

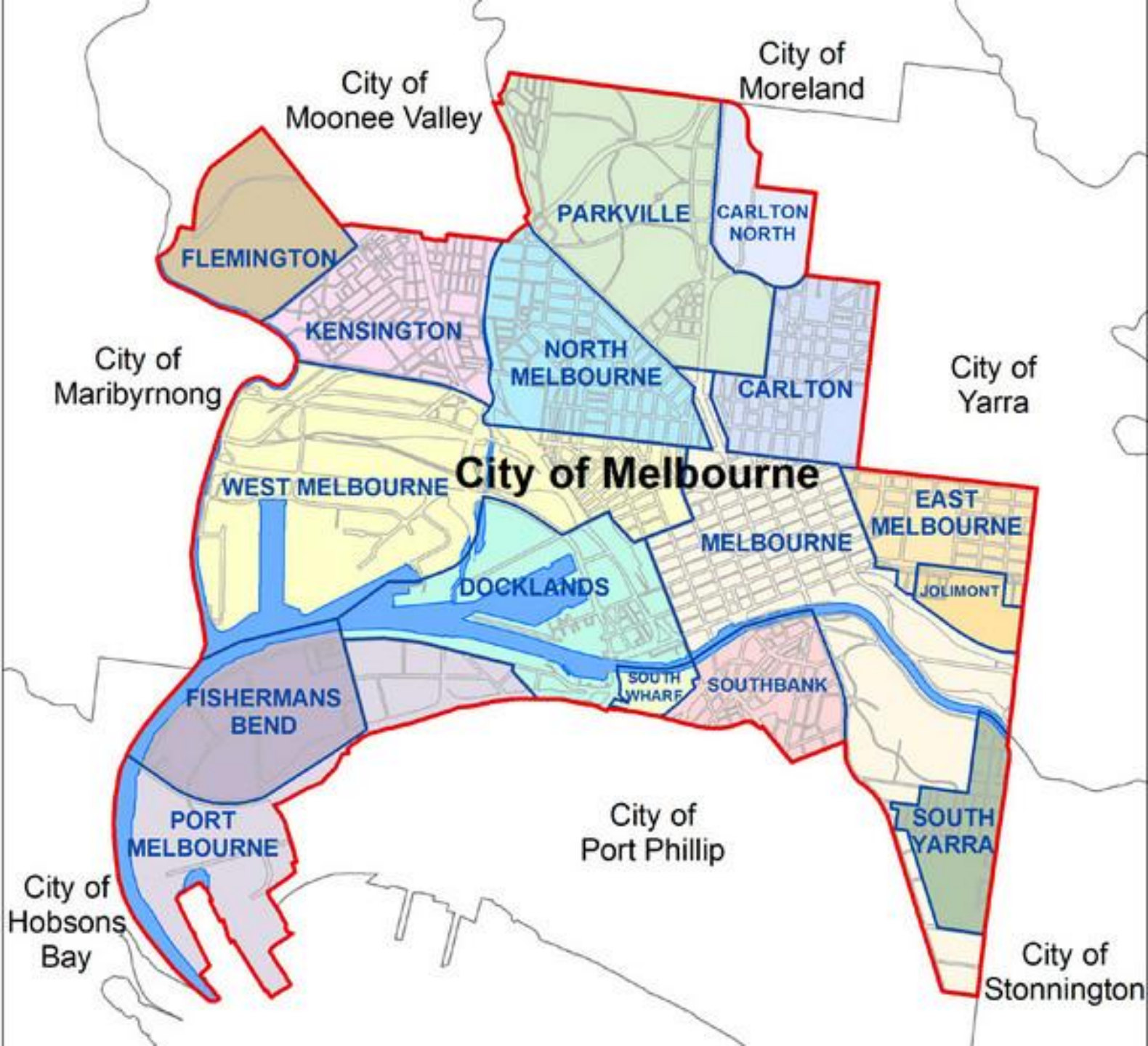
The world's most liveable city?

Ellen Sandell

State MP for Melbourne

Victorian Greens





Fastest growing



Most liveable



Tale of two cities



<http://www.domain.com.au/ore/Public/Gallery/Photo.aspx?adid=2010944678&pic=1&mode=Buy&AgencyID=4719&st=1>

<http://www.heraldsun.com.au/news/victoria/elderly-dying-as-public-housing-wait-taking-its-toll/story-e6frf7kx-1226552333995>

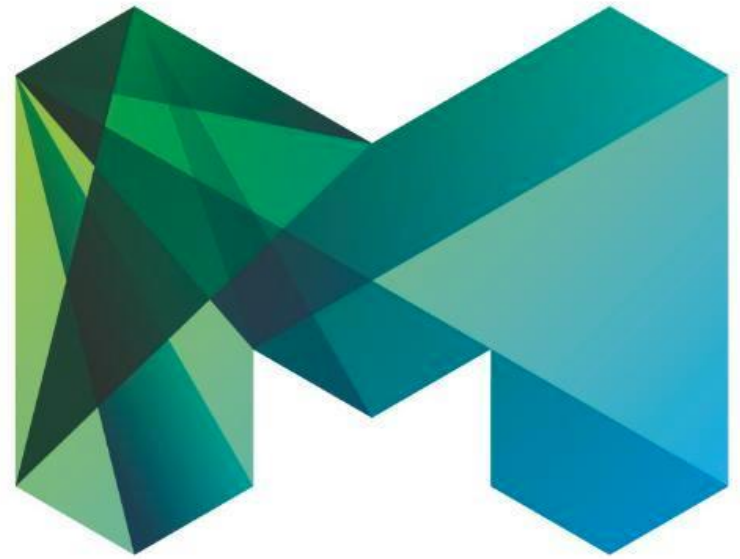
Unaffordable, uncomfortable housing

- 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?

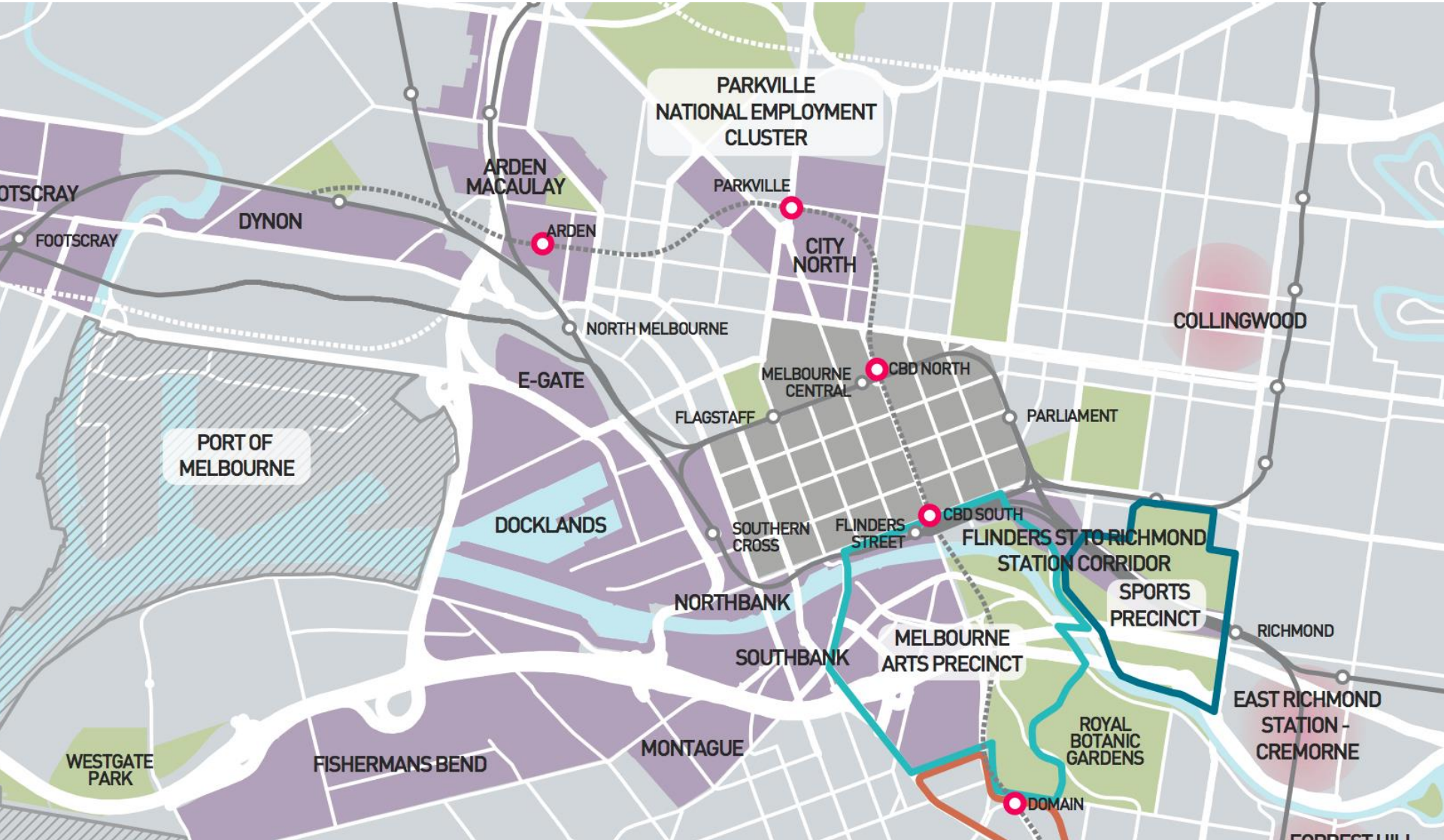
Case Study 1: Inclusionary Zoning

**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

