

Affordable Housing Advocacy Points



Australian
Institute of
Architects

BACKGROUND

Australia is in the midst of a housing affordability crisis. Rising prices relative to wage growth, accompanied by increasing costs of living, continue to present challenges to first home buyers looking to enter the market. Low to moderate income earners also face increased private rental prices and a lack of rental accommodation. This is a complex issue, involving many aspects of the economy, as well as families and society in general, and requires a coordinated response from governments, developers and industry.

Australia needs a good housing supply that is diverse, affordable, sustainable, and supported by the community.

The architectural profession has the design and problem solving skills to develop housing solutions that address crucial issues such as sustainable design, universal access, and user amenity, to deliver housing that is as affordable in its upfront cost as it is for the lifetime of its occupancy.

ADVOCACY POINTS

Government housing policies must:

- Modify and harmonise planning regulations to introduce clear targets for social and affordable housing, including more flexible housing types and multi-generational occupancy
- Encourage increased density and high-quality design outcomes by introducing nationally consistent design quality guidelines for multi-residential developments
- Support a building design and planning framework that views housing as a critical part of a socially sustainable continuum, which includes connections to local amenities and services, health, education, employment and public transport
- Move Australia towards net zero carbon emissions for the housing sector by 2050 by introducing strong, mandatory minimum standards for energy performance of buildings and appliances, and encouraging compliance beyond the minimum requirement
- Include agreements with state and territory governments to promote investment in affordable housing
- Allow for partnerships with the development sector for the delivery of diverse and affordable housing models, including via the release of government owned land in strategic locations and, where appropriate, the investigation of opportunities for financial incentives for the development sector
- Invest in the provision of new, appropriate housing and in improving existing homes in Indigenous communities and support local Indigenous people and organisations to deliver and manage their housing services