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
<table>
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<tr>
<th>Time</th>
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<tr>
<td>11:45am</td>
<td>Registrations open</td>
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<tr>
<td>12:15pm</td>
<td>Guests seated</td>
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<tr>
<td>12:25pm</td>
<td>Welcome by MC James Lush</td>
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<td>12:30pm</td>
<td>Lunch is served</td>
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<td>12:50pm</td>
<td>Introduction by Jason Clifton</td>
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<td>Executive General Manager Corporate &amp; Private Banking (WA), Bankwest</td>
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<tr>
<td>1:00pm</td>
<td>Report Launch: Housing affordability: the real costs of housing in WA</td>
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<td>Prof Alan Duncan Director, Bankwest Curtin Economics Centre</td>
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<td>Assoc Prof Steven Rowley Head of Department of Property Studies, Curtin University</td>
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<tr>
<td>1:25pm</td>
<td>Panel Discussion and Q&amp;A facilitated by James Lush</td>
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<td></td>
<td>Dale Alcock Managing Director, Alcock Brown-Neaves Group</td>
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<td>Ian Carter AM CEO, Anglicare</td>
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<td></td>
<td>Alan Duncan Director, Bankwest Curtin Economics Centre</td>
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<td></td>
<td>Tania Loosley-Smith General Manager Strategy and Policy, Department of Housing</td>
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<td></td>
<td>Steven Rowley Head of Department of Property Studies, Curtin University</td>
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<tr>
<td>1:50pm</td>
<td>Session wrap-up by MC James Lush</td>
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<td>1:55pm</td>
<td>Vote of thanks</td>
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<td>Professor Graeme Wright, Deputy Vice Chancellor, Research and Development, Curtin University</td>
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<td>2:00pm</td>
<td>Event ends</td>
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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 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 $6.9 million to various worthy causes, including medical research, relief work and the environment.
IAN CARTER AM, 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, Leaderships 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 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.
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 consumate 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

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

Mark Altus  
Chair  
Economics and Finance Advisory Board  
Curtin Business School

Claire Bromley  
Sustainability Manager - Socioeconomics  
LandCorp

Sherif Andrawes  
Chairman  
BDO (WA) Pty Ltd

Sam Buckeridge  
General Manager Building Materials  
BGC (Australia) Pty Ltd

Robin Ashburn  
Director, Macroeconomic Statistics  
Australian Bureau of Statistics

Ryan Buckland  
Senior Economist  
Chamber of Commerce and Industry of WA

Tina Baker  
Private Client Manager  
Bankwest

Dougal Burton  
Senior Director, Property  
Bankwest

Craig Barnes

David Cain  
Executive Manager, Community Living  
UnitingCare West

Mara Basanovic  
CEO  
Volunteering WA

Ian Carter AM  
CEO  
Anglicare

Jessica Bayley  
Sector Development Officer  
Community Housing Coalition of WA

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

Michael Beard  
Senior Policy Officer  
Community Housing Coalition of WA

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

Simon Birkhead  
General Manager  
WB Homes

Rachael Cochrane  
Senior Communications Manager  
Bankwest
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
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<tr>
<th>Name</th>
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<tr>
<td>Timothy Marney</td>
<td>Mental Health Commissioner</td>
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<td>Greg Martin</td>
<td>Principal</td>
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<td>Greg Martin Transport Strategies Pty Ltd</td>
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<td>Andrew Maurice</td>
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<td>Elise McAtee</td>
<td>External Relations Advisor</td>
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<td>Curtin Business School</td>
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<td>Richard McKenzie</td>
<td>Manager, Client Services Branch</td>
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<td>Steve McLaren</td>
<td>Head of Corporate Banking</td>
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<td>Stephen Morhall</td>
<td>Director, Client Services</td>
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<td>Carolyn Morris</td>
<td>Head of Stores and Lending</td>
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<td>David Murray</td>
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<td>Stephen Nagle</td>
<td>Senior Director, Property Finance, Corporate</td>
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<td>Karys Nella</td>
<td>Relationship Administration Officer</td>
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<td>Nadia Nelson</td>
<td>Events and Communications</td>
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<td>Evan Nicholas</td>
<td>Director, External Relations</td>
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<td>Anne Nolan</td>
<td>Director General</td>
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<td>Department of Finance</td>
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<td>David Nolan</td>
<td>Head of Bankwest Legal (WA)</td>
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<td>Susannah Palmer</td>
<td>Associate Director, Property</td>
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<td>Jamie Parravicini</td>
<td>Electorate Officer</td>
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<td>Office of Ben Wyatt MLA</td>
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<td>Cynthia Patterson</td>
<td>Executive Advisor</td>
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<td>Nick Perrignon</td>
<td>Chief Operating Officer</td>
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<td>Rockingham Park Pty Ltd</td>
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<td>Name</td>
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<tr>
<td>Prof John Phillimore</td>
<td>Director, John Curtin Institute of Public Policy</td>
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<tr>
<td>Neville Pozzi</td>
<td>Chief Executive Officer, Real Estate Institute of Western Australia</td>
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<td>Russell Quinn</td>
<td>Media Manager, Bankwest</td>
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<tr>
<td>Mitesh Ramji</td>
<td>Partner, Financial Advisory, Grant Thornton</td>
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<tr>
<td>Michael Ramsay</td>
<td>Public Policy, Politics reporter, Business News</td>
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<td>Gill Rees</td>
<td>Executive General Manager Human Resources (WA), Bankwest</td>
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<td>Mark Reid</td>
<td>Executive General Manager, Retail Banking, Bankwest</td>
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<td>Steve Robertson</td>
<td>Managing Director, PRM Property</td>
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<tr>
<td>Paula Rogers</td>
<td>Business Development and Marketing Manager, Squires Sanders</td>
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<td>Assoc Prof Steven Rowley</td>
<td>Head of Department, Property Studies, School of Economics and Finance, Curtin Business School</td>
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<tr>
<td>Paul Sadleir</td>
<td>State Manager (WA), Cedar Woods Properties Ltd</td>
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<td>Paul Schollum</td>
<td>Policy Manager - Economics, Western Australian Local Government Association</td>
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<tr>
<td>Richard Seymour</td>
<td>Research Associate, Bankwest Curtin Economics Centre</td>
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<tr>
<td>John Sgambelluri</td>
<td>WA State Manager (Rural &amp; Regional) (WA), Bankwest</td>
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<tr>
<td>Damian Shephard</td>
<td>Regional Manager South - Residential Communities WA, Stockland</td>
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<tr>
<td>Craig Simon</td>
<td>Partner, Privately Held Business, Grant Thornton</td>
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<td>Craig Spencer</td>
<td>Head of Community Engagement, Bankwest</td>
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<tr>
<td>Travis Sprigg</td>
<td>Senior Manager Operations and Strategy, Bankwest</td>
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<tr>
<td>Margie Tannock</td>
<td>Partner, Squire Sanders</td>
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<tr>
<td>Charlie Thorn</td>
<td>Director, Research and Development, Curtin University</td>
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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
business.curtin.edu.au/bcec