



TASMANIAN HOUSING STRATEGY

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Provide your feedback on the Tasmanian Housing Strategy Exposure Draft

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We encourage you to read the Tasmanian Housing Strategy Exposure Draft (draft Strategy) prior to responding to the following questions. You may choose to respond to some or all questions. Completed documents can be uploaded using the submissions drop-box on the website: <https://tashousingstrategy.homest Tasmania.com.au/consultation>.

Question 1: '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?

Provide your response here. *During the 1950's, Tasmania established its first public housing estate - Warrane. No services, no jobs, no role models - a disaster! High crime levels, ----. Then we built Risdon Vale - that was an improvement - NOT! Then Rokeby, then Bridgewater - similar in the North. Time to change! If 100 homes to be built in Hobart, then 10 in Howrah, 10 in Moonah, 10 in North Hobart, 10 in Sandy Bay ----.*

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

Provide your response here.

To Qu 8.

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

Provide your response here.

Private market has not worked! There is a message here - that is not being heard/recognised

Question 4: Theme three places 'people at the centre' of the draft Strategy. Are there additional or alternative objectives you recommend for consideration?

Provide your response here.

Question 5: Theme four highlights 'local prosperity' as a priority. Are there additional or alternative objectives you recommend for consideration?

Provide your response here.

Prosperity is not confined to Hobart - which depends in large part on taxpayer funding. Real economies are beyond Hobart

Question 6: Are there other ways the government could make its actions and progress to meet the proposed objectives more transparent and accessible?

Provide your response here.

Move advisory boards, senior bureaucrats out of Hobart to real communities

Question 7: Do you have any comment on what this draft Strategy does well?

Provide your response here.

Doesn't do much well - reflects views of the big end of town and the Hobart cabal.

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

Provide your response here.

There are issues which are rarely discussed in relation to housing, such as:-

1. Why do some young people have difficulty financing their home, whilst others less so. The answer partly lies with the removal of inheritance taxes in the 1970's, started in Queensland by Bjelke-Petersen. These taxes have never been replaced.

2. It is an anachronism that investment properties receive tax incentives, whilst owner-occupiers don't; the rich get richer whilst the have-nots find things more difficult.

3. Placing trust in the private sector is a problem. Privatising Telstra, electricity supply, etc, etc? That worked - NOT!

4. Increasing rates of separation means two residences, not one. What is causing this? And are there solutions?

5. Concentration of government services, and therefore staff, in capital cities has caused real challenges. Access to services becomes limited, decisions are made by senior "public servants" who have little understanding of challenges of regional communities and of those of lesser means.

Time to transfer many of these services to regional communities - where land is more readily-available and cheaper!

6. Move the decision-making / power out of Hobart. Hobart has just $\frac{1}{3}$ of Tas. population. $\frac{2}{3}$ of Tasmanians don't reside in Hobart

P.S. Such surveys mean little when respondents are anonymous - like me!