

Our Vision - Affordable Housing

Our Vision

CBD Apartments: In and around Melbourne there are a great many commercial sites available for high-rise apartments.

These remain undeveloped as the individual blocks are too small.

Satellite Villages: New settlements at the outer ends of the rail network.



Prime land on Lonsdale Street used for car parking.

Thousands of CBD Apartments

- Sold at cost to first home buyers.
- Six-star energy efficiency.
- Quality exterior and interior design equal to or better than existing apartment towers (and not in any way like the Housing Commission flats!)
- Compact, space-efficient design with a small partially enclosed courtyard balcony.
- Basement space in each housing cluster for a car-pool or car-hire facility.
- Lower level space allocated for social usage such as child care or medical facilities as well as retail and café space.
- Roof top garden patio area for common use.

Benefits

- Residents will have immediate access to the CBD.
- Residents can commute on empty trains and trams to anywhere in Melbourne as they are travelling in the opposite direction to existing commuters.
- Release of these apartments will lower housing prices across Melbourne. The compact design and lack of car-parking will ensure these apartments remain affordable on re-sale.

Funding

- These projects would be funded through direct government borrowing and sub-contracted to builders via competitive tender.
- Moving stamp duty from the purchase to sale of property and the construction of affordable CBD apartments removes the need for the “first home buyers” grant.

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Satellite Villages

- Built near the end of existing or proposed rail lines – space permitting.
- To be compact and self-contained villages, not sprawling dormitory suburbs.
- Six-star energy efficiency.

Land Tax Reform

- Amend the rating system from Capital Improved Value to Site Value. This will give landowners strong incentives to use the land – to develop vacant and underutilized land or trade their holdings – and better match supply and demand for city living.
- Land for Wildlife to be exempt from the above rating system.

Residential Tenancies Bond Authority Reforms

- Bonds on rental properties should be transferable
- Good rental histories could be recorded with 100pt ID check
- With the tenants consent, all the above to remain on the system as the tenant moves from property to property.

Decentralization to Regional Centres

- Encouraging decentralisation can take the pressure of Melbourne house prices.
- We support gradually shifting major State government departments to the regional centres.
- All departments would maintain offices in Melbourne. Linkage of the offices with high-speed internet removes the need for them to be geographically
- To facilitate the transfer, public servants would be entitled to sell their homes in Melbourne free of Stamp Duty if they were moving to a regional centre.