



Housing

Policy Category: D. Care for People

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Principles

The Australian Greens believe that:

1. affordable housing is a human right.
2. the housing needs of low income Australians should be met through the provision of a mix of affordable options, including community housing, public housing, shared equity with social housing providers and private rental housing.
3. governments need to provide sufficient public and community housing to meet current need and projected demand.
4. new urban developments should be environmentally sound, close to employment and public transport, and should facilitate community interaction.
5. public participation in the development of public and community housing, (including planning and in the assessment of development proposals) is a right, the exercise of which should be encouraged by planning authorities.
6. the housing needs of Aboriginal and Torres Strait Islander people should be met as a matter of urgency.
7. passive thermal heating and cooling (including solar) design must be mandatory as a building principle.
8. existing subsidies and incentives for property investment should be reviewed with a view to guaranteeing housing affordability across all tenure types.

Goals

The Australian Greens want:

9. the elimination of housing-related poverty.
10. all Australians to have access to adequate, safe, secure, sustainable and affordable housing.
11. Australians who are unable to provide their own housing to be given housing assistance by the government.
12. minimal waiting times on public housing waiting lists.
13. adequate investment in public and community housing throughout the community to ensure its social and economic viability.
14. participation by tenants and homeless persons in decisions regarding their housing services.
15. a reduction in the environmental impact of housing, both during construction and throughout the life of the building.
16. priority given in town planning to recreational, cultural and social amenities that promote healthy communities.
17. greater diversity in housing to meet the accessibility needs of changing demographics and disadvantaged groups.
18. increased provision of emergency accommodation and transitional housing for people in need (including women and children affected by family violence, people experiencing homelessness, refugees and asylum seekers, migrants and people released from detention) with sufficient exit options to long term housing.
19. improved legal security of tenure and reduced discrimination.

20. Aboriginal and Torres Strait Islander people to have access to adequate, secure, well-maintained, safe and culturally appropriate long-term housing, wherever they live.

Measures

The Australian Greens will:

21. develop a national housing plan and significantly increase funding to public and community housing.
22. provide increased financial assistance to people unable to provide for their own housing.
23. urgently fund sufficient public and community housing, to minimise waiting lists.
24. ensure public housing is accessible, affordable, secure, habitable and in locations that provide reasonable access to employment, health-care, public transport, schools and other social facilities.
25. significantly increase funding to address the housing needs of Aboriginal and Torres Strait Islander people.
26. ensure subsidies and concessions for the provision of private rental accommodation are targeted at affordable housing for low-income households.
27. means test the first home owners grant.
28. require new buildings and retrofit of old buildings to meet high minimum standards of energy-efficiency, noise insulation and water conservation.
29. develop national planning guidelines for new housing developments that require:
 - a social mix of public and private housing with a target of 20% low cost and public housing, and housing that caters for diverse social needs;
 - design for maximum energy efficiency meeting or exceeding a national six-star rating;
 - privacy and noise controls;
 - permeable road networks allowing for bus access;
 - segregated bicycle paths and footpaths;
 - landscaping, design and infrastructure for rainwater trapping and wastewater recycling; and
 - at least 15% to be allocated to public open space in addition to community facilities.
30. develop national building standards that:
 - take account of climatic variation across the continent;
 - strengthen disability access provisions;
 - set high standards for energy and water efficiency; and
 - specify minimum standards for non-toxic, low environmental impact construction materials.
31. develop national urban planning standards that provide for:
 - the location of high density housing and commercial buildings close to high capacity public transport; and
 - the clustering of medium-density housing, community facilities and small-scale businesses around neighbourhood shopping centres and other social facilities (including health care and schooling) linked with public transport.