



Pattie Chugg
CEO
Shelter Tas
Sent via email: ceo@shelertas.org.au

Dear Pattie,

Thank you for your correspondence regarding the priorities of Shelter Tas in the State election being held on 23 March.

I am proud that the Tasmanian Labor Party is committed to tackling the cost of living crisis so many in our community are facing.

A major part of our cost of living relief plan is fixing the housing crisis.

Below are the responses to Shelter Tas' priorities. I am providing them on behalf of Tasmanian Labor.

1. Tasmanian Labor is taking a strong stance on reversing Tasmania's housing crisis. We know that after ten years of Liberal government, there is a drastic shortage of supply of housing across all parts of the housing sector. Increasing supply is therefore a key component of Labor's policy offerings.

A Tasmanian Labor Government will continue to build more social housing, while also incentivizing the development of more apartments and medium-density developments, recognising that the shortage of affordable private rentals also impacts the pressure felt in the social and government housing sector. We want to see the overall proportion of social and government housing increase and will work actively to achieve this in government.

We have a target of building 2000 new apartments within 4 years. Further the Government will purchase up to 20% of these developments for use as public and social housing. We will also incentivize the building of 1000 new private rental homes via build to rent initiatives, ensuring that those homes remain in the private rental market for at least thirty years.

Tasmanians used to have the most affordable housing in the country. Now it is one of the most expensive. Too many local homes are being lost to short-stay accommodation operators. A Rebecca White Labor Government will develop a statewide regulation system for the short-stay market. We will do this by working collaboratively with the housing sector, the short stay sector and the local government sector.



We recognise the impact the short stay market is having on Tasmanian rentals, while also recognising that it is a valid part of the accommodation mix. We will start by putting a pause on the issuing of all new permits to convert entire homes into short-stay accommodation statewide, while we work on a regulation system that works for Tasmania.

2. If elected, a Tasmanian Labor Government will work with the homelessness services to address the funding and sustainability issues felt across the sector. Labor will provide community sector organisations an increased indexation of four per cent for our first year in office, while we work with the sector to develop a framework for fairer funding before the next budget. Labor recognises the importance of the community services sector, appreciates that the sector represents a significant work force and the vital role it has in assisting Tasmanians who need it most.

We know there has been unprecedented increase in demand on the sector over recent years and are committed to work with the sector on sustainable solutions.

3. Tasmanian Labor will make renting fairer by allowing renters to make their house a home. We are committed to a full review of the Residential Tenancy Act, recognising it is no longer fit for purpose and requires review.
We are also committed to fairer conditions for renters including simple steps like being able to hang pictures, install baby gates and mobility aids, and affix furniture to the wall for safety. As well as being able to grow a veggie garden and have a pet. We'll make it unlawful to ask for more information than is necessary for residential lease agreements. And, we'll protect people against no fault evictions as a way of getting around existing limits on rent increases, and we'll act on the federally agreed Better Deal for Renters.
4. Labor will make it easier for Tasmanians to find long-term housing including for women and children. Our GameChanger initiative means that if you can afford to pay your rent, you can pay a mortgage and we will partner with home buyers by covering the cost of the deposit and taking a 20% equity share in the home which the home buyer can repay over time or when they sell.

This zero deposit condition for home buyers will mean more people will be able to get a foot in the door of home ownership. We hear from so many renters that they know a mortgage payment would often be less than the rent they are paying, but they can not afford to save for a deposit while they are renting.



5. We will also increase housing supply via the incentivising of 1000 dedicated rental properties to increase the number of rental homes available, including affordable rentals, and put an end to out of control rent rises. And, we will be encouraging the development of 2000 new apartments and medium density developments, while buying up to 20% of them for use as government and social housing.
Further, Tasmanian Labor will address the funding needs for family and sexual violence crisis services to ease the pressure on the wait lists for crisis support. We will do this by:
 1. Funding Engender Equality \$360,000 per year for an additional 3 FTE to reduce wait times from 18 months to 3 months.
 2. Funding Yemaya Women's Support Service \$180,000 to hire 1.5 FTE additional staff to reduce their wait time of 4 months.
 3. Funding Huon Domestic Violence Service \$96,000 to hire 0.8 FTE of an additional staff member to reduce their wait list.
 4. Funding Laurel House and SASS jointly with \$2.4 million per year for an additional 20 staff to improve waiting lists, which are currently 3 years.

6. If elected, a Tasmanian Labor Government will work with Shelter Tas to deliver sustainable funding for Shelter Tas.

Kind regards

Rebecca White MP
TASMANIAN LABOR LEADER
MEMBER FOR LYONS

19 March 2024