The world’s most liveable city?

Ellen Sandell
State MP for Melbourne
Victorian Greens
Fastest growing
Most liveable

Tale of two cities


Unaffordable, uncomfortable housing

• Median house: $1,236,000. Units: $560,000
• Supply not the problem
• Land not a problem

• Quality, affordability, amenity, performance and choice are decreasing while density is increasing.
Why?
Case Study 1: Inclusionary Zoning

HOMES FOR PEOPLE: HOUSING STRATEGY

CITY OF MELBOURNE
Case Study 2: Development bonus
Case study 3: Nightingale
Case study 4: Fishermans Bend
Why?

- Political/ideological barriers
- Passing the buck
- Influence of developers and investors
- VCAT system weighted in favour of developers
- Unclear rules and Ministerial power
State Government

• Inclusionary zoning promised on State-owned land, not yet delivered
• Why not on re-zoned land?
• Fishermans Bend, Docklands examples
• Planning highly political: leafy suburbs protected, other seats not
• Developer donations
Other levers

• State provision of public housing
• Energy efficiency
• Renters rights
• Tax incentives
  – Stamp duty to land tax
  – Negative gearing
Homes are for people