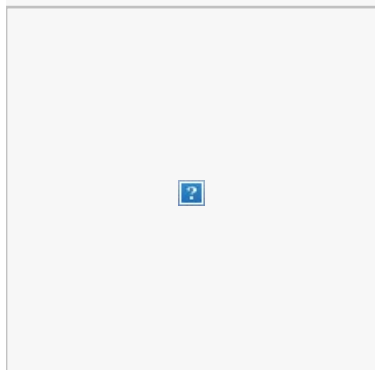


From: [Shape Tasmania's Housing Future](#)
To: [Housing Strategy Submissions](#)
Subject: Draft Tasmanian Housing Strategy - Online Feedback Form Submission
Date: Tuesday, 27 June 2023 12:16:14 PM



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

Philip

Last Name

Stigant

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?

Yes.

1. Throughout the exposure draft it is noted that more housing supply is required to support

population and economic growth. Conversely (but not mentioned in this document) as slowing of population and economic growth would have a beneficial effect on the supply of housing and this would flow on to a more equitable housing system. Hence one of the 'levers' that could be pulled is to abandon the push for growth.

2. From time to time governments subsidise home buyers. This has an inequitable effect as it subsidises one cohort to the detriment of those worse off. It also pushes prices up, so even the subsidised cohort do not receive the full cost benefit of the subsidy.

3. Public transport. As our cities become bigger (whether by area or density) there is an increased need for public transport. Hobart in particular has reached a size where a fast and efficient rail system would be required for any further growth or congestion problems will increase especially for the least affluent.

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

Quality and liveability are also important considerations. Up until now size has been an objective for many, perhaps as a spin off from the commodification of housing.

Apart from the physical structures of homes other environmental factors should be taken into account. In Tasmania access to sunlight is really important and we need to consider 'where will the children play?'. At one time the solution to this was for us all to have a quarter acre block. As this becomes a rarity we need to make sure that there is good sunlight to all dwellings and that there are good outdoor and communal spaces for children and adults.

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

Security of tenure is important to many people. This is difficult in the Australian context because most of the landlords are mum and dad investors who may at any time want to do something else with the home. This has come about as a result of the perverse incentives created by the lenient treatment of real estate in Australian tax law as well as our rapid growth which has created a rapid rise in real estate values. In many places in Europe most of the landlords are corporates. Tenants are able to take out a long lease (with controls on rental increases) and modify the home to suit their needs (putting in their own kitchen for instance). This model should be encouraged here and would be a good way to get residential real estate into superannuation portfolios.

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

I agree that housing should be fundamentally about people. Too often it is about money. This needs to be named up because the money side of it has too often led governments to make decisions to the detriment of people. A government which makes a decision that results in a drop in the real estate market is likely to face a significant backlash and yet a drop in the real estate market means more affordable housing and is clearly better for people (and coming back to the first question more equitable).

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

This has been a big fail by the current government. Local Governments have been trying hard to deal with these issues, but have faced obstruction from the State Government. For instance in the City of Hobart the Council wants to restrict short stay accommodation as it is adding to the housing crisis, but the State has refused to cooperate. In other areas there is a problem of a thriving tourism industry being promoted to the point that there is nowhere that their workers can afford to live. A town bursting at the seams with tourists but nowhere for the workers to live can hardly be described

as prosperous (although some of the business owners may be). Limits to growth need to be acknowledged. The attitude by some that any development is good as it will provide jobs can be very damaging to the prosperity and quality of life of ordinary people. We need to ask if a development really is good, is it of the appropriate scale and is this the right time for it.

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

I think most of the information is out there: Homeless rate, Housing affordability, Homes built (broken down into public, private, corporate). Congestion in Hobart is in your face. Nonetheless it could be useful to make a scoreboard of these things to keep track.

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

It does well to acknowledge there is a problem and that the solutions are about making things better for people.

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

There has been little mention of government directly building homes. All around Australia during a previous population boom in the sixties, governments spent a lot of money on housing commissions, building huge numbers of houses. If Tasmania is determined to continue to grow that is what we need to do here. The market does not do housing well. It is not focussed on people but on turning a (quick) profit. Governments can do it much better, but it requires much planning and forethought.

Infill and denser housing is promoted as a solution to the need for evermore infrastructure, but it needs to be acknowledged that even this requires more infrastructure and in a denser conurbation this can be more expensive to provide.

On the face of it even if we do all of the best things to provide adequate housing for more people it is hard to see our quality being maintained. We need to seriously reconsider whether we want to continue to grow. Manage but minimise growth should be the mantra.

To view all of this form's submissions, visit

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

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