

# Housing Need in Western Australia.

## Sources *Ref HNWA V01*

**9,005 people experiencing homelessness each night in WA (est)**

<https://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/2049.02016?OpenDocument>

**2 out of 3 requests for accommodation via specialist homelessness services are unmet -**

<https://www.aihw.gov.au/reports/homelessness-services/specialist-homelessness-services-2017-18/fact-sheets-by-state-and-territory>

**1,144 crisis and transitional beds – [Legislative Assembly, 2018](#)**

**14,000 applicants on the social housing waitlist - <http://www.rethinksocialhousing.com/The-Waitlist>**

**2.5 years average wait time for social housing - <http://www.rethinksocialhousing.com/The-Waitlist>**

**60,000 Affordable & social houses needed to meet demand - <https://apo.org.au/node/225051>**

**98% of rentals in the market were NOT AFFORDABLE for a person on the minimum wage –**

[Anglicare Snapshot 2019](#)

**Since 2000, increase of 80% for the minimum wage, and an increase of 135% for Perth rent**

**prices –[http://www.housing.wa.gov.au/HousingDocuments/Quarterly\\_Economic\\_Update\\_July\\_2018.pdf](http://www.housing.wa.gov.au/HousingDocuments/Quarterly_Economic_Update_July_2018.pdf)**

**48% of low income houses are in rental stress -**

[https://www.sgsep.com.au/application/files/8015/4336/9561/RAI\\_Nov\\_2018\\_-\\_high\\_quality.pdf](https://www.sgsep.com.au/application/files/8015/4336/9561/RAI_Nov_2018_-_high_quality.pdf)

**6.9 times the medium income requires to purchase a house -**

<https://news.anz.com/content/dam/mediacentre/pdfs/mediareleases/2019/June/ANZ-housing-affordability-report-2019.pdf>

**\$393,500 entry price for a house -**

<https://news.anz.com/content/dam/mediacentre/pdfs/mediareleases/2019/June/ANZ-housing-affordability-report-2019.pdf>

**\$2,000 is the average mortgage repayment. \$256 higher than the national average -**

[https://quickstats.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/5?opendocument](https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/5?opendocument)

**1 in 10 households with a mortgage pay 30% + of household income on repayments -**

[https://quickstats.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/5?opendocument](https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/5?opendocument)

**Very Low income <\$45,000pa**

**Low income \$45,000 to \$70,000 pa**

**Moderate income \$70,000 to \$105,000 -**

[https://quickstats.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/5?opendocument](https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/5?opendocument)

**1,070,962 dwellings in WA -**

[https://quickstats.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/5?opendocument](https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/5?opendocument)

**204,195 dwellings are unoccupied -**

[https://quickstats.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/5?opendocument](https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/5?opendocument)

**60,000 social and affordable homes needed to meet demand -** <https://apo.org.au/node/225051>

**Housing tenure**

- **Mortgaged 42.5%**
- **Owned outright 27.2%**
- **Rented 26.2**
- **Social 4.1%**

[https://quickstats.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/5?opendocument](https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/5?opendocument)

**Social Housing Properties breakdown**

- **44,000 in total**
  - **76% Public housing**
  - **24% Community housing**

<http://www.rethinksocialhousing.com/The-Waitlist>