

Building:
Better
Together
What we heard...





Edmiston
Jones

Dharawal Country

Uncle Richard Davis welcomed us to his Country and checked in to see if our audience had remembered the language group and tribe, on whose Country we gathered.

He was pleased to hear we had remembered – and his call to action to respect and understand the history of this land!

Sharing his wisdom in the room this night brought insight and depth to conversations during the World Café workshop.



The research question...

“How might collaboration/partnerships help solve the key issues around housing availability/affordability?”

To provide some agreed definitions:

- Collaboration – a group effort to achieve an agreed goal
- Partnership – sharing of risk and opportunity

The issues...

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1. CONSTRUCTION COST
 2. HOUSING AS AN ASSET
 - 3.

Acknowledging the wisdom of the crowd, we asked:
“What are the key issues to address?”

The voting...



Seventeen issues were collected and democratically voted to establish the “top three”:

1. Housing as an Asset
2. Community Attitudes
3. Planning Timeframes

In retrospect, these map quite neatly into three themes...



1. Financial

The first key issue:

“Australia’s fiscal, monetary and taxation settings make housing an investment option, rather than a basic human right.”

What can we do about it:

Lead the discussion on other options...

Short term goals

1. Reciprocity – Win / Win.
2. Advocate for bi-partisan political will on policy changes (e.g. negative gearing, capital gains tax).

Long term ambitions

3. Government investment - substantially in public housing.
4. Incentivising Institutions (Super Funds).
5. Education on housing as a human right, benefits of density done well.
6. Providing greater housing diversity - multi-generational / demographic.
7. Reduce the cost of housing to increase supply.



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2. Social

The second key issue:

Community housing used to be viewed as a pathway to home ownership. Now it has developed a stigma, becoming seen as a welfare issue.

What can we do about it?

Be part of a culture shift towards “helpful housing” and ensure good design drives these projects.

Short-term Goals

1. Developers (let’s call them investors!) connecting with -
 - Community Housing Providers.
 - Union/employer partnerships.
 - Working with government – to mix social and private housing.
2. Communication
 - Partnerships with media.
 - Show community they get something in return.
 - Match making apps for housing for people in need.



2. Social

The second key issue (continued)...

Long-term Ambitions

3. Diversity in tenure, co-operative housing models.
4. Social support system – improvement in incentives.
5. Integrated communities
 - Mixing up demographics.
 - Permanent quotas for social housing in all developments.



David
Sharpe



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3. Administrative

The third key issue:

“Building houses takes too long and is tied up in red tape.”

What can we do about it:

Advocate for faster Approval timeframes...

Short-term Goals

1. Use AI to triage Development Applications and Construction Certificates.
2. Community engagement – explore different, faster models.
3. Reworking the planning system
 - Outcomes defined to focus the applicant and Council.

Long-term Ambitions

4. Normalise industrialised construction such as Pre-fab and Modern Methods of Construction.
5. Celebrate and emulate examples of Best Practice.
6. PCA role expanding into Development Assessment, expand Complying Development.



Book in
for our
next event



The
Great Debate
Tuesday
29 October



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Thank You

