



## AUSTRALIA NEEDS AFFORDABLE HOUSING

**The quality of life in Australia's cities and towns is under threat.**

For many, the Australian dream is fleeting, as the ever increasing cost of housing locks them out of home ownership forever. Others are struggling to access housing altogether, putting family budgets under stress, and people's futures at risk.

But it doesn't have to be this way.

Australia's poor housing affordability, population growth pressures, and transport congestion can be solved through better planning, smarter regulation, more infrastructure funding, and a fairer tax system.

This will relieve the stress on household budgets, improve economic growth and productivity, and provide a brighter future for our kids. That's why UDIA is calling on all sides of politics to take the necessary actions to address Australia's housing affordability crisis.

### ACTIONS FOR GOVERNMENT

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**"HOW WILL I GET TO WORK FROM WHERE I CAN AFFORD TO LIVE?"**

***ACTION: Deliver modern infrastructure to support our growing population by:***

- Exploring new ways to finance infrastructure at the local level by leveraging funding with private sector investment, and establishing a National Infrastructure Fund (as outlined in the Urban Coalition's – "New Deal for Urban Australia).
- Consolidating local infrastructure-enabling programmes, such as the housing affordability fund and building better Regional Cities, into one programme, and committing to ongoing and increased funding of the scheme.
- Creating a National Land Use Plan by linking Commonwealth funding to the establishment of State based land use plans that provide detailed, costed infrastructure plans underpinned by delivery timeframes.

**"WHERE WILL MY CHILDREN BE ABLE TO AFFORD TO LIVE?"**

***ACTION: Deliver affordable housing now and for future generations by:***

- Identifying the land needed in our cities based on population forecasts, land use plans, and housing production, and establish a fifteen (15) year plan for the roll-out of land in our cities.
- Regularly auditing Commonwealth-owned land with a view to making unused Commonwealth land available for housing development in our cities.

- Establishing an inter-governmental agreement on local infrastructure charges to ensure that developer costs are benchmarked around the country and made public.

## **“HOW CAN WE GIVE OUR CHILDREN THE SAME OPPORTUNITIES THAT WE HAD?”**

### ***ACTION: Create a stronger economy and more jobs through a fairer taxation system by:***

- Encouraging State and Territory Governments to phase out stamp duty on property purchases over a five (5) year period.
- Broadening the base of the GST which will assist States to phase out stamp duties.
- Including developer levies in GST cost base calculations to improve housing affordability.

## **“WHY IS GOVERNMENT MAKING HOUSING SO EXPENSIVE”**

### ***ACTION: Cut red tape by:***

- Enhancing opportunities for strategic assessments and bilateral agreements under the EPBC Act to create an integrated environmental approval process and avoid duplication.
- Directing the Productivity Commission to undertake a national benchmarking project to identify development bottlenecks in state and territory planning systems.
- Stopping Commonwealth measures to restrict development around airports and airport corridors beyond the current and existing standards.

## **ABOUT THE URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA**

The Urban Development Institute of Australia (UDIA) is the peak body representing the urban development industry throughout Australia. The Institute is a not for profit organisation, and has in excess of 4000 members across the country.

In addition to representing the interests of the development industry, UDIA also represents a range of professionals involved in urban development, including lawyers, engineers, planners and contractors.

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