

Impact of Government Regulations

Country: Australia

Organization: Housing Industry Association (HIA)

Sponsor by: IHA Housing Affordability Working Group

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State of Politics of Housing Affordability

(i.e., how important is housing affordability in your country's current political landscape? Are your leaders actively discussing housing affordability? Are there positive government measures being enacted to address affordability?, etc.)

The issue of housing affordability and a significant undersupply of housing and therefore its impact on people being able to get into homeownership or an affordable rental is receiving substantial media coverage.

However, whilst the issue has received extensive coverage there is a lack of any real solutions being put on the table by the Australian government to address this.

Australia is heading into a Federal election within the next 6-9 months and cost of living and access to housing will be one of the biggest election issues.

What are the major regulatory impacts driving prices and limiting supply?

At the same time as housing affordability being at its worst level in Australia, the government both federally and state governments have been piling on additional regulation and red tape on our industry.

This has included substantive building code changes adding \$25,000 upfront costs in the new edition of the building code for increased energy efficiency and livability (universal housing) requirements.

Other changes included increased property taxation, more stringent planning and WHS rules and more punitive business compliance rules and employer obligations.

How are you telling the story to try to get regulation change ?

i.e., what tactics are you using that seem effective? How impactful have these tactics been in influencing policy change?, etc.)

The Australian Government is preparing for a Federal election and HIA are preparing our election priorities that will focus on the impact government regulatory changes and red tape is having on Australian's being able to get into home ownership.

Highlighting the declining rate of home ownership and that time required for securing a deposit for a home.

We will advocate for government support in securing deposit for a home through stimulus or government support.

We are commissioning research on compliance costs and cascading taxes on housing, the impact of red tape on small businesses operations and consumer polling on ability and willingness to pay for recent government regulatory changes.