



Ecological Sustainability - Social Justice - Peace and Non-violence - Grassroots Democracy

## URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA 2013 FEDERAL ELECTION SURVEY

### 1. Deliver modern infrastructure

The Greens support and strongly advocate for actions that improve transport, land use and sustainable public infrastructure. We support the vision and objectives of the 'New Deal for Urban Australia' including the National Infrastructure Fund in principle, and recently introduced a costed policy initiative to introduce Affordable Housing Supply bonds. Our 'Safe as Houses' Affordable Housing Supply Bonds initiative would introduce a safe and tested mechanism that generates \$2 billion of finance from a \$25 million per year government investment. This would allow large institutional investors and smaller mum and dad investors to invest in affordable rental housing.

### 2. Deliver affordable housing now and for future generations

The Greens support the UDIA's suggestion to regularly audit commonwealth land and make it available for affordable housing development. Senator Scott Ludlam has raised this issue many times during Senate Estimates, and you can read the questions and transcripts here: <http://scott-ludlam.greensmps.org.au/search/node/commonwealth%20land%20audit>

Simply releasing more land is not a sustainable or affordable solution to the chronic housing supply shortage.

In March this year Senator Scott Ludlam released the Transforming Perth report, collaboration with the Australian Urban Design and Research Centre and the Property Council, which calculates the developable land along seven of Perth's existing transport corridors and the potential housing yield at three different density scenarios. The study found the potential for between 94,000 to 252,000 new dwellings along just seven hectares. It included 15 key recommendations for future action, emphasizing the importance of good design, including the establishment of an Integrated Design Commission and an Urban Renewal Commission.

Senator Ludlam would be more than happy to provide a briefing or presentation to the Australian Institute of Architects on the study.

The report is available at <http://www.greenswa.net.au/perth2-0.html>

The Australian Greens have been consistent advocates for a national housing strategy, and we are the only Party taking a costed, 10-point Housing Affordability Platform to the election to address the housing crisis across the whole spectrum.

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To date, we have released five costed policies which go to the heart of delivering supply of affordable, sustainable housing across the whole spectrum. These include:

- Our **Stronger Social Housing system** package – a costed plan to build 122,000 new social housing homes (public and community housing) - enough to halve the waiting list in ten years and provide a new home for more than 250,000 Australians in desperate need, often waiting for up to ten years for a home they can afford.
- Our **'Safe as Houses'** Affordable Housing Supply Bonds initiative would introduce a safe and tested mechanism that generates \$2 billion of finance from a \$25 million per year government investment. This would allow large institutional investors and smaller mum and dad investors to invest in affordable rental housing.
- Our **Better Deal for Renters** package which will set up a new national body to introduce national minimum standards for rental properties and will also boost renters' rights, make rental properties safer, more sustainable, energy and water efficient & more affordable. Landlords will be offered a package worth \$500 per property and help landlords meet a new national standard. It would also provide an extra \$3m for Tenants' Advocacy services. This package is worth \$103 million.
- As part of our **National Campaign Launch** on Saturday 24<sup>th</sup> August Greens Leader Christine Milne announced our commitment to extending the National Rental Affordability Scheme (NRAS) by another 70,000 dwellings over the next ten years. In the coming days we will be announcing a full rental supply package to boost rental supply in Australia by a total of 85,000 new dwellings over the next ten years, providing a new affordable home to more than 220,000 Australians. This includes 15,000 new affordable rentals converted from empty or underutilised buildings through our Convert to Rent scheme.

### 3. Create a stronger economy

The Greens support the recommendations of the Henry Tax Review relating to housing, including phasing out stamp duty and replacing it with a fairer, broad based land tax. The Greens have issued a costed summary of raising additional revenue without broadening the GST base or other inequitable measures. The Greens have shown we can raise an extra \$42.7 billion by fixing the mining tax, introducing a public support levy on the four big banks, increasing the marginal tax rate on incomes over \$1 million and abolishing tax breaks for the fossil fuel industry. On top of this, a further \$17 billion could be raised through improvements to the tax system, reforms that have been advocated by respected economic experts including the Henry Tax Review panel. These measures have been costed by the Parliamentary Budget Office and include shaving the capital gains tax concession by 10 per cent (\$3.4 billion), taxing trusts as companies while protecting farming trusts (\$3.1 billion), and redirecting the Private Health Insurance rebate into public health over three years (\$10.5 billion).

You can read the statement at <http://christine-milne.greensmps.org.au/content/media-releases/greens-plan-fewer-cuts-more-revenue>

The Greens have introduced a number of costed initiatives that would create a stronger, fairer, and cleaner and jobs rich economy. These include

- More funding for research and development <http://greens.org.au/cutting-edge-economy>
- Fast tracking the High Speed Rail from Melbourne to Brisbane <http://greens.org.au/high-speed-rail>
- Providing a tax cut of 2% to small businesses <http://greens.org.au/small-business-tax-cut>
- Introducing a clean energy roadmap to achieve 90% renewable energy by 2030, including increasing the funding for the Clean Energy Finance Corporation to \$30b. <http://greens.org.au/clean-energy-roadmap>

#### **4. Cutting red tape**

The Greens support more opportunities for strategic assessments under the EPBC and have been highly critical of the uncoordinated, unsustainable manner of urban development to date.

However if the objective is genuinely to 'cut red tape' the government should make more efforts to have genuine engagement with the communities affected by proposals and in particular, in areas where precinct scale urban renewal and regeneration should be occurring, such as in Perth and Melbourne – instead of more urban sprawl. Setting higher benchmarks for world class design and sustainable development, and involving the community and local governments in the process from the beginning is a much better way to guarantee a streamlined planning process – and will achieve much better outcomes, as has been the case in South Australia through the work of the Integrated Design Commission.

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