

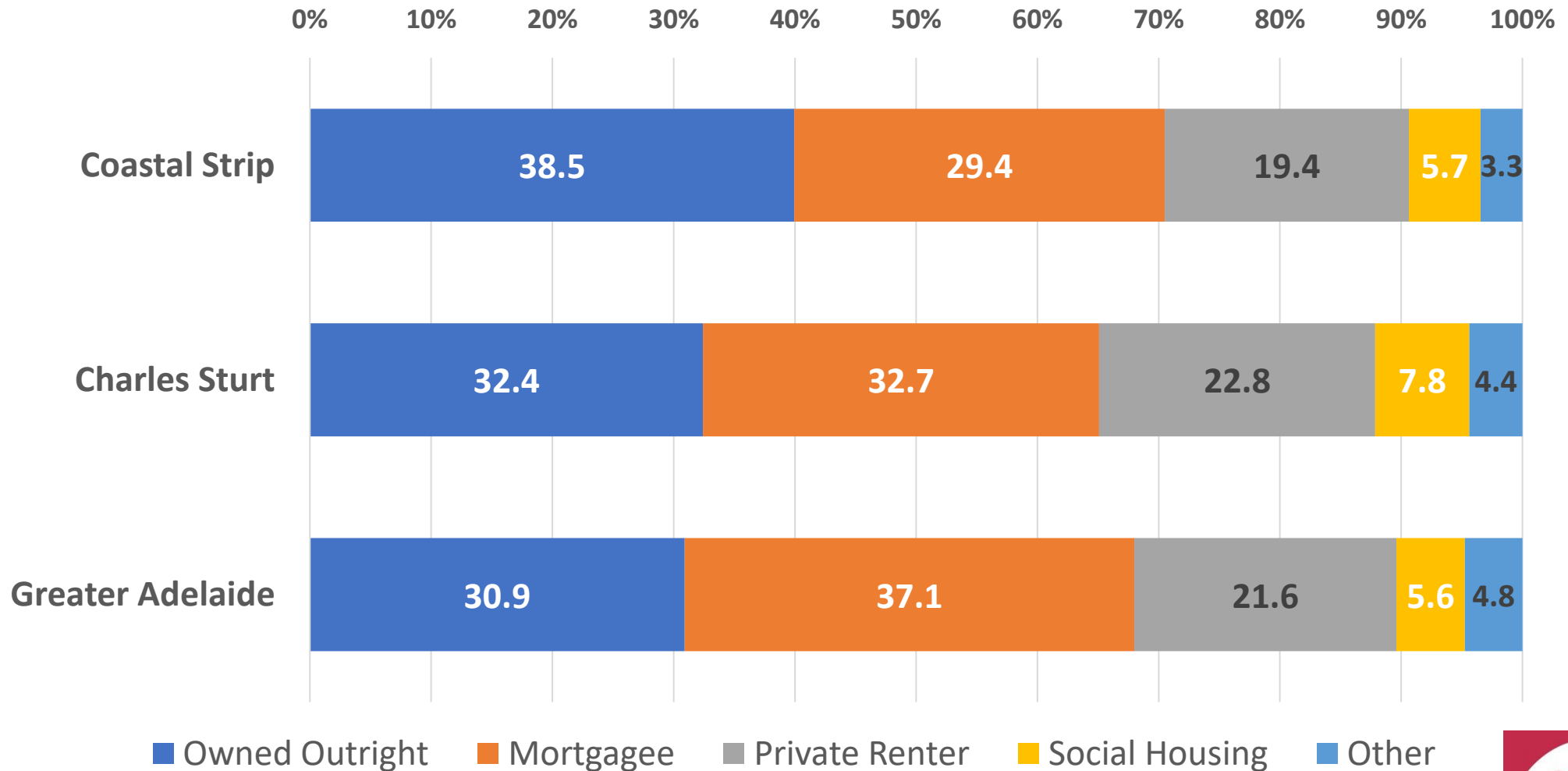
Housing, Western Adelaide and Beyond

Presentation to WACRA
5 Sept 2024

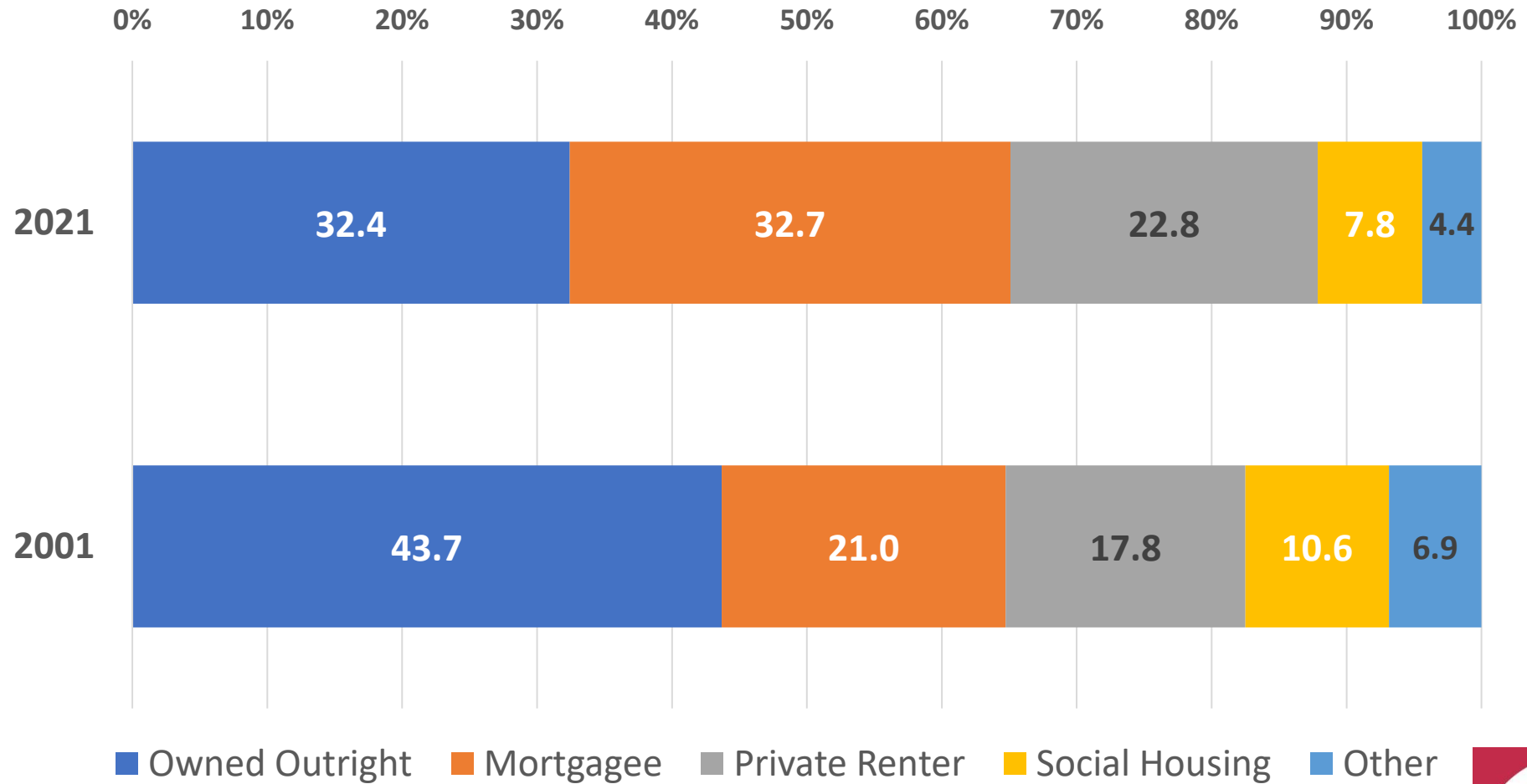
Dr Greg Ogle, SACOSS Senior Policy and Research Analyst



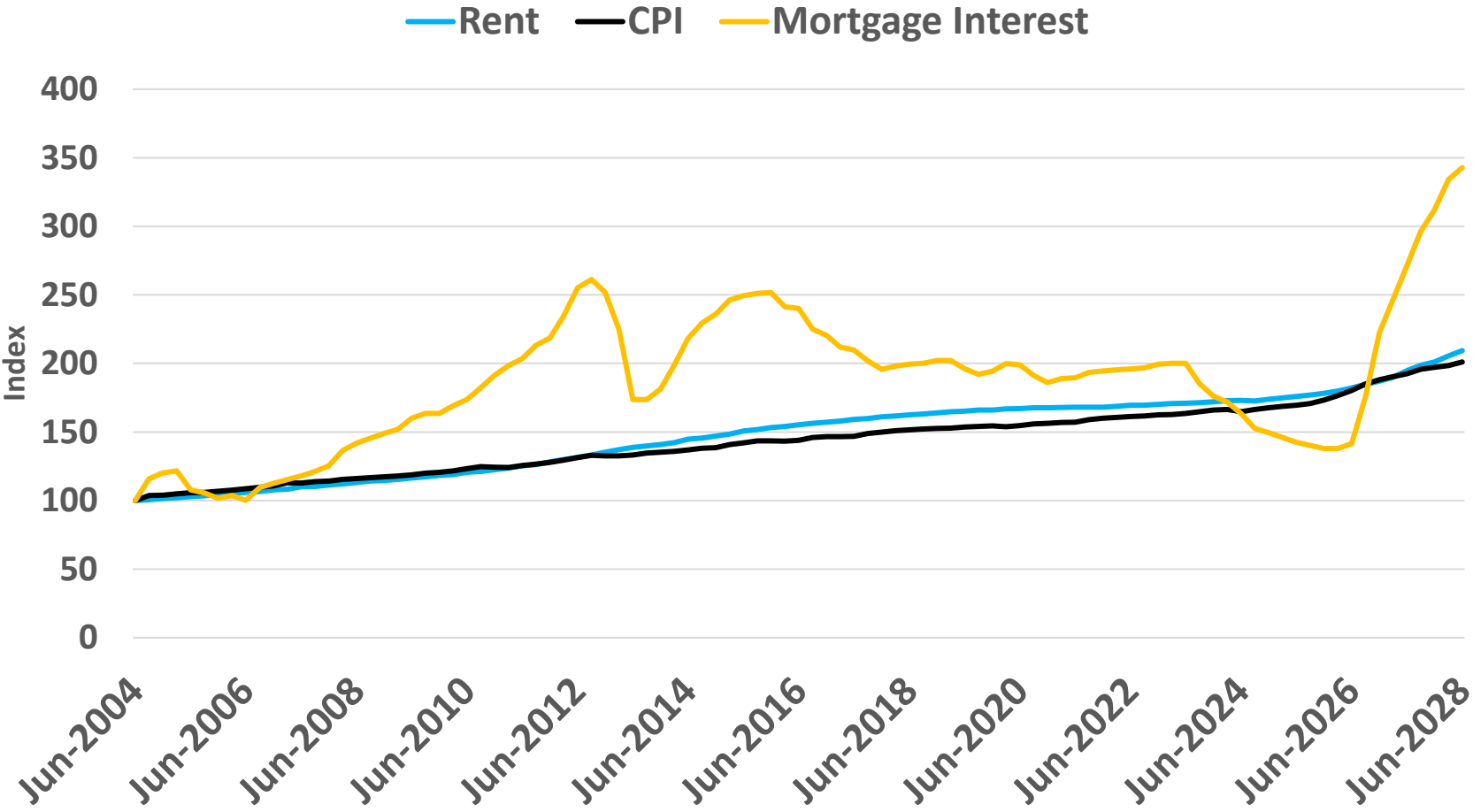
The Housing Mix 2021



Charles Sturt LGA Housing Mix History



Housing Cost Changes Over Time



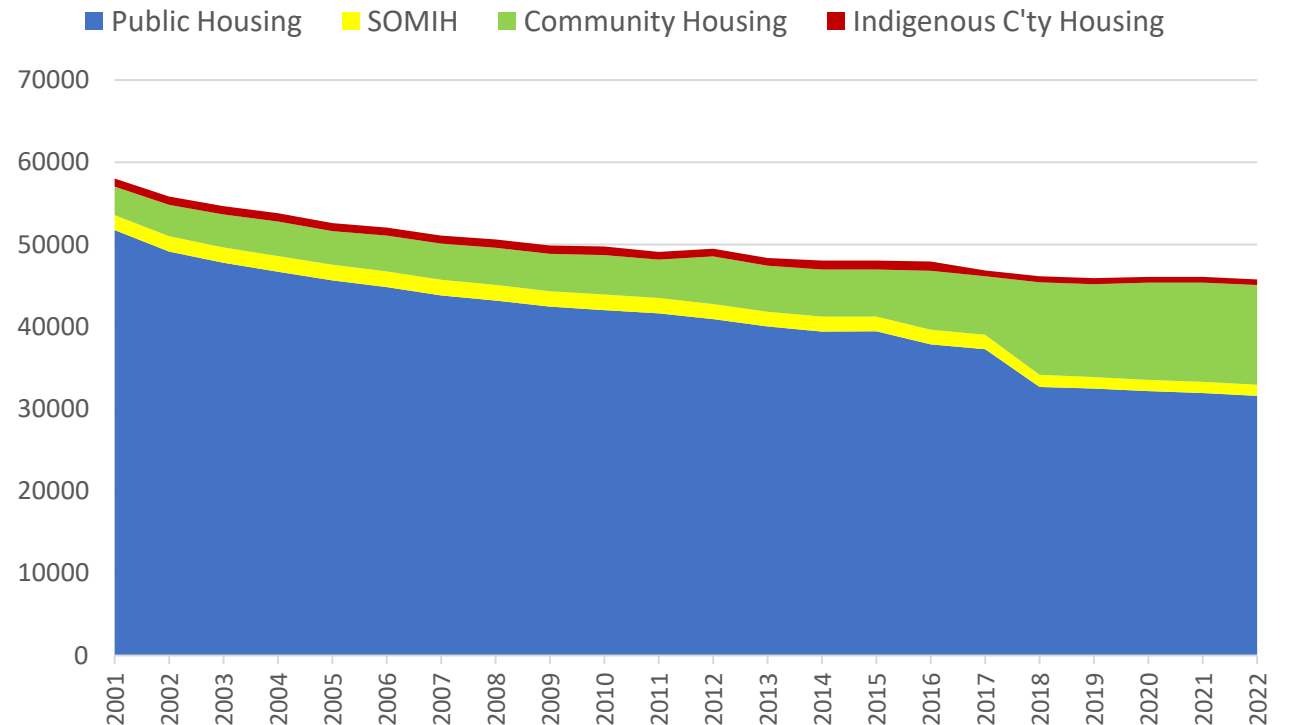
Social Housing

Public and community housing is the most direct way government can increase rental housing supply, impact the broader market, and ensure that those who are most marginalized have access to appropriate housing

The Decline

- SA once had over 60,000 public houses accounting for around 11% of the housing market
- At the 2021 census, we had 38,641 public and community housing dwellings, accounting for 5.6% of all dwellings

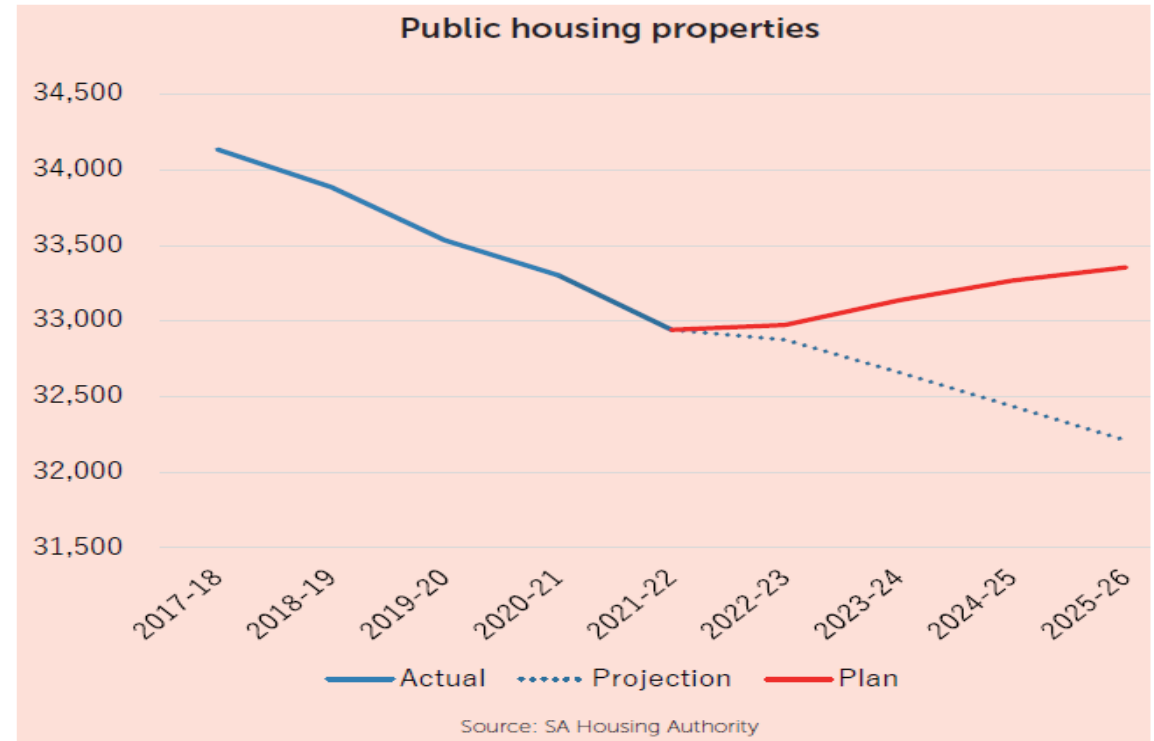
Total Number of Social Housing Dwellings





The Policy Turnaround – Social Housing

- SA government's *Better Housing Future* plan promises 564 net new public houses over the next 4 years
- The Federal Government's \$2bn national *Social Housing Accelerator Program* will see 300-400 new public houses built in SA in the next few years
- Together, these new investments will barely cover population growth!
- **We need around 1,000 dwellings per year** to begin to rebuild public housing and put downward pressure on rent prices in the private market
- **Between 1950 and 1967, SA built an average of 3,250 public houses and flats each year**



The Policy Turnaround – Private Renters

Changes to the Residential Tenancies Act

- Ending no-fault evictions
- Making it easier for renters to own a pet
- Increasing the notice period for a non-renewal of a fixed term lease
- Greater support for victims of domestic violence
- Improving water billing transparency and bringing SA more in to line with other states and past SA practice
- Limitations on rent bidding

Concession increases for renters

- Cost of Living Concession now equal to homeowners
- Removing barriers to CoLC and energy concessions for share houses



The Policy Turnaround – Other

Planning Changes

- New land releases & \$1.5bn investment in water and sewerage infrastructure
- Reforming planning system to make processes faster
- Granny flats
- Co-located housing ([Draft Future Living Code Amendment: new planning rules to create greater housing diversity | YourSAy](#))
- \$35.8m over 3yrs to provide energy upgrades for social housing

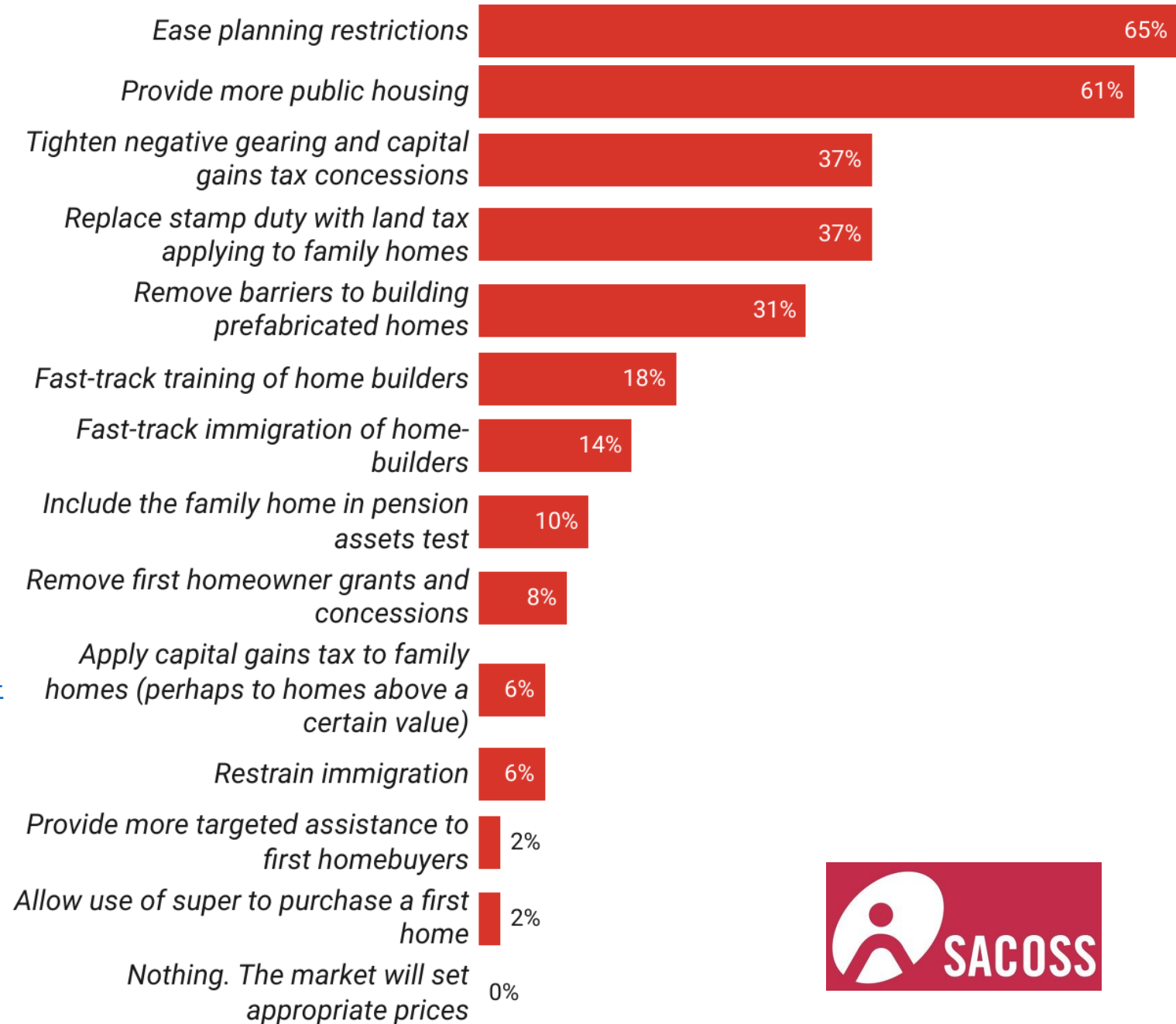
AND YET ...



Policy Proposals

The Economics Society of Australia asked 49 economists to pick from a list the three government policy measures they would support most to address housing affordability

<https://theconversation.com/doing-nothing-is-not-an-option-top-economists-back-planning-reform-and-public-housing-as-fixes-for-australias-housing-crisis-236309>



SACOSS Policies

Federal Taxes

- Negative gearing – ability to deduct housing “losses” from other income
- Capital gains tax discount – income tax on only 50% of capital gain

State Taxes

- Replacing stamp duty with annual land tax
 - Efficient and removes a barrier to getting appropriate housing
 - Fairer, because currently renters pay land tax (indirectly), homeowners don't
 - Needs safeguards for low income households
- Vacancy tax – on empty buildings and short-stay rentals

AND BUILD MORE PUBLIC HOUSING!

