
Malaga	0	461	0%	0	461	0%
Millendon	0	288	0%	0	288	0%
Stratton	0	1312	0%	102	1312	8%
<b>Total</b>	<b>1969</b>	<b>23970</b>	<b>8%</b>	<b>1862</b>	<b>26362</b>	<b>7%</b>
<b>Swan: Rural Locations</b>						
Herne Hill	4	577	1%	4	577	1%
West Swan	6	484	1%	11	484	2%
Belhus	0	75	0%	0	75	0%
Brigadon	0	111	0%	0	111	0%
Hazelmere	1	361	0%	1	361	0%
Henley Brook	0	339	0%	0	339	0%
Upper Swan	0	231	0%	0	231	0%
<b>Total</b>	<b>11</b>	<b>2178</b>	<b>1%</b>	<b>16</b>	<b>2178</b>	<b>1%</b>
<b>Swan Total</b>	<b>1980</b>	<b>26148</b>	<b>8%</b>	<b>1878</b>	<b>28540</b>	<b>7%</b>

Source: ABS Census 1996 & Metropolitan Development Program 1997/98 to 2000/02.

### ***Midland Redevelopment Authority***

The first refurbishment batch commenced in June 2000 and is due for completion in mid August 2000. A taskforce has been created to discuss issues with regards to the Midland/Midvale revitalisation project and a community Consultative Committee has also been formed to discuss community development issues. It is estimated that the life of this project will be approximately three years.

## ***Demand for Homeswest Rental Housing North East Metro Zone***

The North East Metro Zone experienced a constant level of demand throughout 2001, with a total waiting list of 702 in December 2001. Table 3.2 demonstrates that families requiring 2 bedroom dwellings represent 41% of applicants, followed by singles 30% and seniors represent 7%. Indigenous people represent 10% of applicants, with the largest groupings being singles and small families (2 bed).

**Table 3.2:** General and Aboriginal Demand for Homeswest: North East Metro June & December 2001.

Applicant	June 2001						December 2001					
	Sen	Sin	Family			Total	Sen	Sin	Family			Total
			2 bed	3 bed	4+bed				2 bed	3 bed	4+bed	
General	31	180	275	133	11	630	46	186	256	131	14	633
Aboriginal	1	27	27	14	8	77	1	21	34	11	2	69
<b>Total</b>	<b>32</b>	<b>207</b>	<b>302</b>	<b>147</b>	<b>19</b>	<b>707</b>	<b>47</b>	<b>207</b>	<b>290</b>	<b>142</b>	<b>16</b>	<b>702</b>
<b>Proportion</b>	<b>4%</b>	<b>29%</b>	<b>43%</b>	<b>21%</b>	<b>3%</b>	<b>100%</b>	<b>7%</b>	<b>30%</b>	<b>41%</b>	<b>20%</b>	<b>2%</b>	<b>100%</b>

Applicant	June 2001						December 2001					
	Sen	Sin	Family			Total	Sen	Sin	Family			Total
			2 bed	3 bed	4+bed				2 bed	3 bed	4+bed	
General	97%	87%	91%	90%	58%	89%	98%	90%	88%	92%	88%	90%
Aboriginal	3%	13%	9%	10%	42%	11%	2%	10%	12%	8%	13%	10%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

**Source:** Homeswest, Applicants Awaiting Accommodation/Zone June & December 2001

## ***Homeswest Applicants by Household Size North East metro Zone***

Table 3.3 demonstrates strong demand from both Indigenous and General Homeswest applicants for 2 bedroom family units 41% and singles 36%.

**Table 3.3:** Homeswest demand by dwelling size and Cultural Background December 2001.

	General	Aboriginal	All
1 Bedroom	232	22	254
2 Bedroom	256	34	290
3 Bedroom	131	11	142
4+ Bedrooms	14	2	16
<b>Total</b>	<b>633</b>	<b>69</b>	<b>702</b>
Proportion of Applicants			
1 Bedroom	37%	32%	36%
2 Bedroom	40%	49%	41%
3 Bedroom	21%	16%	20%
4+ Bedrooms	2%	3%	2%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

**Source:** Homeswest, Applicants Awaiting Accommodation/Zone December 2001

## ***Homeswest Priority List***

The long waiting times experienced by Homeswest Applicants able to access the priority housing list was identified as an issue of concern at the first Midland Housing Forum (it was reported at the forum that wait times were as long as 9 months). The DHW are currently undertaking a longitudinal study into wait times for priority applicants. Preliminary results reported to the April Meeting of HAC show that between July 2001 and February 2002 Homeswest housed 1400 applicants from the priority list and on average applicants waited 102 days. It is estimated that the Mirrabooka Regional Office housed approximately 54% of these applicants. Further research is required before conclusions can be drawn. Table 3.4 provides details of priority applicants housed by Region.

**Table 3.4:** Homeless applicants housed by Homeswest May & June 2001.

	Housed Through Homeless Helpline	Housed Direct by Region	Total	Proportion
Mirrabooka	35	35	70	<b>54%</b>
Cannington	17	7	24	<b>18%</b>
Fremantle	18	9	27	<b>21%</b>
Albany	1	0	1	<b>1%</b>
Bunbury	0	0	0	<b>0%</b>
Geraldton	3	1	4	<b>3%</b>
Kalgoorlie	3	0	3	<b>2%</b>
Pilbara	1	0	1	<b>1%</b>
Kimberley	0	0	0	<b>0%</b>
<b>Total</b>	<b>78</b>	<b>52</b>	<b>130</b>	<b>100%</b>

**Source:** DHW, Homeless Helpline Data 27 June 2001.

## ***Homeswest Wait Times***

There is a large discrepancy between the wait times for seniors and other applicants for public housing in the North East Metro Zone. Table 3.5 demonstrates that applicants for 1 bedroom singles housing face the longest wait of any Homeswest Zone (56 Months) and 4 bedroom family housing applicants face the second longest wait (46 Months). In stark contrast, seniors face waiting times of 5 months (singles) and 2 Months (couples).

This discrepancy is of concern, since many Indigenous households are large families. The difference in waiting times between seniors and families may therefore impact negatively on wait times faced by Indigenous families.

**Table 3.5:** Homeswest Wait Times by Household Type North East Zone.

April 2002					
Target Group	Seniors		Single	Family	
	Single	Couple	1 bedroom	2/3 bedroom	4+bedrooms
Last new tenant applied	Nov 2001	Feb 02	August 1997	Nov 1998	Oct 96
Wait time	5 Months	2 Months	56 Months	41 Months	46 Months
How NEZ wait time compares to 16 Metro Zones	Shortest	Shortest	Longest	5 <sup>th</sup> Shortest	2 <sup>nd</sup> Longest

Source: Homeswest Waiting Times for April 2002 (Metro)

### ***Eastern Metropolitan Housing Association***

EMCHA is a not for profit community housing organisation that provides long term rental housing for people on low to moderate incomes living within the local government areas of Swan, Mundaring, Kalamunda, Belmont, Bayswater and Bassendean. The organisation is based in Midland.

While EMCHA's primary focus is the provision of good quality, affordable and appropriate long-term rental housing, the organisation has also developed an important role within the region identifying and responding to housing issues and needs.

### ***Demand Comparison Between Homeswest and EMCHA***

The very different levels of rental housing stock between Homeswest (2087 dwellings) and EMCHA (48 dwellings) mean that the most affective way to compare demand is by establishing a demand to stock ratio. Table 3.6 demonstrates that EMCHA has a much higher demand to property ratio than Homeswest. EMCHA's ratio for all applicants is 9.7 applicants per property, compared to Homeswest's 0.3 applicants per property. Demand for EMCHA housing is particularly strong from households requiring 4+ bedrooms, 17.6 applicants per appropriate dwelling compared to Homeswest's 0.1.

Overall, while Homeswest's stock of housing in the North East Metro Zone is 43.5 times the size of EMCHA's, their waiting list is only 30% larger than EMCHA's.

**Table 3.6:** Stock compared to demand ratio for Homeswest and EMCHA

	Homeswest			EMCHA		
	Stock	Demand	Ratio	Stock	Demand	Ratio
1 Bedroom	459	254	0.6	0	27	
2 Bedroom	553	290	0.5	20	88	4.4
3 Bedroom	813	142	0.2	18	174	9.7
4+ Bedrooms	262	16	0.1	10	176	17.6
<b>Total</b>	<b>2087</b>	<b>702</b>	<b>0.3</b>	<b>48</b>	<b>465</b>	<b>9.7</b>

Source: DHW, Dwellings in NEM Zone, April 2002; DHW, Applicants Awaiting Accommodation: NEM, December 2001 and EMCHA, Stock and Demand by Bedroom Size, April 2002.

## ***DHW Dwelling Construction City of Swan 2001/2002***

The Department of Housing Works undertook a building program within the City of Swan during 2001/02. Table 3.7a and 3.7b demonstrate that out of a total program of 43 dwellings, 93% have been constructed for Homeswest mainstream and only 7% for Community & Crisis Accommodation.

In addition, since 1996 the City of Swan's total housing stock has grown by 1,059 dwellings per annum. For DHW to maintain its 2001 presence of 5%, it needs to construction at least 53 additional dwellings per annum and to equal 12% of new dwellings, 127 per annum are required.

**Table 3.7a:** DHW construction by program within the City of Swan 2001/02.

<b>Mainstream Homeswest</b>			
<b>Dwelling Type</b>	<b>Unit</b>	<b>Family Dwelling</b>	<b>Total</b>
Koongamia	10	0	<b>10</b>
Caversham	0	3	<b>3</b>
Ellenbrook	0	27	<b>27</b>
<b>Total</b>	<b>10</b>	<b>30</b>	<b>40</b>
<b>Community Housing Program</b>			
Swan View	0	1	<b>1</b>
<b>Total</b>	<b>0</b>	<b>1</b>	<b>1</b>
<b>Crisis Accommodation Program</b>			
Midland	0	1	<b>1</b>
Straton	0	1	<b>1</b>
<b>Total</b>	<b>0</b>	<b>2</b>	<b>2</b>
<b>Total Social Housing</b>	<b>10</b>	<b>33</b>	<b>43</b>

**Source:** DHW Unpublished Data April 2002.

**Table 3.7b:** Summary of DHW construction by program 2001/02.

	<b>No. Dwellings</b>	<b>Proportion</b>
Mainstream Homeswest	40	93%
Community & Crisis Accommodation Programs	3	7%
<b>Total Social Housing</b>	<b>43</b>	<b>100%</b>

**Source:** DHW Unpublished Data April 2002.

## **1 in 9 Policy**

The Department of Housing and Work's 1 in 9 policy has been identified by community housing providers within the City of Swan and the broader community housing sector, as a major barrier to the development of community housing. The 1 in 9 policy was developed in 1995, by the then Minister for Housing, Keith Wilson. It was based on the belief that public housing should be spread across all areas and should not exceed a presence of 12% in any suburb.

Providers believe that 1 in 9 should not apply to community housing at all as it fails to recognise and differentiate between community and public housing management styles.

The application of the 1 in 9 policy has major impacts on community housing providers:

- ▶ at a suburb level it effectively excludes providers from affordable housing in well serviced areas and leaves them with the most expensive suburbs, or low cost areas on the fringe with limited access to services; and
- ▶ on a house-by-house basis its application means that it is not uncommon for providers to have in excess of 50% of properties put forward for acquisition rejected under the 1 in 9 policy.

Ten suburbs within the City of Swan have been identified as no or limited go areas as a result of the application of the 1 in 9 policy. These include:

- ▶ Stratton;
- ▶ Beechboro;
- ▶ Midland;
- ▶ Midvale;
- ▶ Koongamia;
- ▶ Swan View – though being reconsidered;
- ▶ South Guildford;
- ▶ Caversham – new sub division;
- ▶ Janebrook; and
- ▶ Lockeridge;

## **Government Owned Land in City of Swan**

Access to affordable land that is available for development is a prerequisite to developing social housing. Within the City of Swan, Government agencies have control of a considerable proportion of the land available for development and therefore control over how much is developed for social housing. Table 3. provides an overview of the amount of Government owned land within the City of Swan and demonstrates that 45% of land and 65% of potential development units are in Government ownership.

**Table 3.8:** Government owned land within City of Swan 1997/98.

Suburb	Land Owner	Area (Hectares)	Potential Development Units
Ellenbrook	Homeswest/Sanwa Vines	1,080	3,879
Henley Brook	Homeswest	137	237
Lockridge	Landcorp	14	150
Lockridge	Homeswest	Redevelopment	87
Midvale	Homeswest	Redevelopment	75
Midvale	Homeswest/others	73	544
Straton	Homeswest	17	217
Midland	Midland Redevelopment Authority	256	394
Middle Swan	Homeswest	82	50
<b>Total Government</b>		<b>1,659</b>	<b>5,633</b>
City of Swan	Other Owners	2,044	3,099
<b>Total All Owners</b>		<b>3,703</b>	<b>8,732</b>
<b>Proportion Owned by Government</b>		<b>45%</b>	<b>65%</b>

Source: Western Australian Planning Commission, Metropolitan Development Plan 1997-98 to 2001/02: Land Release Plan

### ***The Housing System - Overview***

The number of dwellings within the City of Swan more than doubled between 1986 and 2001. Over this time home purchasing grew considerably, while rental housing has declined and in particular, Homeswest's provision of rental housing. Rental housing is very important to people on low incomes and the over all decline in rental housing provision has restricted choice for low-income households.

The Department of Housing Work's New Living Program (Eastern Horizons) is well under way within the City. This program aims to reduce high concentrations of public housing within identified suburbs to a level of around 11%. However, while public housing presence has been reduced in suburbs of high concentration, stocks in other suburbs have not increased sufficiently to increase the Departments presence to a similar target (11%). As a consequence the overall presence of social housing within the City has declined to 5% in 2001 and at the current rate of growth will continue to decline. Further research is required into the impact of New Living on the provision of affordable housing and the households that require it, in particular people on low incomes and larger Indigenous families.

Small families and singles are the most significant applicant groups for Homeswest rental housing and Indigenous applicants account for 1 in 10 applicants on the Homeswest waiting list. However, for EMCHA large Indigenous families are the most significant applicants.

Singles on the Homeswest North East Metro waiting list face the longest wait of any Metro Zone and large families the second longest. However, seniors have much shorter wait times than other applicants, with seniors couples facing the shortest wait. In excess of half Homeswest's priority applicants in 2001, were housed by the Mirrabooka Regional Office.

Despite having a considerably smaller housing stock than Homeswest, EMCHA experiences considerably stronger demand for its housing than Homeswest and in particular from large families. The 1 in 9 policy presents a major barrier to the development of community housing and particularly, in well located and affordable areas.

Government agencies own 45% of the land available for development in the City of Swan and 65% of the development units. The Department of Housing and Works has not been able to maintain its presence across the City. In other words, the availability of land is, at least in principle, no impediment to the development of social housing in the Midland area.

## 4: Housing Affordability

The affordability of rental housing and home purchase, are major determinants of access. This section explores the affordability of these tenures within the City of Swan.

### *Affordability of Rental Housing*

Table 4. analyses the affordability of rental housing within the City of Swan. Rents are based on the VGO's assessment of the rental value of a "typical house" in each suburb. The income required to affordably rent is established and is then divided by the median individual income for the Local Government Area (ABS Census 2001) to establish an affordability index.

The index demonstrates that more than one income is required to affordably rent in Swan. For example, in Midvale (Swan's most affordable suburb) an income equivalent to 1.23 times the median individual income is required and in Ballajura (Swan's largest suburb) an income 1.66 times the median is required. With an affordability ratio of 1.71, Guildford is the least affordable suburb in the City of Swan.

Key indicators suggest that rental affordability is likely to decline, these include:

- ▶ nominal median individual incomes did not increase between the 1996 and 2001 Censuses;
- ▶ nominal rents in the City of Swan increased between 1996 and 2001 by between 4% (Swan View) and 33% (Guildford). Rents in Lockridge and Midland increased by 20% and 24% respectively; and
- ▶ the provision of private rental housing has declined proportionately since 1996 and public housing since 1986.

This situation is particularly concerning for Indigenous households, who within the City of Swan receive a median individual income 20% lower than for all persons (ABS Census 2001) and rely on the rental system to provide over two thirds of their housing (ABS Census 1996).

**Table 4.1:** Rental affordability for 8 suburbs within the City of Swan (June 2001).

Dwelling Location	Rental Value June 2001		Median Individual Income All Persons Swan 2001		Required Income	Affordability Ratio
	Weekly	Annual	Weekly	Annual		
Midvale	\$115	\$5,980	\$374	\$19,448	\$23,920	1.23
Lockridge	\$120	\$6,240	\$374	\$19,448	\$24,960	1.28
Midland	\$130	\$6,760	\$374	\$19,448	\$27,040	1.39
Swan View	\$140	\$7,280	\$374	\$19,448	\$29,120	1.50
Straton	\$140	\$7,280	\$374	\$19,448	\$29,120	1.50
Beechboro	\$150	\$7,800	\$374	\$19,448	\$31,200	1.60
Ballajura	\$155	\$8,060	\$374	\$19,448	\$32,240	1.66
Guildford	\$160	\$8,320	\$374	\$19,448	\$33,280	1.71

**Source:** Valuer Generals Office, Value Watch: Metropolitan Rental Values Summary, June 2001; and ABS Census 2001.

**About this Measure:** Rental housing is the most important tenure to households on low incomes. Housing stress occurs when low income households spend more than 25% of their income on housing costs and as a result have insufficient income after housing costs to purchase the necessities of life. The affordability ratio divides the required income (to affordably rent) a typical house within the suburb by the median individual weekly income for all persons in the local government area. A ratio of less than 1 indicates increasing affordability and a ratio greater than 1 indicates declining affordability.

## Affordability of Home Purchase

Table 4.2 investigates the affordability of home purchase within the City of Swan. House prices are based on the Valuer General's Office (VGO) assessment of the value of a "typical house" in each suburb. Similar to rental affordability, the income required to affordably purchase is established and is then divided by the medium individual income for the local government area (ABS Census 2001) to establish an affordability index.

The index shows that to affordably purchase in Midvale (Swan's most affordable suburb) an income equivalent to 1.14 times the median individual income (\$374) for the area is required and to purchase in Lockridge 1.48 times the median. At the other end of the scale to purchase in Guildford requires 2.77 times the median.

There are indicators that affordability Swan will decline. Some of these include:

- ▶ nominal median individual incomes have not increased since the 1996 Census;
- ▶ the Department of Housing and Works, New Living Program, has contribute to strong growth in house prices in Lockridge over past year (2001 to 2002). House prices in increased by 19.1%, bringing the projected price of a typical house to \$115,485 and requiring 2.15 times the Swan median individual income to affordably purchase. Midland, Midvale, Koongamia, Swanview and Middle Swan, are all subject to redevelopment under the banner of Eastern Horizons.
- ▶ Interest rates on standard variable loans have increased twice this year both by an additional 0.25% (each change costs \$15.59 per week on a \$100,000). The latest predictions are that rates may increase further.

**Table 4.2:** House purchase affordability for suburbs within the City of Swan 2001.

Location	House Price June 2001	House Price Less \$7000 Deposit	Annual Cost Keystart Interest Mortgage @ 6.25%	Weekly Loan Payment	Median Individual Income All Persons Swan 2001		Income Required to Affordably Purchase	Affordability Ratio
					Weekly	Annual		
Midvale	\$76,000	\$69,000	\$5,527	\$106	\$374	\$19,448	\$425	<b>1.14</b>
Lockridge	\$96,965	\$89,965	\$7,206	\$139	\$374	\$19,448	\$554	<b>1.48</b>
Straton	\$102,000	\$95,000	\$7,609	\$146	\$374	\$19,448	\$585	<b>1.56</b>
Midland	\$115,000	\$108,000	\$8,650	\$166	\$374	\$19,448	\$665	<b>1.78</b>
Beechboro	\$120,000	\$113,000	\$9,051	\$174	\$374	\$19,448	\$696	<b>1.86</b>
Ballajura	\$126,000	\$119,000	\$9,531	\$183	\$374	\$19,448	\$733	<b>1.96</b>
Guildford	\$175,000	\$168,000	\$13,456	\$259	\$374	\$19,448	\$1,035	<b>2.77</b>

**Source:** Valuer Generals Office, Value Watch: Metropolitan Market Values Summary, June 2001; and ABS Census 2001, and Bankchoice, Interest Rates: Bank News, April 2002.

**About the affordability measure:** The annual Keystart Mortgage repayment is based on the cost of purchasing a median priced dwelling/vacant land, assuming a \$7000 (FHOG) deposit and using a standard 25 year mortgage at the current Keystart rate. The required weekly income is the amount of income needed to ensure no more than 25% of income is spent on loan repayments. The affordability ratio divides the required income (to affordably purchase) by the average weekly taxable individual income for the local government area. A ratio of less than 1 indicates increasing affordability and a ratio greater than 1 indicates declining affordability.

## 5: Other Issues: Family Violence

Family violence and child sexual abuse were identified as issues of concern at the community forum. Family violence is closely related to increased demand for housing. During 1998/99 WA Supported Accommodation Assistance Program agencies provided 11,200 support periods, of these, 45.4% were required because of family violence (interpersonal conflict, physical/emotional abuse, domestic violence and sexual abuse).

In April 2002 the Government released the Interim Report: Inquiry into Responses by Government Agencies to Complaints of Family Violence and Child Abuse in Aboriginal Communities. The second term of reference for the Inquiry is to, “examine how State Government Agencies respond to evidence of family violence and child sexual abuse that may be occurring in Aboriginal communities generally”.

The Inquiry will identify barriers to addressing family violence and will recommend solutions. Based on research and submissions to the Inquiry, the following underlying issues have been identified:

- ▶ Drug, alcohol and substance abuse;
- ▶ Diminution of culture and spirituality;
- ▶ Leadership within Aboriginal communities;
- ▶ Lack of economic opportunities;
- ▶ Housing issues; and
- ▶ Insufficient infrastructure (Gordon, Hallahan & Henry 2002).

The Inquiry will report to the Premier by 31 July 2002. Copies of the Interim Report are available for download from: [www.slp.wa.gov.au](http://www.slp.wa.gov.au).

## 6: Midland Housing Action Plan

This action plan was negotiated with participants at the second Midland Housing Forum.

Objective	Strategy	Outcome	Responsibility
<p>Increase the supply of affordable housing in the private, public and community housing sectors</p>	<p>Grow social housing presence to 12% within the City of Swan and ensure distribution of Homeswest and EMCHA housing across suburbs with good public transport and established services.</p> <p>Promote the need for increased provision of community housing that is:</p> <ul style="list-style-type: none"> <li>▶ appropriate to Indigenous people including large families, and</li> <li>▶ facilitates tenant involvement in design of housing</li> </ul> <p>Promote the need for 12% of all future government land developments to be utilised for the production of social housing</p> <p>Promote the need for the City of Swan to develop an affordable housing strategy:</p> <ul style="list-style-type: none"> <li>▶ facilitate the development of medium &amp; high density</li> </ul>	<p>12% social housing presence in all established suburbs</p> <p>Increased provision of community housing</p> <p>Increased provision of housing appropriate to Indigenous people</p> <p>Increased involvement of tenants in housing design</p> <p>Community housing developed outside 1 in 9 policy</p> <p>12% of Government land developments utilised for social housing</p> <p>Affordable housing strategy developed &amp; implemented by the City of Swan</p>	<p>DHW/EMCHA</p> <p>Shelter WA / EMCHA/DHW</p> <p>Shelter WA / Department of Planning/Premier and Cabinet Shelter WA / City of Swan</p>

	<p>housing close to transport and other services</p> <ul style="list-style-type: none"> <li>▶ community housing required as part of subdivision approval</li> <li>▶ provide incentives for the development of affordable housing</li> </ul>		
<p><b>Objective</b></p> <p>New Living Program to be responsive to the needs of all existing residents.</p> <p>Support for tenants to access and maintain their tenancies.</p>	<p><b>Strategy</b></p> <p>DHW to maintain presence and continue its upgrade program.                  Research into the impact of New Living on low income households</p> <p>Work with REIWA and private landlords to improve access for Indigenous people and other low income groups                  Expand the provision of the SHAP and improve cultural appropriateness                  Increase supply of long-term supported housing for families                  Establish Indigenous Family Program (IFP)</p>	<p><b>Outcome</b></p> <p>Homeswest presence maintained                  Upgrade and maintenance completed                  New Living research completed</p> <p>Increased provision of tenants advice and advocacy                  Increased provision of SHAP services                  Indigenous Family Program (IFP) established                  Increased supply of long-term supported housing for families</p>	<p><b>Responsibility</b></p> <p>HHD / City of Swan/ Shelter WA</p>

# Appendix 1:

## *List of People Consulted*

<b>Name</b>	<b>Organisation</b>
Adam Johnson	Disability Services Commission
Alyson Szigligeti	MIDLAS
Anna Tee	Swan Health Service
Bernie Fisher	Strong Families
Camille Inifer	Tenants Advice Service
Cheryl Taylor	CIRC
Deb Fitzsimons	Cyril Jackson Senior Campus
Dylan Desaubin	MIDLAS
Gloria Cambell	Homeswest Tenant
Ian Maine	Shelter WA (MC Member) & TAS (MC Member)
Jean Hillier	Curtin University
Jennifer O'Keefe	City of Swan
Jo O'Loughlin	Michele Roberts MLA Midland
John Ballard	CIRC
Josephine Colbung	EMCHA
Julie Porter	EMCHA
Kathleen Donoghue	Welfare Rights
Kathleen Gregory	EMCHA
Lesley Barratt	City of Swan
Lori Haywood	Derbarl Yerrigan
Margaret Maxwell	Killara Youth Support Services
Melissa Rowe	Koolkuna Women's Refuge
Morgan Bonnett	Department of Justice
Natasha Buick	Department of Justice
Paul Pendergast	Shelter WA
Phil Narkle	ACOP Department of Justice
Thelma Western	Derbarl Yerrigan
Tracy McQue	City of Swan

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