

3 July 2023

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To Whom it May Concern

Thank you very much for the opportunity to comment on the Exposure Draft for Tasmania's Housing Strategy.

The API comprises a membership cohort of 7600 Australian property professionals and 4000 firms. In Tasmania, we have 115 active members.

We advocate for our members with a range of stakeholders, providing the professional recognition each member deserves.

Our members are active across all sectors of the property profession – in private practice and the public sector, including those working in valuation, property management, facilities management, property law, property education, property development, funds and asset management, town planning, property consultancy and advisory.

The API supports the Tasmanian Housing Strategy Exposure Draft's recommendations in principle.

We agree with the concept of an equitable housing market and the principle that the private market can be used to increase supply.

The API notes however that property listings in Hobart are increasing against the national trend, leading to a decrease in private housing rental supply and a correction in property values. Possible reasons for these changes are:

- property investors selling due to increased statutory and finance holding costs coupled with low yields making the investment unfeasible;
- potential fears of future changes to the *Residential Tenancy Act* 1997 reducing control over rental properties; and
- owner-occupiers selling due to affordability issues as finance and cost of living pressures increase.

The API considers that a combination of current State and Commonwealth taxes need to be reconsidered to re-incentivise the investor market.

The API also supports increasing the availability of vacant land and infill development. However, it is also noted that Hobart City Council has recently doubled council rates for owners

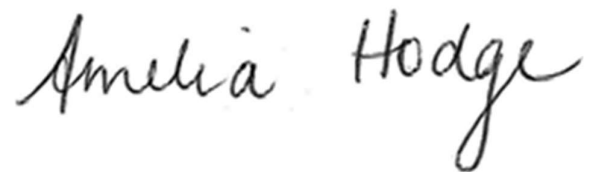
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of vacant land when construction costs are at an all-time high; making it harder for owners to develop their land.

Once again, thank you for the opportunity to make a submission to your Inquiry. If you would like to discuss any of these matters further, please do not hesitate to contact me on the below details.

Yours sincerely

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