

HOUSING FOR PEOPLE, NOT PROFIT

Everyone should have access to safe, secure and affordable housing, regardless of where they live, or how much they earn. The state of housing in the NT is in crisis. It's too hard to find an affordable place to live and the homelessness rate is sky high. It's affecting Territorians across all demographics.

The Greens are the best placed party to get real action on housing, because unlike Labor and the CLP, we don't take money from property developers or construction companies - so we're only representing you.

1. REAL PROTECTION FOR RENTERS

Just under 50% of Territorians rent,¹ more than any other jurisdiction in Australia - yet we have the worst rental protections in the country. We are also in an affordability crisis. The NT Rental Affordability Snapshot in March 2024, reported that of the 577 private rentals advertised for rent in the NT, just 5 were suitable for household types living on income support payments without placing them in housing stress.²

Renters deserve to be treated fairly and have stability in their living arrangements. Everyone should have an affordable, safe, secure and energy efficient home. A fair rental market is essential to a secure workforce, the liveability of the NT, and to ensuring it is a place people can remain long-term.

The Greens will:

a) Immediately implement a 2 year rent freeze

We are in a cost of living crisis, rampant and uncontrolled rent increases are pushing many Territorians into severe rental stress, and driving homelessness. The median rent in Darwin is now \$617 (more than Melbourne and Adelaide), a year-on-year increase of 3.5%.³

A rent freeze will immediately take the pressure off Territorians who are struggling to pay the rent, pay the bills and put food on the table. More information about the Australian Greens proposal for a rent freeze can be found [here](#).

b) Strengthen renters' rights

Improve protections for renters under the Residential Tenancies Act:

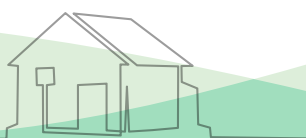
- Establish an independent bond board
- Minimum standards for rental premises, including energy efficiency and heating/cooling requirements
- Abolish no grounds evictions
- Protect tenants against discrimination
- Limit rental increases to 2% every 2 years after end of rent freeze
- Modernise the Act to reflect the realities of renting, including specific protections for renters living in sharehouses & strengthen accountability when landlords break the rules

The NT Greens will ensure that all renters, regardless of where they reside, have legal protections & rights.

¹ Australian Bureau of Statistics (ABS). (2022). 2021 Census All persons QuickStats NT.

² Anglicare NT, [Rental Affordability in the NT. Snapshot Report](#) (2024).

³ Nelli Saarinen, ABC News Online. [Australia's median rent surges to record heights with regions and outer suburbs feeling the heat](#).



2. A GOOD HOME FOR EVERYONE

Our public housing waitlist is 8-10 years long,¹ and we have the worst rates of overcrowding in the country.⁴ The Territory is going to be short on 19,000 houses by 2030, 40% of which are needed for social and affordable housing.⁵

We need to urgently fund housing for those who need it the most.

The Greens will:

a) Commit to transitioning Aboriginal housing into Aboriginal hands

87% of the Territory's homeless population are Aboriginal people. Over half of all remote houses are overcrowded, and 97.6% of people living in severely overcrowded houses are Aboriginal people.⁶

We support the calls from [Aboriginal Housing NT](#) for a sufficient supply of appropriate and affordable housing for Aboriginal people – delivered and managed by Aboriginal-controlled organisations. This includes new housing for homelands, Aboriginal-led design and construction, and energy-efficient, climate resilient housing.

In line with AHNT's long-term goal of Aboriginal housing in Aboriginal hands, the NT Greens would commission an independent study into the establishment of an Aboriginal Housing Authority for transition to Aboriginal control of Aboriginal housing.

b) Increase the supply of affordable housing now, and into the future

For too long we have been tinkering around the edges with housing policy, while lining the pockets of property developers. We will develop and implement a housing supply plan that investigates solutions to the housing shortfall, prioritising houses for people and not for profit.

An NT Housing Supply Plan would:

- Identify the amount, type and location of housing required by 2030
- Work with communities, local governments and the private sector.
- Ensure new builds are climate resilient and energy efficient.
- Consider measures to immediately increase housing supply:
 - Voluntary housing buybacks
 - Levies on empty properties
 - Waivers of stamp duty
 - Caps on short stay accommodation (e.g. Airbnb) so we can focus on housing Territorians first & help stabilise rents

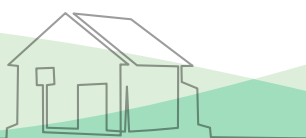
c) Prioritise social and affordable housing for everyone

We will commit to the implementation of NT Shelter's 2024 Election ask: That 30% of all land released by the Crown for residential use, and 10% of all new developments on freehold land,⁵ be mandated as social and affordable housing.

⁴ Northern Territory Government (2024). [Social Housing Wait times](#).

⁵ NT Shelter Policy Platform - [NT Election 2024](#).

⁶ Aboriginal Housing NT (2024) - [What we want](#).



3. RECOGNISE HOMELESSNESS AS THE CRISIS IT IS

The Greens will:

a) Urgently provide youth crisis accommodation and youth specific accommodation

Young people under 25 represent almost 50% of the Territory's homeless population. No young person should be without a safe place to stay.

We will urgently expand youth crisis accommodation across the NT. We will also work with young people to design appropriate medium-term accommodation options such as Youth Foyers, to assist young people to transition into stable accommodation. For more detail on youth foyers, see page 29 of NT Shelter's "They Can't go back home" report.⁸

b) Transitional housing for victims of DFV

All major centres in the NT need specific transitional housing to support victims escaping domestic and family violence. We will fund DVF-specific transitional housing in Katherine, Tennant Creek and Alice Springs.

For further information about the Greens plan to address Housing & Homelessness in the NT, see our policy:

<https://greens.org.au/nt/policies/housing-and-homelessness>

The NT has the highest rates of homelessness in the country - more than 12 times the national average.⁷

Homelessness is a sign of a broken housing system, and the only way to solve homelessness is to provide housing.

Our housing supply can't magically increase overnight; but we need to act so that everyone has a safe place to live while more houses are built.

HOUSING IS A HUMAN RIGHT.

The Greens will prioritise homes for people, not for profit.

⁷ Australian Bureau of Statistics. (2023). Estimating Homelessness: Census, 2021

⁸ NT Shelter (2023). "They can't go back home" Young People and Homelessness in Mparntwe (Alice Springs).

