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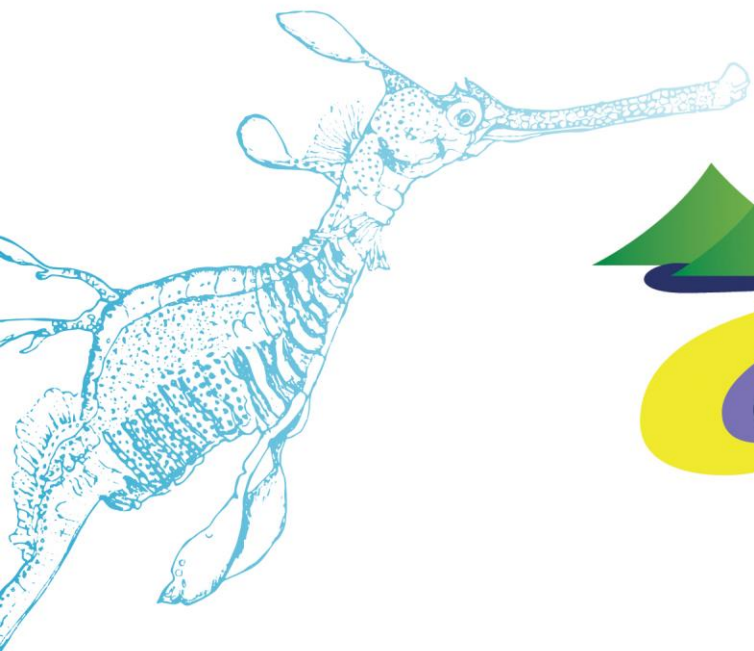
**Tasmanian Housing Strategy Exposure Draft –
Break O'Day Council submission**

The Break O'Day Council is committed to providing valuable feedback on the Tasmanian Housing Strategy Exposure Draft. The Council recognises the significant impact the Strategy has on social, economic, and environmental aspects, making it an essential matter to provide input.

Yours sincerely,

A handwritten signature in black ink, appearing to read "John Brown".

John Brown
General Manager



Tasmanian Housing Strategy Exposure Draft

Break O'Day Council Submission

Version: 1 – Date: July, 2023



Tasmanian Housing Strategy Exposure Draft - Feedback

Question 2: Theme one identifies the need for 'more homes, built faster'. Are there additional or alternative objectives you recommend for consideration?

Page 24 – 'Local government has a critical role to play in the provision of well-located residential land. This can be facilitated through strong partnerships with state government that considers existing infrastructure and service capacity, and clear articulation about housing targets at a local level.'

The objectives of Theme One Action Plan fail to address how understanding 'housing targets' at a local level are to be developed and delivered. Whilst Council appreciates that understanding these targets at a local level is crucial, it cannot be left to only Council resources to determine these housing targets.

There is a great opportunity for the strategy to improve collaboration between the State Planning Office, Homes Tasmania, and Local Governments by creating a housing target model. This model should consider each municipality's demographics to better understand the community's housing needs. It is recommended that an additional or modification of existing objectives of theme one be proposed to include the development of a consistent and accessible housing target model, which should be made in collaboration with both state and local government and available to the public.

The implementation of a standardised housing target model for the entire state, while still being tailored to each municipality's unique needs, is strongly recommended by the Break O'Day Council.

Question 3: Theme two centres on 'affordability in the private market'. Are there additional or alternative objectives you recommend for consideration?

One of the Action Plan's five objectives aims to promote home ownership, while the remaining focus is on the delivery of rentals. This skewed action plan requires additional objectives related to enabling home ownership. Although the Break O'Day Council acknowledges the importance of rental availability, it raises questions about how this aligns with the statement that 'Tasmanians have a proud history of home ownership'. If the government is primarily focused on the rental market and, as outlined in Objective 2 of the Action Plan, on 'increasing institutional investment in rental housing', what alternatives are they considering, such as disincentives for individuals or companies owning multiple residential properties that are not made available on the rental market, and how are they encouraging the Federal Government to explore these options?

It is recommended that the Action Plan should aim for an equal emphasis on both achieving home ownership and rental affordability.

Question 8: Is there anything you think the draft Strategy does not cover but should, or that it mentions but could be highlighted more?

Lack of data capturing & vague 'housing targets'

The strategy lacks clear objectives regarding how to achieve its 'housing targets', and what data should be considered. In October 2022, Break O'Day Council's previous submission emphasized the need for the strategy to prioritise the development of a state-wide database to address this issue.

Tasmania will benefit from a state-wide database that offers insight into residential supply and development activity indicators. This database is crucial as it provides valuable information on residential development in every region, including land supply, future supply of lots, number of lots developed, demand for lots in the market, lot values, building activity, and demand for dwelling types in the market.

A database that generates automated reports can help developers, local and state governments, and other stakeholders analyse the status of housing provisions. This aids in current and future planning. An example of this is the Queensland Residential Land Supply and Development: <https://www.qgso.qld.gov.au/statistics/theme/industry-development/residential-land-supply-development/residential-development>.

The Housing Strategy 2041 (NSW) has pinpointed Data Capturing as a Priority Area in the Strategy. To achieve this, the plan involves improving access to housing data and information, streamlining coordination, and supporting cross-sector collaboration. It also aims to enhance access to NSW Government housing data and evidence. Tasmania can leverage the newly introduced PlanBuild program to maximize data opportunities. This resource can serve as a strategic data-capturing resource for local, state, and Federal governments.

It is recommended that an objective of the Action Plan, within Theme One 'more homes, built faster', focus on developing a residential housing and land supply data tool (inclusive of housing target).

Housing Affordability Definition

Defined within the Glossary (p.44), the following definition is an inadequate description of 'housing affordability' and rather, describes 'housing accessibility/adaptability':

'Housing designed to cater for people of all ages and abilities, for example, a home that is wheelchair accessible. The adaptability of housing is measured by the capacity of buildings to accommodate substantial change in terms of flexibility, convertibility and expandability.'

The current definition is insufficient and lacks clear guidance for the state government on how to define and approach the issue of housing affordability. A proposed definition of housing affordability, as developed by the NSW state government, is *'the ability of a household to afford the cost of housing. Housing affordability recognises people live in diverse tenures based on their income and circumstances, and that should be affordable, stable and supportive of their aspirations and wellbeing.'*

Measuring Success

Break O'Day supports the proposed review and update of the strategy. It is essential for the strategy to include measures that ensure it is reviewed periodically for accountability purposes. The Break O'Day Council advocates for a strong reporting and governance process to be implemented alongside the strategy. Importantly, a specific time frame of the periodic reviews is necessary to ensure accountability is met.