



TASMANIAN HOUSING STRATEGY

Housing Alliance lutruwita/Tasmania Submission to the Discussion Paper

The Housing Alliance lutruwita/Tasmania is a community collective of renters, homeowners and displaced individuals and families across the island of lutruwita/Tasmania.

We believe that housing is a human right and not a commodity. Our aim is to change the system so that our society can end homelessness forever.

FOCUS AREA ONE: AFFORDABLE HOUSING

Question 5: What additional interventions could governments consider to improve housing affordability?

Review how “affordable housing” targets and/or incentives can be included in planning schemes, either through inclusionary zoning or development bonuses. The Australian Institute of Architects, Planning Institute of Australia and every Australian housing and planning expert we could find on the topic supports genuine inclusionary zoning in the Australian housing policy landscape.

Question 6: What scope is there to increase the role of the private and community sectors in improving housing affordability?

The responsibility placed on the private sector should be increased through:

- Mandated longer leases
- Rent control/caps

- Less reasons for evicting tenants

The responsibility placed on the community sector should be reduced and the Tasmanian Government invest in genuine public housing.

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

Housing affordability is most successfully improved when investment demand drivers are reigned in. The State should lobby the Federal Government to remove tax advantages to housing investment (e.g. Negative Gearing, Capital Gains Tax Discounts/Exemptions and means testing of pension excluding home).

Question 8: Noting increased rental prices and decreased rental vacancies across Tasmania, what are some of the ways the challenges in the private rental sector, particularly around security of tenure, could be addressed?

- Mandated longer leases
- Rent control/caps
- Less reasons for evicting tenants
- Increased funding for the Tenants' Union of Tasmania

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

Short stay accommodation use should be prohibited for entire dwellings in residential zones State-wide.

FOCUS AREA TWO: HOUSING SUPPLY

Housing unaffordability cannot be solved by more supply in the market. The issue of supply is over-emphasised to avoid dealing with the tax and financial policy inequality that drives the hyper-commodification of housing in Australia. The crux of it is that the behaviour of housing as an 'asset' means that not enough housing is provided by the market to those who need 'shelter'.

We strongly agree with the points made out in the Planning Institute of Australia's submission to the House of Representatives Inquiry into the Contribution of Tax & Regulation on Housing Affordability & Supply in Australia ([here](#)) regarding the 'supply myth'.

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

Improving the residential zone standards of the State Planning Provisions (SPPs) of the Tasmanian Planning Scheme (TPS).

The current SPPs do not at all encourage housing diversity. They encourage conforming standalone dwellings separated via strata rather than subdivision; dwellings which provide all the car-dependency and segregation of a single dwelling, with the lack of private open space and shared visitor parking woes of higher density living. There are no urban design standards and no landscaping minimums. They detract from neighbourhood amenity and do not garner community support for community housing.

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

Stronger planning scheme (see above).

Higher tax on vacant residential zoned land to reduce appeal of land-banking. Murray ([here](#)) notes that dwelling development is an “asset reallocation decision, not a production quantity decision”. Therefore, choices to develop new housing are tied to asset market factors, not production factors, such as construction cost. Undeveloped land also remains an asset, earning a potential return in the form of capital gain regardless of a developer’s decision and timing to construct.

Question 12: What additional interventions could governments consider to improve housing supply?

Consider investment in genuine public housing (not out-sourced social housing from Centacare Evolve and the like).

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?

- Re-write the Tasmanian Planning Scheme after the Tasmanian Planning Policies have been agreed on.
- Build in inclusionary zoning, urban design standards and consideration of a more diverse range of dwelling types.

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