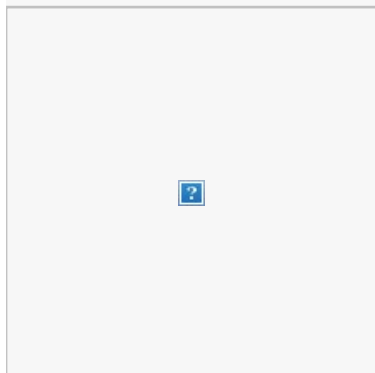


From: [Shape Tasmania's Housing Future](#)
To: [Housing Strategy Submissions](#)
Subject: Draft Tasmanian Housing Strategy - Online Feedback Form Submission
Date: Thursday, 8 June 2023 6:28:14 PM



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

Andrew

Last Name

Stocks

What is your registered email address?

[REDACTED]

Postcode

[REDACTED]

Year of Birth

[REDACTED]

Are you making a submission on behalf of:

an individual

Entity name if applicable

Andrew Stocks

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?

Mum and Dad investors are an important contributor to housing supply. However, they have been forgotten in the recent Federal budget. This sector is responsible for much of the housing that is built in the backyards of other properties but there is a significant barrier to entry in the current inflationary environment. There needs to be a way of incentivising this group of investors to add to supply.

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

Efficient allocation of housing. Residents in social housing should expect a review on a recurring basis (12 monthly??). Is a household still a perfect match for the home they occupy? Are there vacant bedrooms? Are there not enough bedrooms? How can households be supported to transition to a more appropriate home if their needs change?

How can this idea be applied to private housing??

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

I believe the notion of owners' rights should be addressed. Media attention on renters' rights undermines confidence and reduces the incentive for a developer/land owner to increase supply to the housing stock. Owners' rights should be addressed in a way that balances the needs of property owners' against those of renters without them being demonised. This would establish confidence and increase supply to the housing stock as well as prevent property owners from withdrawing housing from the supply and worsening the rental crisis.

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

No

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

Occasional round tables for all peak bodies that have a stake in housing supply. No peak body should be excluded. All peak bodies should be on a mailing list and be provided with updates /fact sheets that can be passed onto their members.

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

It provides a good starting point that should promote a great deal of discussion and healthy debate around the supply of housing.

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

The role of private developers has little detail.

To view all of this form's submissions, visit

https://tashousingstrategy.homestasmania.com.au/index.php/dashboard/reports/forms_new/data/37

