

Dear Honourable Minister Jaensch, Et al:

I had a read of the Draft Residential Housing Supply Bill 2018 . . .

Last night, whilst watching evening news, I saw a report of a formerly homeless woman, recently placed into housing costing her more than half of her income and when she went to view or inspect property, she had to compete with up to 60 others..

Questions I have in my mind are:

- Where do homeless (prospective renters) come up with first and last month rent, plus deposit, plus fees to have electricity, water, and phone switched on?
- Where do homeless (prospective renters) come up with rental history and references?
- How many homeless (prospective renters) sole companion is an equally desperate cat or dog they may have rescued or had since before becoming homeless?
- How many homeless (prospective renters) have a driver licence?
- How many homeless (prospective renters) have a car or truck that is roadworthy and registered?
- How many homeless (prospective renters) if they had a simple studio apartment with a refrigerator could afford to fill it?

I came to buy a house in Tasmania, in 2009, which was not a not lifestyle choice, but what I believed I could afford going forward into the future. I did not buy in Battery Point, Sandy Bay, South Hobart, West Hobart, North Hobart, or Bellerive, because I deemed the prices, beyond ridiculous nine years ago, thus, I live in rural Tasmania, which has its drawbacks.

So, Department of State Growth, truly an oxy**moron** (emphasis on the latter) plans to cut or scale back the one and only M-F bus service to our town. How is that relevant to the Draft Residential Housing Supply Bill 2018? How many small towns along the old stage coach track from Launceston to Hobart have become ghost towns since the Midlands Highway was constructed to bypass them? Melton Mowbray is just one example. That is what the lack of transportation infrastructure and public transport does to once thriving Tasmanian communities -turns 'em into ghost towns.

There may be Crown Land available, where I live, though I do not know that for a fact, but those who have no means of transportation, how would they commute the 78.5 km to Hobart for grocery shopping, doctor appointments, school, university, Casual work at minimum wage, or even to their CentreLink appointments? And, what about other rural areas throughout Tasmania not served by public transportation, at all? Thus, whatever housing solution the State comes up with should consider proximity to public transportation systems.

There may be Crown land available that maybe rehabilitated or reclaimed, but at what cost?

The Pontville Army barracks facility, which was converted for use as temporary Asylum-Seeker Detention Facilities, was sold off for medicinal cannabis facilities. How shortsighted was that, in view of our State's current housing crisis? I am suggesting a head-in-sand approach to something that should have been obvious, as soon as the flood gates opened for AirBnB.

Would a landlord prefer to rent to some cashed up Communist Chinese tourist or interstate/international visitor, who would not paying up front for what ever the market will bear or to some homeless, elderly, sickly man or woman, with an unkempt cat or dog, with no conspicuous means of support? Choice A or B? And, as there was nil Statewide Planning foresight or regulation of AirBnB, many proprietors have converted to quick and easy probably non-taxable (no night auditor/bookkeeper on staff) cash, leaving many out in the cold.

Inviting expat Tasmanians and those living on the mainland to return home, employers giving preference to interstate or 457 Visa holders, increasing overseas student numbers, the tourism boom, the desire to increase Tasmania's population toward 650,000, lack of Planning/Regulation or limiting the number of AirBnB accommodations, lack of qualified builders (especially those who don't do slapdash work), the lack of frequent public transportation serving rural areas, the discrimination or discriminators used by landlords who they will rent to, and the casualisation of employment opportunities, would you expect the housing availability and affordability situation to improve or get worse? It does not demand a PhD or a six figure suit and tie type studying the situation, ad nauseum, to know the answer.

I believe a holistic approach is needed to the housing availability and affordability solution, as there are so many issues interrelated. I believe our representatives in State government need to think outside of the box instead of their next sensational news sound bite that will put them in a better light than their opposition.

Whatever you do, don't just rush to enact laws and make changes just to do something or give the appearance of just doing something. I do not believe the Draft Residential Housing Supply Bill 2018 adequately addresses the aforementioned, strategically or holistically.

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