

## Housing Submission

### The Cause of the Current Crisis

Peter Costello's altering of the investment incentives for housing.

### The Solutions

1. Undoing Peter Costello's mistake.

However this is far from enough. Not all people had secure and affordable housing before Peter Costello's mistake.

2. Safe, secure and affordable housing for all.

This means major investment by government – probably of all levels.

My preference is through rent to buy so that people end up with ownership of the asset.

People having their home subject to bureaucratic whim means it is not secure.

The development of poverty traps is to be avoided.

The demands of climate change need to be taken into account for how and where housing is built. Along with other infrastructure, proximity to facilities and employment.

Subsidising developers and landlords has not, and will, lead to more affordable housing. The problem can only be fixed by large government action.

One private solution would be a foundation that buys properties and rents in perpetuity (or as rent to buy), and uses the rentals paid to buy more properties. This would establish a pool of housing somewhat outside the existing market.

Yours Faithfully,

██████████