

10-POINT PLAN FOR HOUSING REFORM



Build more homes

1. Fast-track the approval of build to rent proposals.
2. Encourage high quality modular housing based on a certified prefab pattern book.
3. Accelerate the building of more student accommodation.

Prioritise the low paid and those locked out of the so-called market

4. Embed a minimum of 30% social and affordable homes for essential workers in planning rules for all public and private land and prioritise near key job hubs.
5. The Government must rebuild the pool of public housing, expand existing stock, and upgrade quality to ensure safe, affordable homes for all.

Cut the red tape

6. Remove artificial barriers to the development of appropriate land for the building of social and affordable homes, whether to facilitate the transfer of land between government agencies or uses permitted for special purpose zonings like places of worship.

Encourage more investment

7. Open up opportunities for Industry Superannuation funds to finance and invest in new housing, including refocusing the APRA performance test to better support members' long-term financial interests.

Close the loopholes

8. Better regulate and/or penalise / tax short term rentals (especially in tourist resort areas) and reduce the estimated 140,000 homes (~1.3% of all homes) which are empty for reasons including speculative withholding.
9. Better regulate land-banking practices that restrict supply and call for reforms to rapidly bring more land and homes to market.

Ease market distortion

10. Tax reform to address the gross market distortion created by the overly generous concessions for passive investment in property under the capital gains tax discount and the negative gearing scheme.



www.sda.au/newcastle/campaigns/a-fair-go-starts-with-a-home/

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