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To: Karel Eringa
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Shelter WA Housing News: 17 September 2004

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1. Paper: The State of Affordable Housing in Western Australia, 2004

The State of Affordable Housing in WA is Shelter WA's annual overview of the extent to which West Australians are able to access affordable housing. The overview is based on a range of key housing indicators, and focuses on families in the bottom half of the income range.

The central issue for housing in WA in 2003-04 was another major decline in housing affordability for home purchasers. Two interest rate rises and house price growth of 14.4% saw the household income required to purchase a median priced Perth home rise to over \$100,000 per year. By comparison, the median household income is \$55,084 per year.

The paper's finding is that all three tiers of government have done too little to address Western Australia's housing crisis. While the WA Government has developed a number of initiatives aimed at delivering more affordable housing, their scope is insufficient to make any real difference, although they do indicate that it has taken the housing affordability crisis seriously. However, the main problem is the Commonwealth Government, which has chosen to ignore its responsibilities, trying to pass on responsibility for addressing the crisis to the States and Territories.

Go to www.shelterwa.org.au (housing news) to download the full paper.

2. National Shelter Federal Election 2004 Policy Analysis

National Shelter has released its Federal Election 2004 Housing Policy Analysis. The Analysis consists of three parts. Part 1 summarises the housing related policies of both major and five minor parties as of 1 September 2004. Part 2 contains National Shelter's analysis of the parties' policies. The third part is yet to be released, and will detail the responses of the various parties to a questionnaire.

The Analysis finds that the "parties' approaches were not dissimilar in some aspects. For example, the ALP, Democrats and Greens probably all agreed on the need for better environmental design of housing. However there were some major differences –for example, between some of the minor parties (the Greens and Democrats and the major parties (the ALP and Coalition) on the tax treatment of housing investment. Some housing policies were much more comprehensive than others, and some were non-existent or consisted of a single paragraph in the midst of another policy."

With regard to the two major parties, the Analysis states that "the ALP's policies are far more detailed and far closer to National Shelter's policy

than the Liberal/National Coalition's policies which are outdated (2001) and minimal. However the Coalition may release new policies closer to the election date." However, there "is insufficient long term commitment to public housing and the CSHA" and no mention of tax arrangements in the ALP housing policy.

Go to www.shelterwa.org.au (housing news) to download the analysis.

3. Workshop: Indigenous Housing

The Housing and Urban Research Institute of WA (HURIWA) and the Aboriginal Housing and Infrastructure Directorate (AHID) are conducting a joint workshop on Indigenous Housing on Wednesday 6 October. The workshop features a policy forum preceded by the following presentations:

- Martin Anda: Technical Services in Remote Indigenous Communities – A Scoping Study for the Desert Knowledge CRC
- Fred Spring: Re-thinking Indigenous Homelessness
- Von Bromilow (Anglicare): Homelessness and Early Intervention

The workshop will be held as follows:

Date: Wednesday 6 October 2004

Time: 8.45am - 12.15pm

Place: Curtin University City Campus, 78 Murray Street, Perth

For catering purposes RSVP by 1 October 2004 to Terry Gardiner by email - T.Gardiner@murdoch.edu.au or telephone (08) 9360 2292

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