

# SUSTAINING PROSPERITY

Ideas to support a  
growing and resilient  
Western Australia



Property Council WA

State Budget Submission  
2023/24

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## **A MESSAGE FROM EXECUTIVE DIRECTOR, SANDRA BREWER**

The WA economy continues to thrive as one of the strongest in the nation. Underpinning the success of the economy has been elevated business and household confidence. Despite international economic headwinds, inflation and cost of living pressures, our economy has proven to be robust and resilient.

Enduring economic resilience requires pragmatic and responsible fiscal leadership. As WA attracts the labour force required to meet the infrastructure and construction market expansion associated with COVID-19 pandemic recovery, it is the inherent responsibility of government to support private market activity, rather than compete with it.

The recommendations within this submission identify opportunities for the state government to leverage WA's enviable economic position for future prosperity and focuses on measures which will allow government expenditure to maximise return on investment.

As advocates for a strong property sector, we have focused on the need for robust housing supply pipelines, catalytic infrastructure investment that facilitates the development of urban precincts, investment that unlocks industrial land for businesses to reduce costs and tax settings that attract investment in the built environment.

Setting in place measures for WA to withstand future headwinds will deliver for Western Australia in good times and bad.



**Sandra Brewer**  
**WA Executive Director**  
**Property Council of Australia**

## KEY RECOMMENDATIONS

### **1. Establishing a headworks fund to bring development sites to market, Page 6**

Supporting the upfront funding of headworks could enable sites previously considered unfeasible to progress. The Property Council proposes the state government invest in the creation of a Headworks Fund, accessible across all land uses.

### **2. Extending the stamp duty concessions to reflect current market, Page 6**

In order for WA to deliver the number of new dwellings required to meet population growth, the delivery of multi-residential development must be better supported. Extending stamp duty concessions to equalise tax treatment will incentivise greater housing diversity and apartment development.

### **3. Continue to fund talent attraction campaigns, Page 13**

To bolster existing efforts by the state government, the Property Council recommends funding be set aside to continue supporting industry led campaigns and initiatives intended to attract talent to fill necessary skills shortages.

### **4. Removing purchasing barriers for skilled migrants, Page 16**

Removing the Foreign Buyer Surcharge will attract skilled migrants to choose Perth to settle their families, contribute long term to the WA community and immediately add to rental stock as foreign investors seek to capitalise on high levels of rental demand.

### **5. Increase the availability of industrial land, Page 17**

Increasing or renewing the Industrial Land Development Fund beyond the forward estimates will enable developers to bring essential infrastructure into existing and new industrial developments.

### **6. Press go on the CBD Transport Plan, Page 20**

The Property Council calls for the release of the plan and pressing go on the deployment of the fund to improve the Perth CBD.

# ADDRESSING HOUSING UNDER PRESSURE

- Establishing a headworks fund.
- Extending the stamp duty concessions.
- Expand the Keystart eligibility.
- Provide tax concessions for purchasers of apartments that contain higher quotas of social housing.
- Stimulate rightsizing.



In 2022, ABS data revealed that WA hit its highest number of job vacancies in nearly forty years. [1] While the high levels of job vacancies present an immediate challenge for businesses, the longer-term question remains 'how prepared is WA to meet the accommodation requirement for an expanded workforce, paired with increased migration?'. [1]

According to the HIFG August 2022 update, forecast dwelling commencements have decreased by 18.6 per cent when compared to actuals for 2020-21. "The revision downwards was driven by prolonged build times, continued shortages of skilled labour and building materials, extended border controls impacting population growth and recent major global upheaval". [2]

WA's constrained housing supply is expected to be sustained for some time. **Property Council members and industry experts remain concerned that a range of unprecedented factors continue to weigh on developers and builders, limiting supply in the foreseeable period. In brief, these factors include:**

- Input prices – recent rapid increases to costs of construction materials – see Appendix 1. [3]
- Worker shortages – loss of skilled workers exacerbated by COVID-19 pandemic and robust State resources activity – see example in Appendix 2. [4]
- Feasibility challenges – projects are not "stacking up" due to increases in construction costs and of particular concern is the future pipeline for apartments and multi-residential dwellings in WA. **In August, The Property Council estimated that 71 per cent of development applications approved apartment projects were on hold, equalling 6,674 homes.**
- Apartment completions are declining rapidly. A total of 2,102 apartments were completed in 2019, this is forecast to fall to 921 apartments in 2025 (Industry experts feel this forecast may be overstated.) For the first time ever in the Urbis Apartment Essentials survey, in Q3 2022 there were no new apartment project launched. [5]

**But whilst supply is constrained, demand is growing, risking further price and rent increases.**



- Building stimulus at the start of the COVID-19 pandemic supported jobs and the economy and is yet to flow through to completion and won't add to the quantum of homes needed in WA. Early signs are that housing approvals are falling to concerning low pre-COVID-19 levels – see Appendices 3, 4 and 5. [6] [7] [8]
- WA's population is forecast to grow with 169,000 people expected in coming years. [9]
- Evidence of consumer reticence to buy land and build (due to factors abovementioned) are beginning to be seen in falling land sales – see Appendix 6. [10]
- Rental availability is continuing to tighten as limited new stock becomes available to the market and price rises in rents are showing no signs of easing – see appendix 7. [11]
- There are fewer investors buying apartments to make available to the rental market, with owner occupiers increasing from 52 per cent in 2006 and 2017, to 72 per cent in 2021 and 63 per cent in 2022. [12]

A slowdown in new dwelling delivery is highly problematic in the current market with demand exceeding supply in many areas, leading to rental cost escalation and elevating house prices in the established market.



The Property Council has consistently advocated for measures focused on supporting the private market to elevate the delivery of housing in alignment with population expectations. Previous advocacy includes Delivering Housing Supply and Affordability for Western Australian (January 2022) [13] and Kickstarting Infill (September 2022). [14] Measures requiring Treasury consideration in these documents include the five recommendations appearing in the following pages.

## RECOMMENDATION ONE

### Establishing a headworks fund to bring development sites to market



In contrast to house and land products, apartment and multi-residential projects regularly require developers to outlay significant up-front funds for headworks and other expenses prior to the project generating any substantial revenue. The high cost of providing for or upgrading power, telecommunications, drainage and sewerage, and water infrastructure can inhibit the feasibility of a site. This is also true for industrial and rezoned land sites.

**Supporting the upfront funding of headworks could enable sites previously considered unfeasible to progress.** The Property Council proposes the state government invest in the creation of a Headworks Fund, accessible across all land uses.

The Headworks Fund could operate by providing direct government funding to unlock land or offering zero-interest loans to cover the costs of delivering headworks. The loans would be fully payable within six months of practical completion, enabling repayment at a time when the project is more financially viable.

The zero-interest loan scheme would mean developers would not be required to debt fund headworks, improving feasibility of the project, and reducing the need to transfer costs to the purchaser, hence supporting the ability of the market to produce more affordable products.



## RECOMMENDATION TWO

### Extending the stamp duty concessions to reflect current market

The 2022/23 state budget announced a 100 per cent off-the-plan stamp duty rebate for apartments valued below \$500,000 from 1 June 2022, tapering to the existing 50 per cent rebate for apartments valued at \$600,000 and above.

While the existing concessions were welcomed by industry, continuing labour and workforce cost escalations have reduced the capacity of the development industry to produce apartments within the existing value ranges.

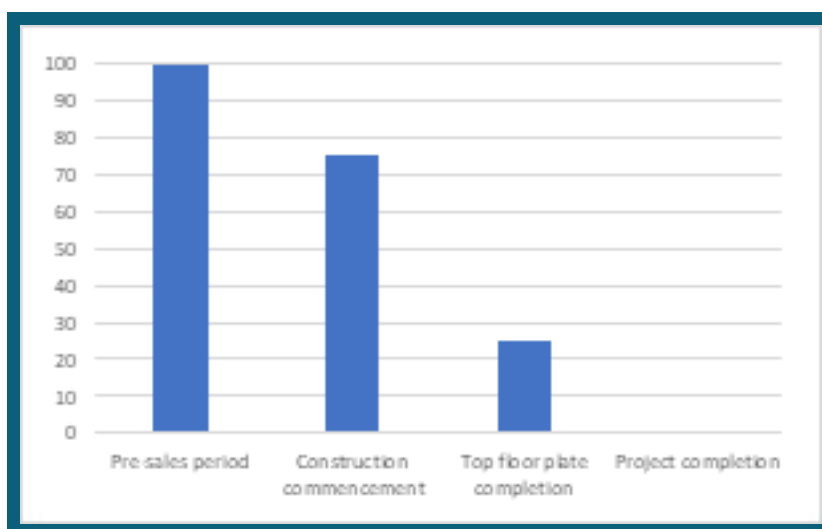
In order for WA to deliver the number of new dwellings required to meet population growth, the delivery of multi-residential development must be better supported. The tax treatment for purchasing an apartment off the plan compared to purchasing a house and land package creates an unintended disparity between the two forms of homes. Extending stamp duty concessions to equalise tax treatment will incentivise greater housing diversity and apartment development.

The Property Council proposes this could be achieved by lifting 100 per cent stamp duty concession to capture off the plan apartments, up to the value of \$800,000.

Tapering the concession to apartment projects under construction should also be implemented in this environment of severe housing shortages.

Facilitating the concession for under construction apartments will enable projects to commence more quickly as developers are encouraged to move forward to commencement. This is easily facilitated in a practical sense, as construction stages can be clearly defined.

### **Tapering the stamp duty rebate [15]**



This proposal would encourage more multi-residential development and provide a strong tax environment to help WA reach its infill target.





## RECOMMENDATION THREE

### Expand the Keystart eligibility

Following the introduction of temporary higher income limits in 2019 and their subsequent extension in 2020 and 2021, in the 2022/23 State Budget Keystart's income eligibility limits were permanently increased to \$105,000 for singles and \$155,000 for couples and families.

In determining borrowing capacity, income is the primary criteria for assessment. The second important criteria is interest rates. Recent rapid rises in interest rates have meant that many potential applicants are no longer eligible to borrow in order to buy or build a typical entry-level home in a greenfields suburb. In future state budgets, consideration should be given to exceeding the prevailing market median price to ensure as many people as necessary can access Keystart's support to be able to buy with a lower deposit. The Property Council advocates for future state budgets to include the option to lift the purchase price cap to \$600,000.

Secondly, as wage rises are experienced across the economy, consideration will need to be given to raising the income limits beyond \$105,000 for singles and \$155,000 for couples and families.

In last year's State Budget a new Keystart loan product – Keystart Urban Connect - was made available for METRONET precincts and "priority urban infill areas" to encourage people to purchase medium and high-density residential units. The product saw income thresholds increased to \$200,000 for couples and \$180,000 for singles. The dwelling threshold price increased to \$650,000 for couples and \$550,000 for singles. The program was intended to run for two years and was limited to 300 loans.

Industry reports that a particularly challenging aspect of the Keystart Urban Connect product is the dual income threshold. The \$200,000 limit for couples (just \$20,000 more than singles) limits the prospective reach, particularly for couples in inner-urban areas who are likely to be working in well-paid professional roles. Property Council recommends a higher threshold.



Additionally, the dwelling threshold price for Keystart Urban Connect of \$650,000 for couples and \$550,000 for singles should be raised to meet contemporary residential market values.

## RECOMMENDATION FOUR

### Provide tax concessions for purchasers of apartments that contain higher quotas of social housing

Removing the stigma associated with social housing and ensuring social housing can be effectively integrated within infill products should be pursued to encourage inclusive developments.

The Property Council proposes that tax rebates or concessions could be offered to private market purchasers who purchase a dwelling in a project that has a higher ratio of social housing product. This recommendation could support buyers looking to purchase in the more affordable end of the market, such as key workers.





**"The Australian Institute of Health and Welfare has found that retirees retain high levels of wealth in their homes – rising to 49 per cent of equity for homeowners aged 75-plus."**

## RECOMMENDATION FIVE

### Stimulate rightsizing

Fourteen per cent of Western Australia's population is aged 65 and over.[16] Rightsizing helps meet the housing aspirations of older Australians who no longer need to live in large family homes, but who want to remain in the communities they love.

Most of these Australians choose not to downsize and cite transaction costs associated with relocating as one of the biggest barriers. [17]

The Property Council has proposed a \$15,000 bonus – effectively a "rightsizing grant" – be made available to eligible rightsizers who purchase either a newly completed apartment or any type of senior-specific housing. This proposal was well-received in media coverage prior to the 2021 state election.

The grant would only be available to seniors who purchase a new completed apartment or any type of senior-specific housing such as a retirement village. Limiting the grant to these assets would free-up existing family dwellings in established suburbs and direct investment towards fit-for-purpose assets where there is currently surplus supply.

# SAVING TO BUILD FOR THE FUTURE

## RECOMMENDATION SIX

Set aside funds for countercyclical investment to support employment and economic resilience through future economic headwinds

According to AHURI, “When the Western Australian government’s Affordable Housing Strategy was developed and launched in 2009–10, the Housing Authority was able to take advantage of weak housing market conditions, ‘securing good deals with developers and builders which maximised public investment outcomes’.”[18]

Consecutive years of prudent economic management has supported WA to achieve its strongest economic growth in a decade.

WA’s economic prosperity means the state is well positioned to set in place a plan to improve its economic resilience in the face of global headwinds. While there are many advocates for greater government expenditure, the Property Council counsels against ‘spending the surplus’, and instead recommends funds should be set aside for counter-cyclical investment.

The state government has made significant investments in social infrastructure projects since commencing this term of government. Specifically, the state government has committed to social housing investments totaling \$2.1 billion over the next four years to 2024-25. [19]

In the current market, the cost of delivery is limiting the potential return on investment that can be achieved. During periods of economic downturn and reduced competition, the costs associated with infrastructure delivery are reduced meaning government investment can yield better returns on expended funds.

Additionally, countercyclical investment by governments stimulates economic activity in the general community during periods of economic downturn, allowing companies to retain work force, keeping skills in WA and reducing dependence on social welfare.

In order to ensure funds set aside as part of a countercyclical investment fund or Future Economic and Infrastructure Fund are allocated in accordance with the government ambitions for the expenditure, the Property Council proposes a hypothecation mechanism be established to tie allocated funds to particular asset/project typologies, such as social infrastructure. This bold reform would risk mitigate against historical cycles of boom and bust and allow government to deliver best value for money outcomes for taxpayers, and secure WA’s future economic success.



## SECURING A WORKFORCE TO MAINTAIN GROWTH

- Reducing the cost of Recognition of Prior Learning pathways.
- Introduce a payroll tax rebate for employers that relocate staff to WA for a minimum two-year period.
- Continue to fund talent attraction campaigns.



Western Australia is experiencing extreme skills shortages, catalysed by a pause in migrant movements and the state's strong economic performance over the pandemic period. Ongoing supply chain disruption and shortages in building materials, exacerbated by a shortfall in skilled labour, is severely compromising project viability across all new developments.

## RECOMMENDATION SEVEN Reducing the costs of Recognition of Prior Learning (RPL) pathways through a review of state government RPL fees and charges

Recognition of Prior Learning (RPL) is an assessment process used to evaluate the skills and knowledge an individual has gained through prior work experience and can be used to shorten the time required to complete a nationally recognised Australian qualification. RPL assessments are undertaken by Registered Training Organisations (RTOs).

Under the current system, individuals who undertake RPL are required to self-fund any training gaps identified through the RPL assessment pathway. The process of qualifying on skills gaps is financially cumbersome and is often a barrier to migrants already domiciled in Western Australia to completing the necessary requalification assessment.

The Property Council proposes consideration be given to improving the financial accessibility of RPL to applicants, either through the reduction of state government RPL fees and charges or the implementation of a low or zero interest loan scheme to allow applicants to facilitate the advance payment of course and training.



## **RECOMMENDATION EIGHT**

### **Introduce a payroll tax rebate for employers that relocate staff to WA a minimum two-year period**

Relocating high demand workers from the east coast offsets cost pressures and ensure steady and consistent economic and jobs growth – stabilising the boom-and-bust nature of the WA economy.

On average, an employer relocating an employee would receive a rebate of just over \$10,000 for a two year period (based on an annual salary of \$100,000). The proposed rebate would offset the company's relocation expenses and encourage relocation over fly-in-fly-out employment.

The Property Council calls for an employment rebate, which could be payable retrospectively after an employee has been domiciled in WA for two years.

## **RECOMMENDATION NINE**

### **Continue to fund talent attraction campaigns**

On 1 December 2021, the state government announced a \$185 million Reconnect WA package to boost visitor attraction to the state. The package has supported initiatives such as the Build a Life in WA campaign, released following the Western Australia Skills Summit in 2021 to attract workers to move to WA and fill vacant jobs, and the Walking on A Dream campaign, which was released in September 2022 and is designed to showcase WA's unique destinations and experiences to foreign tourists.

This investment to attract visitors, workers and students will underpin WA's growing prosperity and we advocate for a boost to the state government's Build a Life in WA campaign.

In WA, much has been said about the need for housing a growing WA workforce and the only viable option is to ensure that there are sufficient construction workers to deliver not only the pipeline of mining, resources, infrastructure and building projects in WA, but new housing supply as well.

To bolster existing efforts by the state government, the Property Council recommends funding be set aside to continue supporting industry led campaigns and initiatives intended to attract talent to fill necessary skills shortages. We propose a specific allocation of funds to expand the reach of the Property Council's #whynotPerth campaign.

# **DIGITISING TO DELIVER MODERN AND EFFICIENT SYSTEMS**

- Allocate funding to support digitisation initiatives such as the Landgate form digitisation program.
- Fund a business case for a digitising infrastructure expenditure across WA.



In 2022, WA's first State Infrastructure Strategy ("Strategy") was tabled in parliament. The tabling of the Strategy reflects the state government's commitment to supporting the vision for a whole-of-government, long-term infrastructure strategy.

The first two recommendations of the Strategy calls on WA to champion a digital first approach to the delivery of infrastructure. The Property Council WA supports the focus on digitising planning, referral, and registration systems to drive efficiency in the planning system.

While the cost of red-tape and delay is hard to quantify, if red-tape and delay accounted for just 1 per cent of the value of all development applications in FY21/22, it would amount to \$129,305,310. [20]

As cited in the Strategy, "(e)mbedding digital tools and thinking throughout the infrastructure lifecycle will deliver improved safety and risk management, increased productivity and efficiency dividends, and optimise resource allocation." [21]

## **RECOMMENDATION TEN**

### **Allocate funding to support digitisation initiatives such as the Landgate form digitisation program**

The Property Council is aware of several digitisation projects aimed at improving the efficiency of government processes. One such program is the work being undertaken by Landgate to digitise forms and processes such as lease registration.

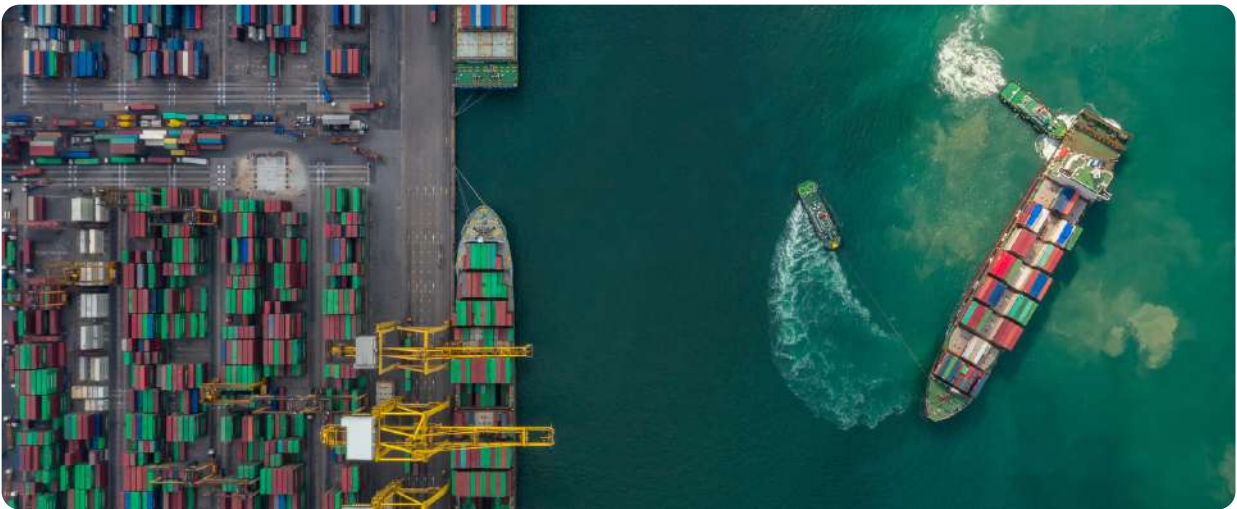
Allocating funding towards the development of digital systems to improve transparency and efficiency will support greater community confidence in planning and development and reduce the costs associated with prolonged manual processes.

## RECOMMENDATION ELEVEN

### Fund a business case for digitising infrastructure expenditure across WA

Currently, Infrastructure WA is considering opportunities to improve state government and private sector oversight over supply and demand drivers in the delivery of infrastructure. This project is highly relevant, particularly given ongoing challenges with labour force availability, and supply chain disruption in the global market. An interactive digital map, such as the Tasmanian Interactive Database [22], would support pre-empt challenges with infrastructure delivery and facilitate improved oversight to streamline scheduling and planning infrastructure projects across agencies.

The Property Council proposes funds be allocated to develop a business case for a digitised infrastructure map.



# LOCKING WA IN AS A MARKET OF CHOICE

- Removing purchasing barriers for skilled migrants.
- Increase the availability of Industrial land.
- Fund a taskforce to attract businesses and workers



## RECOMMENDATION TWELVE Removing purchasing barriers for skilled migrants

In October, rental stock availability hit a 12-year low. [23] Perhaps most concerning, this low coincides with a dramatic slow-down in new stock entering the market [24] and an expected increase in migration.

**The Property Council strongly urges the removal of the Foreign Buyer Surcharge (FBS).**

WA needs foreign investors to support the addition of new rental stock into the market to ensure supply challenges don't lead to a rental crisis. Already historically low levels of rental stock are causing significant price inflation. Between June 2019 and June 2022, the Perth weekly median rent price grew by \$135 (37.5 per cent), reaching a historical high of \$495 per week. [25]

Prior to the introduction of the FBS, foreign buyers constituted 15-18 per cent of apartment projects in WA. Since the surcharge, the levels have more than halved, to 6 per cent in 2020, 2021 and 8 per cent in 2022. [26]

This is supported by data from Perth's leading apartment developer, Finbar, which has seen a 57 per cent decrease in units sold to foreign buyers. [27] The consequence is longer selling times, delayed commencement, and delayed completion.





**Removing the Foreign Buyer Surcharge will:**

1. Attract skilled migrants to choose Perth to settle their families and contribute long term to the WA community.
2. Improve WA's relative attractiveness to workers compared to east coast markets.
3. Immediately add to rental stock as foreign investors seek to capitalise on high levels of rental demand.
4. Stimulate apartment development and allow new projects to be funded and commence.
5. Generate other property tax revenue streams with increased transaction rates.

## RECOMMENDATION THIRTEEN

### Increase the availability of Industrial land

An increase in demand for industrial lands in recent years has seen the industrial vacancy rate for Perth decline to just 0.5 per cent [28].

Due to the lack of available industrial sites, rents have risen sharply, with a year-on-year increase of 24.3 per cent. [29] This increase is passed on by businesses as an extra cost – driving inflation of input materials, services, and consumer goods.

The 2022-23 State Budget included several funding items to unlock industrial land in key locations across Perth, including the \$50 million Industrial Land Development Fund and the New Industries Fund.

Increasing or renewing the Industrial Land Development Fund beyond the forward estimates will enable developers to bring essential infrastructure into existing and new industrial developments.

In an expanded form, the fund could enable the provision of, or upgrades to, deep sewerage, telecommunications services, or other headworks that are prohibitively expensive to undertake, particularly in current conditions due to labour and material cost escalation.

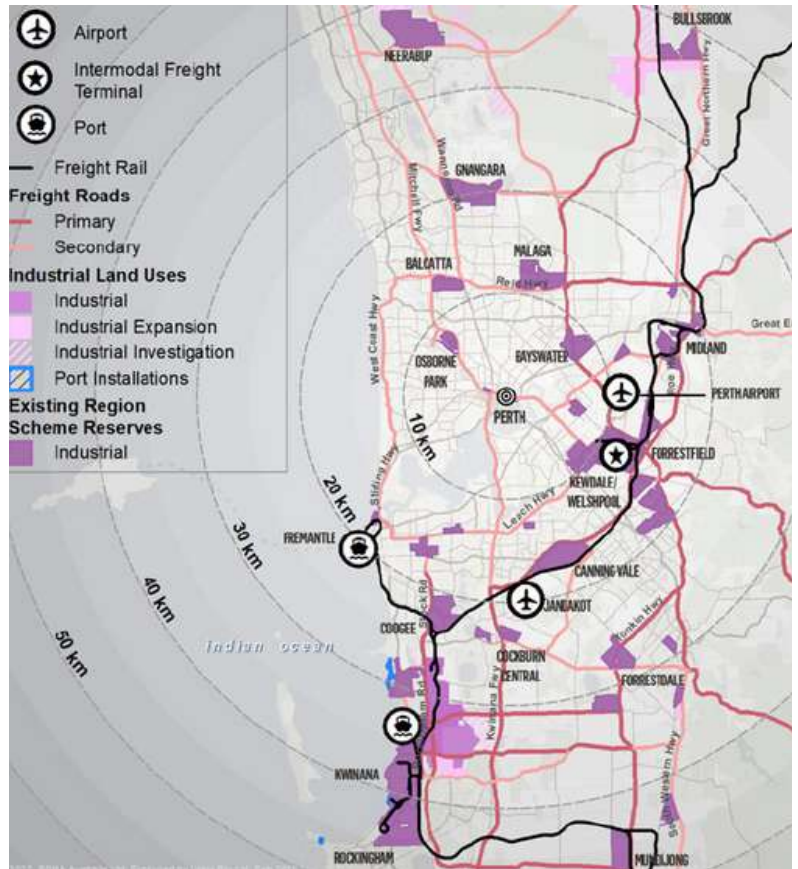
The provision of this infrastructure, as identified in the Industrial Land Steering Committee's 10-Year Industrial Land Strategy released in 2021, will assist project viability and in turn, allow for greater diversification of WA's economy.

"Industrial land is a vital component of a healthy, growing economy. Easy, efficient, and affordable access and development of industrial land in Western Australia, helps to stimulate private sector investment, create jobs and drive economic growth." [30]



Table 3: Employment by Industrial Centre  
– Perth & Peel

INDUSTRIAL CENTRE	EMPLOYMENT ESTIMATES
Kewdale/ Welshpool	26,630
Perth Airport	17,510
Malaga	17,410
Wangara	16,560
Canning Vale	14,320
Bibra Lake	11,150
Balcatta	9,890
Bayswater/Bassendean	8,800
Kwinana	8,500
Osborne Park	5,403
Henderson	4,800
Maddington	4,550
Jandakot Airport	2,870
Hazelmere	2,490
Pinjarra	1,020
Neerabup	700
<b>Total</b>	<b>152,580</b>



## RECOMMENDATION FOURTEEN

### Fund a taskforce to attract businesses and workers

Leveraging Perth's liveability, affordability, timezone, and proximity to Asia to attract business headquarters and skilled workers to Perth will support the ongoing diversification of the WA economy.

While WA overachieved in terms of economic performance in recent years, an enduring reliance on the resources sector means WA is vulnerable to sectoral headwinds. To support the attraction of new industrial, business headquarters, and skilled workers, the Property Council proposes the state government fund a taskforce focused on new industry attraction.

The taskforce could initially be focused on attracting corporate headquarters to WA. Headquarters bring outsized economic benefits and can spur agglomeration benefits. The taskforce should also be responsible for aligning any attraction incentives, such as tax breaks, with job creation and training targets.

## SUPPORTING A THRIVING CITY

- Pause future increases to the Perth Parking Levy.
- Press go on the CBD Transport Plan.
- Permanently fund Operation Heat Shield



## RECOMMENDATION FIFTEEN

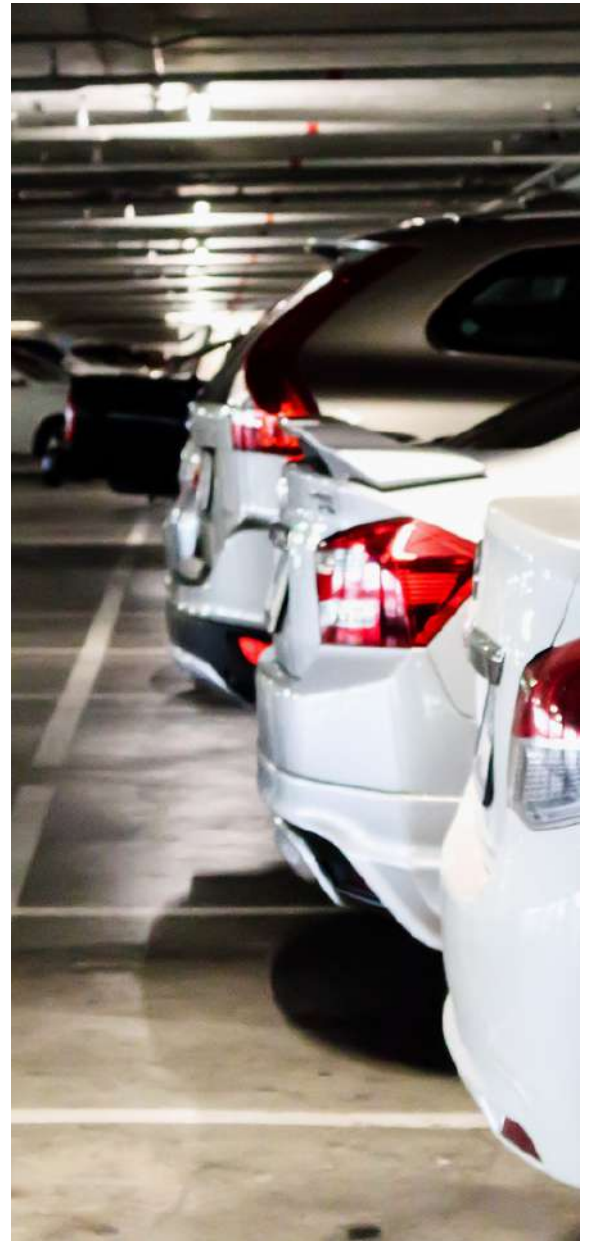
### Pause future increases to the Perth Parking Levy

As highlighted in previous budget submissions by the Property Council, the Perth Parking Levy is detrimental to office occupancy and visitation in the Perth CBD tourism, cultural and economic heart.

Scheduled shutdowns to the Armadale line and other scheduled train works may increase reliance on CBD parking over the year ahead. Any increase to the parking levy will be passed on to consumers, adding to existing cost of living pressures.

The Property Council proposes the state government consider pausing future increases to the Perth Parking Levy and consider opportunities to substantially reduce the levy on an ongoing basis.

Reducing levy costs will ensure parking is able to support strong CBD attendance and will assist in maintaining the viability of small business retailers, particularly across the hospitality, events, food and beverage sectors, which remains a key priority for commercial office and retail landlords.





## RECOMMENDATION SIXTEEN

### Press go on the CBD Transport Plan

The Perth Parking Levy is intended to fund transport and urban movement projects in the Perth CBD. This is an important nexus – the property owners and tenants who pay the tax receive the benefits of improved transport, accessibility, and amenity.

The 2021/22 State Budget identified a balance in the Perth Parking Licensing Account of \$167m. This is expected to increase by \$3 million in 2022/23.

The property industry was involved in detailed consultations in 2018/19 to prioritise the locations and accessibility improvements needed to grow public transport patronage, cycling and pedestrian visitation by workers, shoppers and tourists. The resultant CBD Transport Plan had specific purposes to “Provide greater certainty for CBD residents, businesses, employees, visitors and inner city local governments by providing for economic growth. Planning for appropriate transport infrastructure will allow the city to grow and develop and will act as an incentive for people to choose to live or operate a business in the city. As well as considering user needs, it will be important to also consider how this infrastructure integrates with existing city infrastructure and the broader transport network.” [31]

The Phase I CBD Transport Plan was launched in August 2020 and included budget allocations for a new Swan River bridge (Causeway), Kings Park Road shared path, Roe Street enhancement and accessibility upgrades at bus stops.

As at the time of publication, the Phase II CBD Transport Plan has not been released by the state government. The Property Council calls for the release of the plan and pressing go on the deployment of the fund to improve the Perth CBD.



## RECOMMENDATION SEVENTEEN

### Permanently fund Operation Heat Shield

The Property Council acknowledges the state governments ongoing commitment to WA Police's Operation Heat Shield – first established in 2019. Operation Heat Shield has proven successful in reducing anti-social behaviour and crime across the Perth CBD in the crucial summer trading period.

The Property Council seek ongoing funding to this program which will serve as a vital tool is supporting the revitalisation of the CBD Core and Mall district as a tourism attraction.



## ABOUT THE PROPERTY COUNCIL WA

The Property Council of Australia is the peak industry body representing the whole of the property industry. In Australia, the property industry employs more than 1.4 million people and shapes the future of our communities and cities.

As industry leaders, we support smarter planning, better infrastructure, sustainability, and globally competitive investment and tax settings which underpin the contribution our members make to the economic prosperity and social well-being of Australians.

The Property Council WA membership consists of more than 290 member companies. They are architects, urban designers, town planners, builders, investors, and developers. Our members conceive of, invest in, design, build and manage the places that matter most — our homes, retirement living communities, shopping centres, office buildings, education, research and health precincts, tourism, and hospitality venues.

This submission is informed by many of the Property Council's key member representatives and expert committee members.



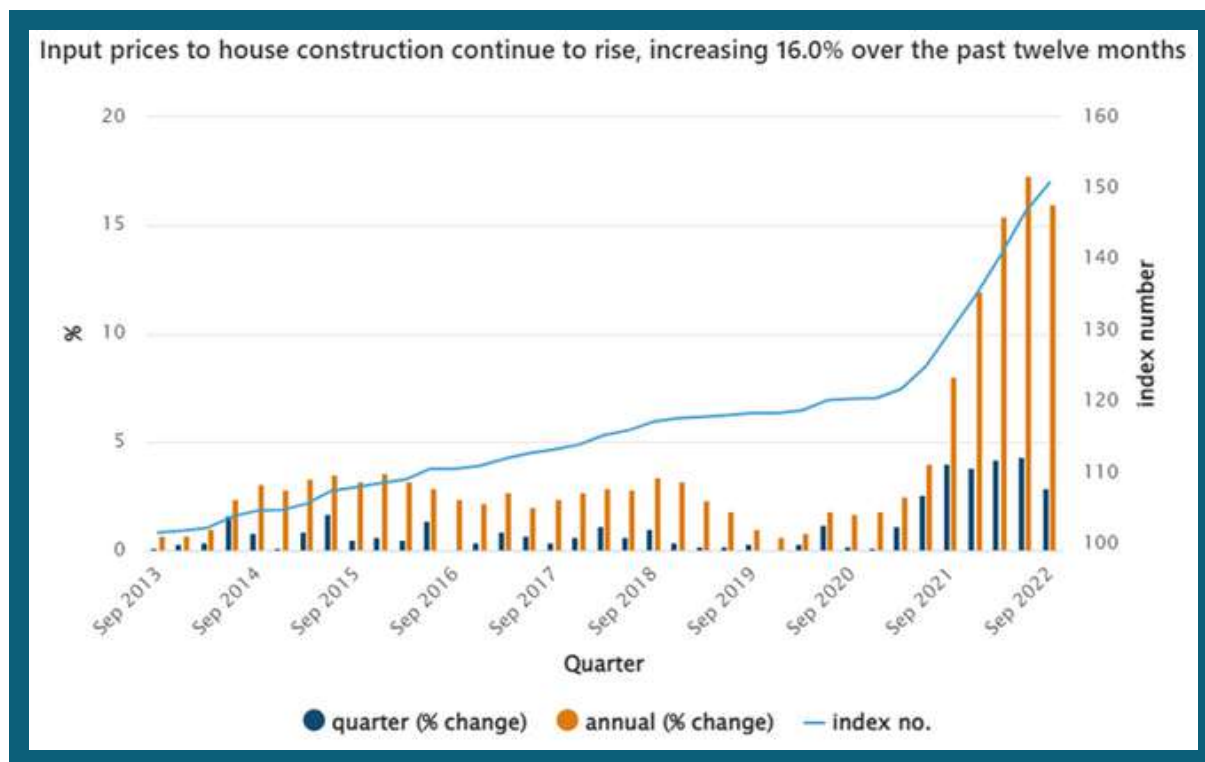


## **PROPERTY COUNCIL WA 2022/23 ADVOCACY PRIORITIES**

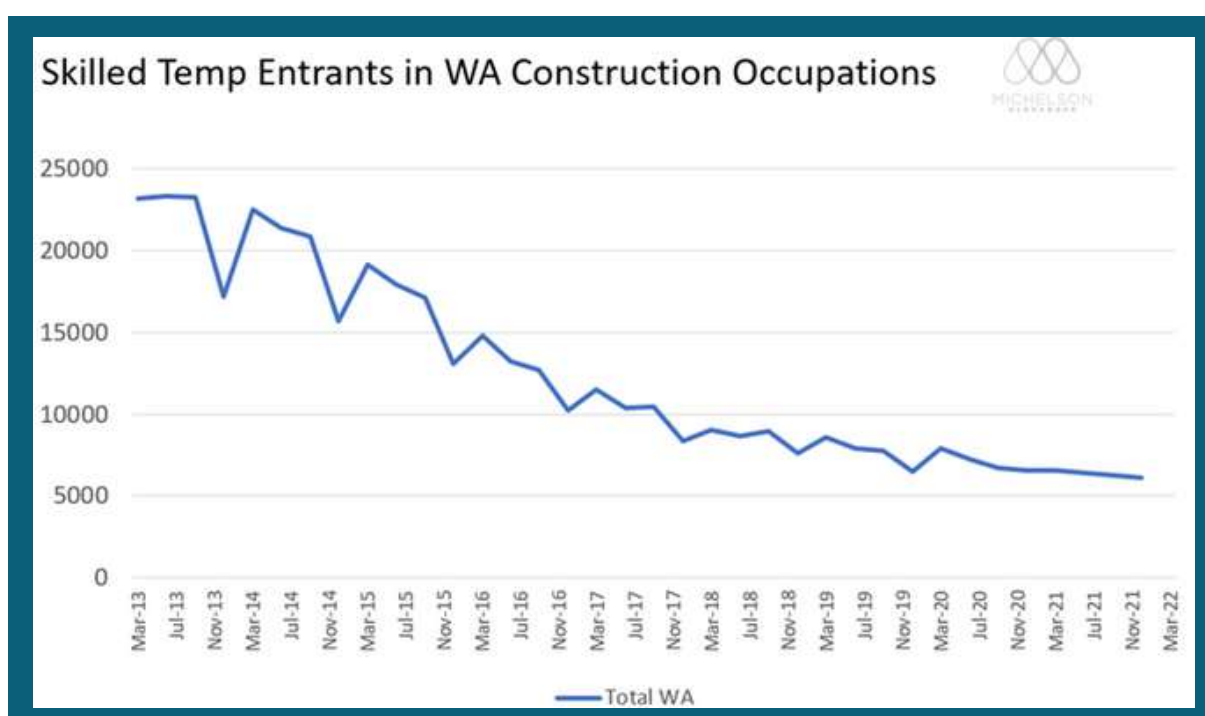
1. Enable the property sector to thrive, with a strong focus on attracting a skilled workforce to WA to address worker shortages across the sector and promote supply chain security.
2. Advocate for a planning system driven by strategic planning principles. Encourage the Phase 2 Planning reform program to focus on outcomes which streamline and improve transparency and efficiency of the planning system, enabling the delivery of the built environment including supporting infrastructure on a timeline that is responsive to demand and economic conditions.
3. Support the development of a shared vision for Perth City. Drawing on the Creating Thriving Cities report, work with key stakeholders on the development of a master plan for Perth that attracts investment, a thriving residential population, and a bustling commercial sector.
4. Advocate to preserve residential diversity and affordability, through promoting ideas to increase the viability of projects such as tax and contributions reform, reasonable government charges and improved assessment pathways.
5. Continue to promote the importance of retirement living in the seniors' housing mix by advocating for the Retirement Villages Act 1992 review to focus on evidence-based reforms that deliver for operators and residents.

# APPENDICES

## Appendix 1 - Input to the house construction industry

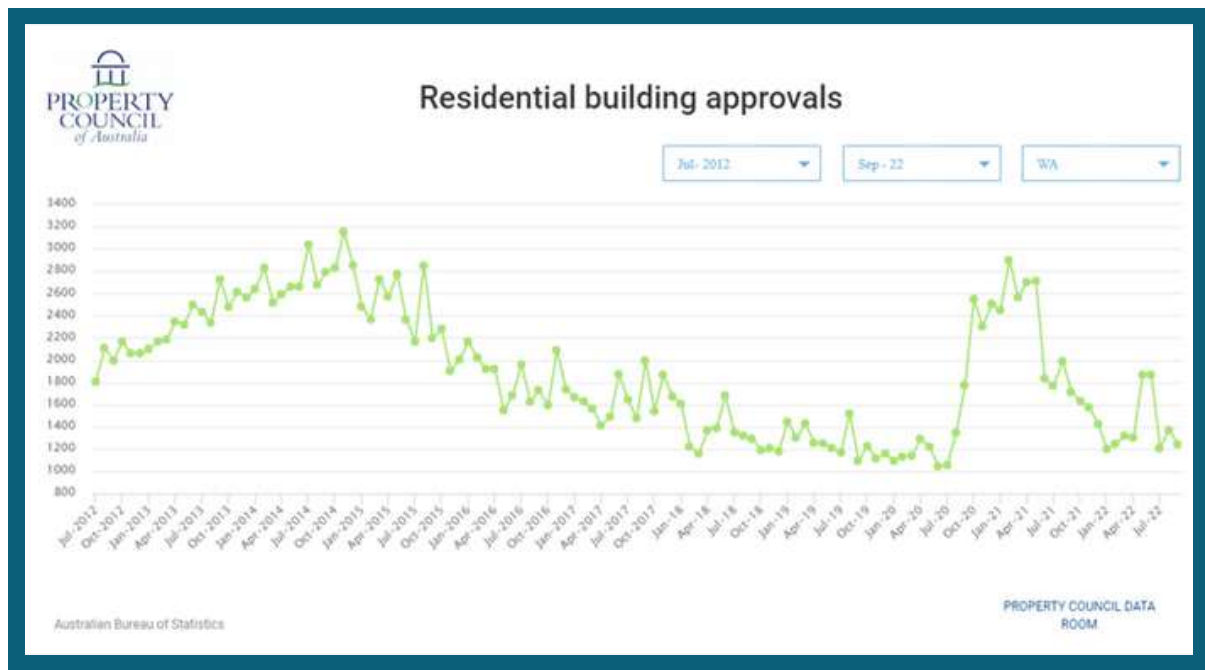


## Appendix 2- Worker shortages – example of skilled temporary entrants in WA construction



# APPENDICES

## Appendix 3 - WA Residential Building approvals



## Appendix 4- WA Residential Building commencements



# APPENDICES

## Appendix 5 - WA Residential Building completions

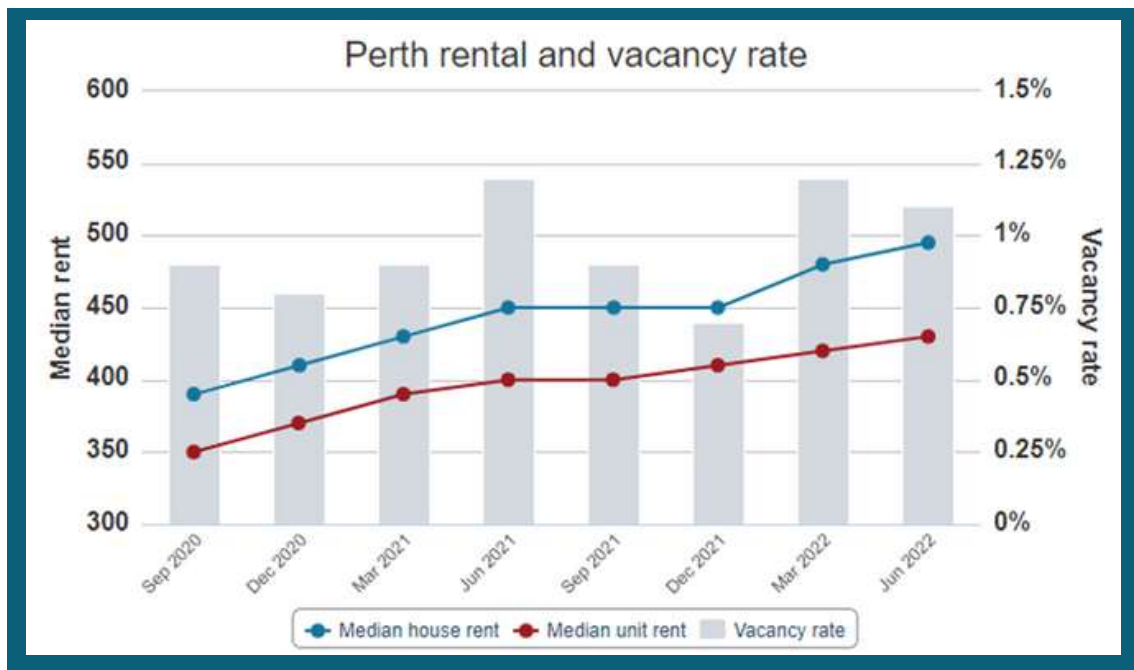


## Appendix 6 - Land sales falling to lowest levels in 5 years in most recent quarter



## APPENDICES

### Appendix 7 - Perth Rental vacancy at historic lows and median rent rising





## REFERENCE LIST

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