



26th October 2022

ATT: Tasmanian Housing Strategy
Department of Communities Tasmania
Hobart Tasmania 7001

Dear Brad,

**Tasmanian Housing Strategy Discussion Paper –
Break O'Day Council submission**

The Break O'Day Council would like to express their appreciation for the opportunity to provide a submission to the Tasmanian Housing Strategy Discussion Paper. The Strategy has particular importance to Council due to its social, economic and environmental impacts.

Please find attached Break O'Day Council's submission to the Discussion Paper.

Yours sincerely

A handwritten signature in black ink, appearing to read "John Brown", is positioned above the printed name.

John Brown
General Manager



Tasmanian Housing Strategy Discussion Paper

Break O'Day Council submission

Version 1 - 26 October 2022



Submission Response

Section 1
Question 1: Should the vision for the Strategy include other factors?
<p>Vision statement should consider the inclusion of <i>choice</i>.</p> <ul style="list-style-type: none"> • The inclusion recognises that each Tasmanian should have access to their preference of housing type and location. Irrespective of whether they live in metropolitan or regional Tasmania. • This includes providing diverse choice in housing types which reflect the changing needs and preferences of households. • Whilst choice is mentioned within the focus area 'housing affordability', its inclusion is applicable to each focus area and therefore should be included as part of the aspirational vision. • The NSW Housing Strategy includes choice as part of their vision statement acknowledging that individual preference is an important need and contributes positively to their wellbeing. <p>Therefore, proposed aspirational vision: Every Tasmanian has access and choice to safe, secure and affordable housing.</p>
Question 2: Are there important issues not covered by the focus areas?
<p>Inclusion of innovative and alternative housing as an outcome for improvement in each focus area.</p> <ul style="list-style-type: none"> • As future generations continue to enter the housing market, demand for new and alternative types of housing will ensue. Innovative and alternative housing may provide solutions to achieving sustainable and affordable housing that extends beyond traditional approaches. • Recognising and prioritising delivery of innovative and alternative housing ensures the strategy encourages and prioritises alternative solutions outside of traditional approaches to housing solutions.
Question 3: Are there additional objectives that are important for Tasmanians and should be included?
See Question 1 regarding choice
Focus Area One: Affordable Housing
Question 5: What additional interventions could governments consider to improve housing affordability?
<ul style="list-style-type: none"> • Development of guidelines for partnerships between Council's/developers and Tier 1 Providers.

- Currently, it is the onus of a Local Government to a) seek out Tier 1 Provider and b) negotiate a lease and financial arrangement between the local government and Tier 1 Provider. This is relatively uncharted waters for many LGA's who already have limited resources.
- Providing guidelines for local governments would streamline the process and accelerate housing delivery. Guidelines may include types of lease agreements, accessible social housing demand data, building cost, average return of investment etc.
- Such guidelines also ensure resources are allocated appropriately and efficiently within all governing bodies.
- Provide tax incentives for investment properties to transition into rentals rather than short-stay accommodation.

Question 7: What other issues would you like to be considered regarding housing affordability?

- Actions to achieve an increase of housing supply and increasing individuals 'access to home ownership' must not work in silos. Achieving one outcome without the other risks exacerbating the housing affordability issue. For example:
 - a. Whilst the statement *'more people able to access home ownership will help reduce pressure on social housing and the private rental market as well as provide stable housing outcomes to homeowners'* is appreciated, if this occurs without an increase of housing supply it may result in an increase of housing prices.

Question 9: How could the effects of the short-stay accommodation industry on the rental sector be managed into the future?

- Leadership provided by the state government is crucial to managing short-stay accommodation. Local Government has limited ability in addressing this area and are informed by the policies the state and Federal government introduce. This is demonstrated by the Planning Directive No. 6 Exemption and Standards for Visitor Accommodation in Planning Schemes.
- The Tasmanian Housing Strategy should not work in isolation and should align and inform state government departments and policies. This includes the Tasmanian Planning Scheme.

Focus Area Two: Housing Supply

Question 10: What must be considered to make sure new housing meets diverse needs into the future?

See Question 2 regarding innovative and alternative housing solutions. A flexible understanding about housing needs to be applied.

See Question 13 regarding publicly available data.

Question 11: How can housing supply respond rapidly to changing social and economic environments?

See Question 2 regarding innovative and alternative housing solutions.

Question 13: What other interventions could improve housing supply?

1. Priority housing demand data, alongside any other applicable data, should be a publicly available resource.
 - a. Enabling access of such data informs housing providers/stakeholders (whether local government, private developers, community members, media organisations or Tier 1 Providers) as to whether housing provision in each municipality is adequate. This data is extremely useful for communities to understand what type of housing needs to be delivered within the community.
 - b. As outlined within the discussion paper, responding to the changing needs and preferences of the community in a timely manner is important. Providing publicly accessible data informs decision-making about where and how to build and design housing in Tasmania.
2. Introduce accountability when delivering housing through state government programs.
 - a. There is a lack of accountability for state government in delivering a specified amount of social housing (relative to demand) within each municipality. This is particularly relevant in smaller Councils with limited resources to deliver housing themselves.
 - b. The state government's objective to deliver 10,000 homes by 2032 is a positive target. However, the location of where this is to be delivered is vague. Whilst Break O'Day Council appreciate efforts made by Tier 1 Providers previously within the municipality, there needs to be accountability for delivering social housing in each municipality to ensure that needs are being met.
 - c. Therefore, to ensure that it is not a 'first come, first serve' approach the Strategy should provide an accountability framework that ensures housing is being built around the state in an equitable manner. The framework may take into consideration the size of the municipality, the current provision of housing, the demand for housing, the current affordability of housing (average income and average rent cost) etc.
 - d. Importantly, this ensures that the Tasmanian Housing Strategy does not leave regional/isolated areas behind. This aligns with the outcome of 'Supply in urban and regional Tasmania meets demand'.

Question 14: What can be done further to improve planning processes in Tasmania, particularly in the context of the delivery of social and affordable housing and increased density via infill development?

1. A state-wide database that provides Tasmania with Residential supply and development activity indicators. The importance of a database is by providing an indication of the

residential development in each region including the adequacy of land supply, future supply of lots (land), impending addition to land supply, volume of lots developed, level of demand for lots in the market, value of lots, level of building activity and level of demand for dwellings in the market.

- a. Such a database, with automated generated reports, enables developers, local and state governments and other important stakeholders the capability to analyse the status of housing provision (aiding current and future planning).
- b. Refer to Queensland Residential Land Supply and Development for example:
<https://www.qgso.qld.gov.au/statistics/theme/industry-development/residential-land-supply-development/residential-development>.
- c. Similarly, Housing Strategy 2041 (NSW) identifies Data Capturing as Priority Area in the Strategy. Actions within this area include streamlining and co-ordinating access to housing data and information and supporting cross-sector collaboration and coordinated through improved access to NSW Government housing data and evidence.
- d. Importantly, Tasmania has a unique opportunity to maximise data opportunities through the newly introduced PlanBuild program. This resource has the ability to act as a strategic data capturing resource for local, state and Federal government.

Question 15: What scope is there to increase the role of private developers and local government in improving housing supply?

- Local governments have varying ability to increase their role in improving housing supply. Their ability is informed by their size, regional location and access to adequate land that is Council/Crown owned.
- Some Councils experience a lack of available vacant land to develop. This is shown by the Expression of Interest – CHGP – New Social Housing Supply. Break O'Day Council had only one Crown owned available vacant land. Therefore, whilst there may be interest and motivation by both private developers and Council to deliver social housing their ability to access suitable and available land is limited.
- In this instance, a state-wide database as recommended in Question 14 is a crucial resource for Local Governments to address land supply in a strategic manner.
- Publicly available housing demand data would inform Councils as to whether housing supply is adequate within their municipality.
- Demand data should also provide accountability for local governments, state government and stakeholders (community housing providers) in providing housing to where it is needed in an equitable manner. Question 13 and 14 responses provide more information.

Focus Area 3: Housing Sustainability

Question 17: What actions are needed to improve sustainability of housing?

- Break O'Day Council strongly support the focus on provision of sustainable housing within the Tasmanian Housing Strategy. Striving to to go beyond compliancy to deliver innovative and sustainable homes.

Further recommendations

The Strategy should establish an advisory panel to ensure that the objectives of the Strategy and potential action plan is carried out. This panel would establish long-term performance measures and directions to remain responsive to changing needs of Tasmanians.