

## NSW State Election 2011 Housing Policy Comparisons

	Coalition <sup>1</sup>	Greens <sup>2</sup>
Housing affordability	<p><b>Addressing housing affordability in Sydney</b></p> <ul style="list-style-type: none"> <li>• \$630 million Action Plan to Make Sydney Liveable Again includes:</li> <li>• repealing NSW Labor’s \$429 million ‘Homebuyers Tax’ on property purchases;</li> <li>• providing a Regional Relocation Grant of \$7,000 to encourage ‘whole of NSW’ growth;</li> <li>• extending stamp duty concessions to Empty Nesters who are over 55 years old, who choose to move from a house to a smaller dwelling;</li> <li>• accelerating land release and reducing infrastructure costs on new developments.</li> </ul> <p><b>Accelerating land release for more affordable housing</b></p> <ul style="list-style-type: none"> <li>• publishing annual ‘real time’ new dwelling targets for Sydney, the Hunter and Illawarra;</li> <li>• ensuring communities have the facts they are entitled to and are involved in local planning decision-making;</li> <li>• promoting growth in the regions and encouraging decentralisation;</li> <li>• applying transparency to state infrastructure levies and introducing the option of contestability in the provision of infrastructure.</li> </ul> <p><b>Making housing more affordable by making housing infrastructure costs contestable</b></p> <ul style="list-style-type: none"> <li>• inject transparency and require disclosure of the way government levies are formulated - to force discipline on infrastructure costs;</li> <li>• commit to consider proposals that offer better ways of delivering infrastructure that maintains or exceeds appropriate standards, delivers results and represents value for money;</li> <li>• convene a roundtable to assess where contestability can be most effectively applied.</li> </ul>	<p><b>Social and Affordable Housing</b></p> <ul style="list-style-type: none"> <li>• Giving high budget priority to social and affordable housing</li> <li>• Acquiring additional social housing stock to meet current need and future population growth, and improving the eligibility and allocation processes as stock expands;</li> <li>• Ongoing funding for the purchase or construction of further public housing stock, with the view to minimising Housing NSW headlease arrangements in the private rental market;</li> <li>• Raising the quantity and quality of Aboriginal and Torres Strait Islander housing in consultation with members of Aboriginal and Torres Strait Islander communities.</li> <li>• Establishing a significant increase in units of subsidised housing stock within 10 years, including making affordable housing more widely available to people on low to moderate incomes;</li> <li>• Building (or acquiring) new supported permanent accommodation to reduce homelessness;</li> <li>• Revitalising Housing NSW and return it to being a mainstream housing provider;</li> <li>• Increasing tenant participation in decisions about their own housing;</li> <li>• Expanding the community housing sector;</li> <li>• Expanding the housing co-operative sector;</li> <li>• Discontinuing the use of Public Private Partnerships in social housing redevelopment that results in public land being privatised;</li> <li>• Encouraging institutional investment in subsidised housing in conjunction with the Commonwealth Government, which may include:             <ol style="list-style-type: none"> <li>1. Issuing of government housing bonds to raise capital for investment in social and affordable housing; and</li> <li>2. Grants, lending and long-term leases to assist not-for-profit housing agencies such as community housing organisations and co-operatives</li> </ol> </li> <li>• Allowing local government to apply a mandatory levy on commercial property developments to facilitate the provision of affordable housing in high-cost housing areas and include affordable housing provisions in their planning instruments.</li> </ul>

<p>Planning</p>	<p><b>Rewriting the State’s planning laws</b></p> <ul style="list-style-type: none"> <li>• Review state planning laws</li> <li>• repeal ‘Part 3A’</li> <li>• ensure that the planning system centres on merit and the public interest and re-empowers local communities on local planning issues;</li> <li>• create a system that enjoys public support – with a state government that respects people;</li> <li>• create a system that is modern, takes into account sustainability, gives certainty to investors and makes NSW competitive again, including a reserve power for genuinely state significant developments;</li> <li>• deliver certainty about planning rules and decision making processes that are made transparently and in a timely way.</li> </ul>	<p><b>Planning policies<sup>3</sup></b></p> <ul style="list-style-type: none"> <li>• ecologically sustainable development to be the guiding principle that underpins the planning process;</li> <li>• planning and building transport, services and public infrastructure ahead of new housing</li> <li>• a ban on developer donations to political parties;</li> <li>• reform of the Land and Environment Court to protect the rights of the community;</li> <li>• restricting the Planning Minister’s ability to ‘call in’ and approve developments;</li> <li>• placing the onus of proof on the developer to establish that the development does not damage local amenity, heritage, environment, transport and infrastructure facilities;</li> <li>• an end to private certification of buildings;</li> <li>• mandating the adaptive re-use of heritage buildings, not just keeping façades;</li> <li>• greater restrictions on coastal developments; and</li> <li>• greenhouse gas implications to be considered in any proposed development or rezoning.</li> </ul>
<p>Other policy areas</p>	<p><b>Sewerage Connections</b></p> <ul style="list-style-type: none"> <li>• fast-track the connection to the sewerage network of over 2,900 houses across eight Sydney communities, up to two years ahead of schedule.</li> <li>• doubling the subsidy paid to Sydney Water and revising the Sydney Water Operating Licence to mandate faster connection.</li> </ul> <p><b>Opposing Labor plans to compulsorily acquire family homes</b></p>	<p><b>Private Rental Market</b></p> <ul style="list-style-type: none"> <li>• Legislatively strengthening tenants’ rights and security of tenure to ensure that long-term rental is seen as a genuine alternative to home ownership;</li> <li>• Ongoing investment by state and federal governments to increase the stock of affordable housing for working people and students;</li> <li>• Establishing tenancy rights in law for boarders, lodgers and students living in university or college accommodation;</li> <li>• Ensuring that where a tenant challenges a rent increase, the onus should fall on the landlord to justify any increase above CPI;</li> <li>• Seeking additional assistance for renters in cities and towns with high property values and hence higher rentals.</li> <li>• Limiting holiday rentals in residential areas of localities that support a large tourist industry in order to ensure the availability of housing stock for permanent residents at less inflated rents.</li> </ul> <p><b>Sustainable Urban Design</b></p> <ul style="list-style-type: none"> <li>• encourage the development of genuinely environmentally sustainable communities that incorporate;</li> <li>• Onsite power generation using renewable energy;</li> <li>• Food production (and protection of arable land);</li> <li>• reducing waste by encouraging recycling, composting and onsite treatment for renewable energy;</li> </ul>

**Decade of Decentralisation**

- actively pursue strategies and policies to encourage decentralisation - steady and strategic growth in our regions;
- identify more public sector job opportunities to locate in regional areas;
- ensure the services people need to make regional living attractive and viable are available and of high quality;
- give back to local communities at all levels as much local decision-making and participation as possible, along with appropriate accountability and responsibility;
- invite local communities to help identify more ways to devolve decision making to regions, cities, towns, neighbourhoods, schools and local health services;
- manage NSW's predicted population growth with a careful balance between green-fields, urban infill and regional housing growth;
- deploy Infrastructure NSW to assist in planning for the provision of major regional infrastructure;
- work with local councils and shires to deliver the right priorities and the best value for local areas from the NSW roads budget.

- higher BASIX and NABERS standards;
- measures to reduce heat sinks - pale coloured roofs,
- paving and roads
- recycling black and grey water, ecologically sustainable development to be the guiding principle that underpins the planning process;
- planning and building transport, services and public infrastructure ahead of new housing
- a ban on developer donations to political parties;
- reform of the Land and Environment Court to protect the rights of the community;
- restricting the Planning Minister's ability to 'call in' and approve developments;
- placing the onus of proof on the developer to establish that the development does not damage local amenity, heritage, environment, transport and infrastructure facilities;
- an end to private certification of buildings;
- mandating the adaptive re-use of heritage buildings, not just keeping façades;
- greater restrictions on coastal developments; and
- greenhouse gas implications to be considered in any proposed development or rezoning.
- Legislatively strengthening tenants' rights and security of tenure to ensure that long-term rental is seen as a genuine alternative to home ownership;
- Ongoing investment by state and federal governments to increase the stock of affordable housing for working people and students;
- Establishing tenancy rights in law for boarders, lodgers and students living in university or college accommodation;
- Ensuring that where a tenant challenges a rent increase, the onus should fall on the landlord to justify any increase above CPI;
- Seeking additional assistance for renters in cities and towns with high property values and hence higher rentals.
- Limiting holiday rentals in residential areas of localities that support a large tourist industry in order to ensure the availability of housing stock for permanent residents at less inflated rents.
- encourage the development of genuinely environmentally sustainable communities that incorporate;
- Onsite power generation using renewable energy;
- Food production (and protection of arable land);
- reducing waste by encouraging recycling, composting and onsite treatment for renewable energy; higher BASIX and NABERS standards;
- measures to reduce heat sinks - pale coloured roofs,
- paving and roads

		<ul style="list-style-type: none"> <li>• recycling black and grey water</li> <li>• installation of rainwater</li> <li>• tanks, water efficient fittings, waterless urinals and</li> <li>• composting toilets promoting the preservation of biodiversity and natural habitats</li> <li>• building communities that encourage interaction and support among residents and businesses</li> <li>• incorporating transport strategies and infrastructure to encourage use of public transport, bicycles, and increased opportunities for physical fitness energy efficient lighting and appliances adopting environment-friendly designs and choosing appropriate building materials, with an emphasis on thermal mass, recycling and on reducing energy costs.</li> <li>• To expand the limited equity co-operative sector;</li> <li>• To use the planning process to develop clustered, mixed-use communities that encourage walking, cycling, public transport use and lessen dependence upon private motor vehicle usage;</li> <li>• To achieve decentralised renewable energy generation, rain water capture and water re-use in all residences;</li> <li>• Removing toxic materials such as asbestos from buildings where possible or, in extreme cases, dismantling and replacing highly toxic buildings.</li> </ul> <p><b>Home Ownership</b></p> <ul style="list-style-type: none"> <li>• Expansion of self-build schemes for low-income households;</li> <li>• Part-equity home ownership provided by not-for-profit housing organisations;</li> <li>• Resident-run multiple occupancies such as land-sharing communities, residential parks, etc.</li> <li>• Not advocate a First Home Owners Grant as it results in inflationary effects on housing prices;</li> <li>• Advocate lending for owner occupied housing where the security for that loan will be solely the property purchased and the lender will have no claim on other assets of the borrower;</li> <li>• Support affordable alternatives to private home ownership;</li> <li>• Assist groups to purchase sites or buildings for low-cost housing via Community Land Trusts;</li> <li>• Assist groups to structure legal entities such as limited or mixed-equity housing co-operatives to provide and manage affordable housing.</li> </ul>
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<sup>1</sup> <http://www.nsw.liberal.org.au/policies/housing>

<sup>2</sup> <http://nsw.greens.org.au/policies/housing>

<sup>3</sup> <http://nsw.greens.org.au/policies/planning>