

Wednesday, 5 March 2008

## Select Committee on Housing Affordability in Australia

### 1.1 Taxes and Levies

Taxes and levies to be reduced by between 2 and 3% for at least 3 to 5 years, that at the moment is being imposed by the state and territory government depending on the size of land and utilities that are required.

### 2.2 Release of New Land

When new land is being released or has been released.

The first and most important planning to be done, Before any houses are built is the transport system.

Which brings to mind the following.

Rail to be extended from the main line, the reason for this, rail can deliver in one go, the timber, bricks and all the other requirements to build a quantity of houses and relieve the pressure on the roads.

And also provide transport for the first residential tenants in the estate.

A main road to be built above the rail consisting of 8 lanes, 4 each way to provide not for to-day but in the future, with on and off ramps to various new estates a lot quicker than roads at the start, as it appears to take to long for them.

3.3 A cap to be placed on first home buyers in regards to both price and size, none of this 4 and 5 bedroom etc, unless there is a large family.

### 4.4 Assistance

Any assistance being offered by Local, State and Fed. the people must be made aware of their responsibility to repay any loan money they receive providing that assistance is caped to their income and not to any outrages costs. When things get tough you learn to sew and grow your veg.

5.5 That is all at the moment regarding ownership of houses.

The following will deal with rental.

## Rental Properties

1.1 It is about time rents were based on type of property and the rents being charged some are worth it and others are not.

### 2.2 Tenants

At Christmas I was unfortunate enough to help a person to shift.

The person concerned was given 33 days from 6<sup>th</sup> Dec to 9<sup>th</sup> Jan after being in the house for 15 years, I could not see a person with all their belongings on the road, which I have only seen twice and something I don't like to see.

This person which is sharing it isn't very good for both, he not only paid rent, but also installed both a smoke alarm, and a security alarm with a private firm and with the housing situation the way it is would not have got a house, I know I have tried myself, and I will be returning home twelve months in anymount long enough.

I have also met some people who are worried that when their lease expires they will be given their notice to move out already one of their neighbours have had to move, now one of these was 79 years of age the other 80.

Just not good enough in a country like Australia