

Help to Buy (Commonwealth Powers) Bill 2024

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Introducing a scheme where the government assist the owner in purchasing a home will saddle the owner with a debt that will require payment at some time. It will contribute nothing towards making home ownership less expensive. The only way to make home ownership less expensive is to increase competition i.e. introduce a standard of home that uses less space as in smaller and is less expensive to build which requires mass production not build on site. In times of crisis such as end of war or major cyclone damage which provides a circumstance where a lot of homes are required in a short period, Nissen type huts have been used with all the necessary living condition but without the labour and material requirements for today's suburban home. What makes a home is what is inside. Even the outside can be made visually pleasant. Today homes are built for street appeal necessary to tell your peers of your success or that you conform with society. This does not conform with a need for a lot of homes in a short period of time. Regardless of what political claims are made, you cannot make a large quantity of homes in a short time without the material and labour being available. The problem is supply not just cost. In fact the problem with cost is also supply. Lack of supply drives up housing value regardless of cost. It is not a simple and easy matter to fix. Stop land banking i.e. vast acreage released for sale 1-2 streets per year which contributes to urban sprawl. Allow much smaller land plots say down to 300 sq meters. Reduce local government involvement in approvals in fact make law local government approvals or disapproval a time limit of 1 week for single or double storey homes. Make manufactured homes a state approval that excludes local government involvement. These are all state issues however if the country is ever going to find homes for large numbers of immigrants, we have to look to introduce real change to our approach not just more of the same with government lending the prospective purchaser more money. Homes must be made cheaper to make. During the life of an individual, one experiences many changes in circumstance and having a huge debt adds to that especially if faced with inability to service that debt. The Federal Government must introduce measures that force State and ultimately Local Government to allow change or despite whatever measures the Federal Government introduce, time will prove them to be mere tinkering at the edge rather than addressing the issue at its core i.e. COST.