Housing & Productivity in Boomtown Perth

Is housing the secret to a productive urban economy?
Key References

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A Boomtown Economy

A boomtown economy is characterised by successive waves of rapid growth and consolidation.
1890s and 1900s – The discovery of gold

1900s onwards – Investment in agriculture

1960–1980 – Mining of iron ore

Mid 1980s – Combined focus on iron ore and LNG

Early 2000s – Iron ore and energy sector growth and development
21st Century Minerals Boom

The resources boom of the early 2000’s has resulted in unprecedented growth and change in the Perth region.
Population Growth


Population, thousands

Per cent Change


0 200 400 600 800 1,000 1,200 1,400 1,600 1,800 2,000

Population

Percent Change

[Graph showing population growth over years with bars and line graph for percent change]
Increasing population diversity

Resident population by country of birth, metropolitan Perth and Peel, and Australia, 1991-2011

Metro Perth and Peel

- Born in Australia
- Born Overseas
- Country of Birth Not Stated

Australia

- Born in Australia
- Born Overseas
- Country of Birth Not Stated

Per cent

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Outwards growth patterns

AVERAGE ANNUAL POPULATION GROWTH RATES FOR 40 METRO PERTH AND PEEL REGION SLAs, 1991-2011
Income growth

Median weekly personal income for 40 Metro Perth and Peel SLAs, 2001

Median weekly personal income for 40 Metro Perth and Peel SLAs, 2011
The boom has delivered positive benefits for the region but it has also brought new challenges.
Housing has become the third biggest issue of concern to the WA public.
1 in 10 people think that housing in the Perth region is affordable
8 in 10 people believe Perth should have a suitable range of housing choices in the future.
1 in 4 people think low density lifestyles are important for the future.
9 in 10 people believe public transport is of high importance for the future.
7.5 out of 10 people think Perth needs a more diverse economy
Recommendations for future housing and infrastructure delivery and economic diversity

- An integrated land use and transport framework – coordinating thinking about where housing, employment and other uses are located and how we move people between them
- Planning for affordable housing in all areas – particularly areas of high amenity and areas that are accessible to employment and public transport nodes
- Delivering lifestyle choice – provide a broad range of housing types throughout the region
- Continuing to revitalise the Perth Central Area – continue to increase housing supply in the central area and in other key activity centres
- Fostering innovation – enable a culture of innovation in the housing market to deliver new, affordable and sustainable products
- Reducing barriers – ensure the housing market is not over burdened by ‘red tape’
- Encouraging public participation – overcome concern about rapid growth and change by giving people real opportunities to have input into planning for the future of the region
- Increasing economic diversity and resilience – focus on a future of innovation, entrepreneurialism in a wide range of sectors