



HOUSING

A voice on the housing crisis

NO: 1 NOVEMBER 2024



NEWS

Pag - 11

YOUTHS

Pag - 08

REPORTS

Pag - 03

TENANTS STORY

Pag - 04

CAMPAIGNS

Pag - 3

Recent data: Department of Families, Fairness and Housing reveals that approximately 21,700 rental properties have vanished from the market

Saving on rent, paying with their mental health: The impact of Australia's housing crisis on young people

Australia's Hidden Housing Crisis: The 'Missing Middle' Among Older Citizens. A recent report from Swinburne University of

From Long-term Rental Insecurity to Hope: A Journey Through the VHR Waitlist into Community Housing

Amnesty International Launches Campaign as Housing Crisis Threatens Australian Families

Beyond Market Solutions: Premier Allan's Housing Vision Falls Short of Real Change



Premier Jacinta Allan's recent housing speech presents an ambitious vision for addressing Victoria's housing crisis, but it both advances and falls short of

The Social History of Housing

A reflection of Class and Power

To understand the current housing crisis, we must first recognize the unique

position of housing in human life and social relations, as well as the deep

and complex relationship of ownership in housing and between landlords

and tenants, in order to then determine how to overcome it.



Locked Out: When Australia's Key Workers Can't Find Homes

Australia's essential workers are facing an unprecedented housing affordability crisis, according to the latest

Rental Affordability Snapshot from Anglicare Australia. The report paints a grim picture of the rental market,

Australia's Housing Market: A 'Money-Making Machine' at the Cost of Equality

In a stark illustration of capitalism's priorities, Australia's housing market has earned the moniker "money-making machine." But behind this celebration of

wealth creation lies a deepening crisis of affordability and equality. Pag 8

The Critical Path to Tenant Power in Australia

Pag 5

If anyone has any experience with "unions", it is usually in the capacity of trade unions. It makes sense for those in the same industry to fight together for better conditions. All of our best current working rights were won off the backs of workers struggling together to fight for minimum wages, leave entitlements, the 8-hour

workday and occupational health and safety laws. Trade unions succeed because workers share fundamental collective interests that often oppose those of employers. We want our pay to reflect our efforts, a safe and maintained workplace, and the ability to spend time away from the workplace. I could quite literally go on for days about how incredible trade unions

HOUSING MATTERS, TODAY AND ALWAYS

The Social History of Housing

A Reflection of Class and Power

Housing, as the most important tool for the survival of living beings, is one of the most critical needs not only for humans but for all

ALi Keshtkar



To understand the current housing crisis, we must first recognize the unique position of housing in human life and social relations, as well as the deep and complex relationship of ownership in housing and between landlords and tenants, in order to then determine how to overcome it.

Housing, as the most important tool for the survival of living beings, is one of the most critical needs not only for humans but for all living creatures.

The nature of organisms' existence and life plays a vital role in shaping the type of shelter and dwelling place of living beings. Housing as a shelter, residence, or habitat for creatures has always been subject to the environmental conditions of the organisms' lives. Chimpanzees could not live in caves, just as horses, elephants, and giraffes could not live in treetops.

However, among all living beings, humans are the only animals that, after millions of years of social life, still have a fundamental and serious problem with housing. Not only has humanity failed to solve the housing issue for itself, but in the contemporary era, it has effectively turned itself into a complete slave to housing. For every human being from the past until now, one of the most fundamental problems throughout their life has been the issue of housing. Every person has faced the question of when and how their housing problem will be solved. Therefore, in a series of articles, I will attempt to uncover the historical, social, political, and economic roots of the housing problem and, within this complex social system, address the most concrete and practical ways to solve or reduce the housing problem. In this discussion, I will start with the following questions:

Where does the human housing problem stem from? How did housing essentially come into being in the history of human life? And how has it changed and evolved through historical processes? How did land become a commodity, and how did housing gain economic importance and acquire a significant place in the economy? How and through what process did housing become tied to class and take on a class-based form? What are the origins and roots of class-based housing in human history? Why has humanity always faced the housing problem throughout history? Is humanity really capable of solving the housing problem? How? If it's not possible, how can we alleviate and reduce the housing

problem in the current conditions?

HOUSING THROUGH HISTORICAL PASSAGES

Throughout history, housing has experienced many changes due to economic, social, and technological developments. These changes can be divided into several periods and stages, each influenced by production systems, social structures, and settlement patterns. The following is a general historical overview of housing developments:

PREHISTORIC PERIOD (PALEOLITHIC AGE AND EARLY PERIODS)

The emergence of Neanderthals dates back to the Middle Paleolithic period, which is considered to be between 300,000 to 30,000 years ago. During this period, Neanderthals abandoned their initial dwellings in trees and forests, moved to deserts, and chose cave dwellings as their hiding places and biological shelters.

During this era, humans lived as hunter-gatherers, and dwellings were often simple, temporary, and adapted to the



natural environment. Residential structures took the form of caves, huts made from branches and leaves, animal skins, and other natural materials. Dwellings were flexible and movable, with a close relationship to natural habitats.

EARLY AGRICULTURAL PERIODS AND PERMANENT SETTLEMENT - THE BEGINNING OF CLASS DISTINCTIONS IN HOUSING

In the early agricultural and Neolithic period, dating back to around 10,000 BCE, humans began to change their lifestyle from hunter-gatherer to agriculture and animal husbandry. These fundamental changes in lifestyle necessitated the creation of permanent settlements and changes in housing types. During the Neolithic period, land as a source of food production and basic needs gradually moved from common or

communal status towards private ownership. Each family or group allocated a portion of land for their cultivation and considered that land as "their own" in a way. These were the first signs of private land ownership.

Over time, those who had more land were able to produce more and store resources. This led to the concentration of wealth and the creation of economic and social distinctions between different families and individuals.

During this period, housing gradually transformed from simple shelters to

With the increase in land ownership and differences in available resources, differences also emerged in the housing of individuals in society.

more complex structures. People needed permanent residence near agricultural lands. This led to the construction of fixed houses in villages, which itself was a change from nomadic life to permanent settlement.

With the increase in land ownership and differences in available resources, differences also emerged in the housing of individuals in society. Families who had more land at their disposal were able to build larger and higher quality houses. These differences were the first signs of class distinction in housing. Wealthier individuals had larger, better-built houses, perhaps with more amenities, while lower-income individuals lived in smaller and simpler houses.

As economic and social differences increased, leaders and influential individuals in communities played a greater role in controlling and allocating resources, including land. These individuals usually controlled larger portions of land and used economic and political power to maintain and increase their wealth. During this period, land was recognized as one of the most important resources of power.

With population growth and the development of Neolithic societies, villages gradually turned into small cities. In these urban societies, class distinction was more observable. Upper classes (such as leaders or wealthy farmers) lived in larger houses in central areas of the city, while lower classes (ordinary farmers, craftsmen, and workers) resided in smaller houses on the outskirts of settlements.

During this same period, as societies became more complex, laws and

regulations were created to preserve land ownership and inheritance for future generations. These laws gradually played an important role in defining ownership and establishing class distinctions.

In larger and more complex societies (such as Sumerian, Egyptian, and early civilizations in the Eastern Mediterranean), class distinctions appeared more severely and structurally. Land, as the main source of wealth and power, fell into the hands of upper classes and nobility. These individuals owned large lands and held political and social power, while the majority of society worked for them as labourers or peasants.

EARLY CITIES AND ANCIENT CIVILIZATIONS

During the emergence of urbanization and the beginning of ancient civilizations, housing played a fundamental role in determining and reinforcing social relations. The structure of housing in those periods was influenced by various factors such as economic status, division of labor, and social power relations.

In early civilizations like Sumer, ancient Egypt, or civilizations along rivers, houses were often shaped based on social class and the social function of individuals. Houses of upper classes and rulers had larger spaces, higher quality building materials, and multiple sections such as storage, courtyards, and various rooms for servants. These dwellings were a kind of indicator of an individual's social and economic status in society. In contrast, houses of ordinary people or workers were much simpler and smaller, often located near workplaces or fields.

From a social perspective, the structure of houses and their arrangement next to each other also contributed to social interactions. Larger and more robust houses were usually located in the centre of cities and near temples or religious buildings, indicating the power and wealth of their inhabitants. Similarly, poorer residential areas were located on the outskirts of cities or close to industrial and workshop areas.

Moreover, family and social relations also had a significant impact on housing structure. Larger and multi-generational families living collectively needed larger houses that provided sufficient space for all family members and their daily needs.

In general, housing in ancient civilizations was not only a place to live but also a reflection of power relations, religion, economy, and social relationships in society.

As cities grew and civilizations expanded, social relations became more

complex, and this was reflected in the structure of housing. In later periods, such as the classical periods (ancient Greece and Rome) and the Islamic era or Middle Ages in Europe, houses were built in more diverse forms reflecting different class structures and social roles. Palaces, villas, and large urban houses for the elite, and smaller houses for workers and artisans developed. The diversity of architecture and various functions of housing, such as the presence of gardens, warehouses, workshops, and even domestic religious buildings, directly stemmed from social needs.

HOUSING IN THE MIDDLE AGES, THE BEGINNING OF COMMODIFICATION OF LAND AND HOUSING

The feudal system was the most important feature of the economic and political structure of the Middle Ages (9th to 13th centuries). A period in which political power was divided among large landowners, and each landowner or lord had a community of serfs or vassals who, in exchange for military or other services, obtained the

The Industrial Revolution led to a more severe separation of residential neighborhoods based on social classes.

right to own or use land from the lord.

But how did the landowners of this period become landowners, and how did they establish their ownership over large parts of the land?

The emergence of large landowners and the rise of feudalism was essentially a product of the disintegration of the Roman Empire. With the weakening and disintegration of the Roman Empire, local powers emerged. The Roman Empire, by losing its dominated areas, gradually faced problems in terms of finance and budget for using its massive army in these areas, and to maintain its authority in these regions, it resorted to barbarian tribes and local forces. The chiefs and chosen individuals of these tribes gradually became political representatives of the Roman Empire and received privileges from the empire in return for their services, an important part of these privileges being land. Thus, in Europe, local forces gradually gained more ownership of land and expanded their land territories. During this period, land became an asset with economic and political value, and in fact, this was the first stages of the process of commodification of land and housing in human history.

INDUSTRIAL REVOLUTION AND URBANIZATION: THE RISE OF CAPITALISM AND CLASS-BASED HOUSING

The Industrial Revolution in the 18th and 19th centuries caused major changes in housing. With increased industrial production and the migration of rural people to cities for factory work, there was a high demand for housing in cities. The result of this population increase was the formation of poor neighbourhoods and the construction of cheap houses for workers. Workers' housing was often built in poor sanitary conditions and high density, while wealthy classes lived in larger and more luxurious homes. This period led to the formation of modern urbanization and increased social inequalities in housing.

With increasing housing and health problems, governments and architects began

to revise housing design and urban planning. One of these changes was attention to improving sanitary conditions. In the early 19th century, some reforms were implemented in public health and housing design, including improvements in sewage infrastructure, ventilation, and natural lighting. Also, architects began designing houses with more space and higher construction quality, which were provided for the middle and upper classes.

One of the important changes in housing after the Industrial Revolution was the emergence of apartments and multi-story buildings. Given the rapid population growth and land shortage in urban areas, the construction of multi-story apartments was proposed as a solution to accommodate large populations. This type of construction became especially popular in large European and American cities. These apartments were initially designed as housing for the lower classes of society, but gradually the middle classes also turned to apartment living.

With the advancement of technology and

industrial development, new building materials such as iron, steel, and concrete were introduced. These materials made it possible to construct larger and more durable buildings. Especially with the use of iron and steel, architects and engineers were able to build multi-story buildings and taller towers, which was particularly influential in the construction of urban apartments.

The Industrial Revolution also led to a more severe separation of residential neighbourhoods based on social classes. More affluent classes lived in luxurious neighbourhoods with large and well-equipped houses, while workers and lower classes lived in poor neighbourhoods and crowded, unsuitable apartments. This social and spatial separation to some extent led to the reinforcement of social inequalities that are still seen in some modern cities. In summary, the Industrial Revolution and the emergence of capitalism dramatically changed the face of housing. This era not only witnessed a sharp increase in urban population and the need for housing, but technological, social, and economic changes also directly affected the structure, quality, and accessibility of housing. Many of these changes have exacerbated social and health problems of housing and intensified the housing crisis issue.

So far, we have reviewed the historical process of the commodification of housing and exclusive ownership over it, how in the context of social developments and simultaneously with the emergence of classes, we witnessed the formation of class-based housing. In the next sections, I will examine the housing problem and the housing crisis from the beginning of the capitalist system until now, and within this evaluation, I will address the history of the housing crisis issue in Australia and Melbourne.

Beyond Market Solutions: Premier Allan's Housing Vision Falls Short of Real Change

Beyond Market Solutions: Premier Allan's Housing Vision Falls Short of Real Change

Premier Jacinta Allan's recent housing speech presents an ambitious vision for addressing Victoria's housing crisis, but it both advances and falls short of truly transformative change.

Allan's speech demonstrates welcome recognition of housing as a fundamental social right. Her opening anecdote about Kelly and Ava humanizes the housing crisis, appropriately centring the discussion on human dignity rather than mere market metrics. The Premier's emphasis on Labor's role in advancing working-class interests through home ownership reflects traditional social democratic values of economic democracy and wealth redistribution.

The commitment to building 13,300 social and affordable homes represents meaningful public intervention in the housing market. This direct state involvement in housing provision aligns with social democratic principles of using government power to meet basic human needs.

The Market-Centric Limitations

However, the speech's solutions remain largely tethered to market-based mechanisms and individual property ownership. While making it easier to build townhouses and increasing density near transit are positive steps, they still primarily rely on private developers and individual landowners to solve what is fundamentally a collective social challenge.

A more robustly objective and faire approach would:

1. Dramatically expand public housing beyond the current targets

2. Implement rent control and stronger tenant protections

3. Treat housing primarily as a social good rather than an investment vehicle

4. Address the financialization of housing through measures like vacancy taxes and restrictions on corporate ownership

5. Create public land trusts to ensure permanent affordability

The Missing Class Analysis

While Allan correctly identifies millennials' housing struggles, her framing lacks deeper engagement with class dynamics. The speech doesn't address how property speculation, wage stagnation, and wealth concentration have contributed to the crisis. A social democratic critique would emphasize how housing unaffordability reflects broader patterns of economic inequality requiring systematic intervention.

The Premier's streamlining of planning processes, while practical, risks sidelining democratic participation in neighbourhood development. A social faire approach would emphasize community-led planning while still achieving necessary density and affordability goals.

Conclusion

Premier Allan's housing agenda represents progress within the constraints of market-oriented policy-making. However, truly solving the housing crisis requires more fundamental transformation of housing provision and ownership.

The speech's underlying message that "we need to build our way out" of the crisis is correct. But we must ask: Build what? Build for whom? And most importantly: Build owned by whom and controlled by whom? These are the

Amnesty International Launches Campaign as Housing Crisis Threatens Australian Families

Amnesty International Launches Campaign as Housing Crisis Threatens Australian Families

As Australia grapples with an unprecedented housing crisis, Amnesty International has launched a nationwide petition campaign calling for a Federal Human Rights Act that would enshrine the right to adequate housing in law. The crisis has left pensioners living in their cars and families couch surfing, highlighting significant gaps in the nation's housing policies.

Enacting a federal Human Rights Act could establish an obligation for public authorities to adhere to the human rights expressed in the legislation, including the right to adequate housing, and to take human rights into consideration when making decisions.

Recent data from the Australian Bureau of Statistics shows a steady increase in homelessness since 2006, while the Australian Institute of Health and Welfare reports a concerning decline in social housing, dropping from 4.7% of all households in 2013 to 4.1% in 2023.

The crisis stems from multiple factors, including the treatment of housing as an investment commodity rather than a basic human right, and wages failing to keep pace with the rising cost of living. Without federal legislation guaranteeing the right to adequate housing, advocates argue that current policies prioritize investment returns over human needs. A Labor-led Parliamentary Committee has recently recommended the implementation of a Human Rights Act, which would align with Australia's international obligations under the International Cov-

Housing crisis hinders release of SA prisoners, concerns reoffending will increase

Malcolm Sutton 10/10/2024, ABC

Prisoners eligible for release are remaining locked up for months longer than they should be because there is nowhere for them to live during the country's ongoing housing crisis, South Australia's Parole Board chairperson has said. Frances Nelson KC said a lack of housing also meant that newly-released prisoners were having

enacted on Economic, Social and Cultural Rights (ICESCR). The proposed legislation would provide legal mechanisms for challenging housing-related injustices and ensure policy decisions prioritize housing accessibility.

Success stories from other jurisdictions demonstrate the potential impact of rights-based housing policies. Finland, which introduced human rights-based housing initiatives in 2008, has nearly eliminated rough sleeping through its focus on stable, long-term accommodation solutions.

While Queensland, Victoria, and the Australian Capital Territory have their own Human Rights Acts, none explicitly protect housing rights. However, these state-level protections have already shown promise. In Queensland, a domestic violence survivor successfully used the state's Human Rights Act to prevent eviction and secure housing for her family.

Amnesty International is now calling on the Albanese government to act on the Parliamentary Committee's recommendation. The organization emphasizes that adequate housing encompasses more than just shelter, including legal security of tenure, access to services, affordability, and cultural adequacy.

As pressure mounts on the federal government to address this crisis, advocates are urging citizens to contact their Members of Parliament in support of a comprehensive Human Rights Act that would protect all Australians' right to adequate housing.

to live in unstable conditions, which was increasing the likelihood of reoffending. "They're either couch surfing with their druggie mates, or they're homeless and living on the streets, or they're in accommodation that is appalling like a boarding house where there's lots of drugs," Ms Nelson told ABC Radio Adelaide.



BURNING FROM WITHIN

Indigenous Families Forced to Choose Between Culture and Shelter in NT's Scorching Tin Houses

Otis Filley 12/10/2024, The Guardian

It's hotter inside than out in many of the homes in the remote Northern Territory town of Tennant Creek, where the Warumungu man Jimmy Frank Jupurrurla and his family live. Most lack insulation and gutting. At Drive-in Camp outside town, the homes are tin sheds, disconnected from services

since the 2007 intervention but still occupied. The poor housing is making the residents sick, Jupurrurla says: "I worry about the future – will my grandchildren and their kids be living in prison-like houses? Or are we going to start designing homes that allow us to practise our culture?"

share your story, express your opinion, and raise your voice to be heard

Aussies are being left with \$8 after paying rent

Emily Power 23/09/2024, Domain

Vulnerable Australians are left with \$8 to their name after paying rent, new data shows. Low-income earners, people on the pension and those receiving disability support payments are struggling to afford housing, with

rental prices in almost every suburb in the nation outside their means. The Priced Out 2024 by housing rights campaign group Everybody's Home found that Aussies receiving the age pension and disability support pension would have \$8 remaining after paying the rent.

FROM LONG-TERM RENTAL INSECURITY TO HOPE: A JOURNEY THROUGH THE VHR WAITLIST INTO COMMUNITY HOUSING

By Danielle Hassall

The Victorian Housing Register list (VHR) is for those who cannot sustain their life in the private market due to financial insecurity or traumatic life circumstances such as Family & Domestic Violence. It was supposed to be a safety net as housing is human right! Due to years of underfunding the list is so long that people do not get housed until they are in emergency situations, or have been on the waitlist for up to 10 years or more. When registering on the VHR list you are asked to apply for appropriate geographic regions to suit your circumstances, and if you will accept; Public Housing, Community housing, Temporary or rooming housing. The lack of choice for people in urgent need of stable housing means they may often accept temporary or rooming housing. Temporary housing was designed to be a stepping stone to long-term housing, but due to the lack of long-term housing options for those on low incomes available there are many people now stuck in temporary housing. These residents are finding themselves to be treated as if their case is closed, despite being still on the VHR waitlist for long-term housing. Politicians and media have been using the term 'Social housing' to distract the public from the reality that this term is inclusive of Public Housing (managed by the Government), and Community Housing (managed by private third parties). The umbrella term has been a convenient way of hiding the ongoing privatisation of Public Housing stock, which is a government asset. These public assets have been slowly handed over to private developers to manage for up to 15 years, and is still being rolled out. The privatisation does not leave tenants with as many rights, and the managers do not have as much accountability to look after the tenants as the Government managed stock. After treading water for 9 years on social security benefits, in private rentals whilst eating at the foodbank and engaging in free services only, I could not afford the medical treatment I needed. Therefore, it was not without assistance from generous friends or family members that I could get housing. Without financial assistance for medical treatment, I could not have maintained stability to then advocate for my housing needs.

Unsafe Living and the Financial Burden

The majority of my payment went to a landlord for 9 years. I was only able to acquire a lease within unsafe share house arrangements, due to my long-term unemployment. Finally, after escaping violence a family member went on the lease with me, so I could be safe and alone. Because my income was too low to secure a lease and they knew a rooming house would destroy me at that time, they agreed to help. This is how dire the situation is. I would have died with-

out this generosity, I would not have had a roof over my head without the assistance of donations from family to assist in my psychiatric treatment.

Mental Health and Housing Instability: A Vicious Cycle

I'm sharing this story as I know many people are unable to get housing or be stable enough to get housing due to the lack of free medical treatment for psycho-social issues. One cannot get medicated by state funded services without seeing a psychiatrist in an emergency state, and then being channelled into community services. This is not a preventative and the repercussions for the individual are often permanent when left untreated. The lack of psycho-social medical treatments is entwined in increasing housing instability for those suffering, and their high-risk of homelessness. Without housing, people like me, cannot get stable enough mentally to live a meaningful existence, and without psycho-social supports, which are currently missing from the community except in emergencies, a person cannot get stable enough to look for housing, nor self-advocate in the community to get a case manager that will support them in the process to get housing.

Falling Through the Cracks of the System

When I was unwell, I was transient and unsettled, I could not be employed and I was living on the measly Newstart/ Jobseeker, with little left to get medical services. With no prior experience in a traumatised crisis situation as a single woman I did not know that I should have been immediately eligible to check-in at a crisis point, and get a support worker. Moving between states, and different medical catchment areas due to my financial instability increased my inability to get consistent services. I was in denial that I was in survival mode, and I slipped through the cracks, no one noticed, for years.

The Struggle for Housing and Self-Advocacy

After 9 years of staying afloat, and coping with one excessive rental increase after another, by eating less, doing less, that I realised my inability to acknowledge my financial situation was ruined 9 years earlier, did I finally seek help. Coping with trauma through addiction is a normal symptom of those in my experience. Without the help of caring support workers encouraging me to see my value and that I was worthy of housing, I would not have finally realised I needed help. I then followed through with using every community service available to me to push my VHR case to high-priority, and therefore be considered by Community Housing thus resulting in finally getting long-term housing for the first time in my life.

What I Wish I Knew Earlier: Practical Advice

This is what I learnt I should have done sooner. It includes my advice points for those facing housing instability, such as: Check-in at a crisis point as soon as you are at risk of homelessness, be it financial, rental increases, or after assault or violence, it needs to be on record so that they can see how long you have been in housing instability, eg Sacred Heart Women's House. Know you are worthy of care and assistance. Know that living week to week and paying 55-75% of your income on social security IS high-risk of homelessness! Eat at the foodbanks and check-in to services, so they have records you are using their services, and know your face, in Port Phillip this includes; Packington St Baptist Church, Sacred Heart Mission (Grey St), Salvation Army crisis centre (Grey St), Launch Housing (Chapel St), Father Bob McGuire's and Temple Beth Israel. Ask for help, see councillors, any pension card holder can use services at Better Health Network services or Windana addiction services. Every day is survival, don't expect to grow your wealth or have any aspirational dreams of completing study once you are long-term unemployed. Ask for a support worker at any of these services who can help you get on the VHR waitlist. Ask for a case manager when you need your application on the waitlist escalated to high-priority. Your wait time begins when you first apply, so getting on the waitlist ASAP is crucial. There are some situations where you can have your application back-dated, if you can get the advocacy of a good case manager, however this requires records of checking into crisis services, or emergency Departments. Expect to tread water for 10 years in the private market or rooming houses before being given permanent long-term housing. If you don't turn up regularly they won't listen to you, you'll just be a number on the list. It can be a full-time job just turning up and showing your face at DFFH (Department of Families, Fairness and Housing) or other services.

A System in Crisis: Housing and Mental Health

Now there are not enough services to help you, there is not enough affordable, community or public housing, and you will be almost destroyed mentally or dead by the time you get housing, it is a system without enough funding, that doesn't house those on the lowest incomes. It is ensuring a destabilised lower class stays poor, helpless and in survival mode. It will take all your stamina to survive and push services to get help. You will be judged by professionals, choosing if you are 'worthy or unworthy' due to a lack of housing and a lack of services for all.

The State and Federal Governments are complicit in disabling those who lose their job through no fault of their own. And leaving traumatised people in survival mode to drown their sorrows in addiction from the hopeless outlook of their lives, without adequate services. Life should be more than survival and this system does not allow it. There is some Indigenous housing available for mob only on the VHR waitlist, but due to shortages and underfunding Aboriginal people are still over-represented in mainstream Public Housing models, as exposed by the Yoorrook inquiry on June 7th when Homes Victoria testified to the Commission. A list of Free and cheap food, and food parcels is available on the City of Port Phillip website, or any of the above services would gladly print you a copy of it, I'm sure.

Finding the real demand for low-income housing

Consider the following figures:

- At the end of 2023 there were 426,582 Social Housing dwellings across so called 'Australia'
- As of March 2023, the Long-term (and 'Very-long-term') unemployed totalled at 200,900 people
- 39,100 of those over the age of 65 were on Jobseeker
- Additionally, there were 645,000 Disability Support Pension (DSP) recipients
- 2.6 million people over the age of 65 were accessing the Aged Care pension
- And a further 60,800 people over age of 65 on Carer payment

Without including those accessing the aged care Pension, this totals at 845,900 people, 420,000 people more than there are Social housing options in the country. (excluding those over 65 on Jobseeker). Assuming anyone on Jobseeker at age 65 would be classified as the Long-term unemployed that still leaves 161,800 people who are long-term unemployed under the age of 65. This implies inability to acquire the (slightly more liveable income) Disability support Pension. Surely, it's not possible that the majority of those on the DSP are home owners or are able to be living fulfilling lives dependant on someone they know for accommodation? Other hypothesis I'm still investigating are the quantity of people receiving Commonwealth Rent Assistance as a potential indicator of the high-need demand secure and stable housing. Whilst we cannot look at these, or any figures in silos, for example other considerations include; those in partnerships, people receiving a pension payment who own their own home, or people receiving a pension payment who don't need CRA because they are already in Public Housing, amongst an array of other variables that time did not allow for proper in-

Restigation before this edition's deadline. Attempting to find who should be eligible for the waitlist but hasn't applied is difficult. David Kelly of RMIT's *Centre of Urban research* in The Conversation, March 2023¹ estimates those receiving CRA at 1.5 million people. AHURI uses a 30:40 indicator to determine the need for public housing supply (or other similar models) that is 'those whose income is in the lowest 40% bracket in Australia who are paying more than 30% of their income in rent'. This includes those on incomes up to just over \$65k per annum. I would argue that due to the out-of-control rental increases, everyone earning up to 100k per annum is feeling the pinch of the housing crisis, and possibly paying up to 55-75% in rent was **not a choice**. But in turn whilst middle Australia is suffering, they can easily forget those doing it toughest on income support (of less than \$28k per annum), still have unmet needs due to gaping holes in the supply of Public Housing.

Figures are further blurred by the transition of Public Housing into privately managed contracts where third-party housing providers insist that the indi-

vidual receives CRA only to pass it onto the private manager without question. No Government has challenged the legitimacy of this arrangement, as the CRA was supposed to assist those in the private market paying more than 30% of their income on rent. Not for those who are in Community Housing models on PUBLIC land that have been given housing through the VHR waitlist. As a result, it is difficult to ascertain the unmet need for housing of those who are potentially eligible but not on their State or Territory waitlist. Those advocating to increase the CRA are only increasing private wealth through public money; into private hands via individuals in extreme financial stress stuck in the private market. Like rooming houses the CRA is 'a safety net for when the safety net isn't working' if you like, in turn justifying their rental increases. The CRA is a pointless concept without rental caps in the private market. Until the Government builds more Public Housing for those in financial or housing instability, we are only funding private landlords or enterprises via tax-payer money that was supposed to be taxes redistributed to ensure basic human rights for all citizens. Successive Governments have failed in their duty of care, and the ABS

data collection makes it difficult for us to accurately hold them accountable.

A reputable Government would consider these figures in finding the true housing demand to address poverty in this country, and honour everyone's human rights to live a meaningful life, and not a life in survival mode that further destroys them.

We Deserve Better

Whilst I was told 'this is your forever home', a phrase often dropped around those looking for housing in crisis. It is hard to believe and it is hard to settle when I know what I know about the continual destruction of Public Housing and the privatisation of Public Housing stock. It only takes 3 election cycles of disconnected conservative and punitive Governments to make the lives of those on the lowest incomes a living nightmare. And anyone who has faced more than 18 months of continuous time on social security will know there's not much reason to have faith that the Government is providing a real safety net for those who need it most. Trying to unpack the boxes, and spend money on re-fur-

nishing another place as if this one I can believe will last, and believe they won't change 'the deal' on me is hard to do. It's hard to believe them when they say 'it's long-term housing' whilst they only give us a 12 month written contract. Because that's what the system has done, removed the hard won rights and contractual agreements of Public Housing and broken all the rules so we can't really ever relax, despite only being eligible for the place because we've already faced years of survival mode. This is not just my story, it's the reality for millions of Australians living in survival mode, battling a system that is stacked against us. We must demand better. The housing crisis, compounded by a lack of psycho-social support, is a national emergency that requires urgent attention. People like me, and those still stuck in the endless cycle of precarious housing, cannot wait another decade for the basic human right to a stable home. We are worthy of more than mere survival. We deserve a chance to rebuild our lives, and that starts with an overhaul of this broken system.

¹ [Yes, the 1.5 million Australians getting rent assistance need an increase, but more public housing is the lasting fix for the crisis \(theconversation.com\)](https://theconversation.com/yes-the-1.5-million-australians-getting-rent-assistance-need-an-increase-but-more-public-housing-is-the-lasting-fix-for-the-crisis-theconversation-com/)

The Power of Collective Action: Lessons from Trade Unions

Why Tenant Organising in Australia is Challenging and Crucial?

Allister

If anyone has any experience with "unions", it is usually in the capacity of trade unions. It makes sense for those in the same industry to fight together for better conditions. All of our best current working rights were won off the backs of workers struggling together to fight for minimum wages, leave entitlements, the 8-hour workday and occupational health and safety laws. Trade unions succeed because workers share fundamental collective interests that often oppose those of employers. We want our pay to reflect our efforts, a safe and maintained workplace, and the ability to spend time away from the workplace. I could quite literally go on for days about how incredible trade unions are and their merits, but you're reading this article because you're at least slightly interested in housing rights.

Applying the Union Model to Housing

The concept of tenant unionism draws inspiration from this model. As renters (and those within other insecure housing), we also have the same collective interests that are opposed to those of the landlords. We desire safe and appropriate shelter. We want to grow our families how we see fit and enjoy our lives without the fear of arbitrary relocation.

Those who own property (landlords) and those who profit off of that ownership (e.g. property managers, real estate agents and developers) have significantly separate (and often antithetical) interests to us, that is: maximise profit, minimise cost. Their goal is to sit back and collect the rent while not lifting a finger or spending a cent.

The Systemic Challenges

It's important to mention at this point (in case you weren't aware), that the world wasn't built for us. It was built for the owning class to continue to exploit the working class. That is to say, the landlords (and bosses) are *already* organised. They have the structures in place to ensure that the most amount of people possible are kept in low paying jobs (to maximise profits for employers) and kept renting (to maximise profits for landlords). Police get called when workers stand on picket lines refusing to work, and similarly, they get called to evict people from their homes. In Australia, Industrial law is so restrictive that it is illegal for workers to withdraw their labour to resist the poor treatment of bosses, and the bureaucratic hellscape, which is VCAT, prevents many people from getting justice for landlord misdeeds. It's all stacked against us, and it's by design.

Unique Obstacles to Tenant Organising in Australia

On top of all this, tenant organising can be heavily restricted in this country. Unlike in the United States, it's uncommon for entire buildings to be owned by the same landlord. We also are unlikely (in Victoria) to have information about our landlord, making action against neglectful shared landlords difficult.

However, this is precisely why we need tenant unions more than ever. With a rental crisis as large as ours, we have immense strength due to the sheer number of us renting. Organising at work is about **creating a crisis** for the employer to pressure them to concede to the workers' demands. Organis-

ing renters should similarly create a crisis for landlords. If you would indulge me for a second, can you imagine the absolute pandemonium that would result from a rent strike aimed at a specific landlord or real estate agency? Or, better yet, a national rent strike? As renters, we could demand a stop to rent increases, immediate attention to our deteriorating houses, or many other provisions. We would ultimately continue to withhold our rent until these demands are met or the homes that landlords hold for ransom from us are no longer profitable investments for landlords and they sell- making homes more accessible to the workers. They can't reprimand all of us.

As I see it, we have no other option but to organise as workers in our workplaces and as tenants within our communities. We have significant relationships with our coworkers and neighbours in the same light and should be utilising that. We should stand together as communities to demand to be treated with the dignity of safe, affordable and appropriate housing, which doesn't separate us from said communities. When we begin organising as a union, we begin to discover just how much power we can have. We are the majority, after all.

Starting Small: Building Tenant



Solidarity

So, all that being said, how do we start? From little things, big things grow, so a little thing that we can all do to begin to sow the seeds of solidarity among us renters is to **talk to our neighbours**. We start organising by building relationships. Say hello to your neighbours when you bump into each other in the hallway and, for example, mention the latest rent increase you got. You'd be surprised how much people share your conditions.

Within RAHU, we are looking at building these relationships and campaigns between communities of renters. We're here to help members brainstorm ideas on organising their neighbours to insight change within their communities. We want to fundamentally change the conditions for renters in this country. We have a long way to go, but this is exactly how it begins.

Remember, "A union is something you build with your neighbours, not a service you receive." The path to change begins with small actions and grows through persistent, collective effort.

Tenants Unite

RAHU's Bold Stand Against Victoria's Housing Crisis

A round-table discussion with RAHU (Renters and Housing Union) members and activists Dexter and Allister from the Inner South Melbourne branch, exploring Victoria's housing crisis, tenant rights, and the union's grassroots initiatives through questions and answers.

In the heart of Victoria's escalating housing crisis, a powerful grassroots movement is gaining momentum. The Renters and Housing Union (RAHU), born from the tumultuous days of the COVID-19 pandemic in 2020, has rapidly evolved into a formidable force championing renters' right. This exclusive interview with RAHU representatives Allister and Dex pulls back the curtain on their innovative strategies and unwavering commitment to housing justice. From organizing rent strikes to challenging unfair evictions, RAHU's story is one of collective action in the face of seemingly insurmountable odds. Discover how this union is not just fighting for affordable housing, but reimagining the very fabric of Victoria's rental landscape.

Rising from Crisis

Can you give us a brief introduction to RAHU and its mission in Victoria?
Allister: The renters and housing union is a tenant's union which was founded in 2020 in response to the rental crisis caused by COVID. There was a large push for rent freezes for people who had just lost their jobs during the pandemic while landlords continued to raise rent prices. This is where a bulk amount of organising started. Its current mission is to organise tenants to be in genuine competition with landlords and their allies.

Unmasking Victoria's Housing Battlefield

What do you see as the biggest housing challenges currently facing residents of Victoria?

Allister: The inability for renters to find a house which is realistically affordable is certainly one of the biggest challenges right now. We also are seeing that landlords and real estate agents have more power than they ever had. There's absolutely a belief that if you're not happy to pay the rent increase or put up with a poor rental property there's about 60 people waiting who would put up with that.

This of course along with the fact that buying a property is basically impossible for people on median income in this country while those who are willing to exploit the working class are increasingly buying up any semblance of "affordable housing" and holding it for ransom.

How has the housing crisis evolved in recent years, particularly with the impact of events like the pandemic?

Allister: The pandemic made things

more difficult yet I also believe it increased our solidarity amongst renters. We all know how shit it is to have a mould issue which doesn't get fixed or a real estate who wants to claim all your bond to fix a toilet seat which was broken when you moved in. And I believe this was really jumpstarted when people were getting evicted during a pandemic when everyone lost their jobs. Suddenly people couldn't pretend that evictions only happened to "lazy dolebludgers". It can happen to anyone and I think that woke a fire in a lot of people.

What segments of the population are most affected by the housing problem in Victoria?

According to the ABS, those most affected by housing issues in Victoria are immigrants/refugees, the elderly, those on government assistance, young people, LGBTQ+ people, disabled people and first nations people. Where these groups cross over (e.g. international students) we see particularly negative affects trying to navigate the often-complicated



housing system, on top of any kind of government assistance, and other hoops needing to be traversed. We find these groups are most often to be taken advantage of and experience homelessness (Australian Bureau of Statistics (2021), [Estimating Homelessness: Census](#), ABS Website, accessed 25 September 2024)

RAHU's Arsenal: Campaigns That Pack a Punch

What role does RAHU play in

addressing housing challenges in Victoria?

Dex: RAHU's role is pushing for housing justice and the rights of renters in the same sort of way that a trade union does. The housing crisis exists because the interests between people who need homes are in basic conflict with people who want to make money from owning property – and that includes the government. As individual renters we are always at a disadvantage when negotiating with landlords and real estate agents for stuff like repairs, liveable rent or anything else. The point of belonging to a tenants' union is so that we can pool our knowledge and level those scales.

United We Stand: The Power Behind RAHU's Success

How does RAHU work with local government, community organizations, and renters to create change?

Dex: It really depends on the issue and the area it's happening in. RAHU is a member-run organisation with branches that are largely independent from its central governing structure. Members do all sorts of advocacy from liaising with local councils, conducting and publishing research with the research committee or their branch, petitioning and

housing issues?

Dex: RAHU members continually support fellow renters with information and support to navigate issues with their landlords and real estate agents at an individual level. We do this more formally in our branch meetings as well as printed an online information on specific challenges renters often face such as how to compel a landlord to perform urgent repairs, how to tell if a rent increase is valid, how to ensure you get your bond back, and more.

Regarding current campaigns, I can think of several including RAHU's ongoing collaboration with the Save Public Housing Victoria campaign as well as the Youth Climate Housing Forum. Right now though I want highlight the Squatting Campaign:

RAHU recently hosted a Public Forum so more people could learn about and have input into our ongoing Squatting Campaign – that is, occupying unused property for shelter and as a political act. We want to prompt more people to consider what it means to have people living in cars, couch surfing, or on the street – while there are empty homes all around us.

One important part of these talks was a discussion led by former president of the Black Peoples Union Keiran Stewart-Aston, which pointed out that all of us living in Australia are occupying stolen land as a result of colonial forces 'squatting' while never seeking a treaty with the first people living on this country.

Blueprints for a Just Future: RAHU's Housing Vision

What solutions do you believe are most viable in addressing the housing crisis in Victoria?

Allister: The most viable solution is to get renters organised. We already know that landlords act in an organised bloc alongside elites, governments and the law to keep their immense power. However, it's important to know that renters provide the housing for them. We are the ones paying for the mortgages and paying their bills. If we can organise in such a way that creates a crisis for landlords and those that support them, we could genuinely create some massive changes. If landlords are afraid to go without fixing their rentals or unjustly raising the rent – that would be a game changer.

What are some of the biggest challenges RAHU faces in advocating for housing rights?

Allister: One of the biggest challenges which we don't see in countries like the US is that those who own our rentals are often spaced out. In the United States it's extremely common for whole buildings to be owned by the same landlord, making organising and rent striking far easier. In Australia we don't see this frequently

Can you share some specific initiatives or campaigns that RAHU is currently undertaking to combat

meaning that causing a financial crisis for a landlord is incredibly difficult. This on top of the fact that we also are not readily able to access the information of who owns our rentals and what other properties they own make this kind of organising tough.

Can you share any success stories where RAHU has made a significant impact on housing issues in Victoria?

Dex: I'll give three examples and then make one further point.

RAHU actually formed out of a successful campaign for rent reductions and a freeze on evictions during the first 2020 lockdowns.

The campaign to Save Techno Park was led by long-term residents of the area after Hobsons Bay City Council planned to demolish the community. After successful pickets and community outreach which RAHU members were heavily involved in, that demolition has been delayed for over a year and counting. Techno Park is by no means safe however, and RAHU are ready to step up again if needed.

Back in 2021, all residents of Barak Beacon were given relocation notices so that the public housing estate could be replaced with privately run 'community' housing. One resident who understandably did not want to be relocated far away from her home

of 25 years, Margaret Kelly, was supported throughout her resistance to her home being demolished. Because of Margaret and her staunchness, more people were inspired to get involved, learn to organise, and learn their own rights. And they've carried that knowledge on with them into other campaigns.

I don't think this is the kind of story you're asking about but I think it illustrates an important point that was made to me by a fellow RAHU member. When it comes to community organising, a win is not just getting everything we want. It's showing motherfuckers that they can't get what they want without a hell of a fight. It's forcing them to consider us and our collective power before acting.

What message would you like to share with our readers about the importance of housing rights and the work RAHU is doing?

Allister: "Housing is a human right" is a statement that I refuse to get into an argument about. Everyone deserves to have a safe roof over their head and that should not be a luxury which is sold to us. The Renters and Housing Union (like any tenant's union) exist to facilitate campaigns and actions which disrupt the status quo that somehow housing is not a right which everyone is entitled to.

How can people stay informed about RAHU's work and get involved in supporting the cause?

Allister: The Renters and Housing Union has a Facebook page as well as an Instagram account where most of our actions get posted to. The Inner-South Melbourne branch also has its own Instagram (https://www.instagram.com/rohu_innersouthmelb/) which is used to provide general information as well as branch specific info. We also encourage people to join up to RAHU and get involved in whatever capacity they've got. We have monthly branch meetings where most of our decision making gets done, we have different committees which focus on more specific elements of the union. There are heaps of work to do and many hands make light work of anything.

Editor's Note: The Road Ahead

As we conclude this powerful conversation with RAHU representatives, it's clear that the fight for housing justice in Victoria is far from over. The passion and dedication demonstrated by Allister and Dex underscore the critical importance of grassroots organizations in addressing the housing crisis.

RAHU's innovative approaches to tenant organizing, policy advocacy, and community support offer a

beacon of hope in these challenging times. Their work reminds us that housing is not just about buildings and markets, but about people, communities, and fundamental human rights.

We encourage our readers to reflect on the insights shared in this interview and consider how they might contribute to the ongoing struggle for fair, affordable, and dignified housing for all Victorians. Whether through joining RAHU, advocating for policy changes, or simply spreading awareness, each of us has a role to play in shaping a more equitable housing landscape. Stay informed, stay engaged, and remember: united, tenants have the power to create meaningful change.

Every Roof a Right, Every Door a Dream

Housing Crisis Betrays Australia's Workforce: Essential Jobs, No Homes

Australia's essential workers are facing an unprecedented housing affordability crisis, according to the latest Rental Affordability Snapshot from Anglicare Australia. The report paints a grim picture of the rental market, with many of the country's most crucial workers priced out of housing in the very communities they serve.

Key Findings

The snapshot revealed that for many essential workers, including hospitality staff, cleaners, and early childhood educators, only 1% of rental properties nationwide are affordable. Even those in higher-paying roles are not immune to the crisis. School teachers, among the highest-paid essential workers surveyed, can only afford a mere 3.7% of rentals across the country.

"This crisis is not confined to our major cities," says Kasy Chambers, Executive Director of Anglicare Australia. "We're seeing essential workers in regional areas facing the same challenges. The idea that moving to the regions offers an affordable alternative is, unfortunately, no longer true."

Widespread Impact

The report highlights that the rental crisis is exacerbating workforce shortages in critical sectors, particularly in regional areas. Communities are struggling to attract and retain essential workers when affordable housing is scarce.

Recent wage increases for some professions, while welcome, have not been enough to offset the rapidly rising cost of housing. The number of rental listings has hit a historic low, with only 45,115 properties available

nationwide during the snapshot period – a significant drop from the usual 55,000 to 65,000 seen in previous years.

Call for Action

Anglicare Australia is urging immediate and decisive action from the government to address the housing crisis. Their recommendations include:

- Substantially increasing investment in social housing to create more affordable options.
- Implementing fair tax reforms to address housing market inequalities.
- Establishing nationally consistent rights and standards for renters.
- Introducing a guaranteed livable wage to ensure workers can afford basic living costs.

"We've been sleepwalking towards this crisis for decades," Kasy Chambers adds. "Trickle-down housing policies haven't worked. It's time for bold, systemic changes to ensure every Australian, especially our essential workers, can find a place to call home."

The report concludes with a stark warning: without significant intervention, the rental crisis will continue to worsen, impacting not just individual workers but the fabric of communities across Australia.

As the nation grapples with this growing crisis, the question remains: how long can we ask our essential workers to serve communities they can no longer afford to live in?

Australia's Housing Market: A 'Money-Making Machine' at the Cost of Equality

In a stark illustration of capitalism's priorities, Australia's housing market has earned the moniker "money-making machine." But behind this celebration of wealth creation lies a deepening crisis of affordability and equality.

CoreLogic's recent quarterly "Pain and Gain" report reveals a housing market that's more profitable than ever. During the June quarter, Australian homeowners made an unprecedented average nominal profit of \$285,000 from reselling their homes. For houses, this figure reached \$340,000, while apartment resales netted \$185,000 – both record highs. These staggering figures aren't isolated incidents. Over the past decade, the total value of residential properties in Australia has more than doubled, surging from \$5.1 trillion in June 2014 to an eye-watering \$10.9 trillion in June 2024. Even more alarming, \$3.6 trillion of this increase occurred just since June 2020.

While property owners and investors celebrate these windfall gains, we must ask: at what cost to society?

The regional disparities in these profits highlight the growing inequality. CoreLogic's data shows that during the June quarter:

- Sydney homeowners achieved the highest average nominal profit, with some local government areas exceeding \$450,000.
- Brisbane recorded the highest resale profit rate among capital cities at 99.1%, with some areas seeing average profits over \$300,000.
- Even in Melbourne, where the market showed slight cooling with a 90.5% resale profit rate, the average profit was still a substantial \$303,000.
- Perth saw its highest resale profit rate since mid-2014, with properties in Cottesloe fetching an average profit of \$763,000.

These aren't homes anymore; they're lottery tickets, with winners determined by accidents of birth and inherited wealth.

The report attributes these unprecedented profits to record-breaking property values and sellers timing their resales to capitalize on stable mortgage repayment conditions. But this rosy

picture obscures a darker reality.

What's missing from CoreLogic's "Pain and Gain" report are the stories of pain:

- The young families priced out of homeownership, forced into insecure, expensive rentals
 - The workers pushed further from city centers, facing long commutes and reduced quality of life
 - The rise in homelessness as housing becomes increasingly unaffordable
 - The stress and mental health toll on those struggling to keep up with skyrocketing rents and mortgage payments
- This system is not just unfair; it's unsustainable. A housing market that consistently outpaces wage growth is a ticking time bomb, setting the stage for economic instability and social unrest.
- The solution requires a fundamental reimagining of our approach to housing:
- Implement strict controls on property speculation and foreign investment in housing.
 - Massively expand public housing programs to ensure everyone has access to safe, affordable housing.
 - Introduce rent controls to protect tenants from exploitative landlords.
 - End tax breaks that incentivize treating housing as an investment rather than a basic need.
 - Prioritize dense, sustainable urban development over endless suburban sprawl.

Australia's housing crisis is not an accident; it's the predictable outcome of a system that prioritizes profit over people. It's time to recognize housing as a human right, not a commodity. Only then can we build a society where everyone has a safe, affordable place to call home.

The "money-making machine" celebrated in CoreLogic's report is not a cause for celebration. It's a call to action. We must dismantle this machine and build in its place a housing system that serves all Australians, not just the wealthy few.

The Awakening: When Students Speak Truth to Power

Tucker Ward Councillor Anne-Marie Cade did the political rounds at various schools in Glen Eira towards the end of Term 2. In the primary schools, this was in the form of small-scale introductory political activities. Here's how preferential voting works, let's have a mock election, etcetera. Mostly harmless. But in the secondary schools, she may not have been ready for some of the questions from students when she gave them the floor. Sure, the average fourteen-to-fifteen-year-olds are paralysed when put on the spot. I'm sure many didn't want to be cramped together on a hardwood gym floor trying to stay awake for a stuffy councillor in a blazer – even a charismatic one like Anne-Marie. But when students had legitimate questions, my colleagues and I noticed one question appeared from almost every secondary school she visited:

What will you do about housing?

Climate Concerns Give Way to Housing Anxiety

In the 2000s, many people speculated that climate change and environment would be the hotbed political issue of the youth. But it wasn't the manifest of my generation – at least not yet. A lack of action over energy policy and the hustle-grind of the gig economy has dulled that axe into a cynical, apathetic mainstream. The prophesied climate-rebellious youth linger like tension fog over a rotting graveyard, growing and prescient. The 2000s climate movement was far too ethereal a concept to be impactful in the short term, particularly in Australia. We gazed from our Western ivory tower over the European bustle and American patriotism, and mocked. But carbon tax demons and pollution law problems of our own festered at home. Environment, as a politic, is an invisible taboo. We all feel and experience it, but we fail to put actions to our words and experiences. Housing speaks to a tertiary need. Young voters do care about climate change, but it's not part of their immediate



Melbourne has emerged as Australia's epicenter of youth homelessness, with over 15,000 young people seeking emergency housing assistance during the 2023 financial year. The disturbing figures, released during Homelessness Week, reveal that Melbourne's west-

ern region faces the most severe youth housing crisis nationwide.

According to Homelessness Australia, Victoria recorded 18,828 children with families seeking homeless services—the highest among all states and territories. The situation has become so dire

survival.

The Generational Wealth Gap: More Than Just Avocado Toast

When teenagers ask about housing, what they are talking about is the generational wealth gap. In Australia, we tie the bulk of that wealth to property – but that disparity in wealth can come from anywhere that entrenches a divide. Our rampant desire to privatise off healthcare and education. The cruel starve of our unemployment and youth benefits mired against the painful rise in cost of living. The global trends in inequality between the mega-wealthy and the median. Experiencing inflation at their school canteens and local convenience stores. Or even the hollowing-out of our communities by the competitive individualism of neoliberal ethos. Our children worry about what will happen when they want to leave the nest – or when their family forces it. They do not know if they can even find a rental property, let alone exist, live or flourish in one – and Glen Eira is particularly affected. The burgeoning wave of gentrification cresting over Caulfield, Glen Huntly and Bentleigh gives our students no hope that an economic reprieve is coming.

The Myth of Social Mobility in 2024

Social or economic inequality is not the same thing as generational inequality. Vertical movements between the poor, the middle class and the wealthy still exist, but it's barely possible. Seriously consider now, in 2024, how can a young person move between these classes without the boon of inheritance or laden with the

Youth Housing Crisis in Glen Eira A Call for Radical Change

Young people will continue to exodus Glen Eira until they get real solutions.

by: Jourdi

bane of higher education debt? The median rent for all Melbourne units right now is \$550/week. Is a full-time minimum wage job of \$964/week possible to live on? What about if you cannot work? And can I do (read: survive) these things while at the same time enjoying the adult freedom and independence that I need? Glen Eira cannot make this happen, due to the absolute lack of low-cost housing that should be guaranteed for our young adults.

Our young people are looking at the world around them and they already know full well how lucky/spoiled/entitled/avocado-toasted (whatever the rotten buzzword) they are. Anne-Marie Cade tries to convince young voters that there is more to Councillors than 'rates, roads and rubbish' – but they already know that! They look to Darebin who has fully backed Palestine. They look to the climate solutions happening in Wyndham and Hume. They see the openly, radically queer candidates running in Port Phillip and Maribyrnong and know full well that Glen Eira can do so much better! And it is a shame on Glen Eira Councillors that they cannot have the gall to properly represent the young voters fleeing the electorate in droves!

Beyond 'Clean Up Glen Eira': Challenging the Status Quo

This situation also breeds a particular type of candidate for our area – a 'clean up Glen Eira' type who sees youth crime as not a product of inequality symptoms, but as an underclass to be controlled and moved on. To them, I say – what are you actually prepared to sacrifice for all our young people? Would you offer your own

McKinnon-zone home as part of a public housing redevelopment? Would you properly tax and enforce the mass vacancies in Caulfield? Would you give those homes unequivocally to young people, even if they had a drug or alcohol addiction? Or would you let them boil like frogs, in a 1940s share house with no insulation, and with no abatement from the climate disasters you can prevent? Is your pocket money and op-shop donations really enough? Have you asked your children how they would vote?

Unmasking Council Initiatives: Green Washing and Empty Promises

Councillors, your privatised vertical gardens are a greenwashed ploy for more unaffordable apartment schemes. Your kitchy 'as a parent' photograph with your child to secure your future on council is an exploitation of theirs. Your 'preventing antisemitism' rhetoric will conveniently waver as soon as Palestinian and Lebanese refugees seek to shelter alongside us. Your racecourse tax is a low green flag to allow that land to continue largely unused – to continue our race to the bottom. And your insistence on a second home, a third car and one big idyllic family under one roof, is stifling our hopes and dreams.

The Youth Exodus: A Damning Indictment of Glen Eira's Future

Young people will continue to exodus Glen Eira until they get real solutions. Anne-Marie Cade could not answer their questions – could you?

Melbourne Tops Nation in Youth Homelessness

that local housing services are often forced to close their doors by mid-morning due to overwhelming demand.

"Services are finding there's just nothing they can do but give someone a sleeping bag," reports Kate Colvin, Homelessness Australia's chief executive. The crisis affects not only vulnerable populations but has expanded to impact low and middle-income earners struggling to secure affordable rentals.

Both Council to Homeless Persons and Homelessness Australia are calling for immediate government intervention, including increased funding for housing services and the implementation of a comprehensive national plan to address homelessness. Key recommendations include boosting income support, expanding social housing programs, and enhancing welfare services.

For immediate housing assistance or more infor-

mation, contact your local housing service provider.

Source: Article by Sarah Petty, originally published on August 6, 2024, based on reports from Homelessness Australia and statements from Homelessness Australia chief executive Kate Colvin and Council to Homeless Persons chief executive Deborah Di Natale.

From Dripping Ceilings to VCAT Hearings

A Tenant's Exhausting Quest Through Legal Mazes

Rani Vuillermin

Since 2021, the roof of the house I rent has been leaking. Sometimes it's a small trickle, but other times I've needed towels and buckets to deal with the water. The leaks caused mould, plaster damage, electrical issues, and ruined some of my possessions.

How difficult is it to get a landlord to do urgent repairs?

Apparently, just calling and emailing isn't enough. Despite my repeated requests for urgent maintenance, tradespeople would come to provide quotes but never returned to fix the problem. I kept emailing, calling, and even marking my emails "URGENT! Leak". Yet the cycle continued—more tradespeople would come, but still, nothing was resolved. Significant leaks continued impacting our use of multiple parts of the house.

I called the real estate agent, their receptionist, and even Ben, who owns the company. Ben advised that photos and videos would make my case more compelling. So, I sent him videos of water dripping from the ceiling. He still didn't help.

In frustration, I filled out a *Notice of Breach of Lease* to officially notify them that they were failing in their contractual obligations. The property must be kept in good repair, and I should have a dry kitchen. Two months later, still nothing had been fixed.

Taking it to VCAT

With no other options, I used the breach notice to apply to VCAT (Victorian Civil and Administrative Tribunal). Filing the application cost me \$73, along with hours of research, filling out forms, and calculating how much of my rent to claim for the 'loss of utility.'

At first, I made a mistake with the form. I thought I was covered under Section 208(1) and (2) of the *Residential Tenancies Act 1997*, but after nearly three weeks with no progress, I realized I was wrong. I reached out to Tenants Victoria, a free legal service, and after a few days, I got a 15-minute call from a lawyer. They quickly spotted my mistake—I should have referenced Section 73. The advice I received was hugely valuable, with the correction made, my hearing was scheduled within five days.

A jurisdictional roadblock

Before the hearing, I received a message that VCAT had already made a decision: they might not have

jurisdiction over my case because I didn't have proof that my landlord lived in Victoria. As the real estate agent was interstate and I didn't have the landlord's address, the matter would need to go to the Magistrates' Court, which would come with more fees I couldn't afford.

I knew the landlord lived locally, as she used to show up at the house, but I didn't have her address. It seemed like all my efforts—and the application fee—were going to be wasted. Still, I hoped to explain the situation at the scheduled hearing.

The hearings

At the hearings, neither the landlord nor the real estate agency attended or provided evidence. The VCAT member said that until the landlord's state of residence was determined, there was nothing more they could do. They issued an order that the landlord's address must be disclosed so we could determine if VCAT had jurisdiction.

A second hearing was scheduled. I did everything I could to notify the landlord and real estate agency that they had to disclose the address. They ignored me and VCAT, seemingly trying to derail the case, despite this behaviour being contempt of court. VCAT decided to rely on the evidence I could provide about the landlord's residence and determined they did have jurisdiction.

A hard-won victory

Finally, VCAT ruled in my favor. The landlord was ordered to repair the roof, replaster and repaint the damaged areas, and compensate me for the unlivable parts of the house—amounting to two months' rent and a 10% rent reduction until the repairs were completed.

The repairs were done, but poorly. The tradespeople were rude, incompetent, and showed up unannounced, leaving the job half-finished for weeks at a time. They replaced the rotted plaster and repainted the ceiling, but only patched part of the roof. Because of this, water still pours under the roof in heavy rain.

I want a safe, dry house, but I am exhausted. Everyone I know has a story like this. Now, the kitchen ceiling is showing black mould again, just months after being repainted. To top it off, last Friday, I received an email: they want to raise my rent by 19%.

Victoria's Rental Crisis:

Profit Over People's Right to Housing

In a stark illustration of the failures of market-driven housing policies, Victoria is witnessing an unprecedented exodus of landlords from the rental market. This mass sell-off, rather than being a cause for concern, exposes the fundamental flaws in a system that prioritizes profit over people's basic need for shelter.

Recent data from the Department of Families, Fairness and Housing reveals that approximately 21,700 rental properties have vanished from the market in the past year. The capitalist narrative would have us believe this is a disaster, but let's examine what's really happening.

Landlords, faced with long-overdue regulations to protect tenants and ensure minimum living standards, are throwing tantrums and taking their ball home. The Property Investment Professionals of Australia (PIPA) survey bemoans Victoria as the "least accommodating state for property investors." But we must ask: should a state accommodate investors at the expense of secure, affordable housing for its residents?

The reasons cited for this investor exodus are telling:

- Legislative changes around minimum rental standards
- Increased land taxes
- The end of no-fault evictions

In other words, basic protections for tenants and attempts to make property investors pay their fair share are being framed as unreasonable impositions. This reaction lays bare the exploitative nature of the rental market, where the expectation of ever-increasing profits trumps the basic human right to housing.

Ironically, despite this apparent crisis, rents have not skyrocketed. Tim Lawless of CoreLogic notes that rental growth is at its lowest point in three years. This exposes another lie of the property market — that high rents are necessary to maintain rental stock. In reality, other factors like migration and housing completions have a more significant impact.

The silver lining in this situation is that some working-class families are finally able to buy homes, as investors offload their properties. However, this small victory comes at the cost of a rental market in turmoil, highlighting the need for a complete overhaul of our housing system.

The solution is clear: housing should not be a commodity. The government must step in to provide public housing on a massive scale. The current crisis presents an opportunity for the state to acquire these properties and convert them into social housing, ensuring affordable, quality homes for all Victorians.

Moreover, this situation calls for even stronger tenant protections and rent control measures. If private landlords threaten to leave the market in response, so be it — their exodus only strengthens the case for public housing.

As Victoria grapples with this shift in the rental market, we must resist calls to appease property investors. Instead, we should seize this moment to push for a housing system that prioritizes people over profits, where safe and affordable housing is a right, not a privilege reserved for those who can compete in a ruthless market.

The coming months are crucial. Will we cave to the demands of land-

Saving on rent, paying with their mental health:

The impact of Australia's housing crisis on young people

Olivia Cleal 09/10/2024, Women's Agenda (Overwhelmed, hopeless, trapped, crushed". This is the devastating reality of how young women and gender diverse people feel as a result of Australia's housing crisis. A new report from Swinburne University and YWCA Australia released today, marking World Homelessness Day, has uncovered the gendered impact of unaffordable, inaccessible housing in this country. "Young people described feeling overwhelmed, hopeless, trapped, and crushed by their housing situations," Professor Stone said. "For some, this stems from the daily challenge of simply making ends meet."

Why has Australia fallen so short on housing targets – and how can it get out of the crisis?

Peter Hannam 22/09/2024, The Guardian

It has been clear for some time that Australia is unlikely to come close to meeting the Albanese government's goal of 1.2m new homes over the five years from last July. The National Housing Supply and Affordability Council, set up late in 2023, expects "just under 1m homes" over that period – an estimate in line with bodies such as the Housing Industry Association. Approvals barely topped 160,000 last financial year, or just two-thirds of the government's desired annual target.



OUR HOMES, OUR RIGHTS

Public Housing Residents Take Historic Stand Against Demolition Plans

Supreme Court Scrutinizes Public Housing Tower Demolition Decision

A class action challenging the decision to demolish several Melbourne public housing towers is currently before the Supreme Court of Victoria, bringing to light significant concerns about consultation and human rights considerations in public housing redevelopment.

Key Points of Contention

The case, led by resident Barry Berih and supported by Inner Melbourne Community Legal (IMCL), questions the decision-making process behind Homes Victoria's plan to demolish and redevelop multiple public housing towers. During hearings on October 28-29, Homes Victoria CEO Simon Newport faced extensive questioning about the decision-making process.

Critical revelations from the hearings include:

- The demolition decision was made within weeks of Newport's appointment as CEO
- No specific expert legal advice was sought regarding human rights impacts
- Residents were not consulted about potential impacts before the decision
- Three towers (12 Holland Court, 120 Racecourse Road, and 33 Alfred Street) were selected as initial demolition sites due to their proximity to new community housing developments

Timeline of Events

- June 28, 2023: Simon Newport appointed as Homes Victoria CEO
- July 31, 2023: Newport commences role
- September 18, 2023: Cabinet approves funding for demolition plan
- September 20, 2023: Victorian Government announces demolition plans
- January 25, 2024: Class action filed against Victorian Government

Current Legal Proceedings

A key focus of the current proceedings is whether the cabinet submission recommending the demolitions should be admitted as evidence. The court has requested assurance that no vacation notices will be issued to residents before the case concludes, with January 1, 2025, previously identified as the earliest possible date for such notices.

Resident Impact

The case highlights the tension between infrastructure renewal and community rights. While Homes Victoria argues the towers require demolition rather than refurbishment, residents' advocates emphasize the need for proper consultation and consideration of human rights impacts before such significant decisions affecting people's homes are made.

Lessons for Public Housing Advocacy
This case offers several crucial insights for public housing advocates and resident

groups:

1. Legal Framework Matters: The focus on human rights considerations demonstrates how housing advocacy can leverage existing legal frameworks. The case shows that administrative decisions affecting public housing must consider human rights implications.
2. Documentation is Critical: The dispute over the cabinet submission highlights the importance of accessing and preserving decision-making documents. Housing advocates should consistently request and maintain records of all significant decisions affecting their communities.
3. Early Intervention: The rapid timeline between the CEO's appointment and the demolition decision (less than two months) emphasizes the need for resident groups to establish early warning systems and rapid response protocols for monitoring administrative changes.
4. Community Legal Support: The partnership between residents and Inner Melbourne Community Legal (IMCL) showcases the value of building relationships with community legal centers before crises emerge.
5. Procedural Rights: The case emphasizes that how decisions are made is as important as what is decided. The lack of consultation and human rights assessment provides strong grounds for legal challenge, even before discussing the merits of the demolition decision itself.
6. Strategic Timing: The legal team's success in securing assurance against eviction notices during proceedings demonstrates the importance of tactical legal moves to protect resident interests during lengthy legal processes.

Specific Advocacy Strategies

1. Building Community Infrastructure
 - Establish resident committees with clear governance

structures

- Create communication networks (WhatsApp groups, newsletters, notice boards)
 - Maintain regular community meetings with documented minutes
 - Develop relationships with local councilors and MPs
 - Example: Sydney's Waterloo Estate residents established a formal Waterloo Public Housing Action Group that successfully delayed demolition plans in 2017 by demonstrating organized community opposition
2. Documentation and Monitoring
 - Create a shared digital archive of all housing authority communications
 - Monitor local council planning applications
 3. Legal Preparedness
 - Maintain relationships with multiple legal support organizations
 - Keep detailed records of maintenance requests and building conditions
 - Document all consultation processes (or lack thereof)
 - Collect resident testimonies and impact statements
 - Example: Chicago's Cabrini-Green residents successfully sued the Chicago Housing Authority in 2013 for breach of relocation rights, winning better relocation terms by presenting detailed documentation of promised versus actual support
 4. Media and Public Relations
 - Develop relationships with sympathetic journalists
 - Create a social media presence
 - Prepare resident spokespeople

through media training

- Document human impact stories
- Example: The Save Cressingham Gardens campaign in London successfully used social media and documentary filmmaking to build public support, leading to multiple judicial reviews of demolition decisions

Comparative Case Studies

- United States: Cabrini-Green, Chicago
- Residents filed multiple class actions between 1996-2013
 - Won significant improvements in relocation rights
 - Established the importance of "right of return" guarantees
 - Key Strategy: Combined legal action with sustained community organizing

- United Kingdom: Aylesbury Estate, London
- Residents successfully challenged demolition orders in 2016
 - Used human rights arguments similar to Melbourne case
 - Proved inadequate consideration of resident impacts
 - Key Strategy: Focused on procedural failures in decision-making

- New Zealand: Glen Innes, Auckland
- Māori and Pacific Islander residents delayed redevelopment through courts
 - Successfully argued for cultural impact assessments
 - Achieved improved consultation processes
 - Key Strategy: Emphasized indigenous rights and community ties

Practical Steps for Communities

1. Immediate Actions
 - Form a resident action group with clear leadership structure
 - Establish contact with community legal services
 - Begin documenting all relevant communications
 - Create a resident contact database
2. Medium-Term Strategy
 - Develop relationships with media outlets
 - Build alliances with other housing communities
 - Create evidence banks of maintenance issues
 - Establish regular communication channels with housing authorities
3. Long-Term Planning
 - Build sustainable advocacy structures
 - Develop alternative proposals for renovation/development



INCLUSIONARY ZONING: A COMPREHENSIVE IMPLEMENTATION GUIDE

By Luciano Furfaro

Introduction

What is Inclusionary Zoning?

It is a use-of-land planning provision legislated by government to obtain that a proportion of residential developments is built to be suitable as 'affordable housing'. [Affordable housing is defined by the Victorian Planning and Environment Act 1987 as: housing, including social housing, that is appropriate for the housing needs of very-low, low and moderate-income households.]

[Social housing, in its turn is defined as: housing that is owned by the Director of Housing (public housing) as well as housing that is owned or managed by registered housing agencies (community housing).] What is 'affordable' to a household of very-low or no-income is very different from what it is to a low-income household and again different to what it is to a moderate-income household.

Affordable housing then can be provided for a wide variety of purposes – including to households whose income is at a level not eligible to be considered in need of public or community housing – only some of which of immediate benefit to the reduction and elimination of homelessness.

Implementation Framework

How is Inclusionary Zoning implemented?

There are 2 main ways: either through **mandatory** prescription or through **voluntary** agreements.

Implementation Models in Practice

How do these model work?

Mandatory Inclusionary Zoning provisions are set as condition for obtaining a Planning Permit, as a negotiated agreement between a Planning Authority (usually a Local Government Council) and a Developer for the delivery of either a fixed number of residential units or the payment of a proportion of the development cost.

Voluntary Inclusionary Zoning provisions are set as incentives provided to developers, through cost-reducing incentives, such as increased density, height, setback, parking controls, fast approval processes or reduced fees, charges or rates.

Effectiveness Analysis

How effective are these models?

[Mandatory provisions are certain to work and provide a consistent approach to calculating costs. Voluntary provisions are at the will of developers. As an example: Places such as East Village in Glen Eira and Altona North in Hobsons Bay now have agreements in place to secure up to 5 per cent affordable housing on site. Women's Housing Limited bought seven units for low-income women at a discounted rate in Box Hill through a negotiated agreement.

Despite this, uptake is limited. The City of Melbourne recently reported that voluntary affordable housing arrangements and uplift mechanisms were yet to deliver any affordable or social housing in the Melbourne LGA. [See Katrina Raynor, Georgia Warren-Myers, Melanie O'Neil, theurbandeveloper.com, 26 March 2021]

Australian Context

Current Implementation Status in Australia

Is Inclusionary Zoning already implemented in Australia?

Yes, and the world hasn't stopped. Provisions are already in place for either direct supply or alternative cash or land-in-lieu payment for infrastructures servicing developments, such as car parking and open space. Provision of affordable housing is a reasonable extension of planning regulations. For this, implementation in Australia is patchy. Examples are:

State-by-State Analysis

Australian Capital Territory

The ACT introduced a scheme similar to Inclusionary Zoning in 2007, requiring that at least 20% of all new estates include affordable housing, it also introduced a land-rent scheme to reduce upfront purchase cost and programs to support affordable house and land packages.

South Australia

[In South Australia, a 2005 scheme mandates that 15% of all new dwellings in significant developments be affordable to first-time purchasers and include a minimum 5% to be suitable for high-need rental applicants. At 30 June 2014, the South Australia Inclusionary Zoning scheme had delivered 1,489 affordable homes, with a further 3,300 committed.

New South Wales

In NSW the City of Sydney has mandated provisions, in specific areas, for a 2% affordable housing component either as a direct supply or for cash-in-lieu payment, with the aim of creating 10,000 rental units by 2036. This follows the successful completion, in 2015, of a 1994 30-year program in Ultimo Pyrmont, the City West Affordable Housing, where 0.8% of the development's residential floor area and 1.1% of the non-residential floor have delivered 600 affordable dwellings for very-low, low- and moderate-income households.

Victoria

In Victoria affordable housing is legislated through 2 possible planning provisions:

- A *voluntary Affordable Housing Agreement* under Section 173 of the Planning and Environment Act 1987, for a minimum 5% contribution of affordable housing, an attempt to capture part of the land value increase resulting from a Council change of zoning provision, with negotiation of possible height incentives. The contribution being either as a free transfer; as a discounted sale to a Community Housing Provider; as availability for rent at below-market rate, or as in-lieu cash or land payment. These agreements are usually set with an expiry date, so the affordable housing is not secured in perpetuity.
- An *Inclusionary Housing Pilot scheme*, applied only to 6 government-owned parcels of land, made available to developers partnering with Community Housing Providers, to procure a minimum of 100 community and affordable units, with the balance of the developments built as market-housing, without establishing proportional minimum requirements.

Further, on 18 February 2022 the Victorian government announced the introduction of a Social and Affordable Housing Contribution scheme which mandated that:

- For developments of 3 or more dwellings, in Melbourne, Geelong, Bendigo and Ballarat a 1.75% levy would have to be paid; and that
- Social housing properties would be exempted from council rates payment.

The scheme was abandoned on 1 March 2022 because of opposition from the property industry and concerns from Councils on the impact on their finance and service delivery ability.

International Perspective

Global Implementation Examples

Is Inclusionary Zoning implemented overseas?

Yes, and their world hasn't stopped either. Provisions similar to Inclusionary Zoning are in force in Canada, Ireland, Italy, Malaysia, Spain, the United Kingdom and the United States of America.

North America

Vancouver

[In Vancouver, rezoning and development that exceeds maximum density limits must make a community amenity contribution. In the 10 years to 2019 these contributions generated 2500 social housing units and 2500 units of affordable rental housing in metropolitan Vancouver, a city of 675,000 people. [See: Katrina Raynor, Affordable Housing, theurbandeveloper.com, 26 March 2021]

If the same contributions had been enforced in Melbourne (population in 2021: 5,061,000) in the last 10 years there would have been 18,744 public and community dwellings and 18,744 affordable dwellings built and available. This would have been bigger than the Big Housing Build, with \$0 cost to the government.

New York

In New York there is a provision for 20% of new developments and for developments relating to more than 50% of the existing floor area to be for affordable housing, through a 33% floor area bonus on top of the statutory density and through additional housing subsidy programs.

Europe

United Kingdom

The London region implemented, in 2004, provisions for 50% of all new housing developments of more than 15 units to be affordable, generally on-site or, through negotiation with cash payment for off-site procurement. Between 2005–2016 the UK's policy saw

83,790 new affordable dwellings added, thanks to an inclusionary zoning approach where affordable housing is required on significant residential sites where land has been rezoned or planning rules changed to allow more development. [See: <https://thefifthestate.com.au/innovation/residential-2/inclusionary-zoning-schemes-can-help-with-affordable-housing-crisis/> Cameron Jewell, 10 April 2018]

Italy

In Italy, national planning regulations mandate that Regional Governments plan compulsory land acquisitions based on a quota of between 40% and 70% of the total housing need, forecast over a 10-year period and to be reserved for low-cost housing. Between 60 and 80% of the acquired land is then reserved for public and affordable housing. Between 20% and 40% of the allowed building volume is then sold to cooperative groups and individuals qualifying for low-cost housing. The property title of the affordable housing can be sold-off only after 20 years – with payment of differential value to the regional government – to buyers qualifying for low-cost housing. [See: Piani di Zona per l'Edilizia economica e popolare (Zone Plans for public and affordable housing). Law 167/1962 and subsequent modifications]

In addition, **Florence** has put in place provisions for 20% of the floor area of new residential developments to be reserved for affordable rental housing for key workers and Rome has planning mechanisms for 20% of the allowed residential development volume to be given to the City and used for institutional purposes – which include social housing – and for doubling up of development densities, provided that 80% of the increase is given to the city. [See: Calavita, Nico, Inclusionary Housing in the US and Europe, 42nd ISoCaRP Congress 2006]

Spain

In Spain regulations provide for housing to very-low and low-income and for medium-income families in variable proportions:

- In the Catalonia region 20% and 10% respectively;
- In the Basque region 20% and 10% respectively in urbanized areas and 60% and 10% respectively in expansion areas.

Sales, at a fixed price per m², are set by the regional government. [Ibidem].

Originally prepared as a briefing document, July 11, 2024

Contact: lucianofurfaro@gmail.com

HOUSING

issue 1, November 2024

Editor-in-chief

Ali Keshtkar

Contributing writers

Allister
Dexter
Danielle Hassall
Rani Vuillemin
Jourdi
Luciano

Design & Layout

Ali Keshtkar

Publisher

RAHU

Contact Us

contact@rahu.org.au
www.rahu.org.au
alikeshtkar2023@gmail.com

Housing Bulletin is a voice for the housing crisis, serving as a tribune for anyone facing housing challenges. We invite you to share your story, express your opinion, and raise your voice to be heard. Let your experiences and insights contribute to a growing movement for change in housing rights and justice.