

How can governments and community service providers reduce homelessness and/or support people who may be at risk of becoming homeless in Australia?

Provide housing as a human need, not an opportunity for profit. Don't subsidise the wealth of the already well off by giving them tax cuts so that they can buy investment properties. Subsidise housing costs for people on low incomes - regardless of whether they are Social Security recipients or workers.

Social housing should be available to everyone who wants it.

No one should ever have to move out just because they get a better job and "earn too much". If you set the rent at 25% of income, and make sure that no one is below the poverty line, then as someone's financial situation improves, they increase their contribution but it is their choice whether or not they move to a different home. This could also reduce the problems that arise when disadvantaged people are forced together because people in a variety of circumstances will live side by side.

How can governments, across all levels, best work with communities to support better housing outcomes for Aboriginal and Torres Strait Islander peoples?

Listen to what the people tell you and respect them. Cancel income management and do not send in the troops. Negotiate a treaty and recognise Sovereignty.

How can all levels of government, along with housing organisations, institutional investors, not-for-profits, and private industry, improve access to social housing, which includes public housing and community housing?

Make all housing at least silver level Accessible. Find a way to pressure NSW and WA to sign up to the National Construction codes. Build/buy more social housing and ensure it is well maintained.

What should governments, private industries, the not-for-profit and community sectors focus on to help improve access to housing and housing affordability in the private market?

Pay every one working age and older a livable income – whether via work, social security or a combination and limit rents. Provide stable (not precarious) employment. Regulate the building industry so that housing stock is Accessible and good quality. Develop a means of holding shonky builders and developers to proper account.

Limit holiday/short-term rentals. Penalise property owners who deliberately leave properties vacant for too long or requisition their properties at lower than market value for social housing.

Require Real Estate listings to specify the Accessibility of a property – in comparison to Building Code Gold, Silver and Platinum standards.

The following information should be mandatory:

Is the shower over a bath-tub?

Is there a flat entry?

Are there external/internal stairs?

What floor is the apartment on?

Is there lift access?

At present in NSW, access is optional for developers and unmentioned by estate agents. Those of us who require accessibility are left looking for a needle in a haystack. As a wheelchair user, I've recently rented a new flat. It's going to put us in housing stress but cheaper places are not accessible, accessible places are rare and we had a deadline because our present home is being sold. I'm disabled enough to need accessibility but not disabled enough for Specialist Disability Accommodation.

How can governments and the private and community sectors, help to improve sustainable housing and better prepare housing for the effects of climate change?

Stop building homes with black roofs. Don't build on flood prone areas. Make solar power standard. Prioritise passive heating/cooling.

Make it possible for people to live close to where they work.

Is there anything else you would like to tell us?

We also need better housing stability. Moving house is stressful, disruptive, expensive and time consuming. Accommodation should be designated for rental. It should be sold by an owner without impacting the tenancy. If it is to change from being a rental property and the tenant must move out, they should have 3 months minimum lead time and be able to move out as soon as they wish.

Ground floor units must be wheelchair accessible and be offered to people with limited mobility as a priority before being generally available.