



**THE HOUSING  
CRISIS IN  
EAST PERTH**



01

**End Homelessness**

02

**Renter's Rights**

03

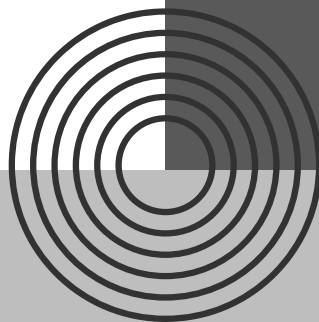
**Housing Stock**

04

**Legislation**

05

**Centrelink**



# TABLE OF CONTENTS



# END HOMELESS NESS

---

**Demand #1: Homelessness  
should be eradicated.**

Mass institutional housing crisis is not normal. Opinion polls indicate clearly and repeatedly that the vast majority of Western Australians find it unacceptable.

**If our leaders are worth  
their mettle, they will end  
the crisis and allow  
everyone to have a home.**

## **ARTICLE 25**

Everyone has the right to a standard of living adequate for the health and well-being of themselves and of their family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond their control.

**UNITED NATIONS UNIVERSAL  
DECLARATION OF HUMAN  
RIGHTS**

# RENTER'S RIGHTS

---

## STATE GOVERNMENT PARITY

**Demand #2: No fault evictions should be abolished.**

The very least we demand is a schedule of renter's rights that is at least as good as it is in other Australian Commonwealth states.

States such as New South Wales and Victoria do not allow no-fault evictions. A no-fault eviction is a special power that landlords have in Western Australia to evict a tenant in one of their properties for no reason at all.

**The Roger Cook government refused to abolish no-fault evictions when he had control of the Western Australian parliament in 2024.**



**HOUSING IS  
A HUMAN  
RIGHT!**

**FIGHT FOR  
IT!**





# RENTER'S RIGHTS

---

## RENT FREEZE AND PRICE CONTROLS

**Demand #3: Rents should be frozen and then fixed in price.**

In order to solve the housing crisis even faster, however, would require rent controls. Rent controls are a form of price-fixing for rent. If rents were controlled, it would be impossible for them to become too expensive.

**The correct approach to this problem is the direct one. We demand that high rents be curtailed through a "rent freeze" – a guarantee to the community that housing rent will not become too expensive.**



# HOUSING STOCK

**Demand #4: Many more homes must be built.**

## **“500 000 SHORTFALL”**

Current state and federal governments have committed themselves to the construction of tens of thousands of dwellings.

However, as various organisations—such as the Australia Institute—have pointed out, these promises are inadequate due to the scope of the housing crisis.

What is actually required to stop the crisis within Western Australia is the construction of hundreds of thousands of homes.

**The recent announcements by the two governments promise only a small fraction of the number of homes that need to be built.**

**Demand #5: Housing should be accessible to all.**

## **LOW- AND MIDDLE-INCOME EARNERS**

Treating housing as a form of economic property has led finally and inevitably to its almost total inaccessibility to great proportions of the Western Australian population.

It is worth repeating that Western Australia has the lowest availability of rental properties on record, and that rent itself is not only the most expensive it has ever been, but is also increasing in unaffordability.

A safe dwelling is what some have previously called a “primary good”. It has also been granted the status of a human right by the United Nations.

**A housing system should primarily serve the function of providing adequate housing, rather than the reverse—immiserating people.**

**Demand #6: A public housing system that works.**

## **PUBLIC HOUSING**

Further, we demand that the housing we want provided increases the proportion of public housing in the housing supply.

The quantity of public, as compared to private housing has decreased dramatically over the last two decades. It now dwindles in proportion to private home ownership.

The problem is also distinctly cultural—public housing is widely regarded in Western Australia as a “last resort” for people to obtain a home. **In many (otherwise wealthy) European countries, it is not uncommon for prominent and influential people never to own a home.**

**The same is possible here.**

# LEGISLATION

---

## **Demand #7: Negative gearing should be abolished.**

Negative gearing is related to the amount of tax that someone pays. Put simply, negative gearing allows someone to reduce their income tax if their investment property makes a loss.

Said another way, if someone's investment property makes less money than it costs to own, this specific policy permits one to then reduce their income tax.

You can imagine what effect this Howard Government policy is having on the price and availability of housing in Australia.

Land that would otherwise be sold, continues to be owned by the same people. Land that would otherwise be let or made productive lies stagnant and empty—because there is greater economic advantage to the land for it to generate a loss—perhaps deliberately.

Given the nature of the economic crisis we are in, it would make good sense to abolish negative gearing. The policy is a special advantage that only certain people get—in this case, if they own investment properties.

**Why should you be allowed to reduce your tax bill if your investment made a loss?**







# LEGISLATION

---

**Demand #8: Tax breaks for the wealthy should be abolished.**

The current status of land as an object of property also carries with it further benefits.

One such benefit is the government tax policy known as the Capital Gains Tax discount. If you own some land, and you sell it, so long as you have had it for at least 12 months—your tax on that sale is halved.

**This has the effect of, again, reducing the tax burden of the landowner. More money for the landowner, who, by the nature of their occupation, now has a greater opportunity to own more land.**



# CENTRELINK SYSTEM

## ***Demand #9: Payments***

**Centrelink Rent Assistance should be increased to at least subsistence levels.**

Unemployment assistance is a **right**, not a privilege. This right is conferred upon people by their mere status of being an Australian citizen.

You could be forgiven for thinking otherwise, given what the influential say.

This is a problem similar to the culture we have developed around public housing. It is perceived that too much taxpayer assistance to the unemployed coddles them and pacifies them from getting a job.

The empirical evidence for this conclusion is lacking. What data we do have displays clearly that the welfare system is not functioning well.

**The issue is directly connected to the fact that virtually every single Centrelink benefit is not enough to live, and does not prepare a person for a lifestyle of even mere subsistence.**

I

## Empty Homes

---

**7 546**

Estimated  
dwelling stock (2021)

**5 607**

Total occupied  
private  
dwellings (2021)

**25.7%**

Estimated unoccupied dwelling  
stock (2021)

# EAST PERTH HOUSING DATA

All data: Australian Bureau of  
Statistics

II

## Tenure Type

---

**61%**

Rented (2021)

**20.5%**

Owned with mortgage  
(2021)

**16.2%**

Owned outright (2021)

III

## Resident Population

---

**13 509**

(2023)



IV

## Housing Stress

---

**26.5%**

Rent exceeds 30% of  
household income (2021)