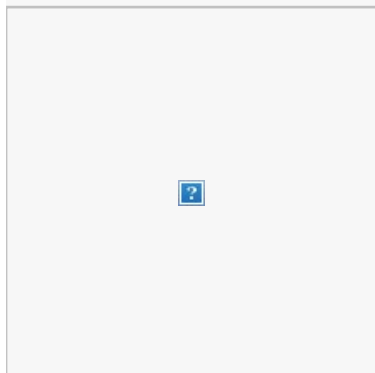


**From:** [Shape Tasmania's Housing Future](#)  
**To:** [Housing Strategy Submissions](#)  
**Subject:** Draft Tasmanian Housing Strategy - Online Feedback Form Submission  
**Date:** Monday, 3 July 2023 4:34:15 PM

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## Draft Tasmanian Housing Strategy - Online Feedback Form Submission

There has been a submission of the form Draft Tasmanian Housing Strategy - Online Feedback through your Shape Tasmania's Housing Future website.

**First Name**

Gideon

**Last Name**

Cordover

**What is your registered email address?**

████████████████████

**Postcode**

██████

**Year of Birth**

██████

**Are you making a submission on behalf of:**

an individual

**Keep submission confidential?**

No

**'Our way forward' identifies several levers for achieving a more equitable housing system for all Tasmanians. Are there additional or alternative more important levers that you believe should be addressed?**

I support adopting a "housing first" strategy, but I also think more should be done to curb whole-home short-stay accommodation from negatively impacting the long-term rental market in areas

where the residential rental vacancy rate is less than 2%.

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

Curb whole-home short-stay accommodation from negatively impacting the long-term rental market in areas where the residential rental vacancy rate is less than 2%.

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

A rent freeze, removing the capital gains discount and removing subsidies for multiple-property owners such as negative gearing.

**Theme three places 'people at the centre' of the draft Strategy. Are there additional or alternative objectives you recommend for consideration?**

This should include more about climate-sensitive design so that the housing people live in is safe and fit for purpose. Housing needs to keep people warm in the winter, cool in the summer, dry and free from mould and other housing contaminants that can make people unwell. Environmental aspects of housing that improve health and well-being include street trees and access to public open space.

**Theme four highlights 'local prosperity' as a priority. Are there additional or alternative objectives you recommend for consideration?**

The strategy only makes a short mention of "The short stay accommodation sector plays an important role in Tasmania's economy in both urban and rural and remote communities. That said, we recognise the importance of ongoing monitoring and exploring options to balance its impact on rental vacancy rates." but this needs to be strengthened to actively encourage improvements to our long-term rental market and actively discouraging the use of whole-home short-stay accommodation in localities where the rental vacancy rate has fallen below 2%. 3% rental vacancy rate is considered to be healthy where the market is balanced and so this should be articulated clearly in the strategy with a transparent target.

**Are there other ways the government could make its actions and progress to meet the proposed objectives more transparent and accessible?**

-

**Do you have any comment on what this draft Strategy does well?**

-

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

Climate-sensitive urban design and health-active-by-design principles where health and well-being and the social determinants of health are a key priority.

To view all of this form's submissions, visit

[https://tashousingstrategy.homestasmania.com.au/index.php/dashboard/reports/forms\\_new/data/37](https://tashousingstrategy.homestasmania.com.au/index.php/dashboard/reports/forms_new/data/37)

