

Below are the references to NHSC work on supply shortages and barriers to supply requested by the Deputy Chair of the Committee on Friday.

Housing shortages

The methodology employed in estimating housing shortages evolved over the life of the NHSC, particularly in relation to estimating underlying demand. An overview of the thinking at the time of its abolition can be found in chapter 3 of the 2013 State of Supply Report, the unpublished (and incomplete) version of which can be found on the Treasury website at

<http://treasury.gov.au/~media/Treasury/Publications%20and%20Media/Publications/2014/NHSC/Documents/PDF/NHSC-State-of-Supply-Report-Consolidated.ashx>

The final estimates of housing shortage (of 284,000 in 2011) that were provided by the National Housing Supply Council (NHSC) can be found in this document, along with an indication of the sensitivity of this estimate to the assumptions made. These estimates took into account ABS revisions of previous population estimates following the 2011 census, discussed in Chapter 5 of *NHSC (2013) Housing Supply and Affordability Issues 2012-13*.

Projections of housing shortage though to 2030 (derived prior to the availability of 2011 census data) can be found in Chapter 4 of NHSC (2011) *National Housing Supply Council: State of Supply Report 2011*. Chapter 4 (pp 101 ff) also provides an overview of the methodology used to estimate over and undersupply in this and earlier reports.

Supply responses

An overview of factors that affect the land and dwelling supply pipeline addressed in Chapter 3 of NHSC (2010) *National Housing Supply Council: 2nd State of Supply Report* (pp39ff).

Chapter 6 of this 2010 report (pp110-124) compared the cost of infill with greenfield development and examined the barriers to infill development.

Chapter 7 examined ways of increasing housing market efficiency (pp126-133).

Chapter 3 of the 2011 report provides more detail on the barriers to infill development specifically in relation to Sydney and Melbourne (pp92 ff).

All completed reports and commissioned research can be found at <http://www.treasury.gov.au/Policy-Topics/PeopleAndSociety/completed-programs-initiatives/NHSC>

I trust this is what was sought.

Judy Yates