

SUMMARY OF CONSULTATION

Australian Institute of Architects, ACT Chapter

Date of consultation:	7 September 2017
Group consulted with:	Australian Institute of Architects ACT Chapter
Number of attendees:	13
Name of organisations:	Private architectural firms, University of Canberra School of Architecture and the Australian Institute of Architects

Key themes arising from the consultation

- A steady supply of land is required to ensure that developers are confident in developing high quality design outcomes.
- Planning reforms are required to encourage developments that achieve high quality design outcomes and can be assessed on their merits.
- Design and build of housing needs to be robust and achieve affordable living standards, not just affordability based on the purchase price.

Key quotes

- “If introducing different tenure models for households on low incomes, don’t let poor profiling undermine the success of a program.”
- “The quality of the first investment is the most important consideration for long term rental accommodation.”
- Affordability isn’t just when someone gets their keys to their home, it’s what the living costs are 10 to 15 years down the track.”

What is working well?

- National Rental Affordability Scheme
- DHA Model to reduce risk to investors
- Common Ground – needs to be expanded across the City

What could be improved?

- Need good distribution of affordable housing - close to shops, transport, services, facilities - need to get housing closer to these features (in established areas).
- Planners need to have tools/controls which allow them to impose requirements for affordable housing.
- Should work better with community housing providers – public housing and affordable housing. There are limited community housing providers in the ACT – how can they be encouraged to grow?
- Lease Variation Charges is an issue that needs to be considered, especially the impact it has on enabling affordable housing to be delivered.
- The limited tenure models in the ACT and strong restrictions on innovative models inhibits creative developments.
- Parking requirements is an issue as some mandates are over- or under-prescribing allocations for residents.
- Ability to spot rezone underutilised land to allow for infill developments.
- Plot Ratio controls are prohibitive for lower density infill development.
- Inflexible ownership models.
- Speculators who buy into affordable housing, sell and get a windfall - causes an issue in the affordable housing market.
- Low quality rental stock needs to be improved, in particular around EERs and the quality of fittings and inclusions (e.g. insulation, appliances).

New ideas

- Need to establish a new target for public and community housing – can require a certain amount to be affordable.
- Apply methods that get community benefit from any changes to the Planning rules.
- Set targets for affordable, public and community housing in legislation.
- Private rental market – investigate Launch Housing in Victoria – try and attract philanthropic landlords to make homes available at lower rates.
- Need to educate the market and the public about any changes.
- Review the applicability of the NEAT project.



- Quality of housing should also be considered – especially how it contributes to the streetscape.
- Ensure 6 star energy rating is being achieved and the designs are being properly followed.
- Look at introducing different tenure models.
- Look at ways to de-risk affordable rentals through robust designs, long term tenures, end-of-lease repairs, rates/land tax reductions or holidays.
- Include design review processes for affordable housing such as SEPP 65 in NSW.
- Restrictive re-sale covenants, sell back to a restricted cohort - income received should go back into housing - properties should be retained for affordable housing.
- Look at other jurisdictions for what is working well rather than trying to invent something new.