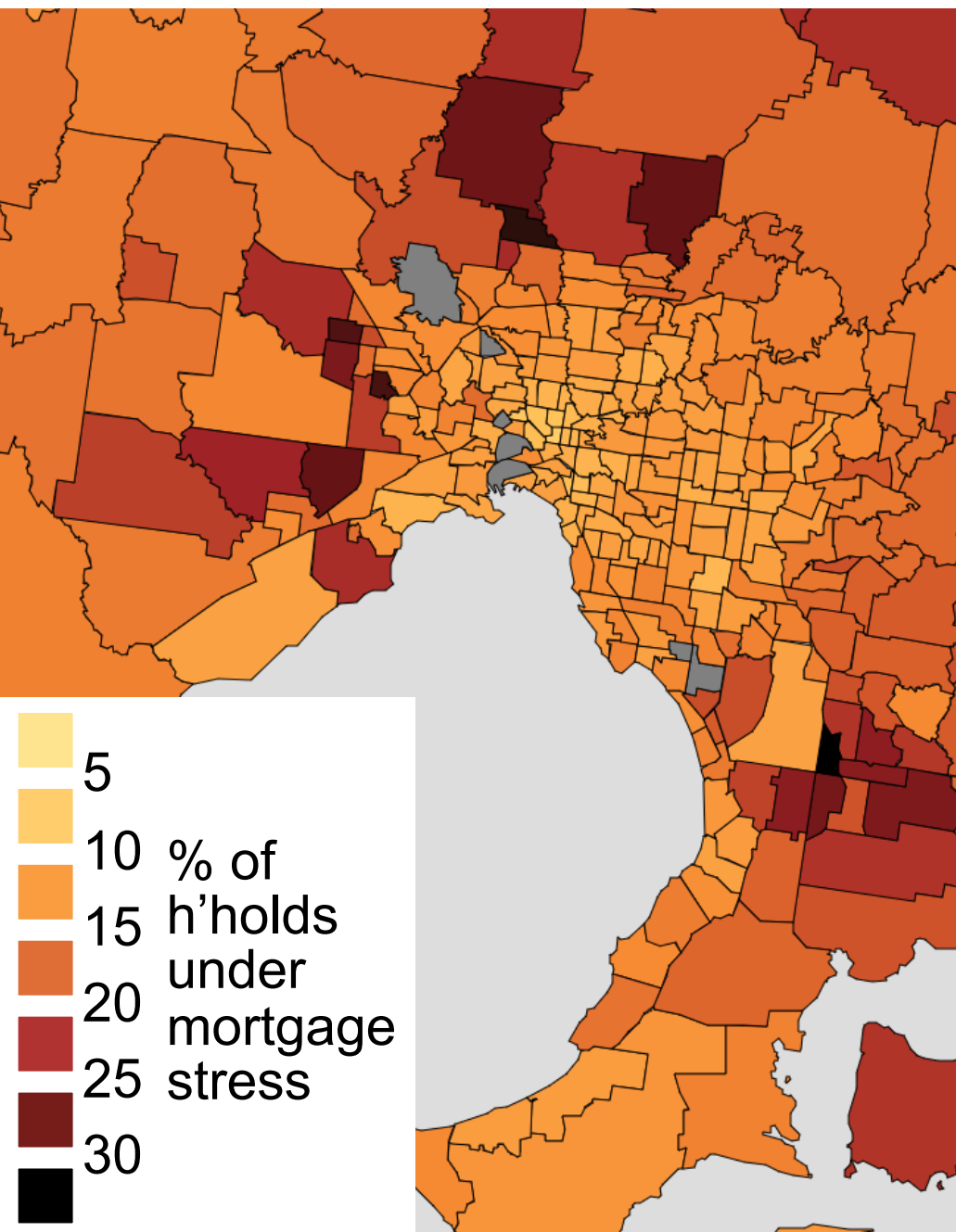
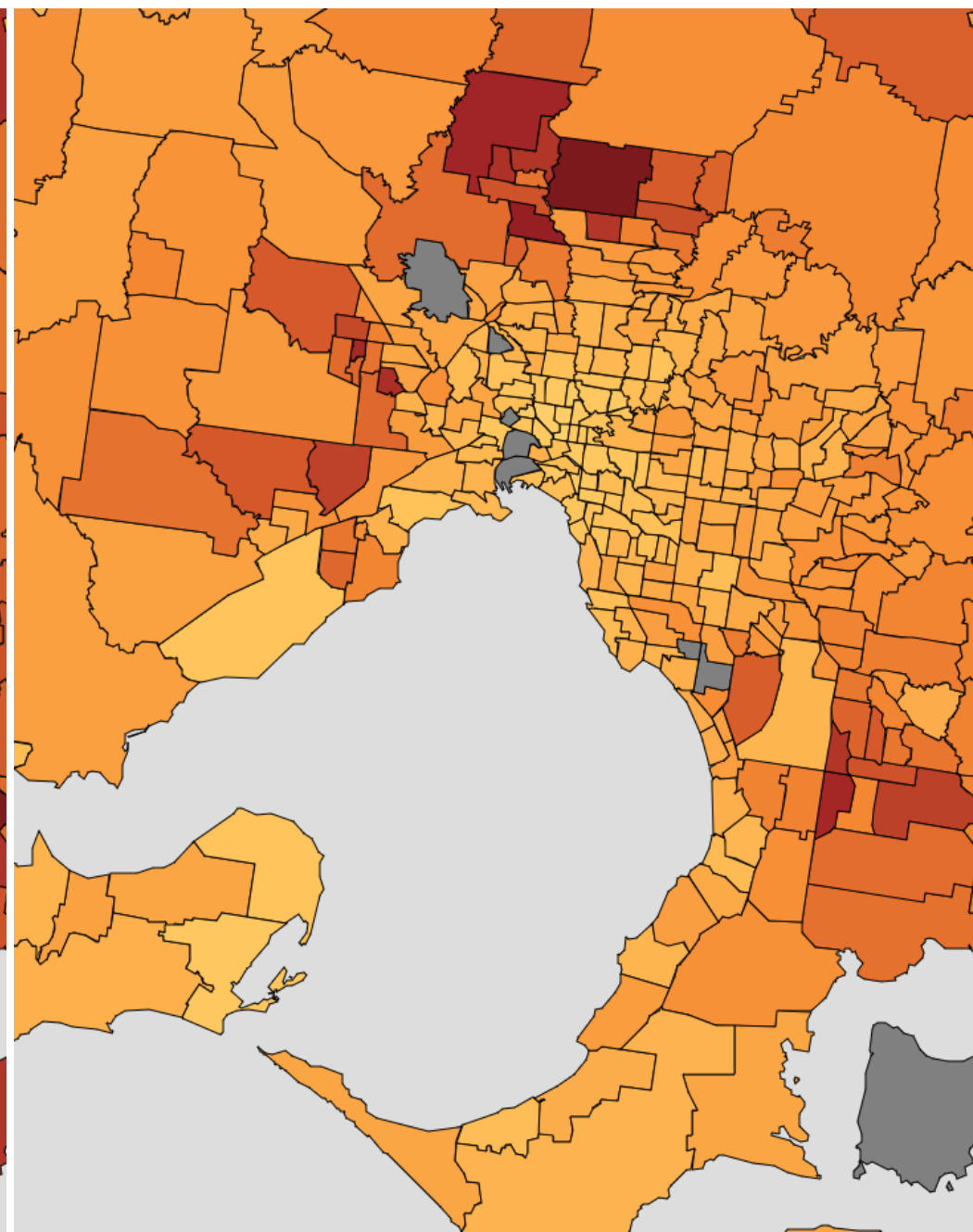


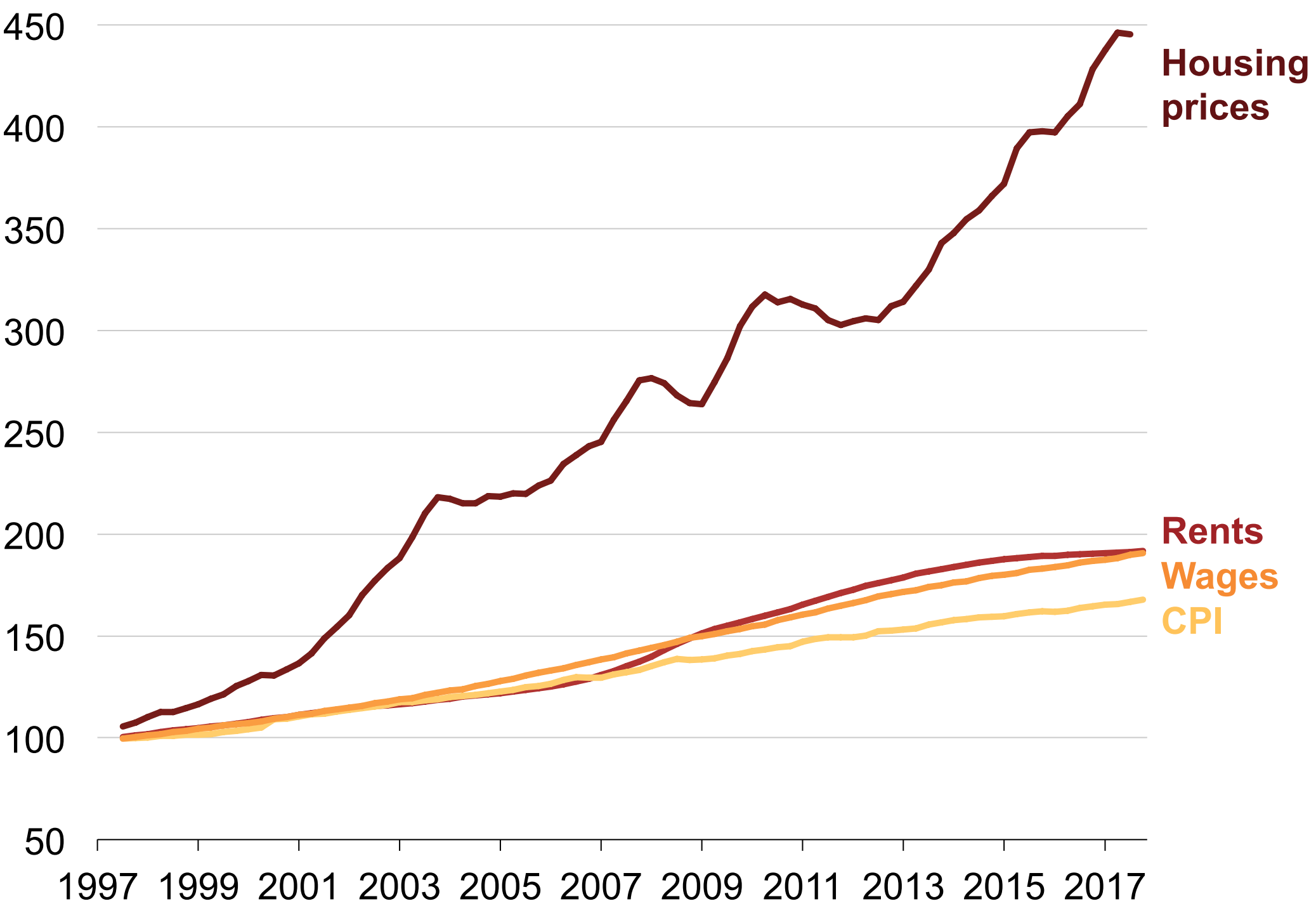
2011

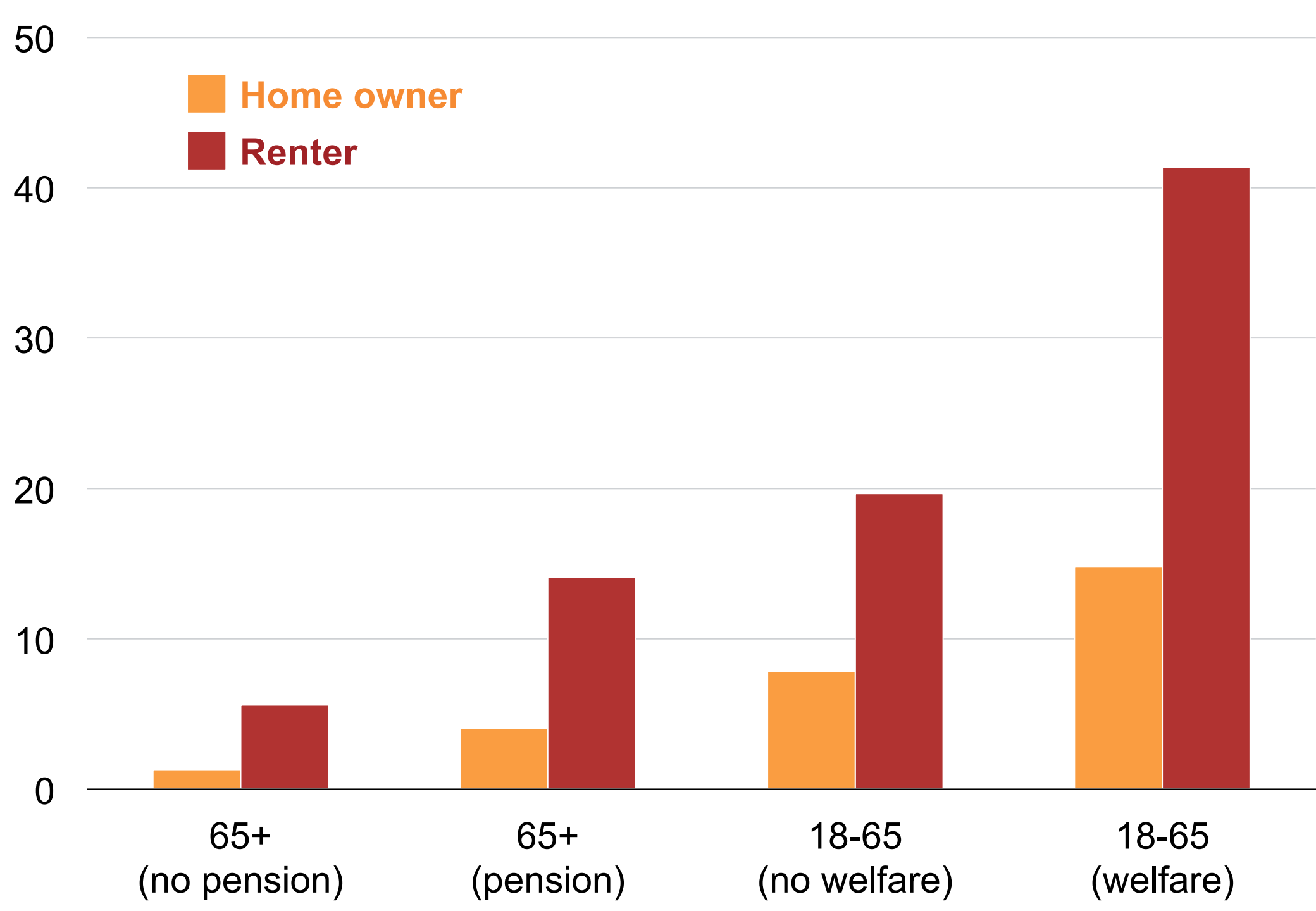


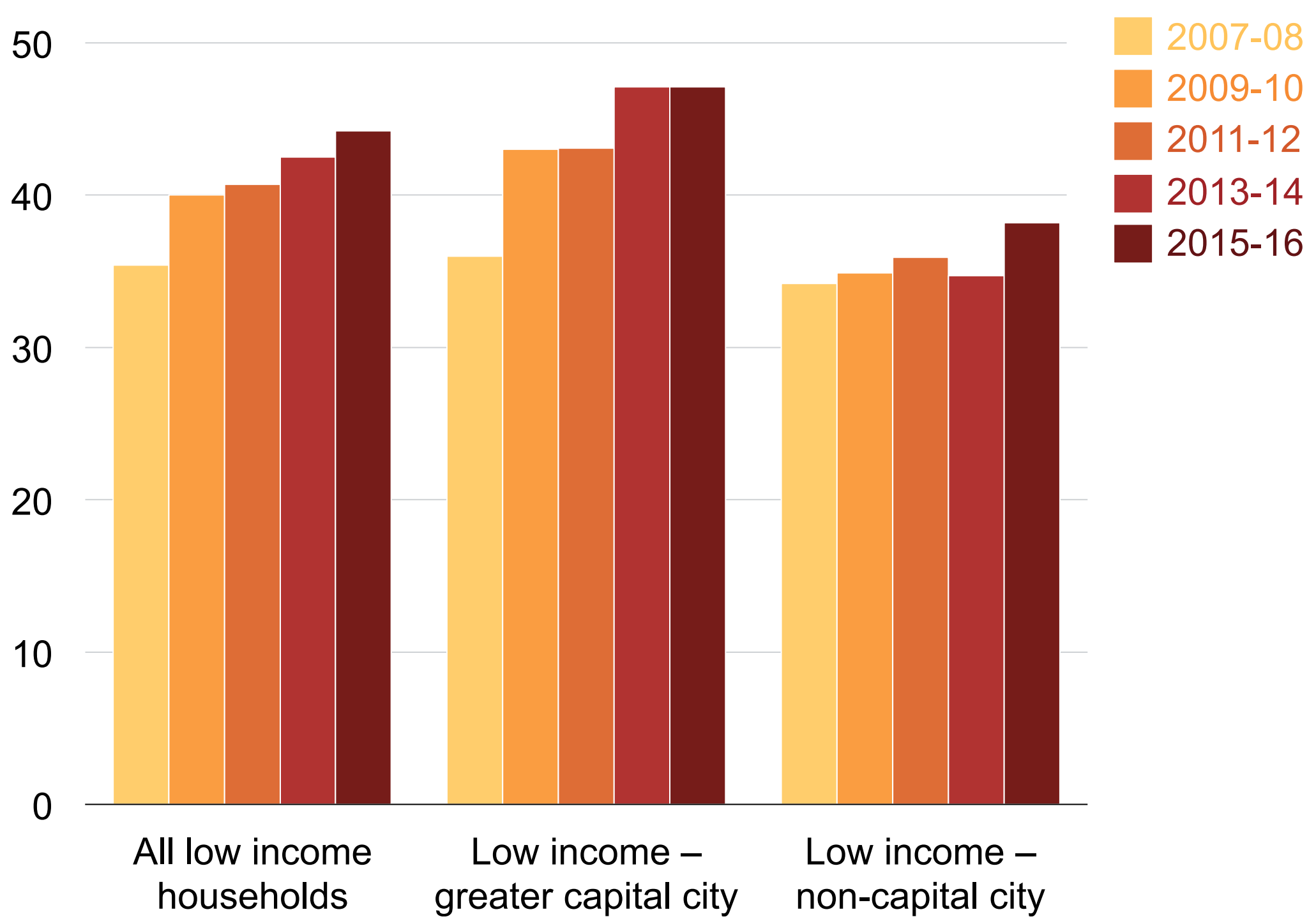
2016

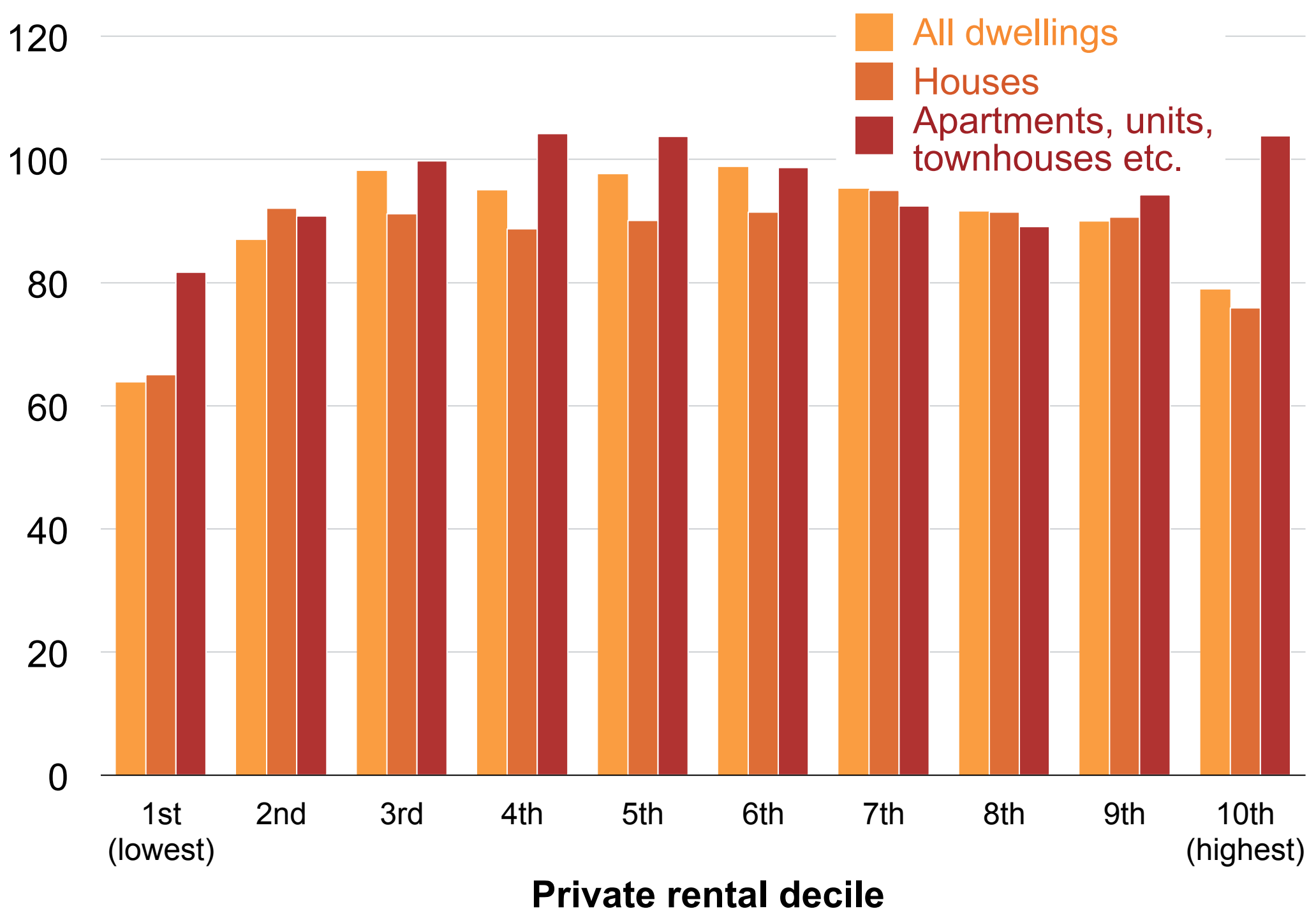


5  
10  
15  
20  
25  
30  
% of  
h'holds  
under  
mortgage  
stress

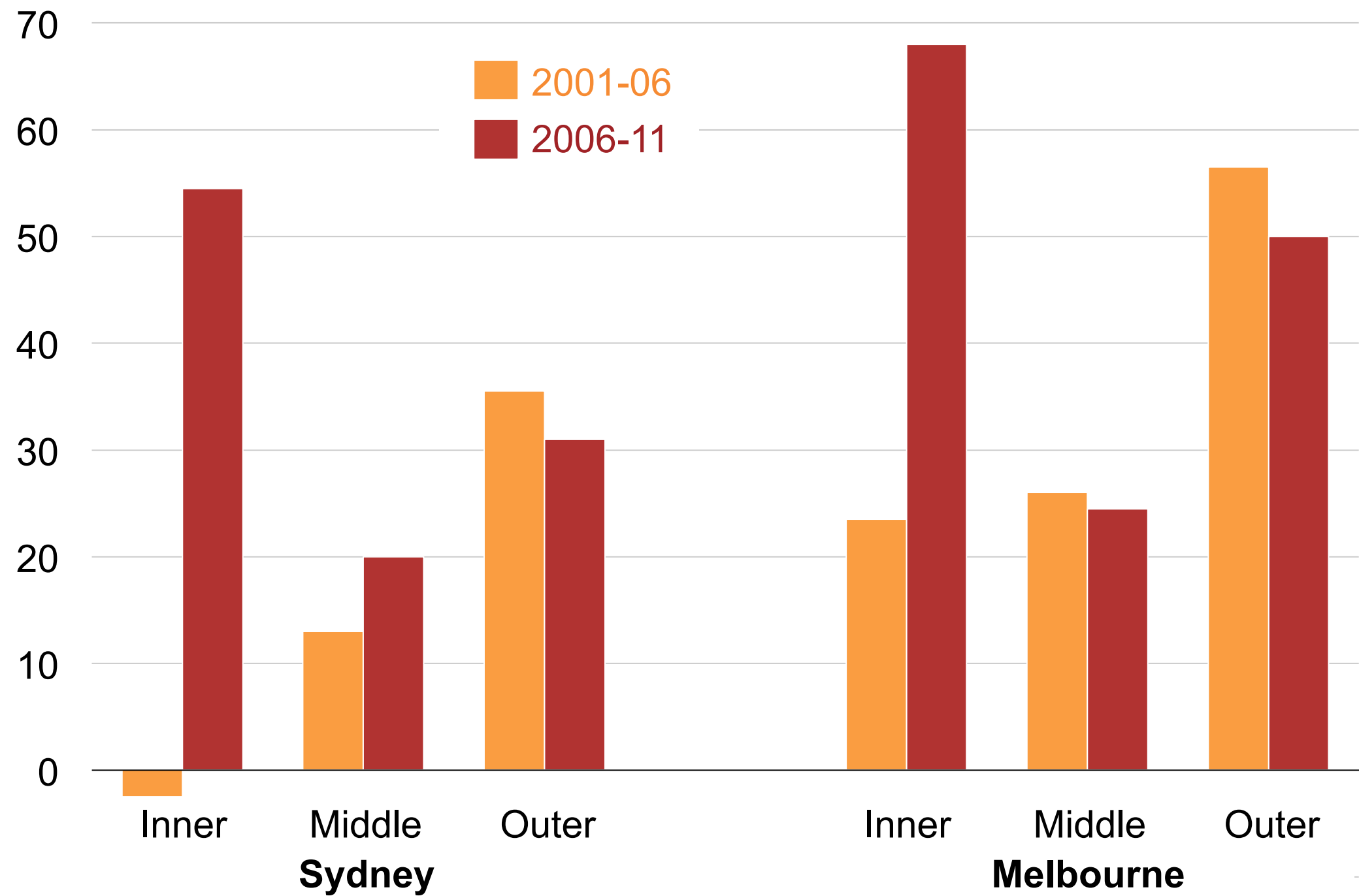


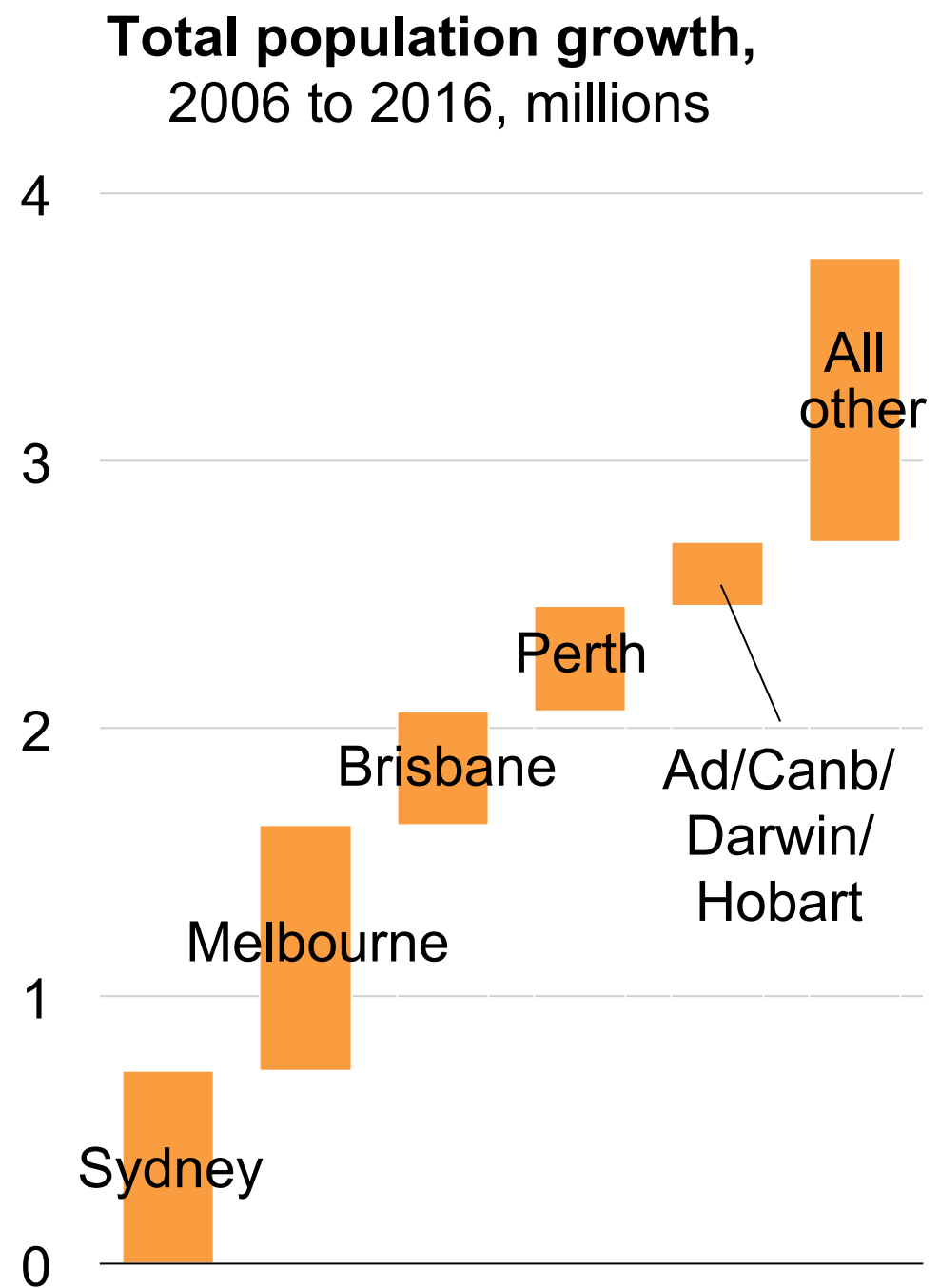
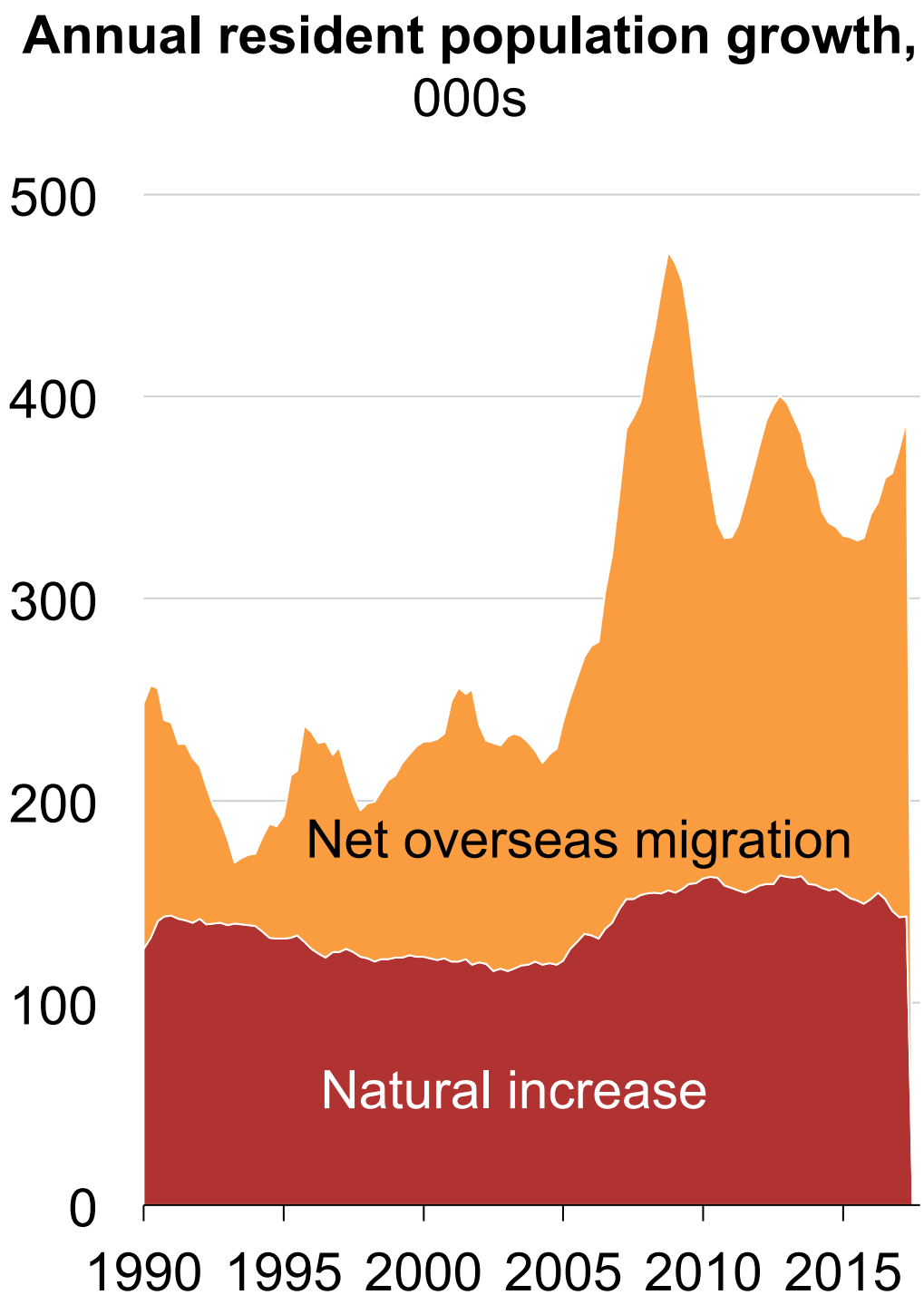


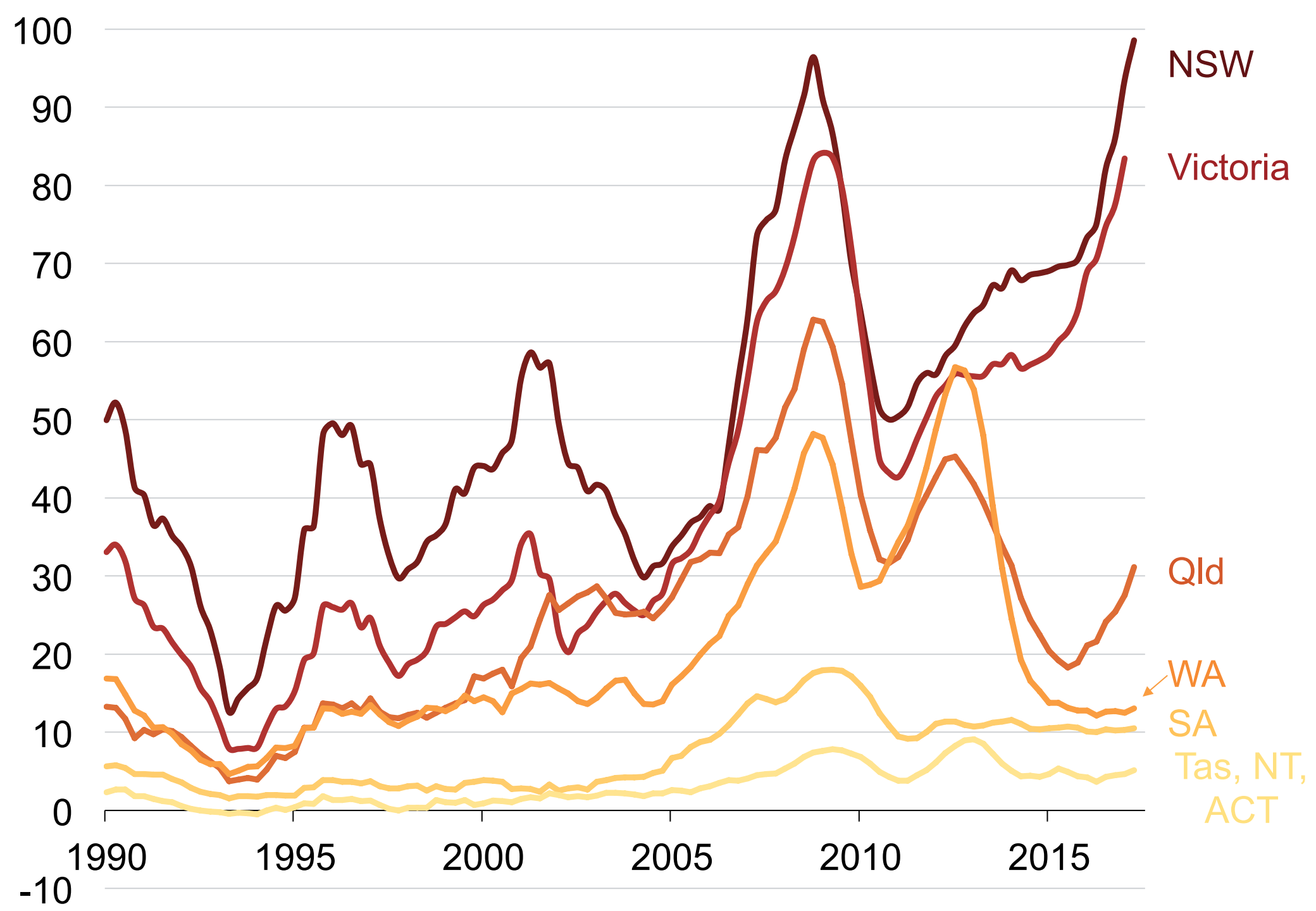


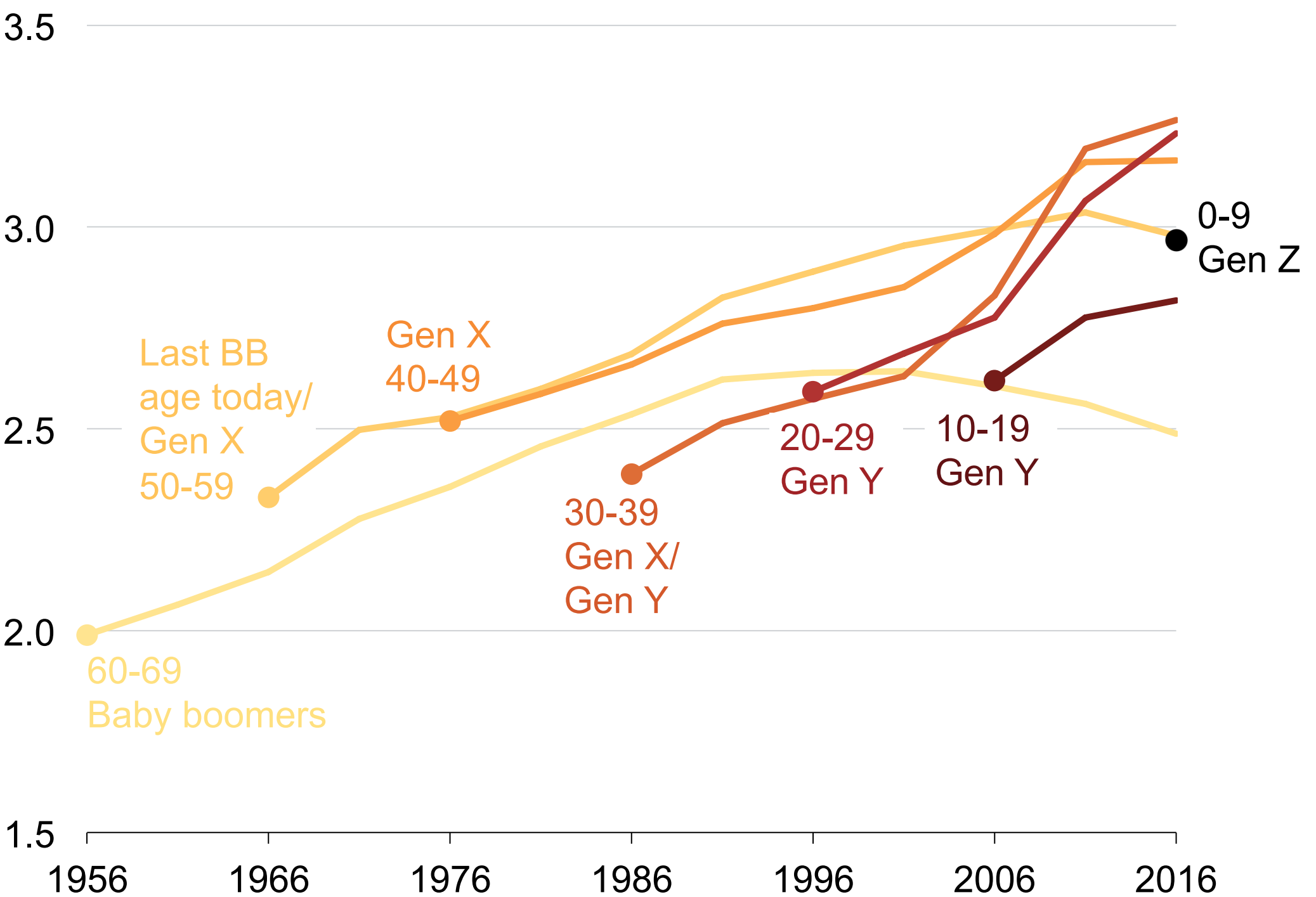


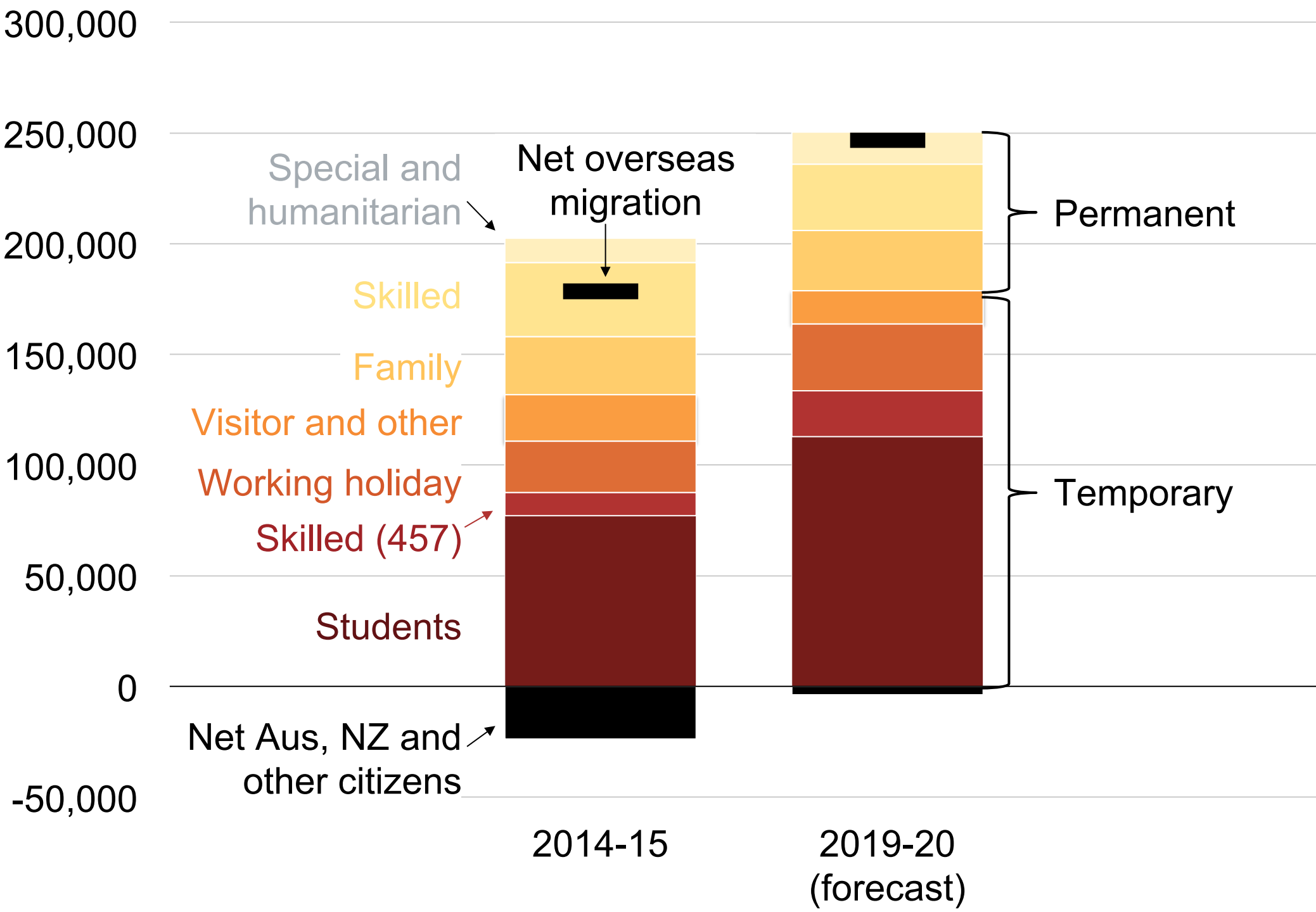


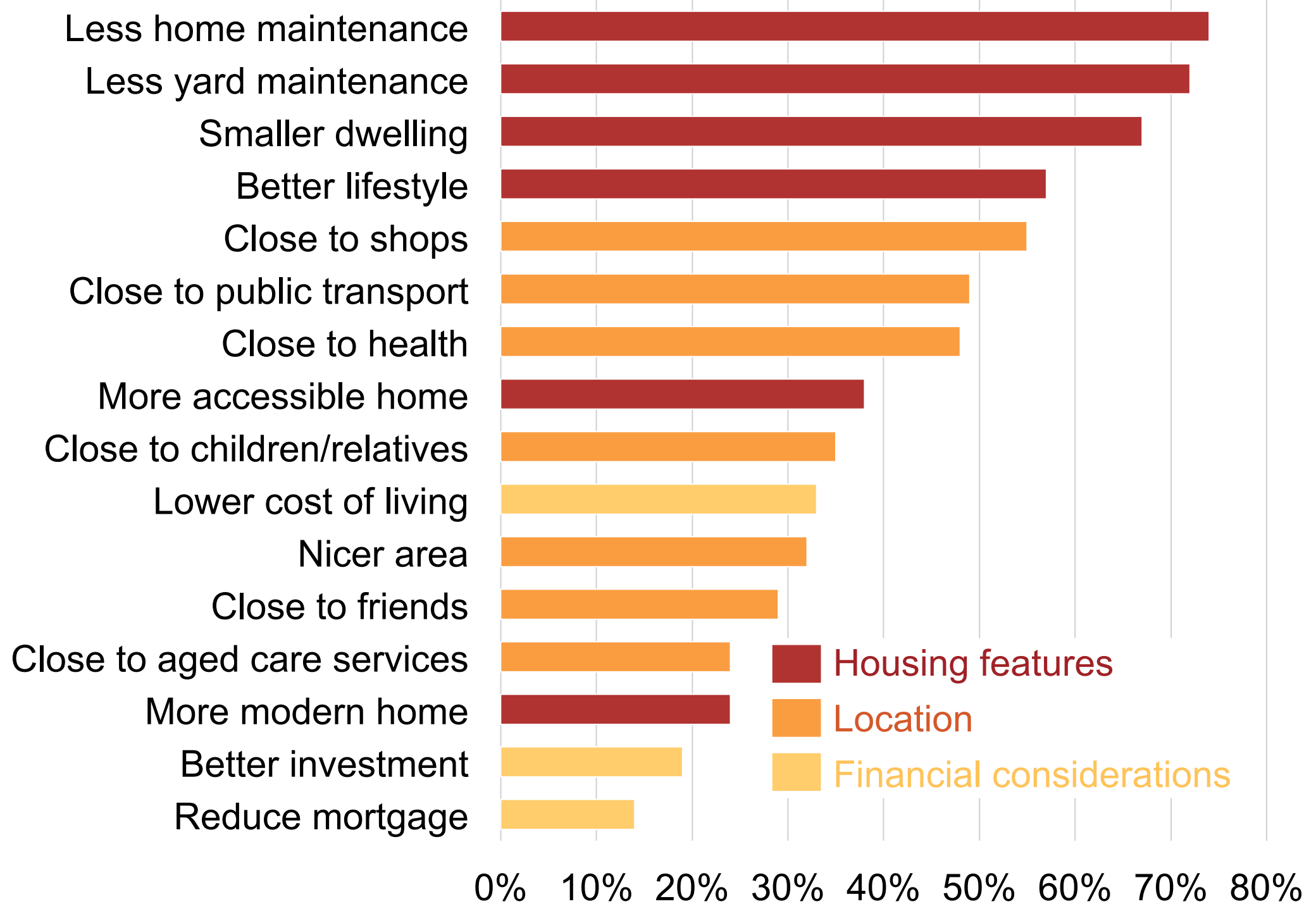




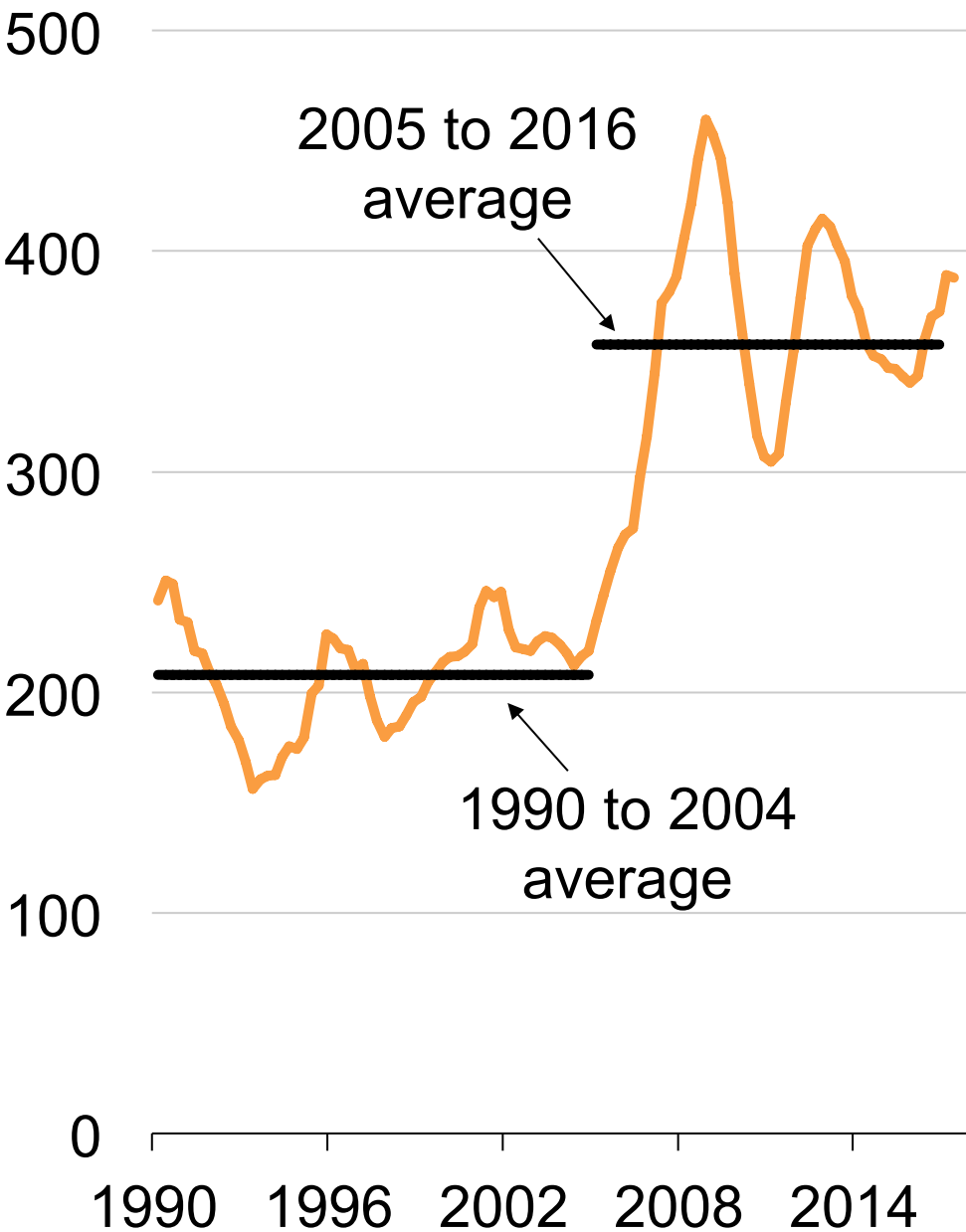




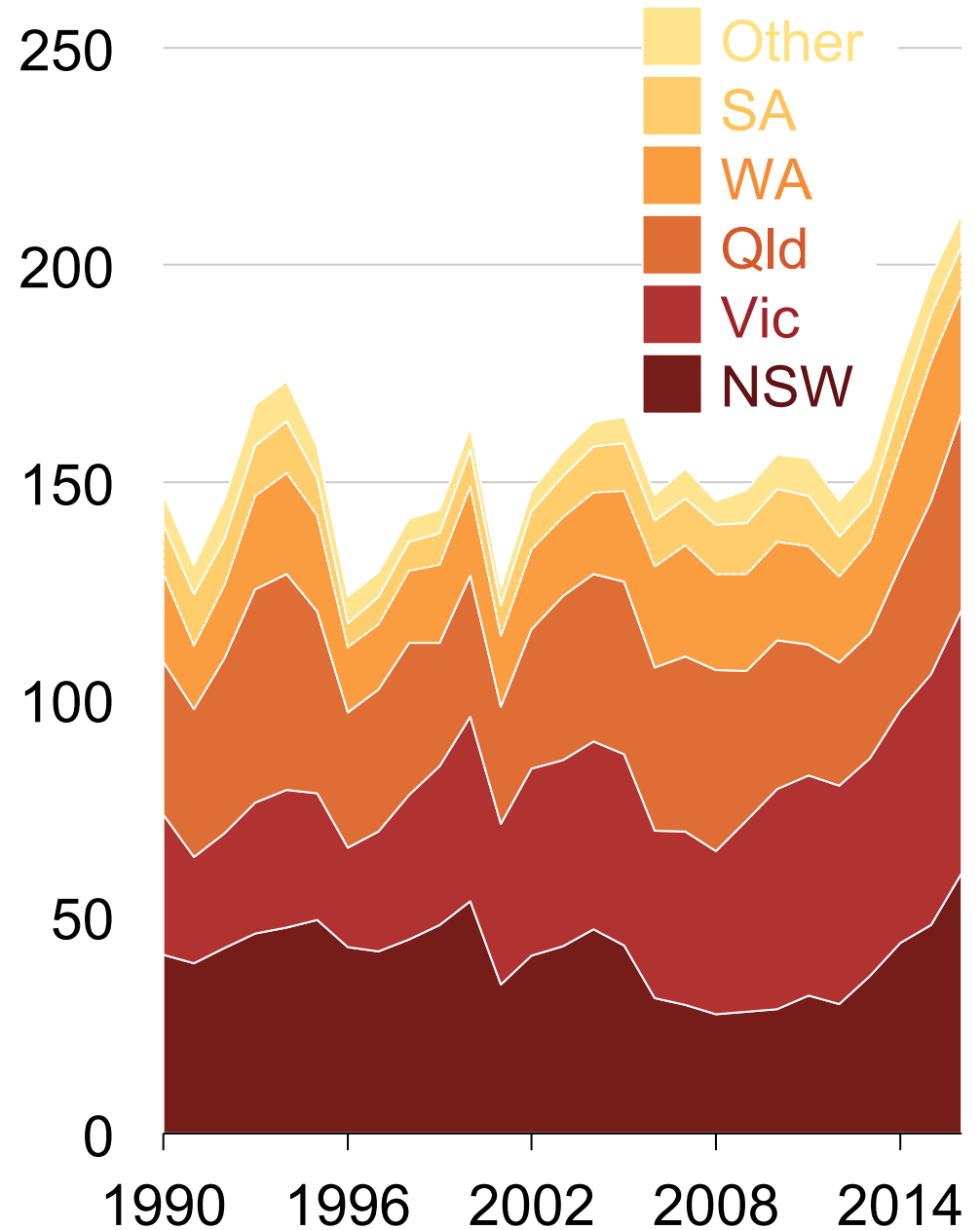


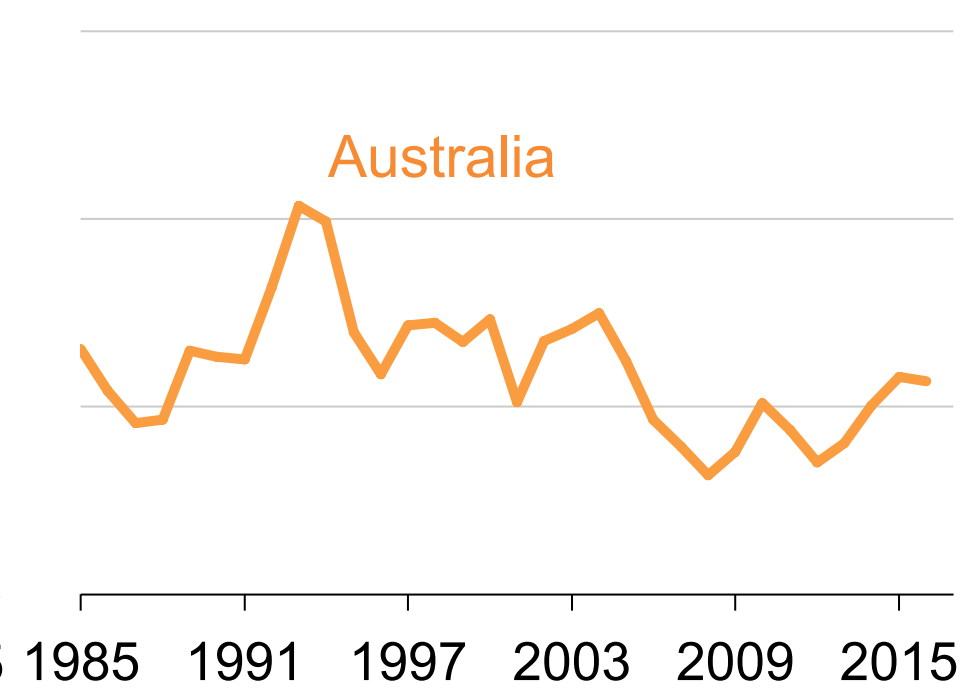
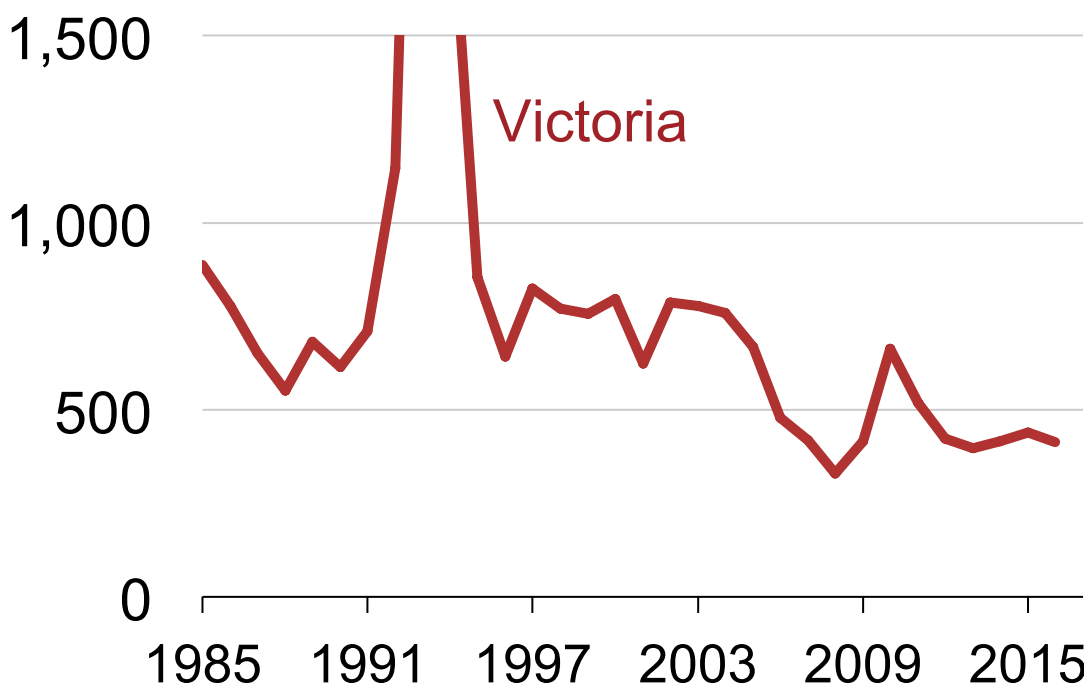
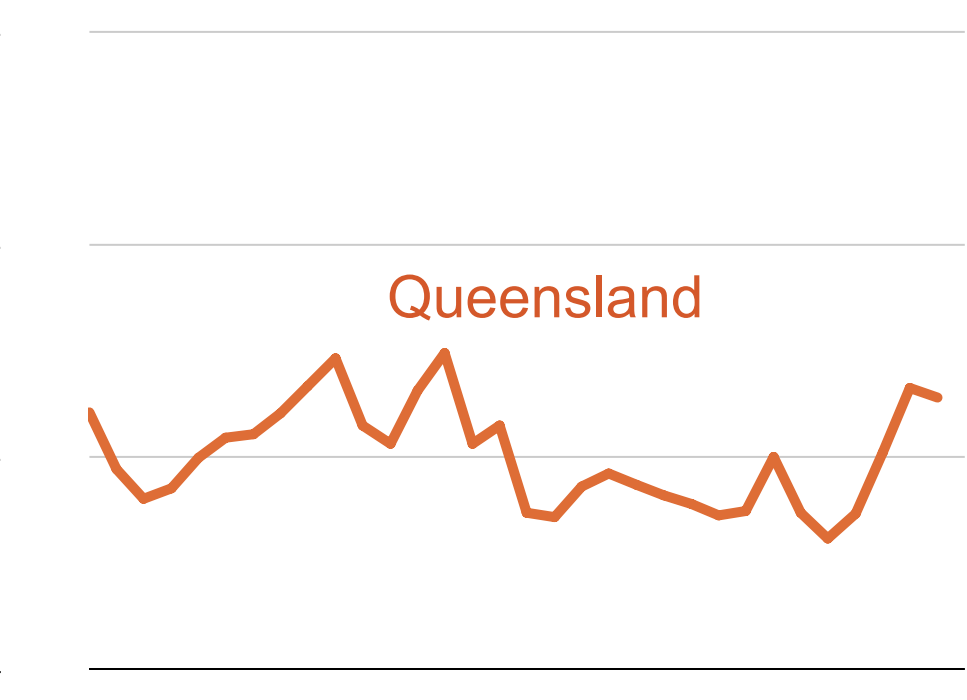
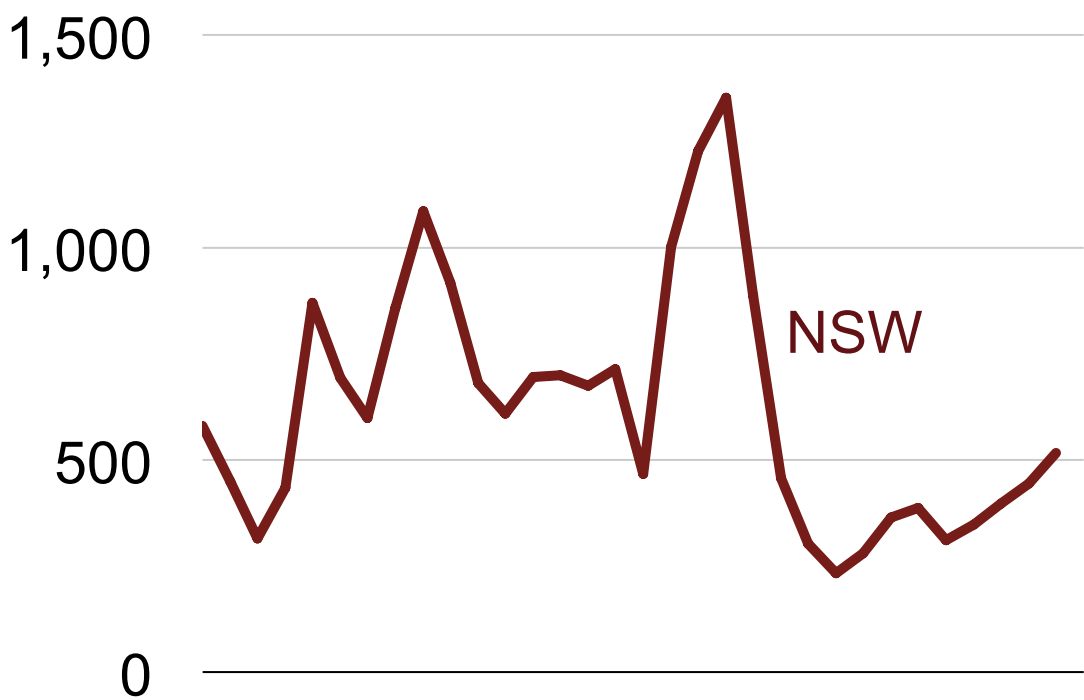


**Population increase per year,  
thousands**

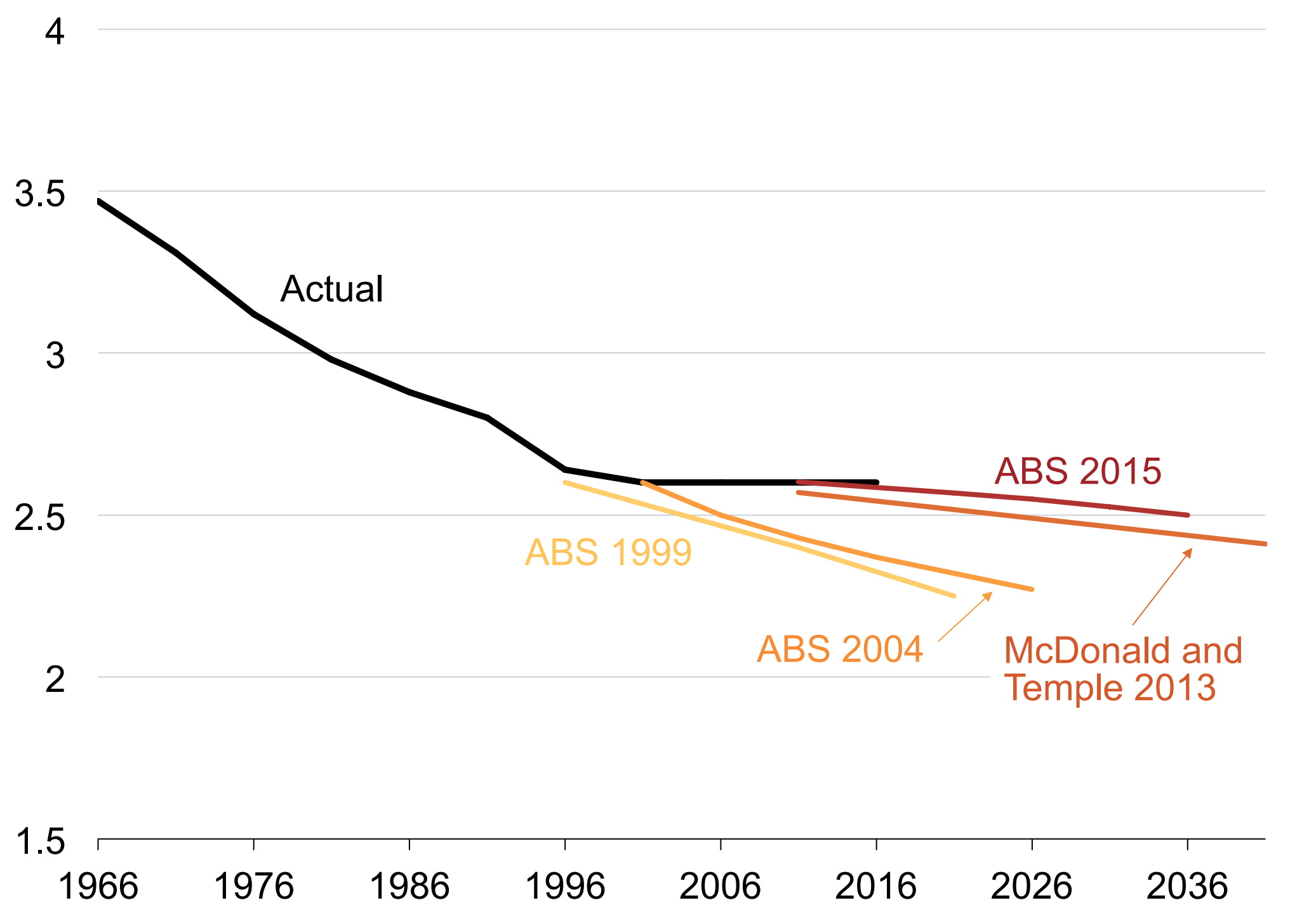


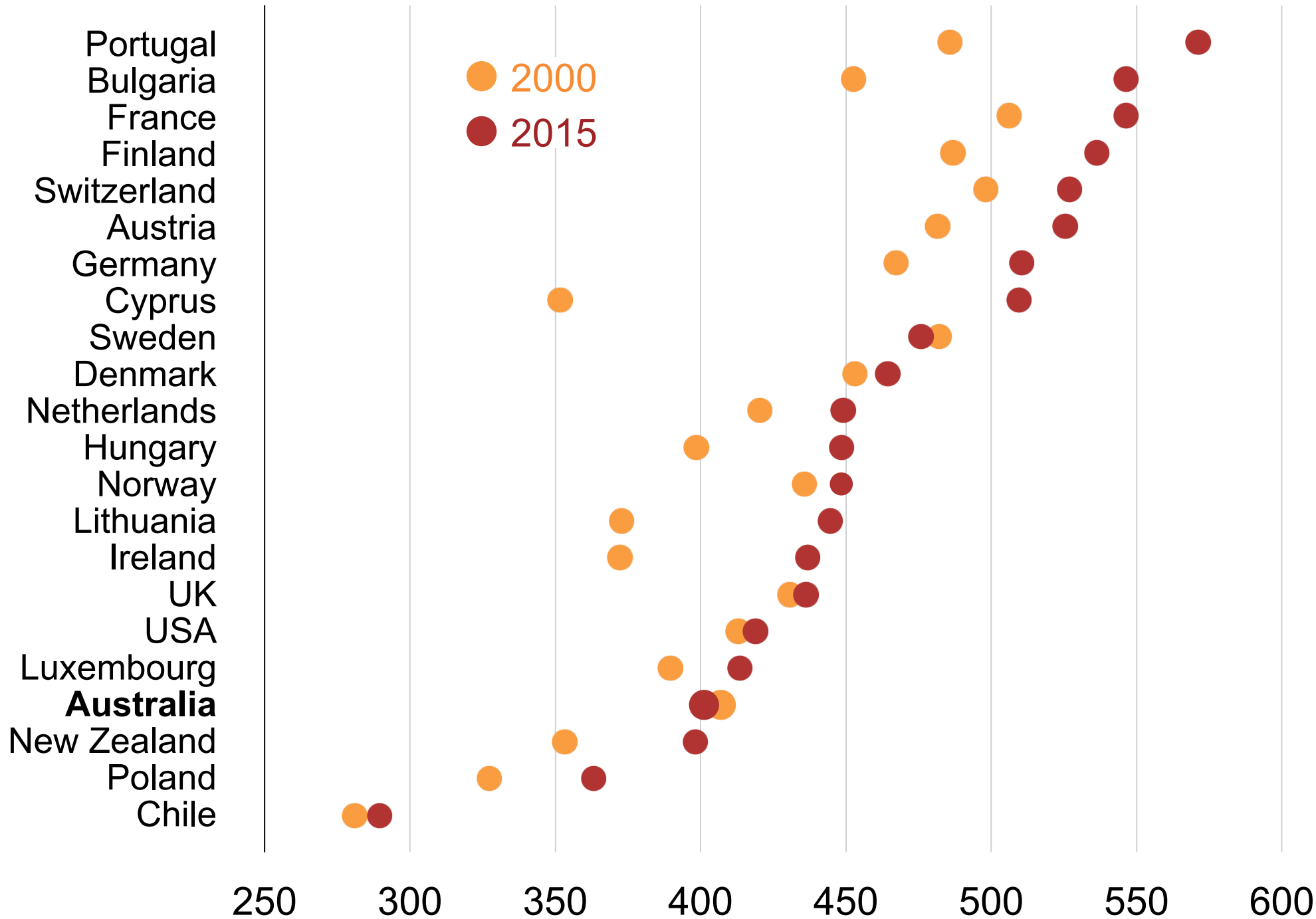
**Dwellings completed per year,  
thousands**

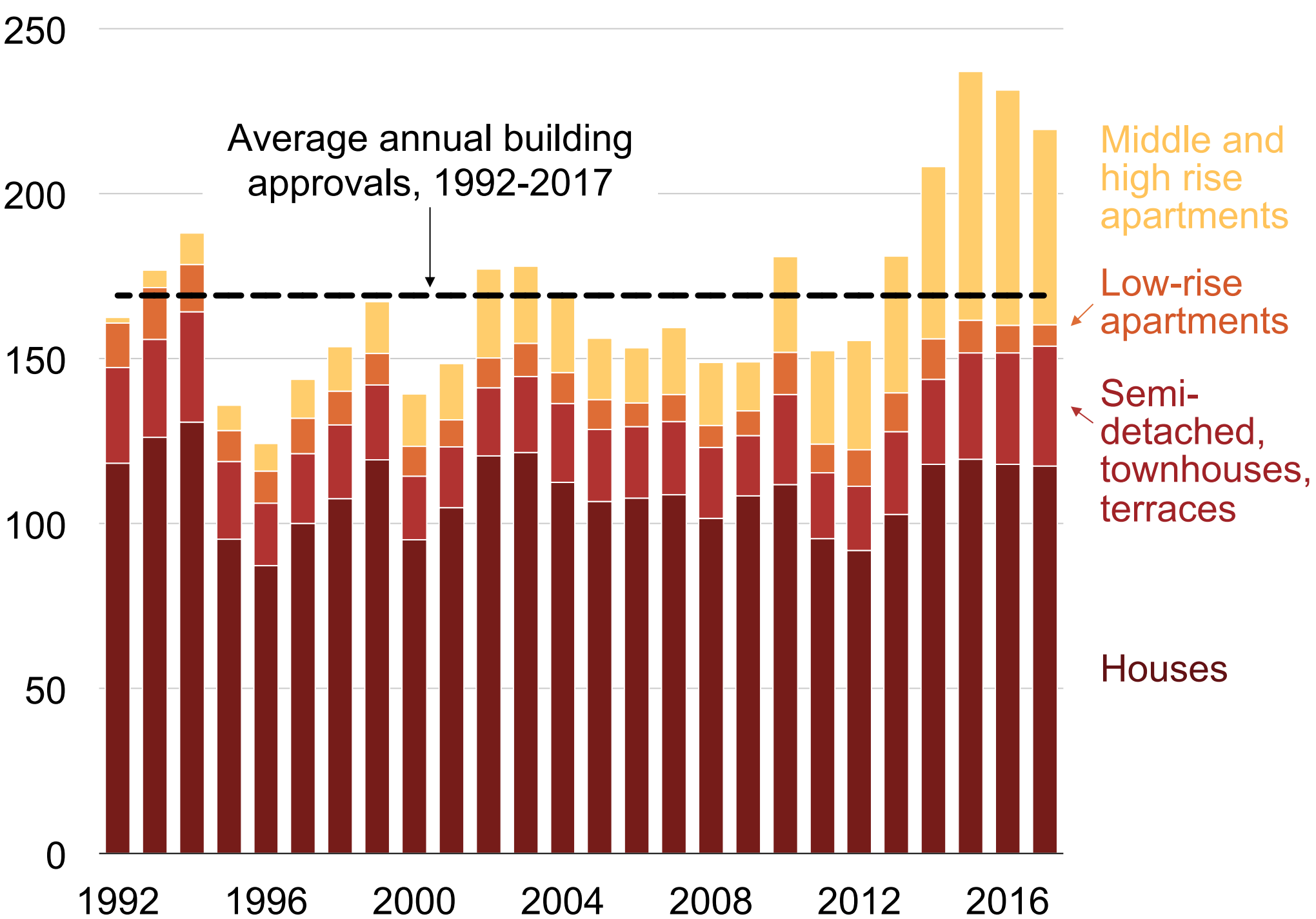












Sydney

Melbourne

Brisbane

50

40

30

20

10

0

No. of  
storeys

2-3

4-9

10-19

20-39

40+

Central  
cityCity  
fringe

Inner

Middle

Outer

Central  
cityCity  
fringe

Inner

Middle

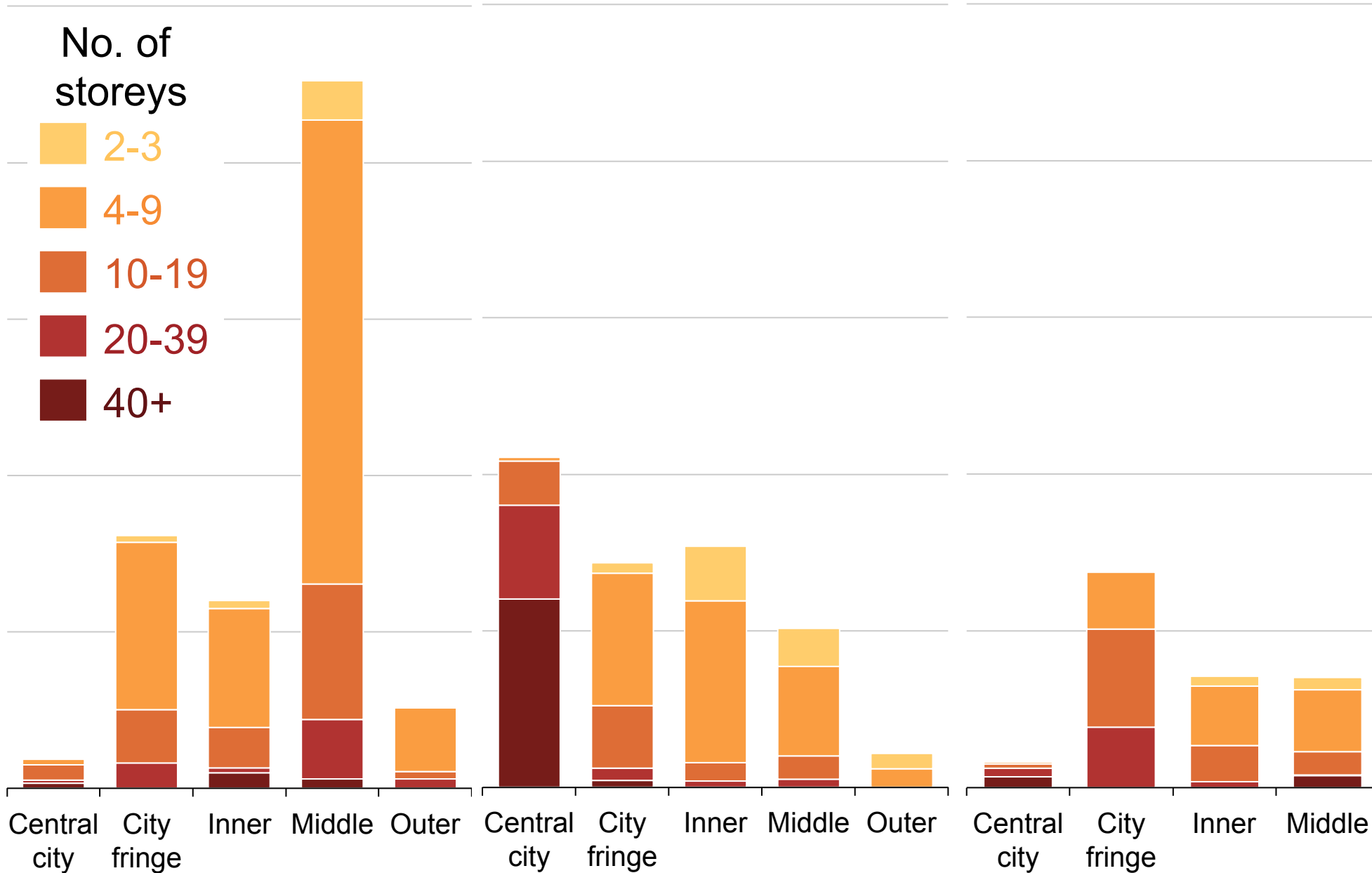
Outer

Central  
cityCity  
fringe

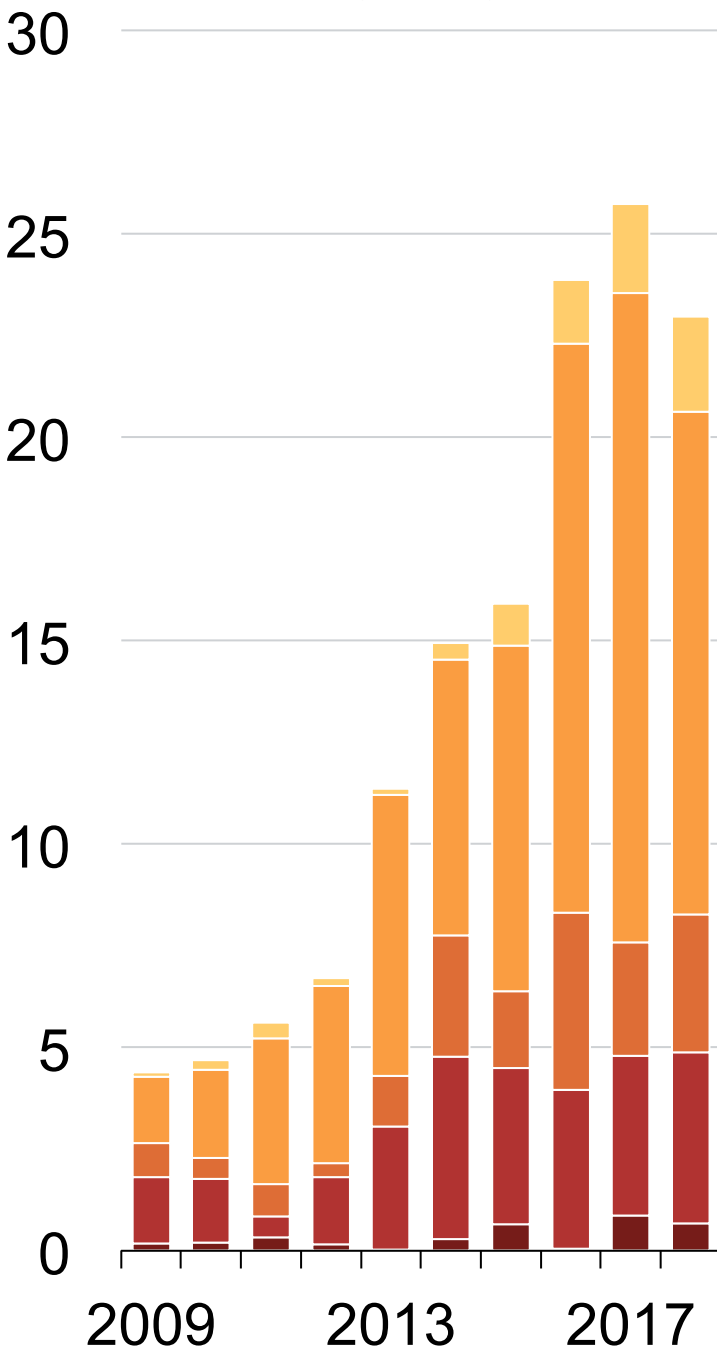
Inner

Middle

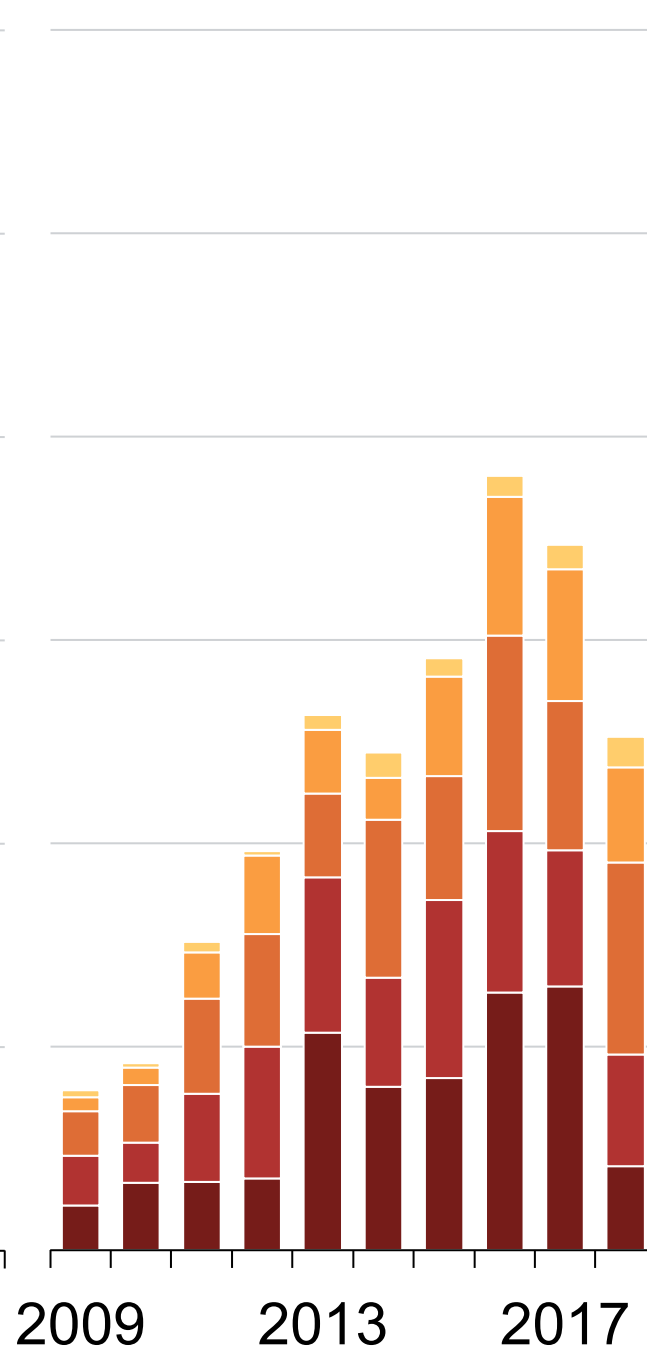
City region



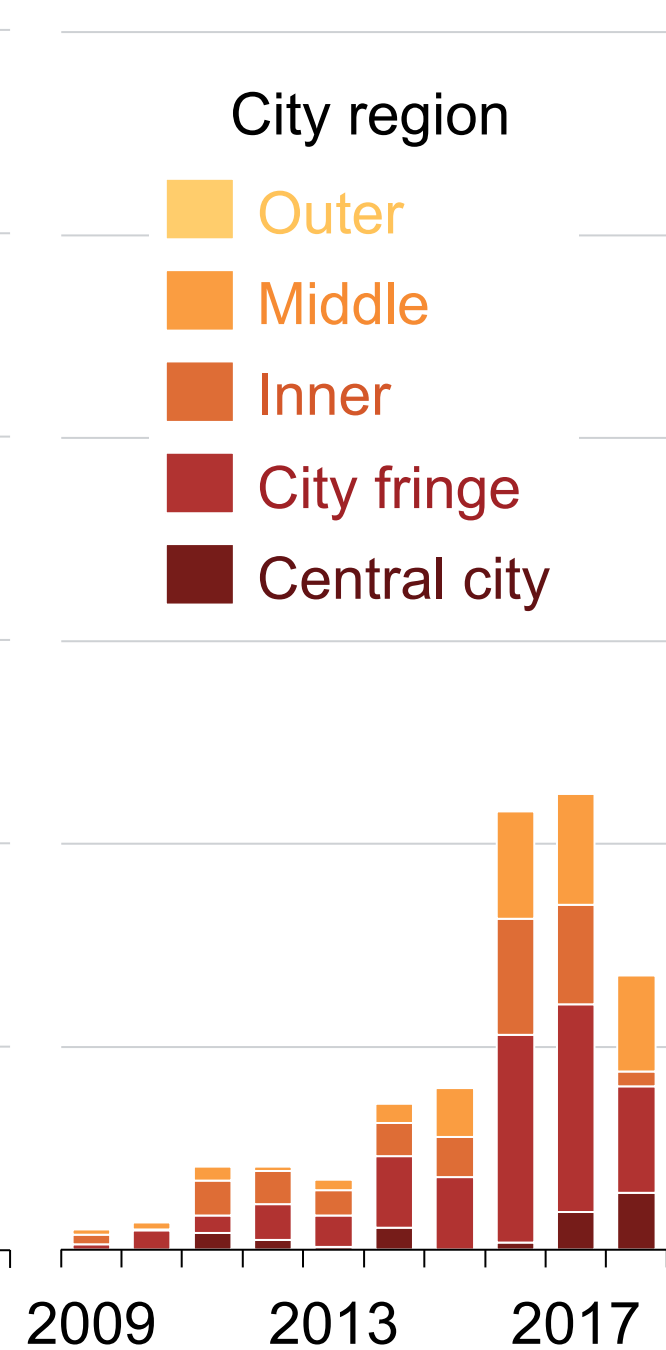
Sydney



Melbourne



Brisbane



Sydney

Melbourne

Brisbane

30

25

20

15

10

5

0

2009

2013

2017

2009

2013

2017

2009

2013

2017

No. of  
storeys

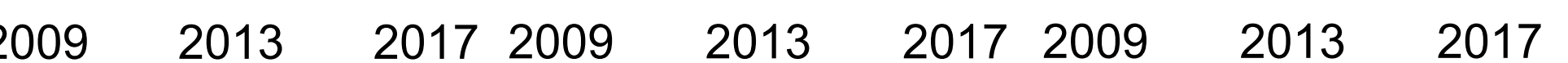
2-3

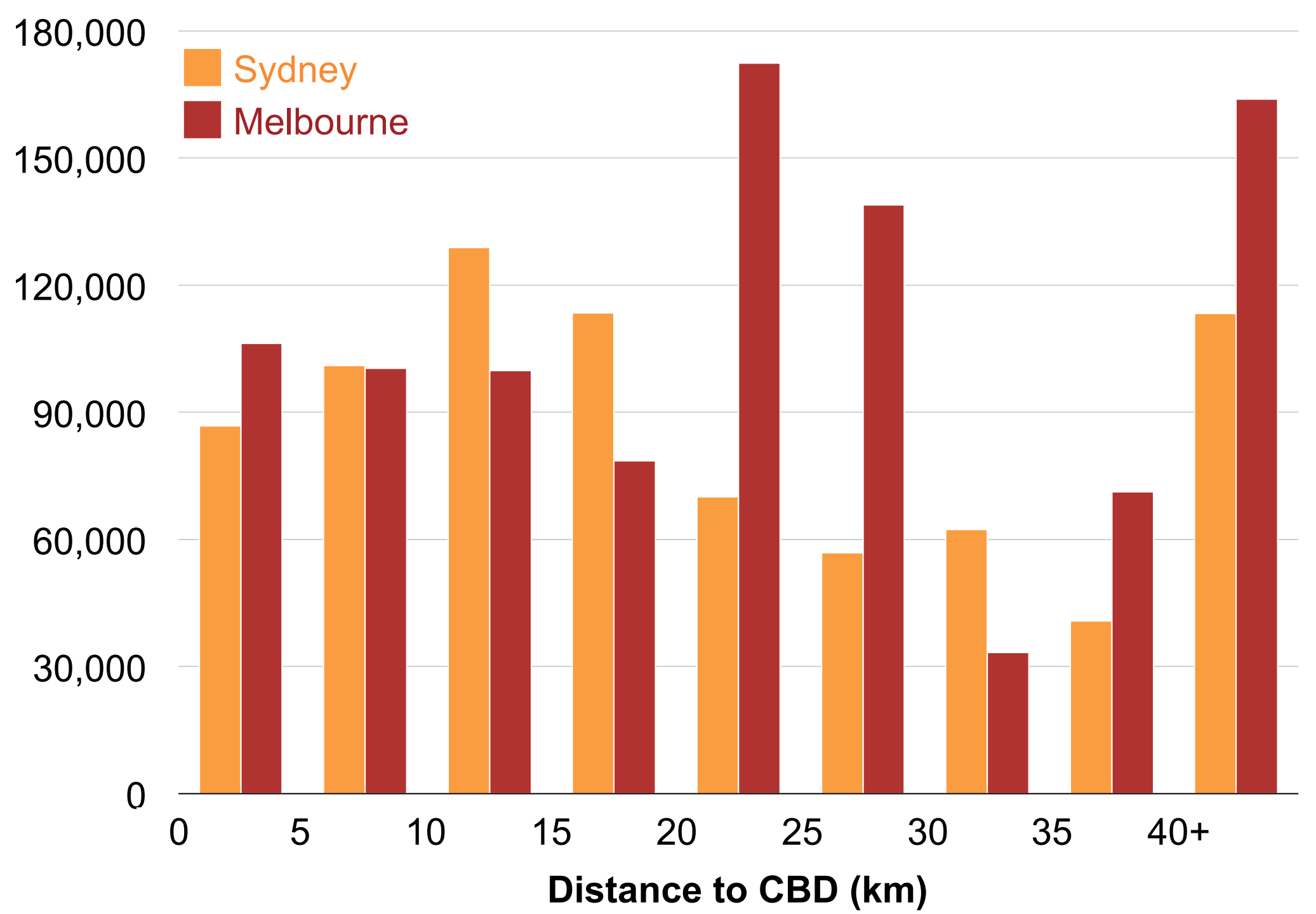
4-9

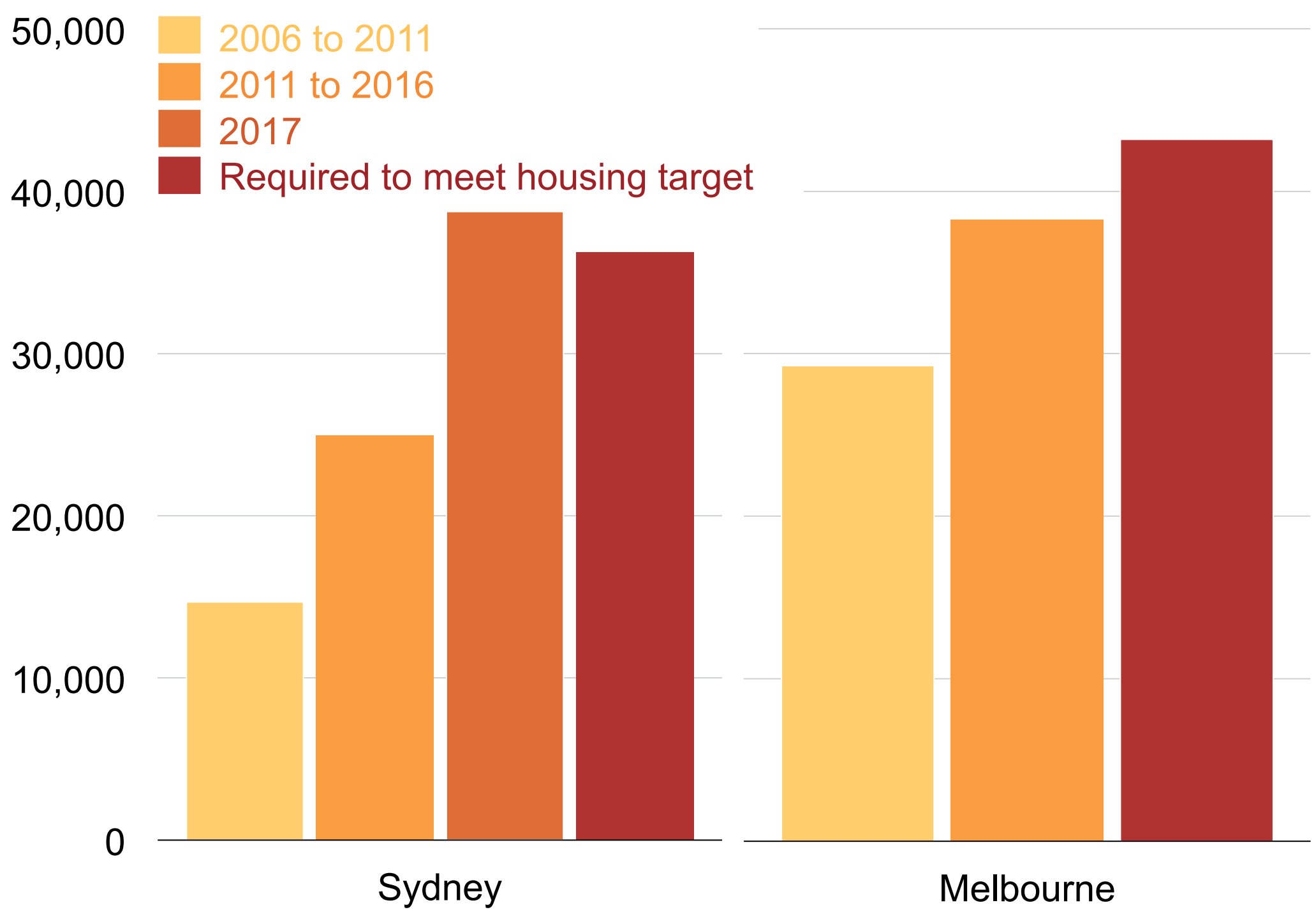
10-19

20-39

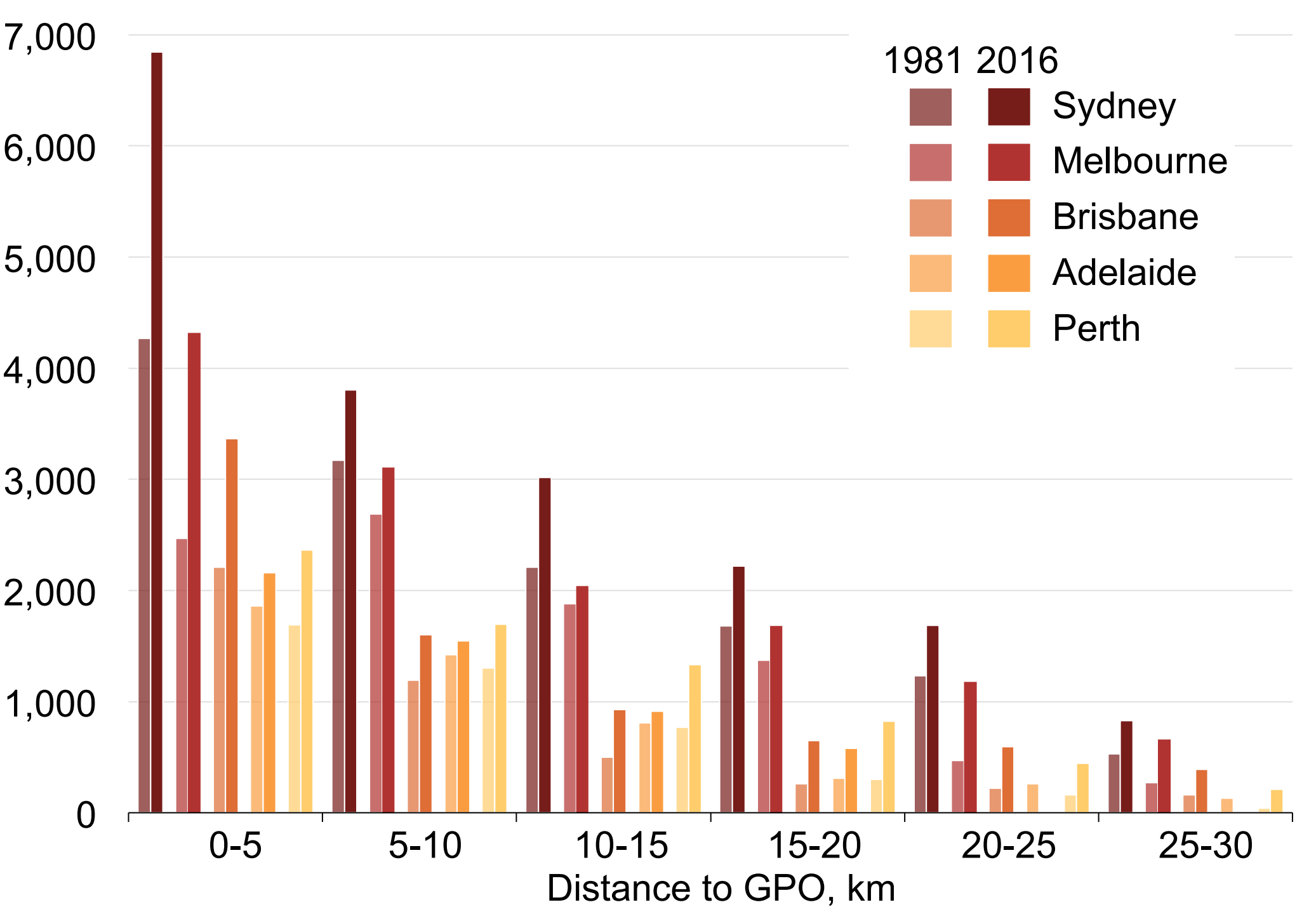
40+

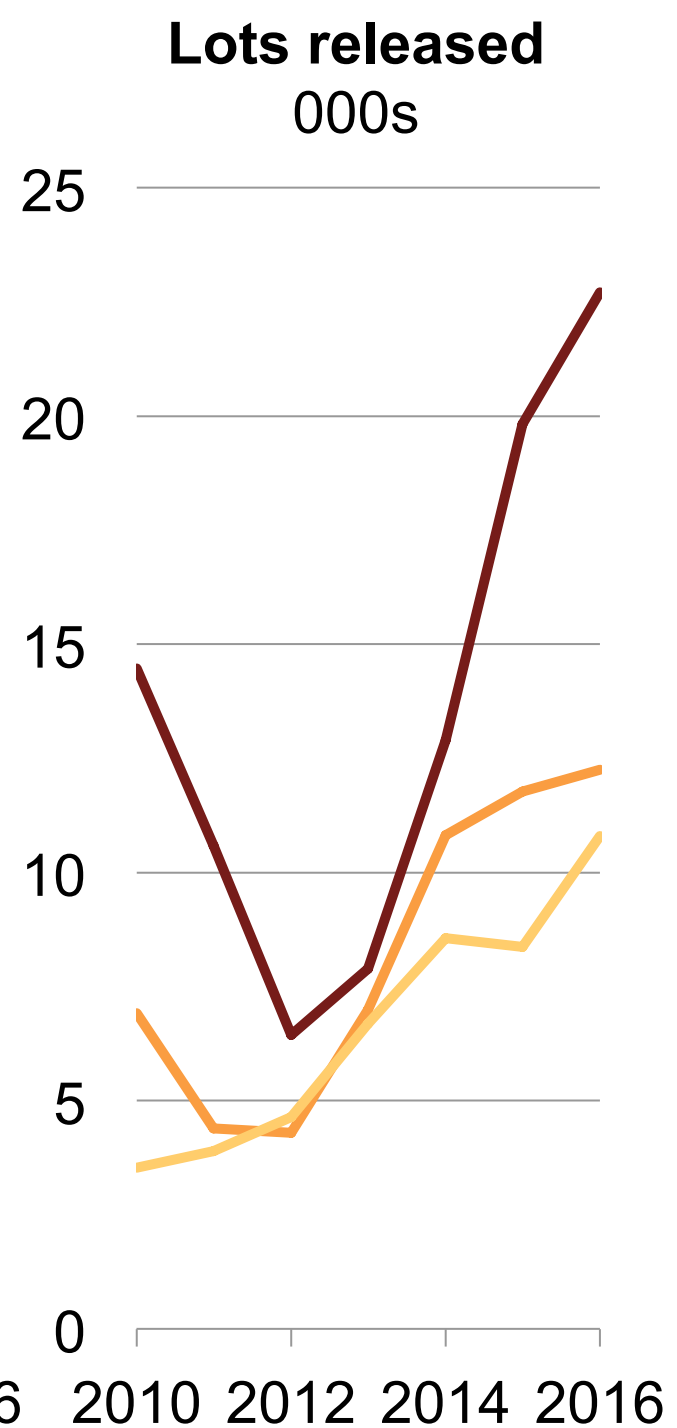
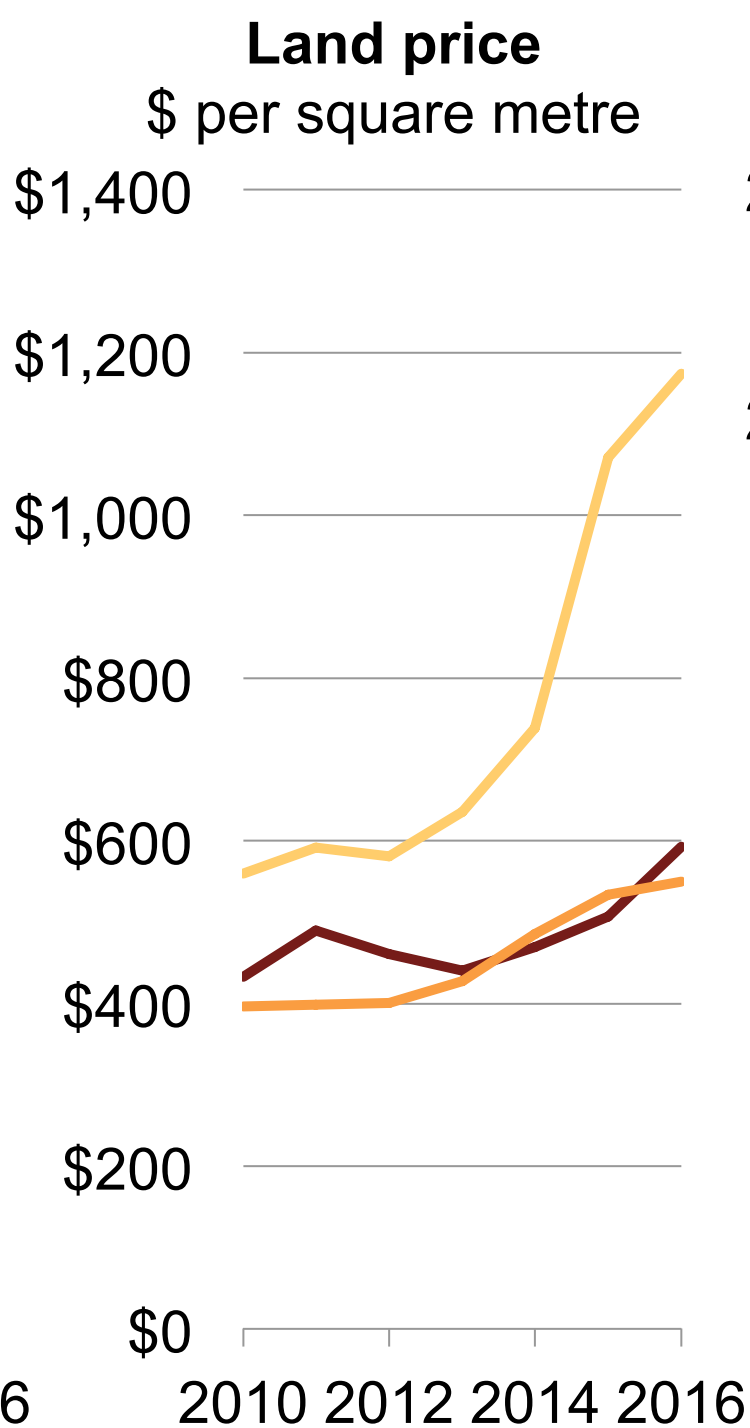
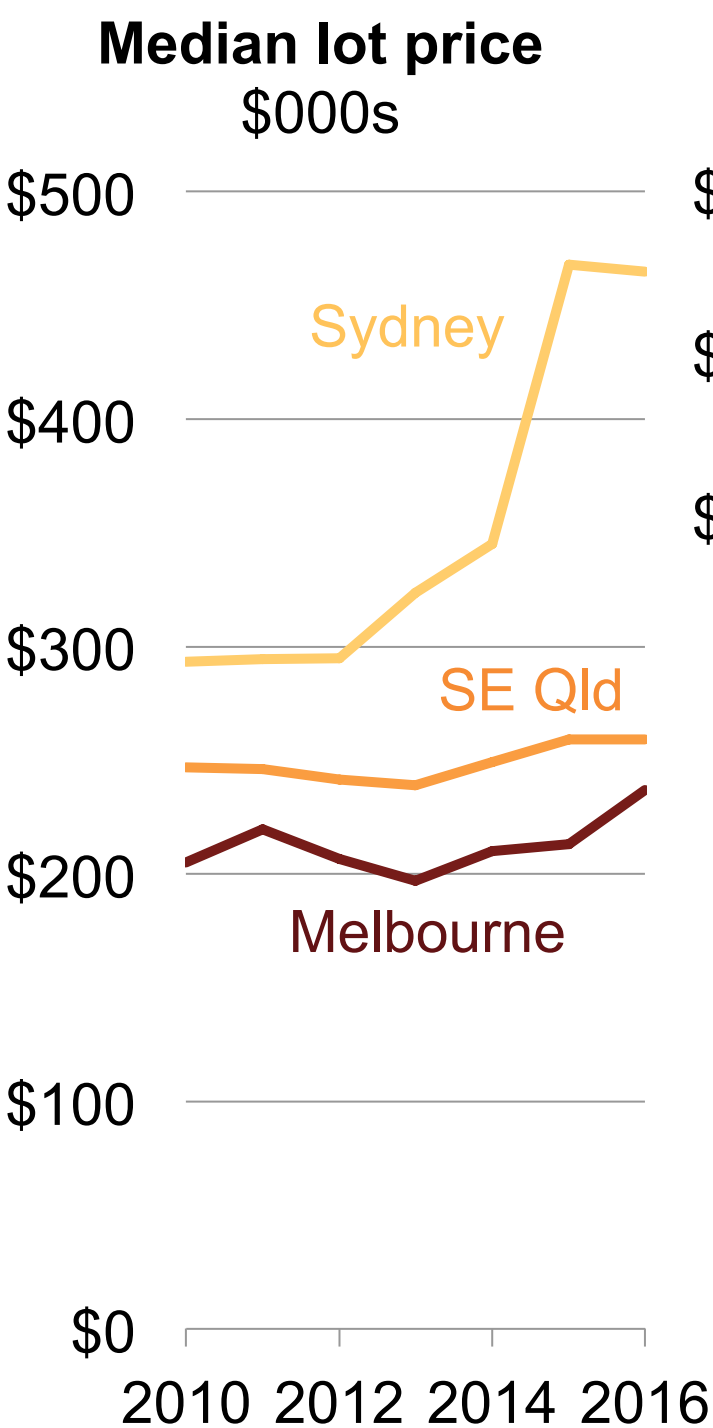


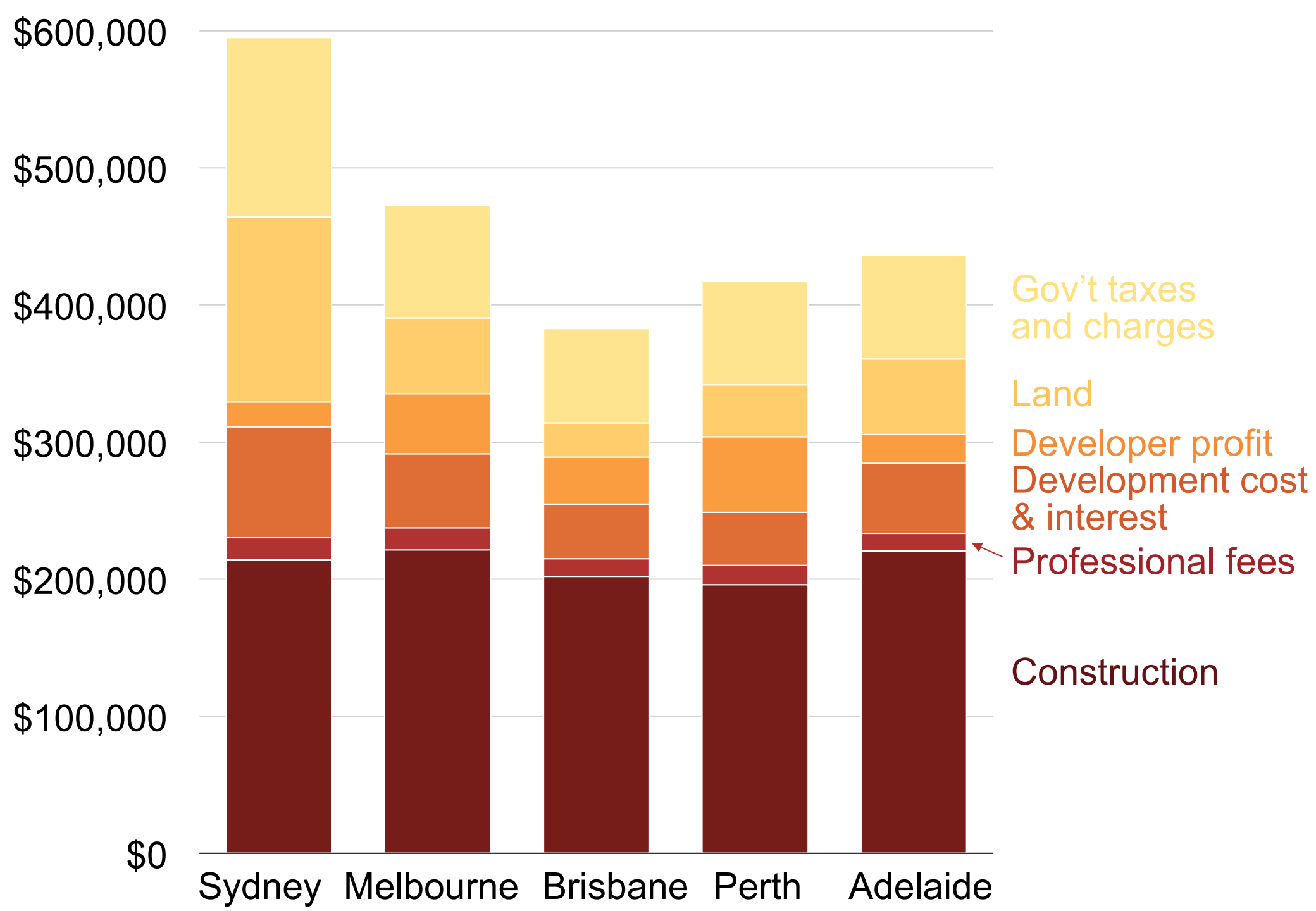


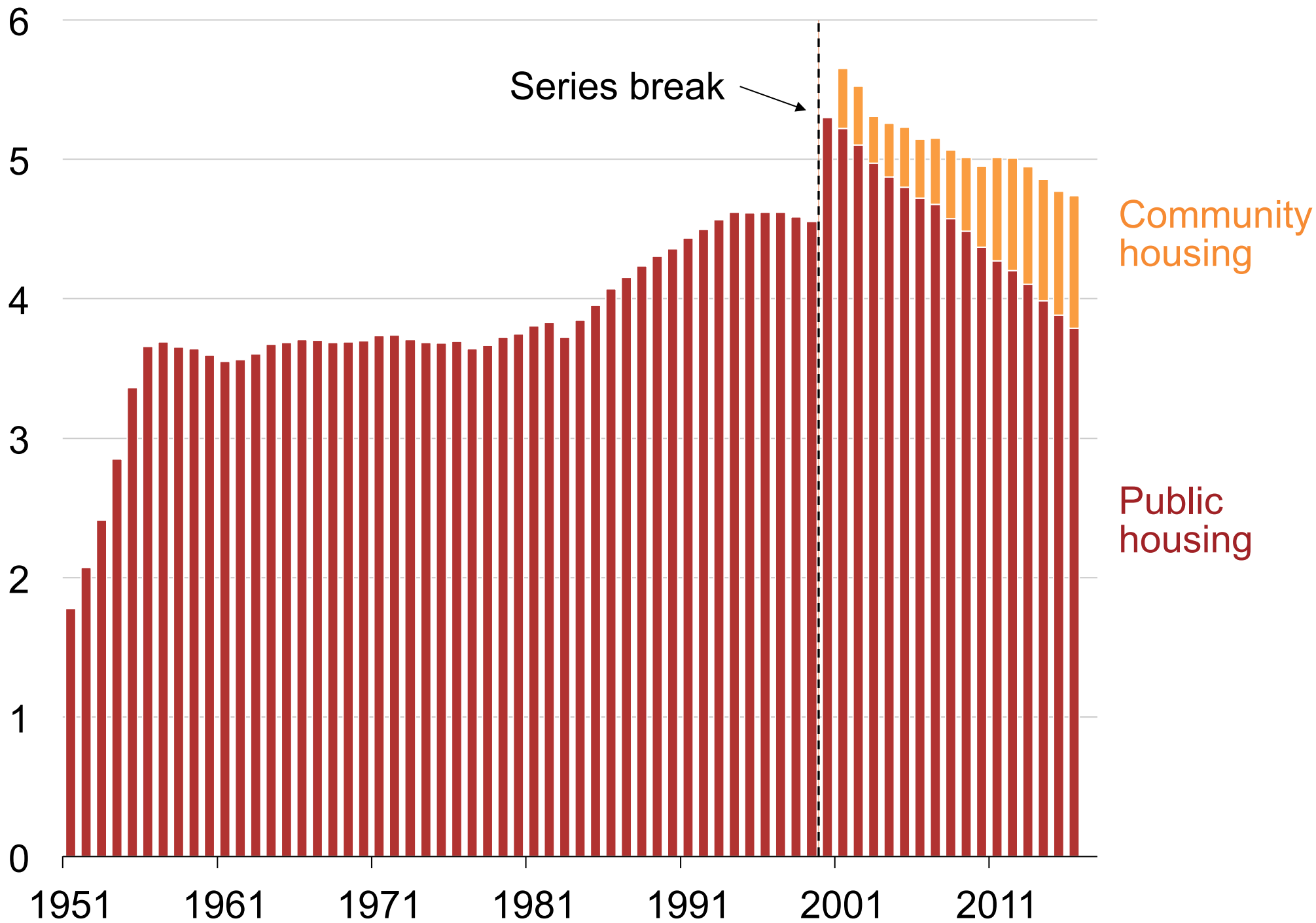


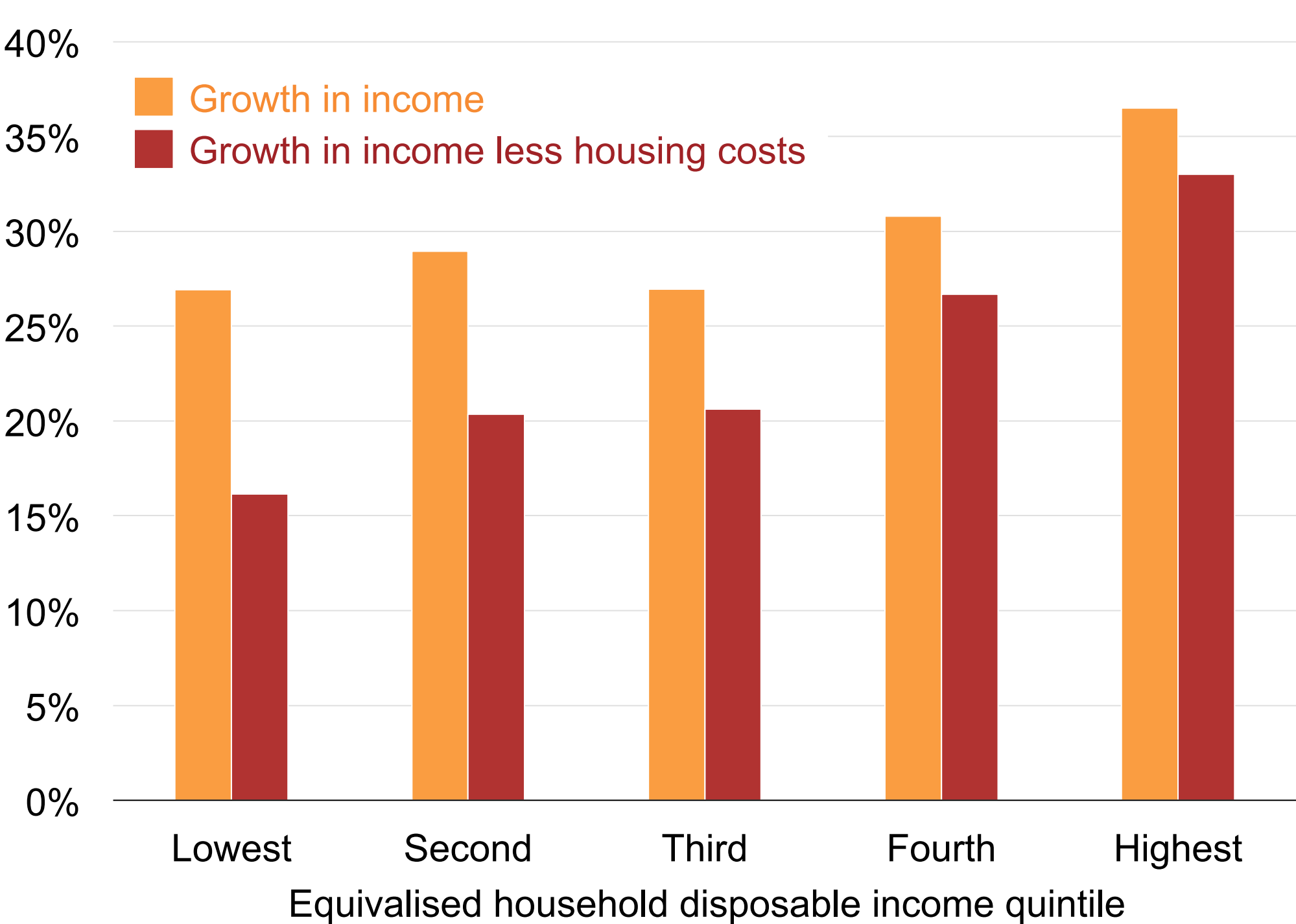


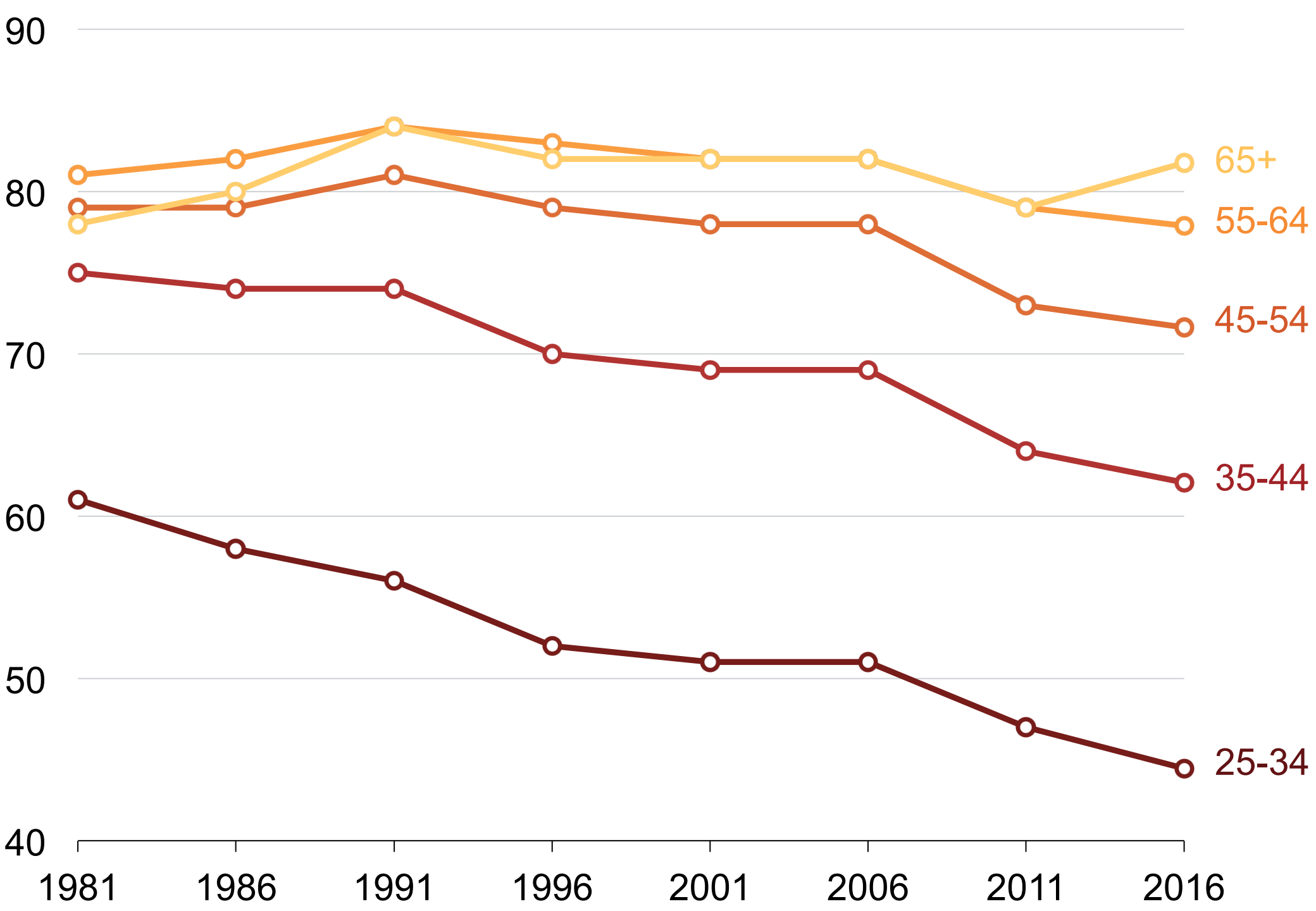












# Age group

**25-34**

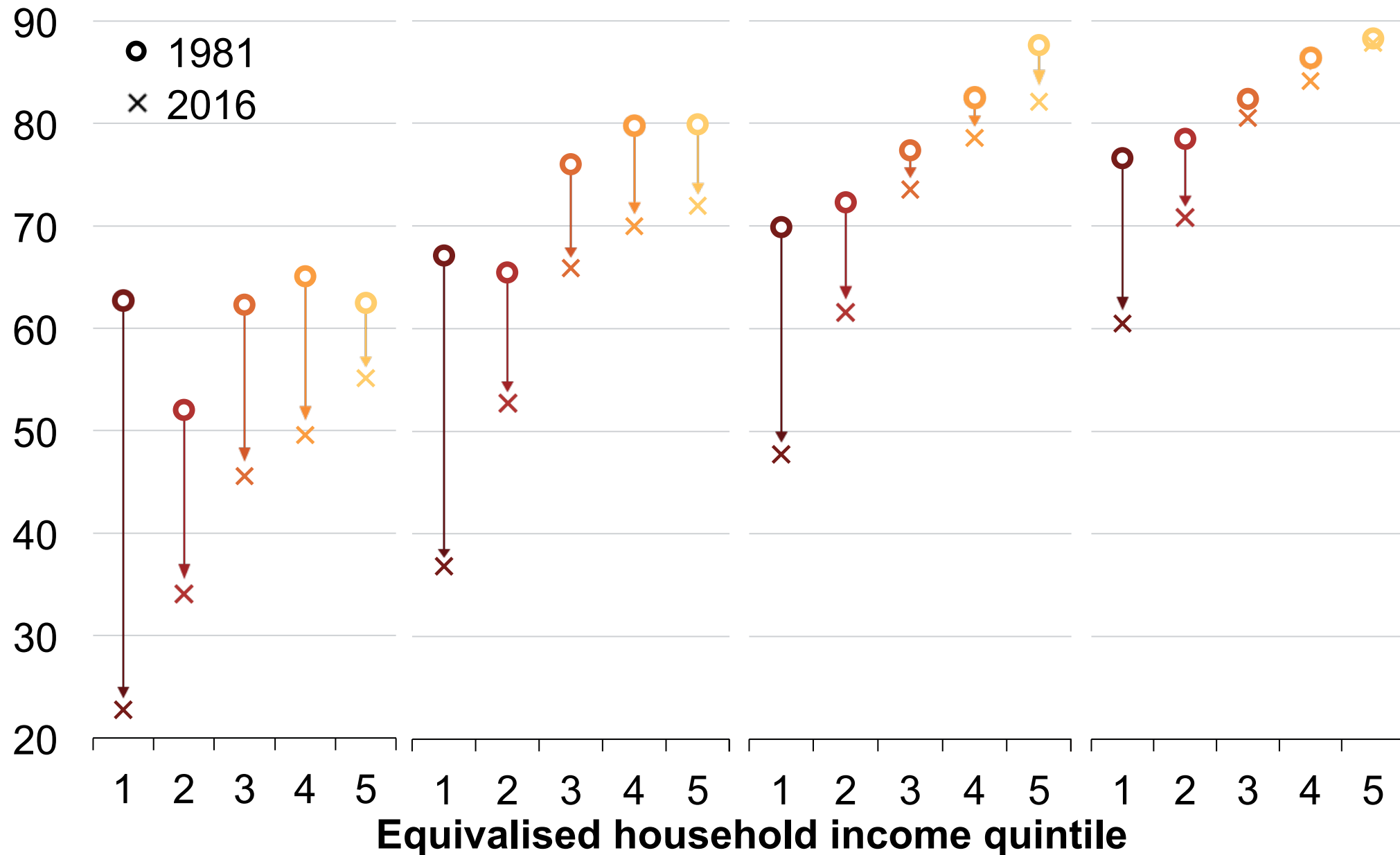
**35-44**

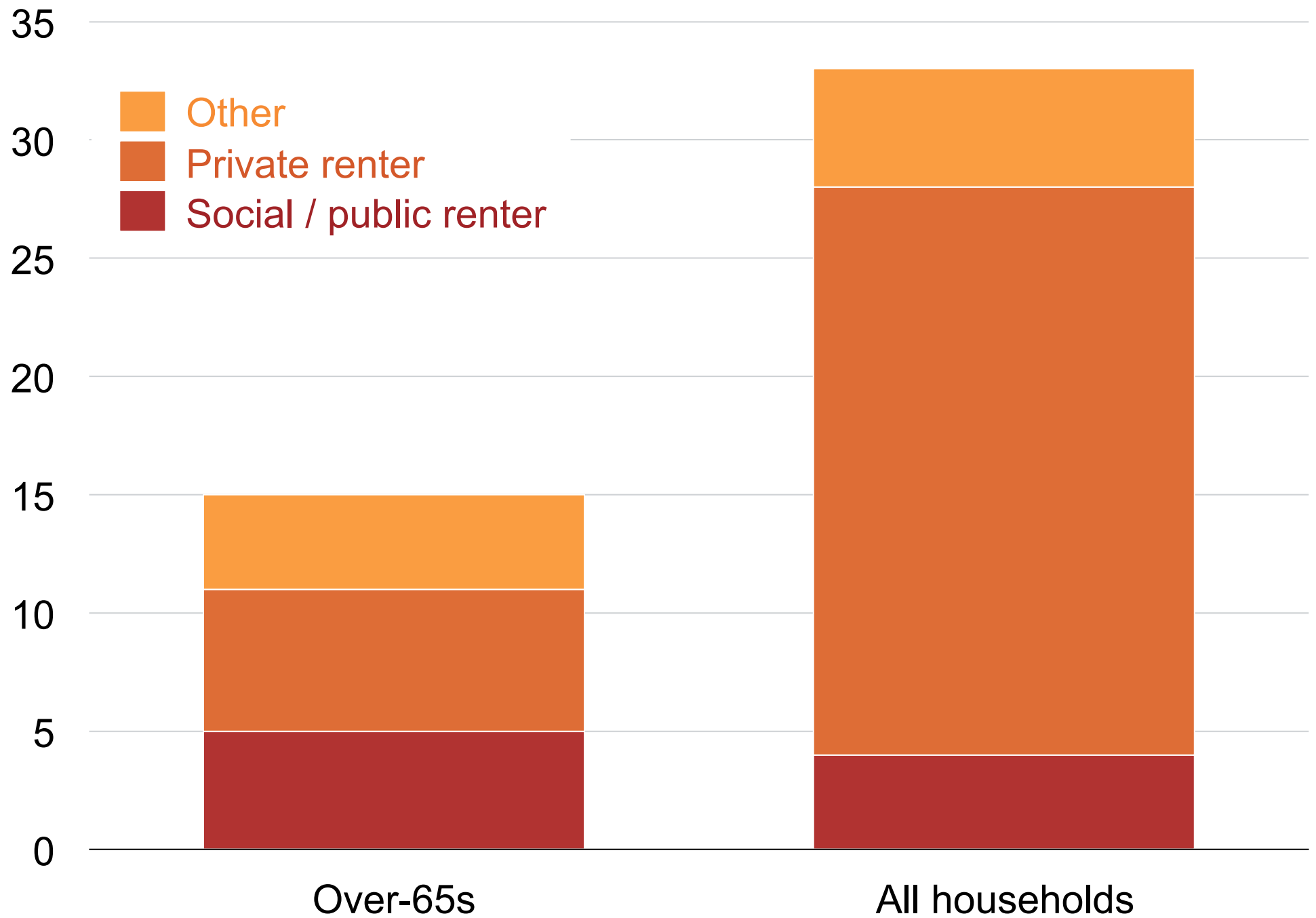
**45-54**

**55-64**

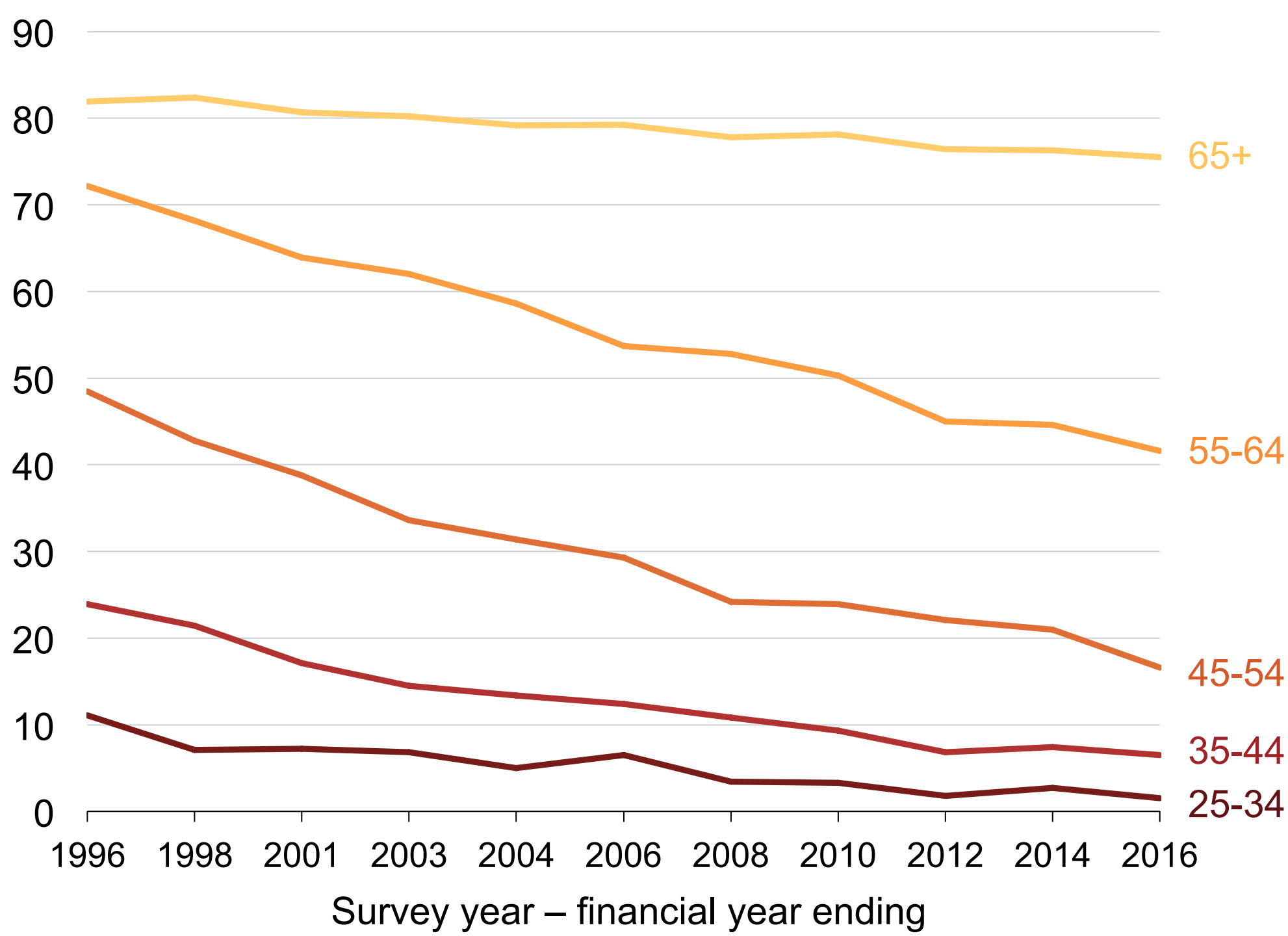
○ 1981

× 2016



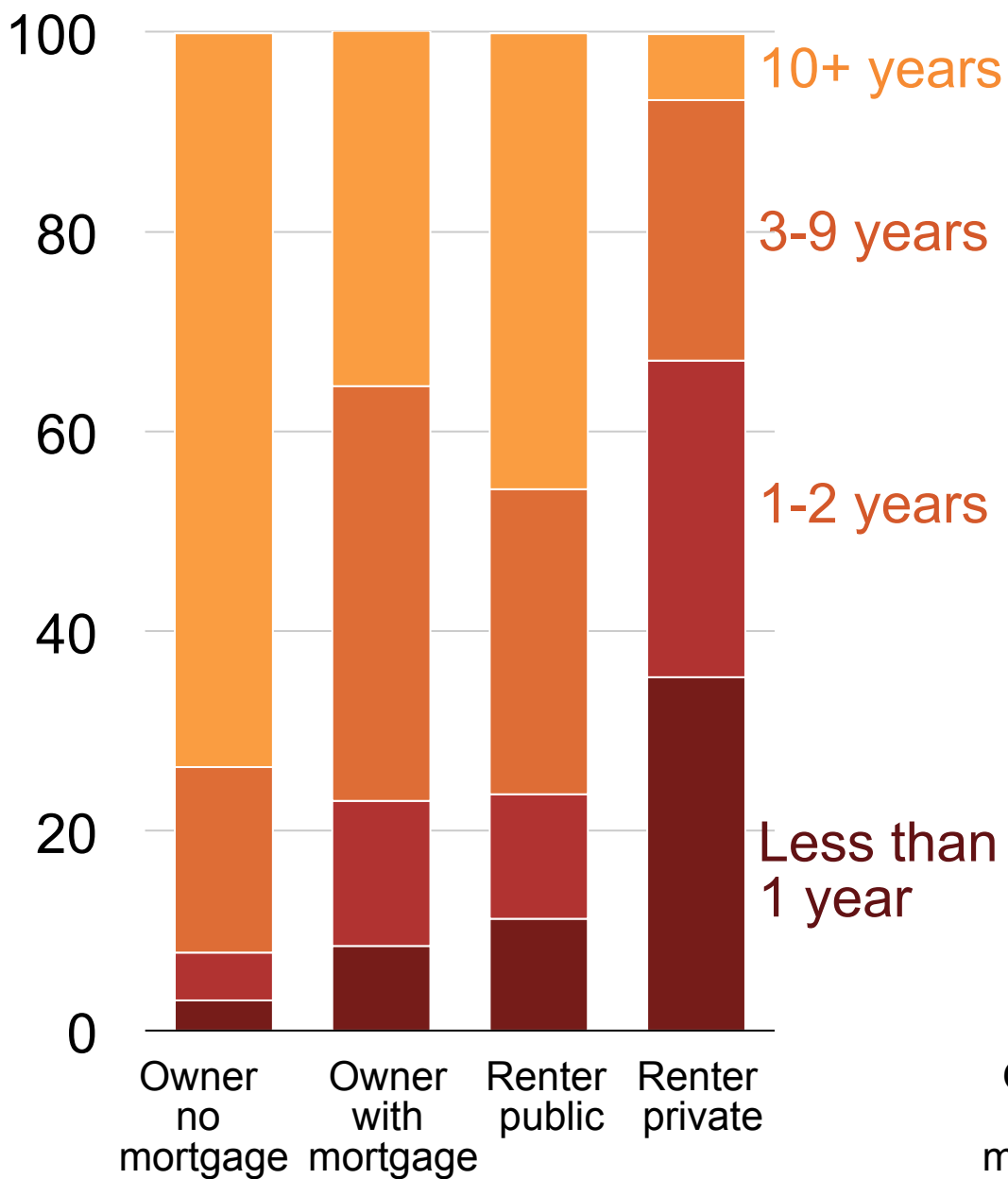






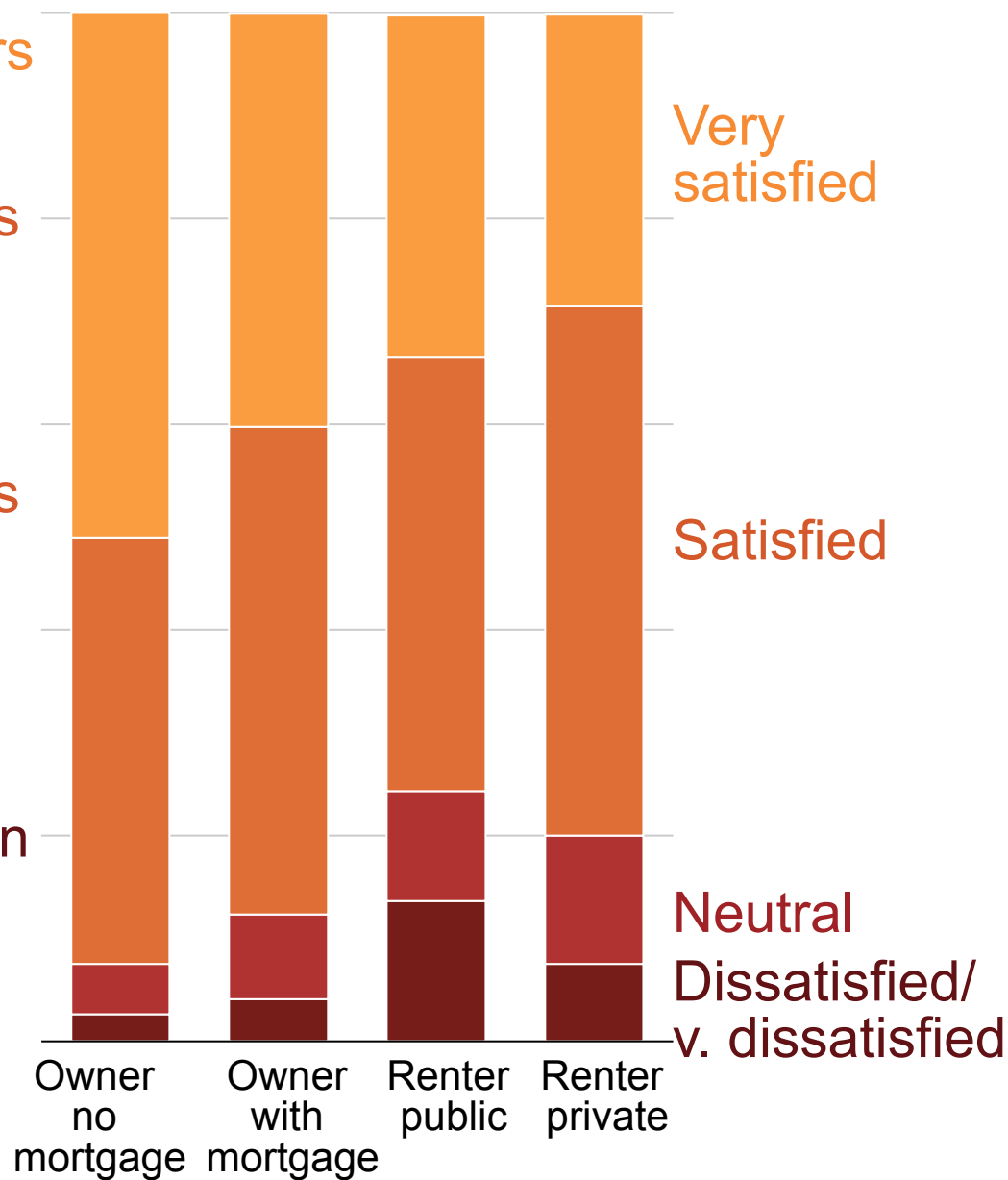
## Length of time in current dwelling

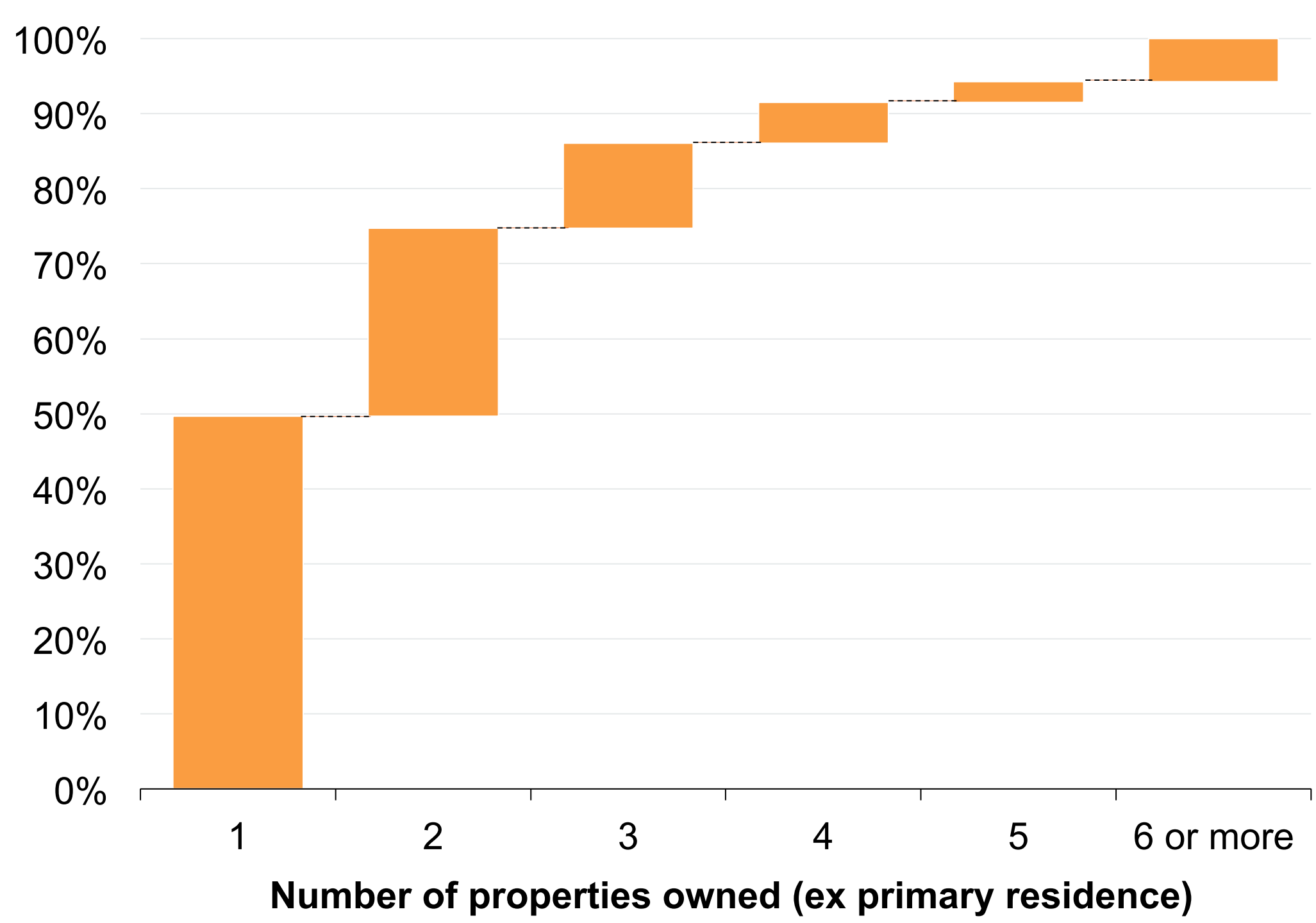
per cent of tenure type



## Satisfaction with housing

per cent of tenure type





## Sydney

5%

4%

3%

2%

1%

0%

Post-tax income return



Small Medium Large

## Melbourne

Land tax

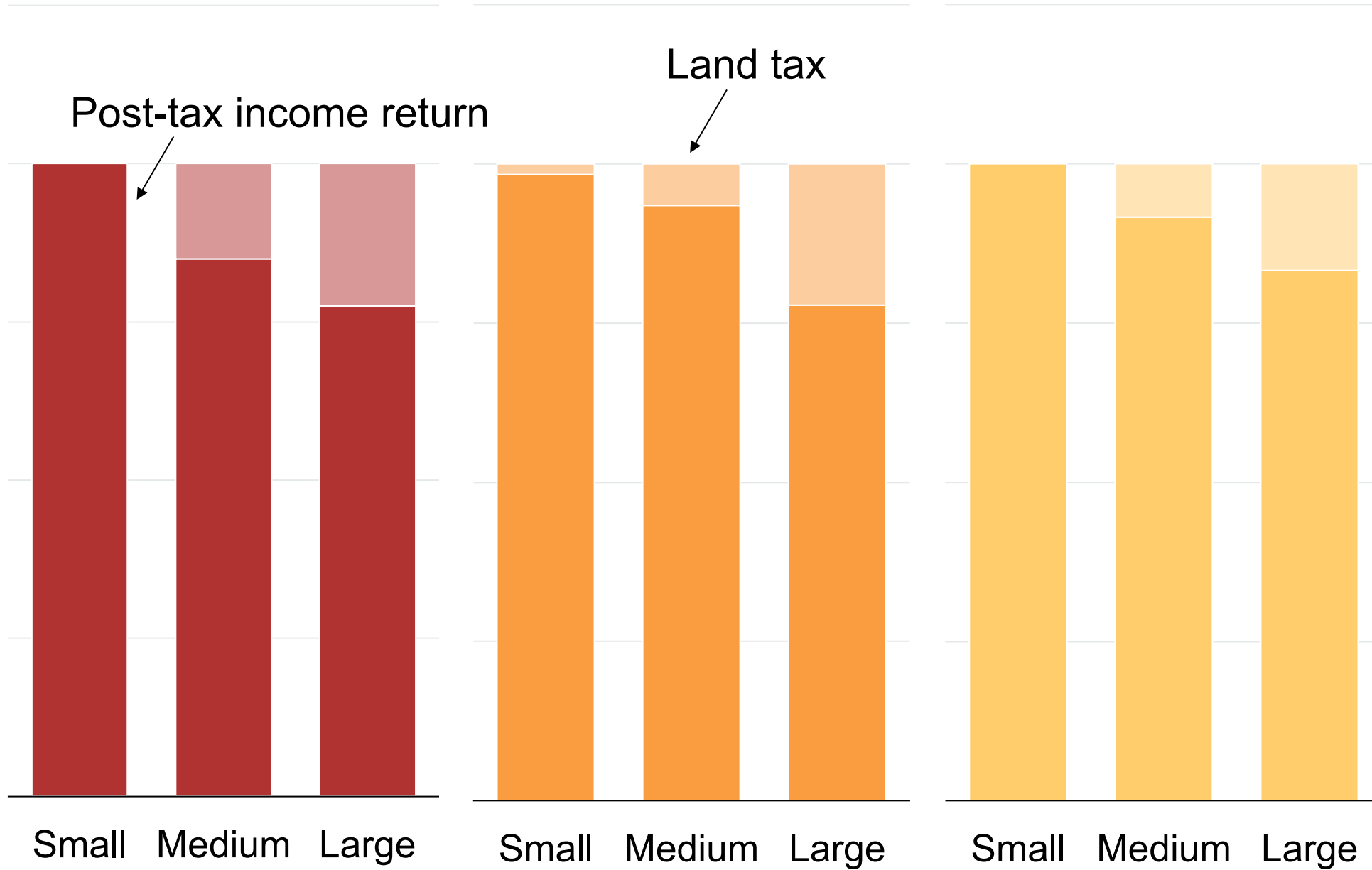


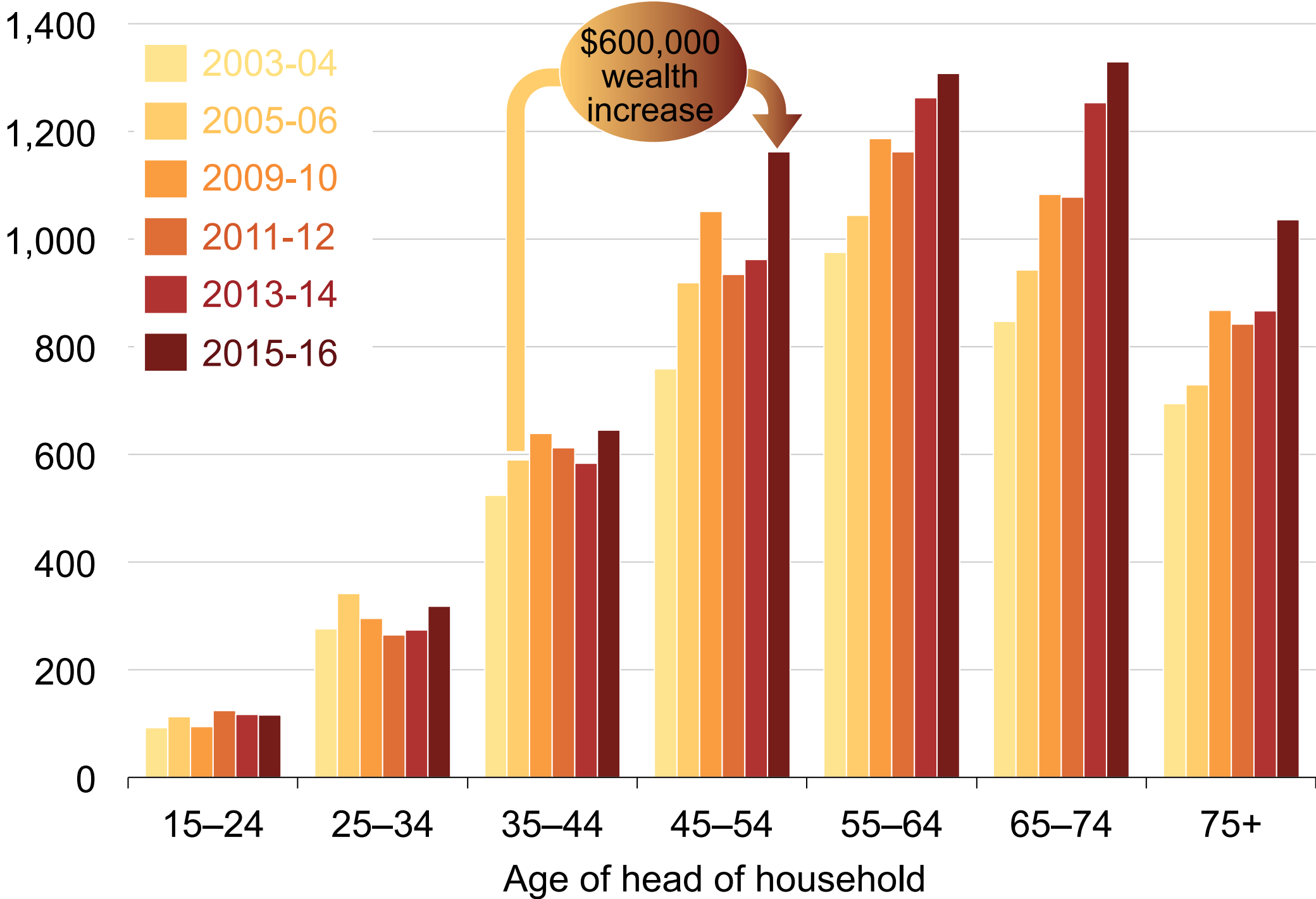
Small Medium Large

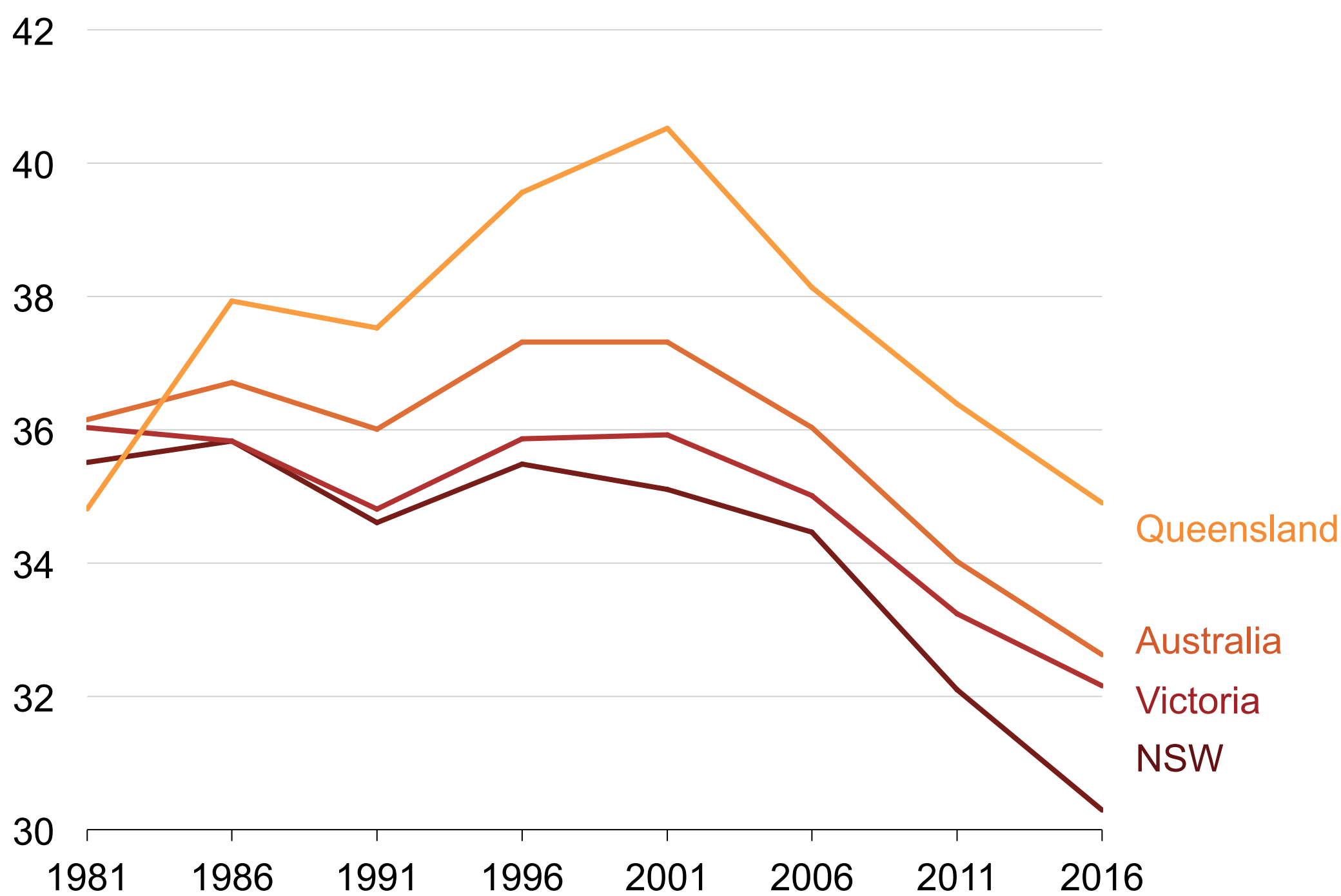
## Brisbane

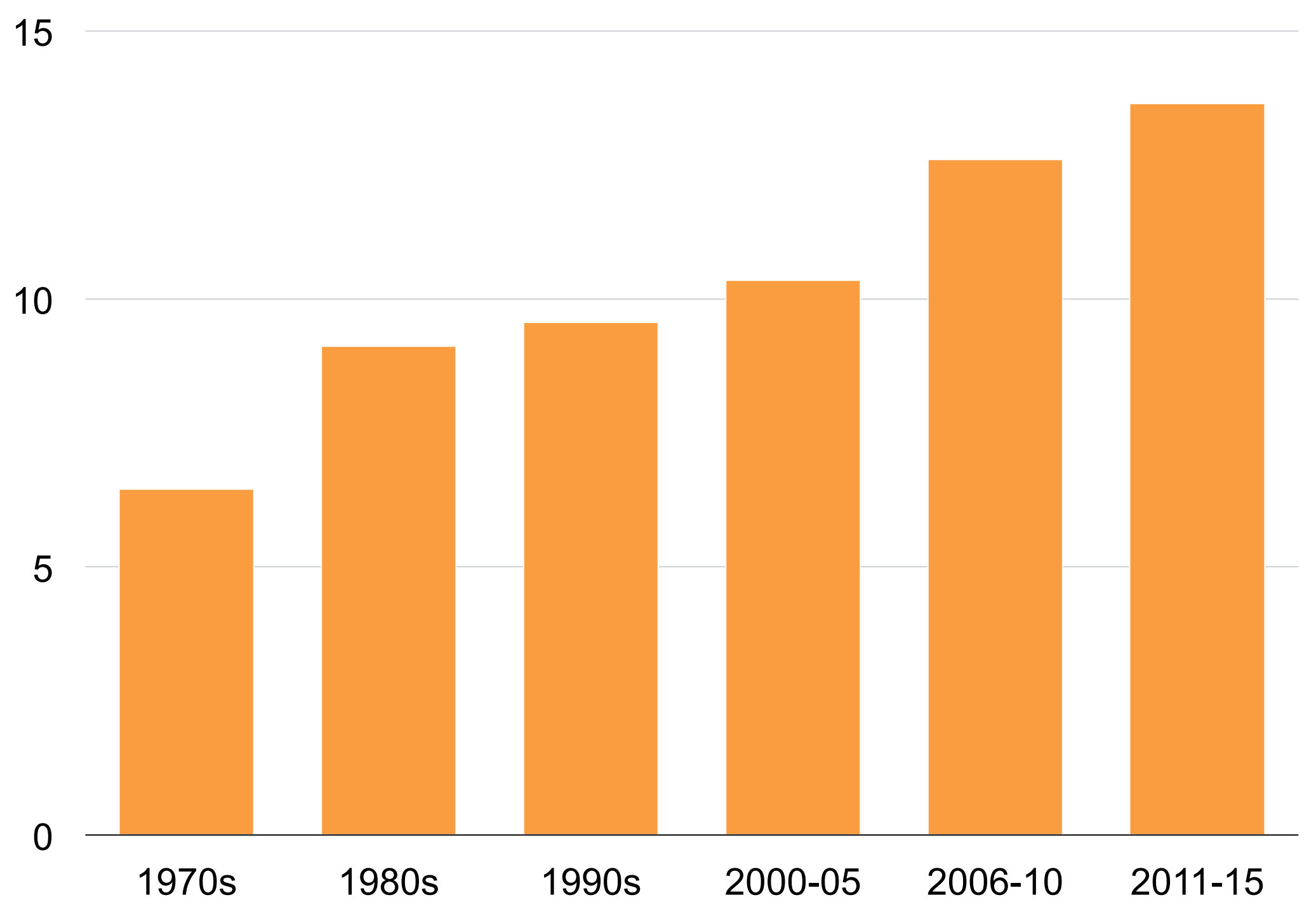
Small Medium Large

Size of investor

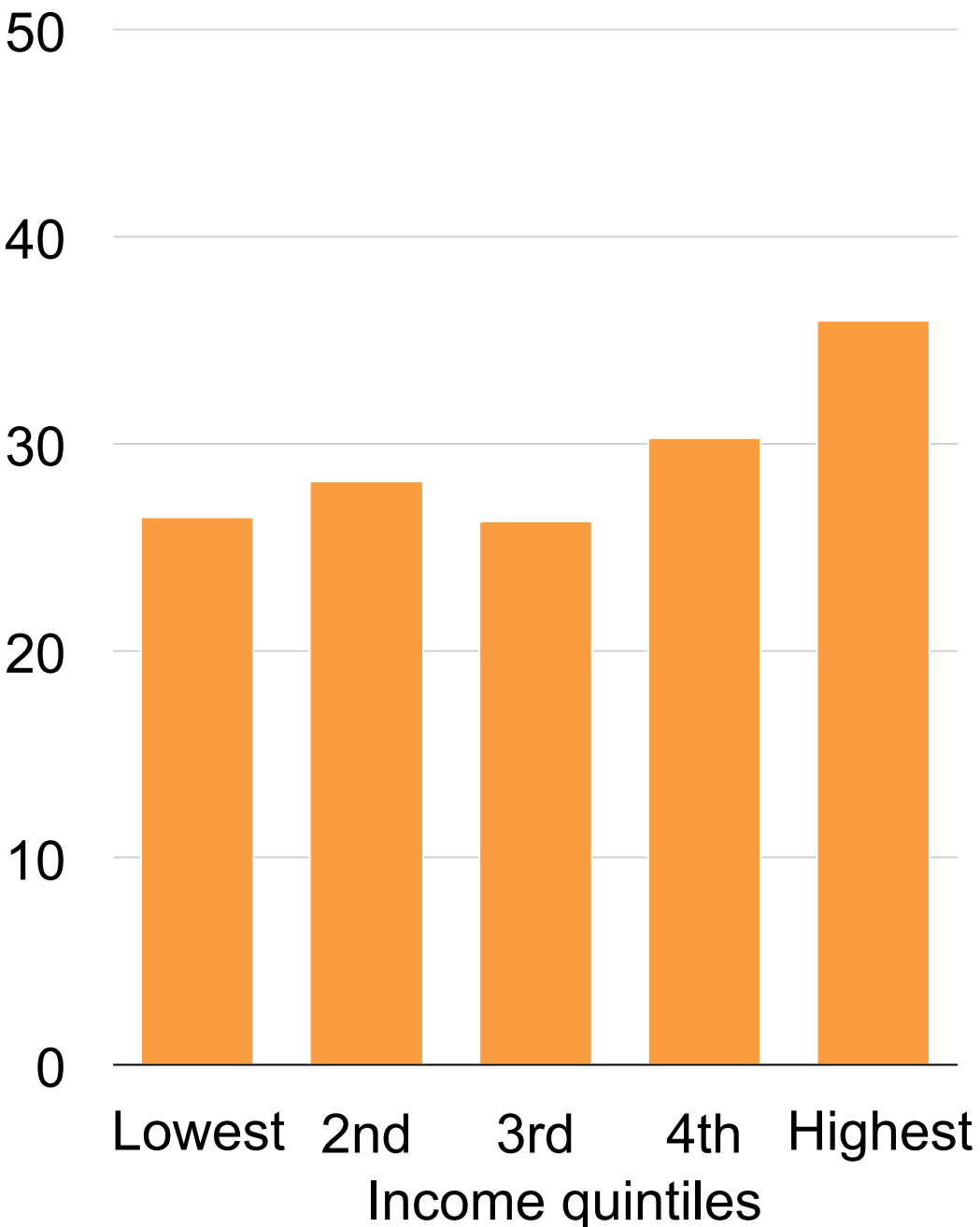




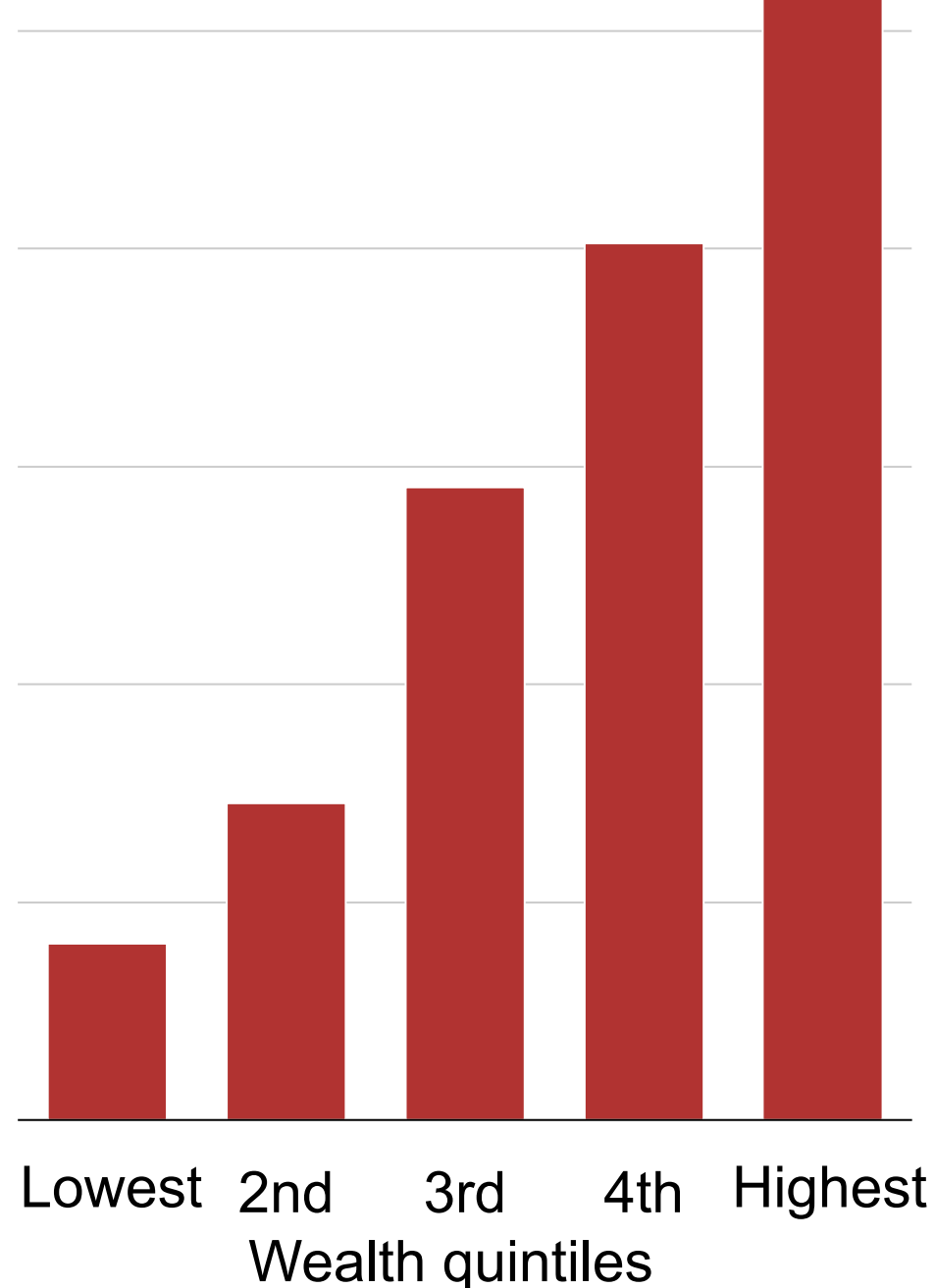




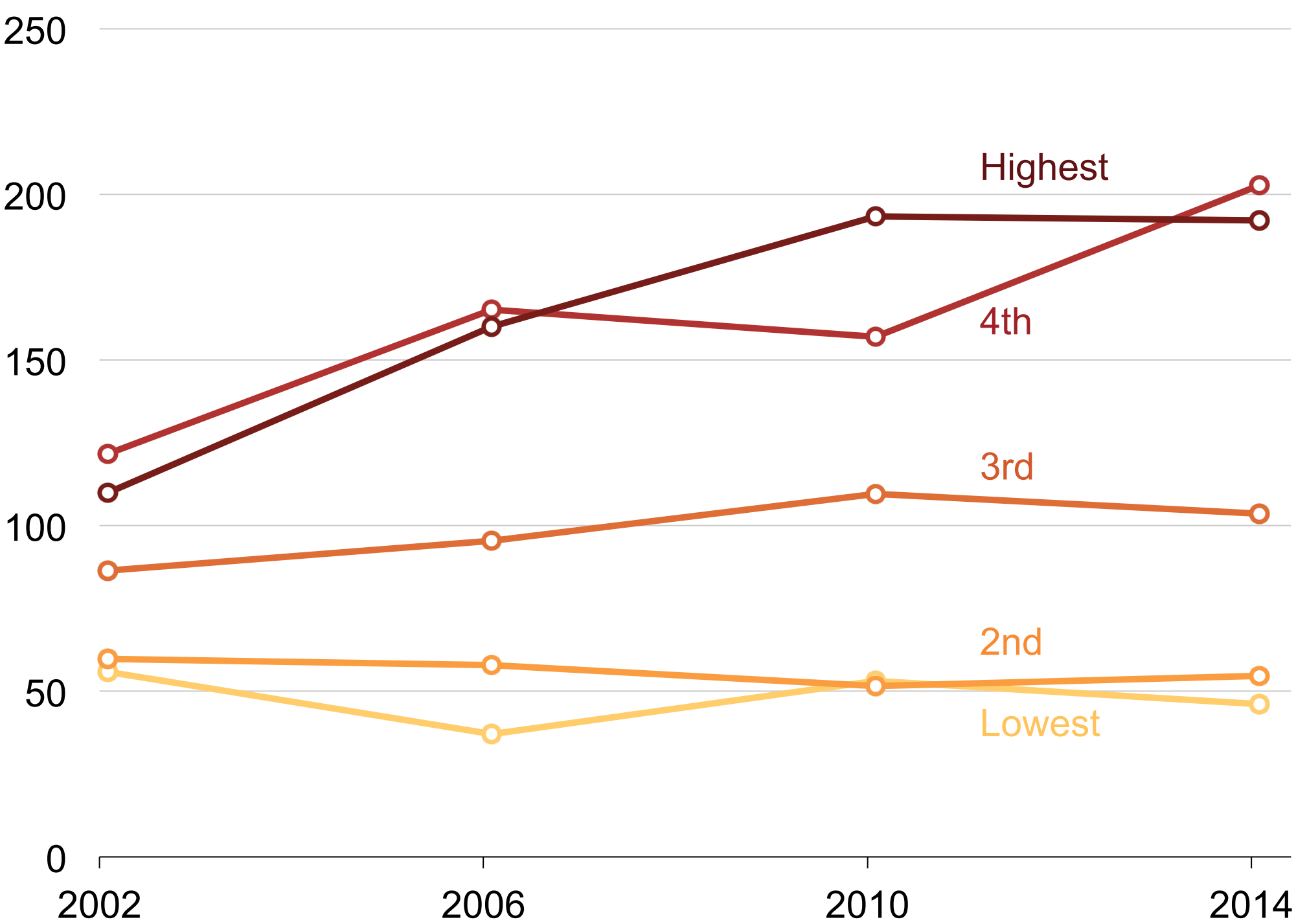
**Equivalised disposable income**

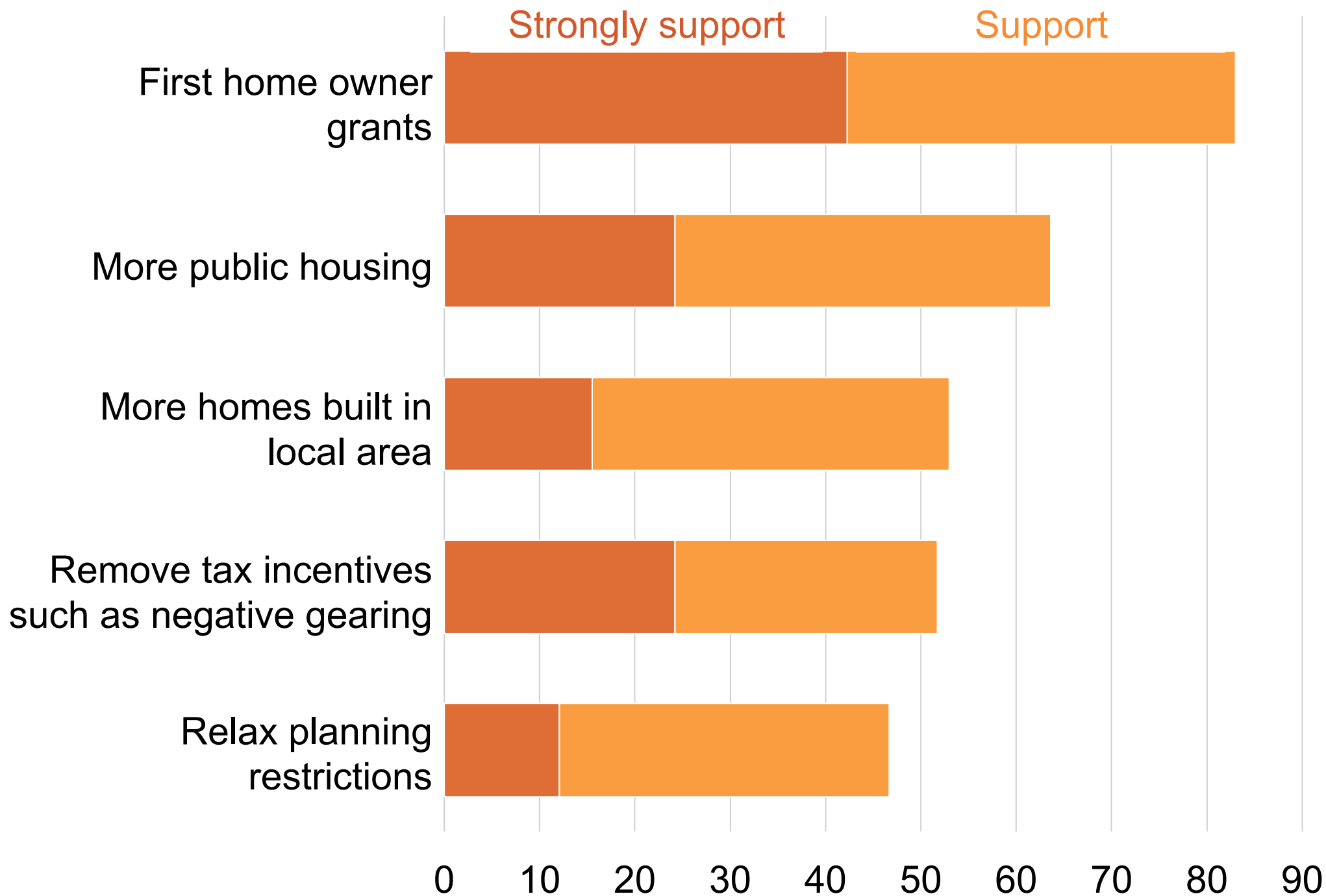


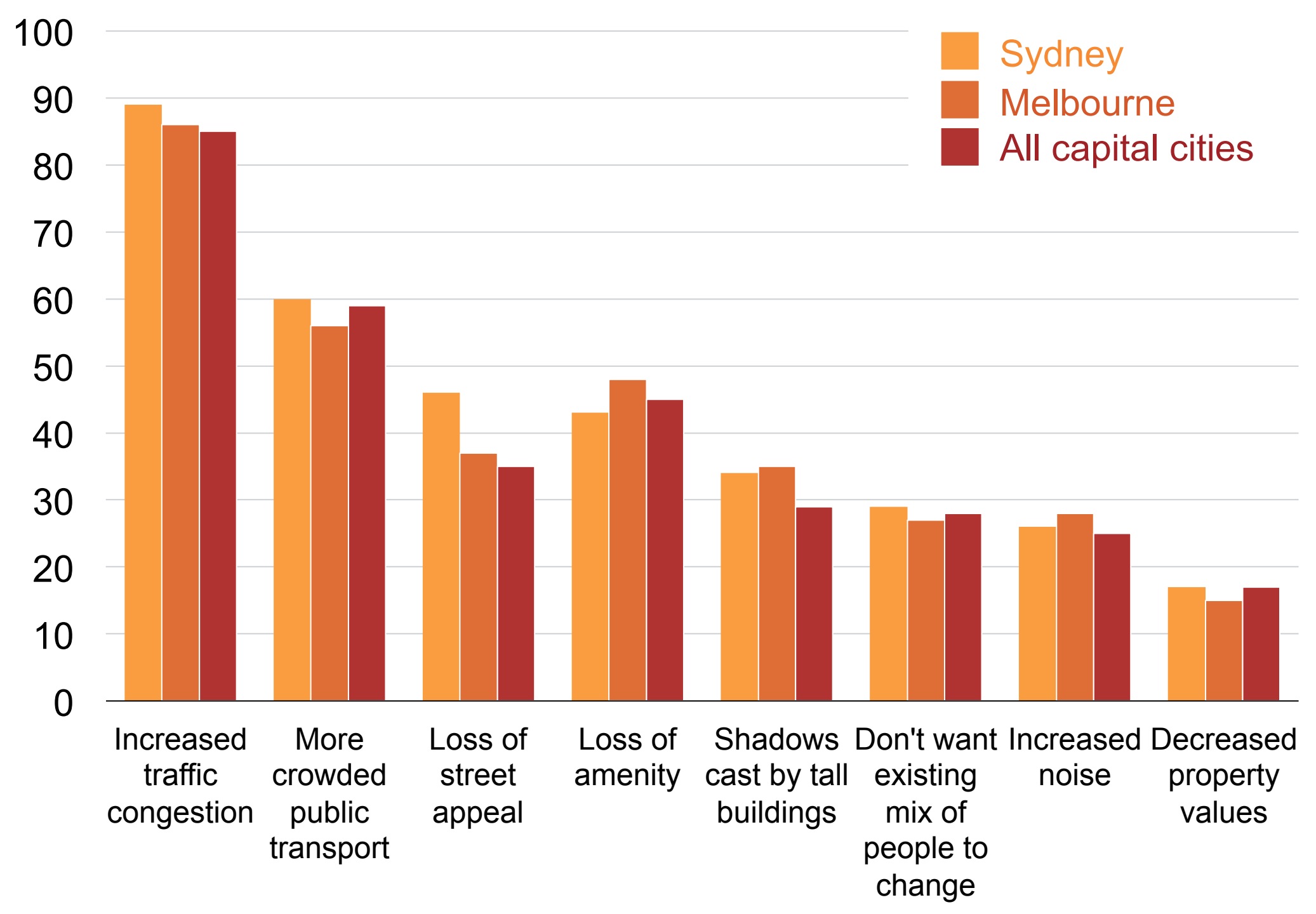
**Equivalised net wealth**

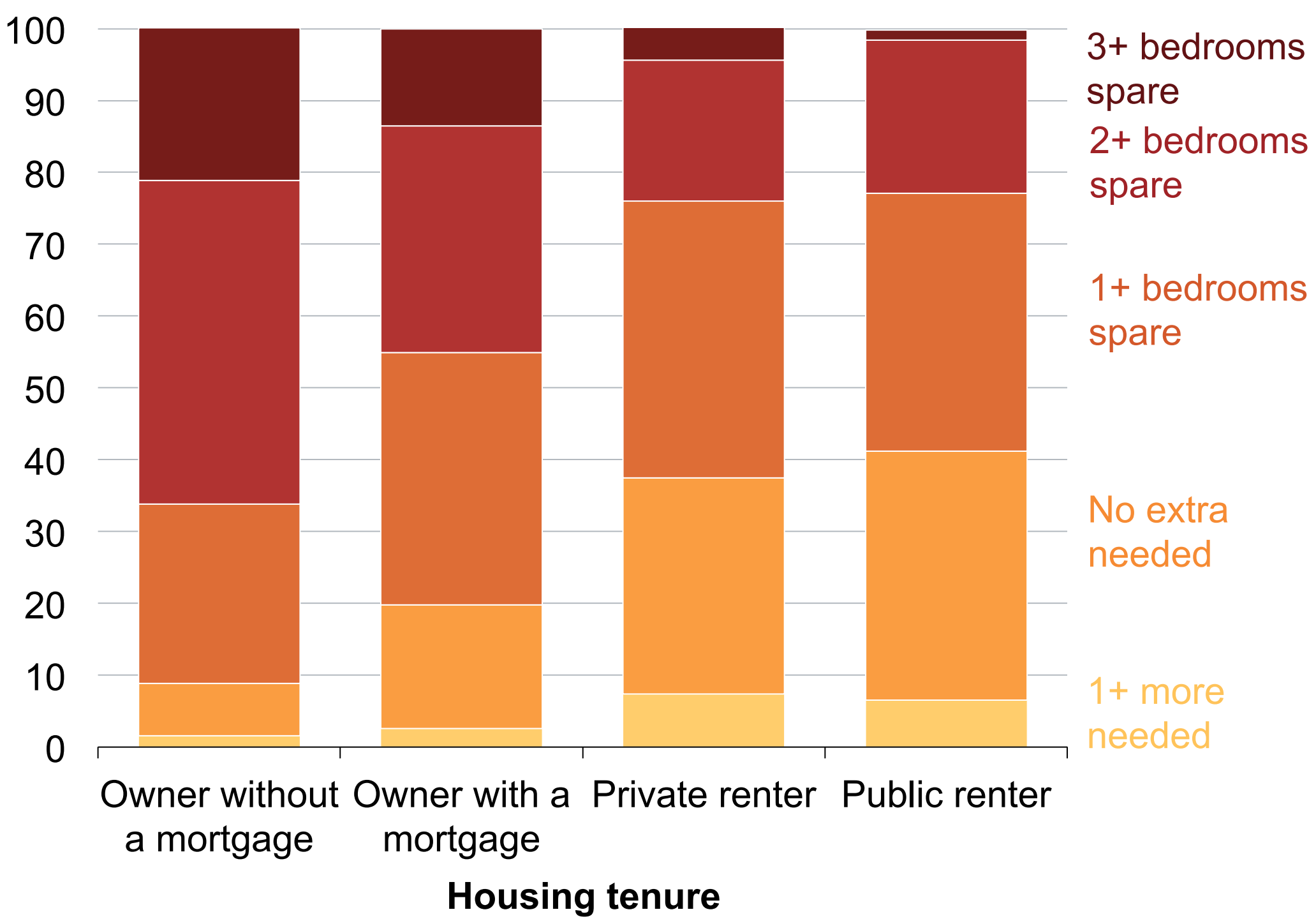


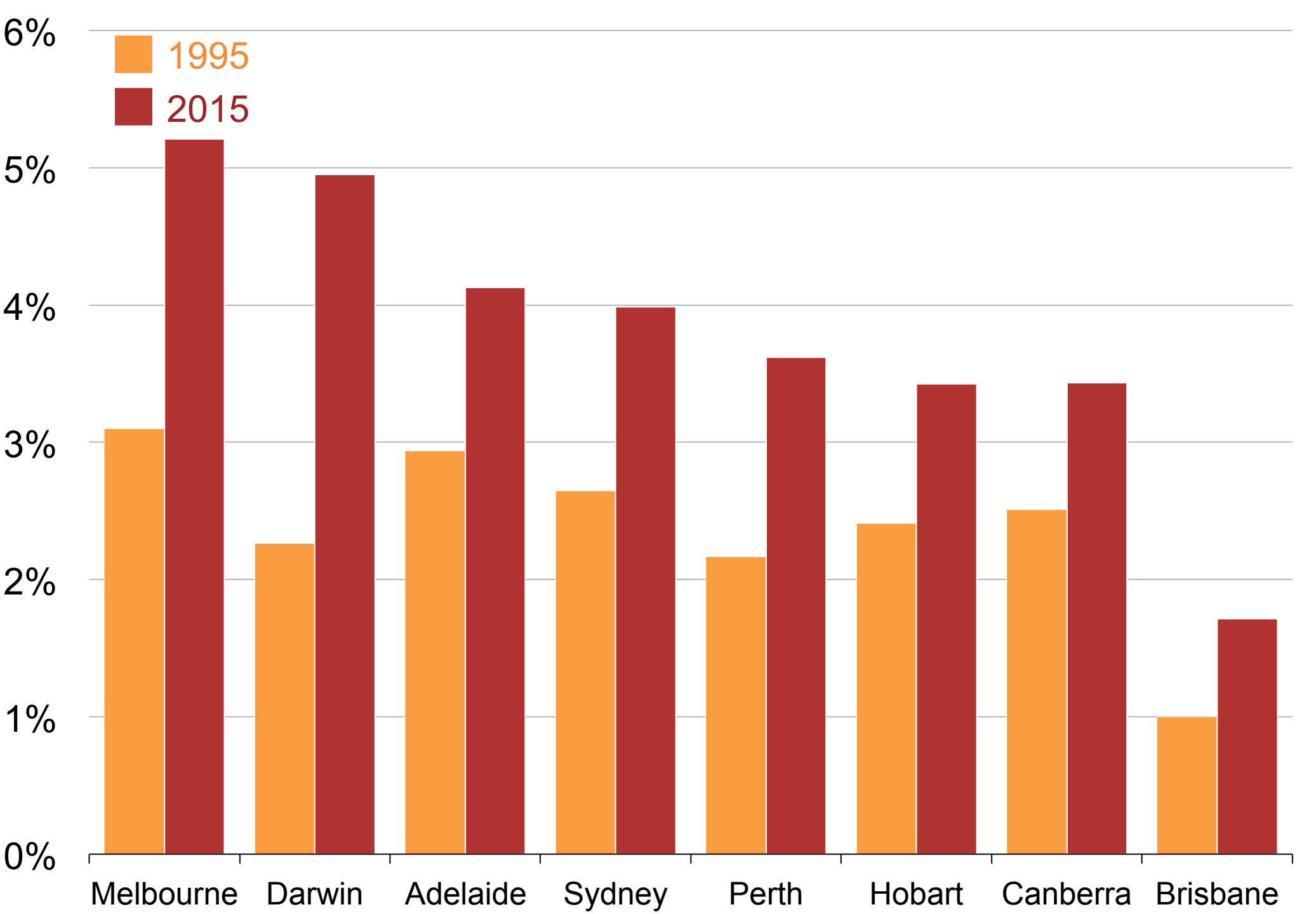












## ***Typical lease term***

**Indefinite**



Germany



Netherlands

**2-3 years**



France



Hong Kong

**6-12 months**



UK



Australia

## ***Notice period for landlords***

**3 months or more**



Germany



France

**2 months**



UK



Hong Kong

**30 days**



Australia  
(generally)

## ***Reasons lease can be terminated***

**Non-payment/misconduct**



France



UK

**Landlord selling/moving in**



Netherlands



Germany

**Any reason with notice**



Australia  
(generally)

## ***Pet ownership***

**Tenant entitlement**



Germany

**Subject to restrictions**



USA (some states, eg New Jersey)

**Only with landlord's consent**



Australia

## ***Minor alterations (putting up pictures, laying carpet, painting)***

**Permitted – considered normal**



Germany



Netherlands

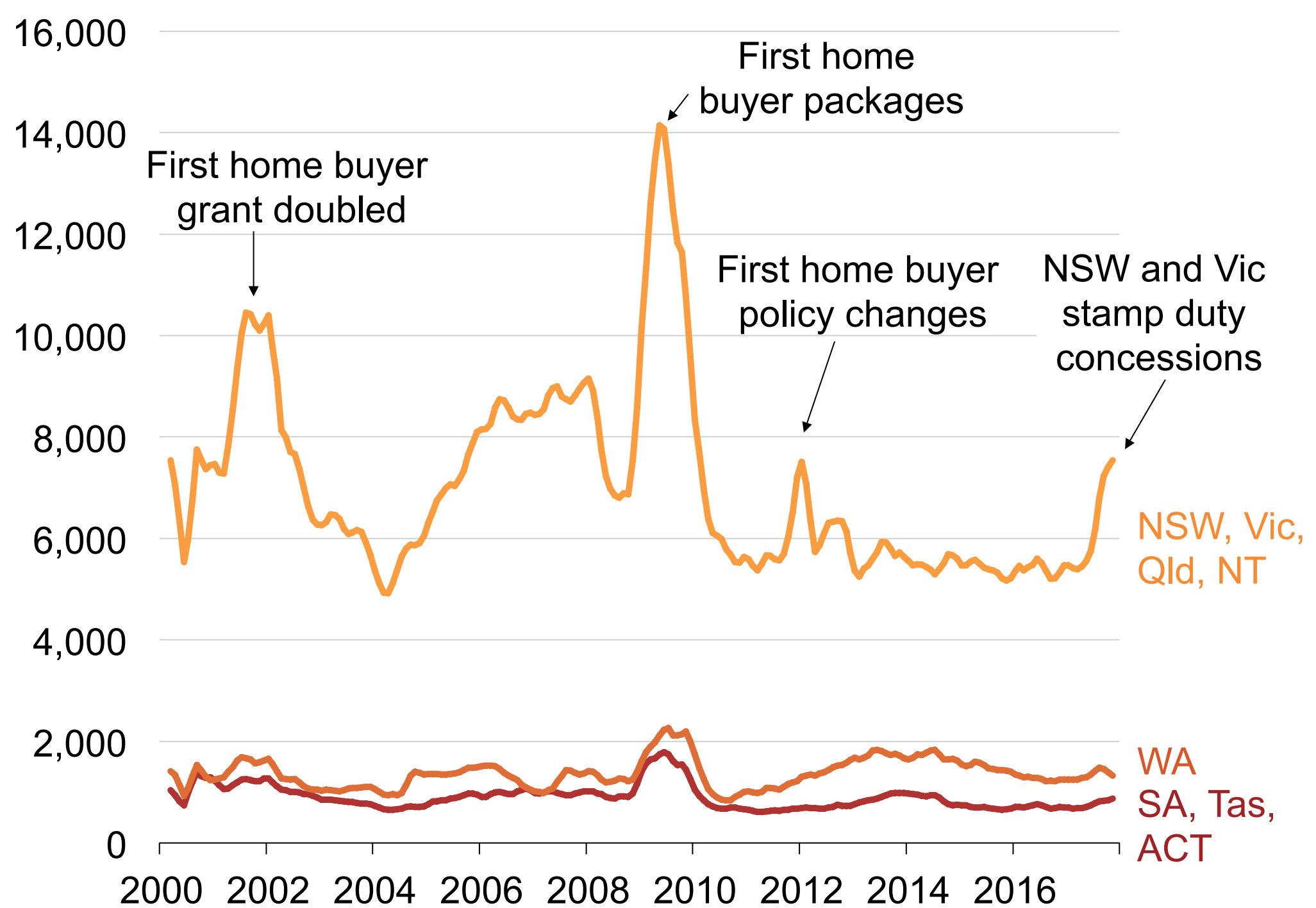
**Only with landlord's consent**



USA (some states, eg New Jersey)

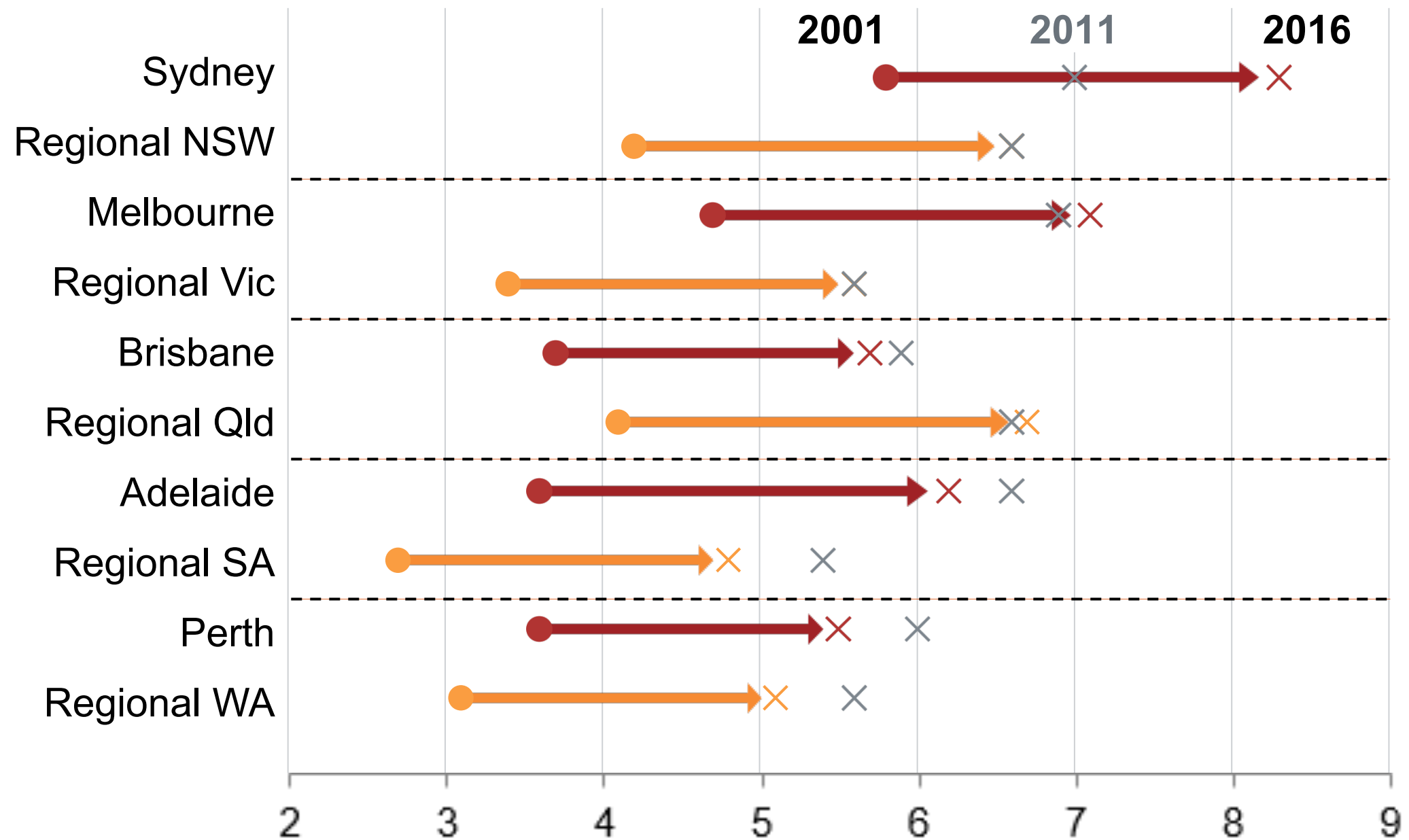


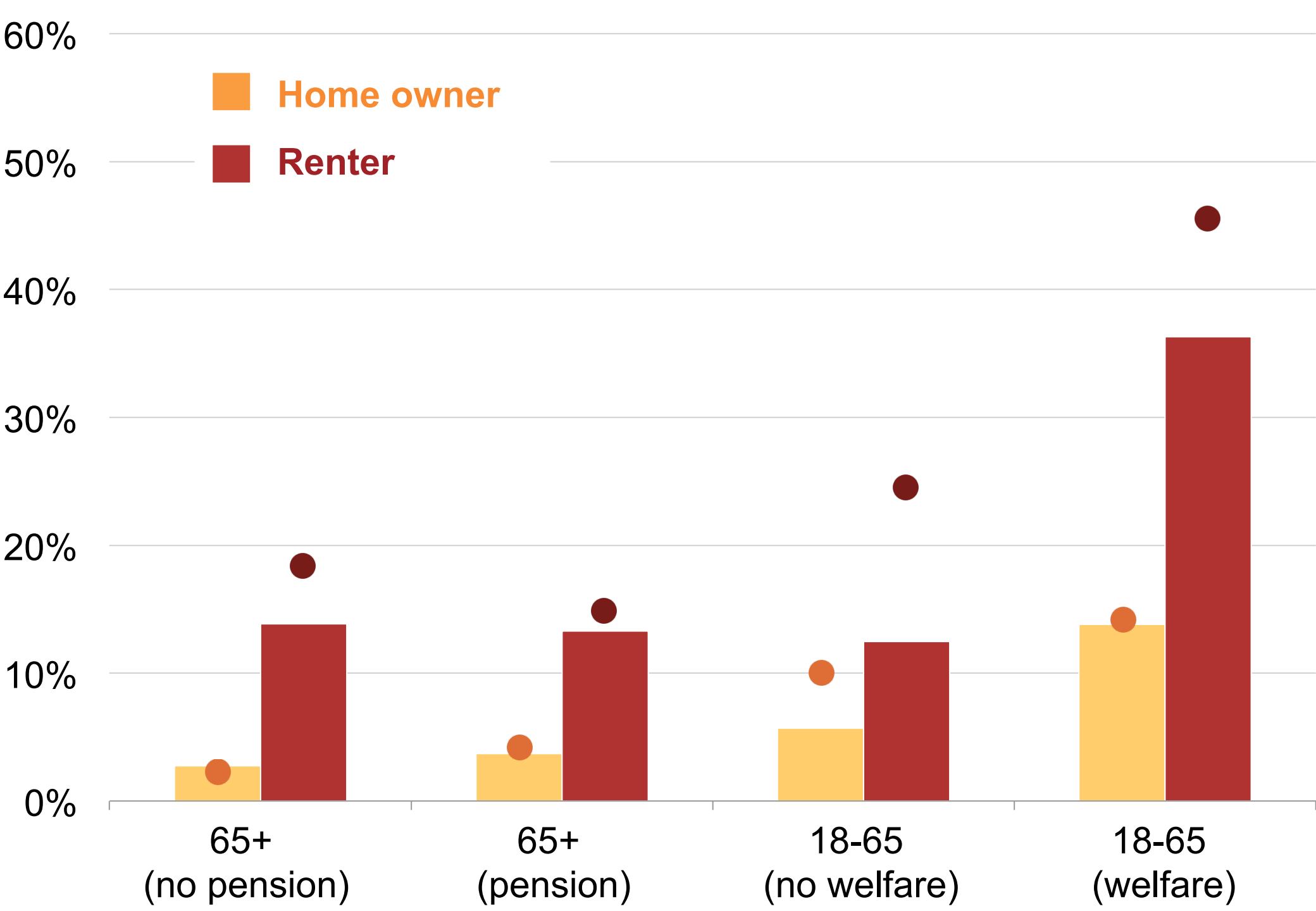
Australia

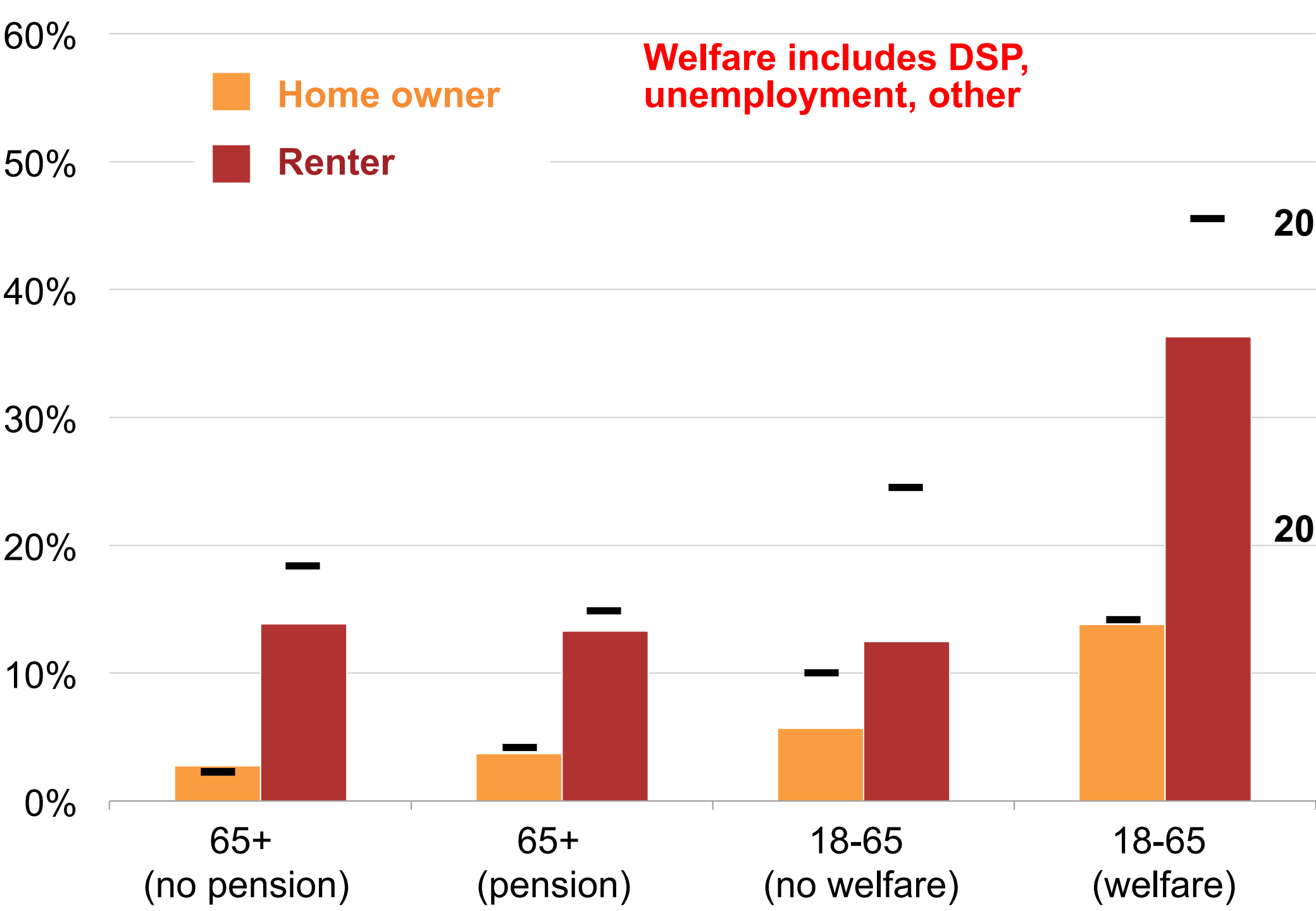


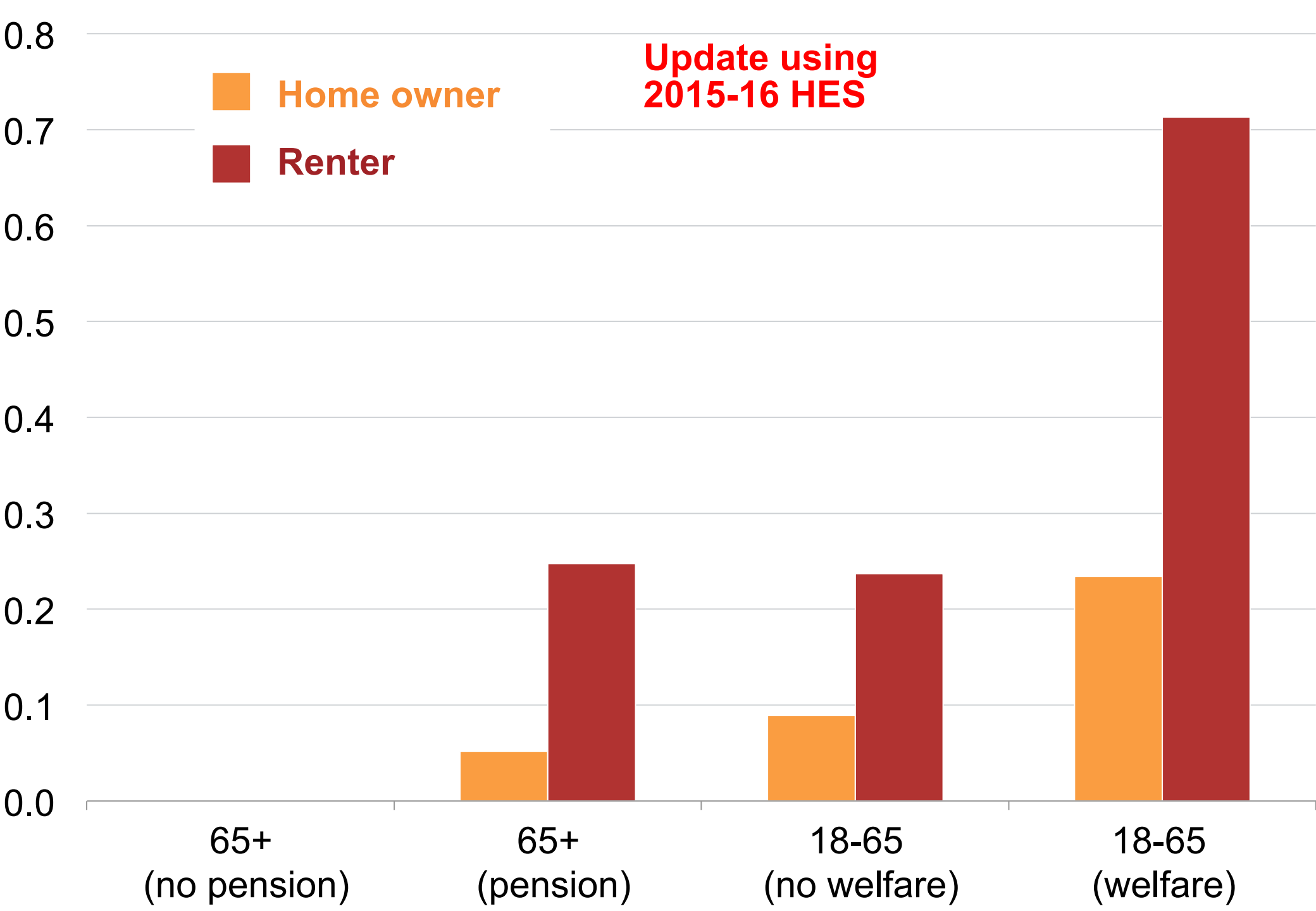
**For full page housing solutions charts see separate PPT  
slidedeck in DRAFTS folder**

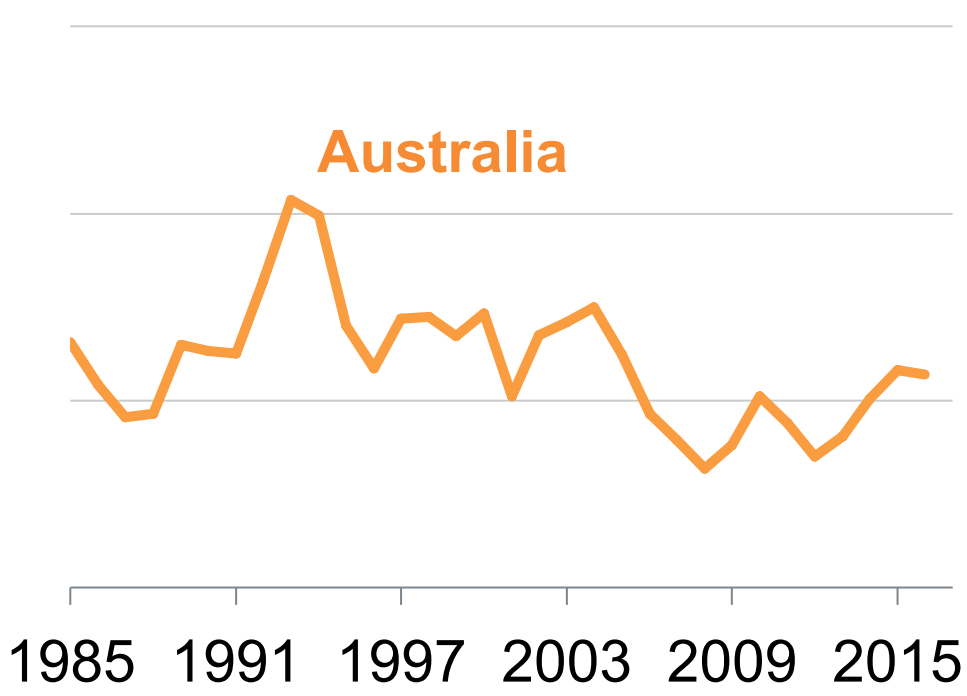
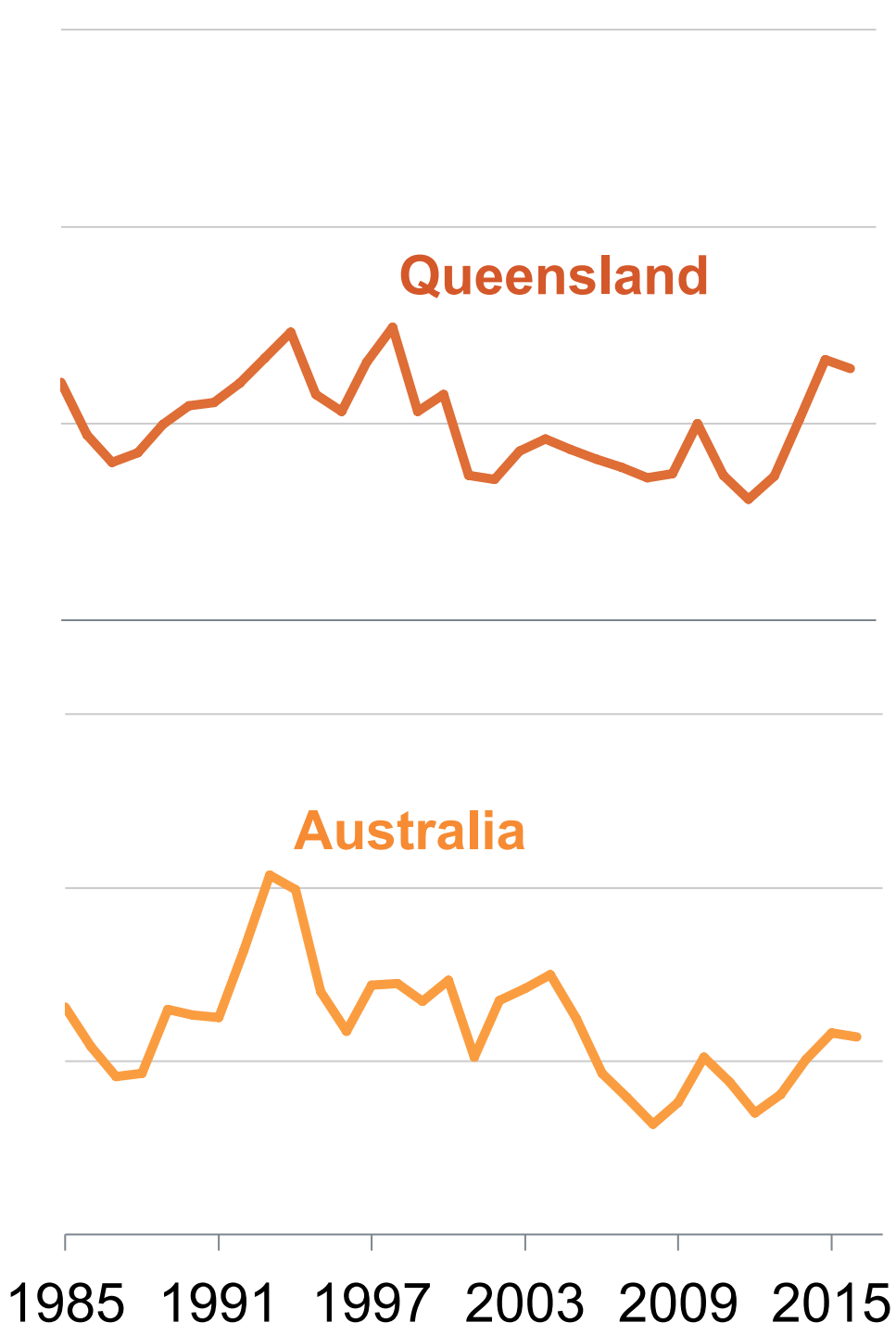
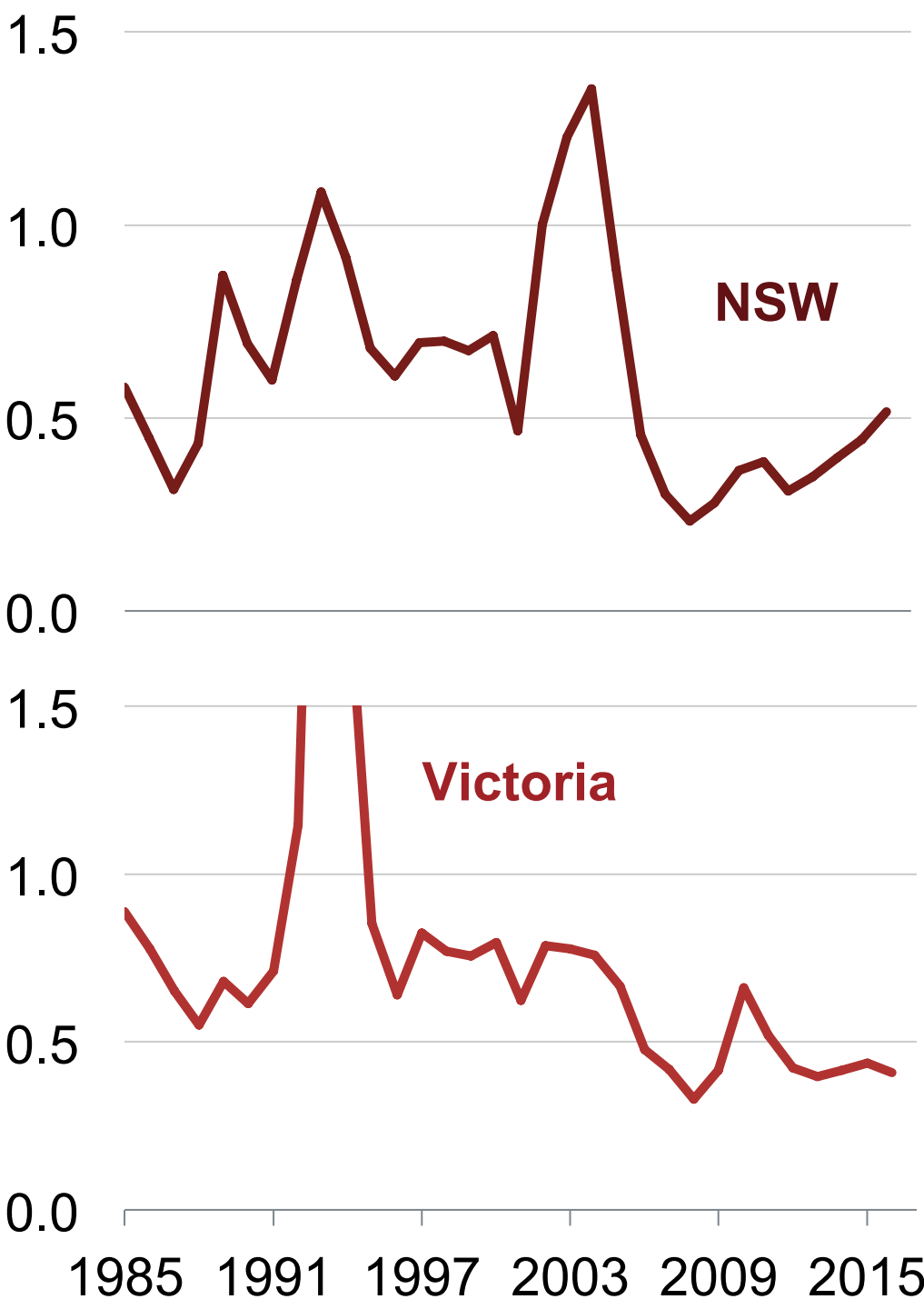




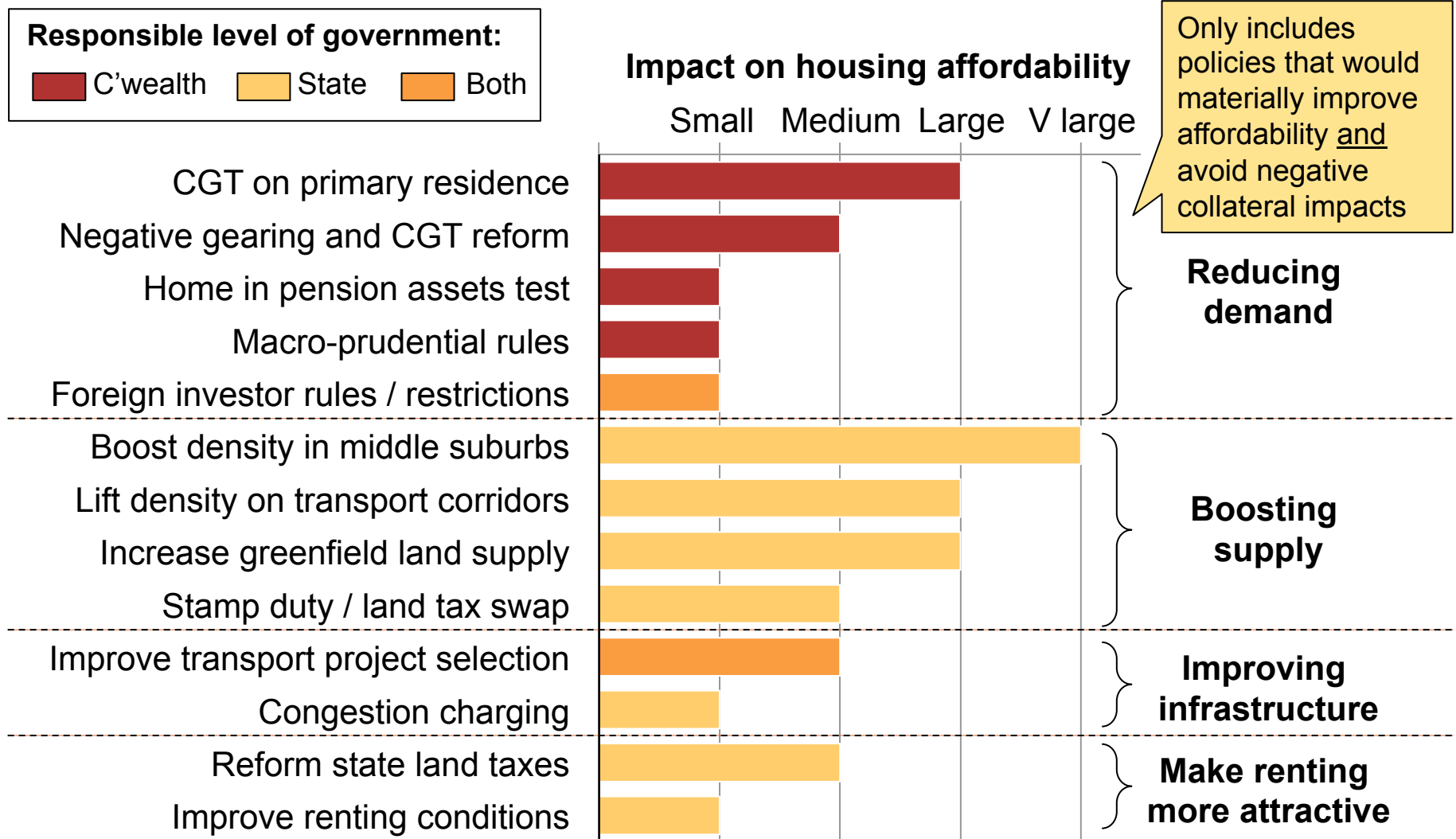






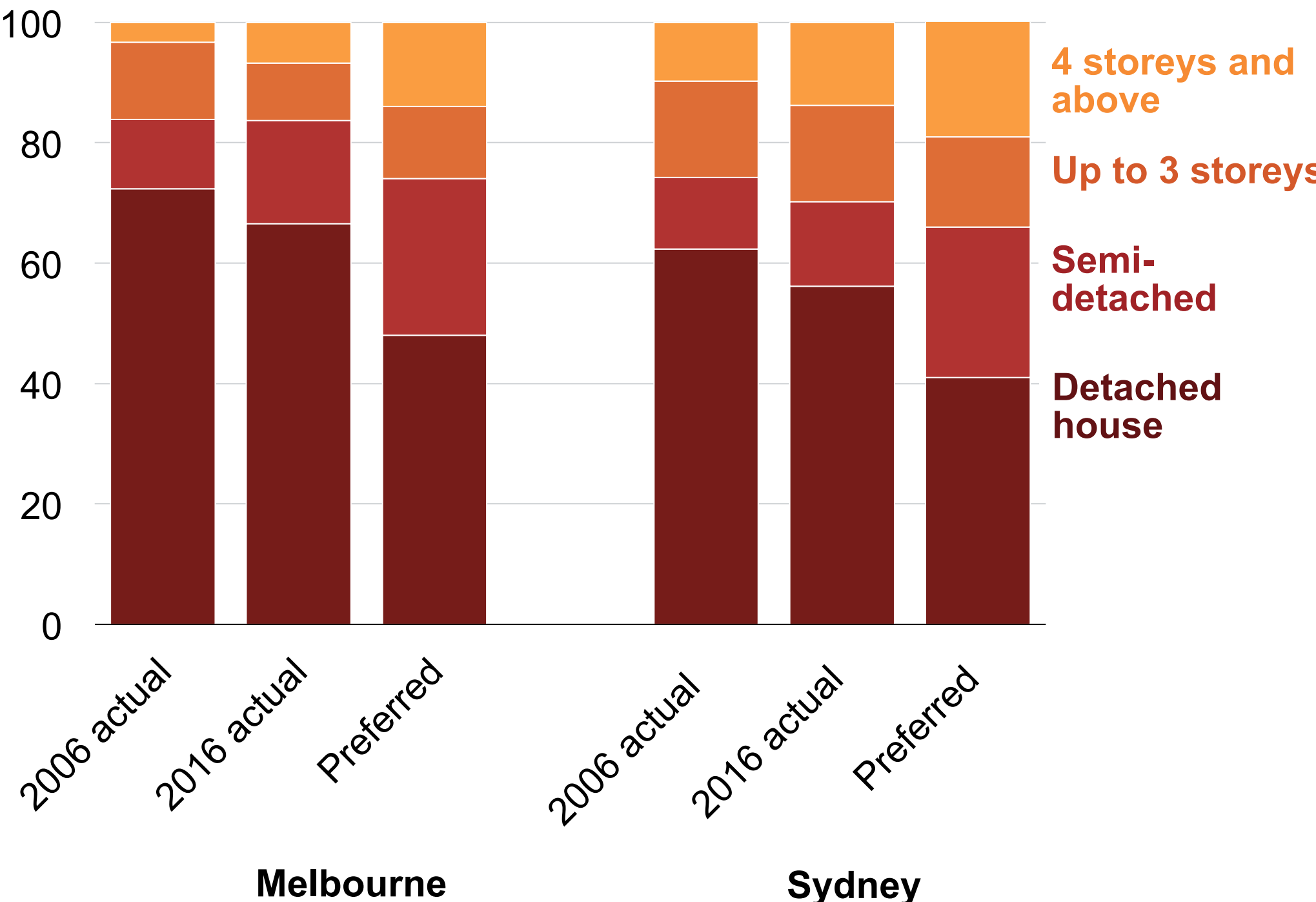


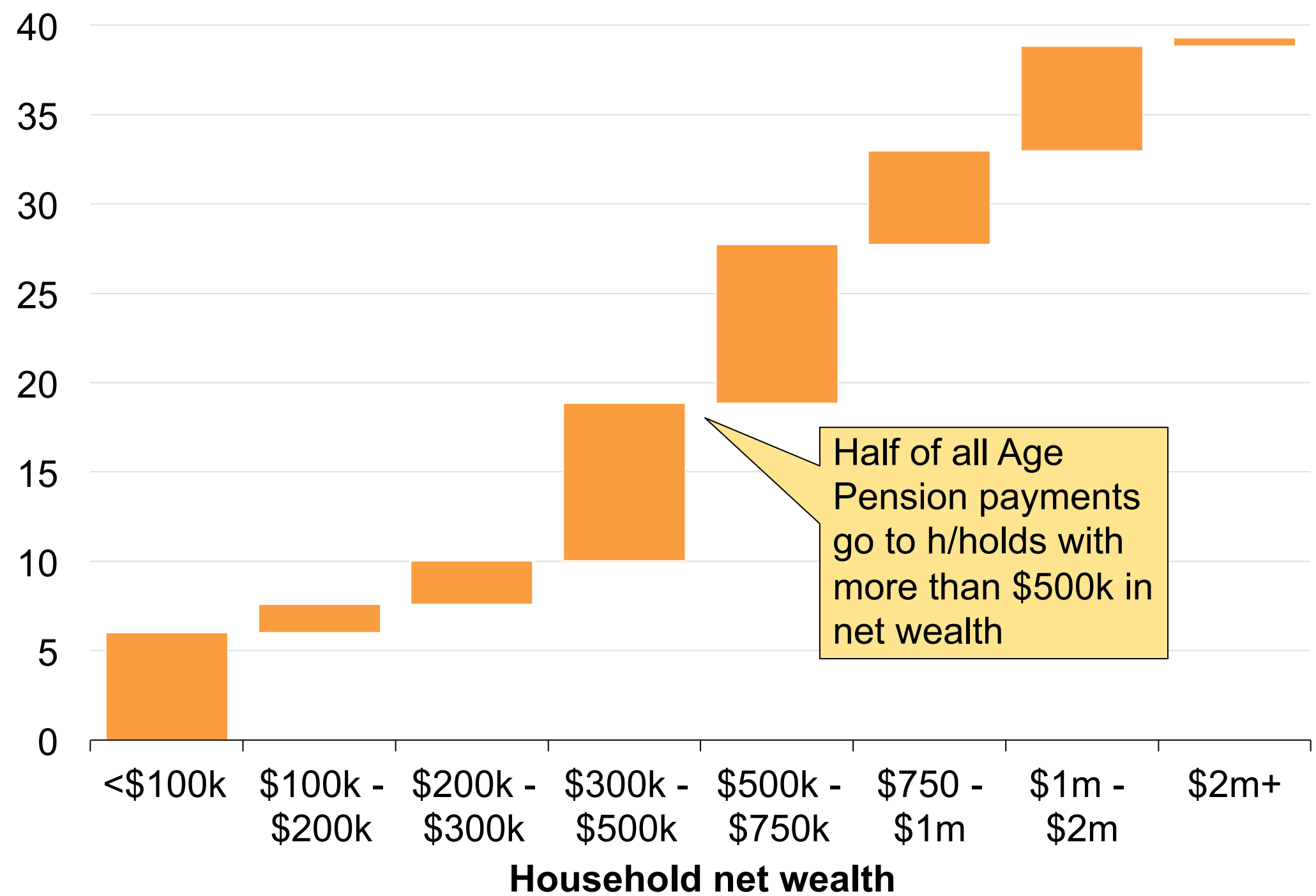
# The states should focus on boosting supply, while the Commonwealth should focus on reducing demand



Source: Grattan analysis.

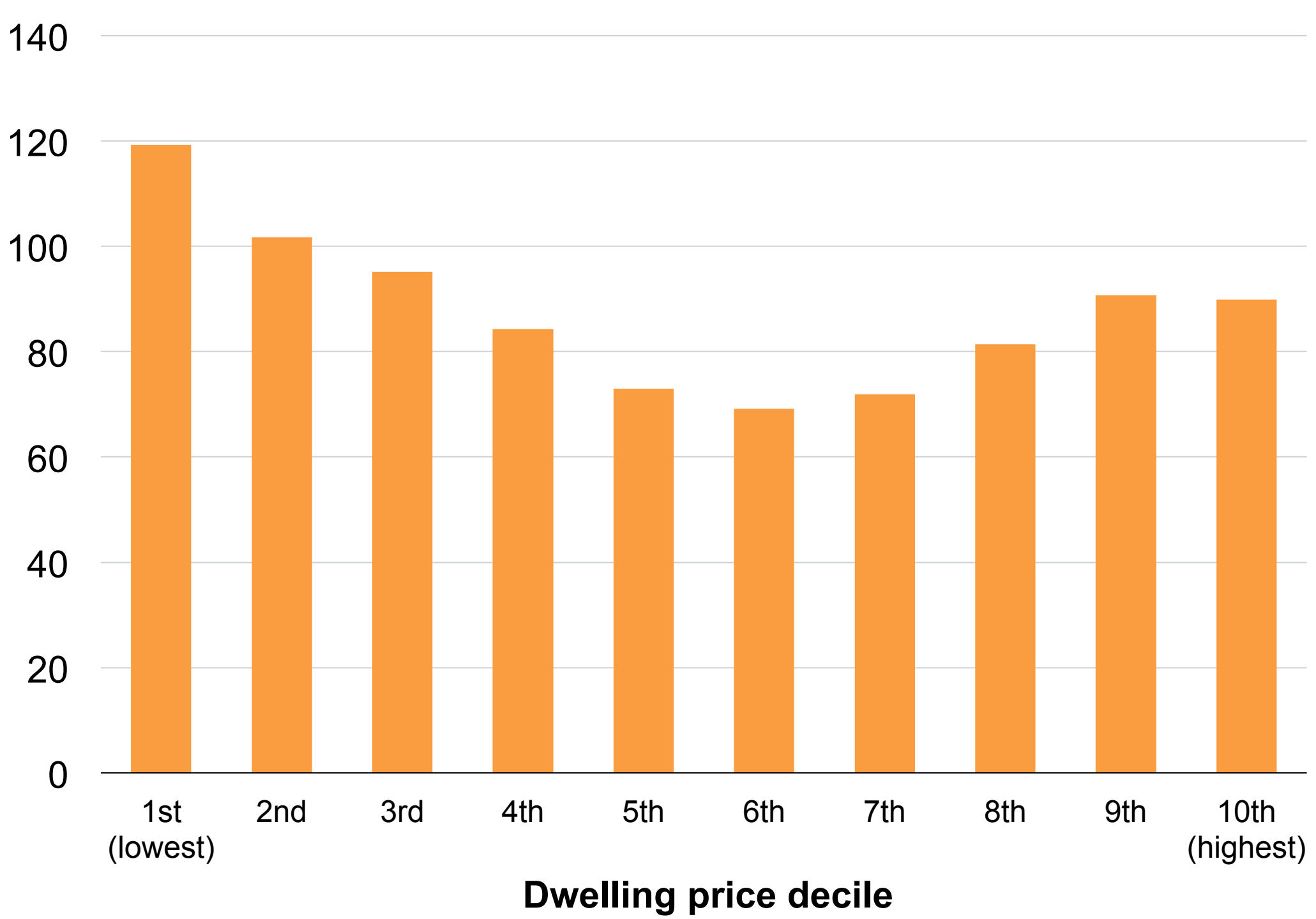
Notes: Prospective policies are evaluated on whether they would improve access to more affordable housing for the community overall, assuming no other policy changes. Assessment of measures that boost households' purchasing power includes impact on overall house prices. Our estimates of the economic, budgetary or social impacts should not be treated with spurious precision. For many of these effects there is no common metric, and their relative importance depends on the weighting of different political values. Consequently our assessments are generally directional and aim to produce an informed







## Extras



20

10

0

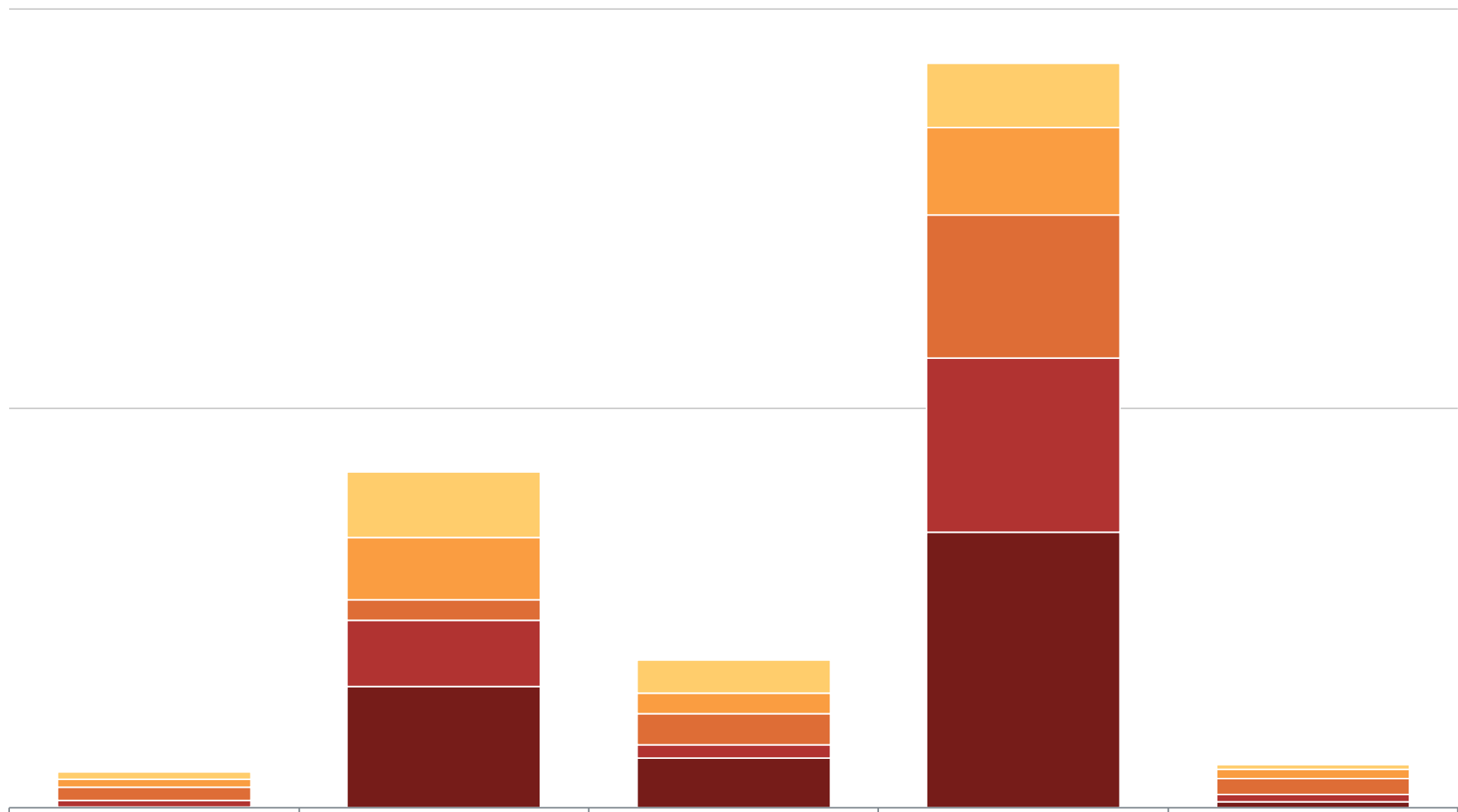
Central City

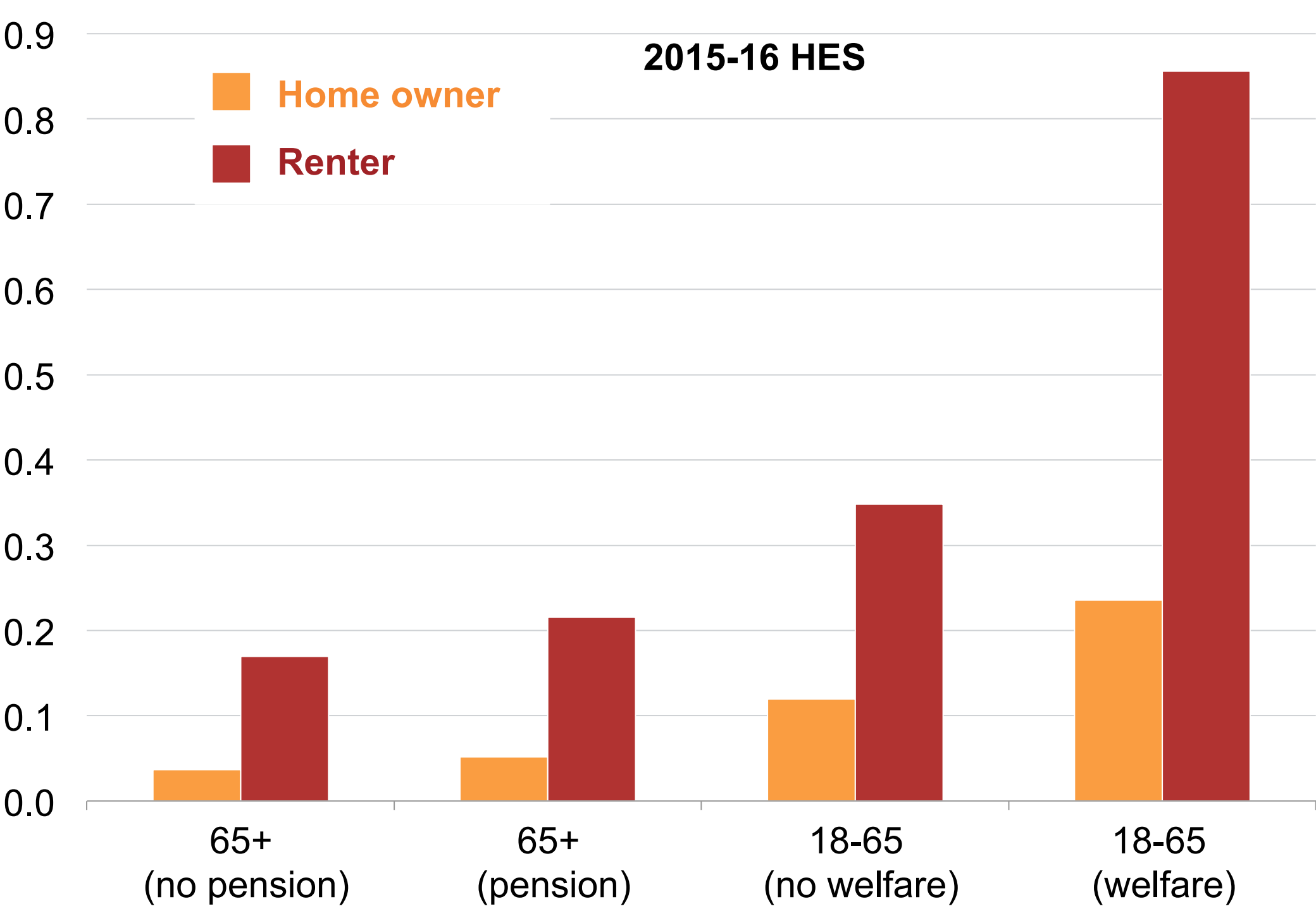
City Fringe

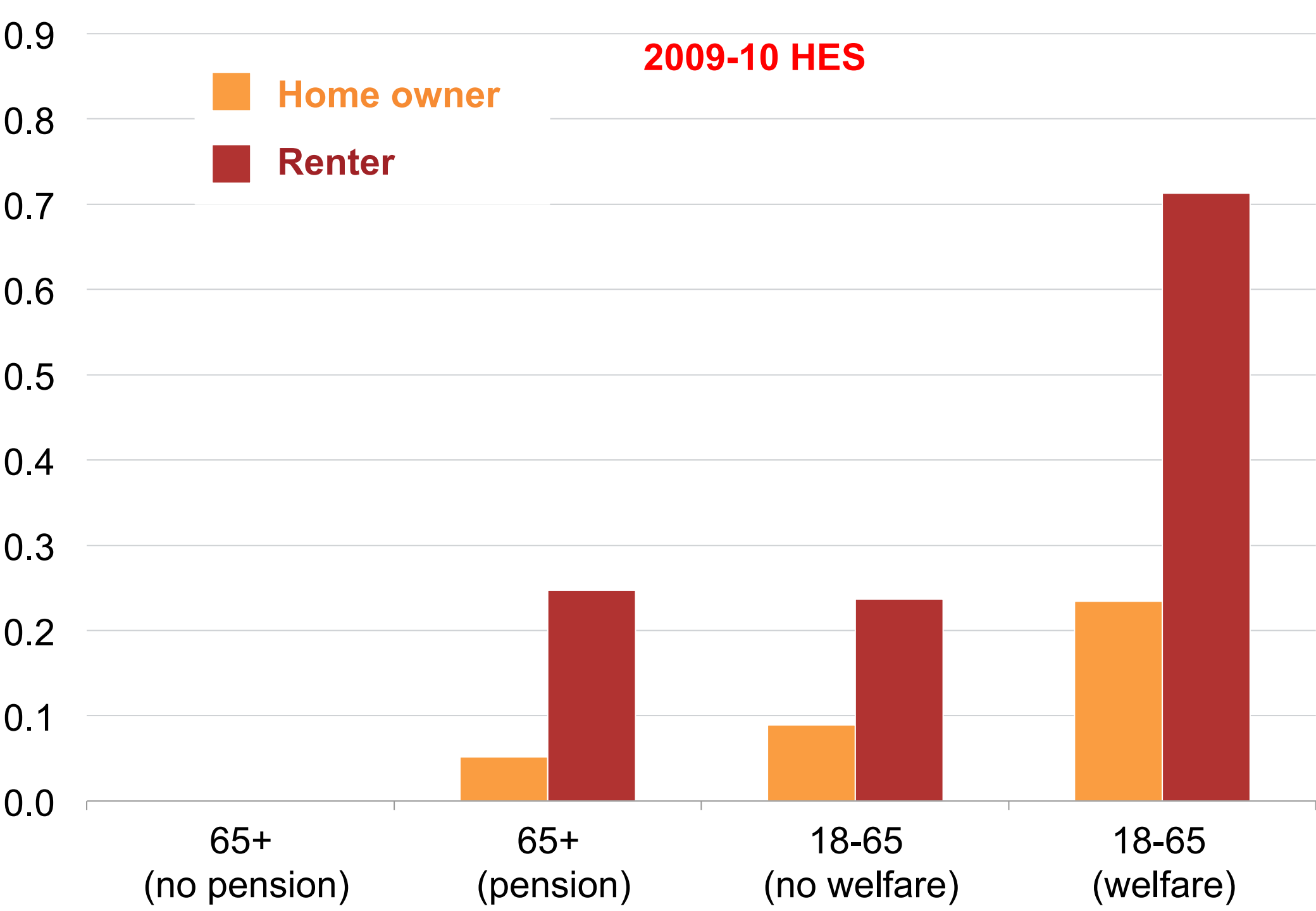
Inner

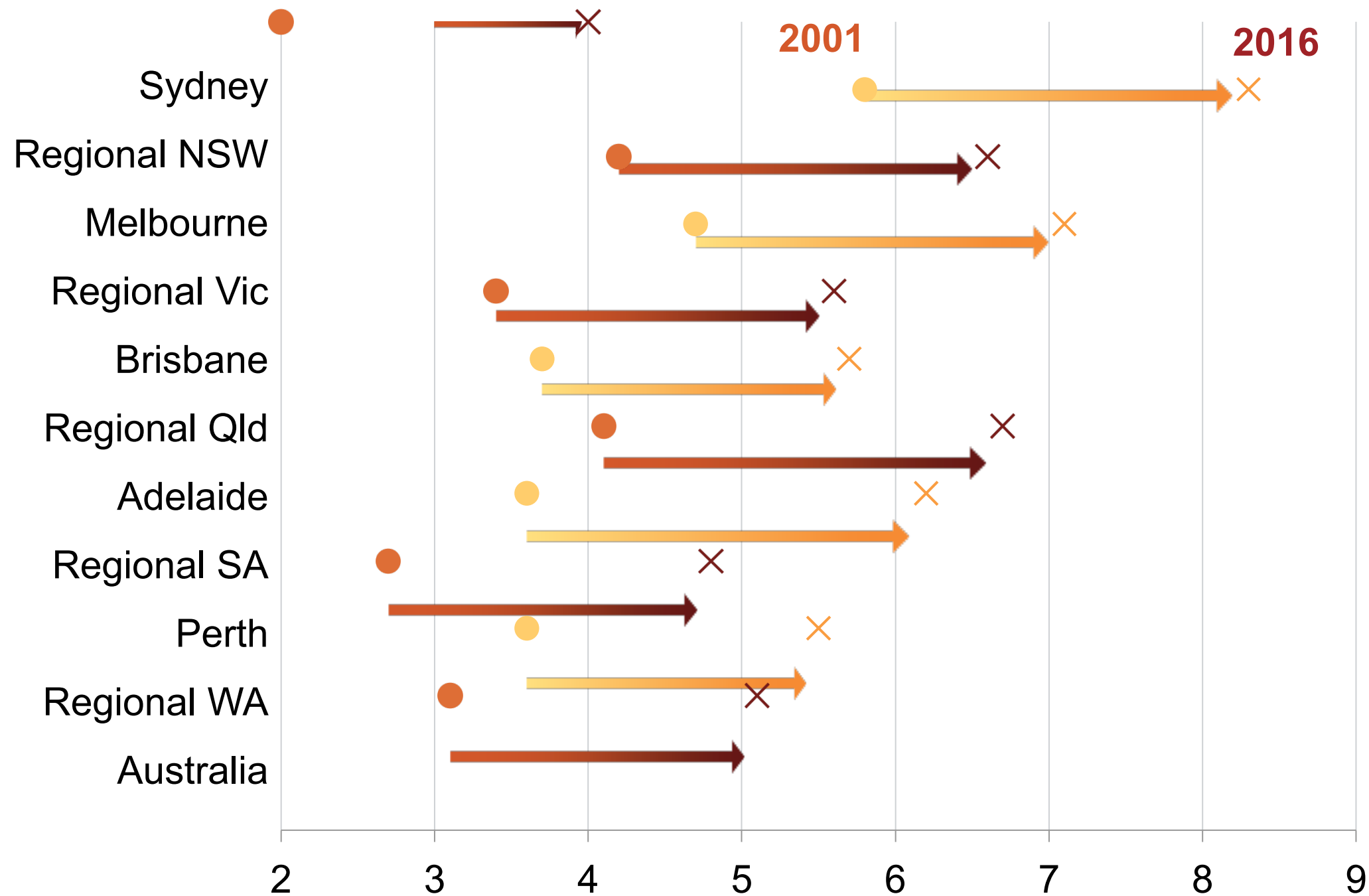
Middle

Outer









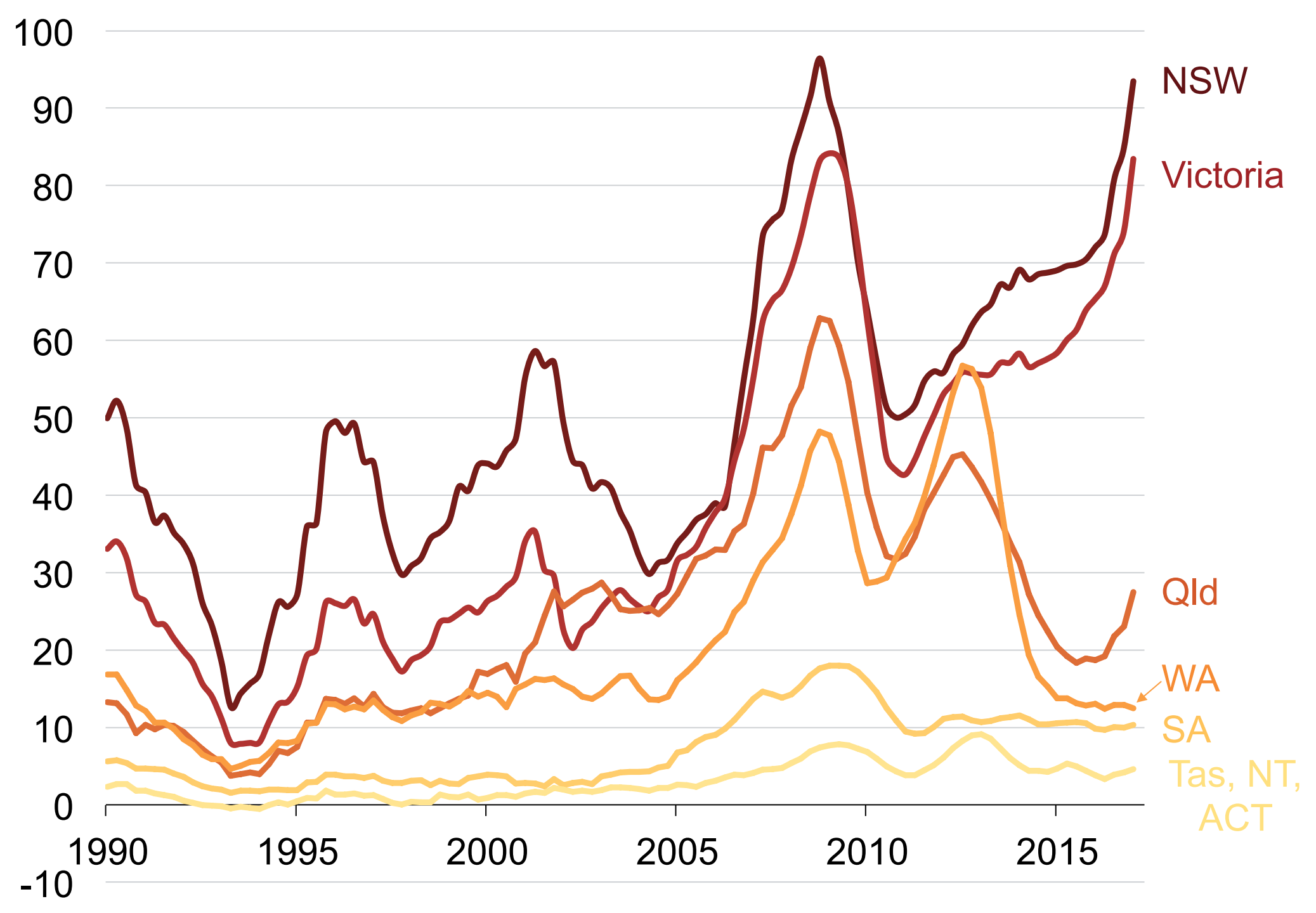
# Australia has strict rules on foreign investment in residential real estate

## Restrictions on foreigners buying residential real estate

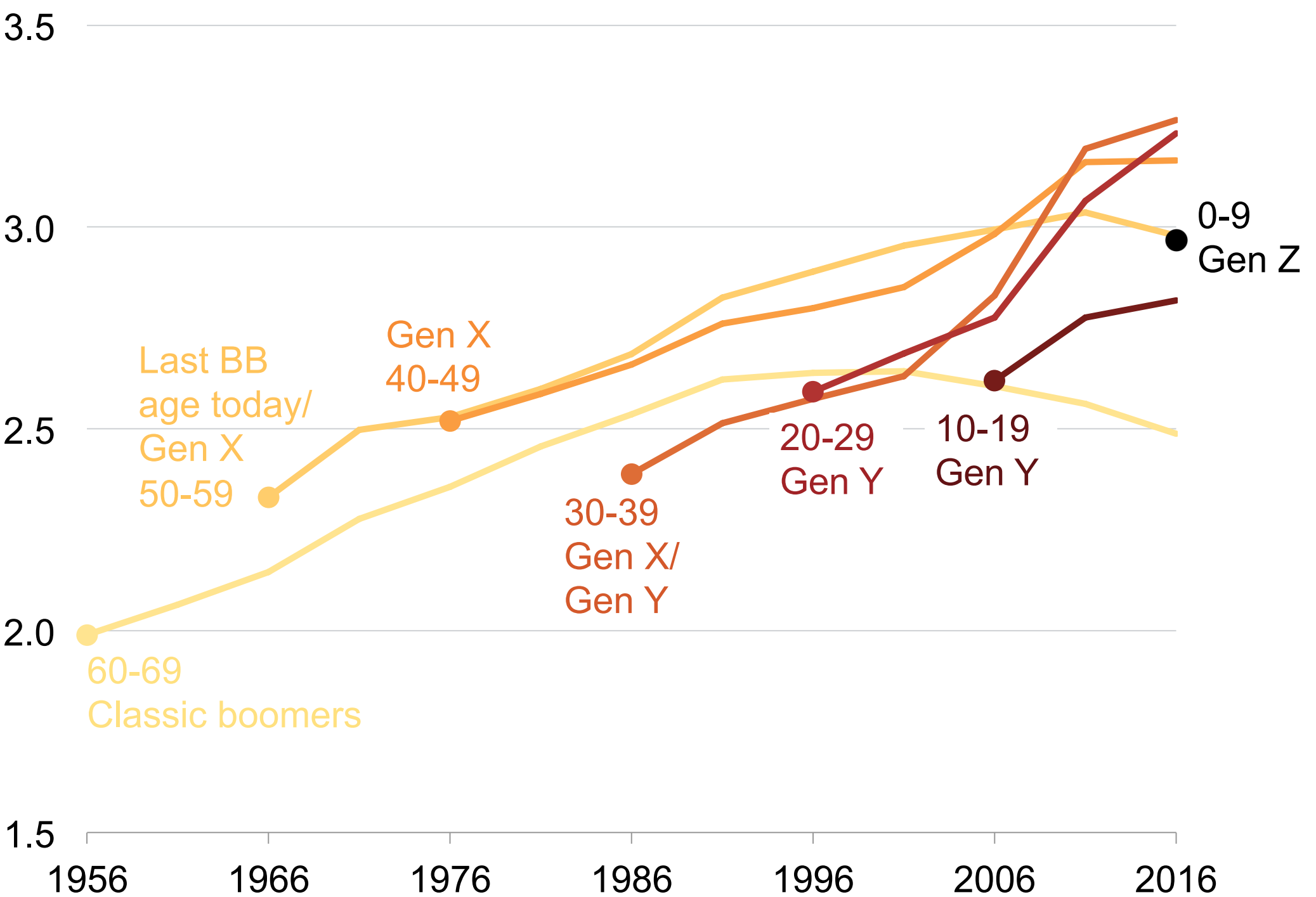
	Can buy new or established properties?	Additional taxes?	Government approval required?	Tax on empty dwellings?	Other
Switzerland	Both. One holiday home may be purchased in	No	Yes	No	Restrictions on renting out and selling in some Cantons
Australia	Only new	Some states (stamp duty & land tax)	Yes (+ fee)	Yes	Withholding tax upon sale
Singapore	Apartments only	Higher stamp duty	Sometimes	Yes	
Denmark	Both	No	Yes	No	Further restrictions in holiday areas
Hong Kong	Both	Higher stamp duty for foreign buyers	No	No	All land is leasehold. Additional stamp duty if property sold within 2-3 years
Canada	Both	Vancouver and Toronto only	Yes	Vancouver only	Financing must be from a Canadian bank
United Kingdom	Both	Yes for companies	No	No	Non-resident companies liable for CGT
New Zealand	Both	No	Only for 'sensitive land'	No	Withholding tax upon sale
France	Both	No	No	Paris only	Wealth tax on non-residents
USA	Both	No	No	No	Withholding tax upon sale
Germany, Belgium, Netherlands, China, Japan, Spain	Both	No	No	No	In Spain, residency if purchase a property worth more than €500,000

More restrictions on foreign investment



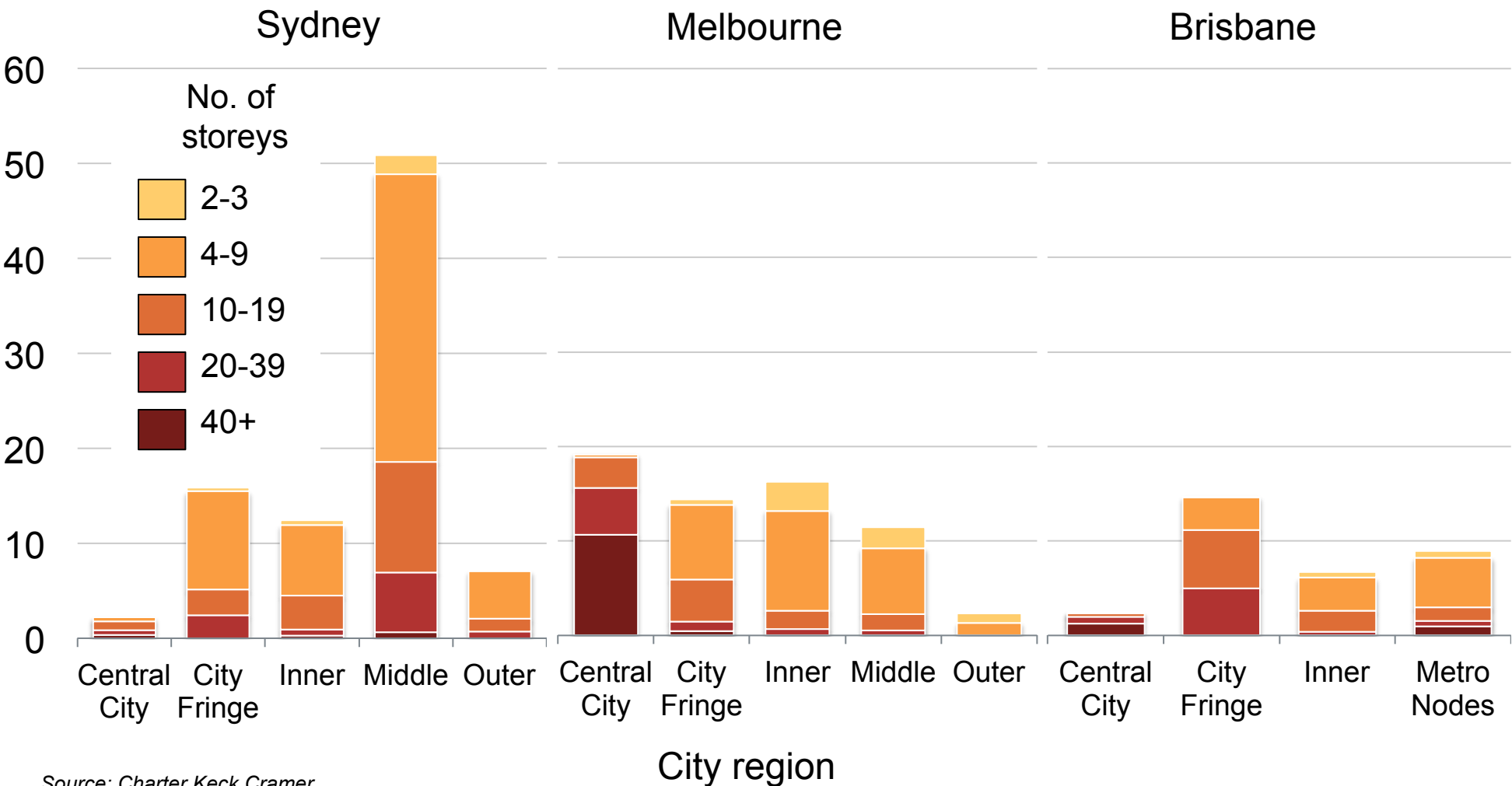






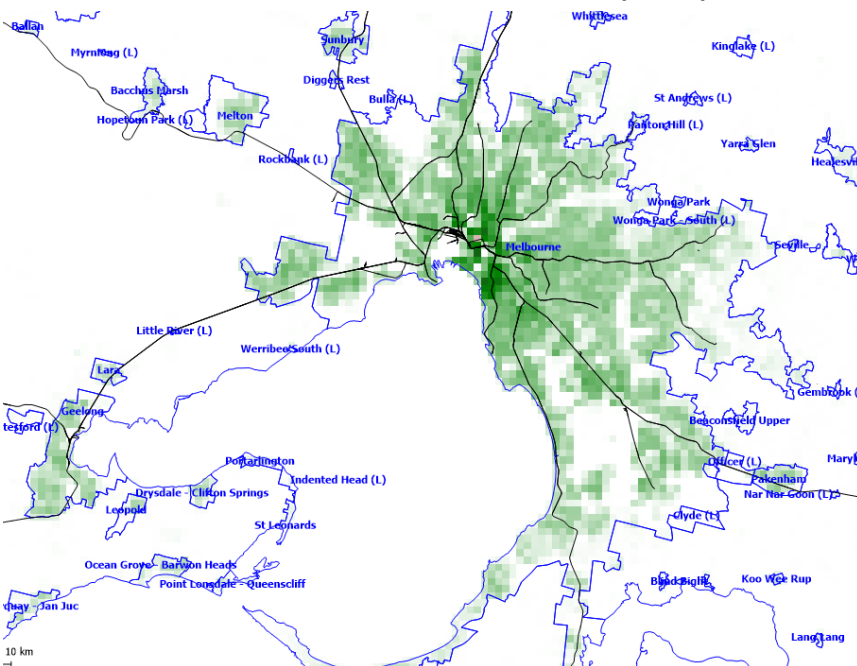
# Many mid-rise apartments are being built in the middle ring suburbs of Sydney

Apartment completions and expected completions, 2015-2018, thousands, by region and number of storeys

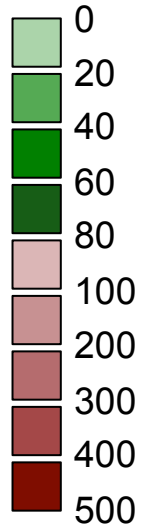


Source: Charter Keck Cramer  
 Notes: The Central City Region= CBD and approx. 0-2km from the CBD. City Fringe Region = approx. 2-5km from the CBD. Inner Region = approx. 5-10km from each CBD. Middle Region = approx. 10-35km from each CBD. Outer Region = approx. 35km+ from the CBD.

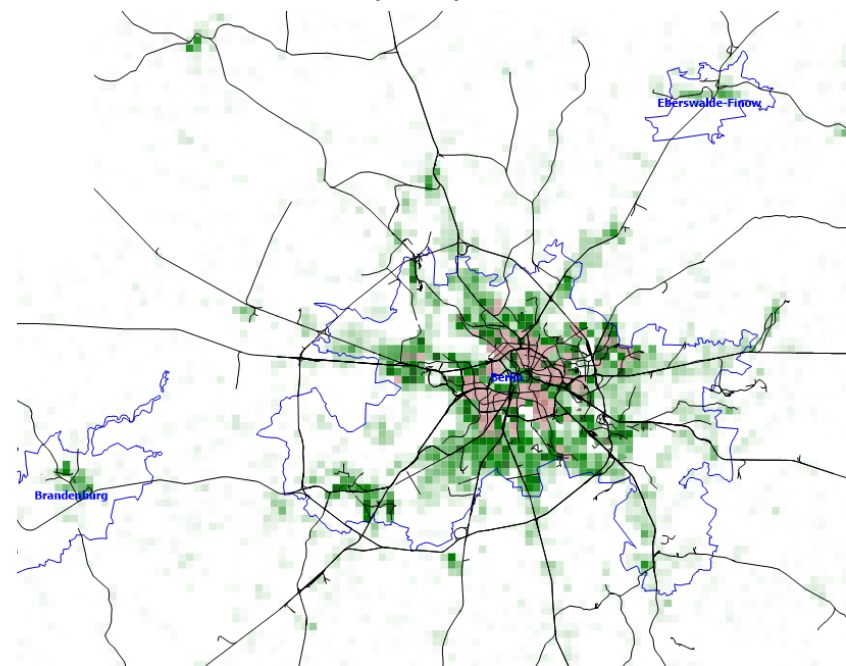
# Melbourne (3.6m)



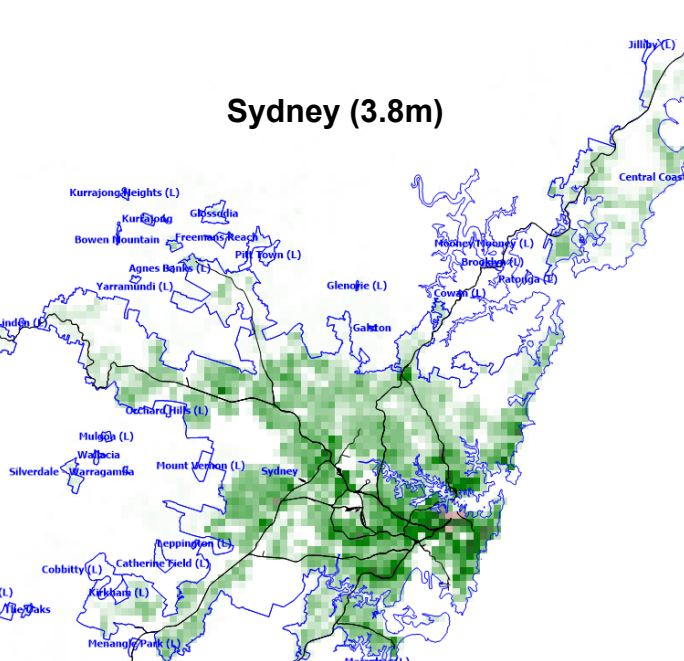
Persons/hectare



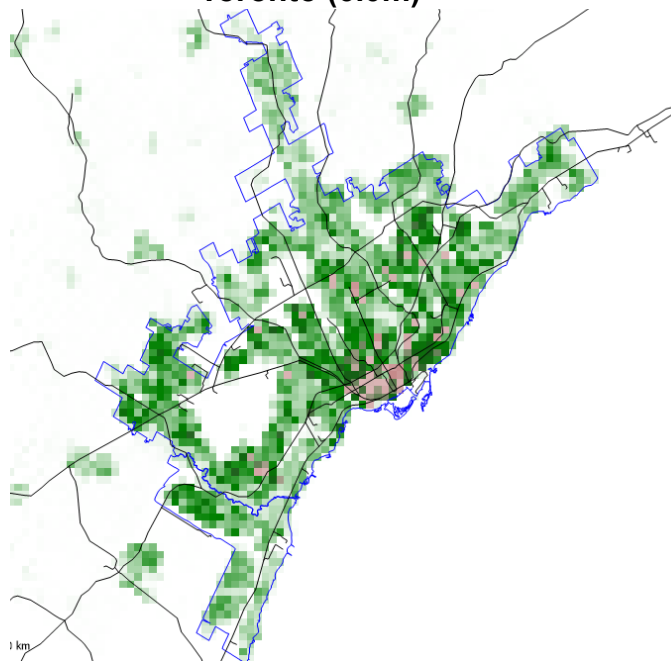
# Berlin (3.7m)



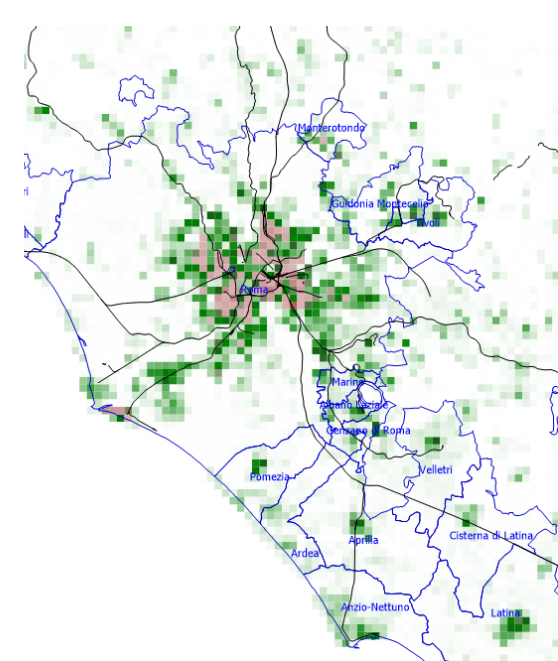
# Sydney (3.8m)

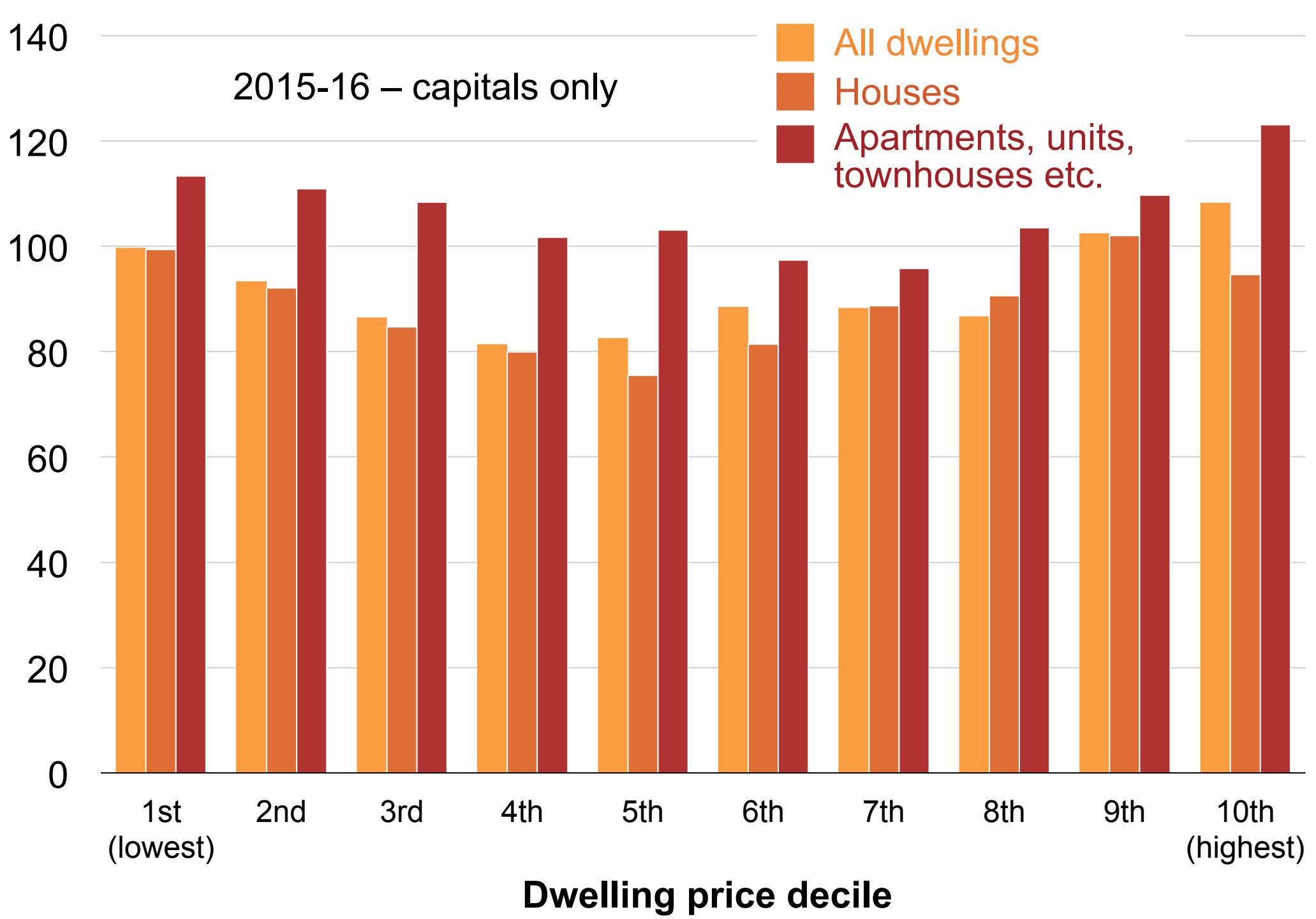


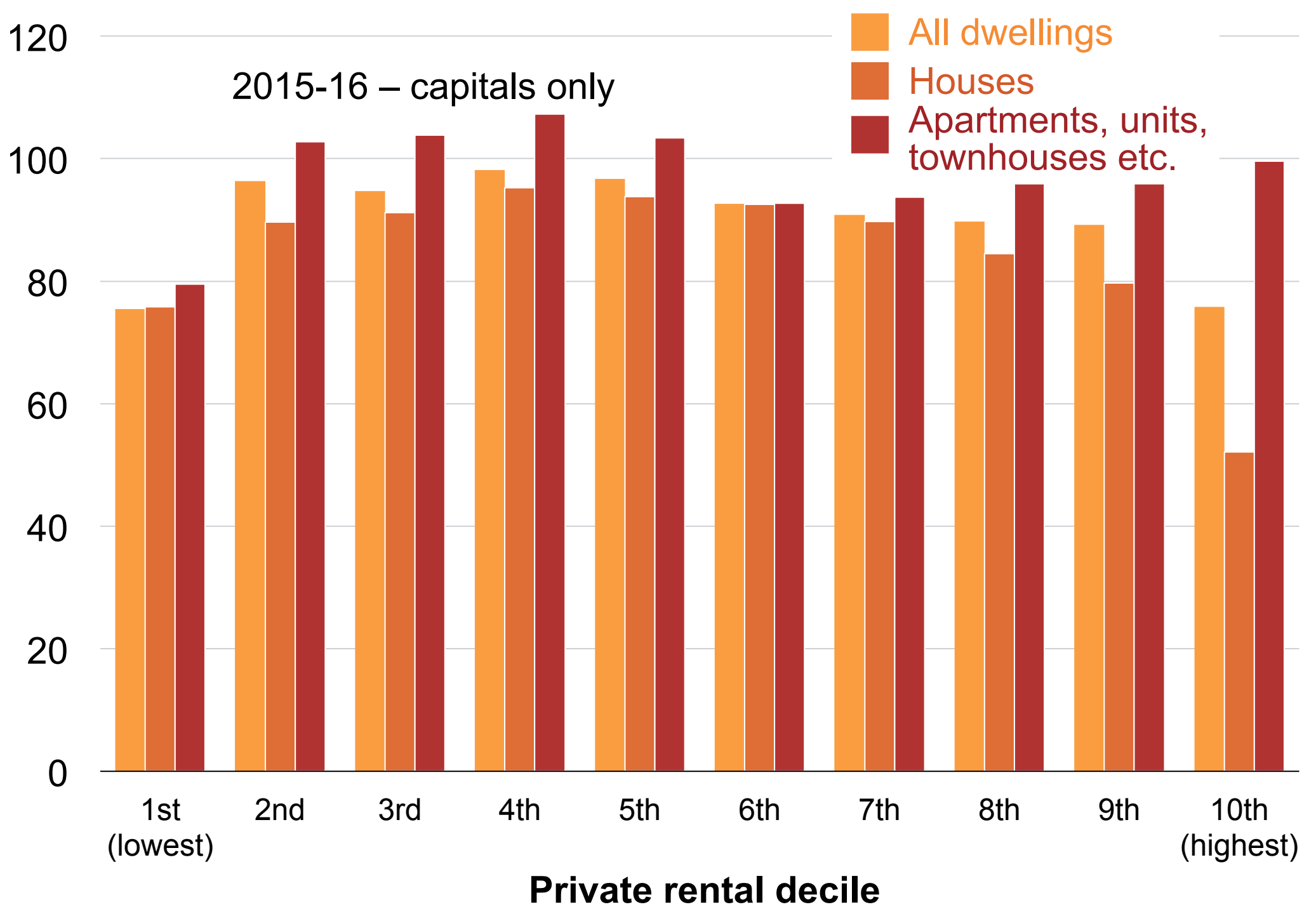
# Toronto (6.0m)

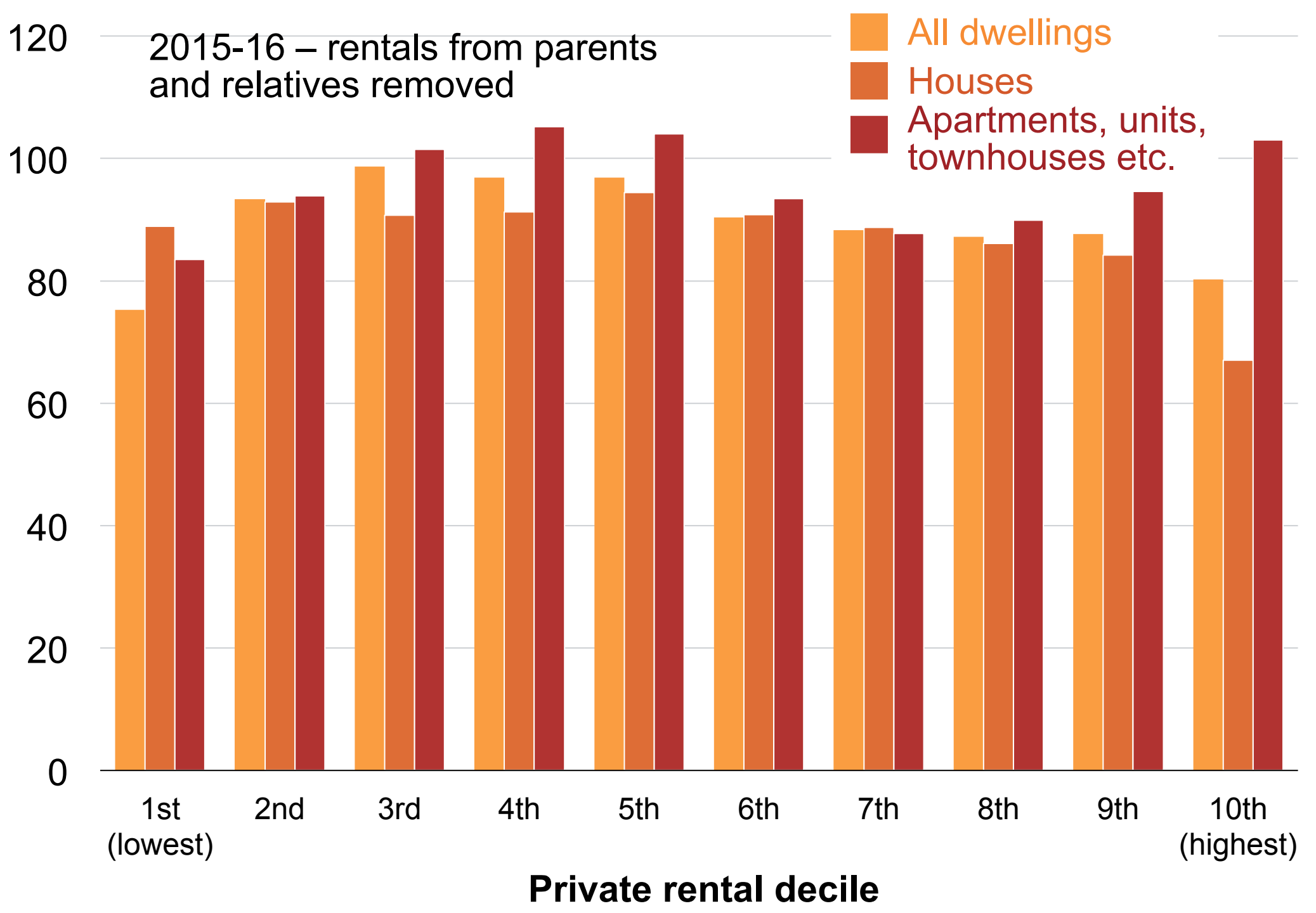


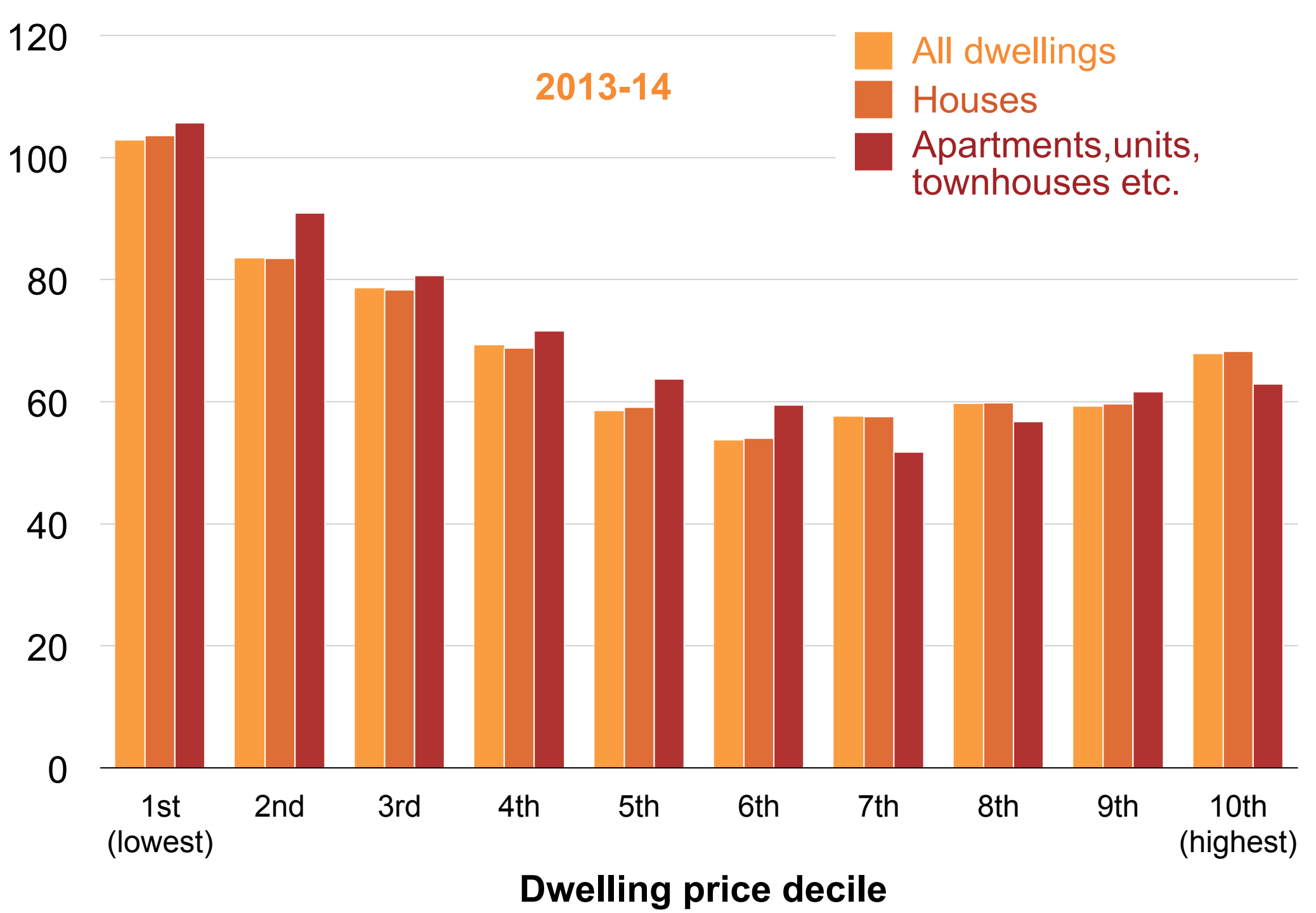
# Rome (2.7m)

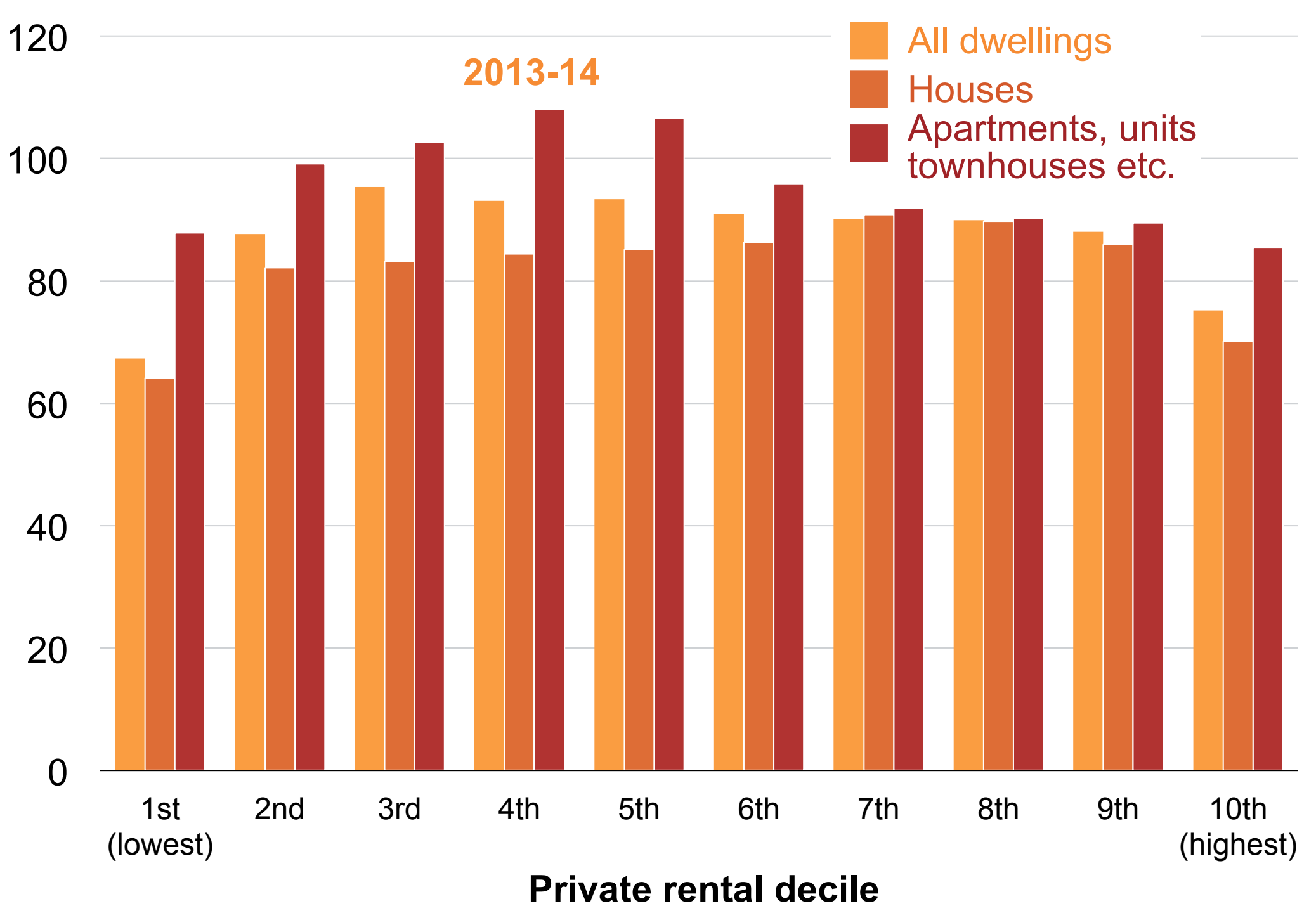














Sydney

Melbourne

Brisbane

50

40

30

20

10

0

No. of  
storeys

2-3

4-9

10-19

20-39

40+

Central  
cityCity  
fringe

Inner

Middle

Outer

Central  
cityCity  
fringe

Inner

Middle

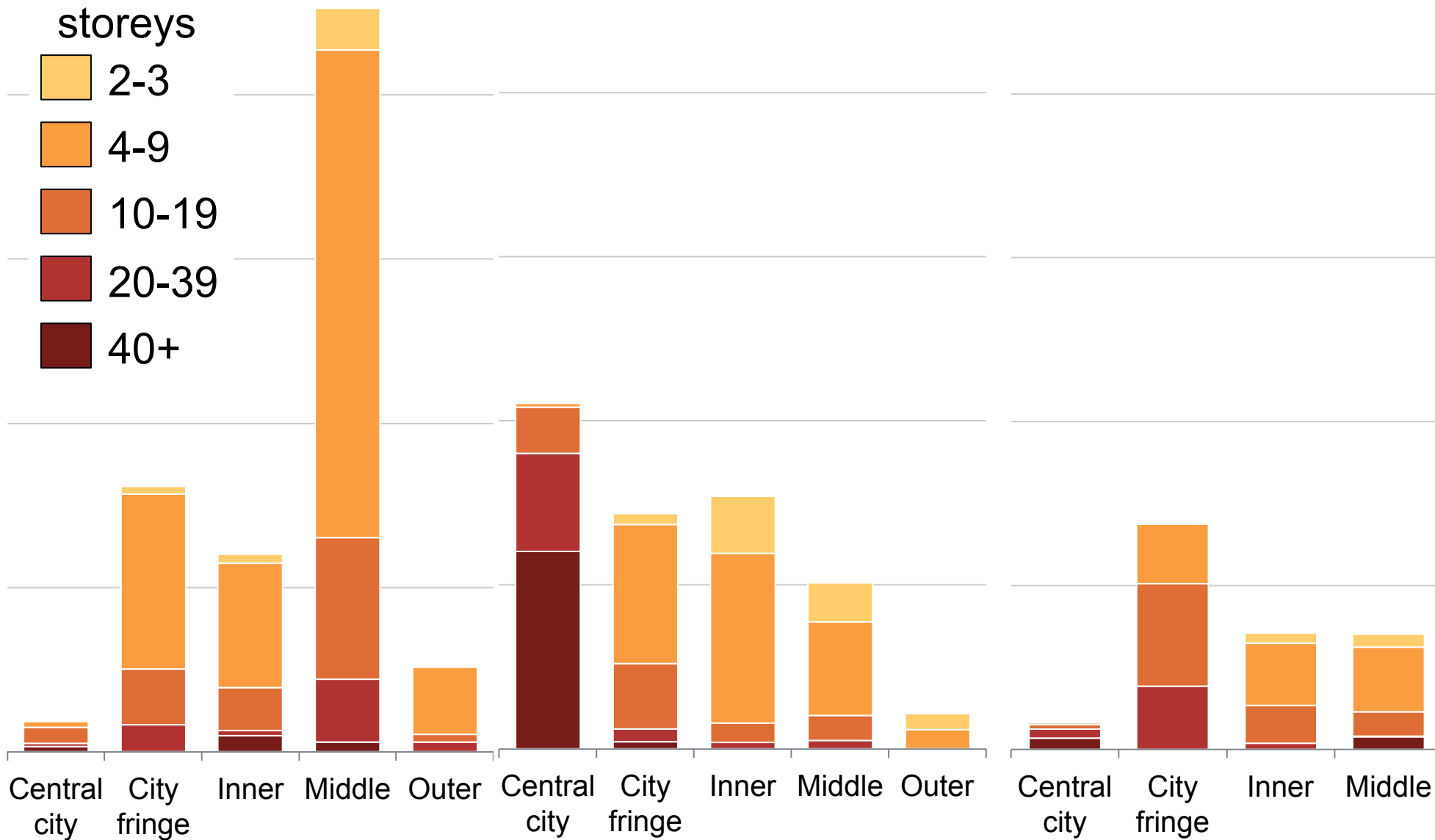
Outer

Central  
cityCity  
fringe

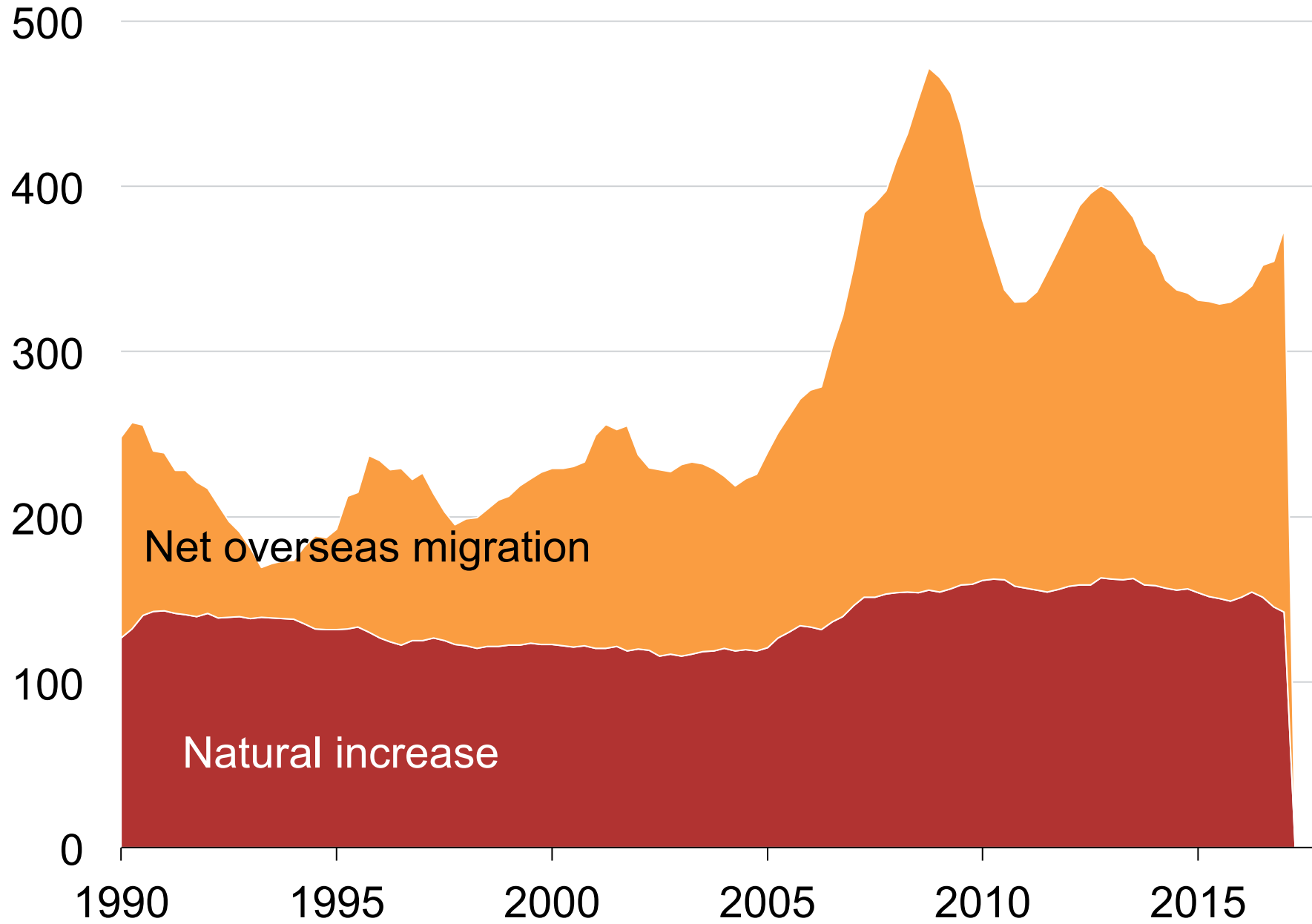
Inner

Middle

City region



# Annual resident population growth, 000s



Sydney

Melbourne

Brisbane

60

50

40

30

20

10

0

No. of  
storeys

2-3



4-9



10-19



20-39



40+

2015-2018 completions/projected completions

Central  
cityCity  
fringe

Inner

Middle

Outer

Central  
cityCity  
fringe

Inner

Middle

Outer

Central  
cityCity  
fringe

Inner

Middle

City region

Sydney

Melbourne

Brisbane

30

No. of  
storeys

2015-16 completions



2-3



4-9



10-19



20-39



40+

20

10

0

Central  
city

City  
fringe

Inner

Middle

Outer

Central  
city

City  
fringe

Inner

Middle

Outer

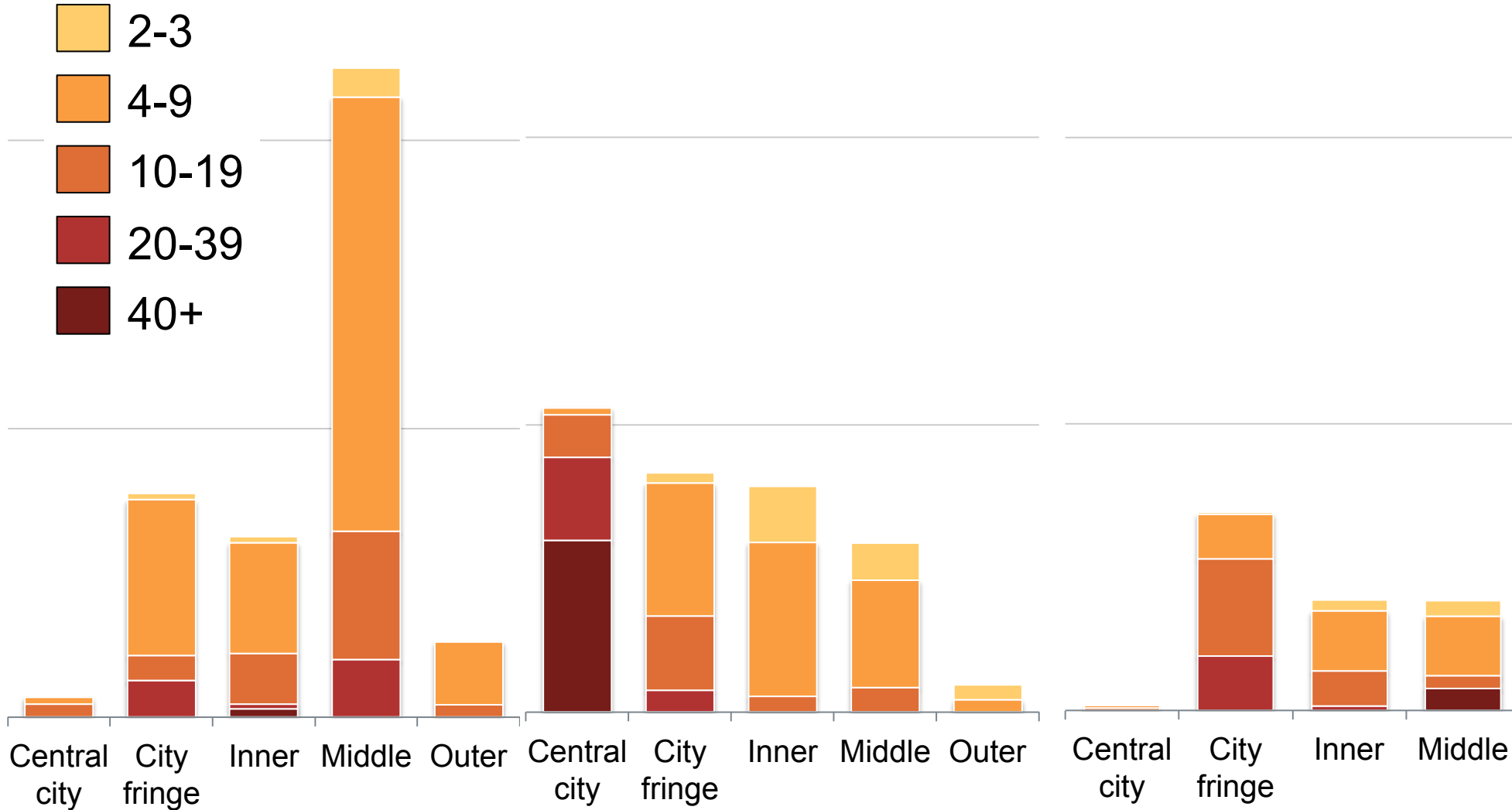
Central  
city

City  
fringe

Inner

Middle

City region



Sydney

Melbourne

Brisbane

30

20

10

0

No. of  
storeys

2-3



4-9



10-19



20-39



40+

2017-18 completions/projected completions

Central  
cityCity  
fringe

Inner

Middle

Outer

Central  
cityCity  
fringe

Inner

Middle

Outer

Central  
cityCity  
fringe

Inner

Middle

City region

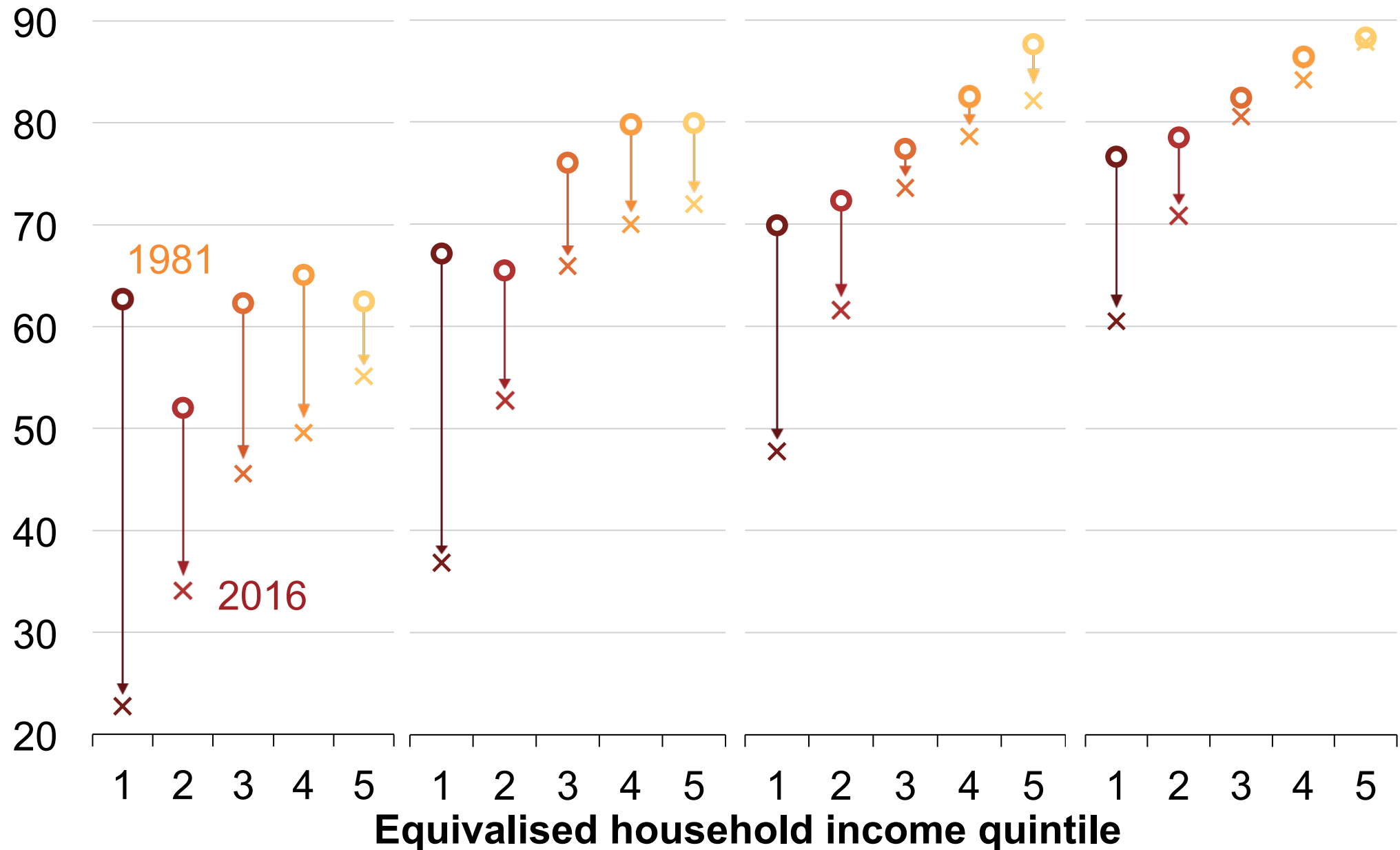
# Age group

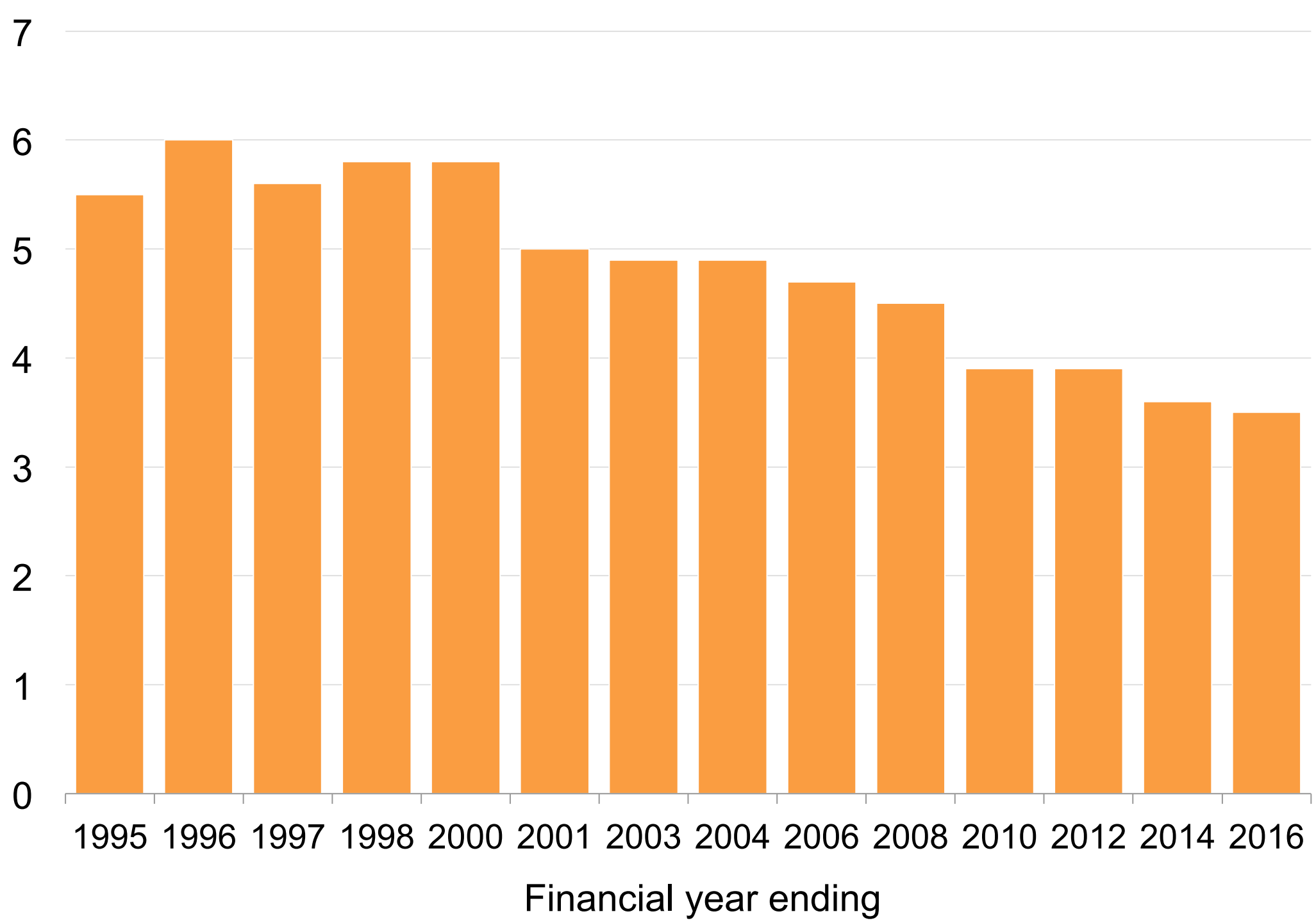
**25-34**

**35-44**

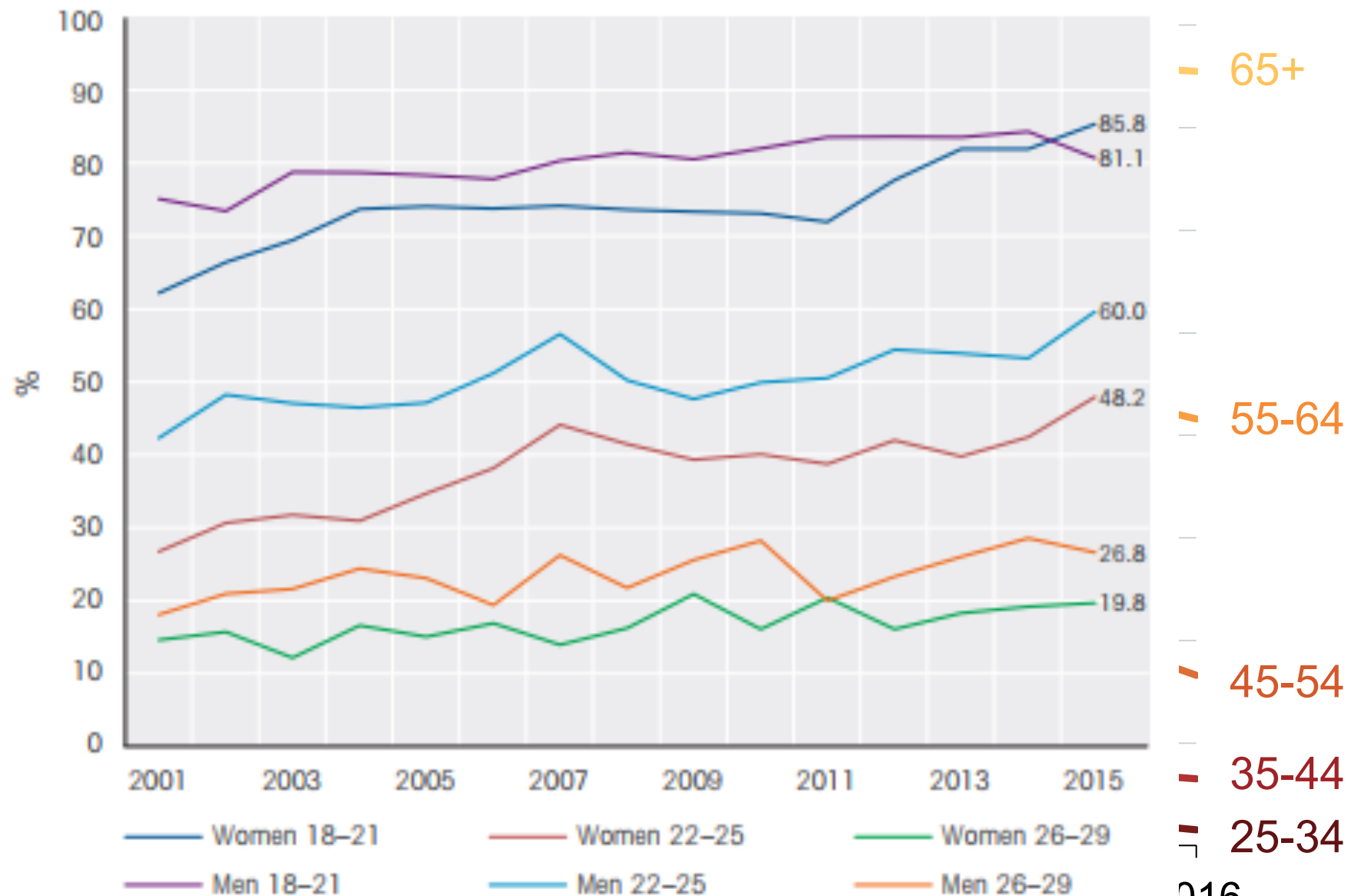
**45-54**

**55-64**



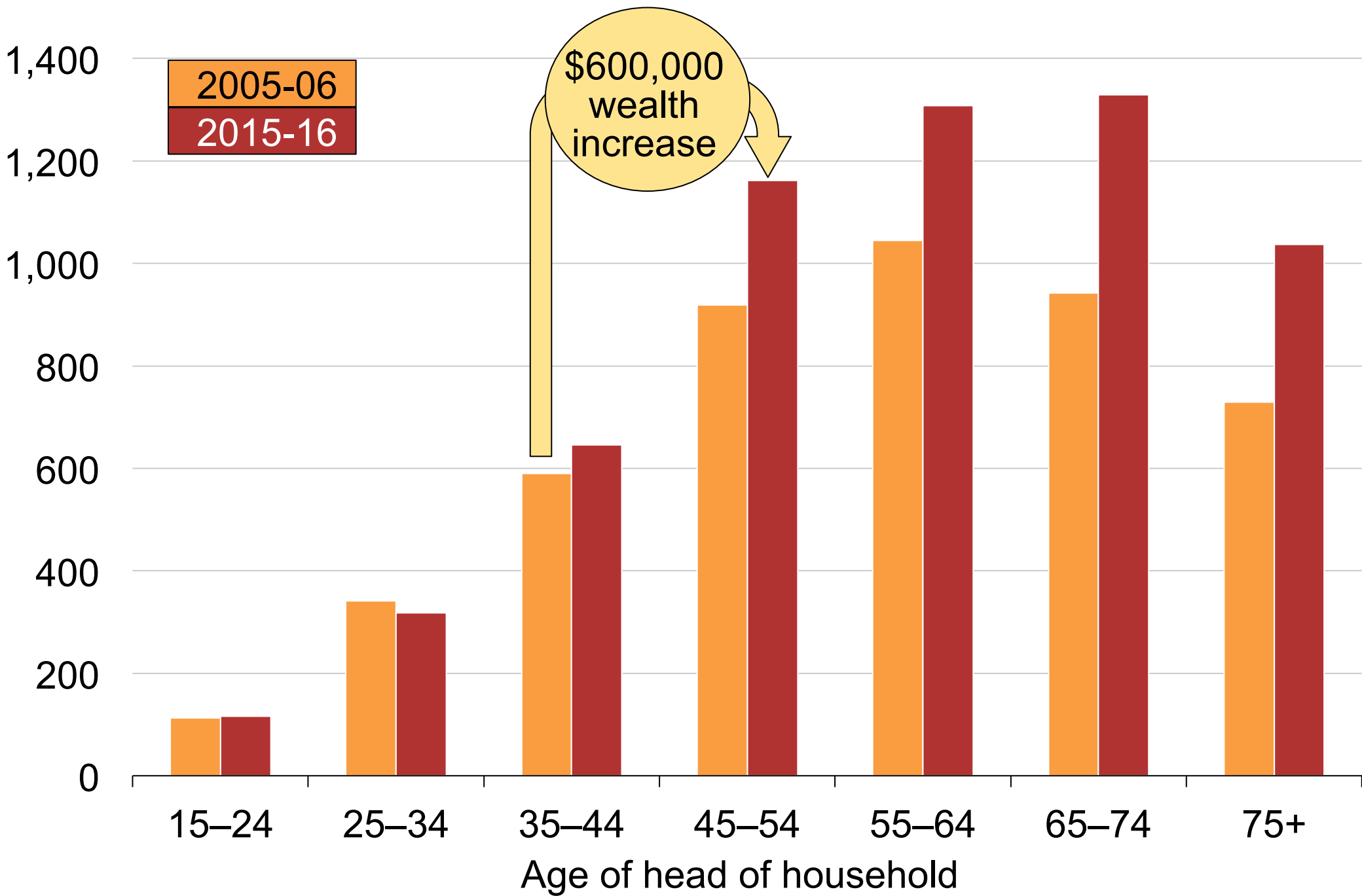


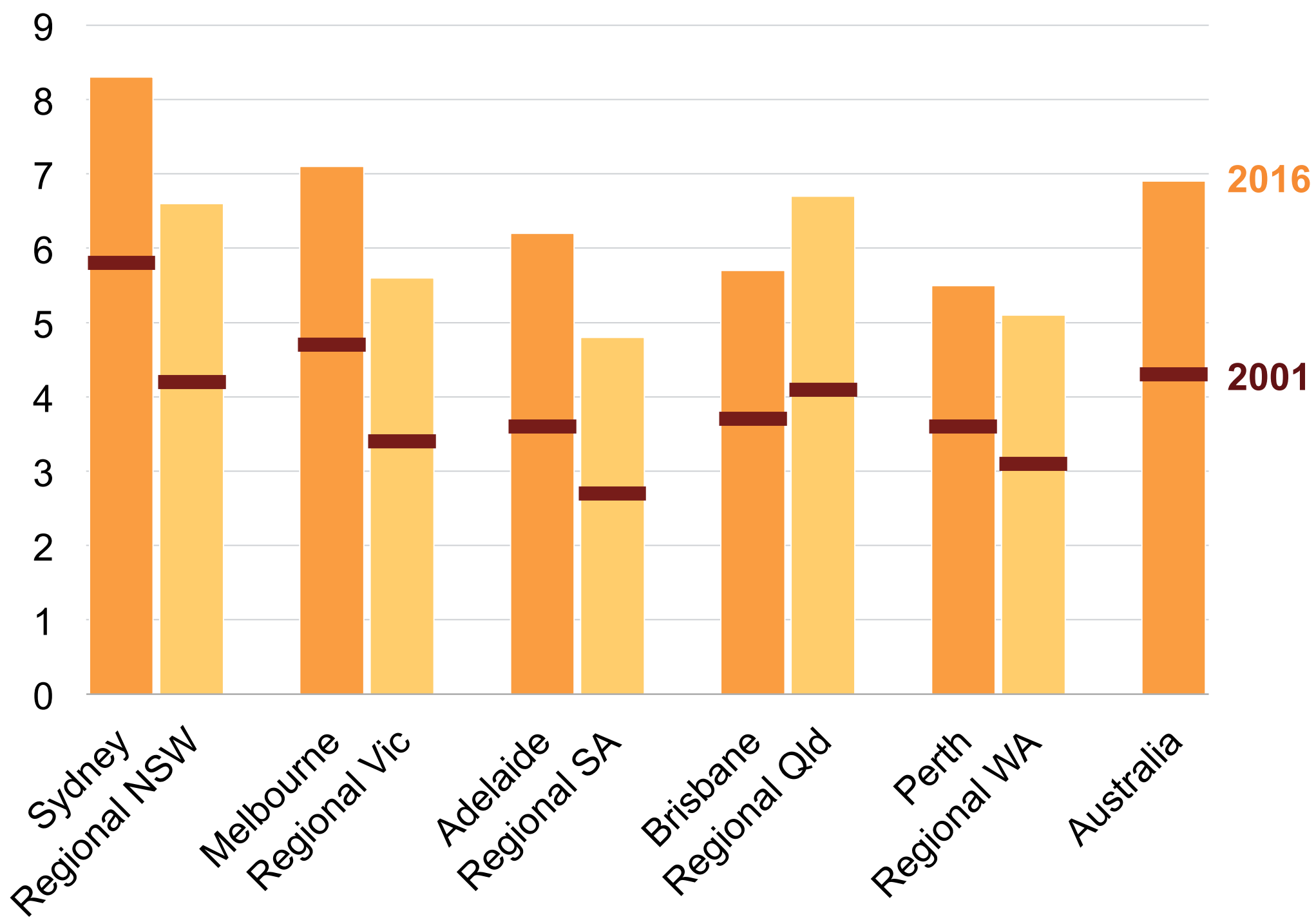
**Figure 2.1: Percentage of young adults living with their parents, by sex and age group**

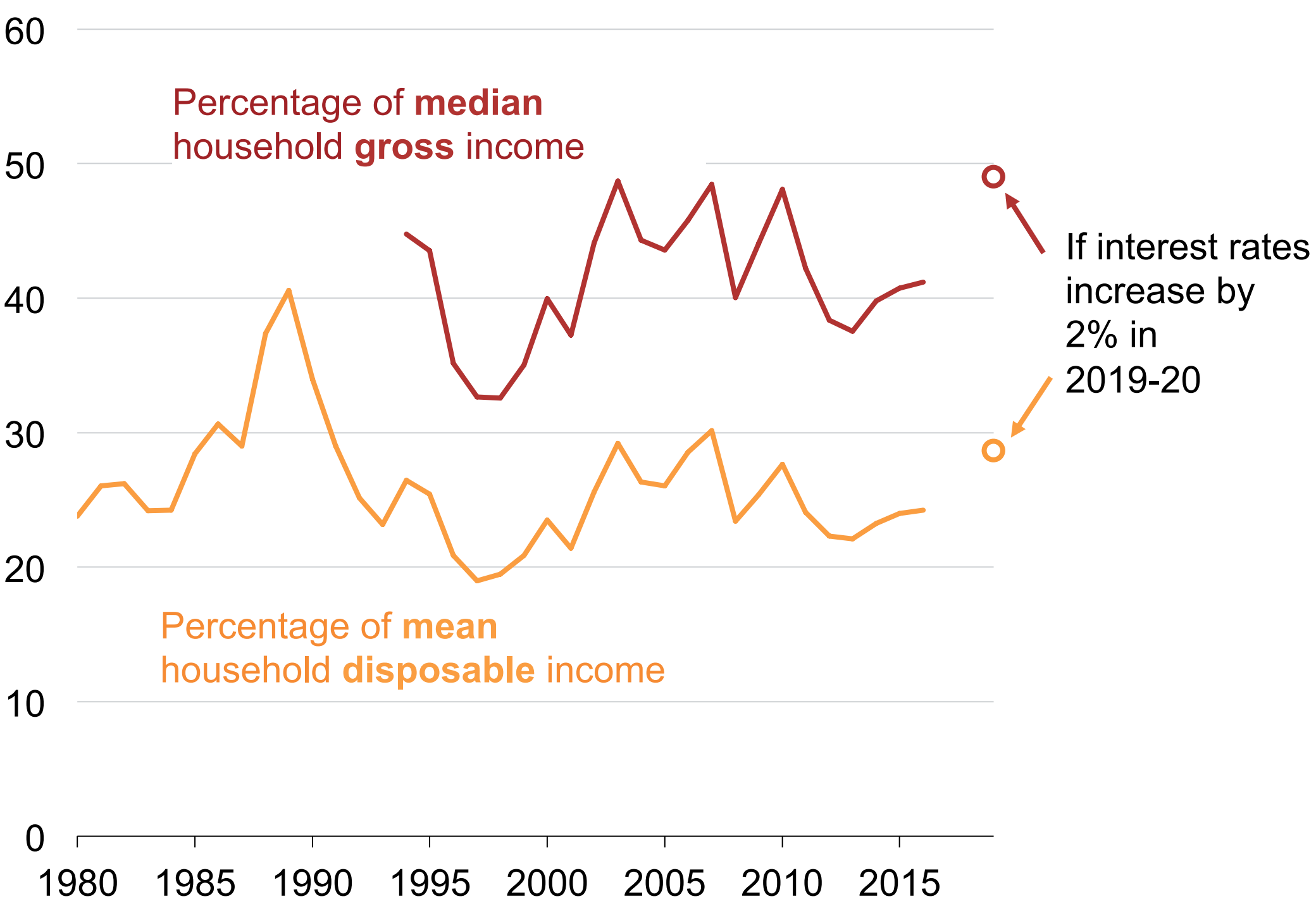


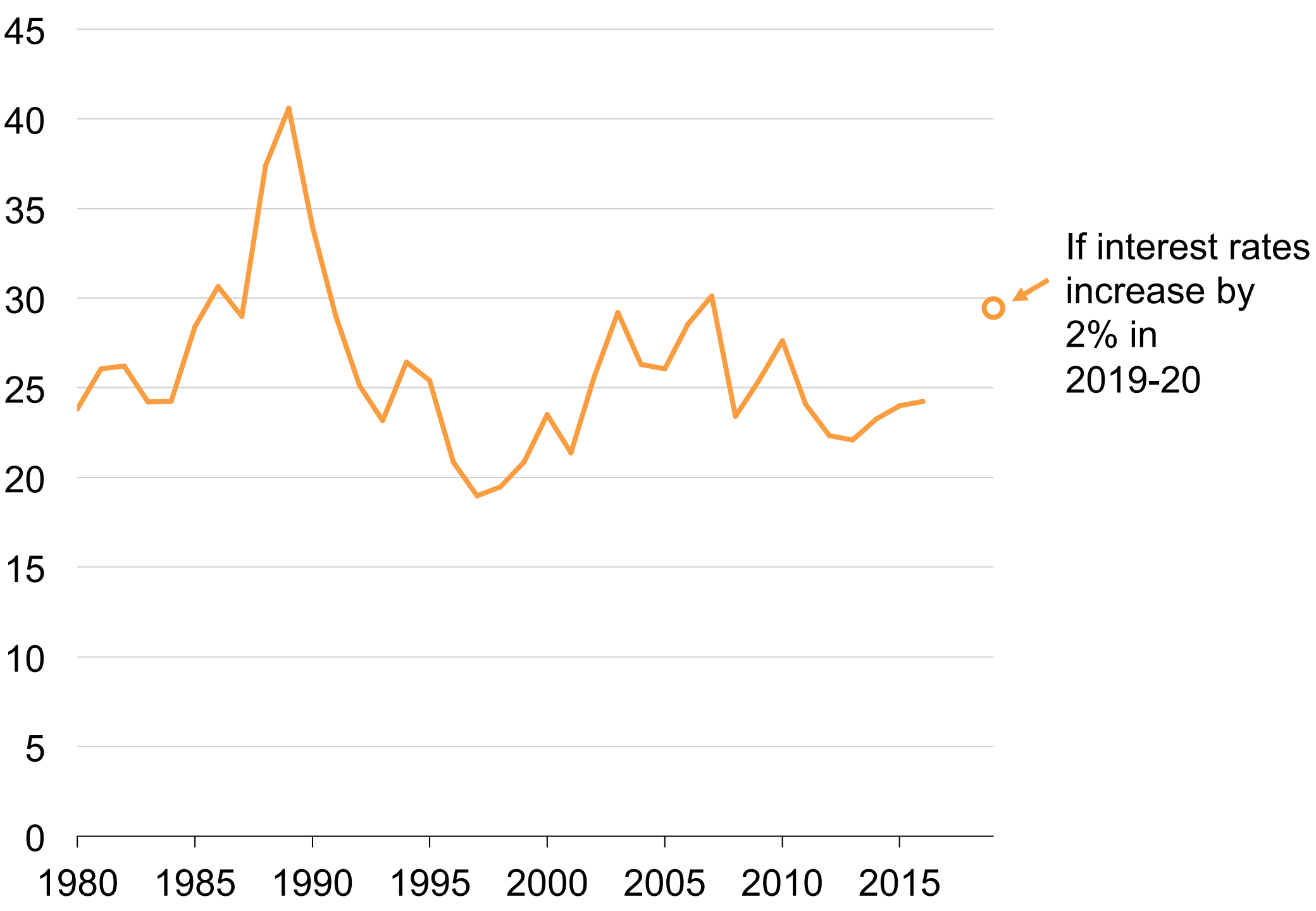
Note: The number at the end of each line in the graph is the percentage of the sex-age group living with their parents in 2015.

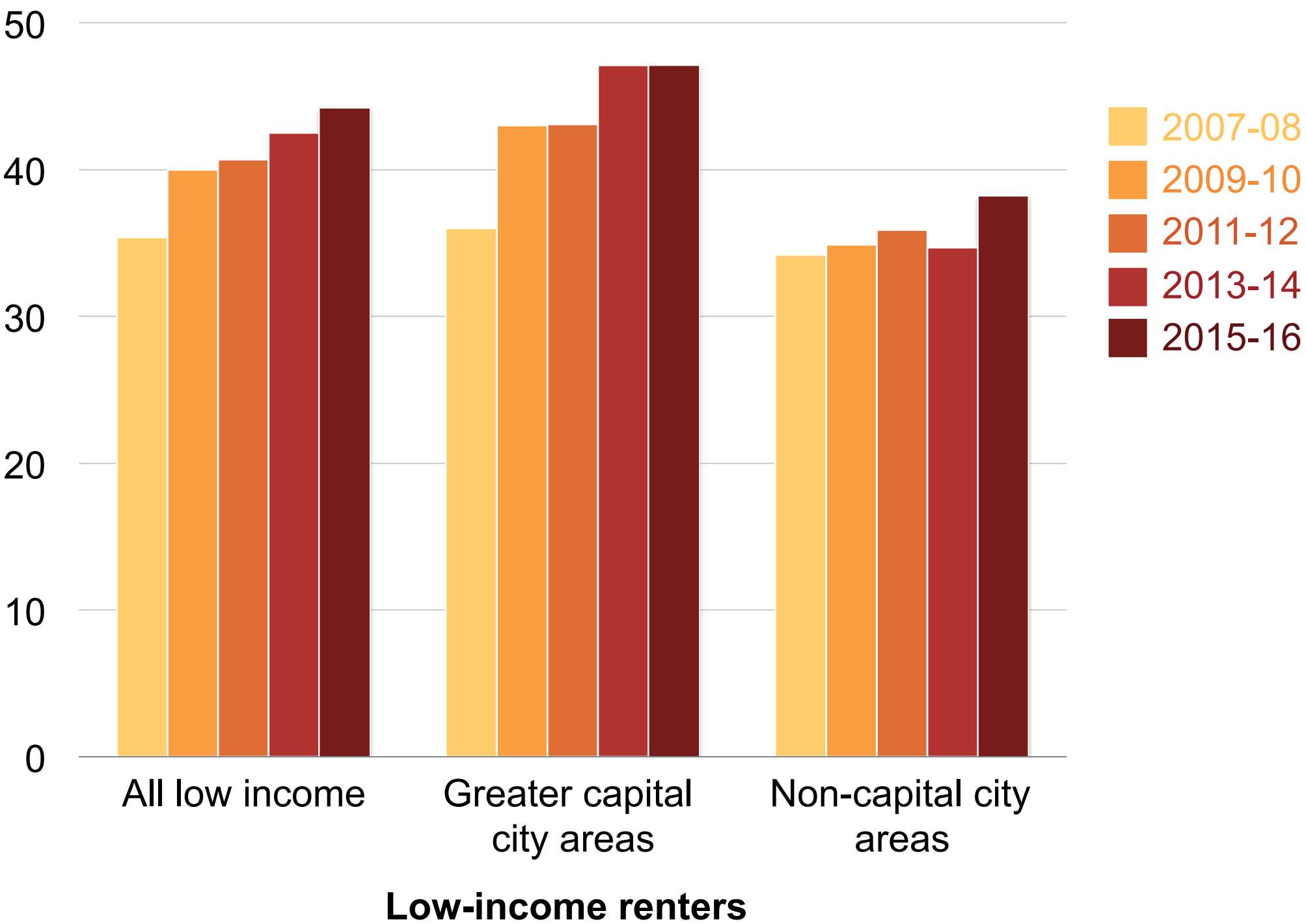


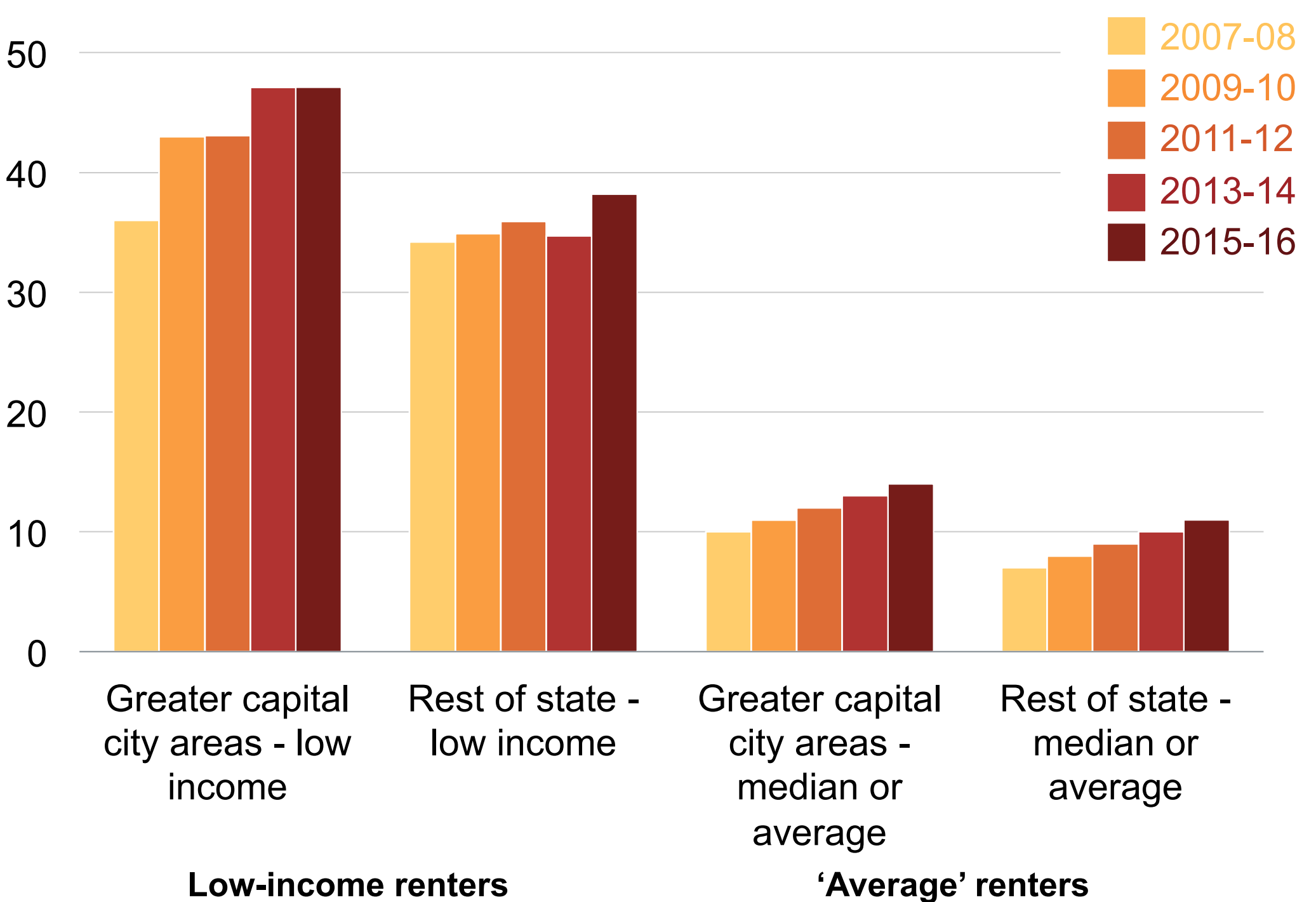






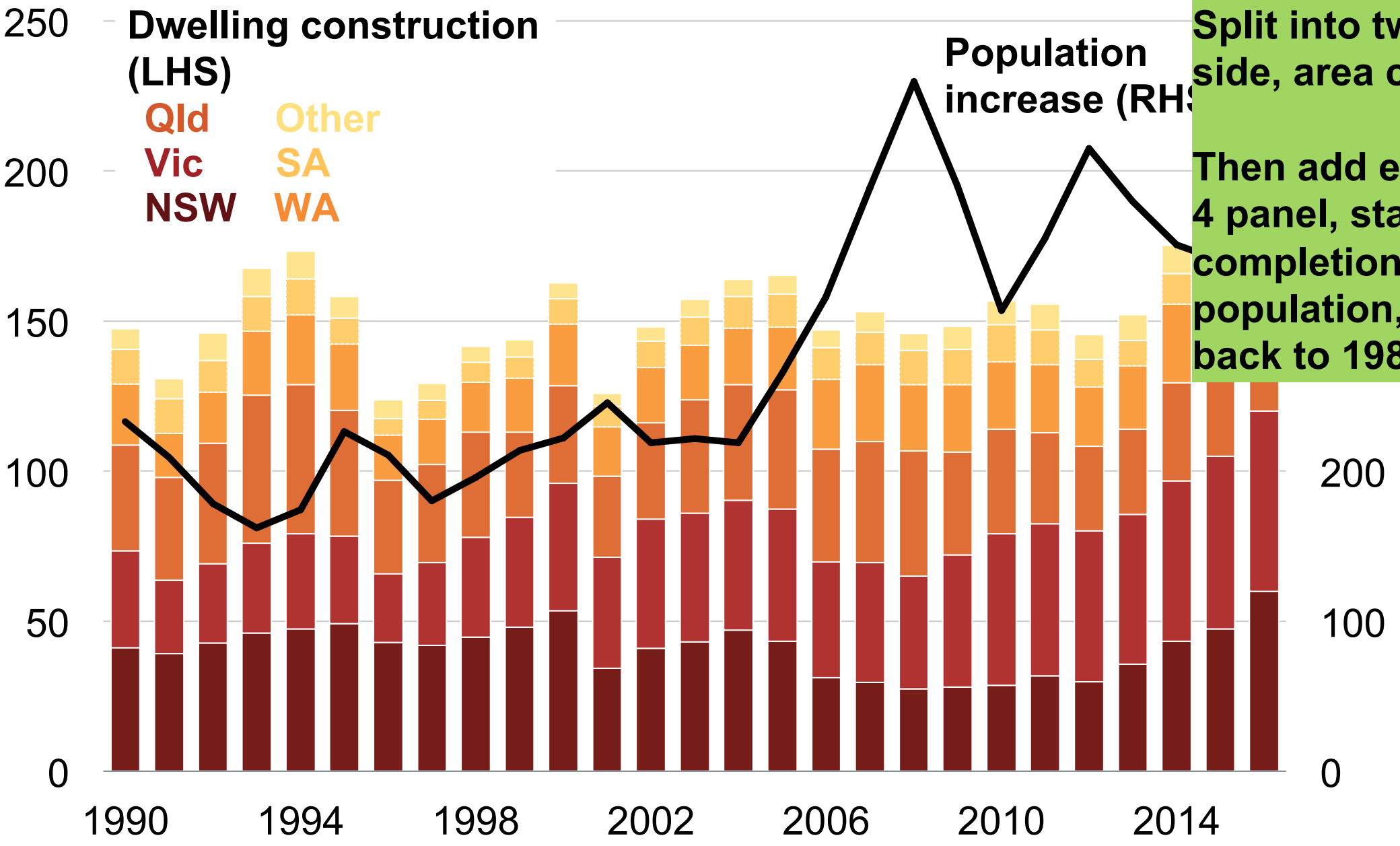


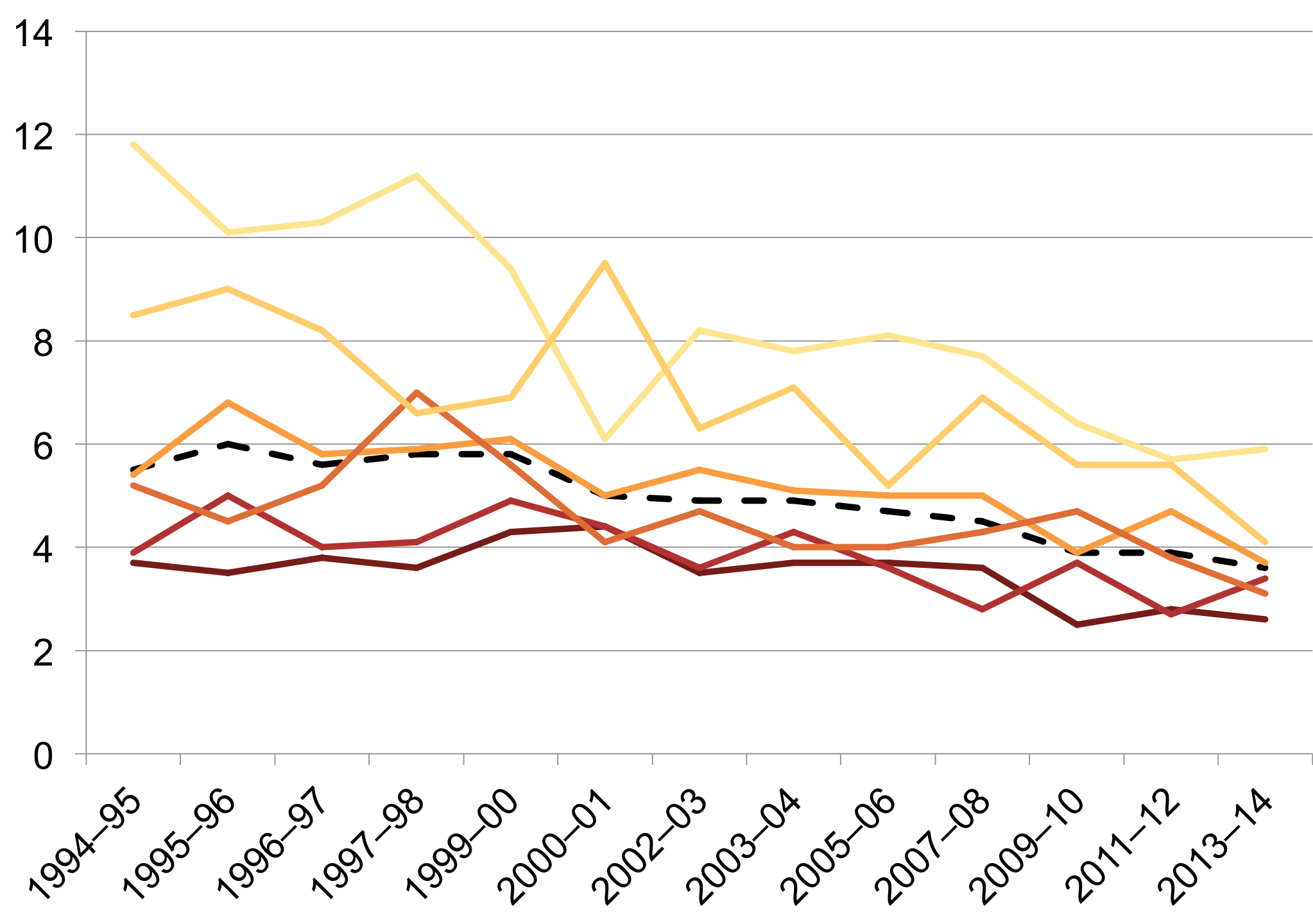




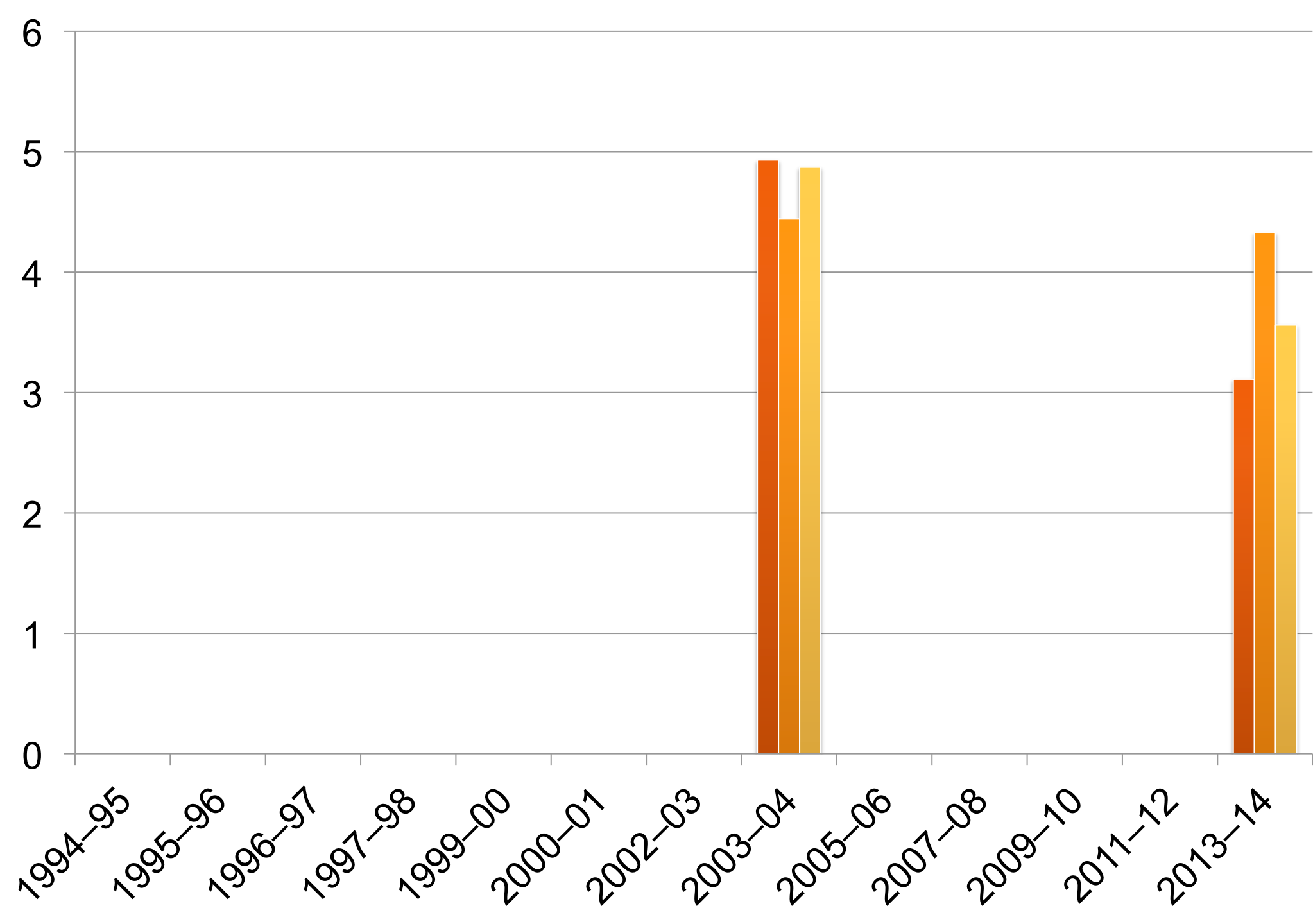
**Dwellings completed per year,**  
thousands

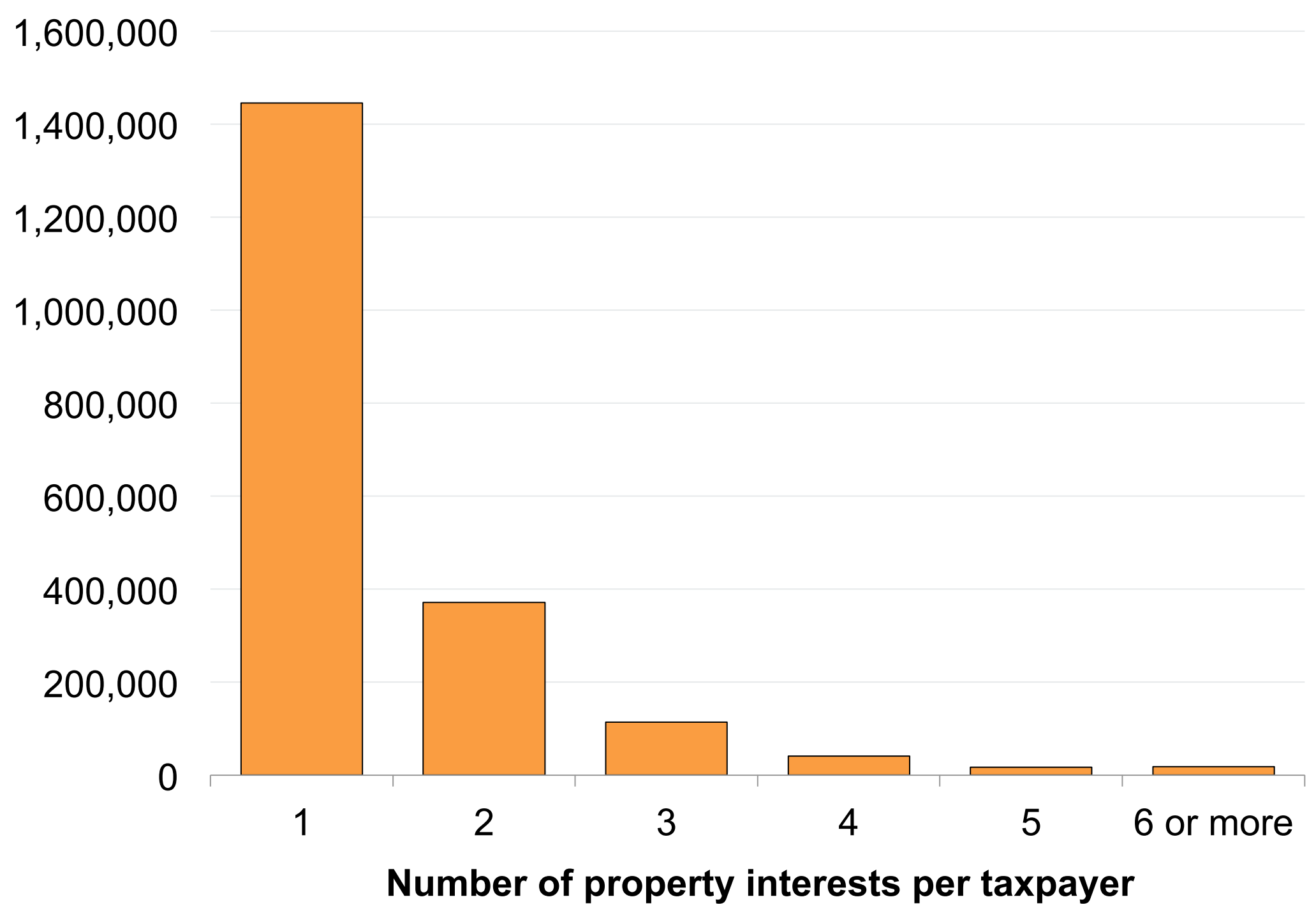
**Population increase per year,**  
thousands

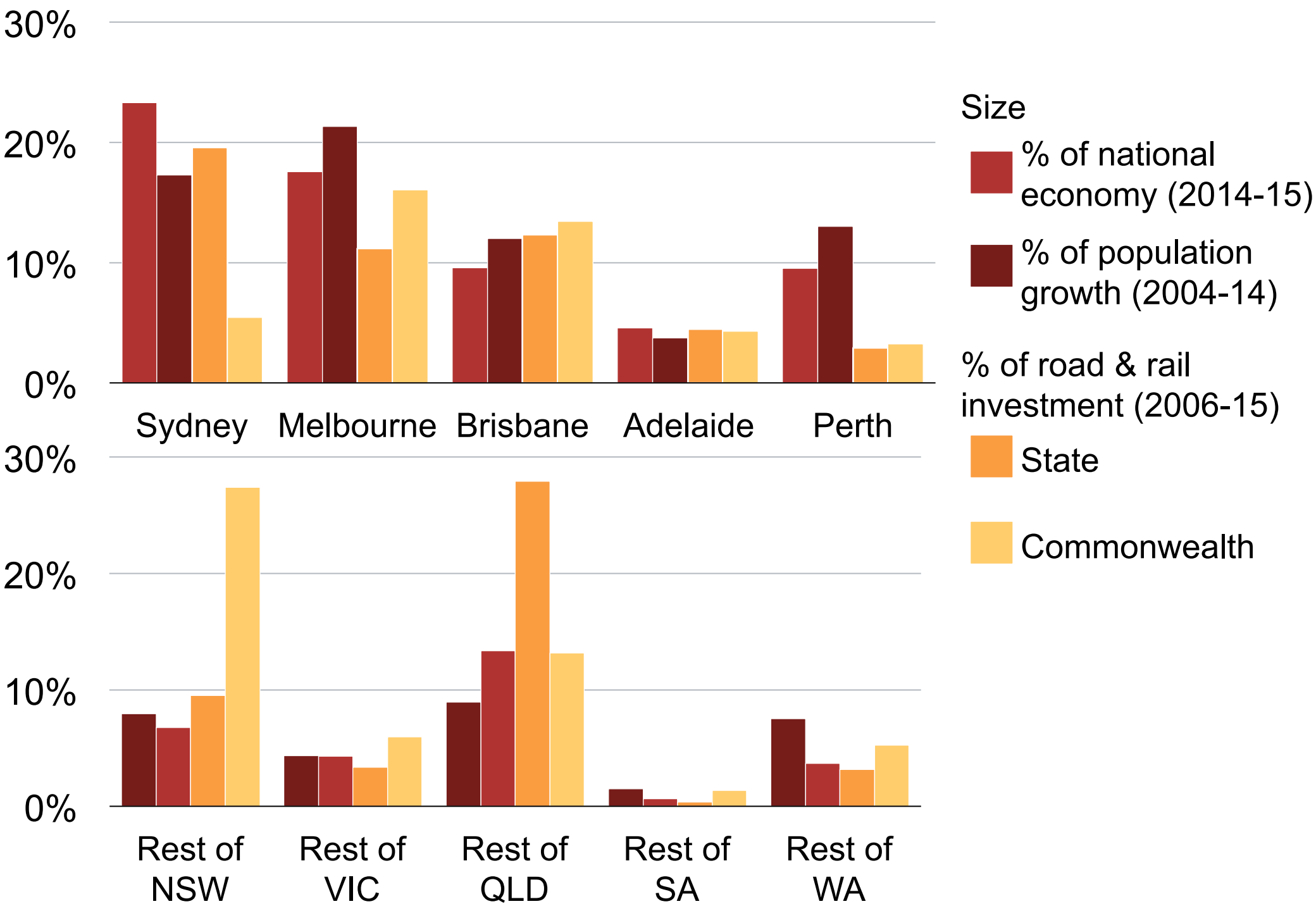


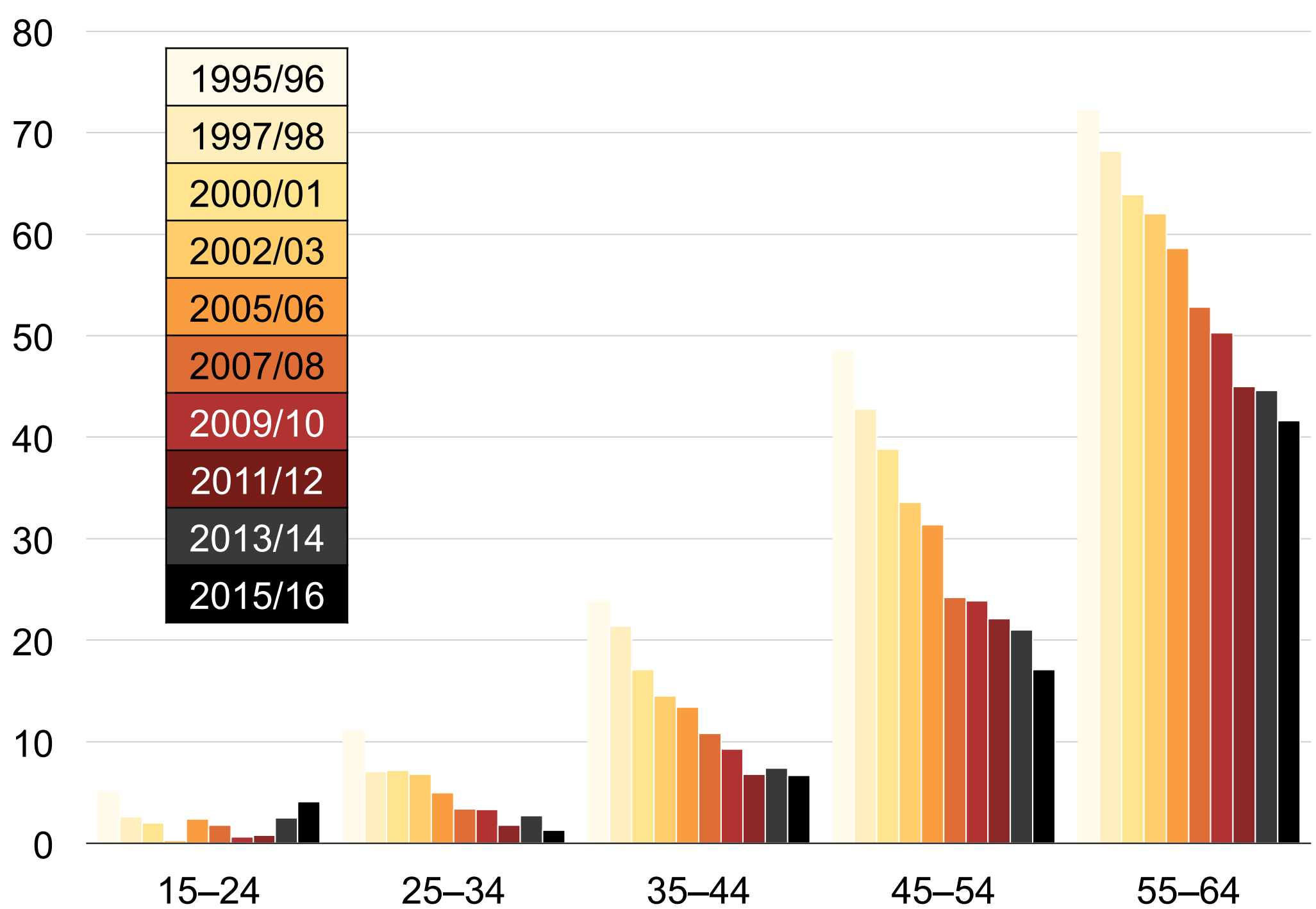




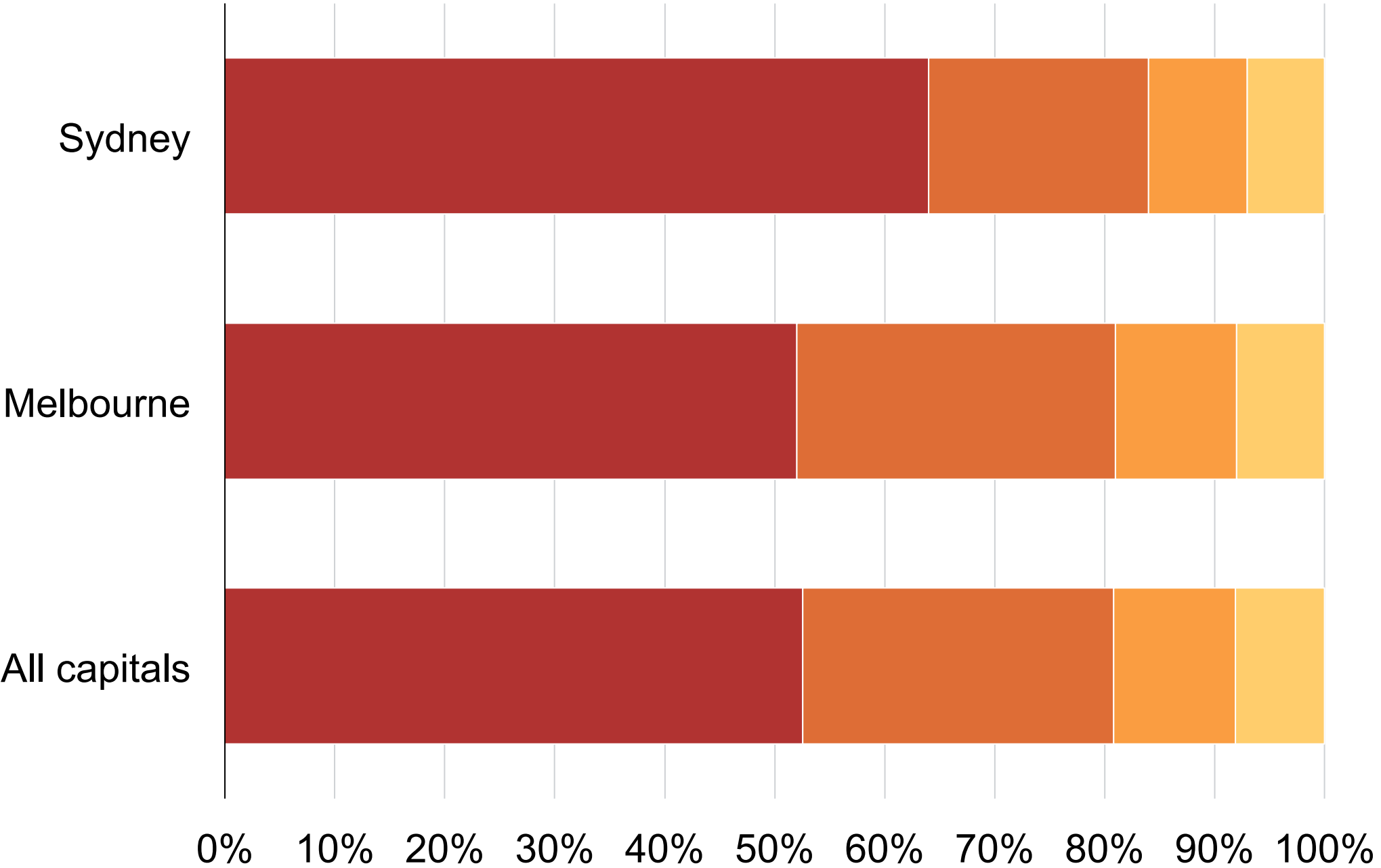


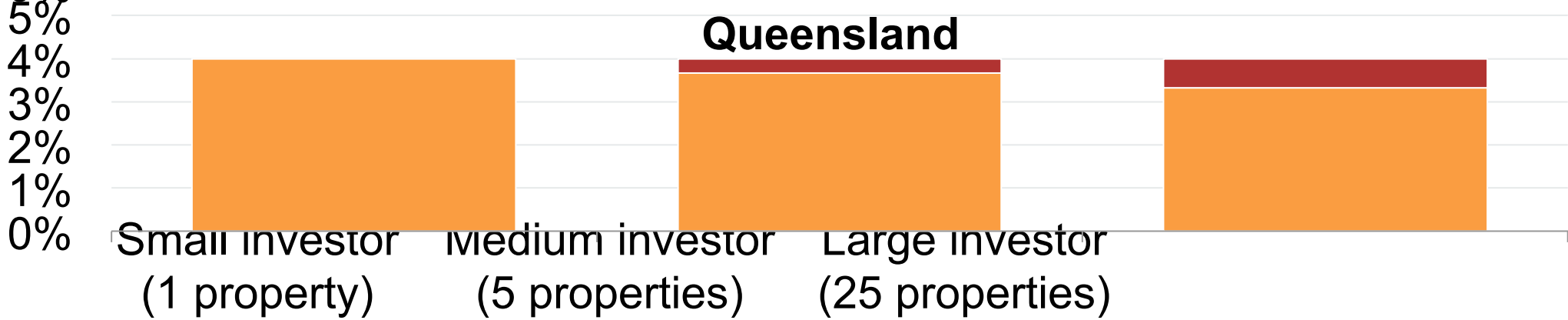
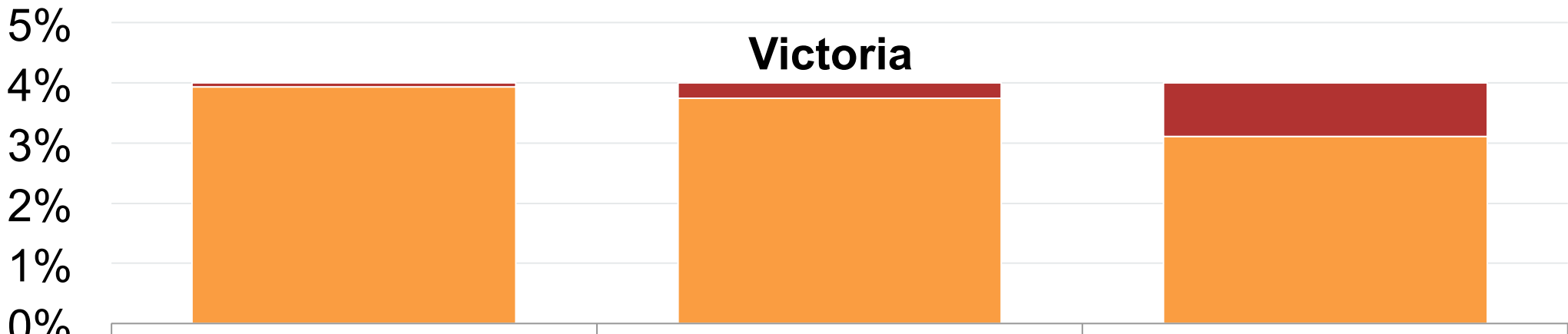
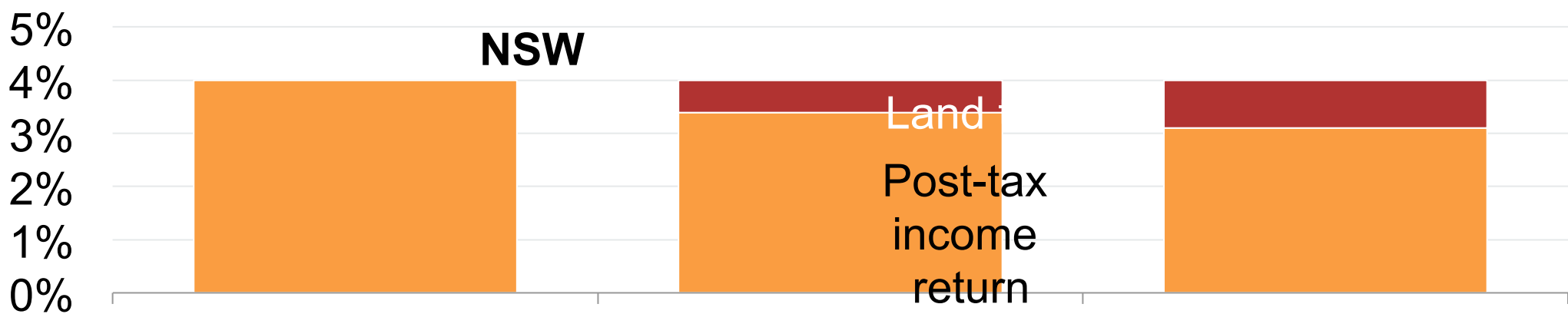




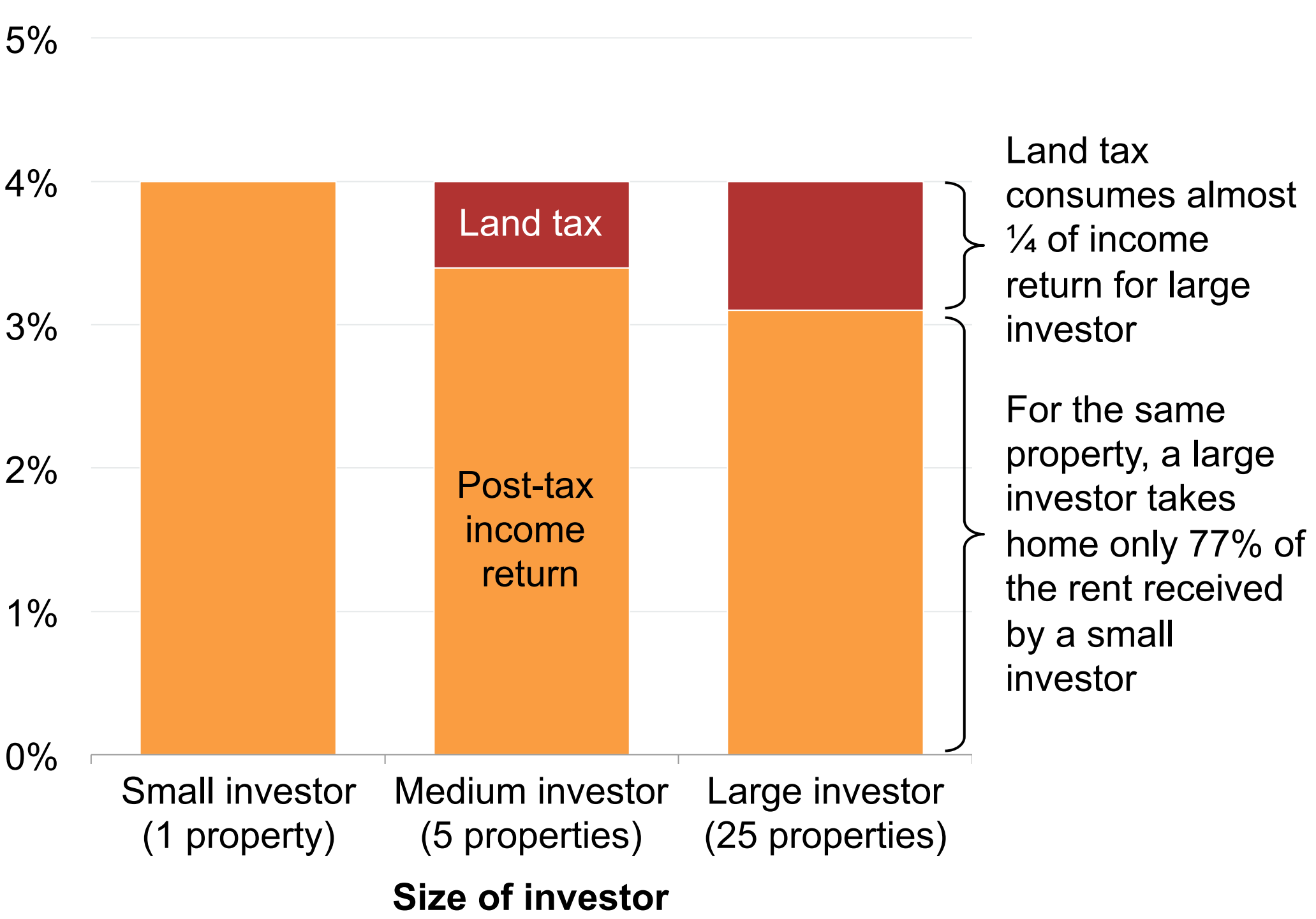


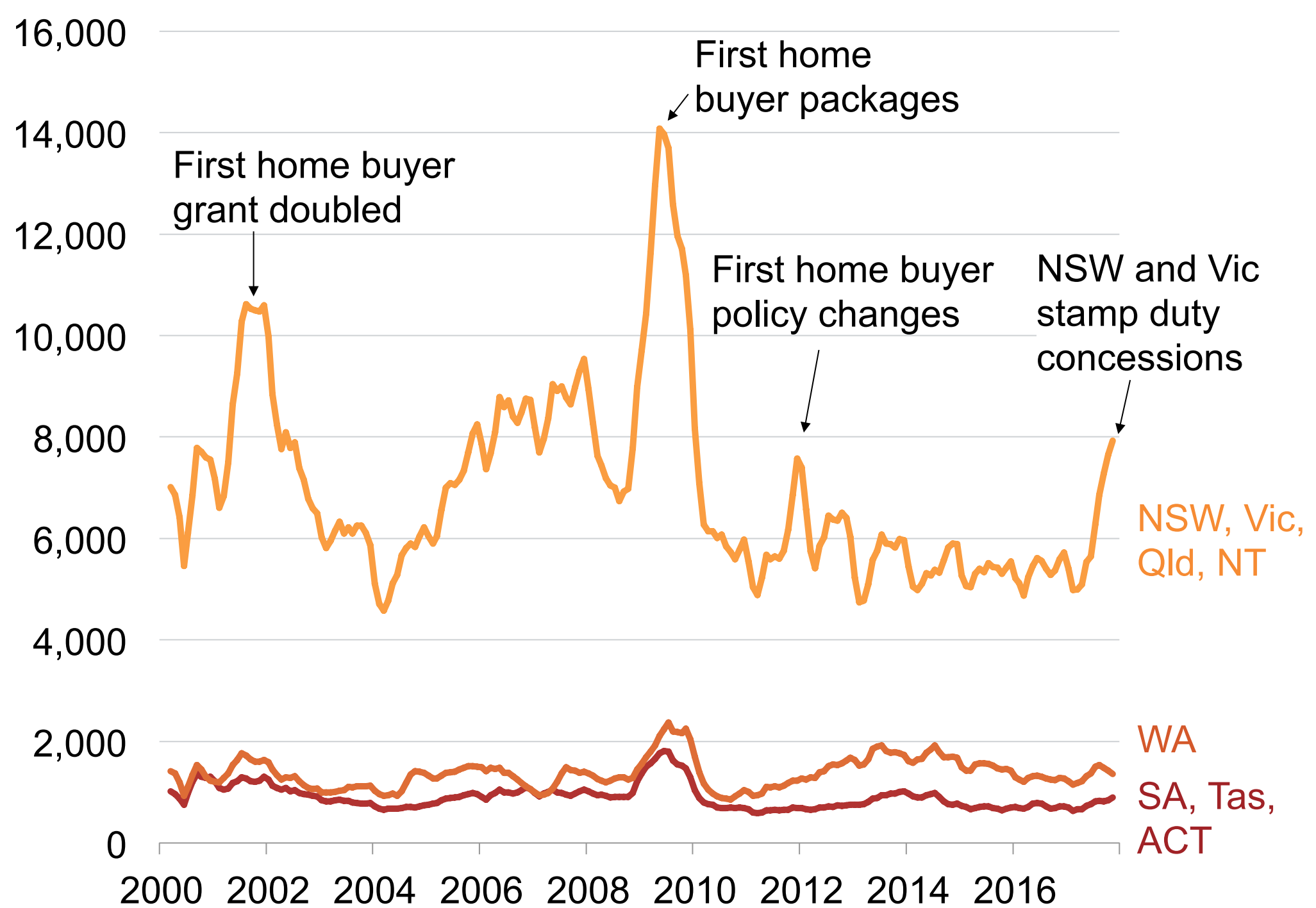
**Would not like it** **Don't care** **Would like it** **Other / don't know**



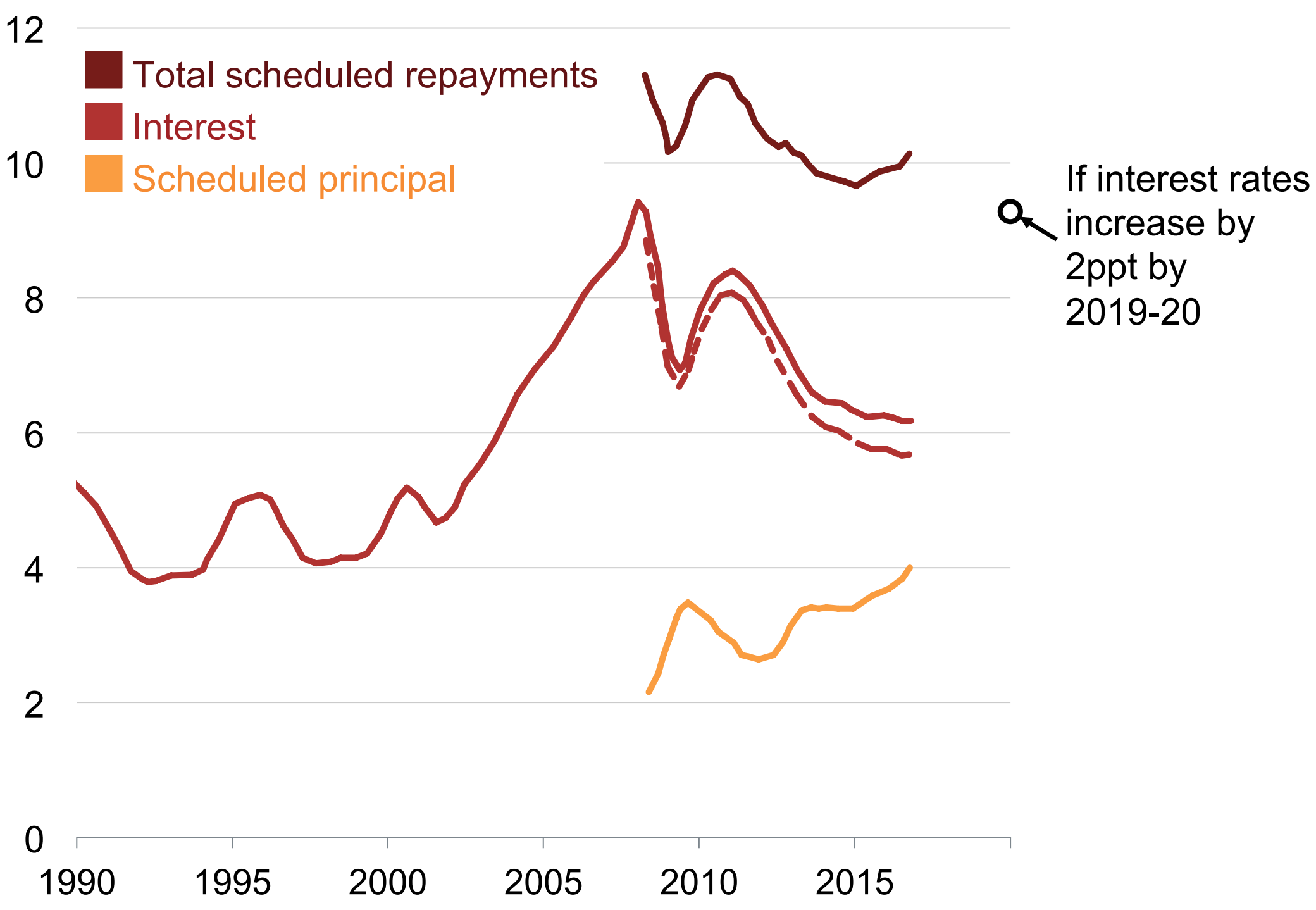


**Size of investor**

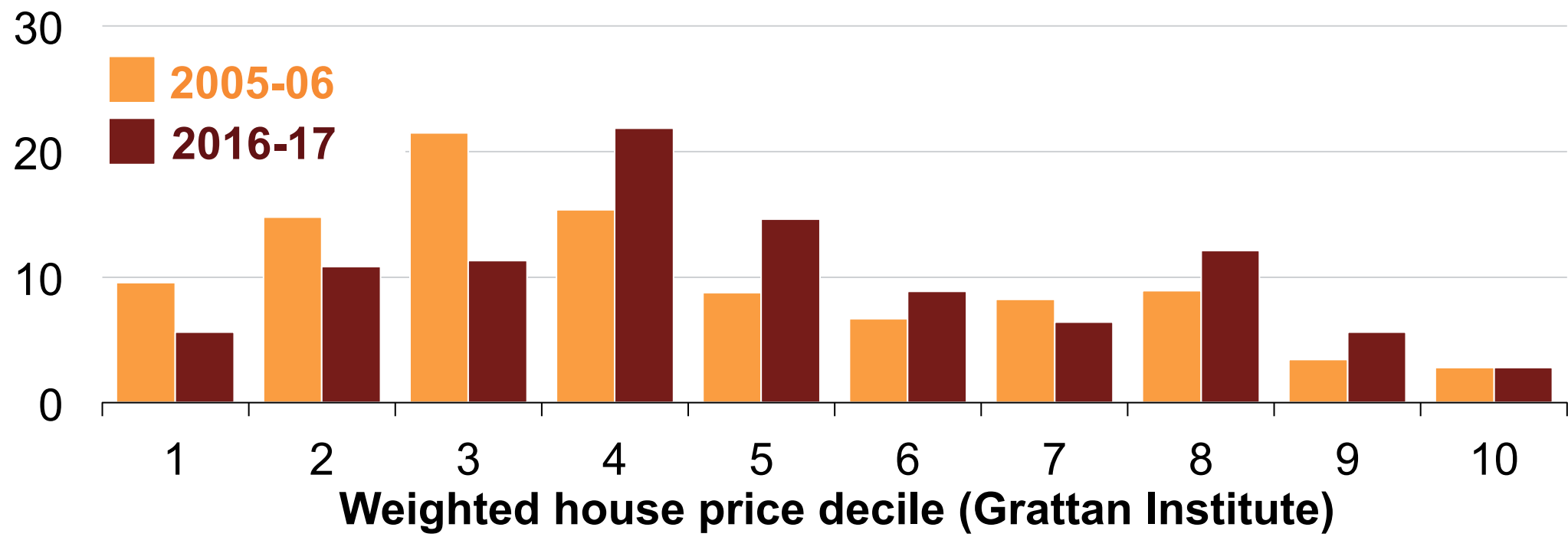
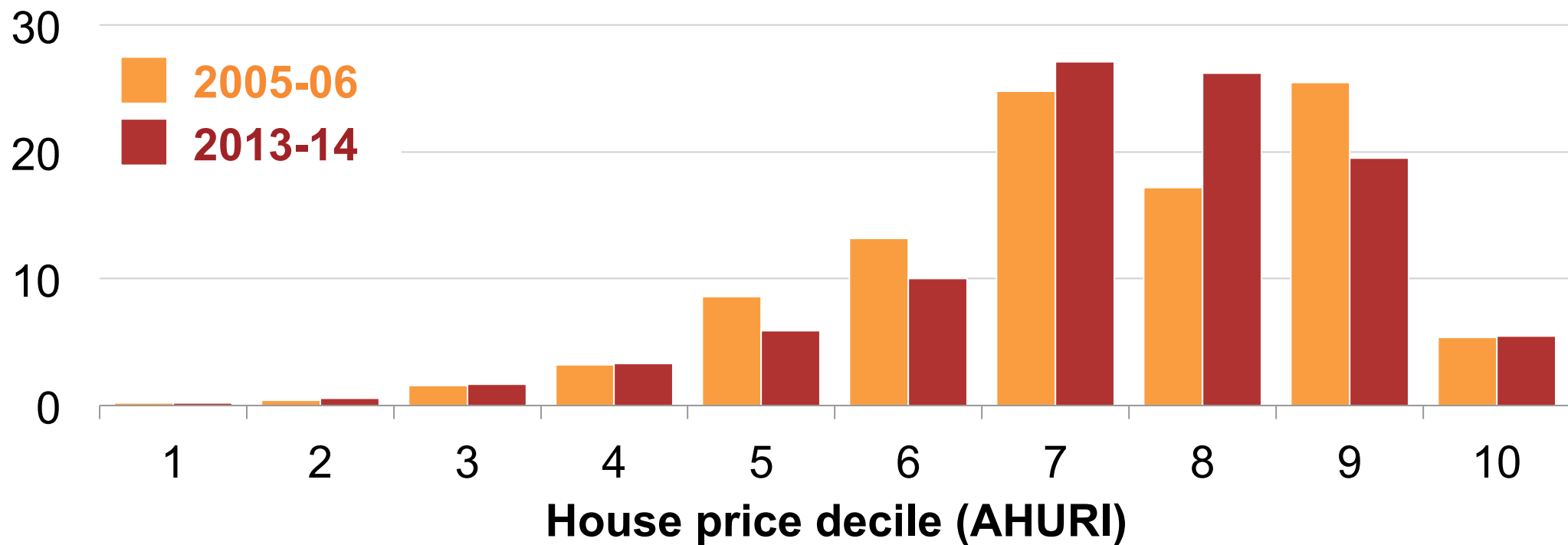


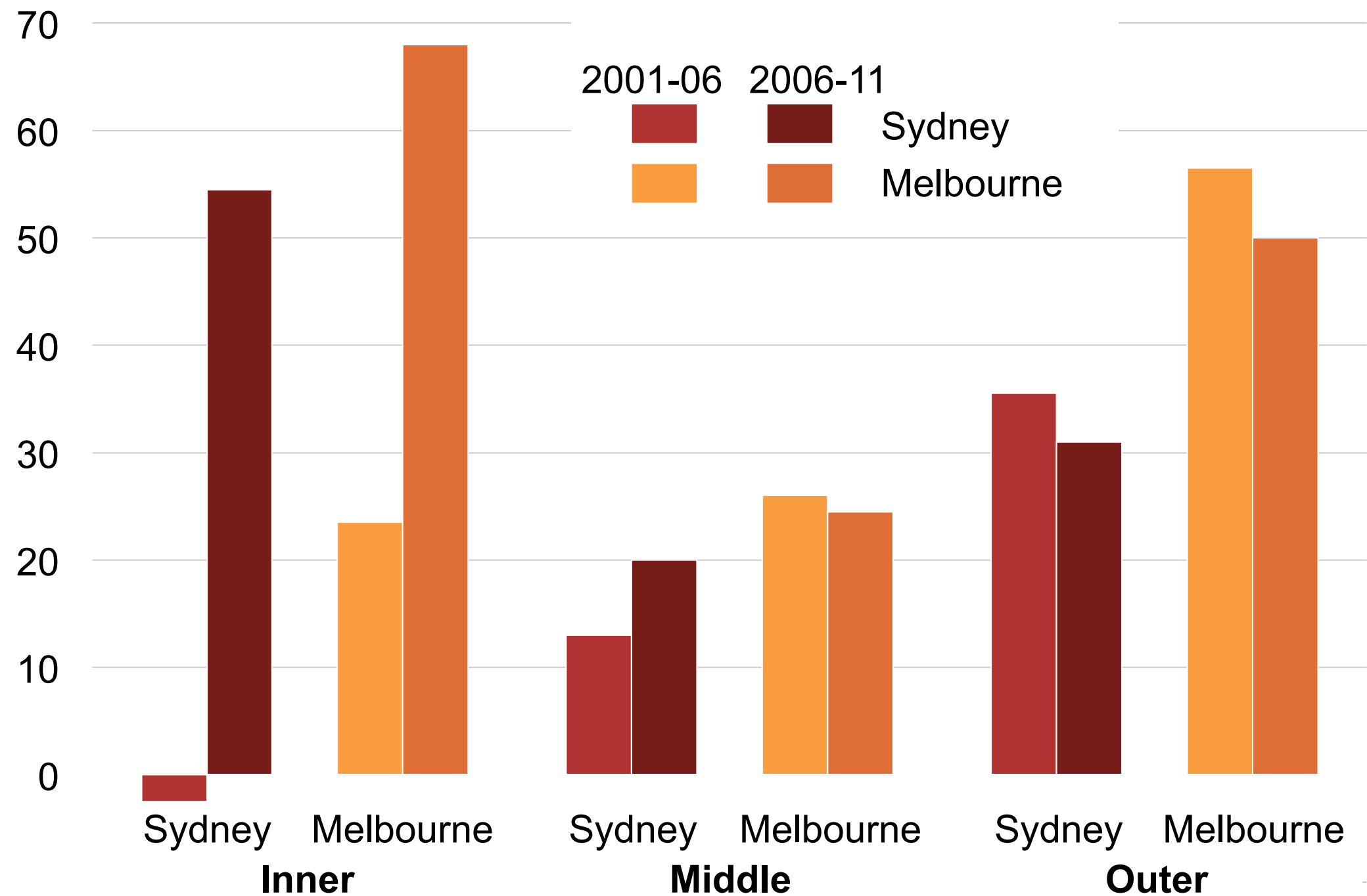






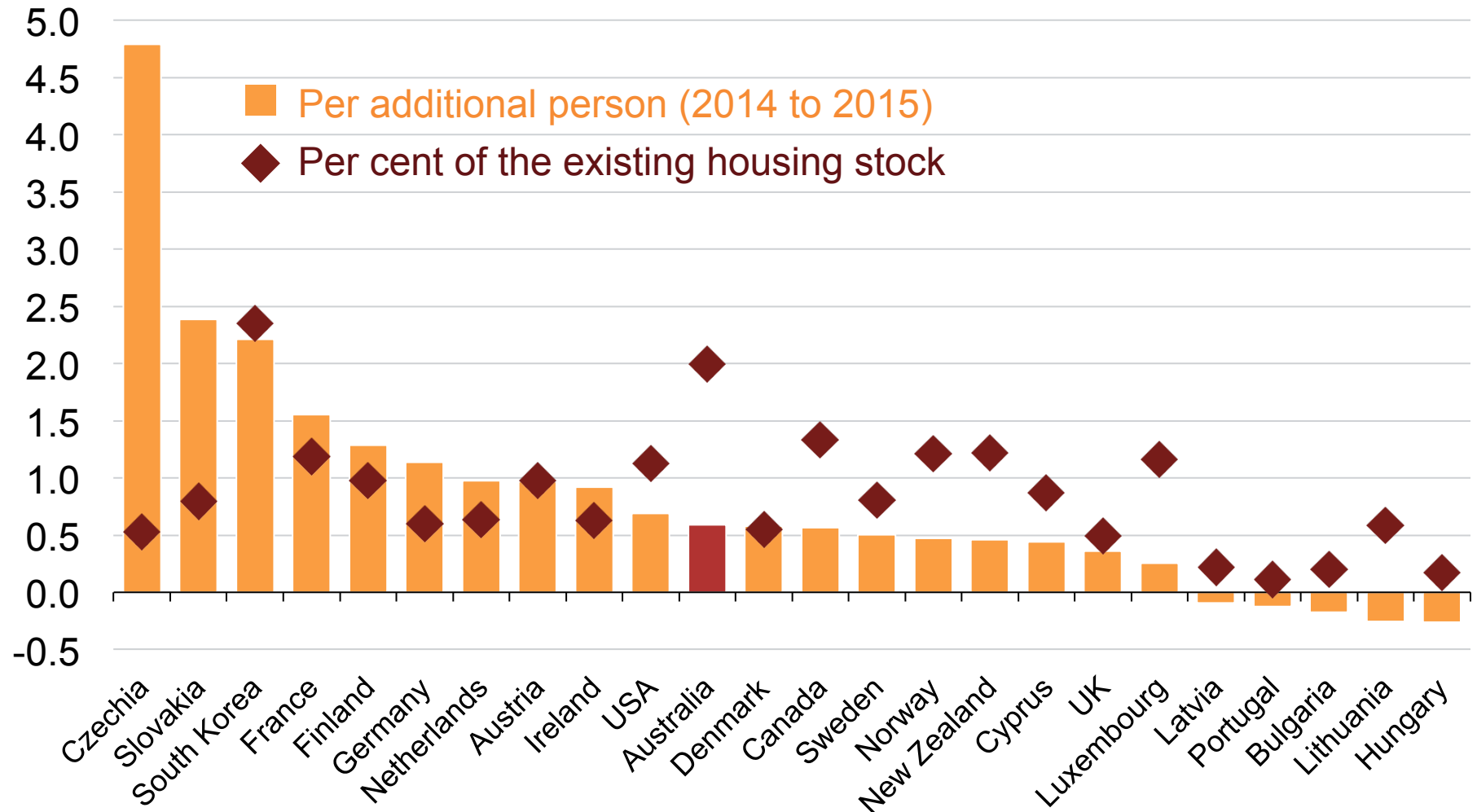






# Housing construction in Australia has been strong, but so has population growth

Dwelling completions in 2015

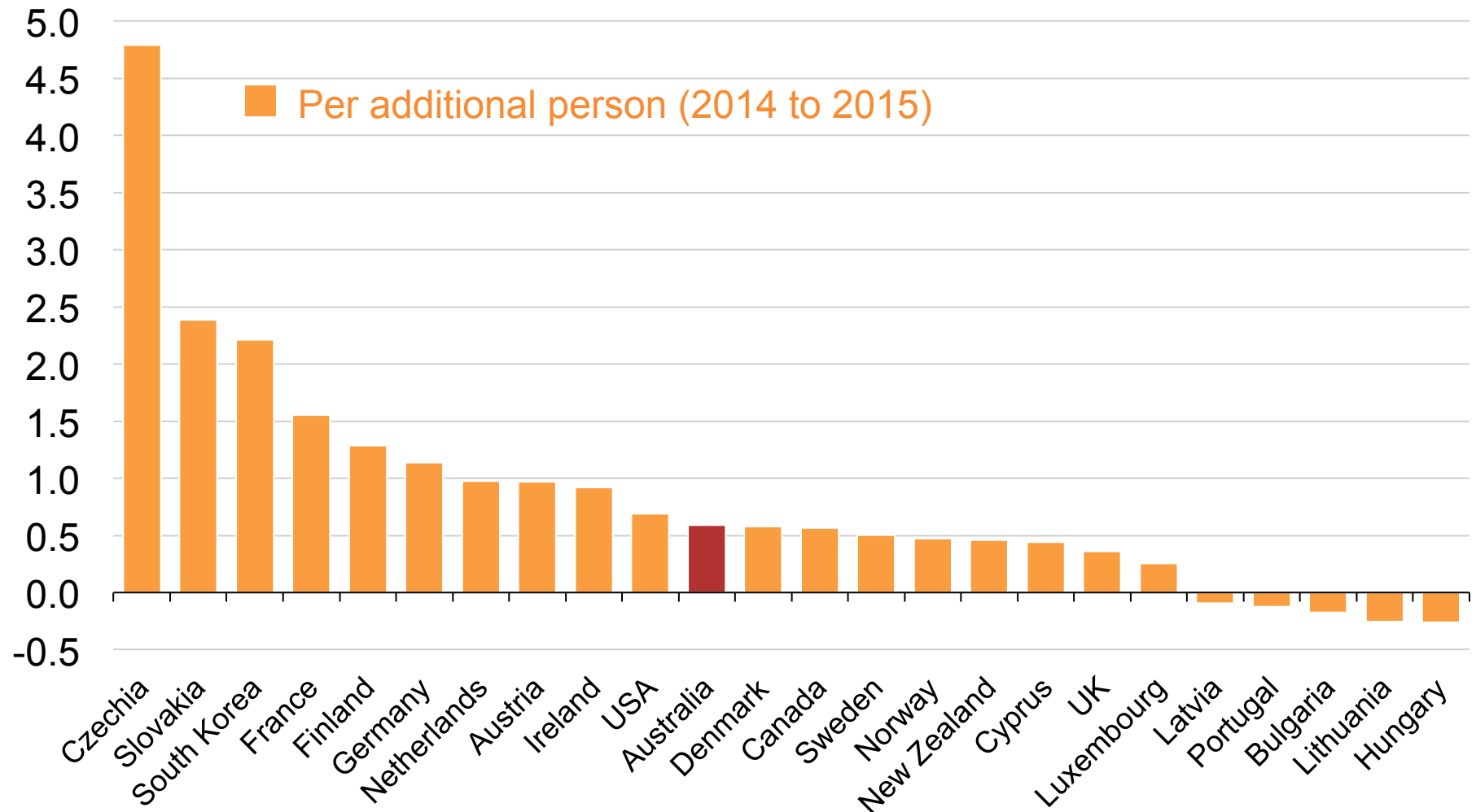


Notes: Estonia, Japan and Poland not shown due to large negative numbers. Dwelling construction data for 2015 or closest year.

Source: OECD Affordable Housing Database; United Nations population database

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Dwelling completions in 2015



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