



**BANKWEST CURTIN ECONOMICS CENTRE**

# HOUSING AFFORDABILITY

The real costs of housing in WA

Focus on Western Australia Report Series, No. 2  
April 2014

Thursday 10 April  
from 12noon until 2pm  
Argyle Ballroom, Parmelia Hilton  
14 Mill Street, Perth

## PROGRAM

11:45am	Registrations open
12:15pm	Guests seated
12:25pm	Welcome by MC James Lush
12:30pm	Lunch is served
12:50pm	<b>Introduction by Jason Clifton</b> Executive General Manager Corporate & Private Banking (WA), Bankwest
1:00pm	<b>Report Launch: Housing affordability: the real costs of housing in WA</b> <b>Prof Alan Duncan</b> Director, Bankwest Curtin Economics Centre <b>Assoc Prof Steven Rowley</b> Head of Department of Property Studies, Curtin University
1:25pm	<b>Panel Discussion and Q&amp;A facilitated by James Lush</b> <b>Dale Alcock</b> Managing Director, Alcock Brown-Neaves Group <b>Ian Carter AM</b> CEO, Anglicare <b>Alan Duncan</b> Director, Bankwest Curtin Economics Centre <b>Tania Loosley-Smith</b> General Manager Strategy and Policy, Department of Housing <b>Steven Rowley</b> Head of Department of Property Studies, Curtin University
1:50pm	Session wrap-up by MC James Lush
1:55pm	<b>Vote of thanks</b> <b>Professor Graeme Wright</b> , Deputy Vice Chancellor, Research and Development, Curtin University
2:00pm	Event ends

## WELCOME FROM PROFESSOR ALAN DUNCAN



**Alan Duncan**  
Director  
Bankwest Curtin  
Economics Centre

Welcome to launch of the second report in the Bankwest Curtin Economics Centre *Focus on Western Australia* series: **Housing affordability: the real costs of housing in WA.**

It comes as no surprise that housing affordability remains a key economic and social issue facing West Australians. Housing costs have increased at rates consistently above the national average during the past decade by an extra five percentage points or more annually. Real home values have increased significantly, by 62 per cent in Perth and 76 per cent in regional WA, over a period that has also seen home ownership rates fall.

This second BCEC report addresses the issue of housing affordability in WA. What are the main explanations for the rising trends in the State's mortgage and rental costs? How do affordable housing options vary spatially for households on different incomes and for different household types? The report includes findings from a survey commissioned by the Centre that sheds new light on the trade-offs WA householders have made to afford their current home.

At this luncheon, with the assistance of our expert panel: **Dale Alcock**, Managing Director, Alcock Brown-Neaves Group, **Ian Carter AM**, CEO, Anglicare, **Tania Loosley-Smith**, General Manager Strategy and Policy, Department of Housing and **Steven Rowley**, Head of Department of Property Studies, Curtin University, we hope to generate discussion among our audience of how to improve the situation and the policy interventions required to promote greater access to affordable housing in the state.

Please enjoy lunch, networking with friends, colleagues and new acquaintances. We hope that this report series continues to generate exploration of key issues of importance to the State and the nation.

**Professor Alan Duncan**  
Director  
Bankwest Curtin Economics Centre

## DALE ALCOCK, ABN GROUP



**Dale Alcock**  
Managing Director  
Alcock Brown-Neaves  
Group

**D**ale Alcock is a homegrown success story, from bricklayer to leading WA home builder. His reputation has become synonymous with quality, excellence and distinction.

Commencing his career as an apprentice bricklayer in 1979 in the small Wheatbelt town of Kellerberrin under the direction of his father, Dale learned practical skills that would stay with him for life. But more importantly, he gained valuable tactical knowledge and experience that would shape his career and ultimately the future of Australia's building industry.

In 1987, Dale moved to Perth and became a registered builder. Soon after that, he joined partners, Garry Brown-Neaves and John Webb, to launch Dale Alcock Homes. Although a significant enterprise in its own right, Dale Alcock Homes was only the start. Expanding from this foundation, Dale went on to establish what would become one of Australia's leading construction, property and finance companies – the ABN Group.

Today, the ABN Group is comprised of 20 companies and builds over 3,000 homes a year. It's ranked second in the Housing Industry Association's (HIA) 2012-13 Housing Top 100 List. Dale still plays an active role at Dale Alcock Homes, as Managing Director, in addition to his duties as Managing Director of the ABN Group. Since establishing his own dedicated Apprenticeship Training operation in 2004, ABN Training has trained over 780 apprentices and is Australia's largest private training group in the industry. Dale is also an avid believer in the social responsibility of his companies. He provides valuable support to industry training programs and promotes career opportunities within the building industry. What's more, in 2006, he and Garry established the ABN Charitable Foundation (<http://www.abngroup.com.au/abn-foundation>), which, over the last seven years, has donated more than \$6.9million to various worthy causes, including medical research, relief work and the environment.

## IAN CARTER AM, ANGLICARE



**Ian Carter**  
CEO  
Anglicare

Ian Carter has served as the CEO of Anglicare WA since 1995. Ian's career in community service, particularly in community capacity building and social justice, has been extensive and prolific. He has been involved in both creating and governing a wide range of community organisations at local, national and international levels.

Ian was a member of the Prime Minister's Council on Homelessness and the WA Ministerial Roundtable on Affordable Housing. He is a member of the WA State Government's Partnership Forum, a coalition between leaders in the State Government and not-for-profit organisations. In 2009 he was appointed as the Chairperson of the WA State Government's Social Housing Taskforce. He is a Founding Board Member of Foyer Foundation, and Deputy Chairman of the Board of Anglicare Australia.

Ian has held the positions of Deputy President of the ACCOS, President of WACOSS, President of Family Services Australia, Chairman of the State Taskforce on Poverty, Chairman of the Ministerial Housing Advisory Committee, Chairman of the Anti Poverty Week Steering Committee in WA and was a founding Director on the Boards of JOBfutures, Leadership WA and the WA Community Foundation.

He was inducted into the General Division of the Order of Australia in 2009.

## TANIA LOOSLEY-SMITH, DEPARTMENT OF HOUSING



**Tania Loosley-Smith**  
General Manager  
Strategy and Policy  
Department of  
Housing

Tania Loosley-Smith is the General Manager of the Strategy & Policy Division for the Department of Housing.

Tania has broad range of experience across the government, non-government and private sectors gained over 25 years. This includes a variety of senior roles spanning policy and strategy development, organisation change, strategy planning, intergovernmental relations, stakeholder management and program development.

In August 2008, Tania accompanied Grahame Searle from Landgate to his newly appointed role as Director General to the Department of Housing, to help assist with the change, revitalisation and future direction of the Department of Housing.

Tania's vast experience in policy and strategy development has led her to establish the newly formed Strategy and Policy Division within the Department of Housing. This Division is responsible for shaping and managing future directions for affordable housing in WA, and leading policy and reform work within the local and federal arenas.

Tania is the Chair of the Housing and Homelessness Policy & Review Working Group and the Housing Ministers Advisory Committee panels.

A personal achievement Tania's was being selected in the inaugural WA cohort of the Australian and New Zealand School of Government (ANZOG) Executive Masters in Public Administration.

Tania joined the public service in 1994 and has worked in the Disability Services Commission and Landgate.

## MC: JAMES LUSH



**James Lush**  
Lush Digital

James left the UK back in 2004 and arrived in Perth to space, blue skies, easy lifestyle and a wonderful place to bring up a young family.

Married to Alex and with one son (Jasper) at the time it didn't take long to settle into the 'lucky country'. With a love of sport, socialising and opportunity... this was the right place to be.

Now twins Isabel and Archie have completed the family unit and made for one very noisy household.

The media is in James's blood.

Back in the UK James presented a daily show for the BBC for years and grew a media business that focused on production and consultancy. Now in Australia, it's more of the same. For the past three years James has presented almost every show on 720 ABC at least once.

When not working and free from family duties, James enjoys making the most of what the new sunny lifestyle offers. That normally involves playing some sport or other - squash, golf, tennis or dashing here there and everywhere on the red scooter.

He is a consummate host, even off the radio, acting as MC at many Perth events.

James is a co-founder of Lush Digital, a multimedia production company dedicated to the creation of engaging digital storytelling.

## ATTENDEES

**Dale Alcock**

Managing Director  
Alcock/Brown-Neaves Group

**Mark Altus**

Chair  
Economics and Finance Advisory Board  
Curtin Business School

**Sherif Andrawes**

Chairman  
BDO (WA) Pty Ltd

**Robin Ashburn**

Director, Macroeconomic Statistics  
Australian Bureau of Statistics

**Tina Baker**

Private Client Manager  
Bankwest

**Craig Barnes**

**Mara Basanovic**

CEO  
Volunteering WA

**Jessica Bayley**

Sector Development Officer  
Community Housing Coalition of WA

**Michael Beard**

Senior Policy Officer  
Community Housing Coalition of WA

**Simon Birkhead**

General Manager  
WB Homes

**Tim Bray**

General Manager, Corporate Communications  
Chamber of Commerce and Industry of WA

**Claire Bromley**

Sustainability Manager - Socioeconomics  
LandCorp

**Sam Buckeridge**

General Manager Building Materials  
BGC (Australia) Pty Ltd

**Ryan Buckland**

Senior Economist  
Chamber of Commerce and Industry of WA

**Dougal Burton**

Senior Director, Property  
Bankwest

**David Cain**

Executive Manager, Community Living  
UnitingCare West

**Ian Carter AM**

CEO  
Anglicare

**David Christmas**

Acting Director, Forecasting and Quantitative  
Services, Department of Treasury  
BCEC Advisory Board member

**Jason Clifton**

Executive General Manager  
Corporate & Private Banking (WA), Bankwest  
BCEC Advisory Board member

**Rachael Cochrane**

Senior Communications Manager  
Bankwest

**Tony Considine**  
Principal  
Considine Solutions

**Geoff Cooper**  
Director of Housing, Business Development  
Master Builders Association

**Liam Cabbage**  
Team Leader  
Centrecare

**Stewart Darby**  
Director of Policy and Research  
Real Estate Institute of Western Australia

**Assoc Prof Michael Dockery**  
Principal Research Fellow  
Bankwest Curtin Economics Centre

**Matthew Donnelly**  
Managing Partner, Financial Advisory  
Grant Thornton

**Rebecca Douthwaite**  
Policy Advisor  
Property Council of Australia

**Barry Doyle**  
Executive Officer  
Community Housing Coalition of WA

**Monika Dudek**  
PR Consultant  
Curtin University

**Gordon Duffy**  
Manager Workforce Development and VET  
Planning, Department of Training and  
Workforce Development

**Peter Dumas**  
Chief Investment Officer  
Peet Ltd

**Prof Alan Duncan**  
Bankwest Professor of Economic Policy and  
Director, Bankwest Curtin Economics Centre

**Andrew Dunkin**  
Program Development Manager  
Institute of Public Administration Australia  
(WA)

**Leza Duplock**  
Administrative Coordinator  
John Curtin Institute of Public Policy

**Stuart Duplock**  
State Manager (WA)  
Cedar Woods Properties Ltd

**Joy Du’Puy**  
Private Client Manager  
Bankwest

**David Eaton**  
Small Business Commissioner  
Small Business Development Corporation

**Kerryn Edwards**  
Manager of Business Development  
Foundation Housing

**Grant Erskine**  
Acting State Director, Private Bank  
Bankwest

**Mark Fitzpatrick**  
CEO  
St Vincent de Paul



**Marion Fulker**  
Chief Executive  
Committee for Perth

**Brett Fullarton**  
Chief Financial Officer  
Peet Ltd

**Paul Gale**  
Manager Workforce Development Projects  
Department of Training and Workforce  
Development

**Alison Garton**  
Senior Policy Advisor  
Chamber of Commerce and Industry of WA

**Kylie Gilbey**  
Director  
Access Housing Australia Ltd

**Charles Gilkes**  
Client Relationship Manager  
Western Australian Treasury Corporation

**Brendan Gorringe**  
State Director, Institutional Property Group  
ANZ

**Christopher Green**  
Planning Coordinator Reform and Improvement  
Western Australian Local Government  
Association

**Alison Hailes**  
Executive Manager Planning and Community  
Development  
Western Australian Local Government Association

**Ian Hakefost**  
Executive Officer, Housing Industry Forecasting  
Group  
Department of Planning

**Bridget Halbert**  
Associate Director, External Relations  
Curtin University

**Kay Hammer**  
Policy Officer  
Office of the Hon Bill Marmion MLA, Minister  
for Mines and Petroleum; Housing

**Jill Hansen**  
Small Business Consultant  
Nash Pearls

**Peter Hansen**  
Small Business Consultant  
Nash Pearls

**Warwick Hemsley**  
Director  
Hemsley Investments

**Jenni Hill**  
Partner and Head of Office  
Norton Rose Fulbright

**Lino Iacomella**  
Deputy Executive Director  
Property Council of Australia

**Ian Jackson**  
General Manager People Strategy  
Royal Automobile Club of WA (Inc.)

**Dr Robert Jardim**  
Cottesloe Dental

**Assoc Prof Therese Jefferson**  
Curtin Graduate School of Business  
Curtin University

**Bill Johnston MLA**

Shadow Minister for State Development; Energy;  
Mines & Petroleum  
Government of Western Australia

**Andrew Kavanagh**

Director  
Opteon

**Michael Kavanagh**

Executive Manager, Credit Strategy, Bankwest  
Risk Management  
Bankwest

**Carolyn Kidd**

Chief Risk Officer (WA)  
Bankwest

**Chris Klaassen**

Director, Corporate Banking  
Bankwest

**James Komninos**

Managing Partner - Perth  
RSM Bird Cameron

**Thomas Kouzinas**

Barrister and Solicitor  
Vespoli Constructions

**Michael Kruger**

Managing Director  
Boundlss

**Alan Langford**

Chief Economist  
Bankwest

**John Langoulant**

State Chairman  
Westpac Group Western Australia

**Troy Leber**

Head of Property Finance (West) (WA)  
Bankwest

**Dr Ken Leong**

Research Fellow  
Bankwest Curtin Economics Centre

**David Letts**

Chief Advisor, Financial and Commercial  
Advisory Services  
Western Australian Treasury Corporation

**Tim Lines**

Director, Property  
Bankwest

**Jeff Logan**

Chief Financial Officer  
Foundation Housing

**Damian Long**

Regional Manager North - Residential  
Communities WA  
Stockland

**Tania Loosley-Smith**

General Manager, Strategy and Policy  
Department of Housing

**James Lush**

Lush Digital

**Kevin MacDonald**

Chief Executive Officer  
GivingWest

**Dan Manning**

Commercial Analyst  
Western Australian Treasury Corporation

**Timothy Marney**  
Mental Health Commissioner  
Mental Health Commission

**Greg Martin**  
Principal  
Greg Martin Transport Strategies Pty Ltd

**Andrew Maurice**  
Director  
Management West

**Elise McAtee**  
External Relations Advisor  
Curtin Business School

**Richard McKenzie**  
Manager, Client Services Branch  
Western Australian Treasury Corporation

**Steve McLaren**  
Head of Corporate Banking  
Bankwest

**David Menarry**  
Chief Financial Officer  
Curtin University

**Stephen Morhall**  
Director, Client Services  
Western Australian Treasury Corporation

**Carolyn Morris**  
Head of Stores and Lending  
Bankwest

**David Murray**  
Associate Director  
Bankwest

**Stephen Nagle**  
Senior Director, Property Finance, Corporate  
and Private Banking  
Bankwest

**Karys Nella**  
Relationship Administration Officer  
Curtin Business School

**Nadia Nelson**  
Events and Communications  
Bankwest Curtin Economics Centre

**Evan Nicholas**  
Director, External Relations  
Curtin Business School

**Anne Nolan**  
Director General  
Department of Finance

**David Nolan**  
Head of Bankwest Legal (WA)  
Bankwest

**Susannah Palmer**  
Associate Director, Property  
Bankwest

**Jamie Parravicini**  
Electorate Officer  
Office of Ben Wyatt MLA

**Cynthia Patterson**  
Executive Advisor  
Bankwest

**Nick Perrignon**  
Chief Operating Officer  
Rockingham Park Pty Ltd

**Prof John Phillimore**  
Director  
John Curtin Institute of Public Policy

**Paul Sadleir**  
State Manager (WA)  
Cedar Woods Properties Ltd

**Neville Pozzi**  
Chief Executive Officer  
Real Estate Institute of Western Australia

**Paul Schollum**  
Policy Manager - Economics  
Western Australian Local Government  
Association

**Russell Quinn**  
Media Manager  
Bankwest

**Richard Seymour**  
Research Associate  
Bankwest Curtin Economics Centre

**Mitesh Ramji**  
Partner, Financial Advisory  
Grant Thornton

**John Sgambelluri**  
WA State Manager (Rural & Regional) (WA)  
Bankwest

**Michael Ramsay**  
Public Policy, Politics reporter  
Business News

**Damian Shephard**  
Regional Manager South - Residential  
Communities WA  
Stockland

**Gill Rees**  
Executive General Manager Human Resources  
(WA)  
Bankwest

**Craig Simon**  
Partner, Privately Held Business  
Grant Thornton

**Mark Reid**  
Executive General Manager, Retail Banking  
Bankwest

**Craig Spencer**  
Head of Community Engagement  
Bankwest

**Steve Robertson**  
Managing Director  
PRM Property

**Travis Sprigg**  
Senior Manager Operations and Strategy  
Bankwest

**Paula Rogers**  
Business Development and Marketing Manager  
Squires Sanders

**Margie Tannock**  
Partner  
Squire Sanders

**Assoc Prof Steven Rowley**  
Head of Department, Property Studies,  
School of Economics and Finance  
Curtin Business School

**Charlie Thorn**  
Director, Research and Development  
Curtin University

**Rebecca Tomkinson**  
Diversity and Inclusion Manager  
Bankwest

**Louise Tovey**  
Chief Operating Officer (WA)  
Bankwest

**Prof Malcolm Tull**  
Professor of Economics  
Murdoch University

**Frank van Der Kooy**  
General Counsel  
Horizon Power

**Shirene Varendorff**  
Director, Financial Reporting  
Curtin University

**Gino Vespoli**  
Director  
Vespoli Constructions

**Paul Vivian**  
General Manager, Customer Communications &  
Brand (WA)  
Bankwest

**Dion Warnock**  
Marketing Manager  
Lend Lease

**Greg Watkinson**  
Chief Executive  
Economic Regulation Authority

**Andy Weir**  
Executive General Manager Enterprise Services  
and Bankwest Chief Information Officer (WA)  
Bankwest

**Simon White**  
Media Consultant  
Curtin University

**William Witham**  
Manager North West and Kimberley  
The Chamber of Minerals and Energy of  
Western Australia

**Glyn Woodall**  
Director, Corporate  
Bankwest

**Megan Worsdell**  
Strategy Advisor for Housing and  
Homelessness  
WACOSS

**Prof Graeme Wright**  
Deputy Vice Chancellor  
Office of Research and Development  
Curtin University

**Julian Wright**  
Project Manager, Office of Land and Housing  
Supply  
Department of Planning

**Ben Wyatt MLA**  
Shadow Treasurer; Shadow Minister for  
Aboriginal Affairs; Native Title; Kimberley;  
Pilbara; Cost of Living  
Government of Western Australia

**Bruce Young**  
Managing Director  
Spatial Property Group

## ABOUT THE BANKWEST CURTIN ECONOMICS CENTRE

The Bankwest Curtin Economics Centre is an independent economic and social research organisation located within the Curtin Business School at Curtin University. The Centre was established in 2012 through the generous support from Bankwest (a division of the Commonwealth Bank of Australia), with a core mission to undertake high quality, objective research on the key economic and social issues of relevance to Western Australia.

The Centre's research and engagement activities are designed to influence economic and social policy debates in state and Federal Parliament, regional and national media, and the wider Australian community. Through high quality, evidence-based research and analysis, our research outcomes inform policy makers and commentators of the economic challenges to achieving sustainable and equitable growth and prosperity both in Western Australia and nationally.

The Centre brings a unique philosophy to research on the major economic issues facing Western Australia. By bringing together experts from the research, policy and business communities at all stages of the process - from framing and conceptualising research questions, through the conduct of research, to the communication and implementation of research findings - we ensure that our research is relevant, fit for purpose, and makes a genuine difference to the lives of Australians both in WA and nationally.

The Centre is able to capitalise on Curtin University's reputation for excellence in economic modelling, forecasting, public policy research, trade and industrial economics and spatial sciences. Centre researchers have specific expertise in economic forecasting, quantitative modelling, micro-data analysis and economic and social policy evaluation. The Centre also derives great value from its close associations with experts from commercial, public service and not-for-profit organisations.



### CONTACT

Bankwest Curtin Economics Centre  
Curtin University  
Kent Street Bentley WA 6102  
GPO Box U1987 Perth WA 6845  
Tel: +61 8 9266 2873  
[bcec@curtin.edu.au](mailto:bcec@curtin.edu.au)  
[business.curtin.edu.au/bcec](http://business.curtin.edu.au/bcec)