

ShelTashortz

Shelter's sheet of short, sharp, sticky snippets

Issue 9 **2004**
JULY

New Web Site for Shelter Tas

On 1 July 2004 Shelter Tasmania launched its new web page. The new format will allow members and the wider community to access a range of information on affordable housing and homelessness including useful links, as well as research material and Shelter publications.

Last year Shelter applied for a small grant from State Government to produce a Statewide emergency accommodation register. You will find it on this site as well. Just click on the map of Tasmania.

See: www.shelertas.org.au



National Summit on Housing Affordability

Unprecedented Coalition for an Unprecedented Problem

Recently in Canberra (27-29 June 2004) a coalition of national organisations hosted a summit on housing affordability (including National Shelter). This was in response to their deep concern about the growing crisis in housing affordability across the country, especially over the past few years. For instance, during the last decade:

- ★ Average house price to income has almost doubled
- ★ The proportion of first homebuyers has fallen 30%
- ★ Average monthly payment of new loans increased by 50% (\$500)
- ★ The proportion of low-rent homes has fallen by 15%
- ★ Opportunities to rent public housing have been cut by 20%
- ★ More than 100 families are turned away from emergency accommodation each night
- ★ 1.5 million lower-income Australians, especially renters and recent purchasers, have housing cost over 30% of income

The summit was attended by approx 200 invited participants, the breadth of participation reflected a wide range of perspectives and leading experts from academic and government backgrounds. The presentations and discussions at the summit confirmed that urgent action is needed to prevent a legacy of debt, insecurity and hardship being passed on to future generations.

A Call for Action

A statement was produced from the Summit outlining some key objectives and priorities for action to improve housing affordability. In summary, the actions are:

1. Appoint a Commonwealth Minister for Housing, Urban and Community Development at Cabinet level and a corresponding National Ministerial Council.
2. Develop a five year National Housing Plan for achieving specified affordability benchmarks for home purchasers and renters by specified dates.
3. Negotiate a five year National Affordable Housing Agreement between the Commonwealth, State, Territories and Local government to integrate, rationalise and strengthen government assistance for affordable housing.

Did
You Know....

Tasmanian Housing Stats

In Tas there are
176,867 households
62% have only 1 or 2 people

Home ownership is the
major housing tenure in
Tasmania at nearly 70% of all
households.

44.6% are owned outright
27.5% are being purchased

Private Rental
17.4% of households are renting
privately = 31,528 household.
Rents have increased 15% for
houses over the past year.

Those people most likely to be
living in housing stress are those in
the private rental market.

Social Housing 6.4% of households
are in social housing (public &
community)=11,611 households.

Public housing has been
declining. In 1998 there was close
to 14,000 properties. Now there
less than 12,000.

Homelessness At the time of the
2001 census there were 2,415
homeless people in Tasmania.
13% staying in emergency accom-
modation.

11% in boarding houses
66% staying with friends/relatives
10% in impoverished dwellings.

For sources.

See: www.abs.gov.au
www.reita.com.au

Short Snippets

Boarding House Premises as of 1 July 2004 covered by the Residential Tenancy Act. (1997). See www.shelertas.org.au under links.



National Community Housing Standards – Manual 2nd ed

Shelter Tas highly recommends this manual to all members as a great resource suitable for any community groups or organisations.

The manual sets out the standards of good practice in service delivery for community housing across Australia. The manual is comprehensive and attempts to cover all the elements of high quality housing services for tenants in community housing.

Contact Shelter for a free copy.



Housing: A key to well-being

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National Housing Summit - Summary of Actions Continued

4. Establish a five year program for increasing **annual Commonwealth Government expenditure** on provision of affordable housing by an initial amount of at least **\$500 million** and rising over subsequent years, complemented by corresponding increases in State/Territory expenditure.
5. Introduce an integrated package of Commonwealth, State/Territory and local **tax reforms** to improve the equity and efficiency of their impact on housing affordability and on financing necessary investment in affordable housing.
6. Establish a **national framework** and fund for strengthening regional and local development initiatives that will improve related economic and community **infrastructure**.

Tasmanian delegates who attended the summit, including Shelter Tas, will be having state based meetings to promote the objectives and actions from the summit.

For more information contact Shelter Tas and/or see www.housingsummit.org.au

National Shelter Update

National Shelter Policy Platform 2004 (June 04)

The platform identifies the lack of coordination of national housing policies and programs as key factors in producing inconsistency and ineffective outcomes with regard to housing affordability and appropriateness. The platform identifies five key initiatives to make housing more affordable for all (copies supplied to all members in July 04 mail out). To download the platform see www.nationalshelter.org.au

National Housing Alliance (NHA) - (Formed May 04)

The NHA is a coalition of major national organisations including National Shelter, Housing Industry Association (HIA), Australian Local Government Association (ALGA), Australian Council of Social Services (ACOSS) and Australian Council of Trade Unions (ACTU) and Community Housing Federation of Australia (CHFA). The Alliance calls for reforms across all tenure types-private rental, social housing and home ownership- and promotes a 4 point plan.

To download plan see www.shelterwa.org.au

CSHA- Tas Bilateral Agreement Signed

After a long period of negotiations the Bilateral Agreement between the Tasmanian and Commonwealth Government has been finally signed by the relevant Ministers. The Bilateral Agreement contains the details of the obligations for Tasmania under agreements specified in the Commonwealth State Housing Agreement. Shelter Tas has just received this agreement and will pass on more information once we get a chance to analyse it. If you would like a copy, email pc@shelertas.org.au

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