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NSW Affordable Housing Strategy does not go far enough

The NSW Chapter of the Australian Institute of Architects fully supports the Minns Government's efforts to deliver more housing. Given the proposed 30% uplift for residential apartment projects that include 15% affordable housing provisions, it will be our members who will be working with communities, local government, and clients to liberate the capacity of our city to achieve well designed and sustainable outcomes.

The Institute of Architects **does not support** the provision in the proposed legislation that sees the identified affordable housing provision limited to a 15-year tenure.

We call on the government to make three essential changes to the legislation to protect the long-term viability of our communities:

- Affordable housing provisions are to be in perpetuity.
- Affordable housing to be managed by registered not for profit affordable housing providers, and
- Date limits to Development Approvals to combat land banking.

These changes are essential if this important piece of legislation is to have a significant impact on the long-term viability of housing in this state. Without these changes the legislation effectively delivers a 15-year developer slush fund.

It is improbable that in 15 years' time there will be sufficient change to the housing environment, or the financial position of essential workers, to enable them to return to the general rental market. If communities are to support increases in development in their local area for the express purpose of helping solve the housing crisis, it is critical that this is in perpetuity - we do not believe that developers should get a pay day in 15 years' time for the additional impact that these uplifts will have on the day to day lives of our communities. The legislation provides significant benefit to developers in the form of uplift, beyond the requirement to provide essential housing.

The legislation must require the identified affordable housing delivered to be managed by registered not for profit organizations capable of managing housing and tenant requirements. Without management by registered providers there is the potential for significant corruption of the system.

We would also like to see a time limit on the 30% uplift projects achieving Development Consent of 5 years to the issue of an Occupation Certificate from the date of the principal approval (excluding any subsequent 4.55 variation approval) - to ensure actual delivery of housing to combat land banking.



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All changes proposed by the Institute of Architects are straightforward and sensible suggestions that will not only improve the proposed legislation but will help the development industry rebuild its social license with the community.

-ENDS-

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