

**30 JANUARY 2017 -- London housing project touted by Morrison criticised for driving up rent prices**

[ABC online](#)

When Treasurer Scott Morrison visited London last week, he suggested Australia could learn off the Brits when it came to housing affordability. He toured a new housing redevelopment based on a partnership between Australian company Lend Lease and the Labour-controlled Southwark council.

But the housing project has proved controversial in the United Kingdom. The multi-billion-dollar redevelopment of the old Heygate Estate has led to protests and so far delivered less affordable housing than was previously on the site.

*Related articles*

**\*\*Morrison's UK housing junket descends into farce (opinion)**

[Australian Property](#)

Let's be crystal clear: Scott Morrison's London visit was never about finding out ways to deliver affordable housing. If he was genuinely interested in that, he would have visited policy makers in markets that actually have affordable housing – like Houston, Dallas or Germany – rather than visit one of the few cities in the world that has a similar problem to Sydney to seek a “solution”.

Rather, Scott Morrison's London junket was about three things: 1) creating a smokescreen to divert public attention away from the fundamental issues; 2) giving the impression that the Coalition cares about housing affordability; and 3) creating a new angle to [defend the Coalition's negative gearing lies](#).

**30 JANUARY 2017 -- Cheap home mandates in action across Australia**

[9 news](#)

Scott Morrison didn't need to go all the way to London to be impressed with a scheme that aims to create more affordable housing - the federal treasurer could have learned about it in Australia.

**30 JANUARY 2017-- Encouraging signs in the housing sector (editorial)**

[The Canberra Times](#)

The Productivity Commission's 2017 report on government service provision in the housing and homelessness sector this month came with encouraging results for the ACT government: the waiting list for public housing in Canberra in 2016 dropped 17 per cent on the previous year. Improvements of this magnitude – not since 2012 has the list been this short – are generally celebrated with gusto. On this occasion, however, there was silence from the Barr government perhaps because on other key performance indicators, the PC report was not so flattering to the ACT.

**30 JANUARY 2017 -- Morrison canvasses investment rule changes**

[Money Management](#)

The Federal Government is canvassing changes to the Corporations Act and Superannuation Industry (Supervision) Act to facilitate so-called "social impact" investing. The Federal Treasurer, Scott Morrison has released a discussion paper which canvasses possible changes to the rules which would make it easier for both professional investors and superannuation funds to invest in socially valuable projects such as social housing and water infrastructure.

However the discussion paper issued by Morrison made it clear the Federal Government saw social impact investing as being something primarily pursued by private investors and the states with the Commonwealth acting as a facilitator of the processes.

### **31 JANUARY 2017 -- Treasury ups ante in investment plan**

#### **PS News**

**The Treasury** has released a discussion paper on the development of a "social investment" market to finance community and environment-related projects. According to Treasury, social impact investments are those made with the intention of generating measurable social and/or environmental outcomes in addition to a financial return.

It said the number of social housing dwellings would need to grow by almost 50 per cent to accommodate this number of people and there was a need to create an investment environment that would make a meaningful increase to the available stock of affordable housing, one where the involvement of private investment could contribute to increasing supply as demand grew.

### **31 JANUARY 2017 --Tasmania home to Australia's most affordable housing**

#### [ABC News](#)

For the price of one house in Sydney you could buy three in Tasmania, according to the state's Real Estate Institute (REI). Despite [recent concerns about the increasing cost of houses](#), Tasmania has consolidated its position as Australia's most affordable state for housing.

### **31 JANUARY 2017-- Few improving housing affordability signs**

#### [news.com.au](#)

The Housing Industry Association's latest affordability report shows a worsening situation - by 7.3 per cent during the December quarter - with the biggest deterioration in Melbourne (-11.6 per cent), Canberra (-10.7 per cent) and Sydney (-7.3 per cent).

"Nationally, housing affordability has managed to move in the wrong direction in many major cities despite the fact that interest rates are at a very low levels,' HIA senior economist Shane Garrett said on Tuesday. He blames the sluggish pace in wages growth as one factor impeding better affordability.

#### *Related articles*

### **\*\*HIA housing affordability guide takes a swan dive (opinion)**

#### [Macrobusiness](#)

Regular readers will know that I am a massive skeptic of the Housing Industry Association's (HIA) housing affordability index, since it only measures initial mortgage repayments, not likely repayments over the life of a mortgage under reasonable assumptions around mortgage rates, inflation and income growth (see [here](#) and [here](#)).

Nevertheless, the December quarter HIA housing affordability index reveals that affordability has taken a swan dive, courtesy of rapidly rising home prices:

**\*\*Housing further out of reach within city limits**

[The Australian Business Review](#)

Housing affordability has deteriorated “sharply” to its worst level in four years, according to new figures from the Housing Industry Association, sparking fresh calls for different levels of government to work together on reducing the cost of new dwellings.

Someone on an average income with a mortgage for an average dwelling would be spending 39 per cent of their earnings on mortgage repayments, as of the December quarter, the association found.

**1 FEBRUARY 2017 -- Could social impact investment solve the housing affordability problem?**

[Your Property Investment](#)

Social impact investments are investments that are made with the intention of generating measurable social and environmental outcomes as well as financial returns. It's an emerging, outcomes-based approach that brings governments, service providers, investors, and communities together in order to tackle a range of social issues.

According to Treasurer Scott Morrison, there are currently 180,000 people on social housing wait lists across the country. In order to accommodate all these people, the number of social housing dwellings would need to grow by nearly 50%.

“We need to create an investment environment to make a meaningful increase to the available stock of affordable housing, one where the involvement of private investment can contribute to increasing supply as demand grows,” Morrison said.

**1 FEBRUARY 2017 --REIA calls for consistency in home buyer handouts**

[The Australian](#)

First home buyers should be able to receive the same level of government assistance across states and territories, and regardless of whether the property is new or established, according to the Real Estate Institute of Australia.

**2 FEBRUARY 2017 -- Affordable housing scheme at Dapto faces scrutiny**

[ABC News](#)

A proposal for a major housing development at Dapto is facing scrutiny over the number of homes set aside for affordable housing. A development application for the \$49 million project proposes

144 apartments and 32 townhouses on the former Dapto Public School site, in the New South Wales city of Wollongong.

An earlier proposal for the site in 2010 would have provided 110 affordable units, but under the new scheme the number of affordable homes will be cut back to just 31.

"The original DA (development application) was premised on financial assistance from government through the **National Rental Affordability Scheme**. That funding is no longer available"

## **2 FEBRUARY 2017 -- What is a bond aggregator and how will it build affordable housing?**

[AHURI](#)

*What is a bond aggregator?* The model is based on AHURI research into the creation of an Affordable Housing Finance Corporation (AHFC). The AHFC is designed to aggregate and source large amounts of capital from the bond market so as to provide lower interest, long-term loans to not-for-profit community housing providers (CHPs) developing housing for lower income households. The intention is that money would be raised efficiently with reduced financing costs rather than in expensive one-off transactions such as when borrowing from a bank.

## **2 FEBRUARY 2017 -- Deluge of affordability data forces government's hand**

[The New Daily](#)

Voter backlash and a slew of damaging data has made it impossible for the government to refuse to act on housing affordability, setting the scene for a May budget that unleashes superannuation fund money to fix the problem.

*Note: A researcher in this article notes that other mechanisms, such as a tax incentive, will be needed for a bond aggregator to work. This reflects NAHP's position put forth in its submission to the Affordable Housing Working Group.*

## **2 FEBRUARY 2017 -- Housing affordability crisis: social divide affects a generation (commentary)**

[The Australian](#)

Men and women of Australia, we have a problem.

That problem is housing affordability and the exclusion that this issue delivers to part of the community in our biggest cities. You will recall my October column in *The Weekend Australian Magazine* [parodying the middle-aged tut-tutting of the spending priorities of the millennial generation](#). Perhaps it's time to look at some of the facts behind the affordability crisis.

## **2 FEBRUARY 2017 -- The Coalition's housing affordability phonies (opinion)**

[MacroBusiness](#)

Prime Minister Malcolm Turnbull moved fast to do-nothing on housing affordability, yet again

blaming the states for the lack of supply in yesterday's National Press Club Address.

No mention of Australia's perverse tax settings that incentivise speculators, push-up home prices, and crowd-out would-be first home buyers? No mention of the federal government's mass immigration program, which has flooded Sydney and Melbourne with new residents, caused much of the imbalance between supply and demand, and crowded-out incumbent residents?

No mention of the bald-faced lying in support of negative gearing. No mention of the Property Council of Australia Treasurer or a Coalition backbench neck deep in property holdings. No mention of a housing affordability inquiry with zero recommendations.

### **3 FEBRUARY 2017 -- Sensible reform to finance affordable housing deserves cross-party support**

[The Conversation](#)

Much like Australia, the UK has a serious problem with housing affordability and supply, made worse by policy and market [settings](#) that fuel instability rental housing. In this context, channelling investment via a specialist financial intermediary towards *new affordable* housing provided by landlords with a social purpose makes good sense.

The idea just needs an effective champion in Australia. In fact, it needs a bipartisan team of champions.

### **3 FEBRUARY 2017 -- Focusing on supply only will not solve the housing affordability crisis (opinion)**

[John Menadue](#)

There is now widespread recognition in the echelons of government, both Federal and State, that we face an affordable housing crisis. However, there is still no consensus about how to solve it.

### **4 FEBRUARY 2017 -- Housing affordability: low interest rates push up property prices (opinion)**

[The Australian](#)

Housing affordability is a serious problem in most parts of Australia. There is a growing gap between those who are in the housing market and those who are locked out. The rate of home ownership is falling.

You only have to look at the figures to see what a pickle we are in. In the early 1980s, house prices in our capital cities were about three times household median incomes, with the exception of Sydney, which had a ratio of just above five. We now have a ratio above 12 for Sydney, close to 10 for Melbourne and around six for the other capital cities.

### **4 FEBRUARY 2017 -- House price rises fastest in the world**

[The Australian](#)

A study of global house prices going back to the 1870s shows Australian prices have risen faster than anywhere else, with soaring land costs mainly responsible.

The study, which has implications for the government's housing affordability strategy, shows Australian house prices rose an average 2 per cent a year allowing for inflation over the past 140 years — twice as rapid as price growth in the US and Britain and more than four times faster than in Germany.

This contradicts the Turnbull government's strategy that maintains that increasing supply will improve housing affordability.

#### **6 FEBRUARY 2017 -- Holistic approach needed for property reform: REIA**

[Australian Broker](#)

The Real Estate Institute of Australia (REIA) has called upon the federal government to work together with the states and territories to tackle issues relating to affordability and property tax. In its Pre-Budget Submission for 2017/18, the institute urged the government to focus holistically by implementing consistent laws across the states.

#### **7 FEBRUARY 2017 -- High-speed rail and a Hyperloop: John Alexander's radical housing affordability plan**

[The Brisbane Times](#)

High-speed rail between Sydney and Melbourne would be used to decentralise Australia's urban population and open up cheaper housing under a radical plan now endorsed by a parliamentary committee.

Crusading Turnbull government MP John Alexander, who has supported a debate about negative gearing, said vision and innovation needed to replace the "debilitating political argument" about housing.

#### **10 FEBRUARY 2017 -- Housing unaffordability? Australia ranks 9th in the world**

[finder.com.au](#)

According to OECD housing affordability figures, Australia is now the ninth most unaffordable country in the world, jumping up from 29th spot just five years ago. New Zealand topped the list of most unaffordable countries when house prices are compared to disposable per capita income. Although Australia may not hold the top spot, it jumped ahead of [countries such as Britain, Norway and Japan](#).

#### **10 FEBRUARY 2017 -- \$9bn home affordability scheme to be dumped in May Budget**

[The Australian](#)

The \$9 billion National Housing Affordability Agreement is set to be axed in the May budget following a report revealing that the states and territories had failed to meet almost every benchmark set by the federal government since it began in 2009.

Figures obtained by *The Australian* revealed that the Rudd government scheme, with a price tag of almost \$1.5bn a year in grants to the states, had not delivered any measurable improvement in the provision of affordable housing.

*Related articles:*

**\*\*Government to axe \$9bn housing affordability scheme (opinion)**

[Macrobusiness](#)

In principle, I have no objection to the Government providing subsidised rental accommodation (although freeing-up the supply-side of the housing market would likely ameliorate some of the pressures). In fact, given Australia's busted rental market – whereby insecure one-year rental terms are commonplace – there is scope to provide longer-term leases that provide renters with greater security of tenure.

**\*\*Turnbull Government to axe national affordable housing scheme**  
[news.com.au](http://news.com.au)

THE Turnbull government is set to scrap a national affordable housing scheme after it failed to deliver any meaningful outcomes to ease Australia's housing crisis.

**10 FEBRUARY 2017 -- Housing affordability policy 'one way ATM': Scott Morrison**  
[The Australian](http://The Australian)

Treasurer Scott Morrison says a \$9 billion housing affordability policy created by the Rudd Government has been used by the states as a “one-way ATM” that has done nothing to make property more affordable. The Australian revealed yesterday the Turnbull government was looking at axing the program, after it emerged states and territories had failed to meet every benchmark set under the agreement, struck in 2009

Welfare and housing industry groups yesterday raised concerns about taking money from the system, but were in universal agreement that the scheme had been ill-conceived and mismanaged by the states.

**12 FEBRUARY 2017 -- If Australia has a housing crisis, supply is the answer**  
[Financial Review](http://Financial Review)

We need to create the investment environment where large institutional players, such as our super funds, invest their equity in creating tens of thousands of additional homes for rental. In the US they call it multifamily housing and within its residency mix they include social and affordable housing. In Australia, this rental sector does not exist.

To produce more housing, Australia needs a paradigm shift in thinking to create innovative funding mechanisms similar in principle to those adopted in the UK and the US. Governments alone cannot find enough money to invest in this key infrastructure and they must leverage their funds and encourage the use of private capital, recognising that such capital will need to achieve market returns that are proportionate to the risk of the investment.

**FEBRUARY 2017-- Multiple housing problems: a view through the housing niche lens (research report)**  
[Australian Policy Online](http://Australian Policy Online)

This paper presents an alternative view on the patterning of housing problems – across populations and within people. The conceptualization of housing problems through a ‘housing niche’ lens allows

the cumulative influence of multiple housing vulnerabilities to be better visualized and understood. Using a large, representative sample of the Australian population, the analysis describes and models patterns of multiple housing problems, the characteristics of the population at risk, and reflects on the implications for how policy might better understand and respond to multiple housing problems.

### **13 FEBRUARY 2017 -- Five ways we could make buying a house more doable**

[ABC Online](#)

It's easy to see why young Australians might feel like they'll never catch up to rising house prices. But there are ideas out there. It's just whether or not they'd a) work and b) have any chance of actually being implemented given the political firestorm that erupts every time someone so much as mentions the words "negative gearing" or "assets test".

We've listed the pros and cons of some of the top suggestions, along with their likelihood of ever actually happening.

### **14 FEBRUARY 2017 -- Why housing supply shouldn't be the only policy tool politicians cling to**

[The Conversation](#)

The most popular government policy at the moment for solving housing affordability continues to be increasing housing supply. It's true that increasing the supply of new homes in line with population and economic growth is a fundamental part of maintaining a healthy housing system. But to tout new housing production as the only policy lever without examining the question of demand is clearly an ineffective policy position.

The supply argument sounds believable – increasing supply will actually reduce prices in markets for most types of goods, like bananas, cars or televisions. Unfortunately, the housing market is different.

### **15 FEBRUARY 2017 -- States drag feet on affordable housing, with Victoria the worst**

[The Conversation](#)

Moral panic over recent increases in visibly [homeless people in central Melbourne](#) has brought to the fore the [critical shortage of affordable housing](#) across the metropolitan areas of Australia's wealthiest cities. But living on the street is only the tip of the iceberg. Many more households are living in insecure and/or overpriced accommodation. Their plight is due to an undersupply of appropriately priced, sized and situated [rental housing](#).

### **15 FEBRUARY 2017 -- RBA's Glenn Stevens to advise NSW on housing affordability**

[Australian Financial Review](#)

Former Reserve Bank of Australia governor Glenn Stevens has taken his first job in his new life, advising the NSW government on how to make housing more affordable. NSW Premier Gladys Berejiklian announced on Wednesday that Mr Stevens [who stepped down in September last year](#)



[after 10 years running the central bank](#) would provide advice to a NSW cross-government working group that will explore all options to make housing more affordable for NSW residents.

### **15 FEBRUARY 2017 -- A bit of housing justice -- the story of HomeGround Real Estate**

[Australian Policy Online](#)

While most affordable housing initiatives focus on increasing stock of new social housing, HomeGround Real Estate represents an intervention in a sector largely neglected in the housing affordability space – the mainstream private rental market.

Launched in 2014 as “Australia’s first not for profit real estate”, HomeGround Real Estate essentially comprises two streams, commercial and affordable. Through the commercial stream, properties are offered for rent at market rates. The agent commission subsidises the agency’s affordable housing initiative, under which property owners forego a proportion of rental income so the property can be provided at an affordable rate to low income tenants.

### **16 FEBRUARY 2017 -- Renters have little security, put up with a lot, and fear eviction: survey**

[ABC News](#)

The nation's first national survey of housing tenants has revealed renters in Australia have little security and lack the power to demand standard property maintenance. Tenants are putting up with poor-quality housing and many face the threat of eviction if they complain to their landlord, according to researchers.

The survey, entitled *Unsettled: Life in Australia's Private Rental Market*, was conducted jointly by consumer group Choice, the NGO National Shelter and the National Association of Tenant Organisations.

*A copy of the Unsettled: Life in Australia's Private Rental Market can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

### **17 FEBRUARY 2017 -- Housing affordability issues could be helped by allowing renters to buy without a deposit**

[ABC News](#)

Andrew Broad, the Member for Mallee, wants banks to forgo a deposit from first-home buyers who have a three-year rental history. He argued if the mortgage repayments were roughly the same as the buyer's rent, the bank should not need security.

"Essentially what a bank needs to do is see that a person has the capacity to service a loan.

### **17 FEBRUARY 2017 --Property policies all talk: three point plan for housing affordability**

[The Australian Business Review](#)

Politicians love talking about wanting to improve housing affordability — who could possibly be against making something more affordable? But you’ll never find them advocating anything that

would actually lower house prices.

They want higher house prices and more affordable houses at the same time

### **17 FEBRUARY 2017 -- Housing affordability: everyone has an idea, no one has a solution**

[Australian Financial Review](#)

When Malcolm Turnbull reluctantly backed away from an embryonic plan to curb housing investors' profits, an urgent new hunt began for Plan B – a quick fix for Australia's intractable housing affordability problem.

And there's a tight deadline: in just over two months Treasurer Scott Morrison will deliver a federal budget with housing affordability as its centrepiece and hopefully reset Turnbull's image as a reformer instead of just a survivor.

### **19 FEBRUARY 2017 -- Tackling housing unaffordability: a 10 point plan**

[Digital Finance Analytics](#)

The widening cracks in Australia's housing system can no longer be concealed. The extraordinary recent debate has laid bare both the depth of public concern and the vacuum of coherent policy to promote housing affordability. The community is clamouring for leadership and change.

*NOTE: This article was first published in June 2015 and the comments and 10 point plan are still relevant*

### **19 FEBRUARY 2017--Housing affordability off the agenda again as Turnbull shirks the tax challenge**

[The Guardian](#)

Housing affordability remains an absolutely red hot political issue as well as a complex policy one. It requires a government willing to embrace, as Malcolm Turnbull suggested back in [September 2015](#), "a style of leadership that respects the people's intelligence, that explains these complex issues".

And for a brief shining moment this week it seemed that was about to happen; but within hours the darkness and normal procedures returned.

### **20 FEBRUARY 2017 -- Australia needs to reboot affordable housing, not scrap it (opinion)**

[Property Observer](#)

Federal government ministers have cast a cloud over funding for social housing and homelessness services, leading to speculation that the National Affordable Housing Agreement (NAHA) may not survive the 2017 budget.

### **20 FEBRUARY 2017 -- Coalition MP tasked with housing affordability says 'highly paid job' is 'first step' to home ownership**

[Sydney Morning Herald](#)

The federal Victorian MP Michael Sukkar, who is the Assistant Minister to the Treasurer and has been charged with finding solutions to the country's housing affordability woes, also pointed to his own experience in purchasing two properties by the age of 35 as an example to struggling homebuyers.

"We're also enabling young people to get highly paid jobs which is the first step to buying a house, it's not the only answer but it's the first step," Mr Sukkar told *Sky News* on Monday night. "I want to see young people like me, leave university, I was a terrible university student but I left university because the economy was so good, I got a great start and I was able to forge a career," he said.

### **20 FEBRUARY 2017 -- How to solve housing affordability literally overnight**

[Crikey](#)

Now everyone (other than perhaps wealthy land barons) hopefully agree expensive housing is a problem that needs fixing, but what's the best way to do it? We've long gone past the "are we in a housing bubble?" debate phase, with even the most strident housing bull no longer denying Australia's housing affordability problems. The question has now shifted to how can we make housing more affordable.

A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs

### **22 FEBRUARY 2017 -- The surprising body putting its hand up to fix our housing crisis**

[The New Daily](#)

The problem is what's known in finance circles as 'inelasticity'. If the market is behaving as it should, the reaction to high demand and low supply should be an immediate increase in supply. Instead, we've seen supply remain static and housing prices sky-rocket.

In January this year the government established an Affordable Housing Working Group to look into the best ways of increasing the supply of affordable housing. Industry SuperFunds, through their peak body Industry Super Australia, had some suggestions.

### **23 FEBRUARY 2017 -- Victorian taxpayers to act as guarantors on \$1b social housing project**

[The Age](#)

Taxpayers will act as the guarantor on new social housing projects under a \$1 billion Andrews government policy aimed at boosting affordable homes for vulnerable people.

Housing associations have often struggled to get loans from banks to build housing projects because of the risk of default, but from next financial year the Victorian government will act as guarantor for up to \$1 billion worth of projects.

*Related stories*

**--\$2B in Vic Affordable Housing**

[Pro Bono](#)

Housing and homelessness organisations will be able to utilise a \$1 billion Social Housing Growth Fund and access low interest loans worth a further \$1.1 billion as part of the rollout of the Victorian government's affordable housing strategy.

Housing Minister Martin Foley said the strategy was a "bold new policy that starts to address social and affordable housing". "The debt instrument will also allow social and community housing organisations to step forward in a way that they haven't been able to do so yet. [They] have been held back by scale. They do a great job, they are linked to their communities and they are held back by scale particularly when it comes to their ability to raise finance," Foley said.

**25 FEBRUARY 2017 -- Government is missing opportunity to solve the housing crisis**  
[Sydney Morning Herald](#)

The governor of the Reserve Bank, Phil Lowe, has sometimes found himself sitting next to Scott Morrison at lunch and dinner functions over the past couple of years. The head of the central bank has used the opportunity to try to persuade Australia's treasurer of the need to take big, bold action.

Australia, argues Lowe, needs to build productive new assets on a historic scale, and this era of super-low global interest rates means that now is the best possible time. Money is cheaper now than at any time in 5000 years of recorded history. Governments and businesses should be borrowing to build new power plants, bridges, rail, roads, ports, airports and other infrastructure.

**27 FEBRUARY 2017-- Budget needs to tackle 'poverty and inequality' across Australia: ACOSS**  
[Huffington Post](#)

The Australian Council of Social Services (ACOSS) wants the Turnbull Government to tackle the "big challenge" of housing affordability and budget repair by curbing generous tax breaks to property investors.

**28 FEBRUARY 2017 -- Impact investing must put communities first, NFP peak**  
[Pro Bono](#)

Impact investing must benefit communities, rather than just save government money or create new deals for the finance sector, the peak body for not for profits has said.

Last month the federal government released a [discussion paper](#) exploring, for the first time, ways it can develop the impact investing market in Australia, with a focus on the affordable housing supply. In its response, sent to the government on Monday, the Community Council for Australia (CCA) welcomed the government's interest in impact investing but warned communities must be a key priority.

**1 MARCH 2017-- Rethinking sustainable solutions to social housing**  
[Architecture News](#)

It is widely known that the provision and availability of safe, affordable housing has massive benefits for a vibrant and healthy community.

Not only does it improve the ability of people to participate in education and employment, but it has also been proven to generally support their health and well-being. But not everyone in our society enjoys the luxury of safe and affordable housing.

### **1 MARCH 2017 -- Housing affordability: a policy 'catch-cry' for 2017**

[Property News](#)

Housing affordability is firmly on the policy radar in 2017. This crucial policy topic may not always be accurately discussed, but it is pleasing to observe its elevation.

Around 60 per cent of Australian households own their own home, either outright or with a mortgage. These two different sub-groups of households hold different perspectives on affordability, with a further differentiation arising depending on whether or not these households are assisting younger generations of their family enter the home ownership market.

Around 40 per cent of Australian households are renters. Some of these households have made a conscious decision not to enter the home ownership market or to delay entry voluntarily for lifestyle reasons. This latter group of course includes some first home buyers (FHBs) who have entered the housing market by becoming an investor before becoming an owner-occupier. The significant number of Australian households who rely on the provision of affordable public and social housing represent another key element of the rental market

### **2 MARCH 2017 -- Future of NAHA still in doubt--media release**

[Senator Doug Cameron, Shadow Minister for Housing and Homelessness](#)

Treasury officials appearing at Senate Estimates have been unable to allay fears that \$1.3 billion a year in funding under the National Affordable Housing Agreement (NAHA) is under threat in the May budget. The officials were responding to questions about [reports](#) the Turnbull Government is considering axing the National Affordable Housing Agreement which has provided over \$9 billion in social and affordable housing assistance since 2009.

Saying that 'no final decision' has been made, Treasury officials revealed that there have been 'high-level discussions' with States and Territories on the future of NAHA but declined to reveal what has been discussed.

### **3 MARCH 2017-- OECD warns of 'rout' in housing prices if investors head for the doors**

[Sydney Morning Herald](#)

The OECD has warned of a "rout" in Australian house prices, leading to a new economic downturn, saying both prices and household debt have reached "unprecedented highs".

The warning is in [an otherwise positive biennial assessment](#) released overnight that broadly mirrors

the Australian Treasury's.

"A continued rise of the market, fuelled by both investor and owner-occupier demand, may end in a significant downward correction that spreads to the rest of the economy," it warns.

*Related story*

**--OECD rings alarm on housing 'rout'**

[Australian Financial Review](#)

Australia's vulnerability to a house price collapse morphing into a recession has sharpened because of ballooning household debt and the dominance of big banks, according to the Organisation for Economic Co-operation and Development's latest report on the economy.

OECD officials – writing in what is their first major review of Australia's economy since 2014 – said the housing market may not "ease gently" and could develop into a "rout on prices and demand with significant macroeconomic implications".

A chief consequence would be a juddering shutdown in household consumption and a surge in mortgage defaults that would ricochet around the economy.

**3 MARCH 2017-- Proposals cloud positive moves from Andrews Government on affordable housing**  
[Property Observer](#)

The Andrews Government this week announced changes to long-term lease provisions, including a new long-term standard tenancy agreement for leases of more than five years.

The said these changes are being undertaken in the midst of a major review of Victoria's rental sector.

While the Real Estate Institute of Victoria (REIV) generally supports the new provisions for long-term leases, the entire private rental sector is on the brink of significant change which will heavily affect landlords and other stakeholders.

**3 MARCH 2017 -- Cutting immigration will harm, not help, the affordable housing crisis**

[Huffington Post](#)

So, does this claim stack up? Could reducing net migration have a positive effect on housing affordability? The Huffington Post Australia spoke to two economists in the field, and well, it's not that simple.

The Housing Industry Association's senior economist Shane Garrett said reducing immigration would have wide ranging effects on the economy. He argues immigration is helping to offset the increasing number of Australians who will reach retirement over the next decade.

Professor Peter Phibbs, a geographer, planner and social economist at the University of Sydney said there some fundamental economic logic behind the suggestion, but it could come at larger cost to the economy.

"You'd probably take the heat out of the market to some extent, not to a large extent. But you'd

create problems -- your migrant stream is doing other things, like keeping your economy running," he said.

### **3 MARCH 2017 -- Should there be financial penalties on unoccupied dwellings? (opinion)**

[Smart Property Investment](#)

The high level of developments in Sydney have presented a smorgasbord of choice for offshore buyers, given non-residents can only purchase new or off-the-plan properties.

I believe that a percentage of dwellings within all new developments should be sold to Australian residents and even further, a percentage or better incentive to first home buyers

### **3 MARCH 2017 -- The rise and rise of 'dehumanising' housing**

[The West Australian](#)

This week the UN special rapporteur for housing, Leilani Farha, reported about the devastating human rights impact of society's tendency to view houses as financial commodities rather than homes for people.

This is when investors buy property for future capital gains instead of income, where rent returns are secondary or not important compared with the lower taxation of income derived from the sale of the property.

The report warns about a rise in "dehumanised housing": housing built as a high-yield commodity rather than for social use. A significant portion of investor-owned homes are simply left empty.

### **4 MARCH 2017 -- Turnbull Government considers tax breaks to aid housing affordability**

[The Courier Mail](#)

THE Turnbull Government is considering tax incentives other than negative gearing to help build affordable homes for a generation struggling with high rent and house prices.

Treasury is in the early stages of working on a housing affordability strategy, to be unveiled in the May Budget.

It is understood early plans centre on land release and incentives to encourage people to invest in low-cost housing.

### **5 MARCH 2017 -- How Liberal MP John Alexander became a champion of housing affordability**

[Sydney Morning Herald](#)

Five years ago John Alexander had a revelation: Australia's housing market had gone insane.

"This is *the* biggest domestic issue in Australian politics," he says. "People might think rising prices are a good thing, but there will be carnage if there is a price correction – it's terrifying.

### **5 MARCH 2017 -- Treasurer working on housing affordability package for May Budget**

[The Australian](#)

Treasurer Scott Morrison has indicated the government is working on a housing affordability package for the May federal budget, but refused to say whether the package would address capital

gains tax concessions.

“I’m not about to inform your assumptions one way or the other, other than to say there will be a very strong focus on this in the budget,” Mr Morrison told Sky News.

He said the package would also take into account the 30 per cent of Australians who live in rented homes. “I am as much concerned about someone on a low income, struggling with their rent as I am with someone who I know wants to get into home ownership for themselves,” Mr Morrison said.

### **5 MARCH 2017 --Stamp duty cuts worth up to \$600,000 for first home buyers**

[The Age](#)

Long-awaited reforms to be unveiled on Sunday will give new home owners savings of up to \$15,000 by exempting them from stamp duty on new and existing properties, in a bid to help more Victorians to break into the expensive housing market.

The state government will also contribute \$5 million to Buy Assist, a community-sector based shared equity scheme.

*NOTE: The Buy Assist program is operated by NAHP member the **National Affordable Housing Consortium**. You can read more about the program [here](#).*

### **6 MARCH 2017 -- Housing affordability: Experts see stamp duty cuts hiking prices**

[The New Daily](#)

House prices will increase thanks to a Victorian government decision to scrap stamp duty on some properties, according to experts who warn the move would benefit owners – not first home buyers – if rolled out across the country.

*Related articles*

**--Victoria's stamp duty cut a 'transfer of wealth' to vendors**

[Australian Financial Review](#)

Victoria's decision to cut stamp duty for first home buyers, in isolation, will only stimulate demand and push prices higher, experts say.

Economist Saul Eslake said, taken by itself, the stamp duty measure [announced on Sunday](#) would push prices higher

**--Housing affordability will probably 'deteriorate' once Victoria's first homebuyers' incentives are introduced**

[news.com.au](#)

FIRST home buyers may be tempted to celebrate Victoria’s decision to provide extra grants and stamp duty concessions, but they probably shouldn’t.

AMP chief economist Shane Oliver is just one of the experts left puzzled over the Victorian Government’s latest move to help first home buyers.



The measures sound promising but Mr Oliver warns that ultimately they won't make housing more affordable. "It sounds like you're doing something about it but doesn't actually help," he said. Mr Oliver said buyers who moved quickly to buy before house prices adjusted could benefit, but otherwise the changes would just push up prices.

### **6 MARCH 2017 -- Social Market Solutions: Affordable Housing**

[The Australian Independent Media Network](#)

A crisis of unaffordable housing and rental levels afflicts Australian metropolitan and regional cities. Negative gearing taxation rewards are decreasing housing affordability, particularly at the lower-income levels of the housing market. Do strategies exist to fix this affordability mess?

### **7 MARCH 2017 -- Australian housing market looks 'frothy'**

[Australian Financial Review](#)

A global investment house has warned Australia's housing market is looking "frothy" and blames lack of supply and the challenges of implementing macroprudential changes when interest rates are so low.

Economists at Standard Life Investments said while housing in most advanced economies was healthy the sharp growth in Australia, New Zealand and Sweden was a concern.

### **9 MARCH 2017-- Scott Morrison gives green light to affordable housing finance plan**

[Australian Financial Review](#)

The federal government has given the go-ahead for a scheme in which the private sector would be given access to cheap capital in return for building more community housing.

The bond aggregation scheme, as [revealed by The Australian Financial Review](#), was given the in-principle approval of Commonwealth and state treasurers in December and will now be designed by a new housing affordability taskforce before final approval in the middle of the year.

#### *Related articles*

**--Scott Morrison examining new ways to kick tens of millions into community housing**

[The Age](#)

The Coalition government is considering the creation of a new affordable housing finance corporation to kick-start tens of millions of dollars in investment in community housing, in one of several major initiatives being examined for the federal budget.

Work has been under way for months on new ways to fund community housing, using a so-called "bond aggregator" model, based on an approach taken in Britain.

**--Scott Morrison says government bonds could finance affordable housing**

[The Guardian](#)

Scott Morrison has backed the idea of using government bonds to raise cheaper, long-term finance for affordable housing to be deployed through an affordable housing finance corporation. In an interview with Radio National on Friday, the treasurer also signalled that the government would cut or redirect funds from the \$1.3bn-a-year national affordable housing agreement, saying he was “very frustrated” with its performance. Under the bond aggregator model, the commonwealth would raise up to \$200m through government bonds, which could be used to give loans to community housing providers or the private sector to provide social or affordable housing.

#### **--Government targeting struggling renters with housing affordability taskforce**

[ABC Online](#)

The Government is flagging action on affordable housing amid an ongoing political battle over the issue. It is establishing a taskforce to design a government lender that would provide cheap loans to community housing organisations.

Treasurer Scott Morrison said a government bank to fund community housing would help counter the growing number of low income earners facing rental stress.

#### **--Bond aggregator explained**

[The Conversation](#)

Long [identified](#) as a glaring gap in Australia’s affordable housing system, bonds issued via a specialist intermediary would steer investment to where it is sorely needed. If combined with appropriate incentives and public programs, it would go a very long way towards producing more affordable housing choices, as in the UK.

#### **9 MARCH 2017 -- Housing affordability is bad news for investors (opinion)**

[Switzer Daily News](#)

I am all for “housing affordability” too. I have children and grandchildren, and probably like most people, wonder how my offspring will save the monies to own a home in Sydney or Melbourne, or for that matter, in any of our capital cities. Wanting houses to be more affordable for first home buyers and the young is a bit like “world peace”. We all support the idea. However, because Governments like to tinker with price levers, rather than deal with the underlying problem of housing supply, they generally muck things up. And this is exactly what is going to happen if the Victorian Premier gets his way.

#### **9 MARCH 2017 -- The risk is greater than the GFC if we can't fix the housing problem (opinion)**

[Sydney Morning Herald](#)

One of the main reasons why the anti-establishment movement is gaining considerable momentum in our politics is that key policy issues have been ignored and just left to drift, some now reaching crisis proportions.

Housing is a conspicuous example. The political class is finally catching up, with both NSW and Victorian premiers now making it a priority, and Treasurer Scott Morrison committing to a "housing

package" as the centrepiece of the May budget. All probably very little, too late, with the issue complicated with overlapping federal and state responsibilities.

### **10 MARCH 2017 -- Taskforce to tackle affordable housing**

[9news](#)

The federal government has established a taskforce to look at new ways to promote millions of dollars of investment in community housing that could benefit one in three Australians. One proposal is to create an affordable housing finance corporation, which would use capital from the bond market for long-term and low-interest loans to the community housing sector.

*Related articles*

#### **--Government starts affordable housing taskforce, targets public housing**

[Huffington Post](#)

Housing affordability is arguably *the* hot-button issue in politics at the moment, with spiralling house prices fuelling fears that an entire generation of young people may be locked out of the property market for many years.

The Government has flatly shrugged off any talk of addressing negative gearing or capital gains tax, which many economists and housing experts have cited as a key factor in affordability issues, but have instead been talking up a grab-bag of policy ideas to target housing issues.

The latest idea the Government hopes will go some way to easing housing troubles is its new Affordable Housing Implementation Taskforce, announced by Treasurer Scott Morrison on Friday. Just hours after reports emerged in Fairfax Media that [the idea was on the table](#), Morrison confirmed the plan to establish a 'bond aggregator' model -- where the Government would source cheap loans from the private market, and supply the cash to social housing providers.

#### **--Government targeting struggling renters with housing affordability taskforce**

[ABC Online](#)

The Government is flagging action on affordable housing amid an ongoing political battle over the issue. It is establishing a taskforce to design a government lender that would provide cheap loans to community housing organisations.

Mr Morrison told the ABC that the [housing debate often focused on first home buyers](#), but low income earners struggling to pay their rent were a major issue.

### **10 MARCH 2017 -- We must call Governments out on this "Game of Homes" (opinion)**

[Huffington Post Australia](#)

Politicians won't want to put real downward pressure on house prices while Australians rejoice in their homes' value.

After observing and researching housing markets and housing policy for the past 20 years, my conclusion is that the default position for many modern Australian politicians is to sound deeply concerned about housing affordability pressures but do nothing effective.

The reasons why they take this position is not hard to find: with so many homeowners in Australia cheering up the price of housing in Australia, politicians do not want to deliver bad news to them by putting real downward pressure on house prices.

### **13 MARCH 2017 -- HESTA chief backs bond aggregator**

[Australian Financial Review](#)

The chief executive of the \$37 billion health industry superannuation fund HESTA, Debby Blakey, has called on the government to push ahead with the idea of a bond aggregator to help fund affordable housing. She said funds like HESTA were keen to find long-term avenues for investment in social and affordable housing.

But they needed bonds or investments with some government-guaranteed return to make them viable.

### **14 MARCH 2017 -- New taskforce to nail housing affordability**

[PS News](#)

A new taskforce to explore policy options for more affordable housing has been announced by the Federal Treasurer, Scott Morrison. "This would give community housing providers access to cheaper and longer term debt, freeing up capital for the construction of new affordable housing."

### **14 MARCH 2017 -- Government to mandate affordable housing for nation's key workers**

[news.com.au](#)

WORKERS in our most valued professions will be offered cheaper housing in new developments under a progressive new initiative being discussed by state and federal governments. In a move to address skyrocketing house prices in Sydney, key workers such as nurses, teachers and police officers will be able to access premium properties at an affordable price, to ensure they are able to afford to live where they work.

It is understood discussions are taking place at both a federal and NSW government level. Federally, Treasurer Scott Morrison, Assistant Minister for Cities Angus Taylor, Assistant Minister to the Treasurer Michael Sukkar and Social Services Minister Christian Porter have been developing the idea with a package to be included in the May Budget, according to [The Daily Telegraph](#).

Under the innovative plan, developers would be allowed to increase the floor space or height of new developments in exchange for providing a percentage of lower-priced housing to these key workers.

### **14 MARCH 2017 -- Land Rent Scheme offers first home buyers a step up property ladder**

[ABC Online](#)

In an attempt to ease the pressure, in 2009 the ACT Government introduced the Land Rent Scheme. But now a community home provider has adapted the scheme to try to get more people out of the "rental roundabout" and into home ownership.

For the first time in the ACT, this month **Community Housing Canberra (CHC)** will release 31 home and land packages in Moncrieff aimed at lower-to-middle income earners.

The standard Land Rent Scheme offered by the Land Development Agency (LDA), means lessees do not have to buy the land. Instead, they rent it from the Government at a discounted rate of 2 per cent of the unimproved value and only have to get a loan for the value of the actual house, which means upfront costs are lower.

### **14 MARCH 2017 -- Turnbull takes lead in housing budget plan**

[9 News](#)

The prime minister's own department is taking the lead in a committee bringing together government departments to develop a new affordable housing policy ahead of the May budget. A Senate inquiry was told an inter-departmental committee was being chaired by the prime minister's department, rather than Treasury which is responsible for housing supply issues and the Department of Social Services which oversees housing affordability and homelessness. Treasury official Marty Robinson said work was being done ahead of the budget on the "social and affordable segments" of the housing markets.

*Related articles*

#### **--All hands on deck for housing package**

[AAP/9News](#)

Treasury official Marty Robinson told the inquiry the Department of Prime Minister and Cabinet had become involved because the work overlapped with the department's work on cities policy. Michael Sukkar, who was promoted to the government frontbench this year to put together the government's housing affordability package, has promised the budget will look at ways of "unleashing" supply.

### **15 MARCH 2017 -- Compass Housing wins NSW government contract for community housing**

[The Maitland Mercury](#)

Maitland is set for a share of 600 new community homes after **Compass Housing** was awarded a major NSW Government contract. There has been a renewed focus on providing community housing in the past two years after reports of major delays in access to homes for people in need. The Compass contract came from the Social and Affordable Housing Fund, which was a key result of the recent probe into how to fix the shortfall in the community housing sector – the NSW Future Directions for Social Housing Strategy.

### **15 MARCH 2017 -- No silver bullet for housing affordability mess**

[Australian Financial Review](#)

The decision to abolish the emissions trading scheme was sold to the electorate as the solution to soaring household electricity prices. That never happened and [prices are now higher than ever](#). The same can be said of the debate around housing affordability, which tops the political agenda alongside energy as federal and state governments try and tackle the unrelenting growth in east coast property prices without triggering a house price crash.

What worries the big bank chief executives is that the populist political debate will dumb down a complicated issue which has ramifications for the entire economy and will further demonise the major lenders.

A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs

**16 MARCH 2017 -- Michael Sukkar: Cooperation key in housing affordability**  
[Australian Business Review](#)

Any meaningful change to the vexed issue of housing affordability would be “impossible” unless all levels of government co-operate, particularly on the building of more houses, according to Assistant Minister to the Treasurer, Michael Sukkar. He also agreed that the federal government could take the lead in encouraging this co-operation, after industry players have been emphasising the need for a holistic approach.

“To make any meaningful change in a systemic way without the agreement of both federal, state and local governments — and particularly anything that seeks to address supply side issues — it is literally impossible to do any of it without the consent of all those parties,” he said. “We’ve formed the view you have to include community housing providers because social housing in my view is really where a lot of the quick wins could be obtained.

**20 MARCH 2017 -- No proposal to allow super raid: Treasurer**  
[The Australian](#)

Treasurer Scott Morrison insists the federal government has no proposal to allow first-home buyers to tap their superannuation for a deposit.

Former Labor prime minister Paul Keating has slammed the idea of allowing young people to raid their superannuation, warning it would “pull the backside” out of the system.

*Related articles*

**--The super stupid way to get your own piece of over-priced housing**  
[New Matilda](#)

I hate to burst your bubble, but allowing Australians to use their super to buy property is a really bad idea. When even the banks are calling for a calm on prices, you know there’s a problem.

**20 MARCH 2017 -- ASIC chairman Greg Medcraft warns of 'bubbly' housing market**  
[The Australian](#)

The Australian housing market was “bubbly” with housing affordability “stretched”, Australian

Securities and Investments Commission chairman Greg Medcraft said today.

Speaking at the annual ASIC forum, he warned banks not to lend people more than they could afford. "Responsible lending is critical," he said. "Lenders have a very serious obligation not to put people in over their heads," he said.

### **21 MARCH 2017 -- How to fix the housing affordability crisis (opinion)**

Crikey

Boy, that idea of using superannuation to fund housing deposits didn't last long, did it? Sent it round the accelerator, bang, it hit reality, and another piece of political antimatter was created? The idea of taking money sequestered from salaries to create life-security over the long-term, and then pumping it into an over-inflated housing market was, well, the sheer elegance of the stupidity and political desperation, the balance of parts, was a thing wondrous to behold.

But whoever devised it can take comfort in the fact that it isn't as stupid as the next stop-gap solution to the housing affordability crisis that will come along. By now, we could run an awards night each year, of dumb non-solutions to the housing affordability crisis, with a red carpet walk, and the amazing prospect of host Richard Wilkins being one of the smarter people in the room. I don't think pumping superannuation into inflated value-stores is quite up there with Barnaby Joyce's suggestion that people who can't afford houses in Melbourne and Sydney should move to Dubbo, etc (and presumably work in the uneconomic rural services sector subsidised by the taxes of people who work in Melbourne, Sydney, etc), but it's up there.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

### **21 MARCH 2017 - Here's what an affordable housing tenant actually looks like**

[Domain](#)

When you think of affordable housing tenants Sydneysider Alice Anderson probably isn't the type of person that springs to mind. While the 27-year-old works five days a week, her moderate income means she's one of a growing number of Sydneysiders struggling to afford to rent in the area she grew up in and works.

"People assume you have to be on welfare [to be in affordable housing]," she said. "One of the biggest misconceptions about it is that nobody works, everyone's lazy."

*Related article*

**--Is rent control the answer to housing affordability crisis?**

[ABC Online](#)

Ms Ward and Charlie now live in a modern two-bedroom apartment in Zetland which was built last year exclusively as an affordable housing block by not-for-profit developer City West Housing. While the rent Ms Ward is paying now is similar to that of her previous home, it is capped to be no more than 30 per cent of her gross annual income, which includes any family tax benefits.

## **22 MARCH 2017 -- Creative ideas needed to fix housing affordability (opinion)**

[InDaily \(Adelaide\)](#)

Housing affordability is a huge problem but allowing first home buyers to raid their superannuation is a dumb idea, writes Andrea Michaels.

## **22 MARCH 2017 -- How have other countries tackled housing affordability?**

[realestate.com.au](#)

It's hard to tackle housing affordability on a national scale in Australia as each state faces unique economic challenges and would react differently to across the board changes to mechanisms such as negative gearing.

Any policy changes to property tax or any incentive offered to certain buyers will still result in flow-on effects that are unexpected as the solutions above demonstrate.

Australia needs to find better solutions to housing affordability that look at the market as a whole rather than just certain buyer groups.

Solution 1: Increasing credit to lift supply

Solution 2: Limit lending & credit growth

Solution 3: Encourage council tenants to buy their homes

Solution 4: Increase stamp duty (for some buyers)

Solution 5: Increase taxes for foreigner buyers

Solution 6: Restrict some types of buyers

## **23 MARCH 2017 -- Looming budget black hole caused by housing crisis**

[Sydney Morning Herald](#)

The federal budget has a multibillion-dollar hole in it because successive governments have failed to account for how declining home ownership will force more future retirees onto the aged pension.

Super nest eggs are being increasingly eroded by rental payments or mortgage payments for the increasing proportion of retirees who do not own their homes outright, a report released on Thursday by the Australian Institute of Superannuation Trustees warns.

"Not only do the emerging trends in Australia's housing market spell trouble for those who will be entering retirement over the next three or four decades: they also spell trouble for Australia's public finances, and for the governments who will preside over them," the report concludes.

The report concludes by calling on the prime minister to convene a "summit" of all three levels of government to stop blame shifting and agree on a policy framework to address the housing crisis.



You can access the report *No place like home: the impact of declining homeownership on retirement* [here](#)

**23 MARCH 2017 -- Australian Institute of Architects speech on housing affordability**  
[Architecture and Design](#)

The Institute's National President, Ken Maher's keynote address emphasised the need for immediate, collective and well-planned action to address the crisis. It touched on methods such as setting clear and collective targets for affordable housing between all levels of government, increasing flexible and multi-generational housing options and, importantly, providing affordable housing where it is needed most – in urban centres where access to employment, education, services and facilities is highest.

Retrofitting our existing building stock into new living and social infrastructure, and increasing density in our cities were two suggestions made by Maher as solutions to the crisis. But underpinning Maher's speech was the need for doing density well, i.e. matching increased density with appropriate transport and social infrastructure, ensuring higher-density housing is designed well, and ensuring that density is not done to the detriment of our environment.

**23 MARCH 2017 -- The financialisation of housing and what can be done about it**  
[The Conversation](#)

A recent United Nations report [on the right to adequate housing](#) identifies the financialisation of housing as an issue of global importance. It defines the financialisation of housing as: ... structural changes in housing and financial markets and global investment whereby housing is treated as a commodity, a means of accumulating wealth and often as security for financial instruments that are traded and sold on global markets.

The [UN Special Rapporteur](#) on the Right to Housing argued that treating the house as a repository for capital – rather than a place for habitation – is a human rights issue

**23 MARCH 2017 -- Politics ensures Reserve Bank's housing pushback already failing (opinion)**  
[Sydney Morning Herald](#)

The bad news about the regulators' new attempts to hose down housing investment enthusiasm is that they are, at best, second rate. The Law of Unintended Consequences is always at work, ensuring damage elsewhere in the economy, while the most effective tools for the present circumstances remain locked in Treasury's cupboard.

**23 MARCH 2017 -- Institutional investment in affordable housing one step closer**  
[Investing.com](#)

The recent announcement by the Treasurer, Scott Morrison, to establish an Affordable Housing Implementation Taskforce to develop an affordable housing bond aggregator model is welcome news for affordable housing.

### **23 MARCH 2017--Super sector to collaborate to tackle housing affordability crisis**

[finder.com.au](http://finder.com.au)

Following recent public debate about whether the government should allow young Australians to access their superfund for a house deposit, [the industry super sector](#) has agreed to collaborate to [tackle the issue](#), among others.

Industry Super Holdings chair Garry Weaven said the recent hype surrounding the potential of using super for a deposit highlighted the need for [the industry super sector](#) to collectively tackle the [nation's affordable housing crisis](#). "Housing is the biggest asset class we haven't commoditised and we need to do it," said Weaven.

### **23 MARCH 2017 -- Plans revealed for long-awaited redevelopment at old Downer school**

[Domain](#)

A long-awaited residential project slated for the old Downer Primary School site is a step closer to fruition with a development application lodged with the ACT government. The application outlines plans for 37 townhouses and 123 apartments in the first two stages of development and 120 independent living units further down the track.

**CHC Australia** chief executive Kim Sinclair said the organisation has been working on plans with the community since 2011. "We've come up with a plan that produces a really strong outcome for us as a community housing provider, the Downer residents and the wider Canberra community," Ms Sinclair said.

### **24 MARCH 2017--New Zealand's superannuation housing plan**

[SBS](#)

New Zealand-based economist Shamubeel Eaqub says, while the debate continues in Australia, accessing super for housing is something New Zealanders have been able to do for years. "It's been going for about five years, and you can essentially draw down in your superannuation account in New Zealand, it's called [KiwiSaver](#) and you can use that towards your deposit," he said.

Mr Eaqub says the average amount withdrawn has grown to about NZ\$19,000, which is about 4 per cent of the median house price, with about 25,000 people using the scheme per year.

He adds that while it is helping more New Zealanders to buy their first home, there are problems with the system. "The hindrance, of course, is that it adds to demand," he said. "In the last year, 25 per cent of house sales in New Zealand went towards first home buyers using KiwiSaver accounts, so the demand for housing, while we are not building enough, is pushing up house prices even more.

### **24 MARCH 2017 --Treasurer Morrison flags progress on housing from meeting with state ministers**

[Domain](#)

Federal Treasurer Scott Morrison said the meeting with his state counterparts in Canberra had agreed to progress the idea of a "bond aggregator" similar to those used in the UK to harness

investment.

The independent body would issue bonds and on-lend these funds to community housing providers, allowing them to access cheaper and longer term finance.

### **25 MARCH 2017--Housing crisis: essential workers locked into long commutes**

[The Australian](#)

Key services to Australia's largest city risk being compromised as skyrocketing house prices push nurses, firefighters and other moderate-income earners in essential jobs out of the city and lock them into long commutes.

Planning policies that have zoned huge tracts of Sydney's middle-ring suburbs as low-density housing are starving the city of opportunities for new home building and exacerbating housing affordability issues, with a disproportionate impact on key workers.

### **27 MARCH 2017 -- Beware 'housing affordability budget' suggestions, most will make matters worse (opinion)**

[Australian Financial Review](#)

In this budget, already dubbed the "housing affordability budget", not a day goes by without [a new idea being floated](#) to fix housing affordability. This year we have seen [more kites being flown](#) than at the Bondi Kite Festival.

We've had the welcome ideas, such as more supply of housing. We've had the dangerous ideas, such as radically changing negative gearing and capital gains tax arrangements that have kept rents low. We've had the interesting ideas, such as potential downsizer incentives.

### **27 MARCH 2017 -- GST credit key to housing supply and affordability solution (opinion)**

[Australian Financial Review](#)

If the solution to housing affordability is increased supply, then GST rules for develop-to-rent (D2R) projects is a key part of the problem. "New housing" generally refers to residential premises developed-to-sell (D2S).

However, there is a need for new D2R projects which encompass social, affordable or multifamily housing and retirement villages. Multifamily developments, which are common in the US and UK, can add a large number of residences suitable for long-term leasing in desirable locations using funds sourced from institutional investors. If a state government wants to redevelop a precinct, there is also potential to combine social, affordable, multifamily and retirement village premises into one integrated D2R project.

A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs

### **29 MARCH 2017 -- Today's housing crisis is tomorrow's aged care crisis**

[The New Daily](#)

Many more Australians will be forced to sell the family home to pay for residential aged care in coming years, stripping future generations of their inheritance, a global consultancy firm has warned.

In a new KPMG report, analysts Liz Forsyth and Jeremy Jacobs [predicted](#) that the expectation of middle-class parents that they will be able to pass down the family home to their children “may be nearing extinction”.

### **31 MARCH 2017 -- What the UK can teach Australia about City Deals**

#### [Government News](#)

Three Australian cities will replicate a UK initiative designed to deliver economic growth, affordable housing and new infrastructure while devolve decisions away from federal government towards state and local government.

City Deals is a UK initiative which began in 2012 with [eight deals for cities](#) outside London, including Manchester, Bristol, Liverpool and Leeds and covering a population of 12.7 million. They have now been introduced across 38 UK city-regions.

### **31 MARCH 2017 -- Lloyd-Hurwitz to target housing affordability as PCA successor**

#### [The Australian](#)

Mirvac chief executive Susan Lloyd-Hurwitz will succeed Stockland head Mark Steinert as national president of lobby group the Property Council of Australia. Ms Lloyd-Hurwitz was national vice president of the council and is one the prime movers in the housing affordability debate.

While Mirvac is best known for luxury apartments, it recently launched an initiative to reserve some units for cash-strapped first home buyers.

### **1 APRIL 2017 -- The Great Australian dream slipping away (opinion)**

#### [The Sunshine Coast Daily](#)

THE question of housing affordability has again grown in prominence, with barely a day going by without it being mentioned by the media and politicians - it is presently the barbecue-stopper of the year.

While housing affordability varies very much according to location, with Sydney and to a lesser degree Melbourne being the most unaffordable markets, the Sunshine Coast is also suffering from a lack of affordability housing.

### **3 APRIL 2017 -- Super could help housing**

#### [Australian Financial Review](#)

While superannuation is often viewed as the solution to the pressing public policy issue of housing affordability, in reality the conditions needed to bring superannuation capital to the table are not in place. Super funds look to property as a source of long-term returns matched against long-term liabilities. But an overpriced residential property is currently not an attractive asset class for super funds.

At the outset, it is worth noting the relative dearth of innovation in the real estate asset class. While an army of investment banks can slice and dice equities and fixed income, currencies and commodities into exchange traded funds and synthetics, the residential real estate market remains an uninspiring market in terms of innovative investment product offerings for institutional investors.

A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs:

### **3 APRIL 2017 -- Housing affordability takes a \$2,000 hit in just three months**

[The New Daily](#)

First home buyers will be forced to save an extra \$2000 towards a deposit just to keep up with the last three months of price growth, according to CoreLogic data exclusive to *The New Daily*.

The median house price in the eight capital cities is now \$613,200, CoreLogic estimated, based on sales in the March quarter.

### **5 APRIL 2017 -- 'Affordable' homes a risky promise for politicians (editorial)**

[The Australian](#)

Sooner or later Scott Morrison will rue his declaration six months ago that “housing affordability will be an important policy focus of the Turnbull government in this parliamentary term. And it is important we get it right.” Politically, the Coalition has little, if anything, to gain from meddling in the issue and much to lose. About a third of households own their homes outright; another third are paying off mortgages. Only the one-third who are renting have anything to gain from values falling.

A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs

### **4 APRIL 2017 -- Negative gearing creates distortions in housing market, says AICD**

[Sydney Morning Herald](#)

One of the nation's main business lobby groups has called on the Turnbull government to look at reducing tax incentives benefiting wealthy Australians, many of whom are its members, including reviewing Australia's generous negative gearing system and reducing the capital gains tax discount.

### **5 APRIL 2017 -- Reserve Bank head warns house prices speculation is a risk to Australian Economy**

[The Guardian Australia](#)

The Reserve Bank governor, Philip Lowe, has warned the cycle of surging house prices, where people are investing in residential property in the hope of ongoing capital gains, further fuelling house prices, is a risk to Australia's economy.

He has warned too many loans are still being made to borrowers with the “skinniest of income buffers” and says banks must stop issuing so many interest-only loans.

He has pointed a finger at “taxation arrangements” – negative gearing and the capital gains tax discount – that led to a surge in interest-only loans in the last 12 months.

## *Related articles*

### **RBA boss tells it straight on housing**

[news.com.au](http://news.com.au)

Reserve Bank governor Philip Lowe dropped the 'central bank-speak' this week to deliver a blunt warning on the state of Australia's red-hot housing market.

Housing supply has not kept up with demand, there has been a lack of well-located land released and an under-investment in good transport, Lowe said in a dinner address.

He also turned on the banks for lax lending practices, which has fuelled ballooning debt at a time of slow household income growth. He said too many loans were being made which leave the borrower with the "skinniest" of income buffers, assuming people can live more frugally than they can in practice.

### **5 APRIL 2017 -- Scott Morrison leaves open possibility of capital gains reforms**

[The Guardian Australia](http://TheGuardianAustralia)

[Scott Morrison](#) has left open the possibility of reforming the capital gains tax discount, saying the government would prefer to use a "scalpel" to adjust housing tax arrangements, with no interest in abolishing negative gearing.

But the shadow treasurer, [Chris Bowen](#), says the government can no longer ignore how negative gearing is distorting Australia's housing markets, after the Reserve Bank governor warned the tax arrangement was supporting a surge in interest-only loans.

### **6 APRIL 2017 -- 1 in 5 Queensland households close to defaulting on home loans**

[Courier Mail](http://CourierMail)

JUST a small jump in interest rates will force thousands of Queenslanders to sell up or default on their home loans, sparking serious concerns in the Turnbull Government.

Analysis crunched exclusively for The Courier-Mail reveals that about one in five households in Queensland is close to defaulting on home loans, and those at risk are more likely to be young families in the southeast.

### **8 APRIL 2017 -- Cut immigration by half to improve housing affordability (opinion)**

[The Australian](http://TheAustralian)

I've been having this recurrent nightmare. I'm trapped alone in the budget media lockup and left clutching a booklet; it's the only thing I have to read. It's about housing affordability and it has lots of charts and boxes.

There are little stories about Jim and Jenny, Mick and Nick, and how the government's budget initiatives on housing affordability are going to help them. It is pitched to someone aged about 12. I guess because the previous attempt to improve rental affordability worked out so well (who can forget the massive rorting in the National Rental Affordability Scheme?) the Coalition government thinks it can intervene in the rental market and make things even better.

A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs

### **Coalition won't budge despite chance to tackle housing policy (opinion)**

[The Guardian Australia](#)

With just over five weeks to go till the budget, the government appears locked into defending Malcolm Turnbull's old statements and positions, rather than reacting to issues in a way that could help deliver a budget that signals it is more in tune with the policies and politics of a post-financial crisis world.

In the past couple of weeks, the housing policy issue has undergone a change. For a long while now, the talk has been all about affordability – what to do to help those looking to buy their first home. Now the focus has shifted to a housing bubble.

### **10 APRIL 2017 -- Scott Morrison's housing fix: no change to negative gearing, affordable rentals**

[Sydney Morning Herald](#)

In a scene-setting pre-budget speech on Monday, Mr Morrison will argue that Labor's proposal to pare back negative gearing tax breaks will not help Australians looking to buy their first home – and it will drive up the cost of renting.

Instead, the Treasurer will say that mum and dad investors form the backbone of Australia's rental market and that "disrupting negative gearing would not come without a cost, especially to renters, let alone the wider economic impacts ... this would not be good news for the 30 per cent of Australian households who rent".

With the May 9 budget rapidly approaching, Mr Morrison will signal the federal government could establish an [Affordable Housing Finance Corporation](#) that would use a so-called "bond aggregator" model to kick-start tens of millions of dollars in investment in community and social housing around Australia.

*Related stories*

### **Cradle-to-grave housing plan**

[The Australian](#)

The Turnbull government will pursue a "cradle-to-grave" housing affordability package in the budget likely to include a mutual-obligation superannuation plan for first-home buyers, tax breaks for downsizing the family home in retirement and a social housing plan to alleviate rental stress.

The government is also considering a plan to unlock and better use federal government land for housing, to address big housing supply issues facing the states. In a speech to be delivered today, Scott Morrison will also place the rental crisis at the heart of the housing package, with incentives planned for institutional investment in social and affordable housing.

A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs

## **Morrison flags sweeteners for super to fix housing affordability**

[Australian Financial Review](#)

Super funds and other large pools of capital are being challenged to help fix the nation's worsening [housing affordability crisis](#), with Treasurer Scott Morrison hinting at plans that would provide fresh incentives for private investment in homes for low-income Australians.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

## **Turnbull government to pursue new housing affordability package**

[Daily Telegraph](#)

THE government will pursue a broad housing affordability package in the budget that includes every aspect of the life cycle of home ownership.

## **10 APRIL 2017 -- Negative gearing reforms 'essential' to improve housing affordability: Saul Eslake** [ABC Online](#)

Scaling back negative gearing or capital gains tax concessions for property investment is "essential" to improve housing affordability for first home buyers, independent economist Saul Eslake has argued. While applauding some of the housing affordability measures [outlined by Treasurer Scott Morrison in his speech to the Australian Housing and Urban Research Institute \(AHURI\) this morning](#), Mr Eslake said cutting back negative gearing tax breaks was the number one solution to lifting home ownership rates amongst younger Australians.

## **APRIL 2017 -- Inclusionary zoning: the evidence from Queenstown, NZ** [Australian Policy Online](#)

Inclusionary zoning (the rules that require affordable housing in new developments) raises fears of a negative impact on neighbouring properties.

We analysed detailed house price data from Queenstown for 2008-2016 and found no significant negative impact on house price changes. The difference in house price gains between 2008 and 2016 of properties neighbouring affordable houses varied from the rest of the area by -0.1%pa to +0.4%.

Inclusionary zoning – used with care – can be a short-term salve when there is:

- a shortage of affordable housing; and
- a backdrop of strong population growth, and
- housing supply is slow to respond

## **11 APRIL 2017 -- Affordable housing touted as new asset class** [Investor Daily](#)

Mr Morrison focused on the need for developers, governments and investors to work together to "de-risk investment in affordable housing".



"As is already occurring overseas, the goal is for affordable housing to be conceived not so much as a real estate investment, but a longer term fixed interest investment that can comfortably sit within institutional investment portfolios," Mr Morrison said. "As with residential real estate, this will require the same prerequisites to establish a new institutional investment class.

"The other key requirement is the development of a mature housing mutuals sector that has the scale, expertise and balance sheet to partner with developers, governments at all levels and investors."

### **11 APRIL 2017 -- Cbus wants government bond guarantees to help solve housing crisis**

[Australian Financial Review](#)

One of the country's biggest superannuation funds has called on the federal government to establish the appropriate regulations and guarantee bonds to finance social housing projects, thereby increasing the supply of residential accommodation.

Cbus, which manages more than \$37 billion of assets on behalf of construction workers, welcomed Treasurer Scott Morrison's speech on Monday in which he said the government was keen to find a way of making affordable housing [attractive investments for super funds](#).

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

### **11 APRIL 2017- Coalition 'pig headed' on negative gearing, Bill Shorten says**

[The Australian](#)

Opposition Leader Bill Shorten says Treasurer Scott Morrison has "failed the test" on housing affordability because he has refused to reform negative gearing.

"Scott Morrison in earlier comments said there were problems in negative gearing," Mr Shorten said. "The Turnbull government is being very pig-headed because Labor got there first with an idea. "We don't mind if Malcolm Turnbull takes a perfectly reasonable idea and takes it as his own.

"For me it's not about who gets the credit for the idea, it's about whether or not young Australians are able to afford their first home. We had the **National Rental Affordability Scheme**. They could have changed it, improved it, if that was their wish but they abolished it. That shows they are crying crocodile tears."

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

### **Related articles**

#### **Scott Morrison makes case for negative gearing change--despite ruling it out**

[The Guardian Australia](#)

The treasurer emphatically ruled out any changes to negative gearing to temper investor lending on Monday.

His speech contained a continuation of the regular theme of specious reasons in favour of negative gearing that we have come to expect. He told the audience that “regardless of one’s opinions of the merits or otherwise of negative gearing, it is an established and structural component of Australia’s housing markets. It exists.”

He then argued that because it is an established part of our housing market that “disrupting negative gearing would not come without a cost, especially to renters, let alone the wider economic impacts. Proponents of disruptive negative gearing changes have ignored this fact.

Actually those proponents have not ignored it. They have [noted](#) that the impact of removing negative gearing on rental prices is massively over-egged. We know this is the case because Morrison himself has demonstrated the fallacy of his own reasoning.

### **11 APRIL 2017 -- Housing policy turned into a division-driven debacle**

Crikey

The government’s efforts to craft a housing affordability package for the budget — just four weeks away — appear to be in chaos as ideological and personal divisions within the government undermine Treasurer Scott Morrison.

The result is likely to be a politically disastrous damp squib that annoys NSW and Victorian voters convinced of the need for real action on house prices.

### **20 APRIL 2017 -- Affordable housing providers 'not being used to their full capacity'**

[Domain News](#)

The federal government says it wants to provide more affordable housing for Australia but is instead proving the major hurdle to creating cheaper homes and abating the crisis, a major report into the issue claims.

Research from the [Australian Housing and Urban Research Institute](#) (AHURI) has discovered that, alongside the acute shortage, the country’s largest non-government affordable housing providers have substantial under-used capacity.

But the government isn’t doing enough to support them – or creating the climate of certainty necessary to give potential investors confidence to provide finance – in the report that’s been branded “a real wake-up call” to a national problem.

*Related article*

### **Affordable housing industry has capacity, lacks Government certainty**

[UNSW News](#)

New research led by UNSW's City Futures Research Centre has found that alongside the growing shortage of affordable housing, Australia's largest non-government affordable housing providers

have substantial under-used capacity.

Making more effective use of this resource calls for concerted and purposeful action from both levels of government to support the industry in playing a fully effective part in the expansion of affordable housing supply recently pledged by Federal Treasurer, Scott Morrison

#### **20 APRIL 2017-- For renters, making housing more affordable is just the start (opinion)**

[ABC Online](#)

Deloitte Access Economics' Chris Richardson recently suggested that young Australians would be better off renting than trying to buy a house. He argued that "[rents today make a lot more sense than housing prices](#)".

This may be true. However, the situation for renters is far from clear-cut

#### **21 APRIL 2017 -- Labor hits foreigners , vacant properties and super funds in housing affordability package**

[Sydney Morning Herald](#)

Foreign home buyers, vacant properties and self-managed super funds will be targeted by Labor as the federal opposition launches a pre-emptive strike on affordable housing designed to seize the political agenda from the Turnbull government.

Labor's proposals are on top of its promise to limit negative gearing tax to new properties and reduce the capital gains tax discount, and are designed to reframe the national debate on housing affordability.

#### **22 APRIL 2017 -- The new enemy of renters: Mums and dads (commentary)**

[Sydney Morning Herald](#)

Where there are housing investors, there must be renters. Few seem to care about their fate but, for once, a little help may be coming renters' way.

Such is the dynamic of Australia's housing market that at the same time as the federal government is defending those who negatively gear one, two or three properties, it's also all of sudden taking a very keen interest in those who are putting up big fortnightly payments for the privilege of sleeping in them.

#### **23 APRIL 2017 -- Labor lays out housing plan**

[Sky News](#)

Investors who hoard vacant properties, foreign buyers and self-managed super funds are the targets of a Labor package aimed at making housing more affordable.

The opposition plan includes its 2016 election pledges to limit negative gearing tax breaks for

property investors and tightening the capital gains tax discount.

Other measures include:

- A tax on investors who leave properties vacant.
- Doubling the foreign investment application fees for residential purchases.
- Prohibiting self-managed superannuation funds from borrowing for property purchases.
- A bond aggregator to increase investment in affordable housing.
- \$88 million over two years for a new Safe Housing Fund to increase transitional options for women and children escaping domestic and family violence, young people exiting out-of-home care and older women on low incomes who are at risk of homelessness.

*Related article*

**Labor's plans to weaken demand wrong approach to affordability woes, says HIA**  
[Real Estate Conversation](#)

Weaker demand from foreign investors and SMSFs could mean fewer residential development projects in already soft markets, such as Perth, further weighing on stagnating economies

**26 APRIL 2017 -- Not-for-profit Six Point National Housing Affordability Plan**  
[Pro Bono](#)

Peak bodies ACOSS and National Shelter have urged the federal government not to shirk its responsibility to address the housing affordability crisis in the federal budget – releasing a six-point plan to address the issue.

Releasing Housing Australia's People: A Serious Plan, ACOSS and National Shelter said it was a comprehensive package of reforms that would deliver growth in social and affordability housing for people on low and modest incomes and take the heat out of the open housing market.

A copy of the full plan is available [here](#).

**• 27 APRIL 2017 -- Affordable rentals at all time low, Anglicare report says**  
[ABC News](#)

This is the worst year yet for Australians struggling to find an affordable house to rent, according to a new report from Anglicare.

Key points:

- Under 1 per cent of 67,000 properties found to be affordable for pensioners, people on Centrelink benefits, minimum wage earners
- Some households were paying up to 50 per cent of their income on rent
- Number of available properties for people on aged pension 'virtually halved'

The Rental Affordability Snapshot report found chronic shortages of properties were getting worse, and that people on low incomes could no longer afford to live in major cities.

*Related article*

**Rental affordability at crisis point for low income families**

[The Guardian Australia](#)

The [eighth annual rental affordability snapshot released by Anglicare](#) on Wednesday reveals that, for those on welfare payments and the minimum wage, rental affordability remains at crisis point. While much of the talk in the run-up to the budget has been about the affordability of buying a house, the snapshot is a strong reminder of the inadequacy of welfare payments such as Newstart and the desperation many low-income families face just trying to find a roof to live under.

📅 **26 APRIL 2017--Bond aggregator good, but money still needed, industry says**

[Australian Financial Review](#)

Governments will still have to subsidise affordable housing development in order to create a market that allows institutional investors to fund the industry.

"There has to be a subsidised pipeline of development," said **Carrie Hamilton**, a former Macquarie property banker and now consultant to the affordable housing industry. "That's the tricky thing. The aggregator by itself won't spin straw into bricks and mortar. It will need a robust government investment program sitting behind it for credibility."

A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs

**27 APRIL 2017 -- Impact investing a true asset class: Myer**

[Australian Business Review](#)

Shared value investing has now become a true asset class that has opened doors for groups such as the Myer philanthropic foundation to provide true risk capital for start-up business, according to new Myer Family Investments chairman Sidney Myer.

Mr Myer told the annual Shared Value forum in Melbourne yesterday that the evolution of shared value, or so-called impact investing, had allowed The Myer Foundation to move away from simply providing grants to businesses from the profits generated by its passive investments, as had been the case historically.

The shared value space is attracting the attention of some of the nation's biggest superannuation funds, most notably HESTA, which in 2015 made the largest single commitment to the local impact investing market by pledging \$30m to the Social Impact Investment Trust managed by Social Ventures Australia.

Last year that trust invested in affordable housing provider **Horizon Housing** to help low income earners buy homes in Queensland.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

**27 APRIL 2017 -- Scott Morrison says Coalition's policies 'already having an impact' on housing market**

[The Guardian Australia](#)

Scott Morrison has tried to temper expectations of a significant housing reform package in [the May budget](#), saying tougher foreign investment rules are already taking heat out of the market.

Morrison will deliver his pre-budget speech to the Australian Business Economists on Thursday. He will try to temper expectations of a large housing reform package, saying while the government is aware that risky developments in the housing market could “spill over” into the broader economy, the government does not want to do anything that risks “causing a broader housing shock”.

“We are already seeing signs the heat in our housing markets may be coming off, especially in the apartment market,” Morrison says in notes seen by Guardian Australia. “Cooling foreign investor interest, due to tougher foreign investment rules implemented by our government and capital outflow restrictions in China, are already having an impact.

“The number of foreign investment applications for residential housing has fallen from 40,000 last year to an expected 15,000 this year.”

**28 APRIL 2017 -- Rental stress: Older residents need help too as a majority of tenants pay more than 1 third of wages on rent**

[ABC Online](#)

In a rental affordability survey conducted by Rent.com.au in April with more than 2,000 tenants, 53 per cent reported spending one-third to half of their weekly income on rent.

Thirty per cent of respondents were living in extreme rental stress and paying more than half of their weekly income to their landlord.

**29 APRIL 2017--Will the Federal Budget launch a new ear in social and affordable housing?**

[ABC Online](#)

Mr Morrison has announced a taskforce to examine something called a “bond aggregator” — essentially government-backed loans aimed at attracting large-scale private investment in social housing.

“This brings two things: cheaper money and better terms,” said Michael Lennon, chairperson of the Community Housing Industry Association.

**The Port Phillip Housing Association's** mixed-use development in Ashwood in Melbourne's southeast is an example of the projects community housing associations want to build.

Of the 280 dwellings, 70 are private. They were sold at market rates to help fund construction of the remaining social and affordable units.

Part of the community housing is set aside for those over age 55. Most rely on social assistance payments, and say without their subsidised community housing unit they'd have nowhere else to go.

**1 MAY 2017 -- Fund manager Impact Investment targets affordable housing**

[Australian Business Review](#)

Melbourne-based fund manager Impact Investment Group is running an eye over the affordable housing sector, with chief executive Chris Lock saying the Liberman family-backed group will not be relying on government incentives if it does move to invest.

“We are paying close attention to the sector, which aligns well with our investment ethos,” Mr Lock told *The Australian*. “Government bonds or backing would help provide a stimulus, but we are not necessarily dependent on this.”

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

#### **1 MAY 2017--Housing focus not just Sydney**

[Yahoo News](#)

Low-income renters in Hobart or Townsville are just as important to the government as Sydney home buyers, insists Treasurer Scott Morrison.

"I'm just as concerned about someone on low incomes living in Hobart who can't afford their rent, or in Adelaide or in Perth or Darwin or Townsville."

#### **1 MAY 2017 -- Scott Morrison says housing 'scalpel' already working**

[Sydney Morning Herald](#)

Treasurer Scott Morrison has seized on a new report that shows house prices in Sydney and Melbourne are slowing to claim regulatory measures to ease Australia's housing affordability crisis are already working.

#### **2 MAY 2017 -- New blueprint laid out for housing affordability**

[Australian Broker](#)

Susan Lloyd-Hurwitz, chief executive officer and managing director of real estate group Mirvac urged caution around government policies that treat the Australian housing market as one homogenous whole.

She outlined a six-point plan that focused on increasing housing supply for owner-occupiers to the market in a faster, cheaper manner. *(of special interest to NAHP members is #4)*

#### **4) Added government support**

The government could also lend its support to insurance, finance and rental assistance, she said. For instance, a nil-fee government-backed insurance scheme could be implemented to allow for reduced deposits and shared equity schemes.

“The affordable housing bond and aggregator model proposed by the Federal Government and supported by the Opposition is a sound concept,” Lloyd-Hurwitz said. “**The National Rental Affordability Scheme** or similar rental assistance scheme should be reinstated to assist low income families provide more choice to renters.”

#### **3 MAY 2017 -- Experts urge tax changes to increase affordable housing**

[The Mercury](#)

MAKING the capital gains tax discount less generous could be the most effective and well supported

way to improve housing affordability for first-home buyers, a Hobart forum has heard.

Economist Saul Eslake told the forum that changing negative gearing was “a bridge too far for most politicians”, but there was a better case for making changes to the capital gains tax discount. “If you did that then I think negative gearing would wither away to being a relatively small and unimportant part of the tax system — that’s something the Federal Government could do next Tuesday [in its Budget], if it chose to,” he said.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

**3 MAY 2017--An institutional scale solution for the social and affordable housing challenge--from a super's perspective: Damien Webb (part of a series on affordable housing)**

[John Menadue blog](#)

Many well-intentioned solutions have been proposed to address Australia’s housing affordability problem, yet fail to gain traction because the challenges faced by key stakeholder groups aren’t being addressed simultaneously. We believe success on a material scale will be more likely when this occurs.

We propose a model that potentially meets the needs of government, capital markets, and community housing providers in a simultaneous fashion, via the intermediation of a nationally owned, centralised property clearing house.

*Also in this series:*

**Saul Eslake: The causes and effects of the housing affordability crisis, and what can and should be done about it**

[John Menadue blog](#)

Treasurer Scott Morrison is right in saying that “there are no single or easy solutions” – even though he (and others on his side of politics) tend to ignore this advice in emphasising ‘supply-side solutions’ and decrying any suggestion of policy measures which are intended to dampen demand, especially from investors.

**Rob Koczkar: How institutional investment could help housing affordability**

[John Menadue blog](#)

Competition between first home buyers and investors is dominating the discussion about housing affordability, but it’s what’s happening a few rungs down the property ladder that is perhaps the greatest cause for concern – the challenges for people trying to rent in major cities and low-income earners waiting for social housing.

Paradoxically, greater institutional investment could be key to easing their housing stress.

**Hal Pawson: Can institutional funding be channelled into rental housing?**

[John Menadue blog](#)

Channelling institutional finance into affordable rental housing has long been a ‘holy grail’ urban policy aspiration. Recent developments suggest that this may be edging towards reality.

**Michael Perusco: Revising social and affordable housing**

[John Menadue blog](#)



The discussion and commentary about housing affordability in Australia has reached a crescendo in recent months. But an important piece of the housing puzzle cannot be overlooked in the debate: the role of social housing.

It is time for governments across the country to recognise that a well-functioning social housing sector is critical to balancing the housing market's equilibrium. It cannot be pushed aside for more populist political topics.

### **3 MAY 2017--'Eye-watering' prices: Australia's housing affordability crisis laid bare**

[The Guardian Australia](#)

After more than 20 years as a property analyst consulting to developers, Michael Matusik wonders why there aren't any [Occupy Wall Street](#)-style protests from Australians looking to buy their first homes.

"I'm surprised there isn't a lot more, not rioting in the streets, but close to it," he says. "Occupy Wall Street-types saying: 'We're sitting on this real estate, we're getting the Channel Nine chopper here and we're sick of this, what are you bastards doing?'"

### **4 MAY 2017 -- Sydney Metro developments to include affordable housing**

[Australian Financial Review](#)

Sydney's future Metro train station precincts and over-station developments will be a combination of commercial space, residential property and affordable housing, Sydney Metro and the Greater Sydney Commission say.

Consistent with draft district plans set out by the commission, any housing developments above stations will contain 5-10 per cent affordable homes, although that number could be lower or higher at single locations.

### **4 MAY 2017--Infrastructure and housing plan needed before budget initiatives: Greg Budworth (opinion)**

[Property Observer](#)

Determining funding for the right housing measures in the upcoming Federal Budget (May 9) would be much easier if the Government had a national housing plan and a Minister for Housing according to the managing director of a leading community housing provider (**Compass Housing**) and housing commentator.

Budgets should be developed to meet strategic and operational plans. It makes no sense that Australia does not have a national plan nor a Minister responsible for something as fundamental as housing.

### **5 MAY 2017 -- RBA: sharp housing drop would shock economy but not banks**

[The Australian](#)

A sharp drop in house prices would not trouble "resilient" banks, but would cause homeowners to rein in spending and produce significant economic shockwaves, the Reserve Bank governor, Philip Lowe, has warned.

Dr Lowe yesterday also pushed back against criticism that ultra-low interest rates were to blame for the lack of affordable housing in Sydney and Melbourne.

### **5 MAY 2017 -- Where does liveability fit into the housing affordability debate?**

[The Urban Developer](#)

As an architect and urban designer working in many of Victoria's growth areas, I can understand the caution expressed by experts who warn that the continuous release of land on the urban fringes can create a false form of affordability. Living on the fringe can place a greater burden on people socially and financially if a lack of access to employment, education, health and community services is forcing residents to travel longer distances.

So for me, one of the key questions in this debate is whether it's possible to create places in growth areas that provide both affordable and fulfilling lifestyles for those who reside there?

### **6 MAY 2017 -- Houses should not be mothballed (opinion)**

[Gympie Times](#)

Does it not seem odd that anyone should embark upon an investment strategy that involves buying up houses and making them unavailable for anyone to live in? A report I came across this week suggests that there are some in the Australian property investment market who are doing just that.

They buy up housing stock, not to derive a rental income from but rather, to hold and hopefully make a profit on resale at a later point.

But surely, at a time when we have an affordability crisis not only in respect to young people trying to buy their first homes but also in respect to the struggle by so many to find affordable places to rent, there is something very immoral in a practice that deliberately removes perfectly good houses from being lived in.

### **7 MAY 2017 -- New poll suggest one fifth Australian home owners struggling with repayments**

[SBS News](#)

Mortgage repayments have become a huge struggle for a significant chunk of Australians and most believe the dream of home ownership will be out of reach for future generations, a poll shows.

As the federal government prepares to unveil housing affordability measures in Tuesday's budget, an ANU survey shows that one fifth of people are struggling to meet mortgage or rent payments, with two per cent having fallen behind.

### **7 MAY 2017 -- Mirvac's long-term rental future**

[Australian Financial Review](#)

Chief executive Susan Lloyd-Hurwitz is a proponent of affordable housing and wants to contribute solutions to the problem. This is most acute in Sydney, where the median house price is now about \$1.1 million, according to [Domain Group's latest release](#).

Lloyd-Hurwitz says Mirvac is looking beyond the staples of apartments and houses and venturing into the realm of housing innovation such as 'build-to-rent' projects, where Mirvac owns entire projects and leases them out to tenants on long-term tenures.

Beyond financials, Lloyd-Hurwitz looks at housing in a way that is more than just about returns, a 'get-rich' commodity or a way to foolproof retirement.

"Why do we think we have a chance to make institutional [build-to-rent] work? Because renting in Australia is generally a very miserable customer experience ... the whole industry is set up to serve the owner, not the tenant," she tells The Australian Financial Review.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

**7 MAY 2017 -- Housing unaffordability a 'cancer' that must be treated with government policy: UN's Dr Clos**  
[Herald Sun](#)

Dr Joan Clos, also the UN Under-Secretary-General, urged governments around the world to ramp up their efforts to address the issue during a visit to Melbourne last week, saying "housing affordability is an outcome of policy, the market is not going to deliver it".

"The right to housing is one of the basic human rights. It should become a priority of governments to guarantee it," he said. "What we see around the world is you can only achieve housing affordability through policy. It's not something that will appear by chance."

**Compass Housing Services** managing director Greg Budworth said Melbourne had been the most supportive Australian city of the UN-Habitat agenda. He praised the Victorian Government's recent policy endeavours to improve housing affordability — including axing stamp duty for first-home buyers of homes \$600,000 and under, imposing a vacant housing tax, and announcing plans to create 17 new suburbs around Melbourne — but said they should only be the tip of the iceberg.

**8 MAY 2017 -- Budget 2017: Don't bet the house on Scott Morrison doing anything on housing affordability**  
[ABC Online](#)

Having raised expectations for a solution to what many politicians and commentators believe is a housing affordability crisis, the Treasurer is on a hiding to nothing on this one.

**8 MAY 2017 -- A better idea for affordable housing**  
[Investment Magazine](#)

Maybe there is another way the superannuation system can help provide part of the fix to our nation's housing problem. Rather than encouraging individuals to drain their retirement savings prematurely to throw fuel on the housing price fire, what if super funds were given better incentives to invest in affordable housing?

**8 MAY 2017 -- ANU poll examines what Australians think of housing and real estate prices (radio segment)**  
[ABC Canberra](#)

Affordable housing is back on the budget agenda with the release of the latest ANUpoll on the impact of real estate prices. The ANUpoll, Attitudes to Housing Affordability: Pressures, Problems and Solutions, surveyed 2,513 people between 6 March and 27 March this year.

The poll shows that one fifth of Australian home-owners are struggling to meet their home loan repayments and two per cent have fallen behind.

Dr Jill Sheppard talks to ABC Radio Canberra breakfast host Dan Bouchier about what the poll results are demonstrating

### **8 MAY 2017 --ASFA floats proposals for housing affordability**

[SMSF Adviser](#)

In the lead-up to the 2017 budget, the Association of Superannuation Funds of Australia has called on the government to consider ways in which superannuation capital can be used to address housing affordability.

ASFA chief executive Martin Fahy says given right settings there is the potential for Australian superannuation funds to provide high-quality, affordable supply with greater certainty of tenure for renters.

### **8 MAY 2017--End of an era as affordable housing leader announces retirement**

[Brisbane Housing Company](#)

One of the leading lights of Brisbane's affordable housing industry will step down in August having delivered more than 1600 new affordable homes to low-income households over 15 years.

Inaugural BHC CEO David Cant will leave a legacy of vision and collaboration that saw him move away from reliance on government funding and develop innovative investment channels, such as partnerships with other charities and the combination of affordable housing and private sales in one development

### **9 MAY 2017 -- Budget 2017: Prepare to be disappointed on housing**

[The New Daily](#)

Despite all the huff and puff on housing, a senior economist has warned voters the government will disappoint on the one reform almost everyone wants. Professor Richard Holden said it would be a "real shame but no surprise" if Tuesday's federal budget failed to curb tax perks for property investors.

"There is now consensus that there should be a move away from negative gearing and to prune back the capital gains discount. I think everyone agrees except the government and maybe the Property Council,"

### **9 MAY 2017 -- Tax breaks for social housing investors**

[Australian Financial Review](#)

Retail and institutional investors are being lured into investing in Australia's growing social housing sector with discounts on capital gains, the creation of a new bond market and the roll out of new "micro" city deals.

Managed Investment Trusts (MITs) will now be allowed to invest in affordable housing and investors who buy into these trusts will see an increase in the capital gains tax discount they receive of 60 per cent up from 50 per cent.

### **9 MAY 2017 -- There's not much for housing affordability in this Budget**

[Huffington Post Australia](#)

Treasurer Scott Morrison said in his budget speech that the government "prefer the scalpel to the chainsaw" when it comes to fiddling with the housing market. At this point, it's more like a blunt nailfile.

**9 MAY 2017 -- Budget 2017 lacks silver bullet needed to slay Australia's housing vampire**  
[ABC Online](#)

Ahead of the budget, and in his speech, Scott Morrison was keen to emphasise that there are no silver bullets to improve housing affordability.

He has delivered on this.

The Treasurer sells it as "a comprehensive approach" that "can make a difference", but it comes across as more of a scattergun approach. If it does make a difference, it may take a microscope to see it.

**11 MAY 2017 -- Federal Budget 2017: Is this the budget that forgot renters?**  
[Domain News](#)

The measures in the [2017-18 federal budget](#) targeting the supply of lower-cost rental housing are limited. There are no significant funding increases to social housing and homelessness services. There is no increase in rent assistance to help low-income renters in the private rental market. Capital gains tax and negative gearing settings remain largely untouched, and the [proposed bond aggregator](#) will support expansion of housing aimed at very specific groups. For the majority of Australia's renters, housing will remain unaffordable, insecure and out of reach.

**15 MAY 2017 --'Don't give me the mums and dads spiel': ScoMo grilled over housing affordability**  
[The New Daily](#)

Treasurer Scott Morrison encountered the angry face of the housing affordability crisis on Monday night as he fronted a town hall of voters one week after handing down the federal budget.

"I'm a fifth generation Australian, but the sixth generation, which is the best educated generation of my family, and they are employed, are the only ones who will never own a home," the woman, who did not give her name, told the town hall for Sky News' *Paul Murray Live* program. She also told the Treasurer: "Please don't give me the mums and dads spiel", a reference to his oft-repeated reason for not tinkering with negative gearing – because many who use the benefit are "mum and dad investors".

**16 MAY 2017 -- Budget 2017: What Scott Morrison's moves could mean for investors (opinion)**  
[The Australian](#)

Federal budgets have two elements: first, political discussion; and second, how does this affect me as an investor?

Let's look chiefly at the actual measures that affect investors — keeping in mind at this stage they are proposals only and individual measures may or may not be passed by parliament.

***A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs***

**16 MAY 2017 --Morrison renews call for super investment**  
[Super Review](#)

Superannuation funds and other institutional investors have not had enough incentive to invest in affordable housing in Australia, according to the Federal Treasurer, Scott Morrison. Addressing an Australian Council of Social Services (ACOSS) event in Victoria, Morrison said the Government recognised the need to provide greater incentives for investment. "To build more homes, we need to unleash the supply of affordable housing and pave the way for more institutional and private investment," he said. "Easing housing affordability should not just be our job, but a sound investment of corporate and private investors. We just need to ensure there are enough incentives and the return on investment for institutions to be encouraged to invest."

**17 MAY 2017 -- Rental affordability is worse in regional Victoria than Melbourne**  
[Domain News](#)

Amid the housing affordability debate, moving to regional areas has been suggested as a solution. But an affordability index released on Wednesday shows Victoria is the only state where rental affordability is worse in regional areas than in the capital city.

**17 MAY 2017 -- 'It's a sham': Chris Bowen targets Morrison over housing package, debt blow out**  
[Sydney Morning Herald](#)

The federal government's housing affordability package is a "sham", Labor's Chris Bowen says, and the measures set out in the 2017 budget will simply drive up prices.

"Budget speculation tells us that they contemplated acting. I always doubted that they would. They didn't because they lack the courage. Without reform to negative gearing and capital gains tax, the government's package, and I don't use the word lightly, is a sham," he will say, according to speech notes.

"Most of the measures are unobjectionable. Ineffective, but unobjectionable. One, however, is highly objectionable. We know the government dabbled with all sorts of hare-brained plans to allow access to superannuation.

**17 MAY 2017 -- Frustrated home buyers pushing low income renters out of the market, advocacy group says**  
[ABC Online](#)

Australia's spiralling house prices are putting pressure on the rental market, forcing low-income earners to the outer suburbs while potential buyers save for a deposit, a peak advocacy group says.

"Lots of frustrated renters can't get into home ownership and they stay in the rental market. Those people tend to rent down as low as they can so they can save a deposit to meet the gap in terms of housing purchase, and what that does is displaces lower income households in the rental market."

**17 MAY 2017 --Hobart rents second most affordable out of Australian cities**  
[The Examiner](#)

An analysis of the state's rental market has found that one quarter of Tasmanians on low incomes are experiencing housing stress. A report by Shelter Tas found that 14,600 households struggle to pay their rents which the peak housing body says is rising up the income ladder and impacting more working households.

Shelter Tas executive officer Pattie Chugg said while Tasmania had low rents compared to other states, this should be taken in the context of the state's lower wages.

## **17 MAY 2017 -- Mid-tier slams Government on CGT discount**

[Smart Property Investment](#)

A mid-tier accounting firm has criticised the government's efforts to address the housing crisis and suggests making the capital gains tax-free for investing in affordable housing.

William Buck tax director Greg Travers said that neither the government nor the opposition are "bold enough" in their actions to address Australia's housing crisis.

"In particular, the budget measures intended to encourage investment in affordable housing will do little to change the investment decisions of 'mum and dad' investors," Mr Travers said. "The government needs to appreciate that investing in affordable housing means lower rental income and lower capital growth. It needs to be as financially attractive for someone to invest in affordable housing, as compared to investing in any other residential property. This is where tax policy can help."

## **17 MAY 2017 -- Even average families are getting priced out of Australia's cities**

[Huffington Post Australia](#)

Yet another report has highlighted Australia's spiralling housing and rental affordability issues, with rented properties becoming even less affordable in almost every Australian city.

The Rental Affordability Index reported its findings on Wednesday, and the news isn't good.

*Related article*

## **Latest Rental Affordability Index is 'wake up' call for swift action**

[Pro Bono](#)

Australia is in danger of becoming divided between the rich and the rest, according to the latest Rental Affordability Index (RAI). The latest figures, released Wednesday, showed pensioners, students and other low income groups have been priced out the rental market in all metropolitan areas across Australia.

## **17 MAY 2017 -- Policy sentiment rather than substance in housing policy**

[John Menadue-Pearls and Irritations](#)

The underlying structure of Australia's housing system and demand distortions that have contributed to globally high house prices remain largely untouched. Rather than target or scrap negative gearing, the government opted to simply wind back some of the most excessive concessions in a series of measures best described as placebo policies

## **18 MAY 2017 -- Housing shortage not always to blame for soaring house prices, report suggests**

[ABC Online](#)

Housing supply in Sydney and Perth has [not been keeping up with demand](#), yet a new report has found all capital cities are failing to provide enough affordable options to manage the country's housing crisis.

The report, from the Australian Housing and Urban Research Institute, is the first of its kind in Australia and examined data from between 2006 and 2014.

**You can access a copy of the report [here](#).**

*Related article*

## **Increased housing at top end not 'trickling down' to help poor, report finds**

[The Guardian Australia](#)

Less than 5% of approvals for new homes are in the bottom 20% of the house and unit real price distribution. Most new housing stock in [Sydney](#) and Perth is in the middle to high price range and fails to improve housing affordability by “trickling down” to lower prices for those on low incomes.

**18 MAY 2017 -- The budget on affordable housing: great start but there is more to do (opinion)**  
[The Fifth Estate](#)

For those of us that have been championing housing affordability and affordable housing (two very different issues), it’s great to see the federal government taking steps (some of us might say baby steps) towards providing a framework that could unlock significant investment in what amounts to critical economic infrastructure. Sufficient and suitable housing for all, rich or poor, is vital to underpin Australia’s long-term economic future.

We need to create the investment environment where large institutional players, such as our super funds, invest their equity in creating, owning and managing tens of thousands of additional homes for rental. This will be a game changer for Australia if we can make it happen.

**18 MAY 2017 -- Get use to your commute: data confirms houses near jobs too expensive**  
[Domain News](#)

Australia’s capital cities are getting more and more units, that are largely concentrated and come with a hefty price tag, [a new report shows](#). And while these areas also have lots of jobs, the high price for houses means many on low incomes won’t be able to access that employment.

The lack of affordable housing in the vicinity of employment centres can pose threats to the productivity of our cities. If suburban residents are forced into longer commutes to access employment in the CBD, it can [reduce productivity](#).

A potential consequence is that low-paid workers are deterred from seeking jobs in CBDs. This would then cause certain skills to become unavailable, and businesses to be less efficient, because they cannot quickly fill vacancies with suitable applicants.

**18 MAY 2017 -- Forget the banks, check the \$150 billion the ATO is not collecting locally (opinion)**  
[Sydney Morning Herald](#)

There is much more important business we should be concentrating on instead of being distracted by the government's piecemeal filling of revenue potholes and the back-and-forth name calling.

Trim the capital gains tax discount a little from the present 50 per cent to a still very handsome 40 per cent.

Yes, some people would whinge, especially in the Liberal heartland, and particularly all those politicians with multiple investment properties. But:

- 40 per cent is still a very nice discount.
- It was one of the well-considered Henry Review recommendations.
- It could be sold as a measure that would reduce growing inequality, or even billed as a superior replacement for the deficit reduction levy.



- There's no rational explanation for why it is 50 per cent, especially in such a low inflation environment. (Tell me again why a brickie pays twice as much tax on what he earns breaking his back as he does lazily speculating on the investment unit he's building. No, don't bother.)
- And, perhaps most importantly, it could be part of selling the "fairness" of and paying for further tax reform by broadening the GST.

**19 MAY 2017 --Australian economy among 'walking dead of debt' economics professor argues**  
[news.com.au](http://news.com.au)

AUSTRALIA has become the “walking dead of debt” due for a financial reckoning that could shock the housing market “bubble” within months.

That’s according to “anti-economist” [Professor Steve Keen](#) who defines Australia as a “zombie to be” given soaring personal debt that has created a government-induced property bubble ripe to burst.

**19 MAY 2017 -- Saul Eslake: Housing and the 2017 Budget: a missed opportunity**  
[John Menadue-Pearls and Irritations](#)

A journalist who has often been privy to the thinking of those at the highest levels of the Abbott and Turnbull Governments [wrote](#) that the budget would represent “the most comprehensive intervention by a federal government into the life cycle of home ownership”, involving “every aspect” of the housing market.

The housing measures in the budget fell well short of that breathless expectation. Perhaps the best that can be said of what the 2017-18 Budget seeks to do to improve housing affordability is that, like the proverbial curate’s egg, it is ‘good in parts’ – although the parts where it is ‘good’ are fairly small – and that the parts where it is ‘not so good’ are not as bad as they could have been.

**23 MAY 2017 --Boyanup units the 'right size'**  
[South Western Times](#)

A seniors housing development in Boyanup has been unveiled in an effort to offer homes to people looking to “right size”.

The nine new units at Thomas Street are part of the Royalties for Regions-funded South West Ageing in Place Housing Pilot project spearheaded by housing group **Access Housing**.

**Access Housing** chief executive officer Garry Ellender said the units were for people aged 55 and older who were seeking a smaller home which was easier to maintain.

**24 MAY 2017 -- Could the build-to-rent model solve our (affordable) housing problem?**  
[Sourceable Property News](#)

The build-to-rent industry is gaining strength in the United States and Europe, but it has a minimal footprint in Australia.

Also known as “multi-family” or private rental sector, where long-term residential leases of up to five and 10 years are made available to tenants, this sector could be about to have its role in the

affordable housing debate made more prevalent.

Property developers have noted that the current negative gearing regime, capital gains tax concessions, the need to amend the Tax Act Division 6C property public trading trust definitions to classify apartments as assets for operating income and not capital growth, and changes to land tax arrangements are required to make the build-to-rent market a viable option for Australia. Land available at below market rates from government assets may need to be a precursor for success in the establishment and early years of this sector.

Affordable housing developers and practitioners need to consider partnering with larger developers, local or state government agencies to develop the build-to-rent market. Given the focus the federal government has placed on affordable housing prior to and since the federal election, the federal budget needs to bring the necessary policy settings in the areas noted above to help build the sector.

#### **24 MAY 2017 -- Here's a workable approach to tackling Australia's housing crisis (opinion)**

[The Australian](#) (written by Assistant Minister to the Treasurer Michael Sukkar)

On budget night, the Turnbull government announced a comprehensive plan to tackle housing affordability challenges, right across the spectrum.

This is not something that has silently or swiftly crept up on us but it has been getting worse. Wages growth has failed to keep up with house prices, and with population growth in our capital cities rapidly increasing there is simply not enough supply to keep up with demand.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

#### **24 MAY 2017 -- The great housing affordability crisis? "It's horsesh\*t" says property analyst**

[Domain News](#)

Australia's great housing affordability crisis is nothing but "horsesh\*t", according to a property analyst.

Speaking at an industry lunch in Brisbane on Wednesday, Propertyology managing director Simon Pressley told the audience how inaccurate the constant hype around the affordability crisis was, arguing the whole debate focuses only on Sydney and completely ignored the rest of the country.

#### **25 MAY 2017 -- Melbourne set to become nation's most populous city by 2030**

[Australian Business Review](#)

Why is Melbourne attracting more growth than Sydney? Melbourne offers what Sydney cannot or will not offer: access to affordable housing on the urban fringe. Melbourne planned for growth from the Kennett years resulting in the formation of a plan for five million residents at 2030 and announced in 2002.

A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs

**26 MAY 2017 -- State lads stocks to be reviewed to help ease affordable housing pressure, announced in Tasmanian Budget**

[The Mercury](#)

STATE-OWNED land will be reviewed in a bid to increase housing supply, in the last part of the Government's new housing incentive package to be announced. An affordable housing working group will be established between Treasury and Housing Tasmania to conduct the review this year.

Treasurer Peter Gutwein said the Government had "significant" land holdings, and boosting supply could support the Government's housing affordability strategy or the broader housing market.

"I want to stress this process is not about any sort of wholesale privatisation of government land, it is wholly aimed at identifying under-utilised government-owned land that could be made available for housing," he said.

**26 MAY 2017 -- Why developers want to become landlords: 'Build-To-Rent' set to take off in Australia**

[Domain News](#)

Melbourne renters are poised for a game-changer that could shake up the property market: major developers are looking to become large-scale landlords.

Tenants may soon sign longer leases in renter-only buildings with the county's biggest developers, instead of with traditional mum and dad investors.

The build-to-rent sector is on the precipice of a significant push. Popular in the US and more recently the UK, it involves developers holding and renting out stock they build, rather than selling it

Against the backdrop of an out-of-control housing market, there were broader social impacts to more quality rental supply, Unison chief Michael Perusco said. "At the moment, all you've got is the option to buy, the option to rent on a largely short-term basis or social housing. We need another class in there that allows for long-term stability for renters."

**26 MAY 2017-- Queensland government announces 'disruptive' medium density housing design competition**

[Architecture and Design](#)

The Queensland government has announced a competition to help increase the stock of affordable medium density housing in the state.

With a total of \$50,000 in prize money to be shared between up to 10 winners, the [Density and Diversity Done Well](#) competition, a joint campaign by the Queensland Department of Infrastructure, Local Government and Planning and the Urban Development Institute of Australia Queensland, is

looking for medium density housing designs that are affordable and suitable to Queensland's context and climate.

### **27 MAY 2017 --Estates to be demolished and sold in developer deals to rebuild public housing**

[The Age](#)

Eight dilapidated public housing estates around Melbourne will be demolished and developers handed the sites to rebuild with a mix of social housing, private apartments and some commercial development.

Sites will be sold to developers at discounted prices to allow them to rebuild public housing and make a profit by selling private apartments. The sites will become more dense than they are now, the briefing paper says.

Developers will have to increase housing for the disadvantaged on the sites by at least 10 per cent as part of the deal.

### **28 MAY 2017 -- NSW Opposition targets affordable housing**

[news.com.au](#)

The NSW opposition says it would set aside at least a quarter of new properties constructed on government owned land for affordable housing if elected. NSW opposition leader Luke Foley said on Sunday that Labor would also designate 15 per cent of privately owned land to be rezoned for housing to affordable housing.

Mr Foley believes the measures would generate close to 25,000 affordable homes each year.

*Related articles*

### **--NSW Opposition promises to set affordable housing targets if elected**

[ABC Online](#)

Twenty-five per cent of all new developments on government-owned land in New South Wales would be available to buy or rent below the market rate if the Labor Party is elected in 2019. The Opposition says It will make tens of thousands of properties available each year to people who do not qualify for social housing but do not earn enough to get into the current property market.

### **--Labor pledges 25% affordable housing mandate if elected**

[Sydney Morning Herald](#)

Under the plan, publicly-owned land identified for development would be placed on an Affordable Housing Land Register.

This would then be handed for fast tracking to UrbanGrowth NSW, which would be refocused "to prioritise the development of affordable, social and mixed housing".

**29 MAY 2017 -- Incentives to encourage investment in affordable housing not enough**  
[Newcastle Herald](#)

Budget incentives to encourage investment in affordable housing will do little to help overcome the shortage unless they are paired with a direct subsidy, according to experts.

While in the budget the government announced incentives to [encourage investment in affordable housing](#) - allowing Managed Investment Trusts into the fold as investors and an additional 10 per cent Capital Gains Tax (CGT) discount to owners of affordable housing managed by community housing providers - experts, including Ms Watts, believe this will do little to help.

"The CGT discount would only come into play at the end when selling," Ms Watts said. "We'd like to have seen a more direct rental subsidy for landlords ... so investors would still be getting the expected return."

Bridge Housing chief executive John Nicolades said investment from individuals would only occur with the return of a subsidy like the **National Rental Affordability Scheme (NRAS)** incentive.

"The tax measures in the budget may give a carrot, but it would be more effective if it was a direct subsidy."

**29 MAY 2017 -- Treasury Secretary John Fraser says affordable housing will happen in time**  
[Herald Sun](#)

TREASURY boss John Fraser has conceded the Turnbull government's housing affordability measures will take a long time to make any difference.

Mr Fraser said there was no doubt low interest rates — combined with population growth along the east coast — had increased demand. But he said at the same time, insufficient land release, complex planning and zoning regulations and public aversion to urban infill had also impacted the supply of housing.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

**30 MAY 2017 -- Pensioners warned to beware of Morrison's downsize lure**  
[West Australian](#)

There has been a lot of talk about the incentive announced in the Budget that aims at encouraging people over 65 to downsize. It's a great headline but very few will benefit from it and those that do are likely to be wealthy.

This measure will do nothing to remove the major drawback for most people when downsizing their home — losing some (or all) of their pension. But that doesn't mean all hope is lost. It simply means that retirement villages and pensioners need to find a price structure that works for both parties.

**30 MAY 2017 -- Victoria wants better designed social housing**  
[Architecture and Design](#)

The Victorian Government has sought the involvement of industry stakeholders for the delivery of

affordable social housing at various locations across inner Melbourne. Observing that most of the public housing stock is old and no longer fit for purpose, Victorian housing, disability and ageing minister Martin Foley said they need to make a move to update and grow stock that will continue to meet tenant needs in the future.

### **31 MAY 2017 -- Less rhetoric, more housing supply: Lang Walker**

[Australian Financial Review](#)

The newest member of the Property Council of Australia's Hall of Fame, developer Lang Walker, has lambasted bureaucratic planning regimes in Sydney.

"We should forget all rhetoric and get into action, and get supply onto the ground," Mr Walker, the chairman of Walker Corporation, said at Tuesday night's induction event in Canberra

### **31 MAY 2017 -- Federal Budget 2017-18: issues for the property industry**

[Colin Biggers & Paisley Lawyers](#)

The premise of the Budget as it affects the property market appears to be an attempt to balance the need to provide for affordable housing solutions (particularly for first home buyers) with the promotion of economic growth. The Federal government has targeted foreign investors to relieve local affordability issues, however if foreign investors are dissuaded from deploying capital in Australia for residential investment, this may lead to an unwanted reduction in development due to the impact on the feasibility of development projects. This inevitably may lead to a reduction in jobs in this sector

### **1 JUNE 2017 -- Housing fix still years away for prime 127 hectare Maryibyrnong site: Defense**

[Daily Advertiser](#)

More than 100 hectares of prime Melbourne land that Treasurer Scott Morrison touted in the federal budget as an affordable housing solution will not be released for sale for years.

And a Senate budget hearing this week investigating the sale of defence land on the Maribyrnong River has revealed the government could sell much of the highly toxic property without decontaminating it first.

### **1 JUNE 2017 -- U.S. real estate giant Sentinel pursues WA multi-family rental project**

[The Australian](#)

Sentinel has embarked on a project to develop multi-family rental properties as it seeks to introduce the concept of a "US-style" rental community.

It has pitched the Subiaco development as a four-phase project with about 360 units aimed at singles and families.

"The apartments will be offered as rental properties on a long lease — minimum five years — rather than being immediately put to market for sale," an MRA spokeswoman said. "Development approval has been granted for the first development.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

### **1 JUNE 2017 -- No housing in Australia is 'genuinely 'affordable' anymore**

[Northern Star](#)

QUEENSLAND housing minister Mick de Brenni has called for a rethink, warning Australian housing was now unaffordable.

"No genuinely affordable housing currently exists in this country - housing that gives working families the chance to prosper through stability - housing that gives young people the best opportunity to succeed," he told the Q-Shelter - Future Housing Taskforce Conference in Brisbane.

"Right at the heart of our housing affordability problem is a generation which is acutely aware that society has broken a promise to them.

### **1 JUNE 2017 -- Gladys Berejiklian's bizarre failure to address affordable rental housing**

[Sydney Morning Herald](#)

Like an elephant without ears, the absence of a specific initiative for renters in Gladys Berejiklian's housing affordability package could hardly have been more conspicuous.

But – but – but ... this is a package for home buyers, the Premier insisted on Thursday. This day is not about renting. We may do something more about that in the future.

### **1 JUNE 2017 -- Premier Gladys Berejiklian announce housing affordability reforms**

[Sydney Morning Herald](#)

First home buyers will be helped into the property market with more than \$1 billion of stamp duty concessions and measures to level the playing field with investors under reforms unveiled by Premier Gladys Berejiklian to tackle housing affordability.

But the NSW government is being criticised for an absence of measures to boost the construction of affordable housing for low and medium-income key workers such as nurses, teachers and police.

*You can access the report housing affordability plan [here](#)*

### **2 JUNE 2017-- Productivity Commission advocates rise in rental assistance**

[The Examiner](#)

The Productivity Commission has recommended a dramatic overhaul of the public housing sector, including a rise in rental assistance payments.

The commission released on Friday a wide-ranging report advocating reform to the state and federal human services sector, recommending changes to social housing, health and palliative care, and community services.

The commission has recommended that the system for public housing, where rents are set at a

proportion of the tenant's income, is replaced and that the federal government extend Commonwealth Rent Assistance to public housing tenants while increasing the payments by about 15 per cent to reflect increased rent.

Extending rental assistance payments to people in public housing would give low-income earners the same opportunities as their counterparts in private rentals, the report said.

*A copy of the Productivity Commission draft report can be accessed [here](#). There is a chapter on social housing and the Commission's recommendations in this area. There is a comment period until 14 July 2017 and public hearings are scheduled in several capital cities. That schedule is also accessible at the Report website.*

*Related article*

### **Commission recommends market rents for social housing**

[The Australian](#)

The way financial assistance is given to low-income people in public and social housing should be dramatically reformed, the Productivity Commission says, with the two-tier system abolished, market rents paid by everyone and Commonwealth Rent Assistance increased 15 per cent to ease the pain.

The commission's draft report into options for human services reform, handed down today, recommends dismantling the unfair divide between public-housing tenants — who have rent capped as a portion of their income — and those in social housing who pay market rents, with commonwealth compensation, to offset the extra costs

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

### **4 JUNE 2017 -- Productivity Commission not going far enough on housing, ACOSS says**

[Sydney Morning Herald](#)

The draft report into Australia's social housing policy recommended the government move to a single model of housing assistance across both the social and private housing markets, with increases in rent assistance to help transition people into private rentals, as well as additional housing payments for those who have a demonstrable need, such as employment, to live in a high cost area.

But CEO of ACOSS, Dr Cassandra Goldie said the draft report ignored expert advice that for the housing affordability crisis to be adequately tackled, there was an urgent need to expand social housing and the recommendations did not go far enough.

"To move to a housing system where everyone including people on the very lowest incomes is competing in the open rental market would be a dangerous move," she said.

### **5 JUNE 2017 -- Stamp duty 'relief' for first home buyers will only push up prices further (opinion)**

[Huffington Post Australia](#)

Aspiring first-home buyers, or [Game of Homes fans as I refer to them](#), had only just recovered from the [Federal Government's lack of real measures in the 2017 Federal Budget](#) when a new episode has been released in the form of the new NSW State Government Strategy '[A Fair Go for First Home](#)



[Buyers'](#)

As always, while waiting for this policy announcement (probably brought forward as a result of the NSW Labor Opposition announcing their housing policy on May 17), I was hoping for a State Government to deviate from the Game of Homes script and actually do something that might materially impact on the lives of our first-home buyers.

### **6 JUNE 2017--What does a housing slump actually look like?**

[ABC Online](#)

Ever looked at a house or apartment and wished it was cheaper, only to realise you still couldn't afford it even if the price was 10 per cent lower? Maybe you'd need to slice twice that from the price to have a fighting chance.

It turns out you might be wishing for a disaster which would engulf the entire economy.

### **6 JUNE 2017 -- Is Aussie home ownership like Monopoly?**

[Financy](#)

Australia has a choice to make when it comes to home ownership; Is residential property there for people to live in or, like a game of Monopoly? If you believe in the latter, there is nothing that needs to be changed

### **7 JUNE 2017 -- First Home Buyers Australia said cuts to stamp duty could increase demand and push housing prices up**

[The Daily Telegraph](#)

Last week, NSW Premier Gladys Berejiklian [announced that stamp duty would be cut](#) for first home buyers purchasing properties up to \$650,000 and that there would also be saving for those purchasing properties up to the value of \$800,000.

But co-founders of First Home Buyers Australia, Taj Singh and Daniel Cohen have released a list of demands to continue the push for affordability, and said cuts to stamp duty will increase demand and may even force prices to rise.

### **8 JUNE 2017-- House prices represent new opportunity**

[The West Australian](#)

The State Government's Keystart program had provided housing opportunities for moderate income households but more affordable housing was needed.

Housing Minister Peter Tinley admitted there was a significant shortage of affordable housing options for low and moderate income earners.

But he said incoming Commonwealth schemes could provide some relief.

"There is no single solution to these challenges and we need to all work together to improve housing supply, affordability and the range of housing options for people struggling with affordability — from social housing right through to home ownership," he said.

"One promising initiative is the Commonwealth's announcement that it will establish a National Housing Finance and Investment Corporation which will look to increase private sector investment in social and affordable rental housing. It is important that our housing market is well placed to respond to future demand. The State Government has a role, as does the Commonwealth, local government and the housing industry."

## **8 JUNE 2017 -- Housing prices, housing debt and housing consumption (research report)**

[Australian Policy Online](#)

This AHURI research investigated the relationship between increasing housing prices (or housing wealth) and the increased consumption expenditure of households from before the GFC and afterwards. The analysis revealed that following the GFC, old and middle-aged households showing slightly lower consumption levels despite their houses increasing in price.

## **9 JUNE 2017-- More should be done on affordable housing (editorial)**

[Canberra Times](#)

In his budget reply on Thursday, Greens Leader Shane Rattenbury made much of the role the Greens had had in shaping a territory budget that funded some important and worthy projects. But he also drew attention to a shortcoming in Labor's 2017-18 budget: There is little in there to address affordable housing. Mr Rattenbury described this as the budget's greatest gap and has urged the ACT to demonstrate leadership in tackling this issue and not to sit back and wait for the Commonwealth to remove negative gearing and capital gains tax.

## **12 JUNE 2017--Housing concessions could backfire, pushing up prices**

[The Australian](#)

Measures aimed at improving housing affordability for first- home buyers could backfire in NSW and Victoria as prices threaten to rise by the amount of stamp duty savings introduced next month, analysts and buyer's agents said.

Some buyers have already started to pull out of agreements to wait for the concessions, hopeful of pocketing thousands of dollars of stamp duty savings. They run the risk prices will jump, as happened last time key grants were introduced, although a cooling market could keep a lid on increases

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

## **13 JUNE 2017- Cheers to that: \$1.8bn affordable housing strategy announced**

[Urban Developer](#)

The Palaszczuk Government is investing \$1.8 billion to build more than 5,000 extra homes to deliver social and affordable housing in Australia. 4522 social homes and 1034 affordable homes are set to be delivered under the announcement.

Ms Palaszczuk said that through the new 10-year Queensland Housing Strategy the Government will:

- build 4,522 new social homes and 1,034 affordable homes
- support 450 full-time construction jobs a year
- introduce inclusionary requirements for new dwellings on state land (5-25% for social and affordable)
- invest \$20 million to construct new Youth Foyers in Townsville and on the Gold Coast and expand the existing Foyer in Logan
- commit \$75 million to Aboriginal and Torres Strait Islander home ownership
- invest \$30 million to reform the housing system

- create housing and homelessness hubs to improve service delivery
- strengthen consumer protections for retired people.

### *Related articles*

#### **Queensland Government to open up state land to developers in push for social and community housing**

[Courier Mail](#)

The government will also change the means test required for community housing, to allow adult children living with their family to earn a wage without affecting their parents' subsidised home.

Housing Minister Mick de Brenni says the means test will be dropped for people under 25, removing a disincentive to find work.

"This is the most significant initiative to breaking the cycle of inter-generational disadvantage that we've seen in Australia's history," Mr de Brenni said.

The social housing component of the package will focus on housing for victims of domestic violence, as well as seniors and people with a disability.

*A copy of the Queensland Housing Strategy can be accessed [here](#) via Australian Policy Online*

#### **14 JUNE 2017 -- National housing plan needed to tackle crisis (opinion)**

[Newcastle Herald](#)

There's been a flurry of political announcements regarding housing of late.

Last month the NSW Government announced measures to help first home buyers. The NSW Opposition also announced, among other things, it would require 25 per cent of properties on rezoned government land be designated as affordable housing. The May Federal Budget contained a range of positive measures across the housing spectrum from first home buyers to private rental to affordable housing and homelessness.

The broader focus on housing by governments is welcome. But are they the priority measures and how do they fit together?

#### **14 JUNE 2017 -- Half price houses the new reality for Pilbara towns**

[The Australian](#)

It is a tough real estate market when the sale of a house at half the original asking price triggers celebrations.

That is the reality in Port Hedland, the iron-ore town where speculators once gouged mining companies and their workers with extraordinary rents.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

**14 JUNE 2017 -- Don't give developers 'free reign' over housing across Australia: Transport department**

[Sydney Morning Herald](#)

Transport for NSW has sounded a warning that the ambitious housing program being promoted by the Greater Sydney Commission could allow developers "free rein" to increase dwellings across the city without considering transport and other infrastructure.

**14 JUNE 2017 -- Local business is an international compass to social and affordable housing**

[Hunter Headline](#)

Hunter-based **Compass Housing** is cementing its position beyond being a leading local provider of social and affordable housing.

From its headquarters in Hamilton, the not-for-profit organisation manages more than 4,500 properties in NSW, Queensland and now New Zealand as well as community development projects in Australia, NZ and Vanuatu.

Compass has also taken a lead role in helping to shape international and national policy on housing. Compass has gained special consultative status with the UN Economic and Social Council. It was one of a small number of organisations, outside of UN member nations, to make a statement on the New Urban Agenda (NUA) from the floor of the global UN Habitat III conference held in Quito, Ecuador in October 2016.

**16 JUNE 2017 -- UDIA (VIC): Five Point Plan for housing affordability**

[The Urban Developer](#)

We know housing affordability is a serious problem for many Victorians, and the solution isn't as clear-cut as we would like. Nevertheless, we must keep addressing the critical affordability issues impacting our current and future communities, until we make significant headway to ease the crisis for all Victorians.

To make a tangible difference, we need a commitment from policy-makers, regulators and the housing industry to work together and tackle five main issues affecting housing affordability across the state of Victoria.

**18 JUNE 2017 -- Richman Place asbestos houses demolished, affordable housing to be built**

[Canberra Times](#)

Six houses made almost entirely out of asbestos on a Kambah street have been demolished to make way for affordable accommodation. **Canberra Community Housing** bought the six blocks of land in Richman Place from the Land Development Agency this month.

The not-for-profit housing provider plans to build 11 dwellings on the site. Three of the blocks would have standalone houses, one would have a standard and ancillary house, and the remaining two would have six small single-storey dwellings.

**19 JUNE 2017 -- Melbourne's hubs to ease grind as it grows to nation's biggest city (Bernard Salt)**

[Herald Sun](#)

IF you could design the perfect city in the perfect state, you would come up with something akin to

the city of Melbourne and state of Victoria.

Here is the Australian continent's most fertile state, blessed with natural resources, that created a city, a society and a culture that underpins much of modern-day Australia.

### **20 JUNE 2017 -- Housing affordability: 'there's no magic fix'**

[The Australian](#)

The lack of affordable housing is nearly "beyond repair" in some cities with only 3.5 per cent of houses in Sydney sold in the year to February changing hands for less than \$400,000, compared with nearly 26 per cent of sales five years ago.

While there was no silver bullet, initiatives to underpin affordable housing in the federal budget were "robust" and could boost housing supply substantially, according to a report on affordable housing by industry body PowerHousing Australia and researcher CoreLogic.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

### **20 JUNE 2017 -- Former RBA Governor outlines his approach to housing affordability**

[Sourceable](#)

With housing affordability becoming such a big political issue in Australian cities, it is very interesting to see how the former Governor of the Reserve Bank of Australia, Glenn Stevens, sees the way forward.

Stevens was appointed by the NSW Premier to advise her government on what policy levers could be pulled at a state level to help contain rapidly escalating housing costs in Sydney. As someone with a macro economic background, his review will be of interest to all Australian cities.

The NSW government took many of Stevens' recommendations on board, but amazingly the governments two biggest policy shifts - to remove stamp duty for first home buyers and to add levies to foreign purchasers - were not ones supported by Glenn Stevens. He said that removing or reducing stamp duty will tend to inflate prices.

### **20 JUNE 2017 --Housing renewal shouldn't entrench pockets of disadvantage (opinion)**

[Sydney Morning Herald](#)

Decades of under-investment in Victoria's public housing has left a legacy of housing estates that have gone well beyond repair and maintenance. A creative approach to the revitalisation of these major state assets is the best option.

Given this, news the state government has set aside \$185 million for its Public Housing Renewal Program should be cause for celebration. Yet the plan to open several aged estates up for public-community-private partnerships has generated disapproval from various parties.

### **20 JUNE 2017 -- Surge in Queensland renters despite state's affordable housing slant**

[realestate.com.au](#)

DESPITE having some of the most affordable housing in the country, Queensland is on its way to becoming a state of renters, a new survey has warned.

The Sunshine State has the highest level of renters in the country, jumping from a third to just under a half in just five years (46 per cent), new ING Direct survey data found.

“The Australian property market is undergoing a slow but sure shift and we are on our way to become a nation of renters,” according to researchers. “The ‘Great Australian Dream’ is indeed a-changing, with more and more Aussies leaving home ownership behind.”

### **21 JUNE 2017 -- It's Budget Season! What does that mean for housing?**

[Sourceable](#)

This time of year is always a busy one in the policy space with the announcement of the federal budget along with a raft of state and territory budgets right around the country.

Not surprisingly, housing affordability is at the forefront of the policy agenda, and the budgets that have been so far announced reflect this heightened sense of priority. The housing affordability challenge has resulted from the sharp increase in dwelling prices across the major cities over the past five years or so. This has occurred at the same time as a major deceleration of income growth in the economy, which has taken the pace of growth to its lowest in about two decades.

### **21 JUNE 2017--VIC public housing needs overhaul: report**

[news.com.au](#)

Five years on from a damning report into Victoria's outdated public housing system, a second equally scathing report says little has been done to address the problems.

Sixty per cent of the state's public housing is more than 30 years old and an auditor-general's report has found the number of properties has not grown to meet increasing demand.

### **21 JUNE 2017 -- Developers are exploiting NSW's government affordable housing incentives: study**

[Business Insider](#)

Announcing a [\\$4.5 billion budget surplus](#) yesterday, the NSW government [bragged about housing affordability measures](#).

But a study by Randwick City Council, in Sydney's east, found that the government's planning incentives to build boarding houses for Sydney's lower income residents are instead being exploited by developers who still charge full market rates on rentals.

### **22 JUNE 2017 -- Looming crisis for older single women renters**

[The Australian](#)

Experts and advocacy groups will come together for a Council on the Ageing policy forum, warning of a looming crisis as older Australians face mounting pressure from the rising cost of private rent, an increasing shortage of social housing, and carrying mortgages into retirement.

### **23 JUNE 2017 -- Solid research needed to measure impact of Airbnb on rental markets, experts say**

[The Mercury](#)

HOBART would be a “wonderful laboratory” for researchers to measure the impact of websites such as Airbnb on a city's rental market, says University of Sydney affordable housing researcher Peter Phibbs.

“If you can make more money out of your property in the tourist market why wouldn’t you put it on Airbnb rather than open it to the rental market,” he said.

“As an affordable housing researcher, giving up your rental stock for tourists isn’t a great strategy if you’re trying to look after the people living in the city”

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

### **23 JUNE 2017 -- Who's responsible? Housing policy mismatched to our \$6 trillion asset**

[The Conversation](#)

Does the Australian government have the policy, organisational and conceptual capacity to handle the country’s A\$6 trillion housing stock? We ask this question in a newly released [research report](#). The answer is critically important to both household opportunity and prosperity, and to the management of our largest national asset.

Australians’ wealth is overwhelmingly in our housing. As of late 2016, our housing stock was [valued at \\$6 trillion](#). That’s nearly double the combined value of [ASX capitalisation](#) and [superannuation funds](#).

Clearly, the way the housing sector is managed has huge implications for household prosperity and opportunity. The public debate [about high house prices](#), for example, reveals a gnawing anxiety that the distribution of housing as an asset has shifted too far in favour of a [growing class of rentiers](#) rather than households.

### **25 JUNE 2017 -- 'Ticking time bomb': Older Australians face housing crisis**

[The New Daily](#)

Australian retirees will face a housing crisis within 15 years unless urgent action is taken, according to the Council on the Ageing.

The lobby group for seniors hosted a [policy summit](#) in Canberra in recent days where it drew attention to the impact on older Australians of rising prices, rising rents, huge mortgage debt and the scarcity of suitable homes.

The assumption that Australians retire in a home they own underpins the nation’s superannuation and pension systems, but summit attendees heard this could be under serious threat in as little as 10 to 15 years.

Keynote speaker John Daley, CEO of the Grattan Institute, warned that the looming housing crisis is a “ticking time bomb” for this demographic.

#### ***Related article***

### **Calls to safeguard the future of housing for older Australians**

[Aged Care Guide](#)

The looming housing crisis faced by older Australians is complex and multifaceted. Rising rental prices, the increasing number of seniors retiring with a mortgage, the vulnerability of single older

women, and an inadequate supply of appropriate housing all contribute to what one expert describes as a 'ticking time bomb' for older Australians.

**25 JUNE 2017 -- Melbourne housing crisis: build-to-rent schemes could help affordability**  
[NT News](#)

HOUSING model which guarantees residents long-term rent could be the answer to Melbourne's house affordability squeeze.

So-called "build-to-rent" schemes offer renters certainty of their lease, allowing them to make modest changes, such as painting kids' bedrooms and hanging pictures, to make the home feel like their own.

**26 JUNE 2017 -- Baugruppen model ditches developers so apartment buyers can save**  
[Domain](#)

Baugruppen. It might sound like a mouthful but this German word could be the answer to Australia's housing affordability woes — or at least a new way to look at the problem.

If you can't afford a freestanding house in Australia's capital cities, the choices for an apartment alternative are generally expensive and limited. Many of the units available are [targeted to investors](#) and are often said to be of [poor quality](#).

**26 JUNE 2017 -- 'Parental guidance not recommended': Don't fall for first homebuyer parent trap**  
[news.com.au](#)

THE time it takes a first homebuyer to save a 20 per cent deposit has blown out to eight years, according to a new report highlighting the deepening housing affordability crisis in Australia.

The report, "Parental Guidance Not Recommended", argues affordability in terms of the price to income and mortgage payments to income ratio are the highest on record. Mortgages issued today will consume a greater proportion of first homebuyers' incomes over the lifetime of the loan than ever before.

"Although interest rates were higher during the 1980s and 1990s, deposits and mortgage payments relative to income were smaller, resulting in more affordable housing for previous generations," LF Economics founder Lindsay David writes.

"As deposits and mortgage payments are larger today, FHBs and other buyers will have to commit an increasingly large proportion of their lifetime incomes to mortgage payments in an environment of fleeting employment security and low nominal wage growth.

**27 JUNE 2017 -- Home ownership declining as percentage of rents increasing in latest Census 2016 results**  
[news.com.au](#)

THE dream of home ownership is slipping away for many Australians as the latest Census results highlight the increasing number of renters.

The results released today show the trend towards renting rather than owning continued, with nationwide figures showing a slight change.



In more bad news for renters, they are also forking out more, with the median household weekly rent jumping from \$285 to \$335.

The percentage of households who are now paying more than 30 per cent of their income in rent has also increased, rising from 10.4 per cent to 11.5 per cent.

**27 JUNE 2017 -- 'They have to have alternatives': Census highlights rent, not mortgage stress**  
[Sydney Morning Herald](#)

The 2016 census spotlights the growing proportion of people in Australia for whom renting is their normal relationship to the housing market.

Rental advocates and housing experts said the census captured a trend to which policymakers have been slow to respond.

"There's always been such a fixation on home ownership," said Peter Phibbs, head of Urban and Regional Planning and Policy at the University of Sydney.

"We've got to realise that for many households, they are going to be long term if not lifetime renters," said Professor Phibbs, pointing out that the NSW government's recent "housing affordability" package focused entirely on first home buyers, not renters.

**28 JUNE 2017-- Are Governments helping or hindering affordable housing delivery?**

Sourceable

As housing becomes more expensive, affordability has become increasingly prominent in political debate. That raises questions about whether governments (federal, state and local) are either helping or hindering the delivery of reasonably priced housing.

The **National Rental Affordability Scheme** had proven useful in terms of delivering affordable rental dwellings.

**28 JUNE 2017 -- Do we need to rethink industry behaviour in the name of affordability? (opinion)**  
[The Urban Developer](#)

Frasers Property Australia CEO Rod Fehrin is confident that housing affordability isn't at crisis point, but it does demand a radical rethink of the way we build and develop.

"House price growth has everything to do with location, amenity and employment opportunity, and less to do with low interest rates, which accelerate the way value is ascribed to these factors," Mr Fehrin said.

"When we look at the pattern of house price growth, we find that sales are easier to achieve in locations with high amenity, particularly those with close proximity to public transport, good schools and jobs.

"It's the access to amenity and jobs that is driving the price appreciation fuelled by the availability of finance.

**29 JUNE 2017 -- Grocon, government Big Issue in push for housing affordability**  
[The Australian](#)

The government yesterday announced \$6 million in funding for The Big Issue's Homes for Homes program, which aims to raise money to address the affordability crisis.

Through the program, parties to property transactions are invited to donate 0.1 per cent of each sale to Homes for Homes, which then invests in new housing projects by registered community housing providers.

The program aims to raise \$2.4 billion over 30 years, though individual donations.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

## **29 JUNE 2017 -- Census shows group solution to high housing costs**

[The Australian](#)

The 2016 census data reveals how people are dealing with unaffordable housing in the capital cities: a rapid increase in group households.

A group household is one that consists of two or more unrelated people, where all residents are 15 or over. The national increase in group households in the five years to 2016 was 10.5 per cent. This is lower than the previous census, which was 14.35 per cent, and coincided with rents rising over 38 per cent in the five years.

Where there have been high house price pressures such as in Sydney, the number of share households rose by an astonishing 18 per cent from the previous census against a total household rise of about 7 per cent.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

## **10 JULY 2017 - ACT Government announces advisory group, summit to tackle housing affordability.**

[Domain](#)

The ACT government has announced details of an advisory group and summit aimed at tackling housing affordability and homelessness in Canberra.

## **11 JULY 2017 - Affordable Rental Housing Scheme Reaches Milestone**

[WA Government](#)

More than 200 low-income households in Western Australia have moved into private rental homes following a trial of a State Government initiative.

## **27 JULY 2017--New industry group launches in NSW to increase housing supply**

[The Urban Developer](#)

Low-cost housing in new residential developments across Sydney and regional NSW will be offered direct to first homebuyers and key workers under a new industry-driven initiative.

NSW Minister for Planning and Housing Anthony Roberts launched the newly-formed, not-for-profit [Housing Supply Association](#) (HSA) this week to address the housing affordability and supply

crisis, boost the number of dwellings available to house NSW residents and to look at methods to assist first home buyers.

The association, which is backed by commercial property experts and has the support of the police, ambulance and fire services, will target moderate income earners.

### **29 JULY 2017 -- ACT government considers Territory Plan change, developer incentives for affordable housing**

[The Canberra Times](#)

The ACT Government is considering allowing developers a bigger footprint or more storeys in apartment buildings than otherwise allowed in return for providing more affordable housing and better access for people with disabilities.

### **31 JULY 2017 -- Super funds investing \$1b in US affordable housing because 'no opportunities in Australia'**

[ABC News](#)

Individuals are not choosing to put their money into the American affordable housing market, but Australian superannuation funds and investment houses are doing it for them. The investment companies are not to blame.

Their primary objective is to get a return on investment for their members, and the reality is Australian investment funds can get a decent return backing social housing and build-to-rent projects in the US while they cannot make money from it in Australia.

*Related article*

### **Australia helps give Americans home while rent pushes upward in Sydney**

[International Business Times](#)

Aussies are investing \$1 billion in affordable housing in the United States, helping make America great again. Although individuals do not choose to place their money into the US affordable housing market, the Australian investment houses and superannuation funds are doing it.

In Australia, the development of properties to rent is almost unheard of. In the US, projects that attract the Australian dollar are built for long-term leases of up to 10 years or more. A percentage of several projects are dedicated to social housing.

### **31 JULY 2017 -- Density balance key to housing affordability**

[Herald Sun](#)

ANY moves to increase housing density in established suburbs must be done carefully to avoid upsetting local residents, the federal government says.

Assistant Treasurer Michael Sukkar said most economists agreed that the best way to improve housing affordability was through more density in middle-ring suburbs.

**A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs**

### **31 JULY 2017 -- 1.5 million Aussies will need Rent Assistance by 2031**

[Sourcable](#)

Even under unlikely assumptions that rents don't rise at all, the number of Australians requiring rent

assistance from the government is expected to rise significantly over the next 15 years, a new report suggests.

In its latest report, the Australian Housing and Urban Research Institute (AHURI) said that even on unlikely assumptions that rents remain at current levels, a combination of demographic trends and growing numbers of people who rely upon the private rental market for shelter means that the number of Australians receiving Commonwealth Rent Assistance (CRA) will rise from 952,000 in 2011 to 1.5 million in 2031.

### **1 AUGUST 2017-- Scheme needed to encourage super funds into long term rental housing**

[Pro Bono](#)

Australia needs a new rental affordability scheme, specifically targeting its institutional funds, that closes the current viability gap, and creates a new residential rental investment class

### **1 AUGUST 2017 --Developments make Darwin ready for growth**

[NT News](#)

ANYONE who has been in Darwin for a few years will remember a time not so long ago when it was virtually impossible to purchase a new house and land package for under \$600,000 — rentals were unaffordable and employers were complaining that potential employees from interstate were turning down jobs because they could not afford to live here.

But the Urban Development Institute of Australia (NT) believes there has been a significant shift in this situation, with a range of affordable new homes now available in a range of suburbs.

Affordability has been a strong focus of recent NT Governments and the combination of accelerated land release programs, facilitation of affordable rentals through the **National Rental Affordability Scheme (NRAS)** and increased competition in the industry has driven down prices.

A few years ago we did not even have an effective Community Housing Provider, but new player **Venture Housing Company** has now proven it is able to work effectively with local developers to deliver affordable housing.

### **2 AUGUST 2017 - Access Housing opens WA's first solar powered affordable housing development**

[Access Housing](#)

**Access Housing** has officially opened Western Australia's first affordable housing development to feature an embedded solar energy network that will provide tenants with more affordable and sustainably sourced electricity.

The innovative development, featuring 12 residences and two art and creative studios, is one of Australia's first strata residential properties to offer residents strata community-based solar energy capture, storage and shared usage infrastructure. The solar power network will go live before the end of the year and will become the primary source of electricity for tenants within their homes and the studios. This will deliver significant electricity bill savings to the development's low-moderate income earning residents as they will not be solely reliant on the mains electrical grid.

### **2 AUGUST 2017 -- Affordable housing shortfall leaves 1.3 million households in need and rising: study**

[The Conversation](#)

A [new report](#) by the Australian Housing and Urban Research Institute (AHURI) reveals, for the first time, the extent of housing need in Australia. An estimated 1.3 million households are in a state of housing need, whether unable to access market housing or in a position of rental stress. This figure is

predicted to rise to 1.7 million by 2025.

To put it in perspective, 1.3 million is around [14% of Australian households](#). This national total includes 373,000 households in New South Wales, where the number is expected to increase by 80% to more than 670,000 by 2025 under the baseline economic assumptions of the modelling.

*Related article*

**Funding gap: 1.3 million need help for affordable housing: AHURI**  
[Financial Review](#)

More than 1.3 million households cannot afford the private rental market or need assistance to rent without putting themselves in financial stress, a [report](#) by housing think tank Ahuri says.

The provisional figures estimate that as many as 527,000 households are unable to access market housing and a further 806,000 households need assistance to bring their rental costs below the accepted cut-off measure of 30 per cent of household income that indicates rental stress.

Without changes to boost the supply of affordable rental housing – such as through the now-discontinued [National Rental Affordability Scheme](#) – the total number of households in what Ahuri terms "housing need" will rise to nearly 1.75-million by 2025, or from 14 per cent of all households currently to 16 per cent.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

**2 AUGUST 2017 -- Modeling housing need in Australia to 2015 (AHURI report)**  
[Australian Policy Online](#)

This research developed a housing need simulation to quantify the need for affordable housing and identify the supply required to meet the demand for housing. This information is important for resource allocation, market monitoring, setting affordable housing targets, housing assistance budgeting and evidence for affordable housing contributions via planning policy.

**3 AUGUST 2017 -- NT Housing Minister unveils Gunner Government's social housing plan**  
[NT News](#)

THE Gunner Government is looking to financially back property developers by guaranteeing them six year leases for the construction of new units for social housing. Housing Minister Gerry McCarthy said the Government had \$2.4 million to pay developers through leases this year. He said he hoped it will help ease the long term affordable housing waitlist that is now up to four years

**4 AUGUST 2017 -- Government blasted for 'primitive' response to housing affordability**  
[Mortgage Business](#)

Industry players have indicted the federal government as having “no interest” in solving declining housing affordability for young Australians.

Paul Mirams, partner at advisory firm KordaMentha, delivered a scathing review of the federal government’s response to housing affordability in Australia, describing the government’s response to foreign investment activity as “the most disappointing thing” about discussions occurring around housing affordability.

Mr Mirams said: “When you’ve got 50 per cent of all new stock bought by people who don’t live here, the government’s response has been pretty primitive. They put up taxes. They just saw it as a revenue opportunity; they have no interest in solving the problem. They have an interest in raising money.”

### **7 AUGUST 2017 -- How affordable housing can chip away at residential segregation (US)**

#### [The Conversation US](#)

Though the [low-income housing tax credit could land on the chopping block](#), it’s probably safe due to its history of bipartisan support. Along with politicians from both sides of the aisle, developers and many banks and nonprofits embrace it because the tax credit makes creating new affordable housing units financially feasible and less risky. Yet the program, which is the only significant federal subsidy for building affordable housing, could be in jeopardy as lawmakers seek to close tax loopholes and lower tax rates.

As a tax law researcher who has studied where properties built with this tax credit are located, I see good reasons to preserve it. Above all, this program has the untapped potential to help solve the intractable problems of residential segregation by race, ethnicity and class.

*NOTE: The design of NRAS was built on Low Income Housing Tax Credit and its use in the US provides valuable lessons for Australia in the development of a revised NRAS or post-NRAS affordable housing program.*

### **7 AUGUST 2017 -- Who is the average rentvestor?**

#### [Smart Property Investment](#)

According to a report titled *A place to call home – Australians’ views on housing affordability*, conducted by Ipsos, rentvestors are most likely to be a Gen Y male living in metro areas.

“The research shows that many young Australians are looking at savvy ways to get into the property market, showing that there’s still clear aspiration for home ownership whilst maintaining their lifestyle,” said Lauren Fine, head of Westpac home ownership.

### **8 AUGUST 2017 --Mirvac to launch Australia's first build-to-rent development**

#### [The Urban Developer](#)

Mirvac Group will soon be bringing Australia’s first major build-to-rent apartment development to market with the backing of major superannuation funds in an attempt to tackle housing affordability issues.

Mirvac would build and hold units in capital cities supported by major superannuation funds that get returns from rentals paid by residents.

The sector has grown in size in the USA and it’s hoped it could take-off in Australia, too.

Governments in Australia have been closely re-looking at generous tax concessions like negative gearing and depreciation of second-hand household items. Curbing of tax breaks in this area could open the door for more investment by large funds as returns on traditional property assets for super funds are producing lower returns.

### **8 AUGUST 2017 -- Federal politicians can't see the housing crisis that worries average Australians**

#### [Newcastle Herald](#)

GROUPS of Australians met in two major cities last week to talk about issues that are important in their lives.

The focus groups in both major cities identified housing affordability as their number one priority. Younger Australians spoke of the hopelessness they feel about ever being able to afford a home. Older Australians spoke of the despair they feel for their children and younger people in general. They were fully aware that something has been lost in the chasm that now separates many Australians from the dream of owning their own home, and they worried that the chasm will never be bridged.

They had no confidence that politicians would act, or even understood the issue

### **9 AUGUST 2017 --University of Canberra 'affordable' accommodation not always cheaper than private rental**

[The Canberra Times](#)

Some of the University of Canberra's "affordable" housing, subsidised by \$130 million of Commonwealth and ACT grants, is in reality more expensive than private rentals in Belconnen, a government report has found.

Almost 1000 units were built using federal and ACT government subsidies under the **National Rental Affordability Scheme**, introduced to boost housing for low and moderate-income households.

The ACT government says while the university's flats are more expensive than nearby private rentals when they have two or more bedrooms, they are much cheaper for studios, which make up the bulk of the new units.

### **9 AUGUST 2017 -- Australian Government principles for social impact investment**

[Australian Policy Online](#)

In response to the government's [discussion paper](#) on Social Impact Investing (SII), released in January 2017, the Turnbull Government announced in the 2017-18 Budget context a number of initiatives to encourage the continued development of the SII market in Australia.

Social Impact Investing is an emerging, outcomes-based approach that brings together governments, service providers, investors and communities to tackle a range of policy (social and environmental) issues. It provides governments with an alternative and innovative mechanism to address social and environmental issues while also leveraging government and private sector capital, building a stronger culture of robust evaluation and evidenced-based decision making, and creating a heightened focus on outcomes.

*NOTE: NAHAP contributed to the submission by the Sustainable Living Infrastructure Consortium (SLIC) on the government's discussion paper noted above.*

### **10 AUGUST 2017 -- Australian Government housing survey shows Community Housing is best on the block**

[AAP](#)

The National Social Housing Survey as released today by the Australian Institute of Health and Welfare show Community Housing to provide the highest indicator findings in Community housing tenant satisfaction, employment outcomes and dwelling utilisation over the long term.

### **10 AUGUST 2017--National social housing survey: detailed results 2016**

[Australian Policy Online](#)

This report provides an overview of national-level, state and territory findings, as well as comparisons across public housing, state-owned and managed Indigenous housing, and community housing tenants. The report shows that the majority of tenants are satisfied with the services provided by their housing organisation, with community housing tenants the most satisfied. Tenants report a range of benefits from living in social housing and the majority live in dwellings of an acceptable standard.

You can access the full report at the above APO link

**12 AUGUST 2017 -- How renters could never leave under a radical plan pursued by government**  
[Sydney Morning Herald](#)

Sydney renters could occupy their homes for decades or might even pass them down to their children under a proposal to increase the supply of affordable and stable housing for people locked out of Sydney's surging property market the NSW government announced it was developing on Friday.

NSW Treasurer Dominic Perrottet said the government was "very keen" to look at creating a "build to rent" sector of property development in NSW to make housing more stable and affordable for the one-third of Sydney-siders who rent.

**12 AUGUST 2017 -- Social Impact Investment could hold solution to affordable housing, report finds**  
[The Canberra Times](#)

The report by the Centre for Social Impact at the University of New South Wales found that a type of investment called a social impact investment (SII) had been effective overseas in tackling social issues, and had the potential to grow in Australia.

The institute reveals such investments have the potential to increase the supply of affordable housing, increase social housing supply, as well as act as an incubator for the government to trial ways to provide new services.

**14 AUGUST 2017 -- Our lifestyle, not our innovation, attracts US investment to Australia**  
[The Conversation AU](#)

One of the biggest turnoffs for US investment and workers is also the biggest pet peeve for locals – housing affordability. [Our research](#) finds lifestyle factors are what makes Australia stand out from other international destinations.

The two cities that by most measures attract the majority of foreign talent – Sydney and Melbourne – maintain exorbitant housing prices. This makes the desirable Australian lifestyle unattainable for even highly skilled and highly paid talent.

**14 AUGUST 2017 -- Build-to-rent closer to reality in NSW**  
[The Urban Developer](#)

New South Wales Treasurer Dominic Perrottet has announced the establishment of a working group to assess the viability of establishing a 'build-to-rent' asset class in NSW.

During a Property Council event, the Treasurer highlighted the potential importance of the sector in addressing the housing affordability challenge in NSW and acknowledged the range of policy issues that would need to be addressed to make it reality at both the state and federal levels.



“The ‘build-to-rent’ industry known overseas as the ‘multi-family’ or ‘private rental’ sector involves institutional groups building masses of apartments to lease on a long-term basis, sometimes indefinitely. A single corporate landlord manages all leases and amenities,” the *Australian Financial Review* said.

### **15 AUGUST 2017 --Affordable Housing Development in Sydney's Macquarie Park gets Government approval**

[The Urban Developer](#)

The NSW Government has confirmed Frasers Property Australia and Citta Property Group as the winning tenderers for a \$2.2 billion development in Sydney’s Macquarie Park. The developers will work with Mission Australia Housing to redevelop and transform the 8.2 hectare Ivanhoe estate in Macquarie Park.

The project is part of the NSW Government’s Communities Plus program to redevelop and grow the Government’s social housing portfolio. The redevelopment of the Ivanhoe Estate will include at least 950 new social housing dwellings and 128 affordable homes, all social housing tenants will have access to low to zero cost heating.

Frasers Property Australia chief executive Rod Fehring said the project would transform a former social housing estate into a world-class residential neighbourhood. “The redevelopment of the Ivanhoe estate will be a flagship project for NSW, demonstrating how the government and private sectors can work together to deliver necessary social and affordable housing by taking a true long-term community view,” Fehring said.

### **17 AUGUST 2017 -- Affordable housing a peak worth climbing for state, federal governments (opinion)**

[Australian Business Review](#)

Markets are tricky things and picking them is even harder. Just ask economist Steve Keen who took a 235km walk to Mount Kosciuszko after losing a bet on house prices back in 2009.

Perhaps if such a bet was required to be made by all forecasters, then they might get a few insights from standing at the top of the country’s highest peak.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

### **17 AUGUST 2017 -- Serious about fixing housing affordability? Try this idea . . . (opinion)**

[The West Sentinel](#)

With housing affordability squarely on the minds of the voting public, governments are looking at selling off excess Crown land no longer needed for government purposes.

The standard approach of selling to the highest bidder, then incentivised to onsell at the highest possible prices, is just not conducive to achieving the good quality, low-cost housing that our cities desperately need.

If government land is to be sold off for housing, we need to get the best possible outcome. With this in mind, there is a bold opportunity open to governments if they truly wish to increase supply of specifically affordable housing. What's better, they need only look as far as Brunswick to find inspiration.

## **17 AUGUST 2017 -- Rent in a pyramid**

[realestate.com.au](#)

Housing affordability is a barbecue stopper issue in Australia, but no-one does expensive rentals like New York City.

One of the latest entries in the affordability stakes is [Via 57 West](#) located at [625 West 57th Street, New York](#) — a striking wedge-shaped structure that at first glance looks like an aerated Sydney Opera House sail broke free and drifted to Manhattan.

In this latest rental lottery, 36 units are being made available for qualified households at substantial discounts of over half the current market rate. The developer, The Durst Organisation, receives tax-exemptions in exchange for making the affordable apartments available to low-income households.

## **21 AUGUST 2017 -- New NFP Real Estate Agency to help homelessness**

[Pro Bono](#)

A not-for-profit real estate agency is set to be established in Sydney in a bid to help increase the supply of affordable rental housing in the inner city. The City of Sydney announced on Friday that community housing provider Bridge Housing would receive \$100,000 to establish a real estate agency that would enable private landlords to support people seeking affordable rental housing. The Bridge Housing agency will be based on the HomeGround model run by Launch Housing in Melbourne, which manages more than 200 properties.

## **21 AUGUST 2017 -- This is why apartment living is different for the poor**

[The Conversation](#)

There's been a lot of talk about apartment living of late. Whether it's millennials who [can't afford to buy a house](#), downsizers [making a lifestyle change](#), owner-occupiers struggling to [get defective buildings fixed](#), or foreign investors [buying into new development](#), there's no shortage of opinions and interest.

Except for one group: lower-income and vulnerable residents.

## **21 AUGUST 2017 -- Why Peter Costello is not even half right on housing (opinion)**

[The New Daily](#)

When former treasurer Peter Costello called on Monday for interest rates to be 'normalised' upwards to stop Australia's credit bubble getting any larger, he was very nearly half right.

But Mr Costello's comments weren't focused on that imbalance – he's worried about the impact that unstable house prices or teetering banks could have on economic growth more generally.

He told [The Australian](#) that "once [the price of] money returns to more normal levels" Australia could face a "big problem" with asset prices and the housing market.

## **23 AUGUST 2017 -- Why investor-driven density is inevitably linked to disadvantage (opinion)**

[The Conversation](#)

The densification of Australian cities has been heralded as a boon for housing choice and diversity. For many, inner-city apartment living is clearly a preferred choice for the stage in their life

when an upcoming, "vibrant" neighbourhood is attractive.

High-density urban renewal has been a boon for hipsters and students alike.

But the issue of choice needs to be unpacked carefully. For many others, the "swing to urban living" is more of a necessity.

### **23 AUGUST 2017 -- What does the NDIS mean for the property world?**

[The Urban Developer](#)

A new housing market specifically for people with disability is emerging across Australia. In July 2016, the [National Disability Insurance Scheme](#) (NDIS) introduced a funding stream to build new accessible and affordable housing for 28,000 Australians with disability.

The NDIS will be making payments to these housing providers that covers the costs incurred and provides a return on investment at market rates (5-12%).

### **24 AUGUST 2017 -- Affordable Housing Party launches claiming renters and first-home buyers are ignored by Canberra**

[news.com.au](#)

THE founder of a new political party dedicated to taking the heat out of Australia's overblown and hideously expensive housing market has said politicians need to be given a "kick up the bum" on the issue.

Sydneysider Andrew Potts, who registered the [Affordable Housing Party](#) (AHP) with the Australian Electoral Commission earlier this month, said he knew he had to do something when he was chasing rats out of his own decrepit rental accommodation.

### **24 AUGUST 2017 -- Our cities are killing young Australians' hopes and dreams (opinion)**

[The New Daily](#)

Finance Minister Mathias Cormann said in a fiery speech that Labor's "socialism" would "flatten" aspiration and that young Australians would "leave Australia and go where hard work, risk-taking and success are more highly valued".

Well, one aspiration has already been flattened for many, but it has nothing to do with socialism and everything to do with inequality.

It's the aspiration to buy an affordable, suitable home within a reasonable distance of job opportunities.

### **25 AUGUST 2017 --Australia, the land of opportunity until it comes to housing affordability (opinion)**

[The Huffpost](#)

Removing the prospect of home ownership from millions of Australians not only creates a mass-scale indignity, but also leads to economic demotivation.

We must resist the creation of a two-tiered society -- one which is predicated on the distinction between those who own real property, and those who do not. Not only is it morally inappropriate, but it ultimately undermines overall economic productivity and prosperity.

An Australia of ever-concentrated wealth, and decreasing economic and social mobility, will not serve as a blue-print for future success. Put bluntly, it only offers a regression to earlier preindustrial

times when freehold property was concentrated in the hands of the wealthy few, and other 'citizens' were restricted to capital sapping leaseholds

### **25 AUGUST 2017 -- 'Ghost homes' crisis divide the housing market**

[Finfeed](#)

Housing vacancy rates are rising. According to the latest census, 11.2% of housing — a total of 1,089,165 dwellings — was recorded as unoccupied.

The Victorian Government has already [legislated](#) an empty homes tax, and the Federal Opposition treasury spokesman, Chris Bowen, [recently backed](#) a standard vacant dwelling tax across all the nation's major cities.

### **29 AUGUST 2017 -- "Build to rent' could be the missing piece of the affordable housing puzzle**

[The Conversation](#)

Australia's state governments, as well as some ambitious local councils, community housing providers and forward-looking private developers, are finally taking note of the housing affordability crisis in our cities. One proposed solution is to provide relief to cash-strapped households that cannot afford [skyrocketing deposits](#) by incentivising a new "[build-to-rent](#)" affordable housing sector.

[Build to rent](#) simply means developers build housing with the intent of retaining the building and renting it out to lower-income families at prices affordable for those families.

Australia has almost everything it needs to kick-start this sector. These efforts could not come soon enough: failing to tackle the situation will cost us [billions of dollars](#). However, state and local efforts cannot reach their full potential unless the federal government steps in with something only it has: cash.

### **29 AUGUST 2017 -- Housing affordability set to be a problem for at least 40 years**

[Sydney Morning Herald](#)

[Housing affordability is likely to be an issue](#) for at least 40 years, with the demand for new homes needing bold policy, a major new report says.

The paper recommends measures including:

- Council planning restrictions need to be relaxed and more consistent, and housing density should be increased.
- Changes to tenancy laws to provide certainty to long-term renters.
- A move towards charging an annual land tax instead of transaction taxes such as stamp duty.
- A larger component of capital gains should be taxed.

#### ***Related article***

#### **What the CEDA Report left out about affordable housing**

[realestate.com.au](http://realestate.com.au)

The report made a number of recommendations about changes to planning laws, encouraging downsizing, replacing stamp duty and increasing the current discount on capital gains tax for

property sales.

But there are far more pressing issues that need to be dealt with by state and federal governments in conjunction with the property industry.

### **30 AUGUST 2017--Affordable Housing Party looks to restore the Australian Dream**

[Pro Bono](#)

The Affordable Housing Party (AHP) was registered with the Australian Electoral Commission earlier this month, and is hoping to end Australia's housing crisis by pushing the government to adopt a comprehensive national affordable housing strategy.

"Ever since the re-introduction of negative gearing and the extending of the capital gains tax discount on property, housing has basically been turned from a human need into a tax minimisation strategy in Australia,"

### **30 AUGUST 2017 -- Getting housing right a crucial policy area (opinion)**

[The Advocate](#)

Increasing the supply of affordable housing is one of the most useful things governments can do, in terms of social AND economic policy.

### **30 AUGUST 2017 -- Developing Specialist Disability Accommodation within the NDIS**

[Pro Bono](#)

The Summer Foundation and PricewaterhouseCoopers have released a joint report into the threats and opportunities for more accessible and affordable market-led housing under the National Disability Insurance Scheme (NDIS).

Called [NDIS Specialist Disability Accommodation: Pathway to a Mature Market](#), the report set out what it described as a "framework for building thousands of new houses for people with disability, by maximising the potential of NDIS housing payments to stimulate the market".

### **30 AUGUST 2017 -- Build to rent a key for Australian housing affordability (opinion)**

[Australian Financial Review](#)

For a pretty boring sounding phrase the "build-to-rent" model for housing is getting huge attention across Australia's property investment community.

It is an easy enough concept to understand. Build-to-rent is the opposite to build-to-sell. A developer like Mirvac builds apartments to sell them, not to hold them back and rent them out.

However, if you get a developer who gets backing from an institution such as a superannuation fund then you can build on a big scale with a long-term view. And that means you can rent the properties out at a more affordable rate and not only help solve the so-called affordability crisis in Australia but also provide a long-term income stream to thousands of people who have superannuation.

***A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs***

### **30 AUGUST 2017 -- Australia's housing future and the Build-to-Rent approach**

[The Urban Developer](#)

As housing affordability continues to sweep the headlines – a bipartisan catchcry for housing woes – incentivising an Australian build-to-rent market has been put forward as a solution.

Build-to-rent properties are not sold to individual owners or investors after development is complete. Rather, developers or groups of investors with interests in the building maintain an ongoing interest in the property and later rent out the residences themselves.

The aim of the build-to-rent system is to attempt to provide more affordable living options, as well as longer-term leases, centralised building maintenance services on site (rather than having to call the real estate or landlord), and even greater flexibility for tenants to redecorate and feel more at home.

### **31 AUGUST 2017 -- Always Venture, always gain**

[Venture Housing](#)

Venture Housing Company (Venture), in collaboration with Zest Projects, is pleased to announce the completion of their first Specialist Disability Accommodation (SDA) apartments in Palmerston. These eight, newly-built and very spacious apartments are built to and certified as Platinum Level LHA standard (i.e. fully accessible).

Also in this complex, Venture has 3-bedroom, 2-bathroom apartments with large balconies that will be available at below market rent under the National Rental Affordability Scheme (NRAS), for low to moderate income earners in the Territory who are struggling to find suitable, affordable accommodation.

A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs

### **31 AUGUST 2017 -- Stop pretending everyone will own a home, housing experts say**

[Domain](#)

The national conversation on housing affordability is ignoring renters, who continue to make up a growing proportion of the housing market.

Choice chief executive Alan Kirkland said renting for life was the new reality for many Australians. “We’ve got to realise housing affordability for many people is no longer about being able to buy a home it’s actually about long term renting,” Mr Kirkland said.

### **31 AUGUST 2017 -- The rental properties you'll never get kicked out of**

[The New Daily](#)

But what if tens of thousands of properties were soon to be built, in the right areas of our capital cities, that were for rent but never for sale?

It sounds like a huge expansion of social housing, but not necessarily so.

Property developer Mirvac is reportedly assembling an investment fund to develop properties that instead of selling, it will rent out *ad infinitum*.

### **4 SEPTEMBER 2017 -- Stockland: Build-to-rent a 'game changer'**

[The Australian](#)

Australia's largest residential developer Stockland is backing the concept of build-to-rent housing and says the area could draw significant capital if governments provide incentives in the area.

"The whole build-to-rent model could be a real game changer in this space and we see globally examples overseas in the US and Europe where build to rent is a whole new asset class," Stockland chief executive, residential, Andrew Whitson said.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

#### **4 SEPTEMBER 2017 -- Deliberative development and the 'Uberisation' of housing markets** [The Urban Developer](#)

The Australian apartment market is inefficient, characterised by its inability to effectively meet owner-occupier demand in an orderly and sustainable manner.

Despite urban consolidation policies by Australian governments at all levels, new apartment supply has not placed the necessary downwards pressure on housing prices.

The housing market is irrational, "far less rational than [even] the [stock market](#)", and the market will not simply self-correct if restrictions to supply are lifted – as if a dearth of supply is the principal cause of Australia's housing affordability crisis.

Enter deliberative development – coined by Andrea Sharam of RMIT – the "deliberative" development model, and the financial barriers to entry that prevent it from succeeding, may provide an answer to housing affordability.

#### **5 SEPTEMBER 2017 -- Bring back a rental subsidy scheme** [Sourceable-Property News](#)

The reinstatement of a **National Rental Affordability Scheme** could help both the housing crisis and Malcolm Turnbull's image among voters. In a recent article, Robert Pradolin put the case for government to finally take responsibility for creating new policies to support housing affordability.

Pradolin noted that "the National Rental Affordability Scheme (NRAS) tried, but it too failed. This is market failure and the responsibility to fix it rests with government."

I agree with the latter statement, but I believe NRAS was working. Unfortunately, it was scuppered by the Abbott Government on purely ideological grounds.

#### **5 SEPTEMBER 2017 - First State next super fund to try rent to build** [Financial Review](#)

First State Super, which manages more than \$81 billion in funds, is in discussions with Lendlease and other major developers about possible new build-to-rent property investments that could be offered on a preferential basis to the super fund's 800,000 members.

First State manages the superannuation and retirement needs of NSW public sector employees ranging from police to firefighters and nurses, who may be attracted to the build-to-rent that could offer lower rents than those apartments built to be sold.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

### **6 SEPTEMBER 2017 -- Unified affordable housing policy will woo more capital (opinion)**

[Westpac Banking](#)

Access to social and affordable housing is a core part of our social fabric.

Westpac has committed more than \$1.2 billion in funding to the sector to date and is keen to do more, particularly on a larger scale.

But in order to commit the vast sums of money required to overcome this issue, the private sector needs an over-arching, coordinated policy framework, inclusive of relevant subsidies and a consistent pipeline. Doing so will go a long way in driving large scale finance like we have seen in the UK.

### **7 SEPTEMBER 2017 - Housing affordability is getting lost in politics (opinion)**

[Sourceable-Property News](#)

In an amazing debate in the NSW Parliament on Thursday, August 3, the Liberal Party, the Labor Party and the Greens competed to see who could look most sympathetic to those struggling to get into Sydney's increasingly unaffordable housing.

The debate occurred because the St Vincent de Paul Society had presented a petition to the parliament with 16,000 signatures calling for all new housing to provide 15 per cent of new units back to community housing providers as affordable housing. The petition called for this to be through 'inclusionary zoning' where the developer must donate the 15 per cent of all dwellings to an affordable housing provider.

### **7 SEPTEMBER 2017 -- What's holding back Rent to Build in Oz?**

[Your Investment Property](#)

While increasingly commonplace in London and parts of the United States, the build-to-rent model for housing development is still an untapped market in Australia.

According to Matthew Cranston, a journalist for *The Australian Financial Review*, if a developer can obtain the backing of a major institution, such as super fund, they could build on a large scale with a long-term view. These new properties could then be rented out at a more affordable rate, which would not only help solve the housing affordability crisis, but would also provide a long-term income stream to thousands of Aussies who have superannuation.

### **10 SEPTEMBER 2017 -- Can co-living help solve housing affordability**

[The Urban Developer](#)

In the same way Uber revolutionised the taxi industry, Airbnb short-term accommodation and WeWork transformed the traditional office – a spate of so-called "co-living" companies have sprung up around the world with the intention of reshaping how people live.

This model of housing is as much about repositioning our expectations as it is affordability. Co-living is almost like a hybrid between student housing and hotels, and it's being more commonly integrated into residential development at varying levels – even developers creating high-end



projects are placing greater importance on shared amenity.

For the most part, co-living spaces offer tenants serviced rooms in shared apartments with communal lounges, bathrooms and kitchens. A group of strangers move into the same building, each signing their own lease for a private bedroom and (sometimes) bathroom, but share common spaces and amenity.

**11 SEPTEMBER 2017 -- Embrace sustainable development goals for the future (opinion)**  
[Investment Magazine](#)

An area where we hope Cbus can make a difference is in affordable housing. A dignified retirement includes having somewhere affordable to live, so the debate about housing affordability is central to the wellbeing of Cbus members.

That is why we are actively looking for opportunities to invest in the affordable housing market. We see a role for pension funds to provide much-needed capital to help boost the supply of affordable housing.

The investments we make into the built environment directly benefit our members' and employers' industries. Combined, our work in this area contributes to the goals of building sustainable cities and communities, and providing decent work and economic growth.

**12 SEPTEMBER 2017 -- Three Australian affordability winners in REIA report**  
[The Border Mail](#)

According to the REIA report the ACT was the standout in rental affordability, with only 17.9 per cent of the family income needed for median rent payments. Next was Western Australia, with 18.1 per cent, down from 19.7 per cent a year ago.

The report also shows that rental affordability improved in Queensland and South Australia.

**12 SEPTEMBER 2017 -- Affordability squeeze greatest for bottom 25%**  
[Macrobusiness](#)

Over the period shown, August 1987 to August 2017, the thirty year period has seen values across the most affordable 25% of properties rise 1,517% compared to increases of 580% across the middle 50% of suburbs and 432% across the most expensive 25% of suburbs. This highlights how affordability has deteriorated substantially at the more affordable end of the housing market.

**13 SEPTEMBER 2017--Households spending more on the basics: ABS**  
[Australian Financial Review](#)

An increasing number of Australians reported they were largely free of financial stress in 2015-16 even as households spent an increasing proportion of their incomes on basics such as housing.

Housing was the biggest drain, accounting for 20 per cent of the weekly budget, up from 13 per cent three decades ago.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

**14 SEPTEMBER 2017 -- Sydney has the second most unaffordable housing in the world (opinion)**  
[The New Matilda](#)

The Australian Government's 'Panadol and rest' approach to the growing housing affordability crisis will do nothing to ease the headache, writes Greg Budworth of **Compass Housing**.

Each year [Demographia publishes](#) housing affordability data from over 400 cities across the world using a measurement called the median multiple (sometimes called the price-to-income ratio.) The median multiple is derived by dividing the median house price in a particular city by the median household income for the same area. For example, a median multiple of four means that a median priced dwelling costs four times the median household income.

**14 SEPTEMBER 2017 -- Build to rent emerging as \$300b housing industry**  
[Sydney Morning Herald](#)

Build-to-rent will be a game changer for the Australian housing market as an estimated \$300 billion worth of residential assets may be owned by institutional investors within the next couple of decades if the multifamily sector evolves in the same vein as the US, according to a CBRE report.

While it will not be a panacea to housing affordability, the developers believe it will help first home buyers and investors with limited funds to enter the market.

**15 SEPTEMBER 2017 --Government set to act on affordable housing supply**  
[Canstar](#)

The Federal Government has announced it will release draft legislation today to begin implementing previously announced housing measures.

- Introducing a 60% capital gains discount for investments in affordable rental housing
- Allowing managed investment trusts (MITs) to invest in affordable housing
- The previously noted rule that from 4:30pm AEST 14 September 2017, MITs will not be able to acquire residential property that doesn't constitute "affordable housing"

•

The Government is taking submissions on the draft legislation up until 28 September 2017 – both the draft legislation and details of the consultation process can be found [here](#).

*Related article*

**Treasury releases affordable housing measures**  
[Digital Finance Analytics](#)

As part of the 2017-18 Budget, the Government announced it would be providing tax incentives to increase private and institutional investment in affordable housing. They have now released an exposure draft for comment.

**16 SEPTEMBER 2017--Huge investments at risk as Treasurer slams door on build to rent**  
[Australian Business Review](#)

Australia's nascent build-to-rent sector has been thrown into turmoil by new federal government rules that cut off the main avenue for global players to invest in the area, with warnings that the failure of the sector could worsen the affordability crisis.

The future of the build-to-rent sector — which has been pitched as potential \$300 billion saviour to drive investment into Australia's housing supply — was hanging in the balance after Treasurer Scott Morrison shut the door to foreign institutions receiving favourable tax treatment.

The model of building apartments to rent has already been embraced by top companies, including Lendlease, Mirvac and shopping centre giant Westfield. Private groups like Grocon and Salta have also flagged their ambitions.

But the Treasurer has unveiled a new regime that would mean Managed Investment Trusts — the main conduit for international groups investing into local real estate — would no longer be able to invest in residential property schemes unless it was low-cost community housing.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

**16 SEPTEMBER 2017 -- Common Sense 101: Some really simple solutions to the housing affordability crisis**  
[The New Matilda](#)

There are two related problems – non-affordability for those who find themselves locked out of the market, and financial stress for those who have become heavily indebted in an over-priced market

To an extent the interests of the two groups – those who cannot afford housing and those who are over-committed – are at odds: what is done to bring down housing prices will probably leave others exposed to financial risk, particularly those who have high debt and little equity.

**16 SEPTEMBER 2017 -- Government significantly limits residential REITs**  
[Greenwoods Herbert Smith Freehills](#)

Yesterday evening, the Government released for public consultation the exposure draft legislation (the **Exposure Draft**) to implement its affordable housing managed investment trusts (**MITs**) proposal as announced in the 2017/18 Federal Budget.

Broadly, the key highlights in the Exposure Draft which are consistent with the announcement made in the 2017/18 Federal Budget include:

- MITs will be allowed to invest in dwellings that are residential premises that are used to provide affordable housing primarily for the purpose of deriving rent;
- a concessional 15% withholding tax rate will apply to fund payments paid to foreign investors from exchange of information (**EOI**) countries and that relate to:
  - affordable housing rental income; or
  - gains realised from dwellings that the MIT has used for affordable housing for at least 10 years;

- a 30% withholding rate will continue to apply to fund payments that do not satisfy these criteria; and
- a CGT discount of up to 60% will apply for Australian residents to the extent that the fund payment includes a capital gain realised in relation to a residential dwelling the MIT used for affordable housing for at least 3 years. To qualify, the tenancy or occupancy of the property managed by the MIT must also be exclusively managed by an eligible community housing provider.

**18 SEPTEMBER 2017 --CGT discount lifted for 'affordable' investors**

[Australian Broker](#)

Under newly released draft legislation, investors will be able to take advantage of a 60% capital gains tax (CGT) discount within the affordable housing space.

“From 1 January 2018, residents investing in eligible affordable housing will be entitled to a capital gains discount of up to 60% if they hold the investment for at least three years, rather than the standard 50% discount,” they said.

**19 SEPTEMBER 2017 --How short-term rentals are making Sydney's housing crisis worse (opinion)**

[Sydney Morning Herald](#)

While we are building up, the laws that are supposed to manage these strata communities continue to leave the people who live in apartments particularly vulnerable to changes in our modern world. The most recent, prominent and profound of these changes is the advent of short-term letting platforms and apps, which have quickly and dramatically introduced short-term tourists into apartment blocks that previously housed owner-occupiers and long-term tenants.

**21 SEPTEMBER 2017 -- Why the Government isn't interested in making housing affordable (opinion)**

[Huffington Post](#)

Too many of their voters are getting rich as a result of the property boom.

Forget the smashed avocados, young Australians are "smashed" by unaffordable housing -- so unaffordable, in fact, that those under 35 in Sydney, Melbourne and outer metropolitan areas are now all but precluded from ever owning a home.

How did we get ourselves into such a mess?

At the root of the problem is the attitude that housing is a tradable commodity, rather than a special class of asset designed to facilitate the greater social and economic good. Housing has come to be seen not for its use value, but rather its [exchange value](#).

**21 SEPTEMBER 2017 -- Establishment of an Australian affordable housing bond aggregator**

[Australian Treasury](#)

This is the final report prepared by Ernst & Young on the advice, modelling, evidence and an implementation plan for the establishment of an affordable housing bond aggregator.

*Related article*

**Government consults on National Housing Finance and Investment Corporation**

[Digital Finance Analytics](#)

The Treasury consultation is open for a month. We will take a look at the three elements to the proposal:

- The National Housing Finance and Investment Corporation (NHFIC) – a new corporate Commonwealth entity dedicated to improving housing affordability;
- A \$1 billion National Housing Infrastructure Facility (NHIF) which will use tailored financing to partner with local governments in funding infrastructure to unlock new housing supply; and
- An affordable housing bond aggregator to drive efficiencies and cost savings in the provision of affordable housing by community housing providers.

### **21 SEPTEMBER 2017 -- Treasury consultation paper on a National Housing Finance and Investment Corporation and bond aggregator**

[Australian Treasury](#)

The purpose of this Consultation Paper is to seek feedback on the potential structure and governance of the NHFIC, and the operation of the NHIF and affordable housing bond aggregator. Interested parties are invited to lodge written submissions on the matters raised in this Paper by **Friday 20 October 2017**.

### **22 SEPTEMBER 2017 -- It's not residential--it's multi-family (opinion)**

[Sydney Morning Herald](#)

On September 14, the federal government proposed a bill that, once passed into legislation, will preclude Managed Investment Trusts (MITs) from acquiring residential assets that are not "affordable housing".

However, the draft doesn't take into account different objectives of multi-family investors in comparison to those of traditional residential investors. Multi-family investments are being assessed in comparison to risk and return metrics on other commercial investments, not the existing residential market.

### **26 SEPTEMBER 2017--What home ownership and renting will look like in 2027**

[Domain](#)

Home owners are expected to [become a minority](#) nationally in 2017, and experts say there are significant changes ahead for what it means to be a tenant in Australia.

The first change is likely to be that in a decade, renting would not just be somewhere tenants were forced to be – but the “preferred housing choice”, Justin Butterworth, founder of online rental marketplace Snug, said.

One of the most fundamental changes he sees coming in the next few years is a wave of digital disruption into renting that will drastically change who landlords are.

### **26 SEPTEMBER 2017 -- Feds on housing affordability: silver bullet or unsustainable red tape nightmare?**

[The Fifth Estate](#)

Has the federal government found the silver bullet for housing affordability at last? You decide. It has just released a discussion paper on its proposal to establish a National Housing Finance and Investment Corporation, National Housing Infrastructure Facility and an affordable housing bond aggregator.

**27 SEPTEMBER 2017--Mounting housing stress underscores need for expert council to guide wayward policy making**

[The Conversation](#)

Housing policymaking hasn't gone smoothly since Tony Abbott sidelined the experts by scrapping the National Housing Supply Council in 2013. A recent [policy pledge](#) by Shadow Treasurer Chris Bowen has given fresh heart to campaigners for the restoration of the former National Housing Supply Council (NHSC).

**4 OCTOBER 2017--New report amps the route to affordable housing expansion**

[City Futures](#)

Important new steps towards expanding Australia's affordable housing were mapped out in a [hard-hitting official report](#), published last week. The paper, by the Affordable Housing Working Group reporting to the Council for Federal Financial Relations, draws substantially on recent City Futures Research Centre findings. Its main purpose is in spelling out the 'complementary reforms' needed to support Scott Morrison's affordable housing bond aggregator as [first announced in the May 2017 budget](#).

**5 OCTOBER 2017--Britain offers ideas on affordable housing**

[The Australian](#)

The expansion of community housing in Britain has seen the sector gain scale and access cheaper financing to upgrade dwellings and build new homes, which could provide a model for Australia, experts say.

The experience offers insights for Australia as the federal government forges ahead with a plan to allow cheap financing for affordable housing stock.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

**5 OCTOBER 2017 -- Sector capacity prospectus: community housing sector 2017-18**

[Australian Policy Online](#)

The significant growth in the scale and sophistication of Australia's community housing sector has been revealed, with the release of this report by PowerHousing that outlines further expected gains over the next two years.

**8 OCTOBER 2017 -- Landlords face crackdown as government moves to make renting fairer**

[The Age](#)

Landlords will find it harder to increase rent or kick out tenants under contentious new reforms designed to make renting fairer.

Under the plan, agents will be required to advertise properties using a single price – rather than a range – and landlords will be restricted to increasing rent once every year instead of every six months.

They will also need a reason to end a tenancy – with the government scrapping the 120-day "no specified reason" notice to vacate – and will not be allowed to unreasonably refuse a tenants'

request to keep pets or make minor modifications, such as installing airconditioning or picture hooks.

**9 OCTOBER 2017 -- Symposium seeks solutions to increasing 'housing stress'**

[Griffith University](#)

More than 70 leading government, academic, and industry experts tackled one of the country's biggest problems at the 2017 Australian Social and Affordable Housing Symposium.

**11 OCTOBER 2017 -- Government led innovations in affordable housing delivery (report)**

[AHURI](#)

This project examined state government-led innovations in affordable housing through analysis of two state-level strategies and two state-level programs. The research shows effective strategies and programs rely on strong political leadership; adopt a whole-of-housing industry approach to consultation and implementation; communicate objectives effectively to all stakeholders; are resilient to changes of government; and are best run from a central agency with a flexible organisational structure that can respond quickly to opportunities.

**11 OCTOBER 2017 -- Some states do better than others on affordable housing--we can learn from their successes**

[The Conversation](#)

Doing something about improving housing affordability, particularly for people on low and moderate incomes, is difficult for Australian politicians. The core of the problem is simple: until those trying to buy a home outnumber those who own one, governments will not adopt policies to bring down house prices. As John Howard once observed, no-one came up to him complaining their house price had increased.

Given the public anxiety about the issue, particularly among young people, governments are showing renewed interests in doing something about housing affordability. So what sort of government interventions are effective? [A new report](#) from the Australian Housing and Urban Research Institute (AHURI), released today, explores these issues state by state. And some are clearly doing better than others.

*For a link to the report, see the article above*

**12 OCTOBER 2017 -- Cutting migration won't help housing**

[Australian Business Review](#)

There's no doubt that the more people there are living in Sydney and Melbourne, the higher property prices go. This has led to some commentary about migration levels needing to be cut so that we pay less for homes.

But it isn't that simple.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

**12 OCTOBER 2017 -- Affordable housing needs strong leadership**

[Government News](#)

State based affordable housing schemes only work if supported by strong political leadership. That's the key finding of a major new report, 'Government led innovations in affordable housing delivery'. The report, by the Australian Housing and Urban Research Institute (AHURI) analysed the affordable housing market in Australia. It found that effective strategies and programs:

- rely on strong political leadership
- adopt a whole-of-housing industry approach to consultation and implementation
- communicate objectives effectively to all stakeholders
- are resilient to changes of government
- are best run from a central agency with a flexible organisational structure that can respond quickly to opportunities.

*See other related stories on this Report above*

**12 OCTOBER 2017 -- Livable for whom? RMIT report takes sheen off global livability reports**  
[The Fifth Estate](#)

Australian cities consistently top "most liveable cities" polls, but new research out of RMIT warns this liveability isn't a reality of many capital city residents.

The culmination of five years of research, the *Creating Liveable Cities in Australia* report provides the first measurements of liveability across all the country's capital cities. It analyses seven key metrics of city liveability that also relate to health and wellbeing: walkability, public transport, public open spaces, housing affordability, employment, and the food and alcohol environment.

But contrary to glowing international reports, the research found that no major Australian city performed well on all categories, and many cities were failing to meet their own modest policy goals. The current policy settings and guidelines of states also did not appear to be informed by a growing body of literature on how to make cities healthy and liveable.

**16 OCTOBER 2017--'Political champion' needed to make housing affordability reforms a success**  
[The Canberra Times](#)

The ACT will need a strong "political champion" and a supportive public service to increase affordable housing in Canberra, a new analysis of the 2007 Stanhope-era housing reforms suggests.

The report looked at the territory's 2007 reforms including the land rent and OwnPlace scheme and other measures which led to a rise in land supply, more affordable land, and some 500 more affordable dwellings in the city.

**16 OCTOBER 2017 -- Mirvac boss backs build-to-rent model to provide cheaper housing**  
[Australasian Housing Institute Housing Info](#)

The head of one of Australia's largest property groups says developers must be ready to build apartments to be rented rather than sold, to provide affordable housing for the nation's rapidly expanding cities.

Mirvac chief executive Susan Lloyd-Hurwitz told *The Australian's* Better Cities forum in Melbourne that developers should lead the way in providing affordable housing options, including building units intended to be rented out, rather than sold immediately for a high profit.



### **17 OCTOBER 2017 -- NSW transfers 14,000 homes to community housing providers**

[Australian Financial Review](#)

NSW has transferred nearly 14,000 social housing dwellings to community housing providers, boosting the growing sector of professional management by not-for-profit organisations.

Minister for Social Housing Pru Goward on Tuesday said the transfer of management contracts of the public housing dwellings to organisations including Hume Community Housing Association, **Compass Housing Services** and Homes North Community Housing Company would boost the total number of properties managed by community housing providers to more than 40,000 and raise the proportion from 19 per cent to 32 per cent of government housing.

But at a time when research body Ahuri estimates NSW has 373,000 households – [out of 1.3 million nationally](#) – currently unable to afford housing without financial help and that the number will rise to 678,000 by 2025, the transfer arrangement effectively prevents the community housing providers from borrowing against the rental revenue they gain to develop more housing.

### **18 OCTOBER 2017 -- Calls for concrete action out of ACT Government's housing summit**

[The Canberra Times](#)

About 200 community members came together to discuss a new housing strategy at the summit.

Minister for Housing Yvette Berry announced a \$1 million housing innovation fund, an annual affordable community housing supply target and a new affordable home purchase database.

### **18 OCTOBER 2017 -- Stockland warns of low returns in build-to-rent schemes**

[The Australian](#)

The nation's largest residential property developer, Stockland, says housing affordability is being tackled by new federal government programs, but has warned about the low returns on offer for institutional investors in build-to-rent schemes.

Stockland chief executive Mark Steinert, speaking yesterday at the Citi Investment Conference in Sydney, expressed caution about the low returns and said the government's immediate focus was on housing key workers rather than the new sector.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

### **18 OCTOBER 2017 -- Moody warns housing affordability deteriorating**

[Sydney Morning Herald](#)

Ratings agency Moody's Investors Service has warned that housing affordability for a new borrower, as measured as the proportion of household income needed to meet mortgage repayments, has deteriorated on average across Australia over the year to September 2017.

According to Alena Chen, vice president, Moody's, it's a mixed bag across the country with the situation improving in Sydney, Perth and Adelaide, and deteriorating in Melbourne and Brisbane.

### **23 OCTOBER 2017 -- Most Australians feel forced into renting, new poll finds**

[Smart Property Investment](#)

A non-profit company has released the results of a poll gauging what the public believes about the current property climate, including how many Australians believe they have no other choice but to rent.

The Australian Futures Project, [under its WTF Australia competition](#), has revealed what the public perception is on housing affordability and renting.

As housing affordability prevents more people buying houses, renters are one of the biggest groups being affected, with only 4 per cent of renters seeing renting as a choice, which imply the other 96 per cent feel renting is the only option available to them. Further, 50 per cent see home ownership as unavailable, and renting being a long-term solution.

**23 OCTOBER 2017 -- High rise development is taking over our cities**  
[news.com.au](#)

As Australia's major cities, particularly Sydney and Melbourne, are redesigned to include thousands of high-rises and hundreds of thousands of units, the question remains — who or what decided this should be our future?

**24 OCTOBER 2017 -- Stakeholder perspectives on Australia's affordable housing system**  
[Australian Policy Online](#)

While there has been much innovation over the past decade (and longer) to improve affordable housing, efforts have been isolated and not joined up across the system. A tipping point has been reached. There is a need and opportunity for a diverse group of committed actors to come together to help transform the affordable housing system as a whole.

This report provides insight into how different stakeholders see the affordable housing system in Australia. The research was undertaken by the Australian Futures Project and was commissioned by the National Australia Bank as part of their commitment to working with stakeholders to explore solutions to improve affordable housing (broadly defined).

The findings are based upon 17 in-depth interviews with leaders from across different components of affordable housing system including government, non-government, the private sector, and academia. Among the interviewees are NAHP members **Carrie Hamilton**, Housing Action Network and **Mike Myers**, National Affordable Housing Consortium.

**24 OCTOBER 2017 -- You can't claim to care about rental affordability while killing the Build to Rent Scheme (opinion)**  
[HuffPost blog](#)

The Federal Government tells us that housing affordability is all about supply. They also tell us that they care about rental affordability and that's why they won't deal with important reforms to negative gearing.

This makes it all the more perplexing that Treasurer Scott Morrison has chosen, without any consultation, to [kill off](#) an emerging sector in Australia which could have played a role in increasing the supply of rental accommodation.

**24 OCTOBER 2017 -- The great Australian dream is shrinking**  
[SBS](#)

As house values rise and unit prices fall, the great Australian dream of owning your own home is being redefined as medium or high density apartment living.

## **26 OCTOBER 2017 -- Residential market at the mercy of investor activity**

The Australian

The residential property market is changing and it's being driven by investor activity ... or a lack of it.

August housing finance figures from the Australian Bureau of Statistics showed that investor lending increased yet again, but on realestate.com.au we saw a sharp slowdown in demand for apartments in September, with the ACT and Victoria the most impacted. In NSW there has now been a sustained decline in demand for apartments of 6 per cent in the past 12 months.

With demand declining — or stabilising demand depending on which state or territory you're in — we're likely at a turnaround point, which will signal the end of the record levels of apartment investment we've seen in recent times.

For low-cost housing, the situation is even more challenging with the amount of social housing going backwards, despite billions spent on initiatives such as the **National Rental Housing Affordability Scheme**.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

## **26 OCTOBER 2017 -- 'Rent to buy' in the UK is something quite different in Australia**

[AHURI](#)

In the UK, government 'Rent to buy' programs are ways to help lower income households to afford to buy a home. In Australia 'Rent to buy' contracts offered by private vendors are very different arrangements and have even been banned by one state.

## **26 OCTOBER 2017 -- Housing Affordability: Supply side solutions to a global challenge**

[The Urban Developer](#)

With a global surge in demand for housing, housing stocks have not expanded quickly enough, an issue that affects households in both developing and advanced economies across the globe.

Rising housing costs are creating financial stress for urban residents all around the world. The cost of housing and rent have increased at a far greater rate than income, particularly in big, desirable cities with significant job opportunities.

A McKinsey Global Institute [report](#) released this month on housing affordability points out that the core of the issue is the substantial one-sidedness in supply and demand.

## **26 OCTOBER 2017 -- Build-to-rent should be Australia's future, property pundit says**

[Finder.com.au](#)

Building developments for the sole purpose of renting could help tackle housing affordability problems, a property industry leader has claimed.

**27 OCTOBER 2017 -- Your expectations and housing affordability**

[Deakin University](#)

We all know that housing affordability in Australia is an issue, with [multiple solutions](#) offered up to solve the problem.

Is the answer as simple as creating more affordable housing options? Should we remove stamp duty completely? Allow first home buyers access to their super for a deposit? All of these ideas have been offered as solutions, however, are our own expectations the key to finding an answer to the problem?

**30 OCTOBER 2017 -- Apartment prices in Aussie cities predicted to drop as house prices rise**

[International Business Times](#)

A new report released by QBE Insurance shows that house prices are expected to surge in Australia's major cities over the next three years. Huge surges in house prices are predicted in cities like Canberra, Melbourne, Brisbane and Hobart.

**1 NOVEMBER 2017 -- Do investors have a responsibility for housing affordability?**

[The Nest Egg](#)

They may be regarded as contributing to housing unaffordability but investors could also be the ones to help first home buyers enter the market, argues an economist.

According to independent economist Saul Eslake, there is a direct correlation between the decline in home ownership rates, escalating prices and an increase in the presence of property investors.

**6 NOVEMBER 2017 -- Industry Super pushes for affordable housing asset class**

[Financial Standard](#)

Establishing a new asset class that targets institutional funds and offers affordable rental housing could help curb the housing affordability crisis, Industry Super Australia's latest whitepaper shows.

The paper highlighted a number of solutions to tackle the affordability crises, starting with co-ordinated efforts across federal, state and local government; limiting personal grants and tax concessions; restricting foreign ownership to new dwellings; and replacing stamp duties with land taxes.

Download the white paper [here](#)

**8 NOVEMBER 2017 -- NSW Government prioritises affordable rental homes for critical workers**

[Your Mortgage](#)

New and affordable rental homes for nurses, police officers, and other critical services staff have been prioritised in Sydney by the Berejiklian government, it was announced on Monday.

The state government and Landcom, NSW's land and development agency, have outlined a new commitment to improving the supply and diversity of affordable rental homes for key workers in Australia's most expensive housing market.

**8 NOVEMBER 2017 -- Diverse housing crisis demands diverse solutions (opinion)**

[Sourceable](#)

With different groups having different needs, there's no one-size-fits-all approach to fixing Australia's housing crisis.

Our population is growing rapidly, while house prices have skyrocketed in recent years, especially in our two greatest population centres of Sydney and Melbourne. In a country that once celebrated a national dream of home ownership, this dream is increasingly out of reach for many. At the same time, rents are increasing despite serious issues for tenants around standards and housing security.

**9 NOVEMBER 2017 -- Assisted Housing Affordability; report from Industry Super Australia**  
[Brotherhood of St Laurence](#)

Housing affordability concerns the ability of singles, couples and families to buy or rent dwellings within reasonable distances to employment and study opportunities, and basic amenities. Those dwellings are first and foremost our homes, the foundation of our lives and our families – a basic need. This has become a prominent issue after several years of double digit price growth in some major property markets, with particular pressure in south-east Australian capital cities and certain coastal regional centers. This discussion paper endeavors to identify the underlying causes of affordability issues, and to consider some useful policy responses in the current and historical context.

**9 NOVEMBER 2017 -- The Gordian Knot of Affordable Housing (opinion)**  
[Property News](#)

So what can be done to solve this Gordian knot of a problem that is housing affordability?

It's not simple because as the adage goes, "it's hard being popular." We have become victims of our own success, exacerbated by an antiquated planning system and a very slow and adversarial approval process.

**9 NOVEMBER 2017-- Vacancy taxes are on the agenda but are they the solution?**  
[The Fifth Estate](#)

The Victorian government has warned owners of vacant inner-city properties to fill them with tenants or sell up, with less than two months before the state's vacancy tax begins on 1 January 2018. Meanwhile, in Queensland the Greens have drawn the ire of property lobby groups with their plan for a similar scheme.

The Victorian government solution is a vacant residential property tax, which will charge one per cent of a property's capital improved value (CIV), payable on a calendar-year basis for properties left empty for more than six months a year, and applied only to 16 inner councils.

**10 NOVEMBER 2017 -- A rare dose of honesty in the housing affordability debate (opinion)**  
[Macrobusiness](#)

In The Aussie Affordability Crisis, released through his new Fair Go Group, Dick Smith notes that between 1975 and 2016 the average house price in Australia, after adjusting for inflation, increased by a whopping 333 percent, while the average wage grew by only 40 percent. Although this explosive increase has delivered easy wealth to those who already owned homes at the start of the boom, it has pushed prices far beyond the reach of many Australians and dramatically widened the gulf between the housing haves and have-nots. The Sydney and Melbourne markets have become almost completely inaccessible to young Australians. With the average price now over 12 times the

average annual income, Sydney has become the most unaffordable housing market on the planet after crowded Hong Kong.

**11 NOVEMBER 2017 -- The boom is dead, in its place a fundamentally different market**  
[news.com.au](http://news.com.au)

SYDNEY real estate has finally emerged from what economists are calling the “perfect storm” — a five-year boom period when wave after wave of home price rises turned the city into the least affordable housing market in the world behind only land starved Hong Kong.

The kind of market that has emerged in the aftermath of that storm is a more accessible one characterised by largely flat growth in prices but little chance of a collapse, according to housing experts.

**17 NOVEMBER 2017 -- Millennial anger on housing costs could have huge Australian impact, UK expert warns**  
[Domain](http://Domain)

Millennials in Australia are growing increasingly angry about being priced out of the housing market which could end up having a huge impact on the rest of the country, a leading UK expert has warned.

Unless public funds are put aside to provide more affordable housing for those aged between 20 and 35, we could see greater divisions in society, more youth support for extremist groups and damaging levels of alienation.

**17 NOVEMBER 2017 -- Government moves to maintain rental affordability through NRAS (media release)**  
[Minister Christian Porter](http://Minister Christian Porter)

Strengthened regulation of the **National Rental Affordability Scheme** (NRAS) will give investors greater protection and help maintain rental affordability of up to 38,000 homes.

*The new Regulation and Explanatory Statement can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

**19 NOVEMBER 2017 -- Empty Melbourne properties should be offered to low income tenants, advocates say**  
[Domain](http://Domain)

Four years ago, personal trainer Frank became a novice property investor. After talking to a financial adviser about where to invest his savings, he and his wife decided to buy an apartment. But instead of finding a mainstream real estate agency, they joined the **National Rental Affordability Scheme**.

“We realise the situation the tenants are in – my parents were migrants to this country, so were my wife’s, so to help people out, it just felt right for us to do.

**19 NOVEMBER 2017 -- Scott Morrison endorses social impact investing (opinion)**  
[Australian Financial Review](http://Australian Financial Review)

Treasurer Scott Morrison says he is particularly interested because he's found social impact investing brings together some of the sharpest minds in the investment community with the best and brightest in social services.

In his view, this provides the "market discipline, financial nous and program experience" to improve service delivery and produce measurable social change.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

### **20 NOVEMBER 2017 --Housing supply alone won't fix the affordability crisis, modelling shows** [Sydney Morning Herald](#)

Claims that simply increasing the number of homes in Sydney will fix the housing affordability crisis have been challenged by new modelling that shows boosting supply alone is unlikely to deliver affordable housing.

Analysis by Australian National University academics Ben Phillips and Cukkoo Joseph has identified a long-term oversupply of housing in many inner Sydney suburbs. Despite the surplus, property prices have surged in that region over the past five years.

*Related article*

### **--Increasing supply no panacea for housing affordability** [The Urban Developer](#)

Claims that the housing crisis is a dearth of supply has been challenged by new modelling that shows that boosting supply alone will not deliver affordable housing.

The modelling found that Australia had an oversupply in some markets such as parts of inner city Sydney, [Melbourne](#) and [Brisbane](#). Many regional centres, particularly those in mining-sensitive areas such as North Queensland and Western Australia, also retain housing surpluses.

### **21 NOVEMBER 2017 -- What is the impact of 'impact investing'? (research)** [The Conversation](#)

The financial returns from "[impact investing](#)" are on par with mainstream investments, according to a [recent report](#). Impact investing aims to generate a social or environmental return (such as affordable housing or a reduction in greenhouse emissions) as well as a financial one.

Australian debt impact investments [have returned](#) 7.9% over a five-year period, compared to expectations of a 7% market return. This disproves [the idea](#) that there is a necessary trade-off between impact and financial returns.

### **21 NOVEMBER 2017 -- Facts sink glib housing supply mantra--the focus must be on affordable rental (opinion)** [UNSW](#)

Increasing the overall housing stock won't ensure an increase in availability of affordable housing. Governments need to have a much sharper policy focus on this issue

## **24 NOVEMBER 2017 -- Build-to-rent could help 'generation rent'**

[Your Mortgage](#)

Facing strong population growth, limited housing stock, and high house prices, governments in New South Wales and Victoria are looking at ways to encourage developers to invest in apartment blocks that would be entirely available for rent.

## **24 NOVEMBER 2017 -- Social impact investment could address housing shortage for Australia's most vulnerable, AHURI report finds**

[Domain](#)

Investors with “good will” are a key piece to the puzzle if Australia is to solve its housing shortage problem for vulnerable people, a new report has found.

With almost [200,000 people on social housing waiting lists](#) across the country, housing experts have found social impact investment would provide a lifeline to the nation’s most vulnerable groups.

The findings of the report also reinforced the need for the government to revisit the dumped [National Rental Affordability Scheme](#), which research suggests was limited by a lack of trust from institutional investors regarding the government’s ongoing commitment to subsidising rent.

Access the report [here](#).

## **28 NOVEMBER 2017 -- Australia's largest residential timber building is an affordable housing project**

[The Fifth Estate](#)

An affordable housing development made from cross-laminated timber (CLT) has opened in Campbelltown, making it the largest residential engineered timber building in Australia and the first in NSW, according to community housing provider BlueCHP.

The development, known as The Gardens, comprises three towers with 101 apartments, 56 of which are available for affordable rental through the **National Rental Affordability Scheme (NRAS)**. The remaining 45 dwellings have been sold on the private market.

## **29 NOVEMBER 2017 -- Greater Hobart the second most expensive city to rent a home, report reveals**

[news.com.au](#)

Hobart has been ranked the second least affordable city in Australia behind only Sydney in the biannual Rental Affordability Index.

The report found affordability in greater Hobart has fallen to its lowest level since the September quarter of 2012, with the average household spending 28 per cent of its income on rent.

Experts agree that with rents so high, many Tasmanians are struggling to afford essential items, such as food or transport.

To access the Rental Affordability Index report as well as an interactive map to see how your suburb rates, go [here](#).



## ***Related articles***

### **--The housing stat that proves Sydney is on a different planet from the rest of Australia**

[The New Daily](#)

Sydney's priciest postcode to rent in is more than twice as costly as its nearest competitor in Melbourne, and far out of the range of most Australians, new research by SGS Economics and Planning shows

According to the latest Rental Affordability Index, the most expensive rental postcode in Australia was NSW 2000, which hugs the south side of Sydney Harbour and covers the CBD, the Rocks, Barangaroo and Darling Harbour.

If a household on the average Sydney renter's income of \$90,600 wanted to live in this suburb, they would have to spend 87 per cent of their income to do so.

### **--Low income renters squeezed out of cities**

[Yahoo news](#)

A single person on welfare can no longer afford to rent in Australia's cities and would need 150 per cent of their income to live in Sydney.

The Rental Affordability Index, released on Wednesday, has painted a bleak picture for pensioners, single parents and those on welfare, who are being squeezed out of the nation's capitals.

For a single person on benefits, living in Australian cities is described as "untenable", and in many city postcodes, rents amount to more than 100 per cent of Newstart welfare payments (\$17,400), or 150 per cent in greater Sydney.

### **29 NOVEMBER 2017 -- The market alone will never deliver affordable housing (radio interview)**

[ABC Online](#)

The housing affordability crisis is not unique to Australia, although both Sydney and Melbourne recently made Top Five on a global list of the most expensive cities.

Oona Goldsworthy, chief executive of UK housing association United Communities, is an expert on the housing problems faced by millennials.

She says the Great Australian Dream is hardwired into young people in this country, which makes its increasing remoteness more difficult to bear.

### **29 NOVEMBER 2017 -- How to abolish stamp duty and make housing more affordable: AHURI**

[Australian Financial Review](#)

"Modest" annual property tax increases of between \$47 and \$130 a year over the next decade would be enough to fund the [abolition of stamp duties](#) in favour of a broad-based land tax, a move economists agree would make housing more affordable and add billions to the economy.

University of Tasmania professor Richard Eccleston, who is leading AHURI's Pathways to Housing Tax Reform, said the plan was cost neutral for the states and would only have a small effect on household budgets.

A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs

## **2 DECEMBER 2017 -- Turnbull government moves to sell off excess Commonwealth land** [The Canberra Times](#)

A new federal government policy to promote the sale of excess Commonwealth-owned land will allow members of the community to propose better uses for taxpayers' assets, including for affordable housing projects and public facilities.

Finance Minister Mathias Cormann released a new Commonwealth government property disposal policy on Friday, after the Turnbull government initiated a series of strategic property sales in Canberra's parliamentary triangle.

The policy says where land that is considered suitable for housing is to be sold, it should also include affordable housing initiatives, such as inclusionary zoning.

## **5 DECEMBER 2017 -- Government guarantee opens investment highway to affordable housing** [The Conversation](#)

On 1 December, Assistant Treasurer Michael Sukkar slipped into the [National Housing Conference](#) in Sydney to [announce](#) a government guarantee on investment in affordable housing.

The announcement went largely unreported, but it was significant. The guarantee [is a crucial piece](#) of the affordable housing policy architecture, complementing the [“bond aggregator”](#) (or intermediary) mechanism announced in the budget. Treasurer Scott Morrison and Treasury officials have been working on this intermediary, a National Housing Finance and Investment Corporation, over the past 18 months.

### ***Related article***

## **Federal government guarantees investment in affordable housing'** [Your Mortgage](#)

Over the past 18 months, Treasurer Scott Morrison and Treasury officials have been working on the bond aggregator – the National Housing Finance and Investment Corporation (NHFIC) – to raise money at lower rates from the wholesale bond market for not-for-profit community housing providers.

Last Friday, Assistant Treasurer Michael Sukkar made an appearance at the National Housing Conference in Sydney to announce a government guarantee on investment in affordable housing. The guarantee is a crucial piece of the affordable housing architecture and complements the affordable housing [“bond aggregator”](#) mechanism announced in the 2017 budget.

## **5 DECEMBER 2017 -- Experts predict build-to-rent revolution coming to Australia** [Domain](#)

The number of homes built explicitly to rent out is set to take off in Australia over the next five years, housing industry experts have predicted.

They'll be nothing like we've seen before, either, with building managers looking after apartments, staff to look after leases and run “community” events, and onsite cafes, shops and work spaces.

There will also be long-term rolling leases with the potential for tenants to transfer to other allied blocks in different areas if their jobs or circumstances change.

#### **6 DECEMBER 2017 -- In search of a national housing strategy**

[Inside Story](#)

Last week's [National Housing Conference](#) kicked off in Sydney with a keynote presentation about Canada's new housing [strategy](#). Audible expressions of envy could be heard among the 1000-plus delegates when they were told that prime minister Justin Trudeau had launched the strategy (on [national housing day](#)) by [declaring](#) that "housing rights are human rights" and promising to enshrine the right to adequate housing in Canadian law.

Those fine words are backed by C\$15.9 billion of federal money. Evan Siddall, president and CEO of the [Canada Mortgage and Housing Corporation](#), told the conference that contributions from provincial and local governments could bring the total investment to around C\$40 billion over ten years, sufficient to repair 300,000 existing dwellings and build 100,000 new ones.

#### **13 DECEMBER 2017 -- Where Adelaide wins on housing affordability (opinion)**

[In Daily](#)

Getting into the housing market is a challenge for many people, but the data shows it's not as difficult as sometimes presented, particularly in a city like Adelaide.

It is true that housing costs are a major challenge for many people, with too many households spending more than 60% of their income on housing costs. It is to Australia's shame that it is not the wealthy buying their mansions who forego such large portions of their income to cover the costs of their housing – rather, it is those most vulnerable. Housing affordability problems are concentrated among sole parent households, persons affected by a disability, those on low incomes or out of work, and, increasingly, older private renters.

#### **14 DECEMBER 2017 -- Complaints spark government review of multi-billion dollar housing scheme**

[Sydney Morning Herald](#)

Social Services Minister Christian Porter will announce the review of the **National Rental Affordability Scheme**, following a string of complaints against housing providers.

"This inquiry is in direct response to investors' complaints against providers, including delays in passing on financial incentives to investors in the scheme," Mr Porter said.

#### ***Related stories***

##### **--Investigation launched into rental scheme**

[news.com.au](#)

An investigation has been launched into allegations of rorting and misconduct surrounding a multi-billion dollar program designed to help put a roof over the heads of Australia's poor.

The independent inquiry into the **National Rental Affordability Scheme** follows a string of complaints by investors against housing providers.

##### **--Ethan Affordable Housing accused of rorting mum and dad investors**

## [The Advertiser](#)

AN ex-charity given \$15 million a year in taxpayer funds has been accused of rorting hundreds of investors.

The Department of Social Services gave Ethan Affordable Housing the money as tax offsets under the **National Rental Affordability Scheme** as an incentive to build and rent cheap housing. Ethan's role was to administer the Government money and pass it on to "mum and dad" investors who put their own cash in.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

### **14 DECEMBER 2017 -- Federal and state governments outline plans to address housing affordability**

[Bendigo Advertiser](#)

The federal government says its housing affordability plan revealed in this year's budget will improve outcomes for the people most in need, while the state government says its Homes for Victorians strategy will address many issues.

### **18 DECEMBER 2017 --Ken Morrison (Property Council Australia) on how being a 'growth denier' leads to less affordable housing**

[Architecture & Design](#)

PCA chief executive Ken Morrison explains why supply is the real culprit when it comes to housing affordability, and how initiatives like Build to Rent and resurrecting the National Housing Supply Council could help alleviate the problem.

### **18 DECEMBER 2017 -- Lendlease should buy Sirius, says Clover Moore**

[Financial Review](#)

The City of Sydney is pushing Lendlease and community activist group Save our Sirius is talking to community housing providers about buying the controversial Sydney building and using it for affordable or social housing.

Lord Mayor Clover Moore has asked Lendlease to buy the brutalist housing block in The Rocks - which [the state government put up for sale](#) this month - saying the 79-unit building would be a good way for the developer to meet its obligations arising from its Barangaroo South development to provide up to 65 affordable housing units.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

### **18 DECEMBER 2017 -- Star-crossed lovers: do property investment and social housing mix?**

[nestegg.com.au](#)

With Australia's most vulnerable in need of affordable housing, social impact investing could be the solution as long as governments mitigate the friction of a potentially lower yield.

The Australian Housing and Urban Research Institute (AHURI) recently released its study into the

role of impact investment in “supporting vulnerable households to achieve their housing goals”.

The study found that while social needs and market expected expectations don’t always align, due to investors' expectations of a return equal to the market average, there are ways around this.

**27 DECEMBER 2017--How governments can ease our housing affordability pain in 2018 (opinion)**

[Daily Telegraph](#)

WORSENING housing affordability is something governments at all levels and of all persuasions have battled in 2017, yet the community is yet to see any relief. But 2018 should be the year when we see things get easier for the people of NSW.

*A copy of this article can be found in the 2017 news article PDFs; click on Home then News Archived then News article PDFs*

**27 DECEMBER 2017 -- Poverty and the need for affordable housing: additional considerations of how the role(s) of housing are interpreted and the influence of stigma and housing politics (report)**

[Parity](#)

Access to secure and appropriate housing represents one significant protective factor against poverty and homelessness. Conversely, inadequate housing limits opportunities for meaningful structural changes. Using recent Australian Council of Social Service (ACOSS) publications as examples, this article discusses some potential additional issues relating to how the interpreted role(s) of housing can vary, the potential influence of stigma, and the political context of housing.