



BANKWEST CURTIN ECONOMICS CENTRE

KEEPING A ROOF OVER OUR HEADS

BCEC Housing Affordability Report 2016

Focus on the States Report Series, No. 7
June 2016

PROGRAM

Tuesday 7th June 2016
from 7:15am to 9:00am
The Hyatt
Grand Ballroom
99 Adelaide Terrace
Perth, WA 6000



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#Housing

Program

7:15am	Registration
7:30am	Welcome by MC James Lush Breakfast is served
7:35am	Opening Address Ms Louise Tovey General Manager, Retail Stores and Lending Bankwest
7:50am	Report Launch Keeping A Roof Over Our Heads: BCEC Housing Affordability Report 2016 Associate Professor Rachel Ong Deputy Director Bankwest Curtin Economics Centre Associate Professor Steven Rowley Director Australian Housing and Urban Research Institute, Curtin Research Centre Curtin University
8:10am	Panel Discussion and Q & A Associate Professor Rachel Ong Deputy Director Bankwest Curtin Economics Centre Associate Professor Steven Rowley Director Australian Housing and Urban Research Institute, Curtin Research Centre Curtin University Mr Ian Carter (AM) Chief Executive Officer Anglicare WA Ms Debra Goostrey Group Manager - Vertical Villages and Partnerships National Lifestyle Villages Pty Ltd Senator Rachel Siewert Senator for Western Australia Australian Greens
8:55am	Vote of Thanks Professor Graeme Wright Deputy Vice-Chancellor Curtin University
9:00am	Event Concludes



Welcome from Alan Duncan



Welcome to the launch of the next report in the *Focus on Western Australia* report series - Keeping A Roof Over Our Heads: BCEC Housing Affordability Report 2016.

This is the centre's second housing affordability report. Using the latest data available, this report critically assesses recent trends in the state's housing costs and how these vary across locations in WA. It features findings from a new Bankwest Curtin Economics Centre Housing Affordability Survey of over 4,000 households in WA, New South Wales and Queensland to highlight WA's housing affordability position relative to other states. The report also examines the degree to which social housing alleviate housing cost pressures for low-income West Australian households and sheds light on the complexities associated with homelessness.

We find that despite a general softening of housing market conditions in Western Australia in recent years, housing cost pressures continue to dominate as a key concern among West Australian households. Housing affordability estimates have not trended in the same direction in all locations, with some areas buckling the general downward trend in house prices and rents. Furthermore, many individuals in the lower end of the income distribution have not benefited from declining prices and rents and are still acutely exposed to housing stress and homelessness. Population ageing also raises challenges and opportunities in regard to housing options for the old, and the role of intergenerational transfers in assisting the young into home ownership.

We take this opportunity to thank our panelists for being here today to offer their perspectives. The panel discussion and Q&A forms an integral part of these events. Welcome Mr Ian Carter (AM), Chief Executive Officer, Anglicare WA, Ms Debra Goostrey, Group Manager, Vertical Villages and Partnerships at the National Lifestyle Villages Pty Ltd, and Senator Rachel Siewert, Senator for Western Australia, Australian Greens. We hope to generate discussion on how to improve the situation and the policy interventions required to promote greater access to affordable housing both in WA and nationally.

Please enjoy breakfast, 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.

A stylized, handwritten signature in black ink, likely belonging to Professor Alan Duncan.

Professor Alan Duncan
Director, Bankwest Curtin Economics Centre
Curtin Business School, Curtin University



Alan Duncan

Director

Bankwest Curtin Economics Centre

Professor Alan Duncan is Director of the Bankwest Curtin Economics Centre and Bankwest Professor of Economic Policy at Curtin University. Prior to taking up this position in 2012, Alan was Director of the National Centre for Social and Economic Modelling (NATSEM) at the University of Canberra. He was previously a Professor of Economics and Head of School at Nottingham School of Economics, University of Nottingham and has also held positions at the University of York and the Institute for Fiscal Studies (IFS).

Alan has published widely in both academic and policy outlets, with articles appearing in journals of the highest international reputation, including *Econometrica*, *The Economic Journal*, *European Economic Review*, *Economic Record*, *Journal of Human Resources*, *Journal of Applied Econometrics* and *Fiscal Studies*. His research interests and expertise cover a broad range of topics, including: economic and social policy evaluation; taxation, public finance and public policy; the economics of education, training and childcare; employment and labour market participation; population and workforce dynamics; gender equity and discrimination; housing affordability; migration; income inequality; poverty and wellbeing; statistical simulation; and econometric modelling and forecasting.

Alan was awarded the prestigious Frisch Medal of the Econometric Society in 2000 for a paper published in the world-leading journal, *Econometrica*. He completed a DPhil in Economics at the University of York, and has served on a number of senior advisory panels and boards for government and public sector organisations in the UK, Europe and Australia, advising on areas including tax policy, pensions, labour markets and household welfare. Alan has been invited to give evidence at Federal Senate Committee hearings, and was invited to participate in the 2011 Henry Review of the Australian tax system.



Rachel Ong

**Deputy Director
Bankwest Curtin Economics Centre**

Rachel Ong is Deputy Director of the Bankwest Curtin Economics Centre. Her research addresses a range of housing policy issues, including the role of housing assets in supporting welfare throughout the life course, intergenerational housing concerns, the dynamics of housing affordability, housing pathways in the 21st century, and the links between housing and the economy.

Rachel also has long-standing expertise in the evaluation of housing tax-transfer reforms. Rachel has led and conducted numerous projects that are funded by the Australian Housing and Urban Research Institute, Australian Research Council, and policy and industry organisations including the Commonwealth Treasury and WA Department of Housing. She has been appointed to several research expert panels including the Commonwealth Treasury's Housing Research Panel and AusAID's Research Advisory Panel. She is currently a member of the Steering Committee for the Asia Pacific Network for Housing Research.



Steven Rowley

Director

Australian Housing and Urban Research Institute, Curtin Research Centre

Associate Professor Steven Rowley is director of the Australian Housing and Urban Research Institute's Curtin Research Centre and Chair of Western Australia's Housing Industry Forecasting Group.

Steven has delivered numerous projects for industry including organisations such as the UK Government, European Union, Welsh Assembly, Irish Government and many others, principally in the areas of affordable housing, housing affordability, housing market analysis, and urban regulation. He has led a variety of academic projects funded by organisations including the ARC and AHURI focusing the affordable housing and development sectors. He has led the property studies program at Curtin University for the last 6 years.



Ian Carter AM

**Chief Executive Officer
Anglicare WA**

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 and current Chairman of Foyer Foundation, Deputy Chairman of the Board of Anglicare Australia and on the Board of White Ribbon Australia. Ian has held the positions of Deputy President of the ACOSS, 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.



Ms Debra Goostrey

**Group Manager - Vertical Villages and Partnerships
National Lifestyle Villages Pty Ltd**

Debra has a passion for sustainable development and a strong commitment to delivering affordable communities that enhance the lives of the people who live there. After nine years as Chief Executive Officer for the Western Australian Branch of the Urban Development Institute of Australia, the peak body for the development industry, Debra joined the NLV team in 2016 as Group Manager – Vertical Villages and Partnerships. With a diverse background in the private sector, Debra has held a variety of senior positions including the key role of Chief Executive Officer for Transport Forum. She also has an extensive background in training and development and remains actively involved in that sector as a member of the Training Accreditation Council in Western Australia.

Debra's strong background and leadership skills have seen her involved on many boards and committees at state and national level including as a Trustee Director for a multi-billion dollar industry superannuation fund, Director of the Land Surveyors Licensing Board and the State Government's Housing Industry Forecasting Group. Debra has been active in environmental policy at state and national levels including her work as a member of the Wildlife Corridors Advisory Group reporting to the Federal Minister for Environment. Debra is currently Chair of the Advisory Board for the School of Economics and Finance at Curtin University and has been a member of the Ministerial Taskforce on Housing Affordability.



Senator Rachel Siewert

**Senator for Western Australia
Australian Greens**

Senator Rachel Siewert has been in Parliament for over ten years, making her the most experienced MP of the Australian Greens.

Her portfolios include Family and Community Services, Disability, Ageing, Aboriginal and Torres Strait Islander Issues, Agriculture and Rural Affairs, and Marine. Rachel is the Australian Greens Whip, and Chair of the Senate Community Affairs References Committee. Rachel's position as chair of the Senate Community Affairs References Committee has allowed her to bring light to landmark issues like; suicide prevention, hearing health, income inequality, forced adoptions, and out of home care.

Rachel lives in Perth with her husband. She loves Western Australia's natural environment and getting out to the beach and desert.

Attendees

Professor Fran Ackermann
Dean of Research and Development
Curtin University

Ms Gillie Anderson
Manager Housing Policy
Housing Authority

Mr Manuel Arapis
Manager, Cost and Demand Modelling
WA Treasury

Mr Patrick Arulsingham
Senior Director
Office of the Auditor General

Miss Lydia Atmadji
Finance Officer
Department of Sport and Recreation

Ms Christine Barker
Mentor Program Coordinator
Curtin University

Ms Susan Barrera
Lecturer
University of Western Australia

Mr Alexander Bax
Equities Advisor
State One Stockbroking

Mr Ivan Beale
Manager, Retirement Village
MercyCare

Ms Georgia Bevis
Legal Adviser
Bankwest

Mr Ronak Bhimjiani
Research Officer
REIWA Real Estate Agency

Dr Steven Bond-Smith
Research Fellow
Bankwest Curtin Economics Centre

Mr David Bonner
Relationship Manager
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Mr Richard Borozdin
General Manager Policy and Coordination
Department of Mines and Petroleum

Mr Chadd Boucher
Sales Manager
Creme Real Estate

Mr John Bouffler
Executive Director
Community Employers WA

Ms Kim Brooklyn
Chief Operating Officer
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Ms Hayley Browne
Executive Assistant,
Curtin Business School
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Ms Elle Brunsdon
Grant Projects Officer
Western Australian Local Government Association

Mr Sam Buckeridge
Director
BGC Australia Pty Ltd

Ms Stephanie Buckland
Chief Executive Officer
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Mr Bryce Bunny
Planning Manager
Department of Planning

Miss Lisa Byrne
Director Finance and Business Support
North Metropolitan Health Service

Mr Carlo Calogero
Executive Director
Aged Care Services
MercyCare

Ms Claudia Canci
Senior Policy Officer
Housing Authority

Mr Ian Carter AM
Chief Executive Officer
Anglicare WA

Mr Michael Castelanelli
Relationship Manager - Commercial
Bankwest

Mr Thomas Chadwick
Graduate Project Officer
Housing Authority



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Executive General Manager,
Products & Marketing
Bankwest

Ms Cynthia Chan

Principal Policy Analyst
Department of Treasury -
Strategic Projects

Miss Ying Chen

Visiting Scholar
Curtin University

Mr Stuart Clarke

Director, Social Housing Policy
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Miss Dannielle Coates

Graduate Project Officer
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Ms Sheree Colley**Ms Shirley Collins****Dr Penelope Cooke**

Evaluation advisor
Bremer Analytics

Dr Kylie Coulson

Adjunct Professor
Curtin University

Mr Jacob Dawkins

Graduate Town Planner
TPG Town Planning, Urban
Design and Heritage

Mrs Michelle de Clifford

Customer Communications
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**Associate Professor
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Principal Research Fellow
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Regional Director
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Mr Andrew Dunkin

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State Business Manager
Community Sector Banking

Dr Tim Dymond

Researcher
UnionsWA

Ms Kate Emery

Reporter
The West Australian

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Managing Director
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Miss Alexandra Farny

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Chief Executive Officer
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as at 31 May 2016



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Miss Tana Gislingham

Marketing Executive
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Ms Viv Glance

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as at 31 May 2016

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