



## SENATE CANDIDATES

Jim Willmott & Lachlan Lade



# Delivering Affordable Homes for all Australians

Australian families are struggling with significant increases in the cost of buying a house or apartment. At the same time rents have skyrocketed. For both owners and renters, putting a roof over the family's head is now incredibly challenging. Many Australians have been driven into homelessness and are living on the couches of friends and relatives, out of their cars or worse on the streets.

Locking an entire generation out of homeownership is not just an economic problem—it threatens the social contract underpinning our entire society. We now have a collective responsibility to utilise all available measures to ensure that current and future generations can afford to rent or buy homes.

## ISSUES

- The housing crisis has compounded over many years due to successive governments introducing regulations that suit their needs, not those of the people living, working, and raising families.
- Red tape is clogging the system, slowing down the delivery of housing and increasing the cost.
- Continual, ill-considered changes to the rules around how buildings are constructed are adding complexity and costs and hampering productivity.
- Increasing regulations, development constraints and zonal restrictions are stifling development, housing and land availability and affordability.
- Implement legislative changes to approve apartments and townhouses in previously single-family home zones and allow tiny homes on private property.
- Incentivise local governments to approve more housing and combat NIMBYism.
- Roll back red tape and unnecessary regulations to reduce building costs and enable greater productivity on construction sites, without compromising worker safety or building quality.
- Reduce the deposit required and the entry price by phasing out stamp duty and rebating goods and services tax on new housing to first home buyers.

## SOLUTIONS

### Jim and Lachlan will fight to:

- Reform urban development rules to allow more housing by abolishing rural-urban boundaries.
- Introduce a presumption in favour of development into planning law.
- Ease density, height, and zoning restrictions especially near transit and commercial hubs.

