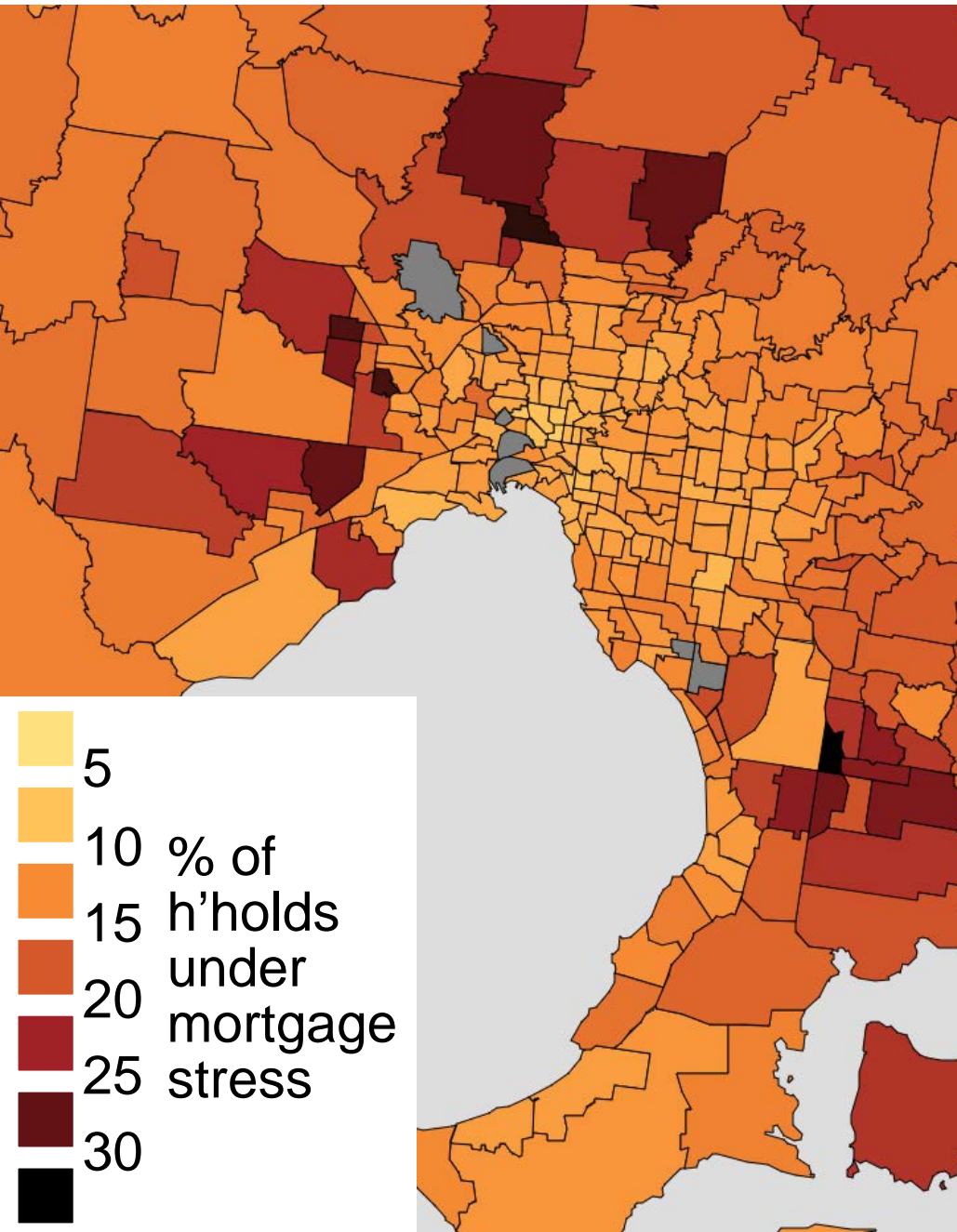
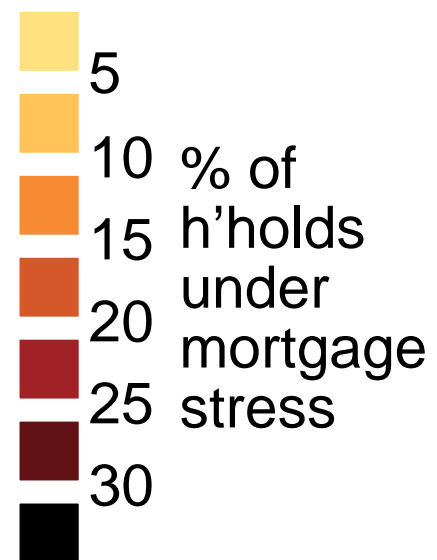
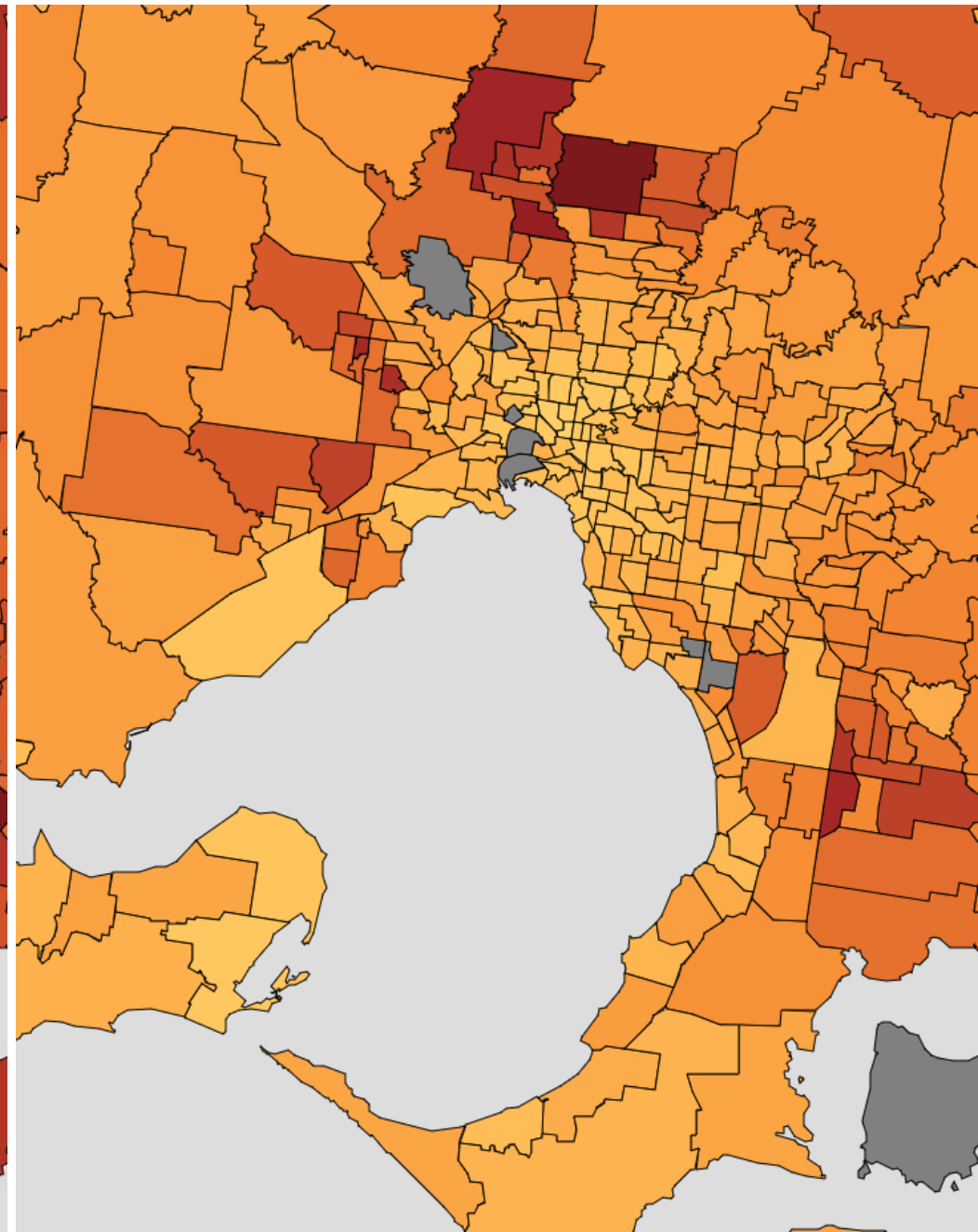
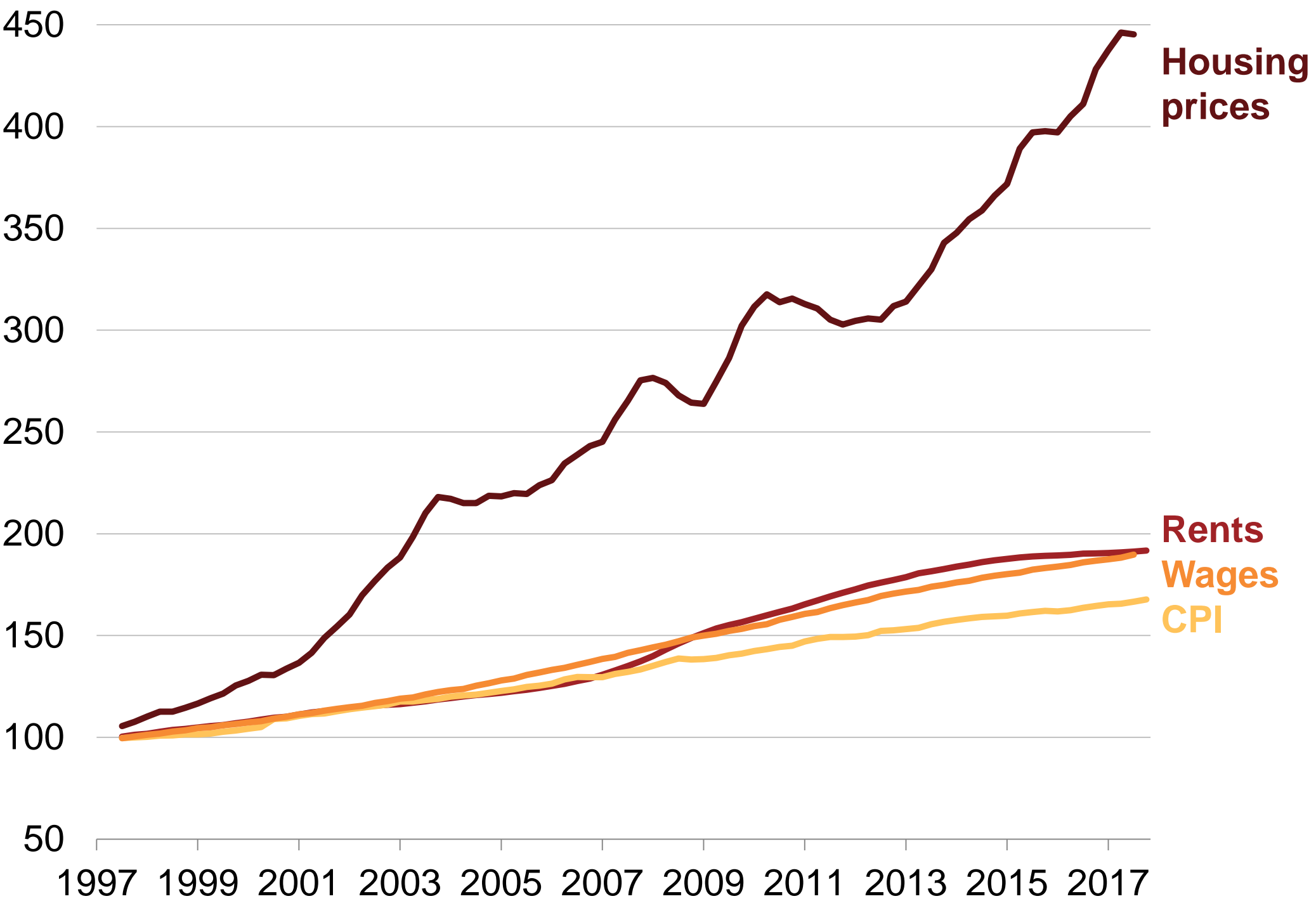


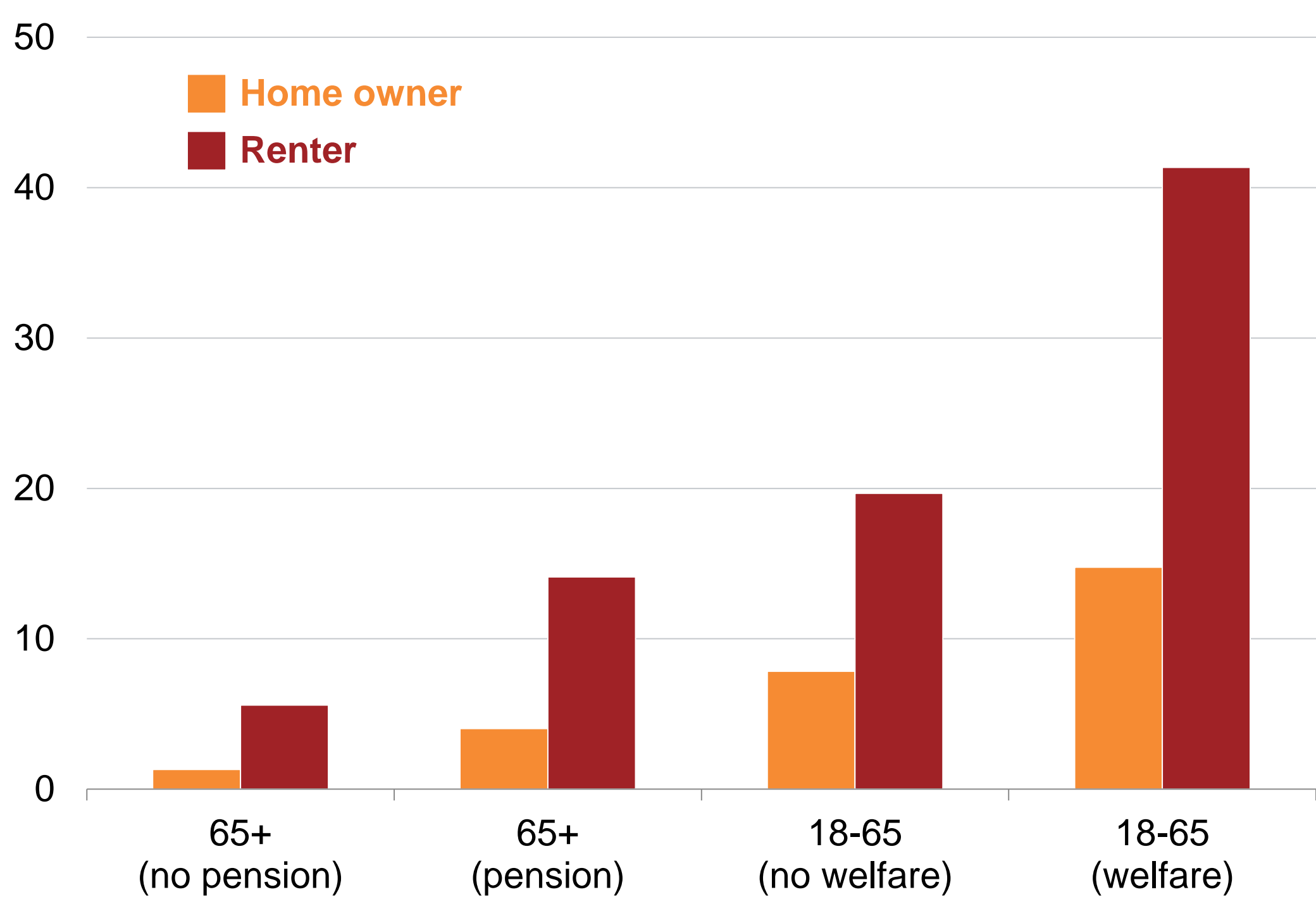
2011

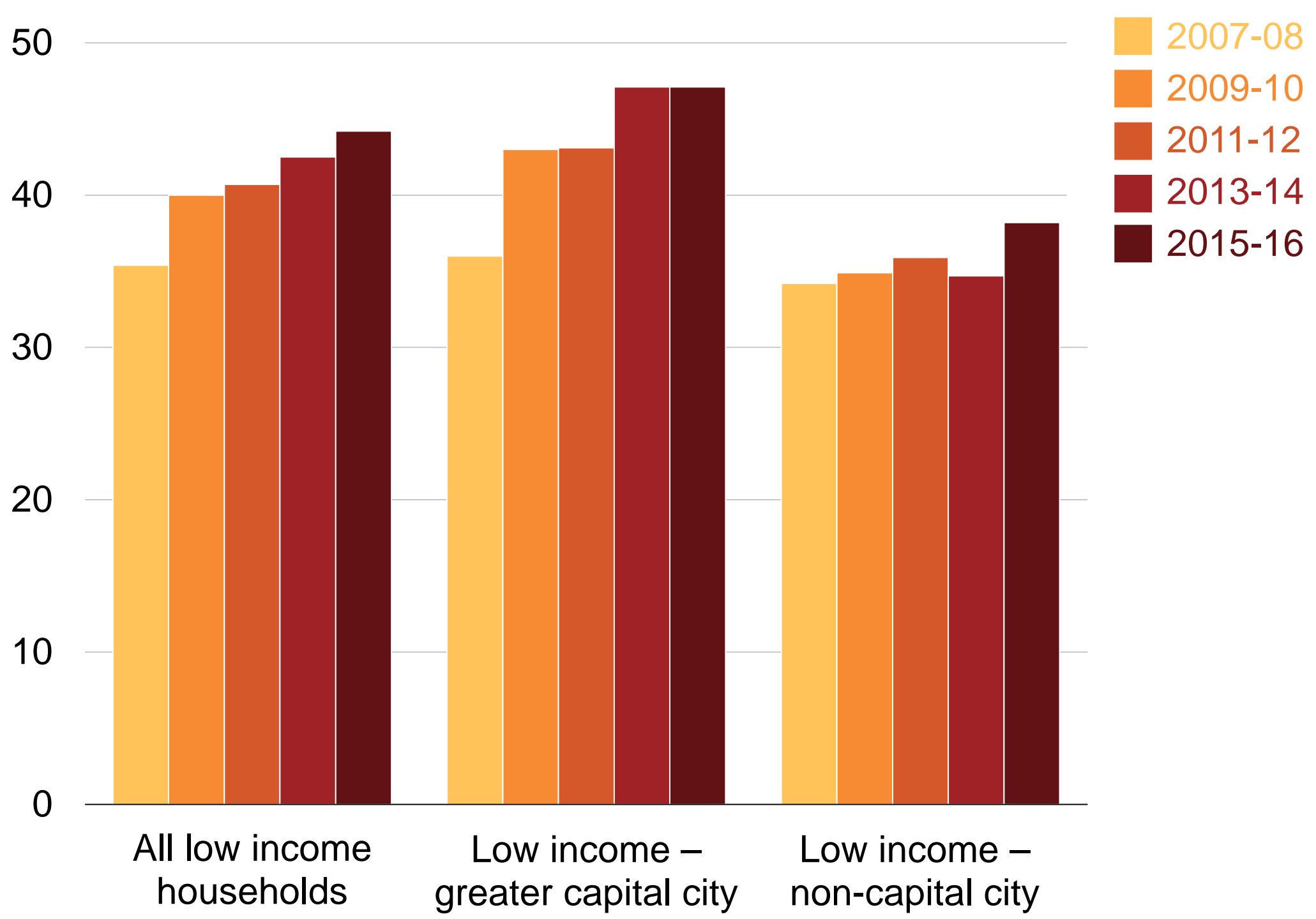


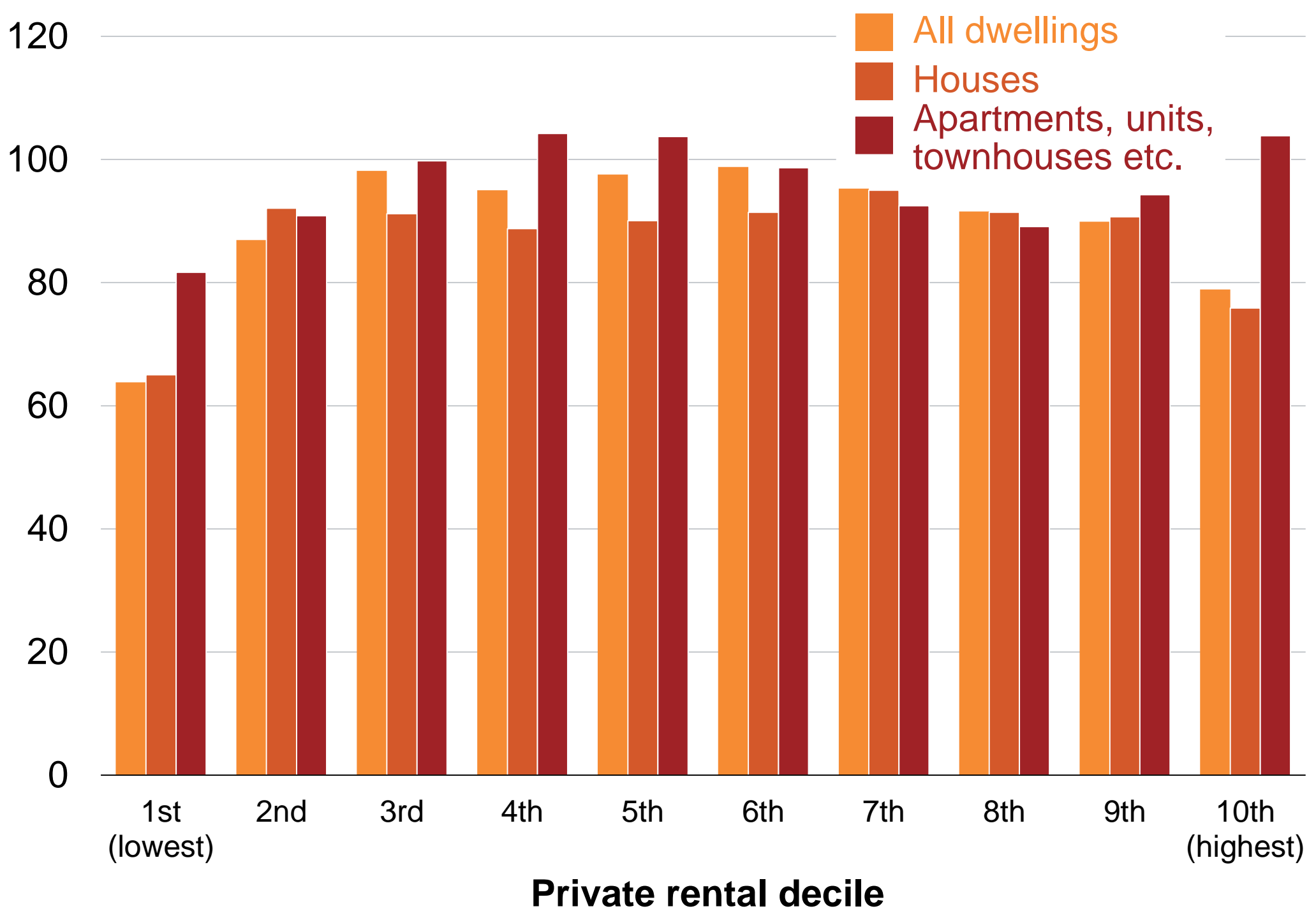
2016

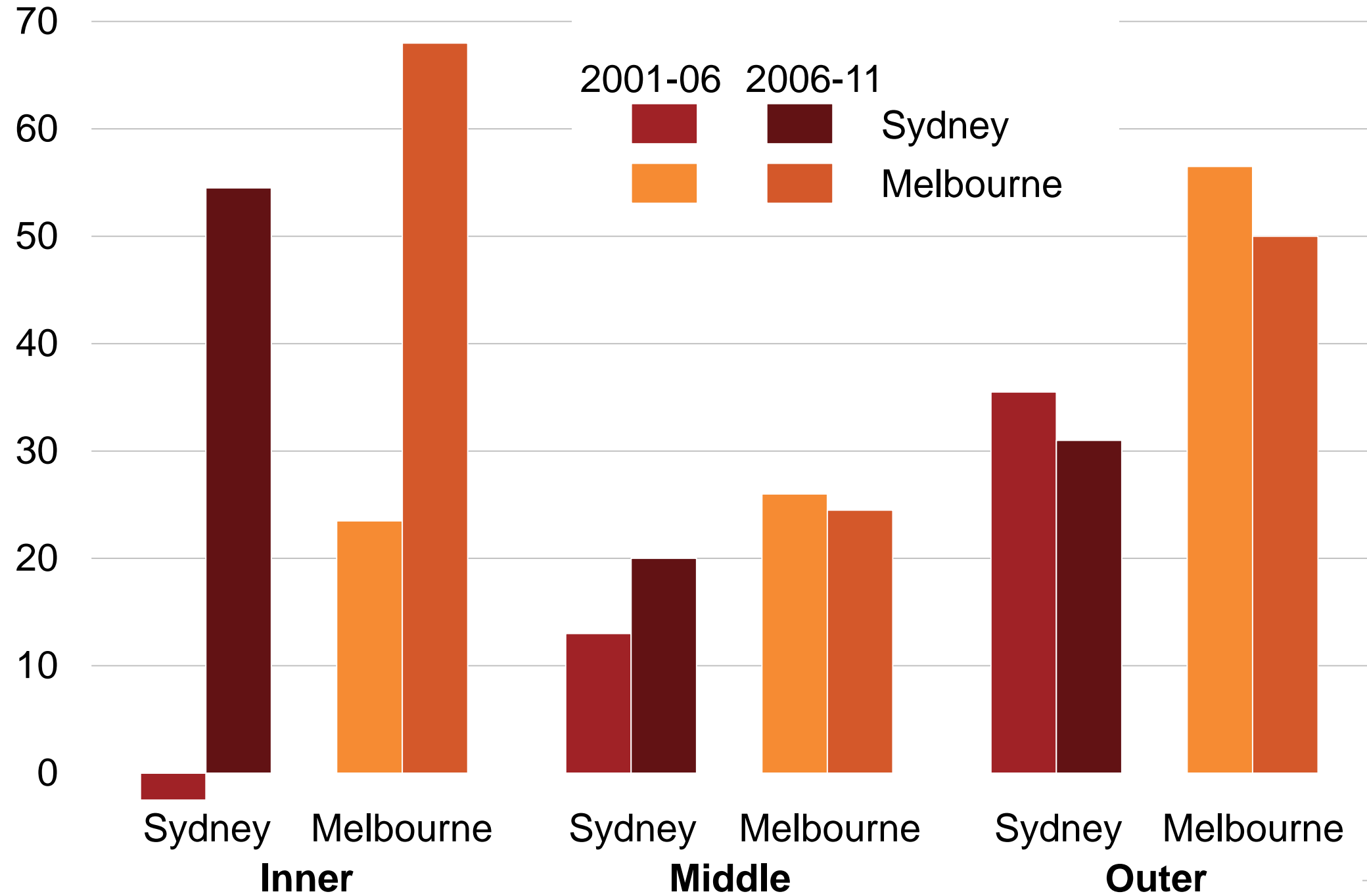




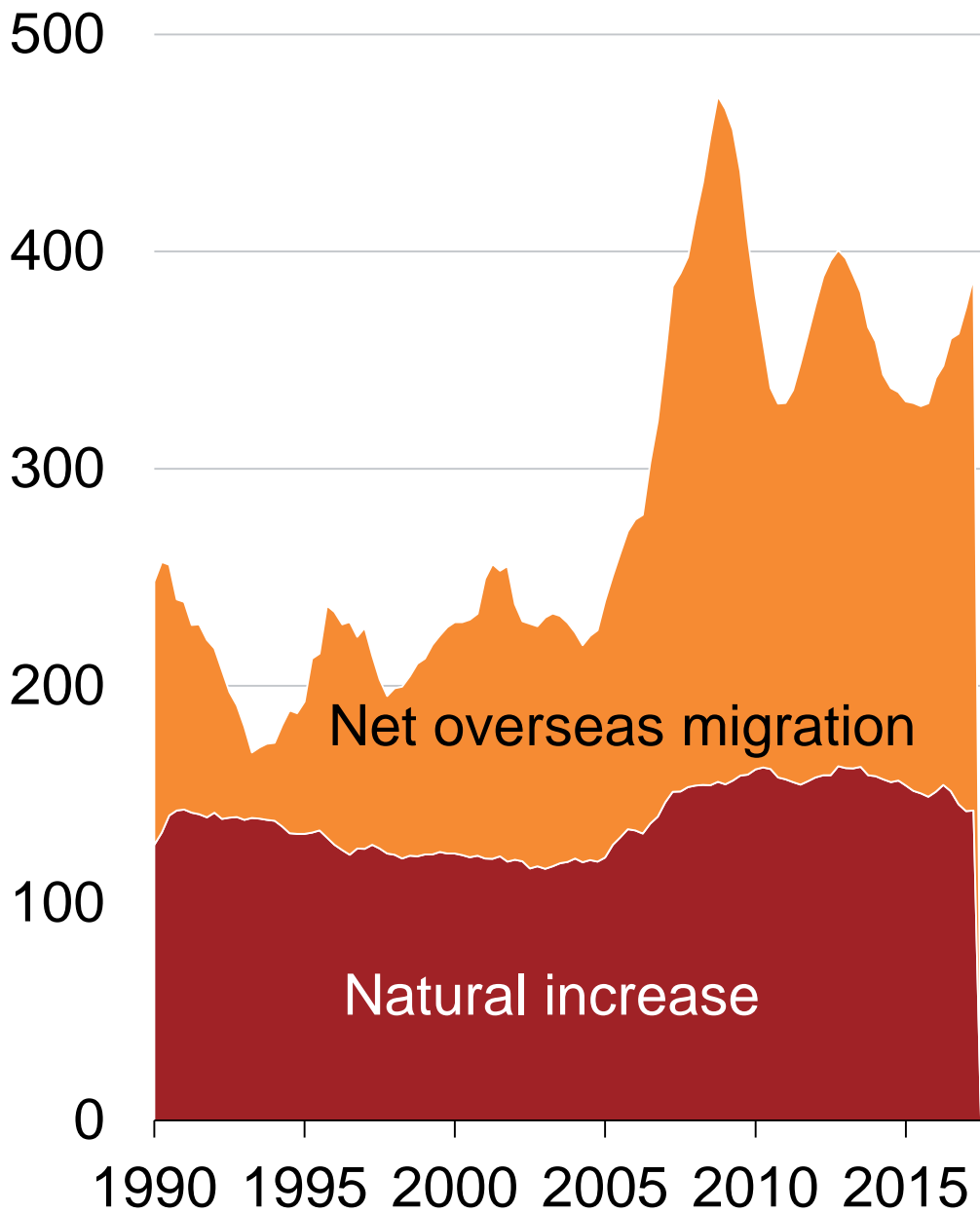




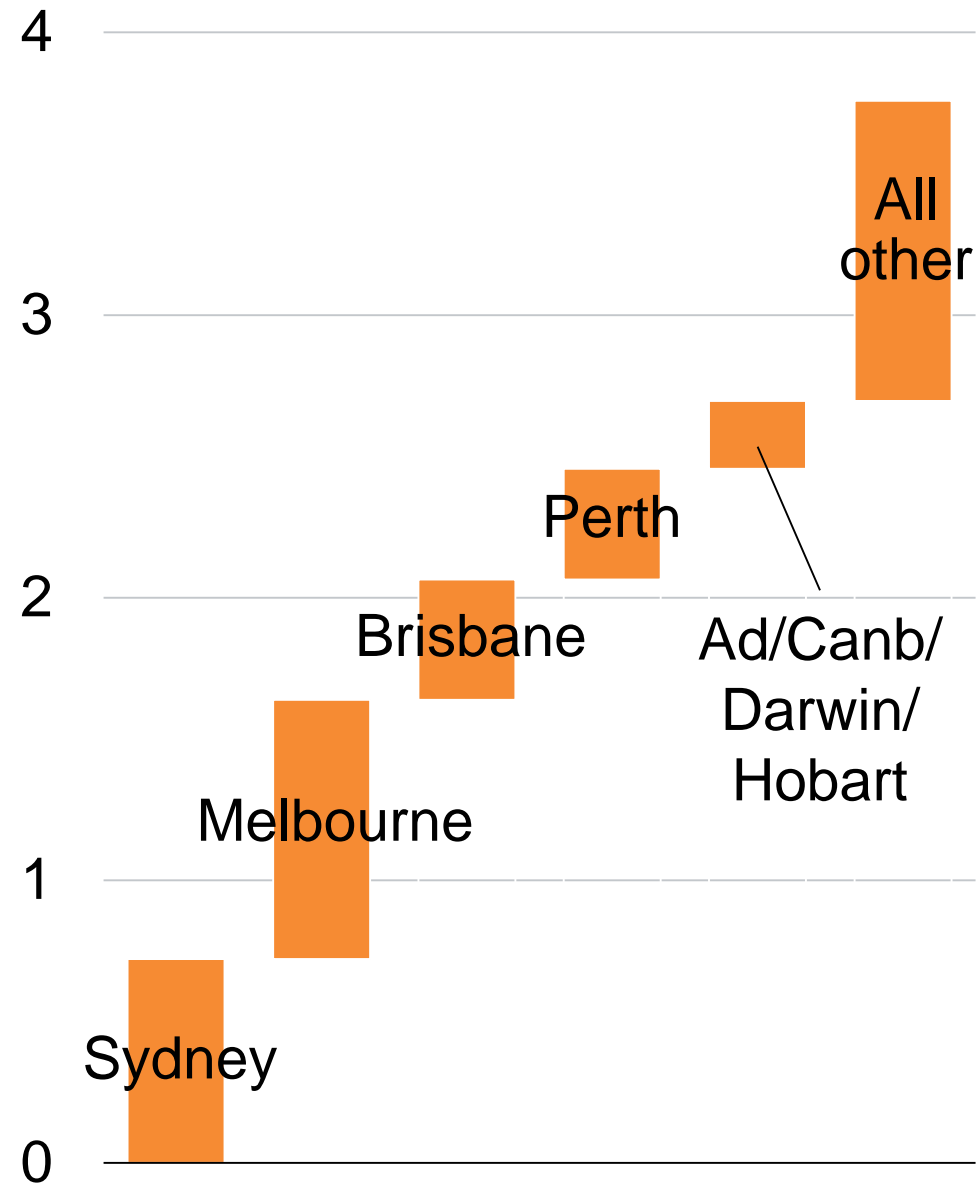


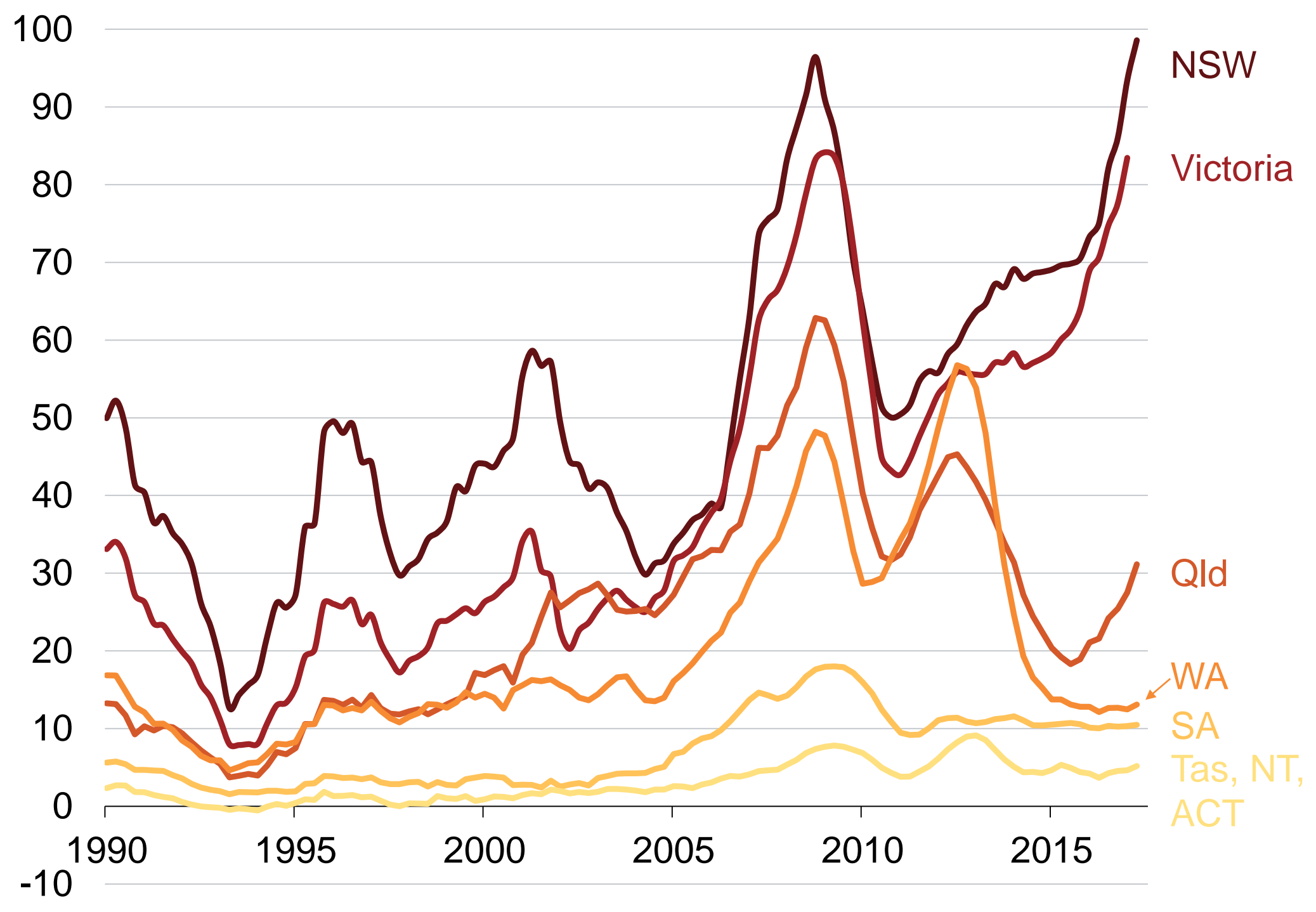


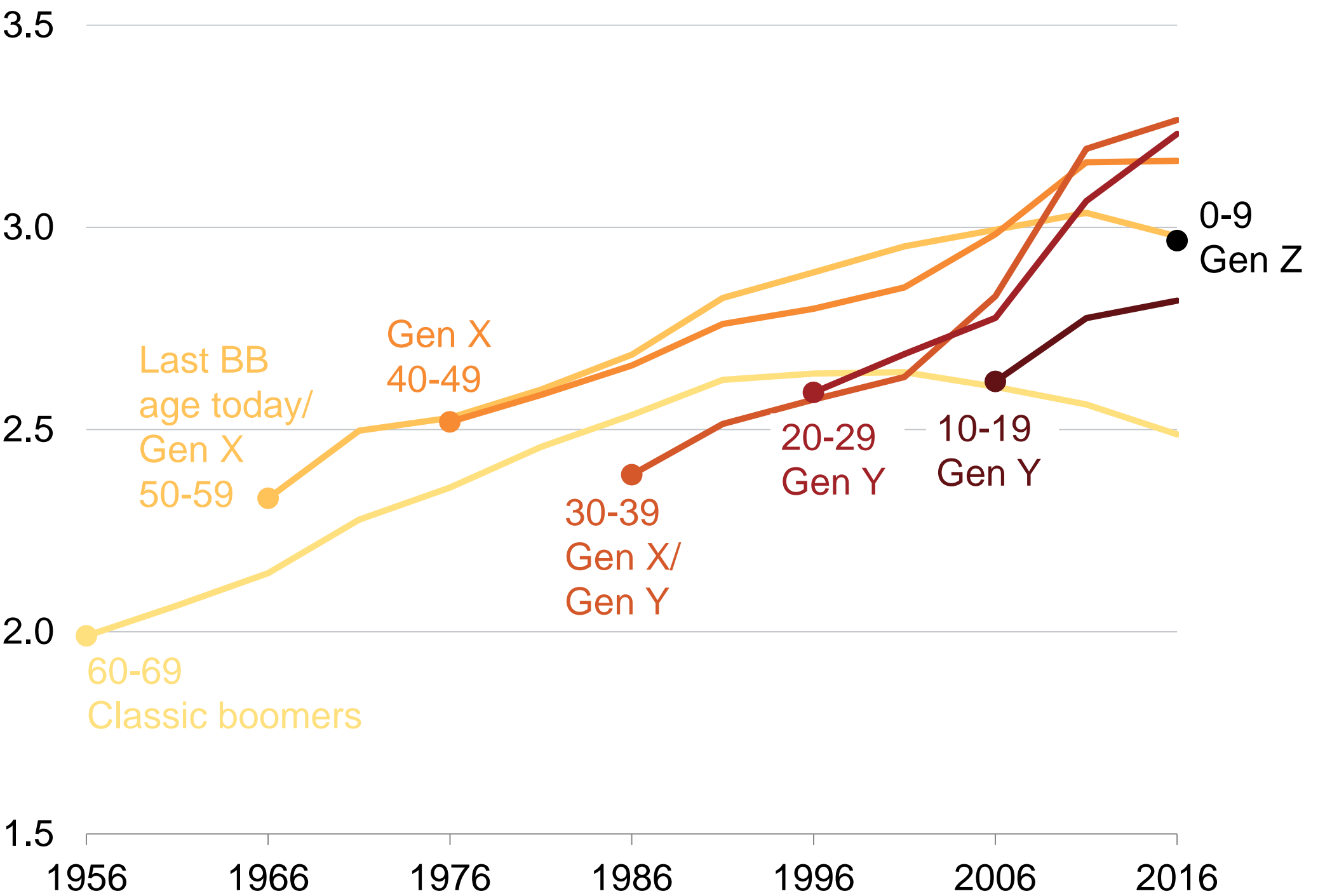
Annual resident population growth,
000s

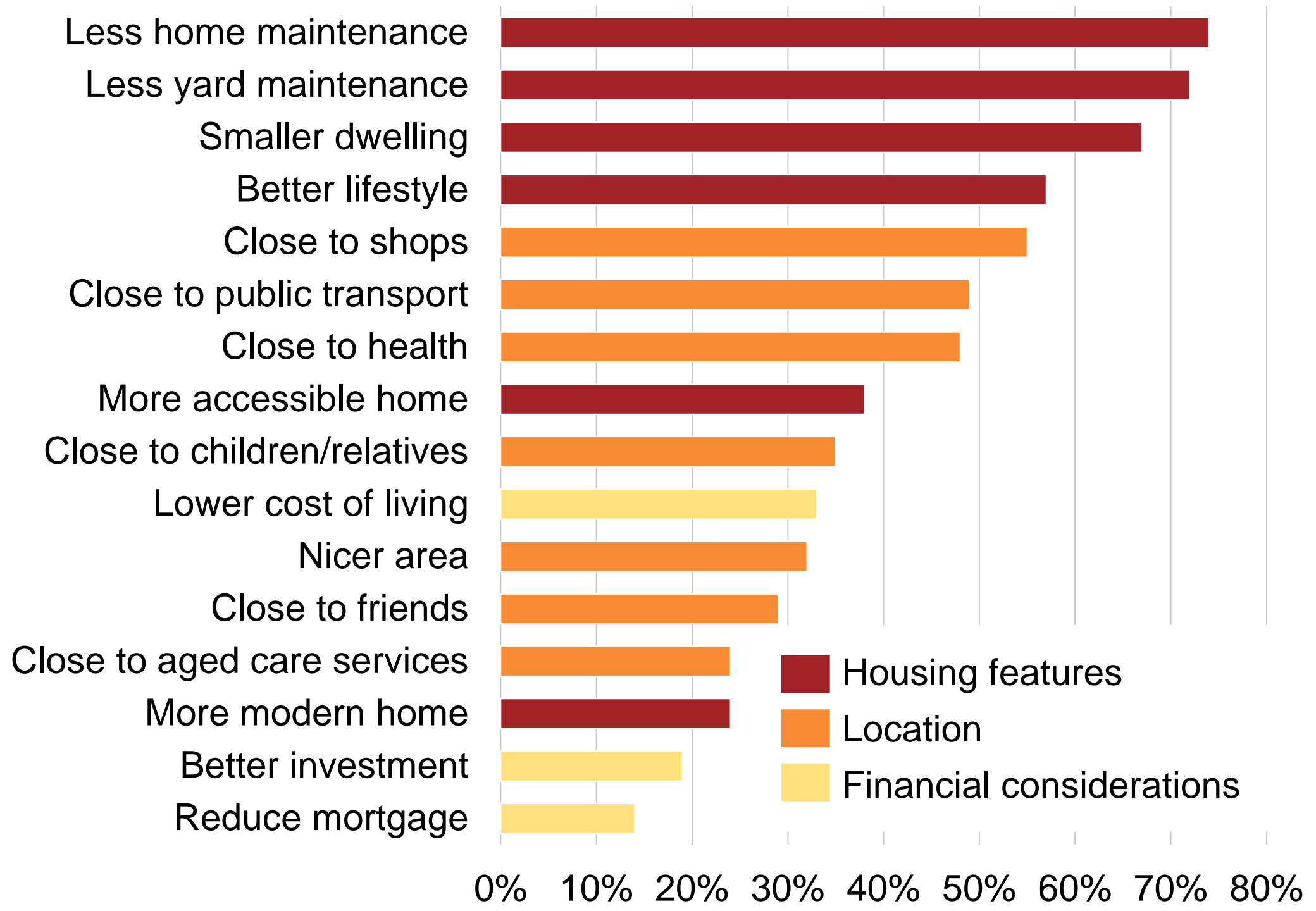


Total population growth,
2006 to 2016, millions

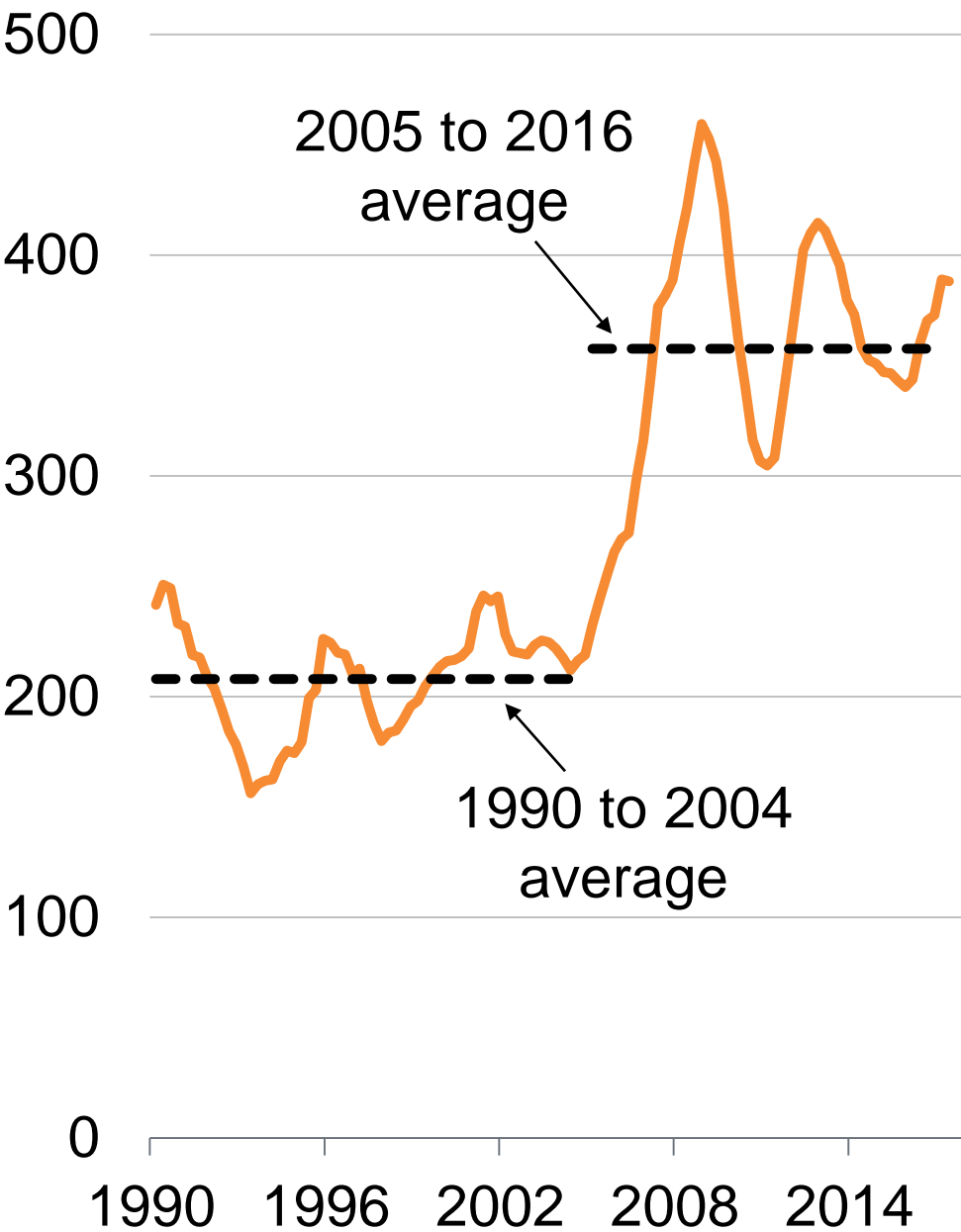




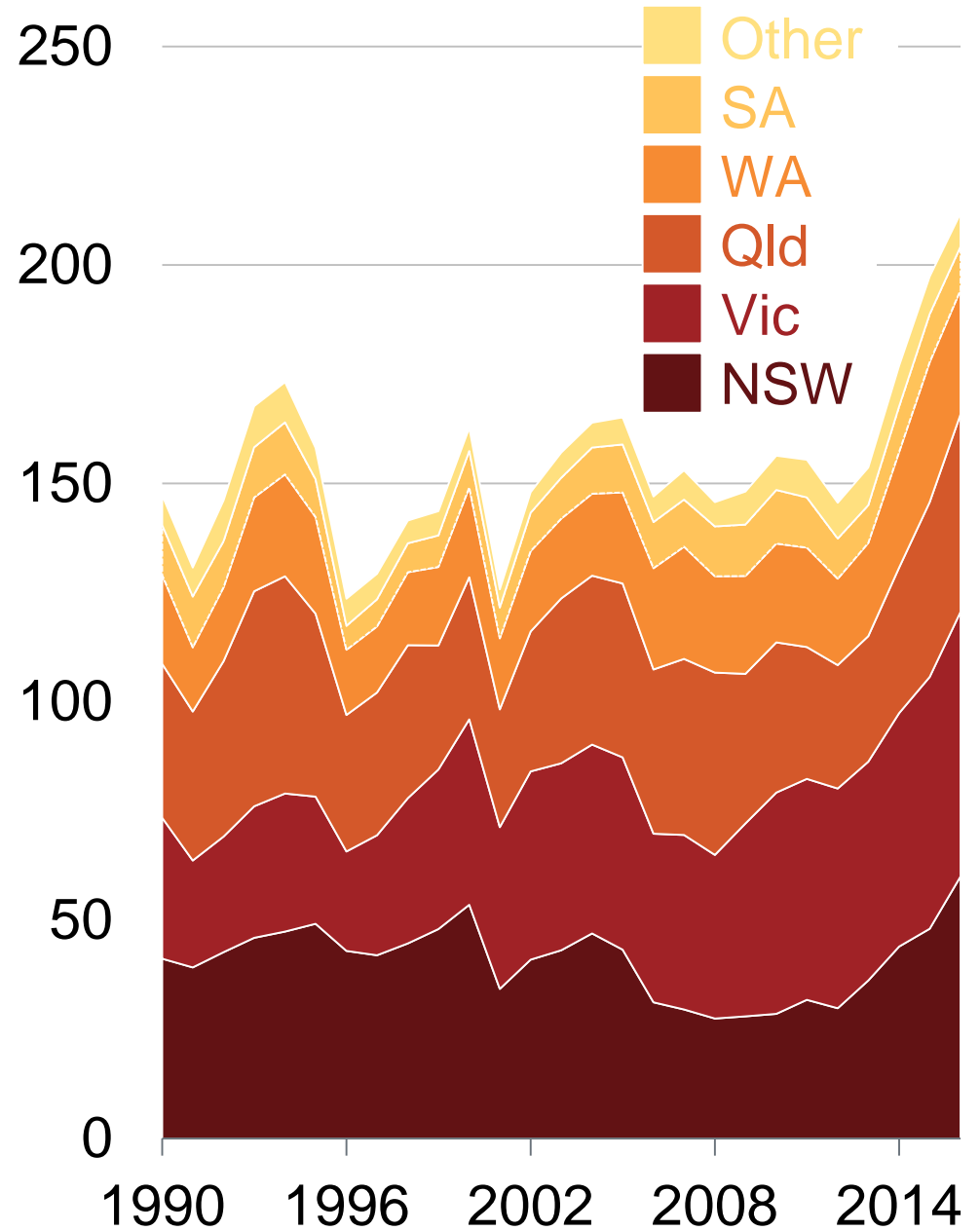


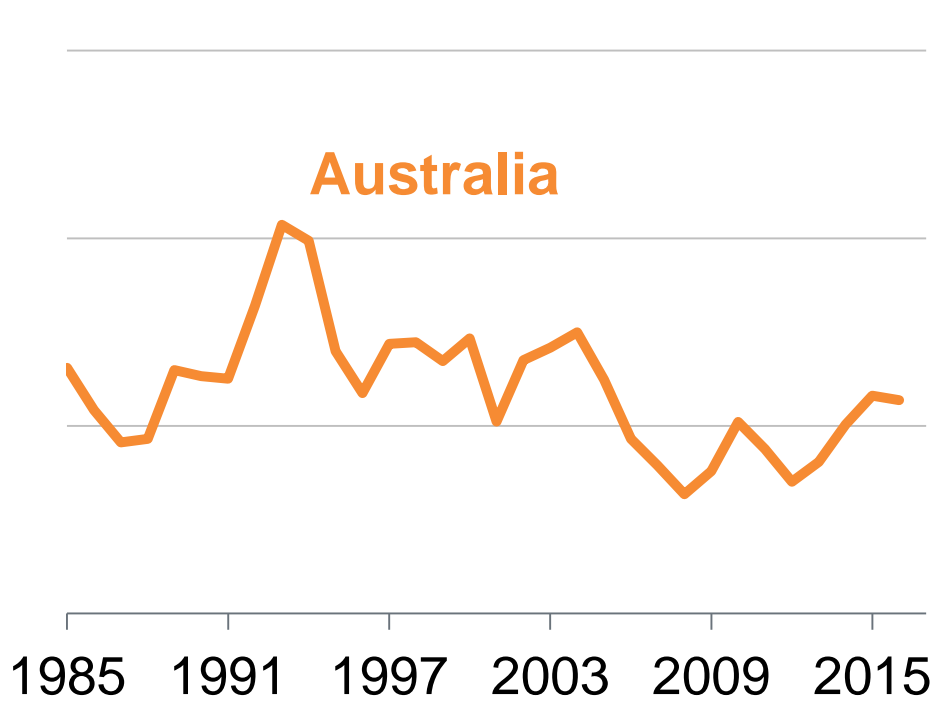
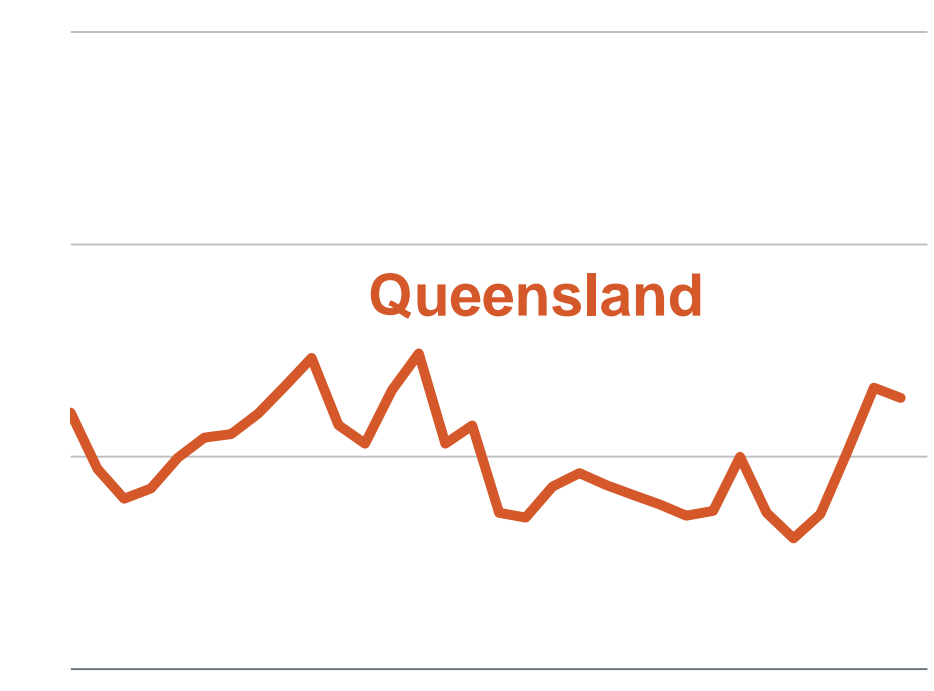
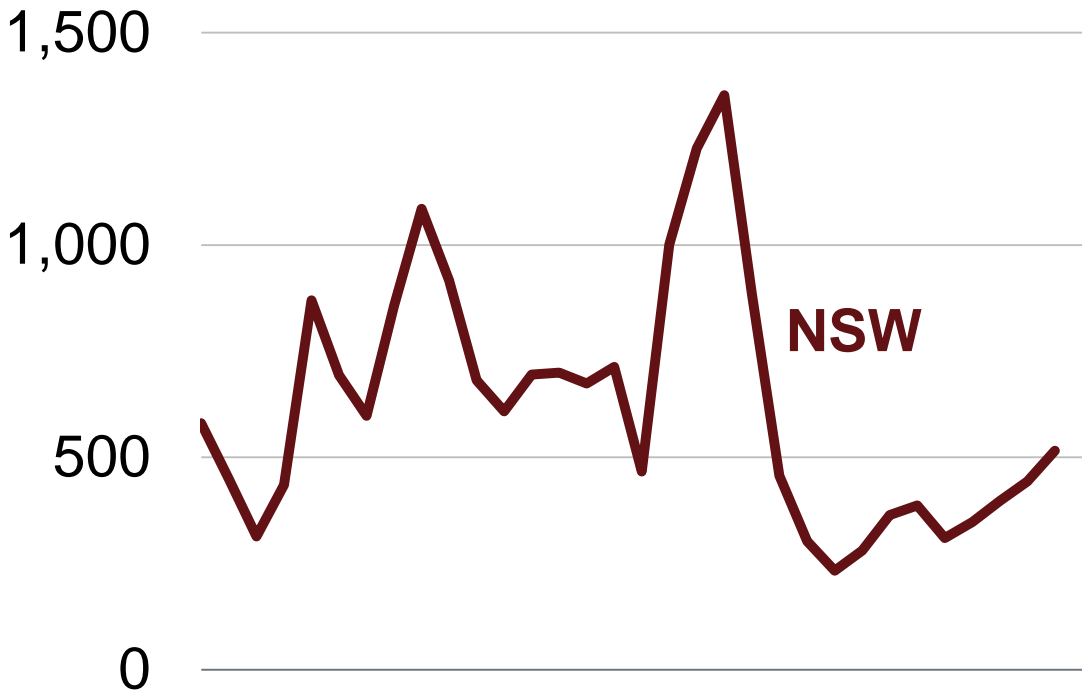


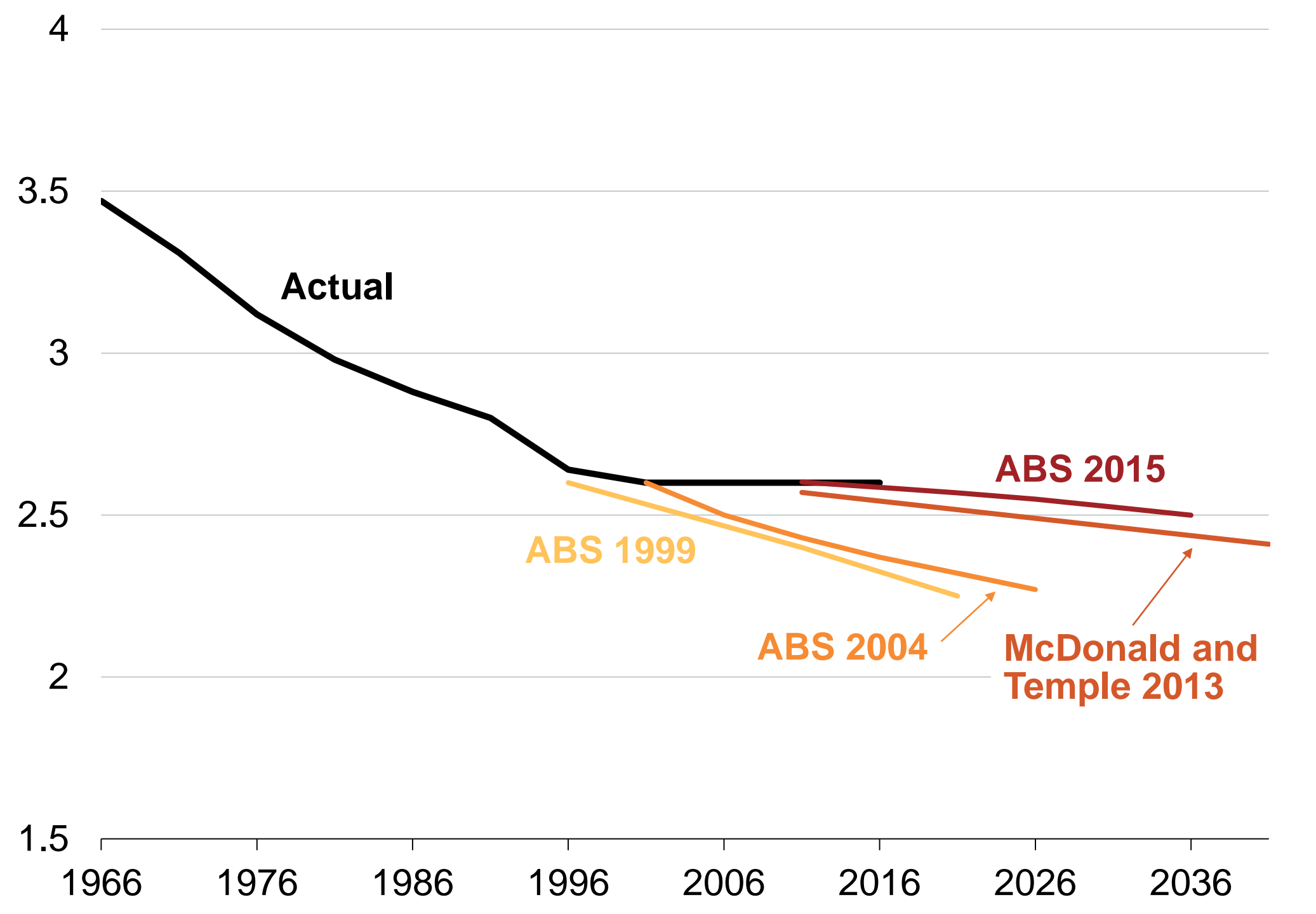
**Population increase per year,
thousands**

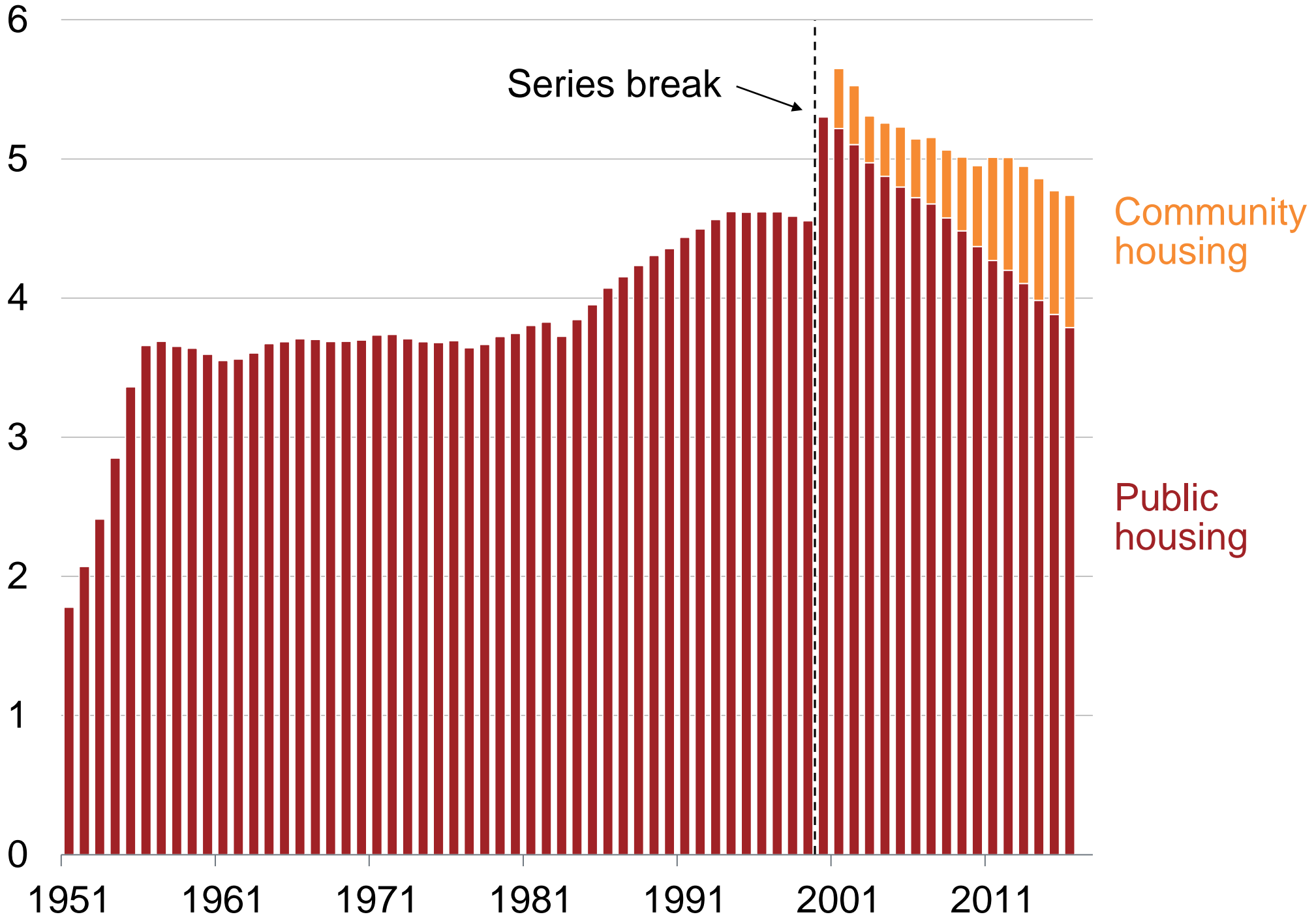


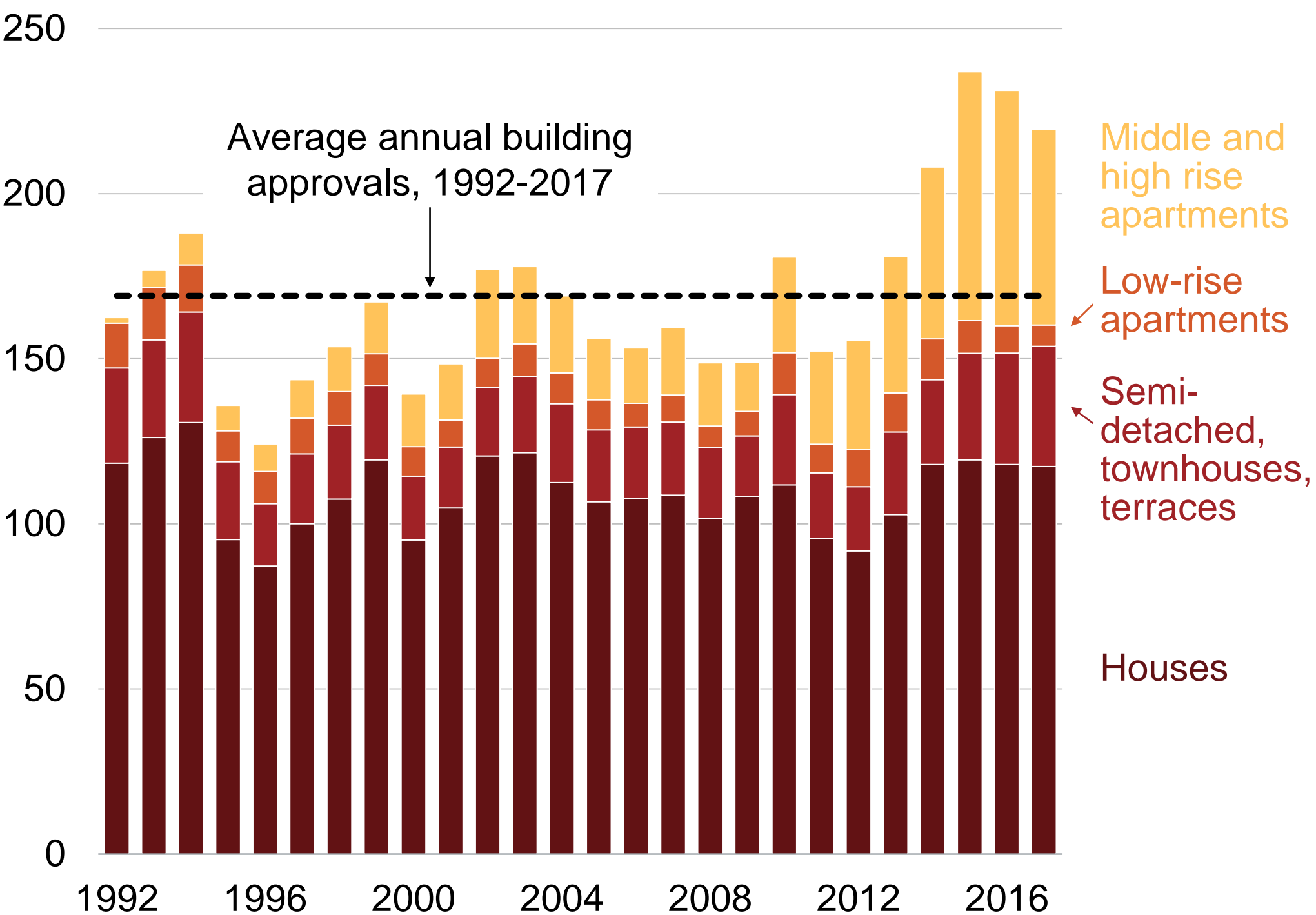
**Dwellings completed per year,
thousands**

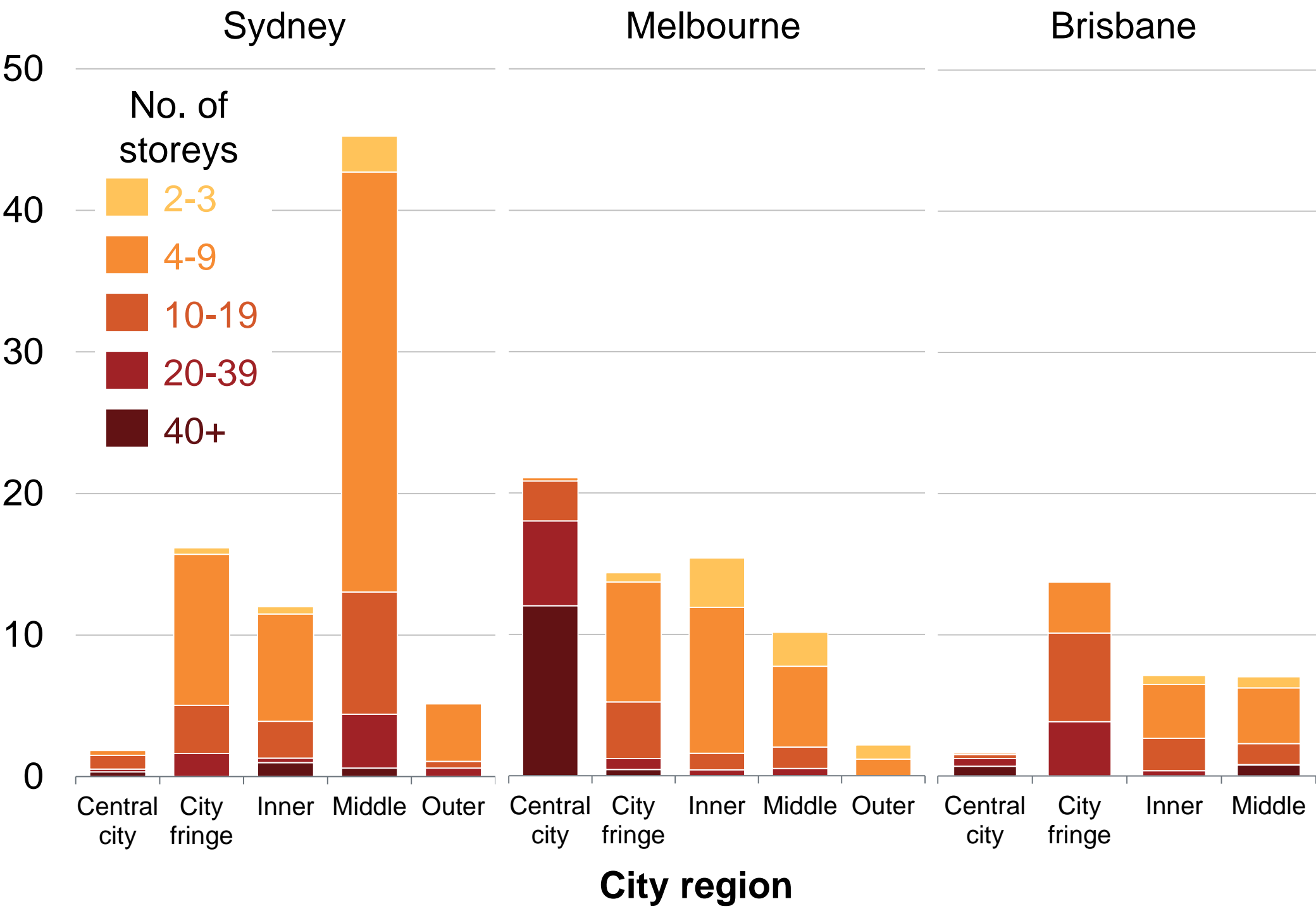












Sydney

Melbourne

Brisbane

30

25

20

15

10

5

0

2009

2013

2017

2009

2013

2017

2009

2013

2017

City region

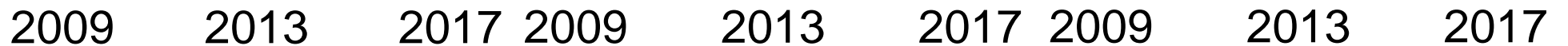
Outer

Middle

Inner

City fringe

Central city



Sydney

Melbourne

Brisbane

30

25

20

15

10

5

0

No. of
storeys

2-3

4-9

10-19

20-39

40+

2009

2013

2017

2009

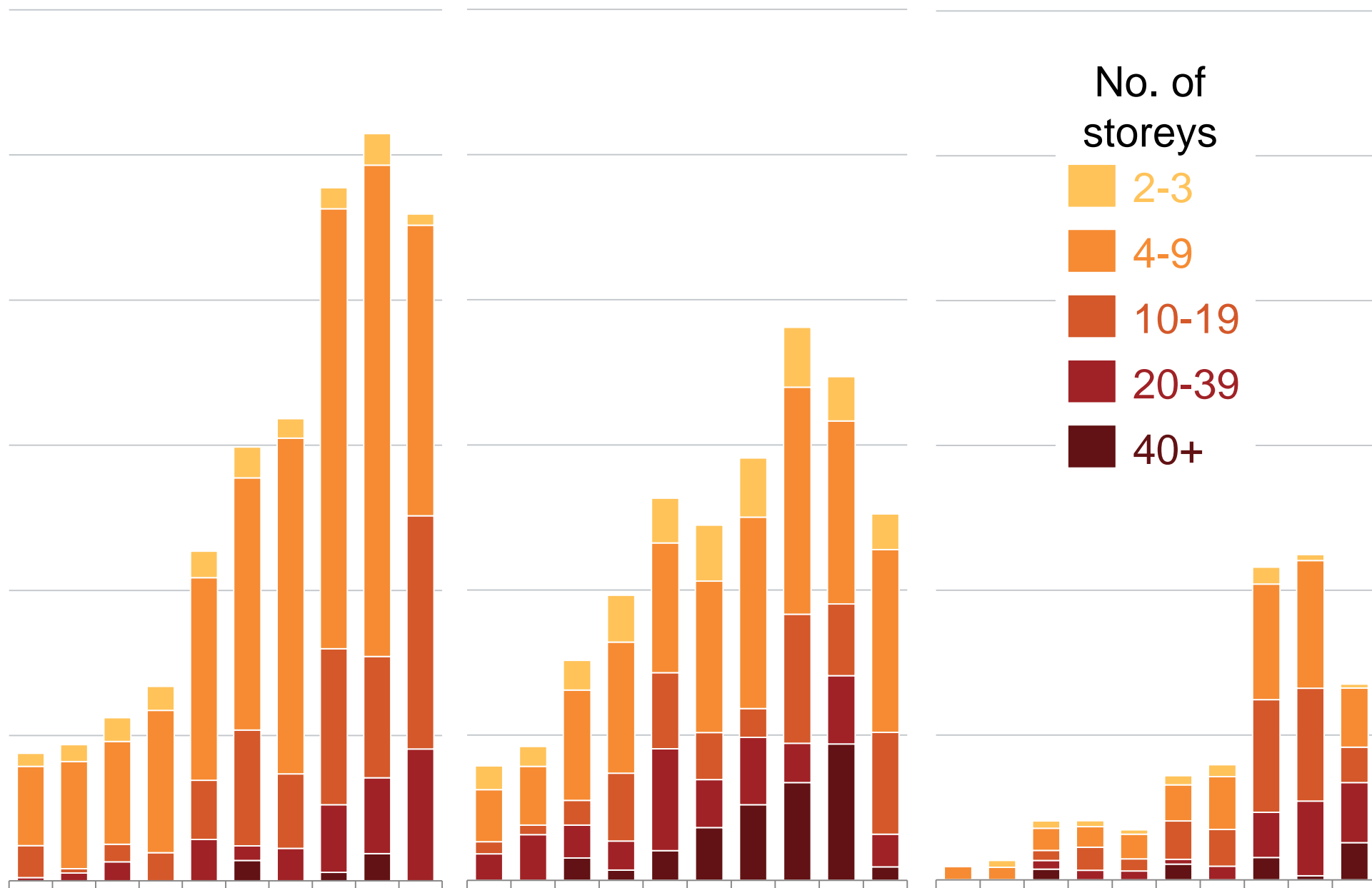
2013

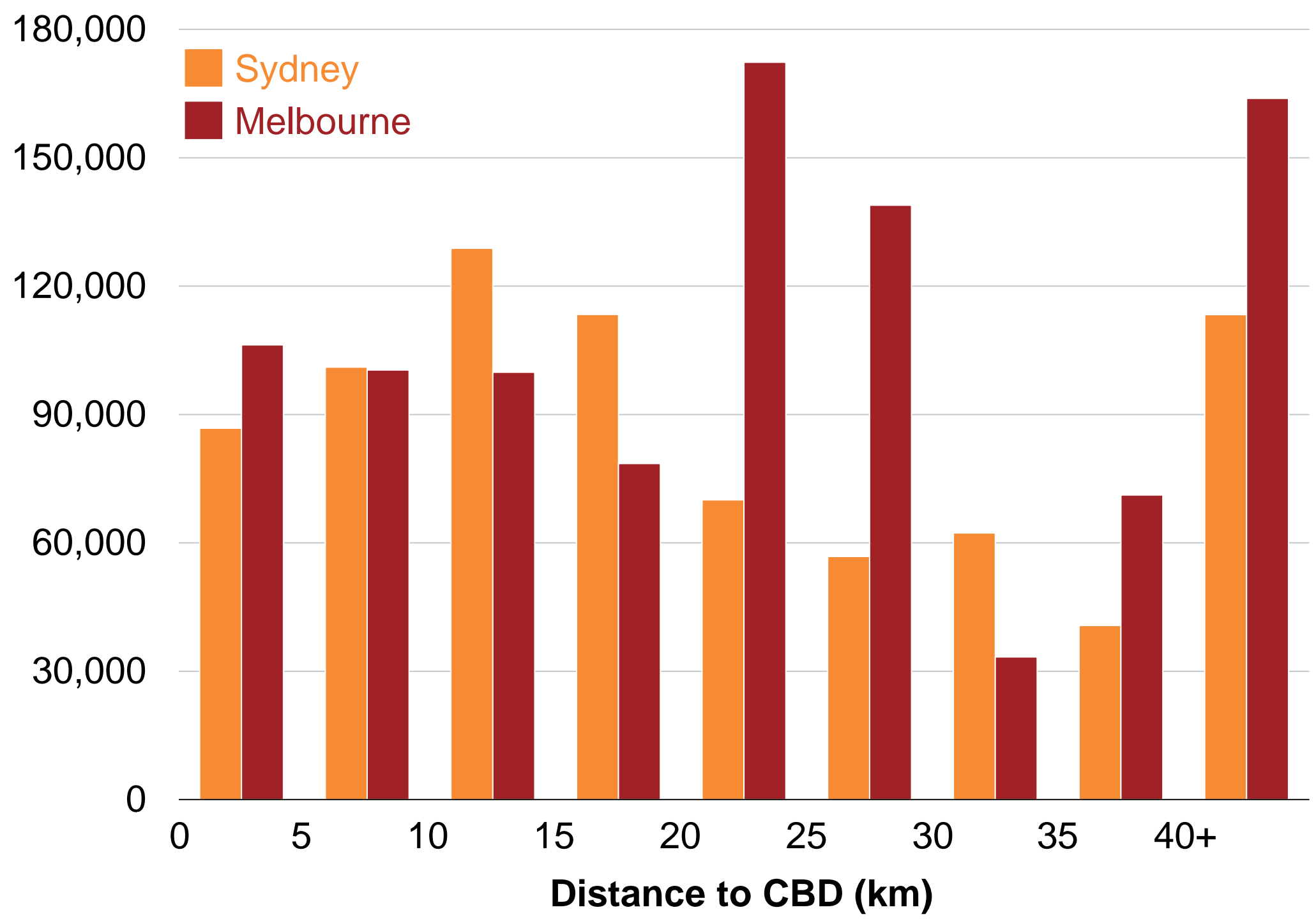
2017

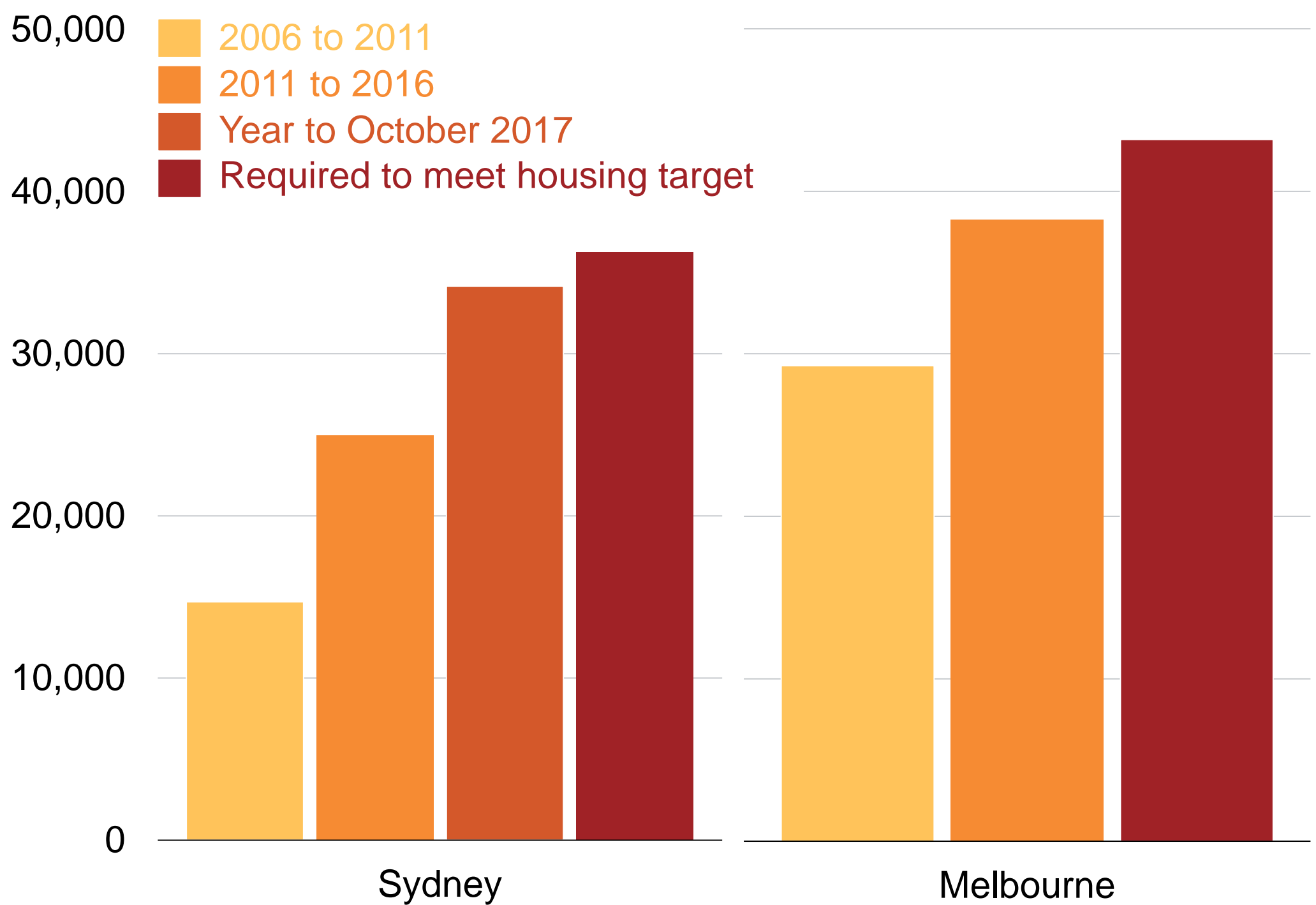
2009

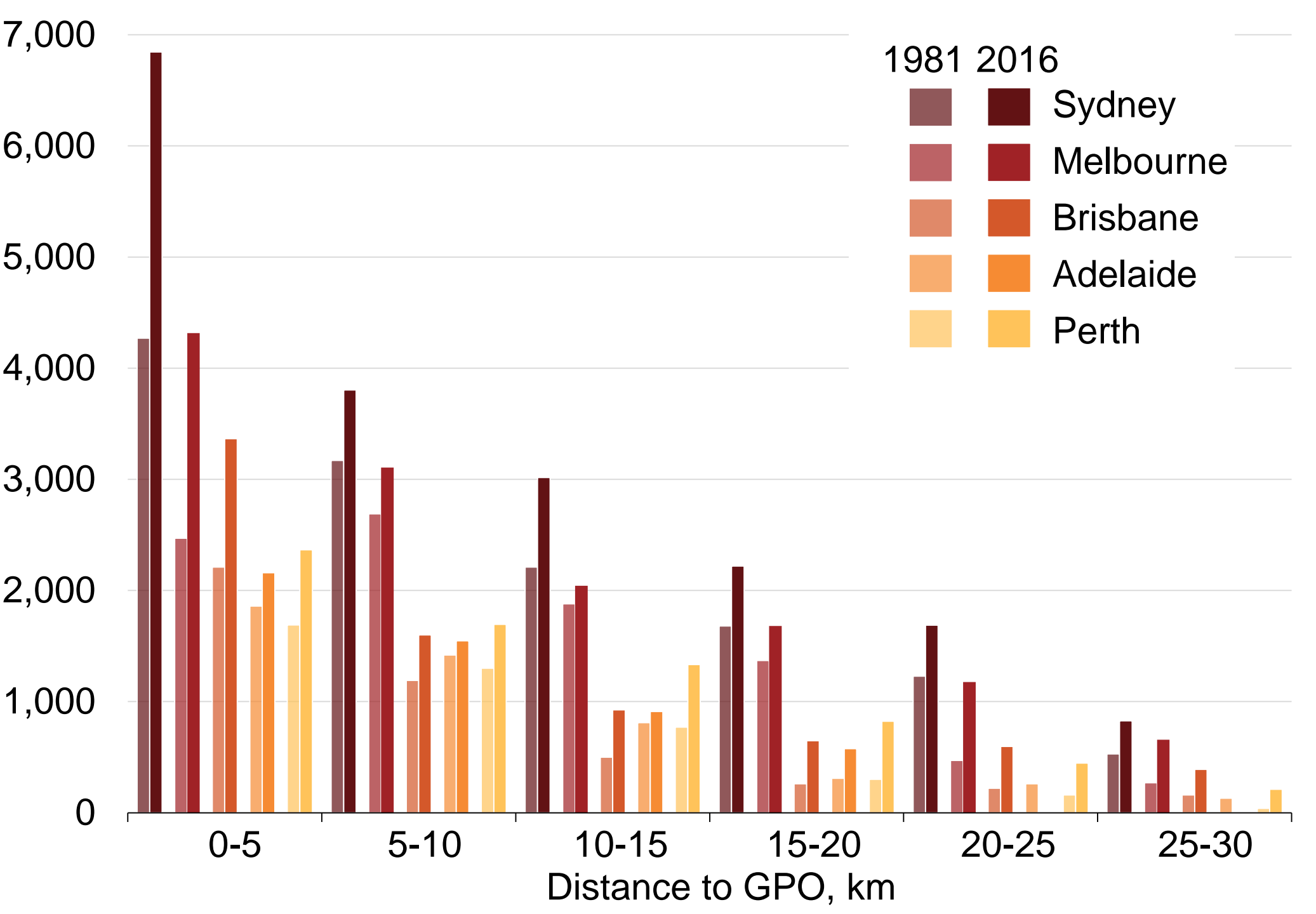
2013

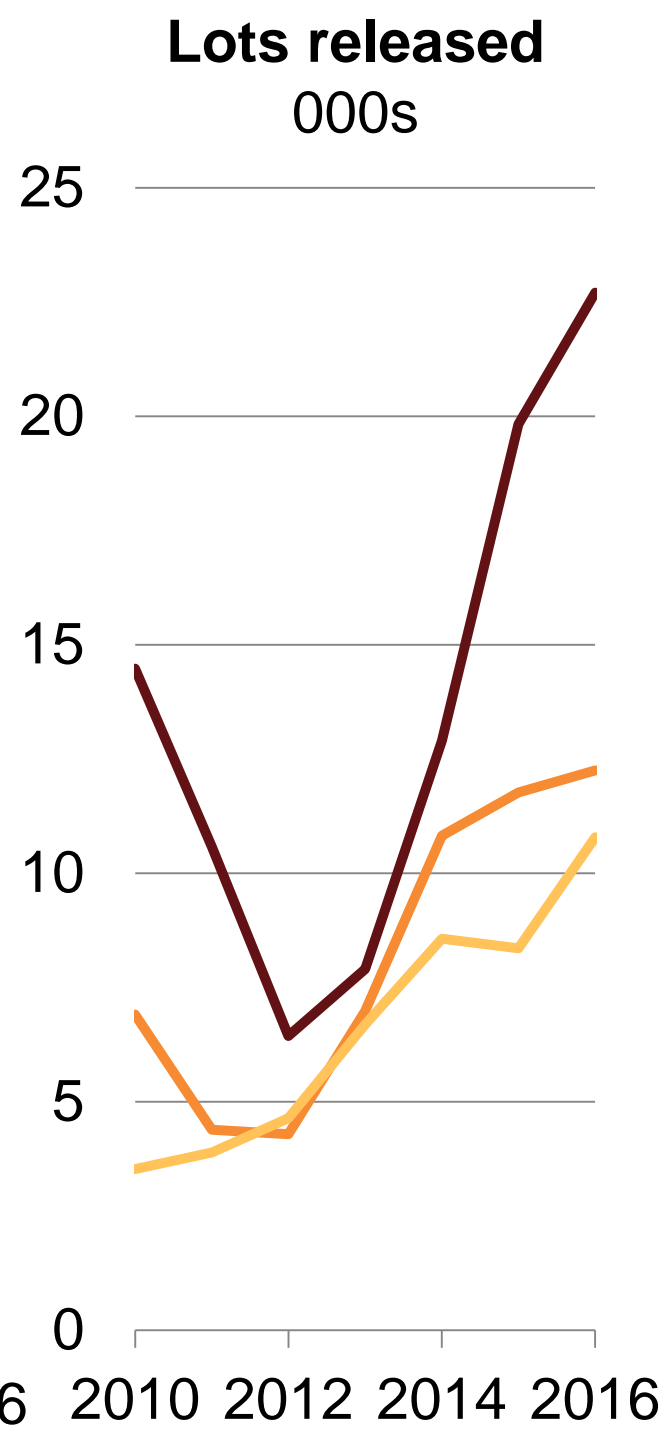
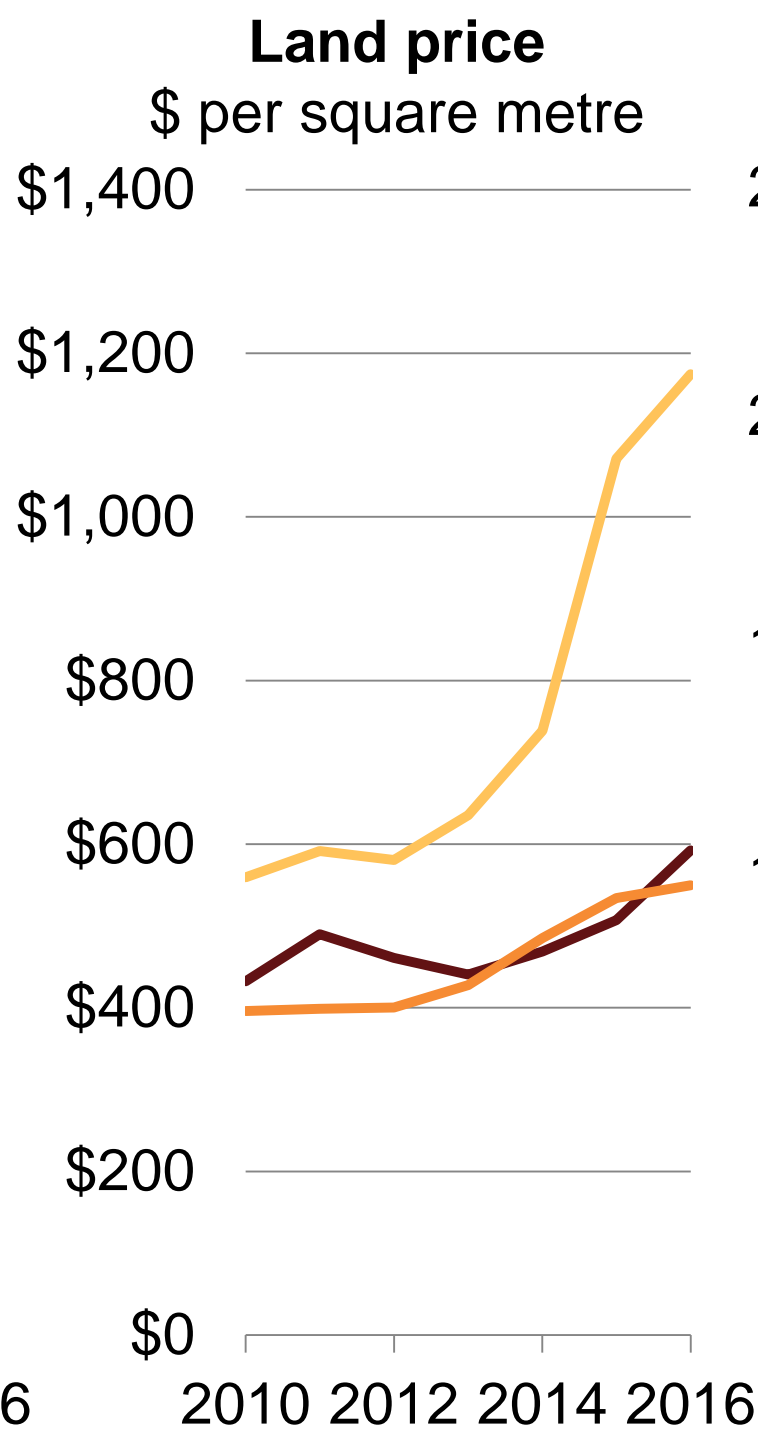
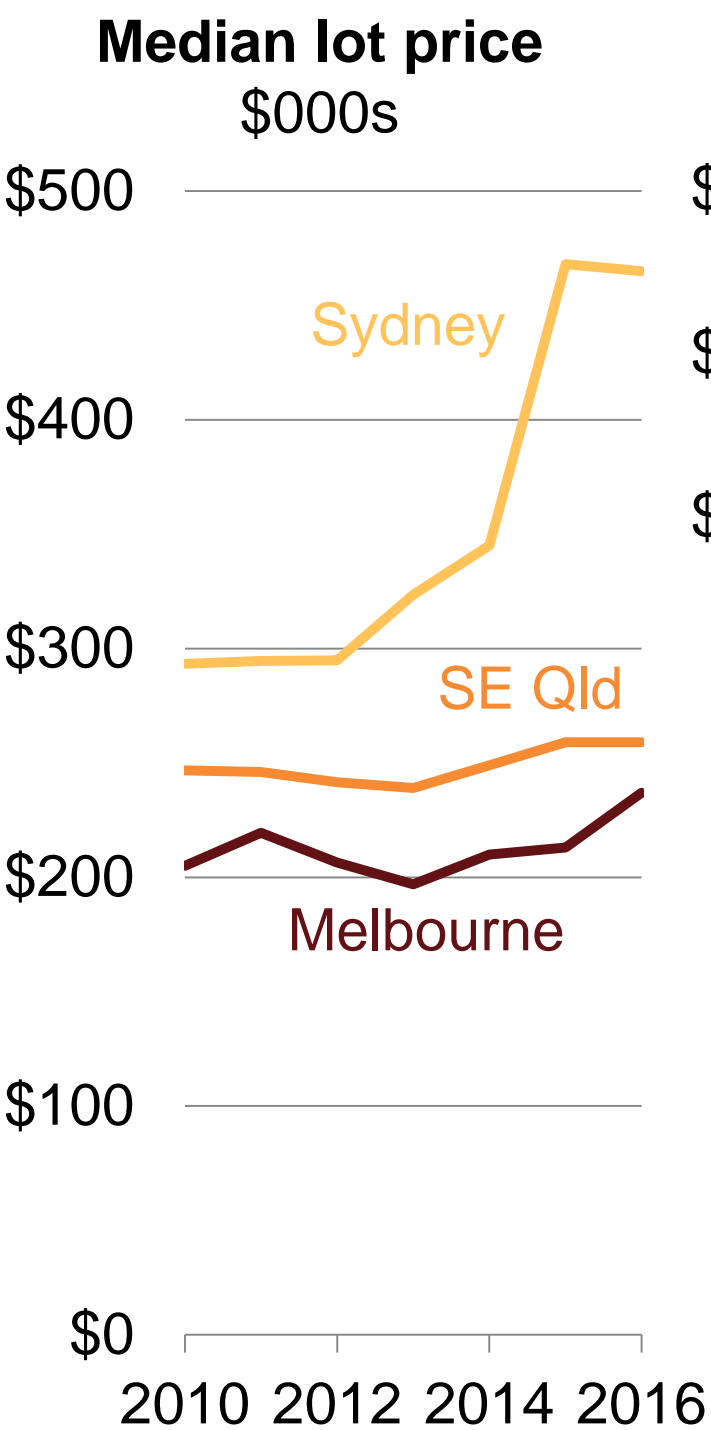
2017

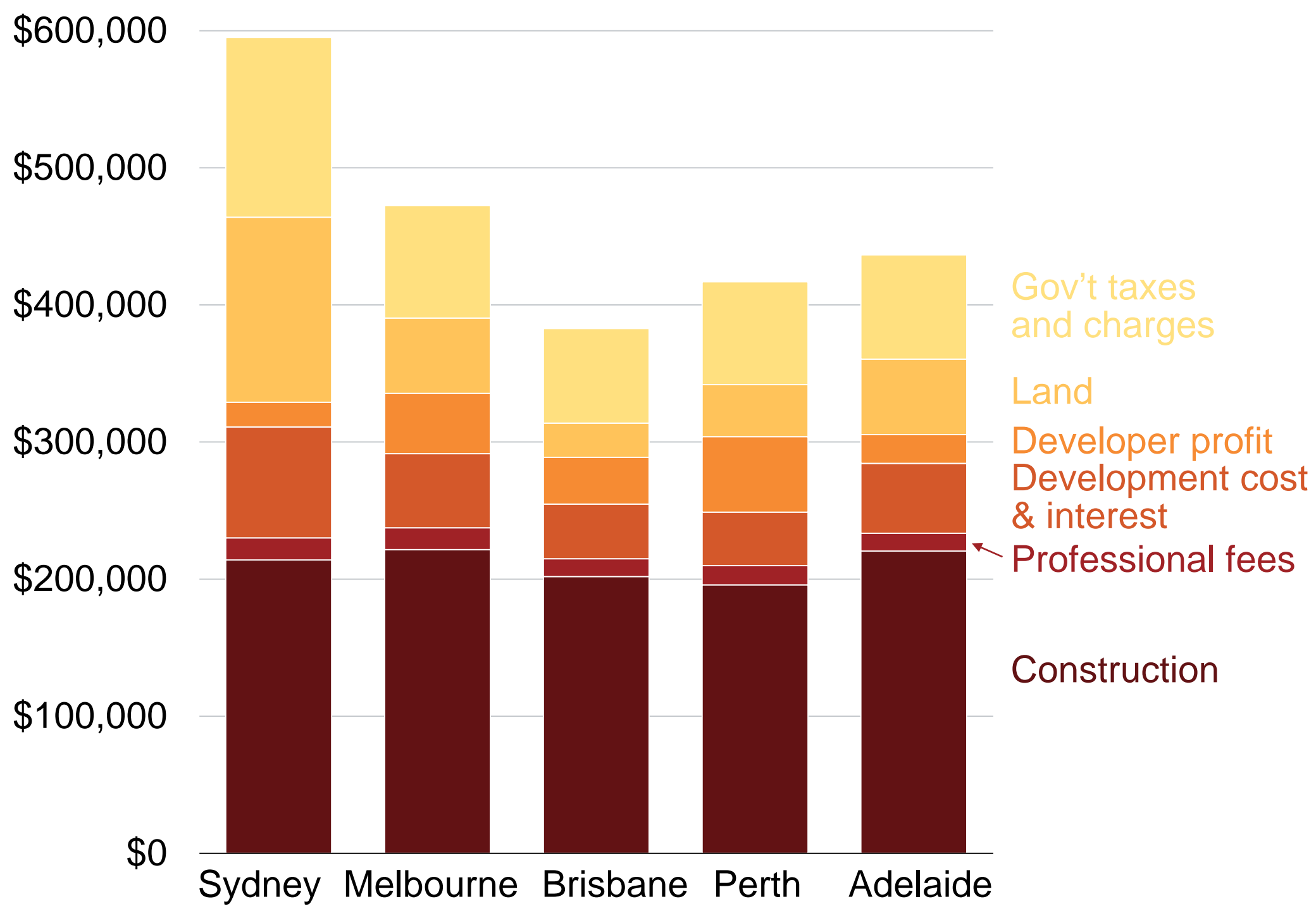


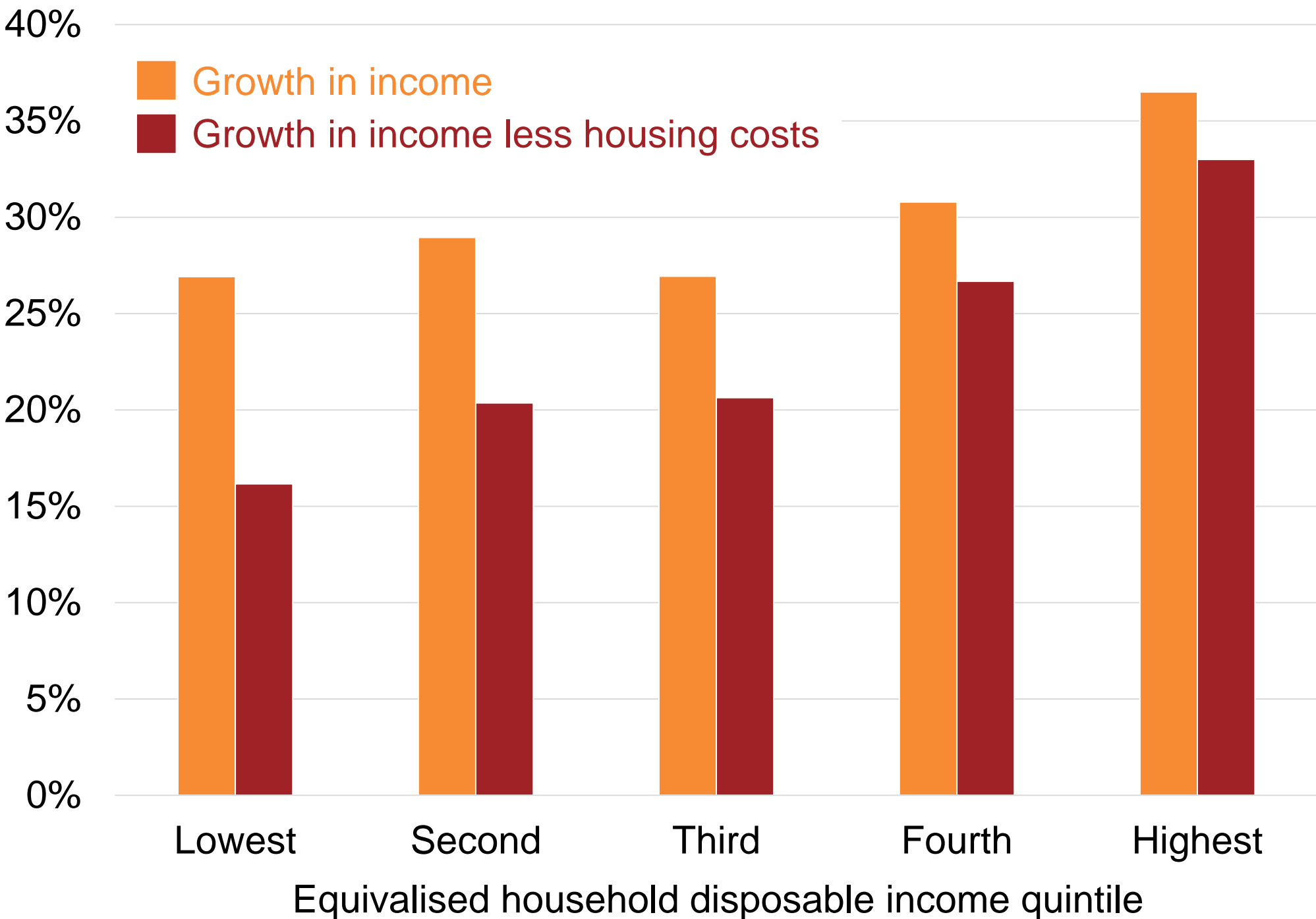


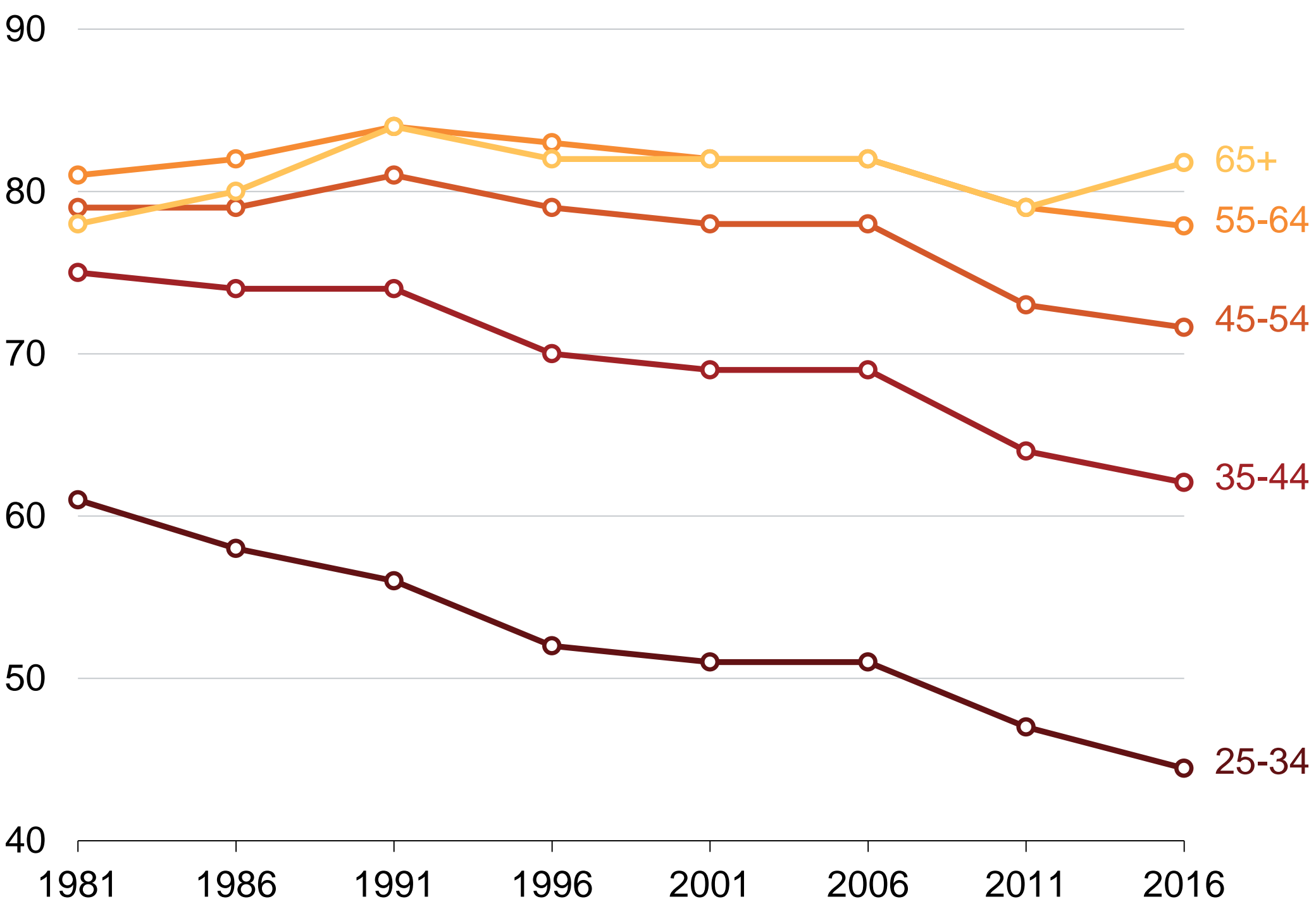












Age group

25-34

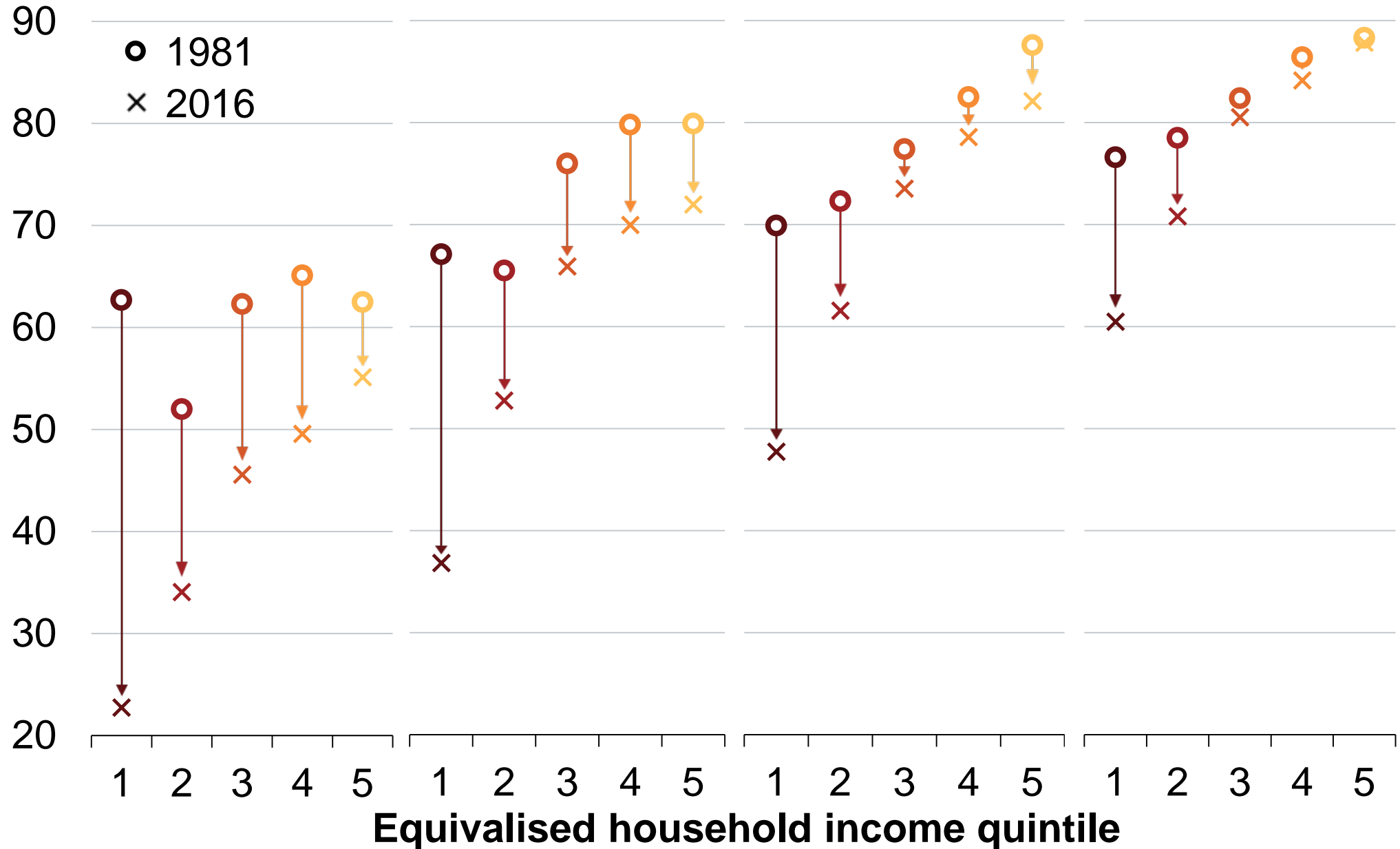
35-44

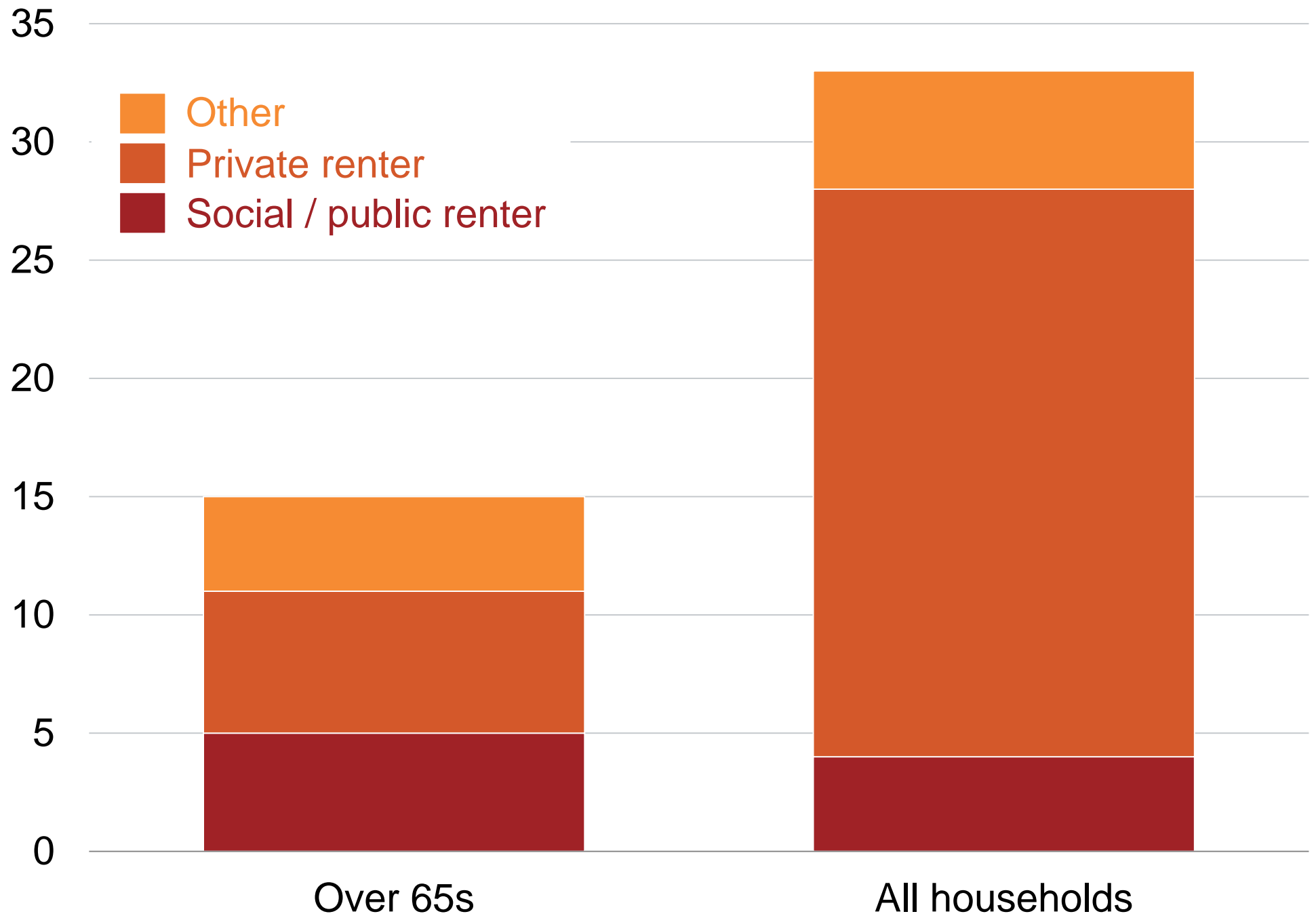
45-54

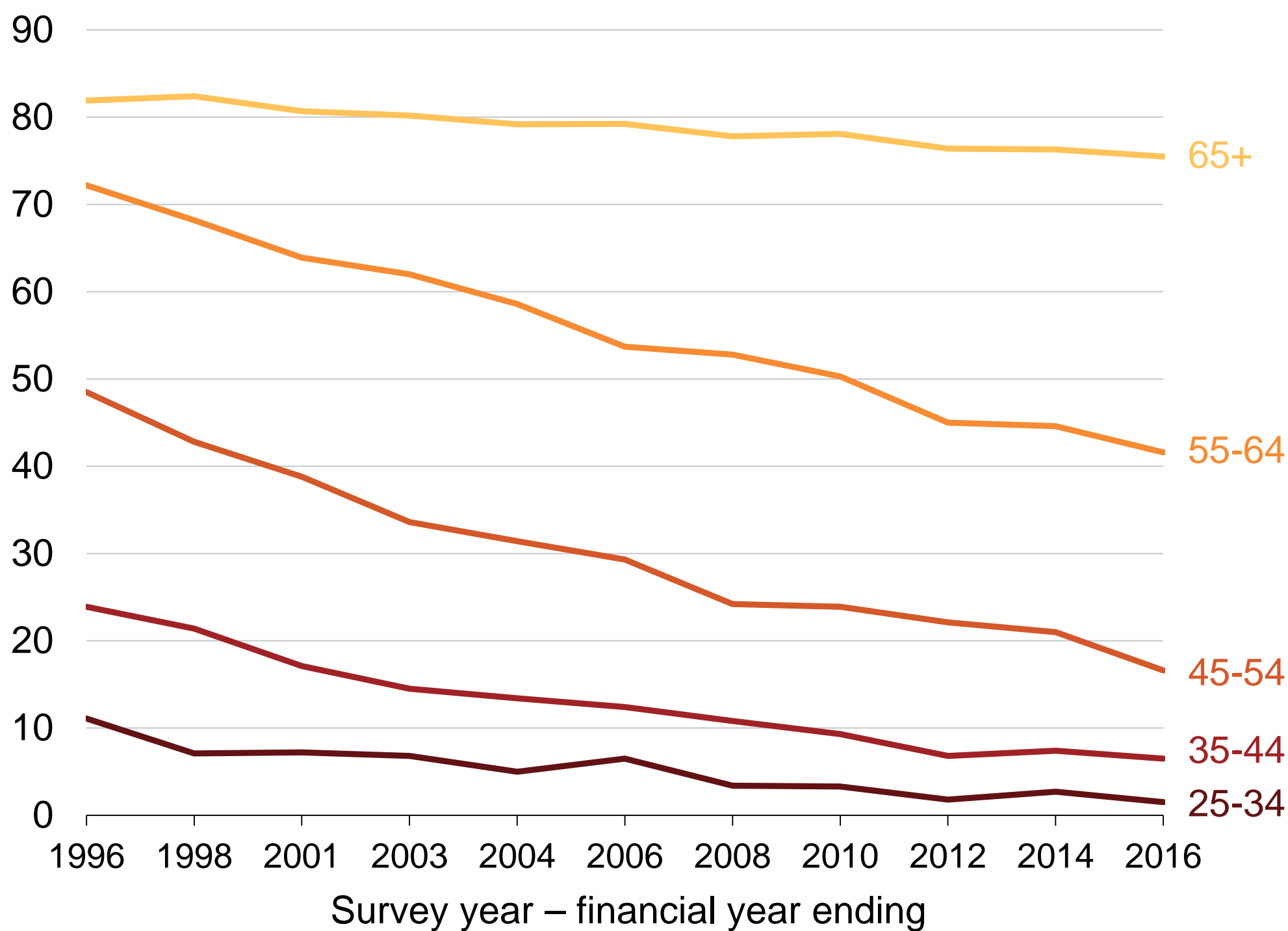
55-64

○ 1981

× 2016

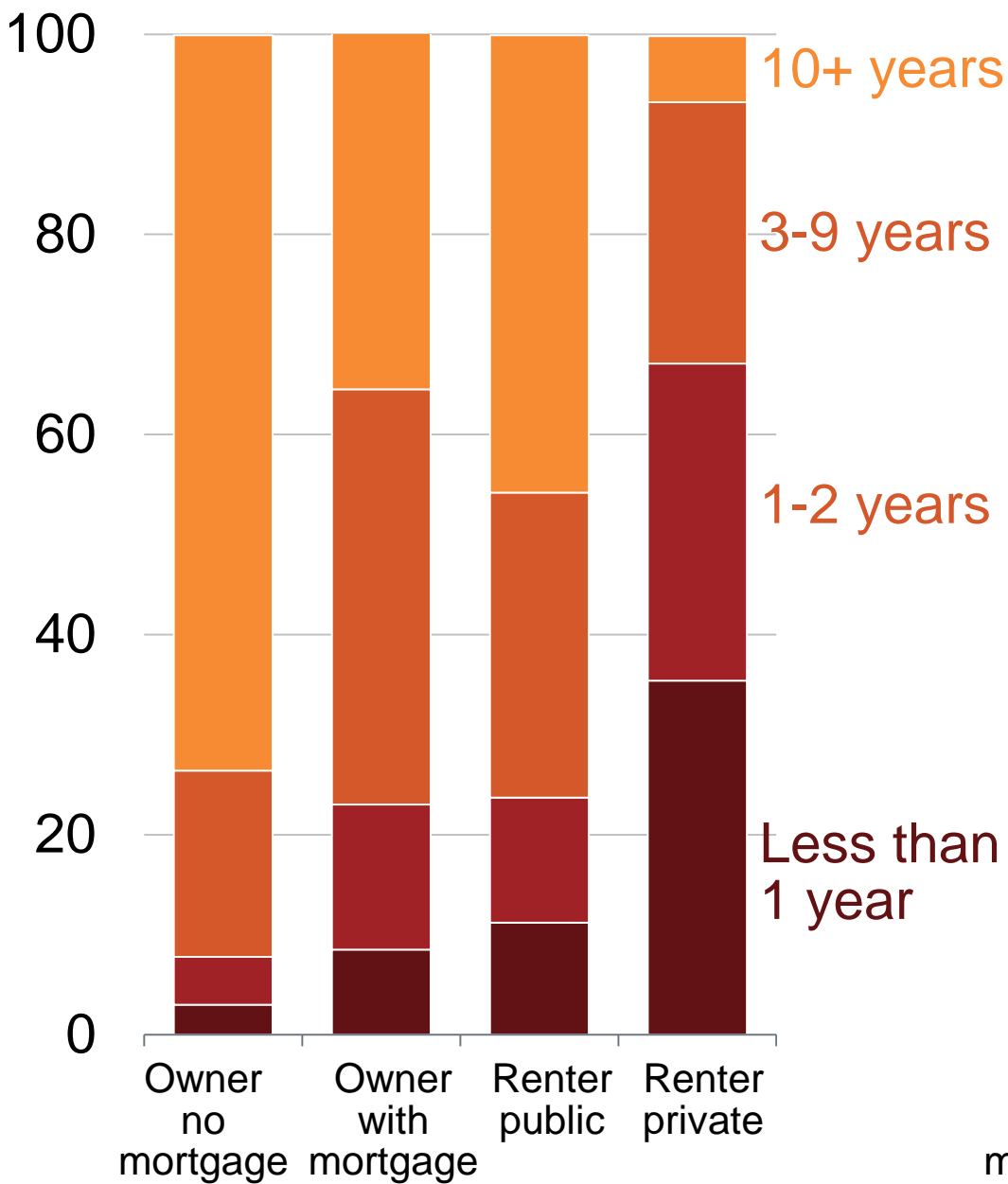






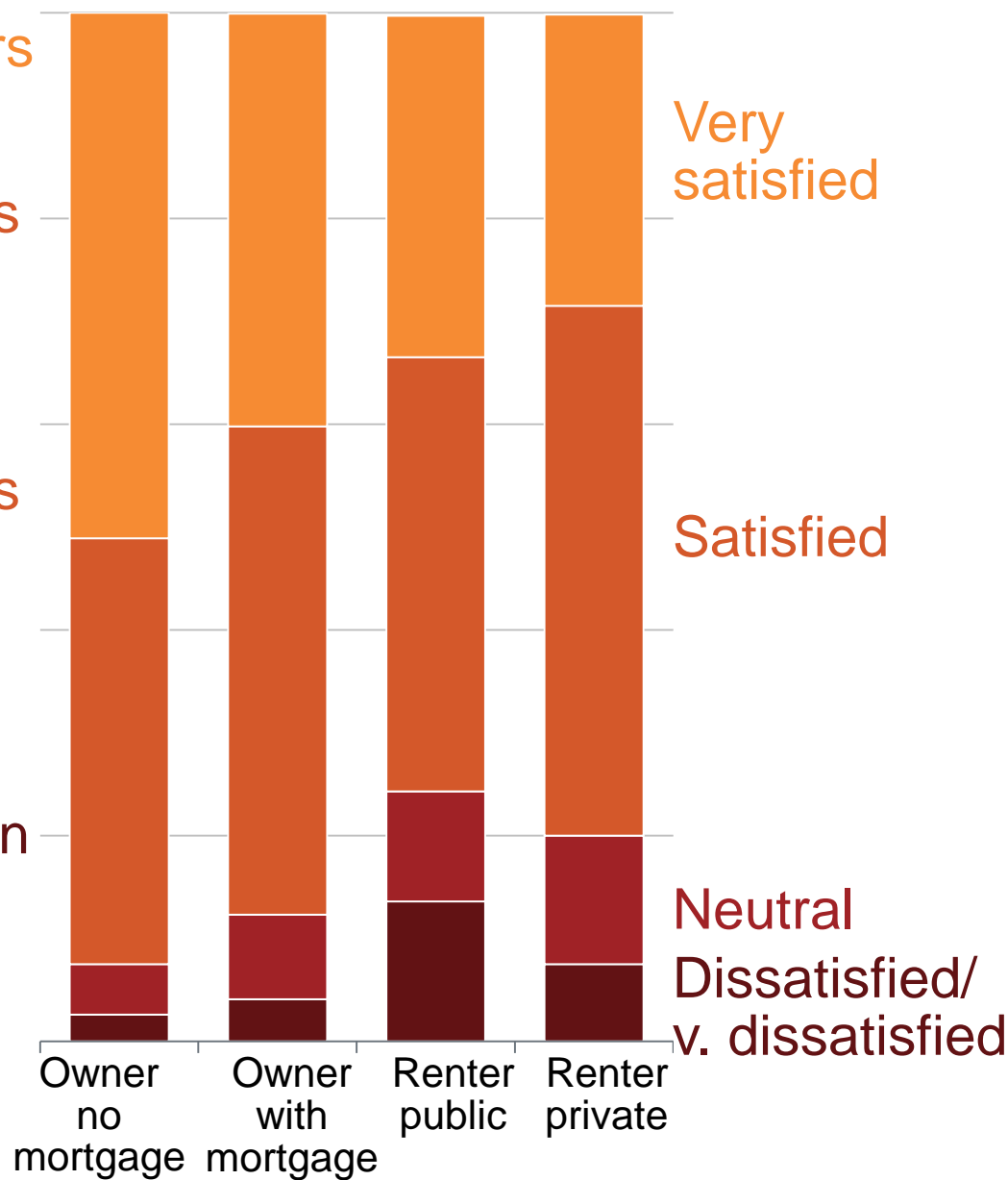
Length of time in current dwelling

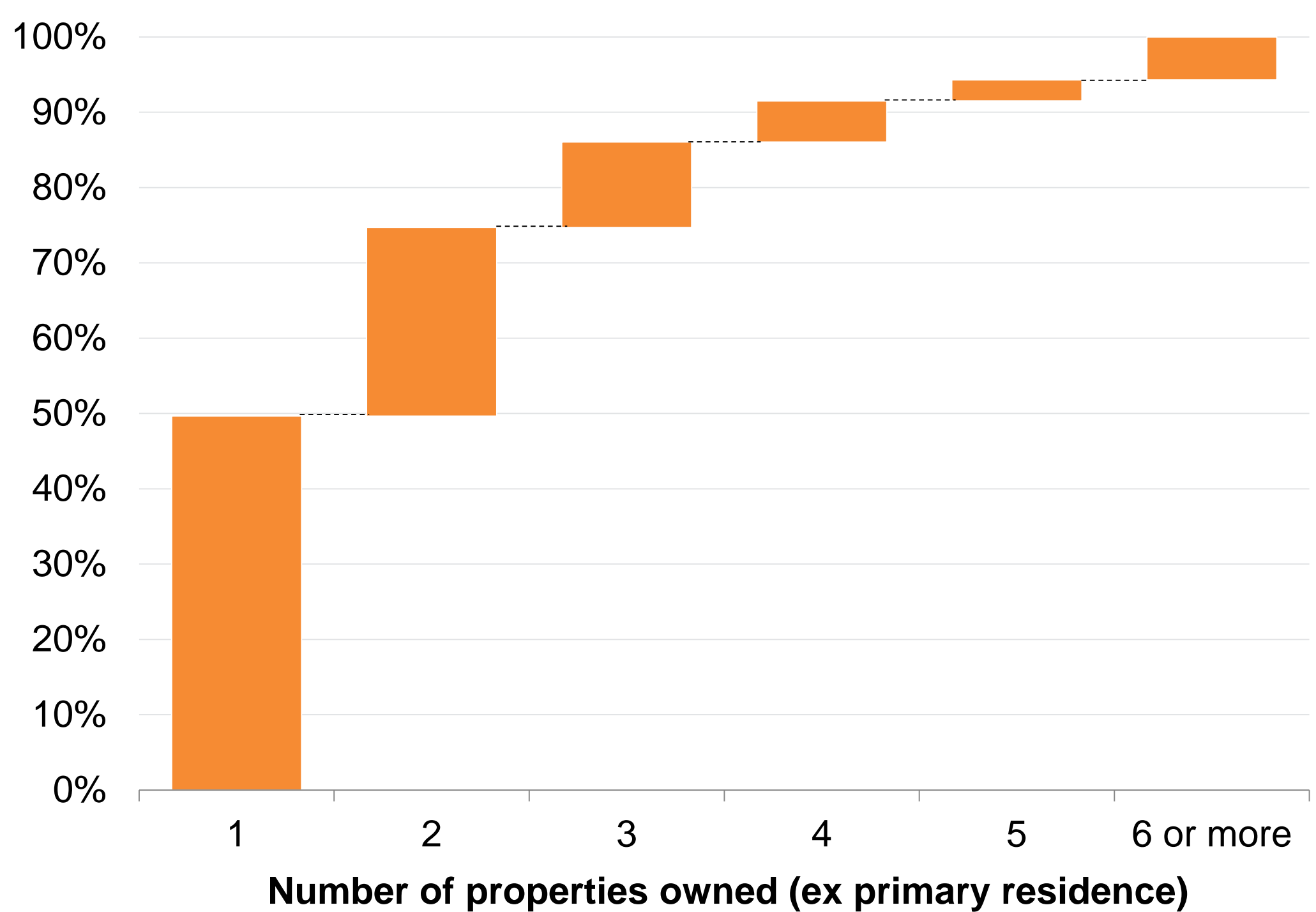
per cent of tenure type



Satisfaction with housing

per cent of tenure type





Sydney

5%

4%

3%

2%

1%

0%

Post-tax income return

Small Medium Large

Melbourne

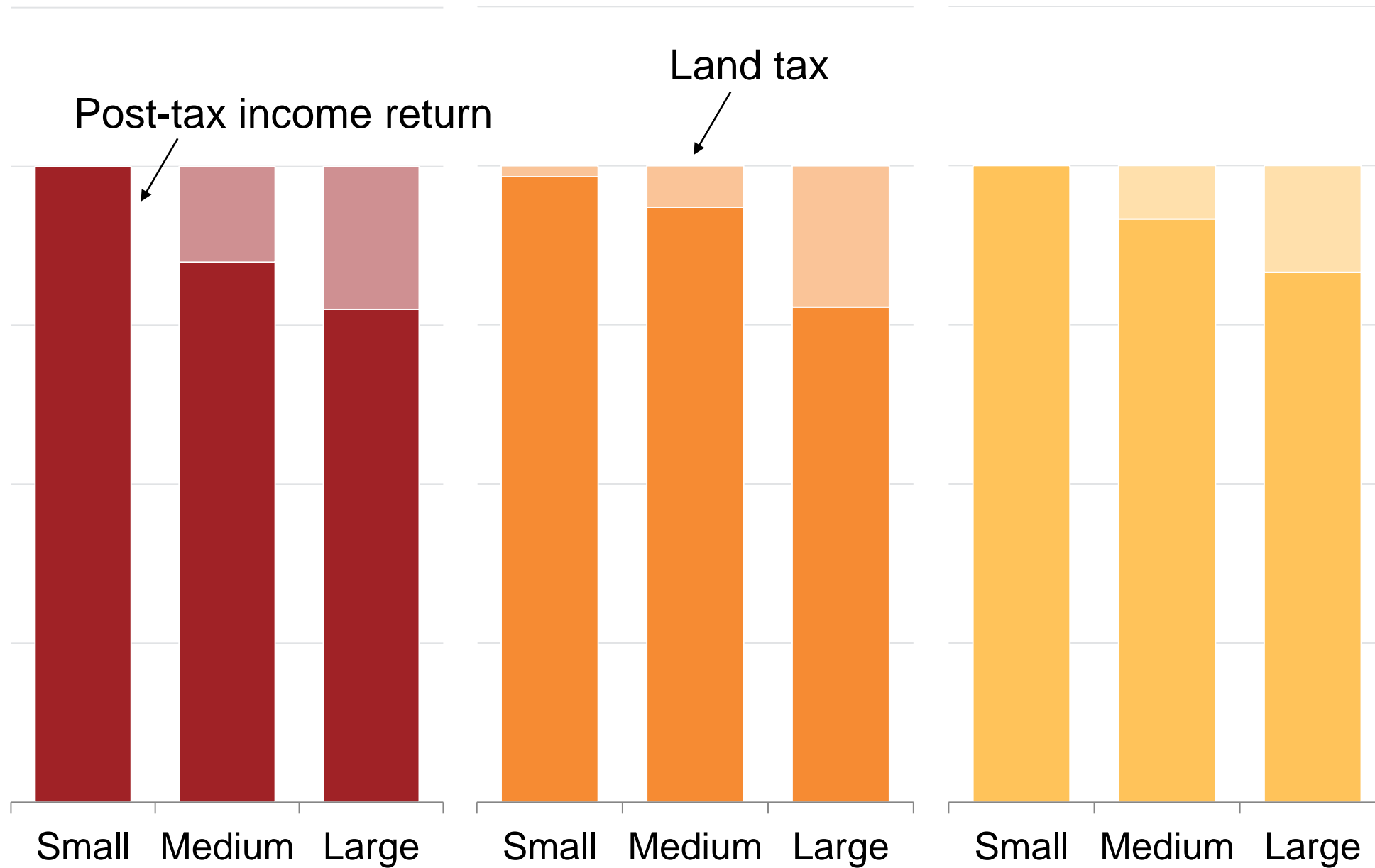
Land tax

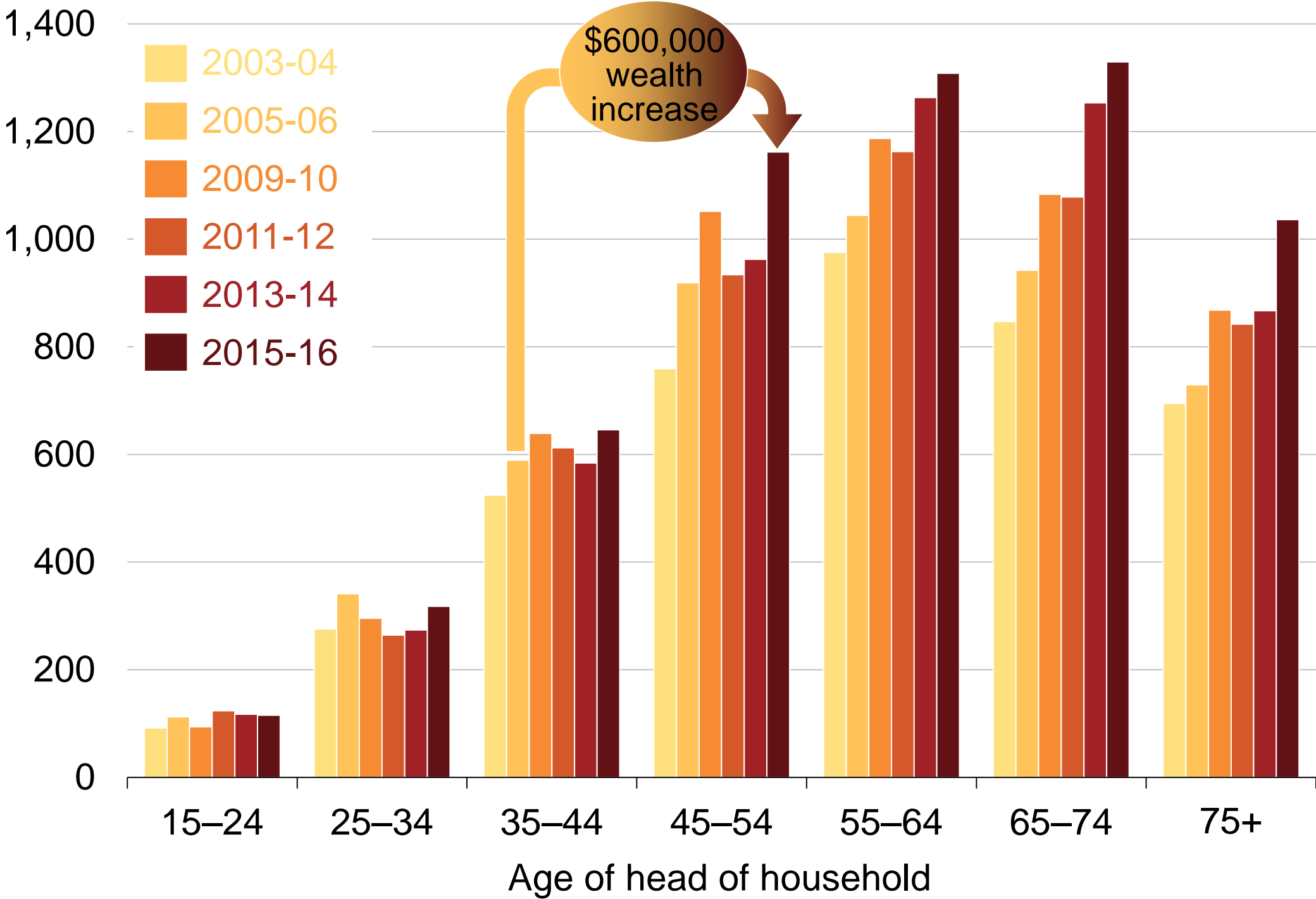
Small Medium Large

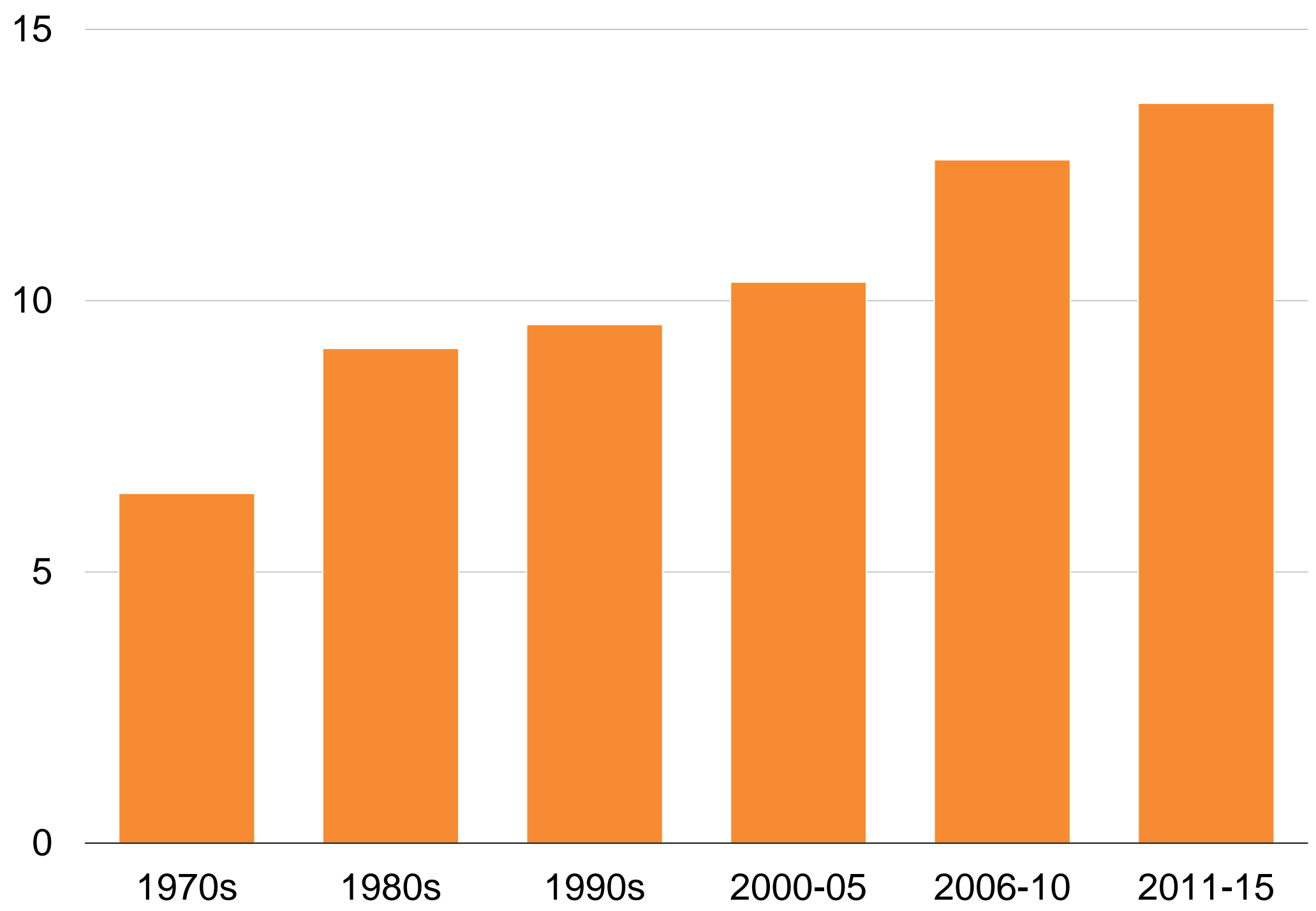
Brisbane

Small Medium Large

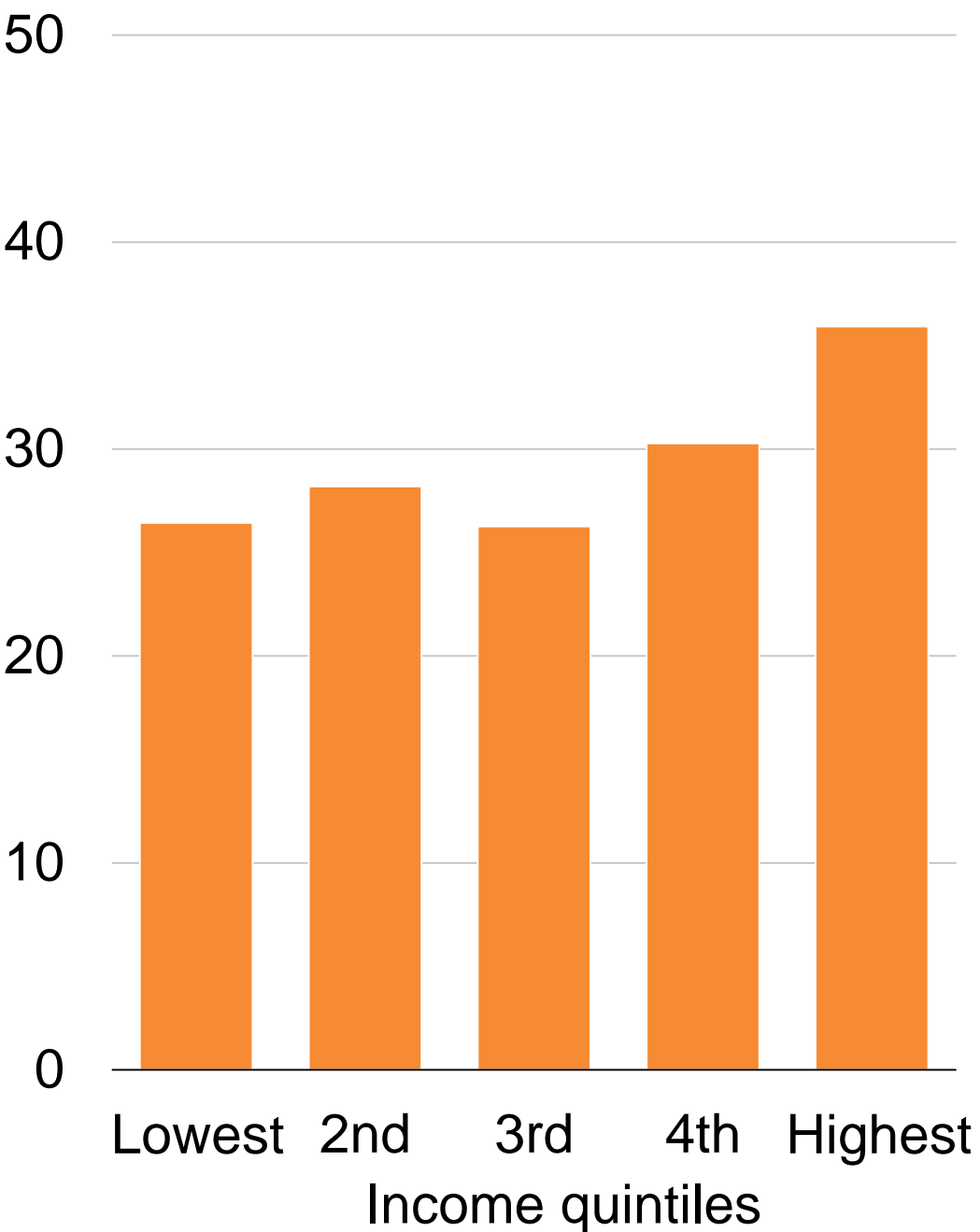
Size of investor



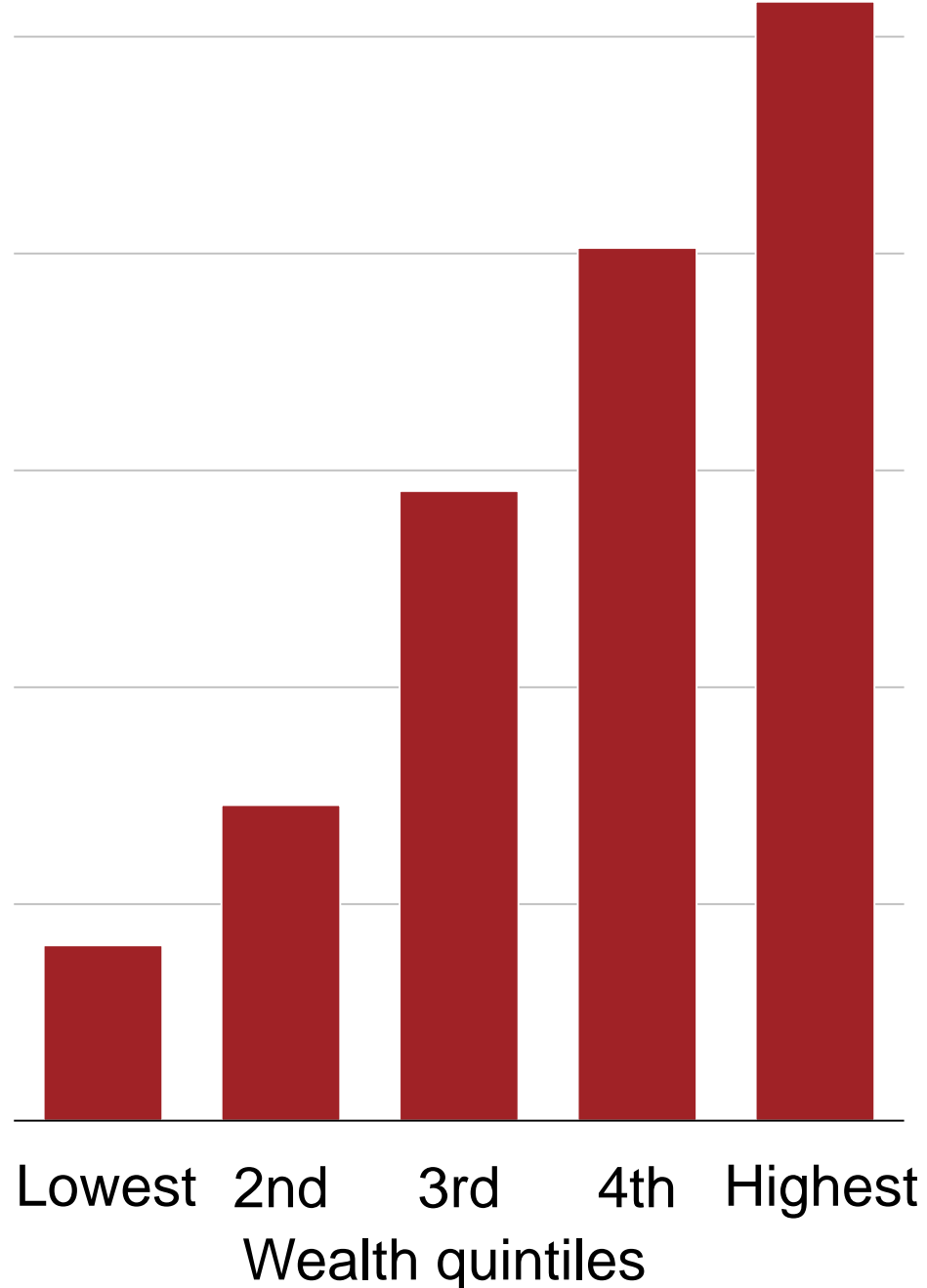


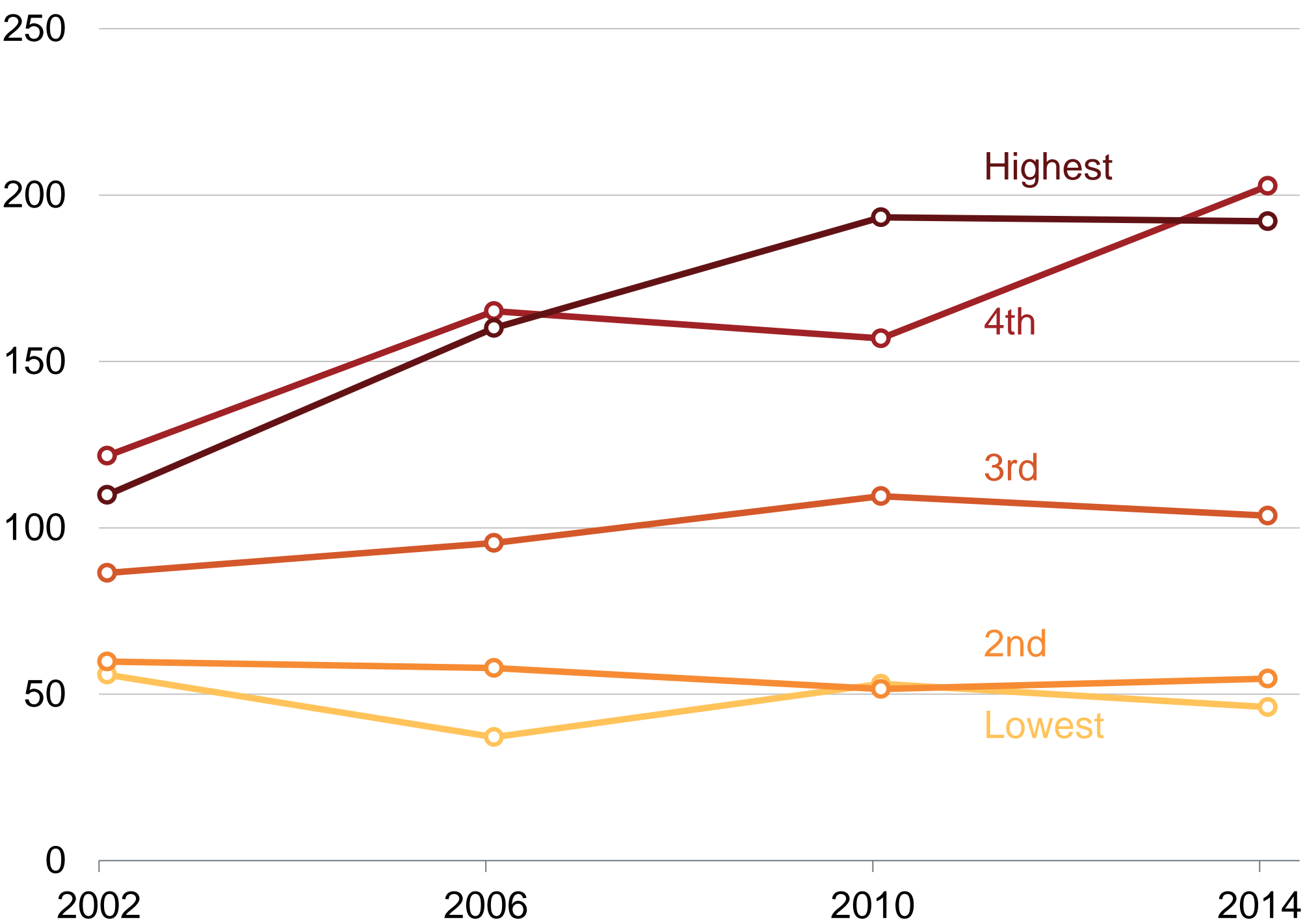


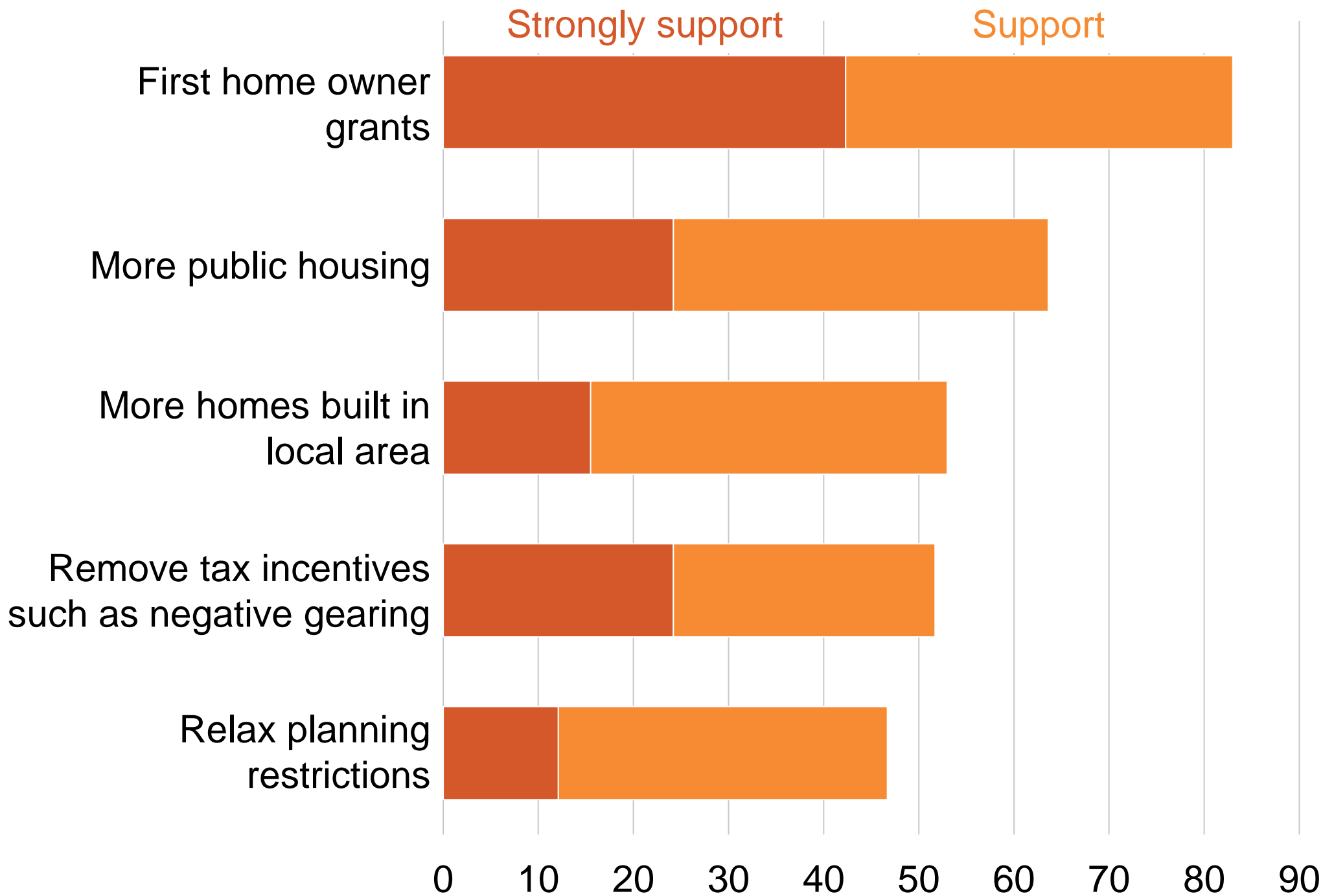
Equivalised disposable income

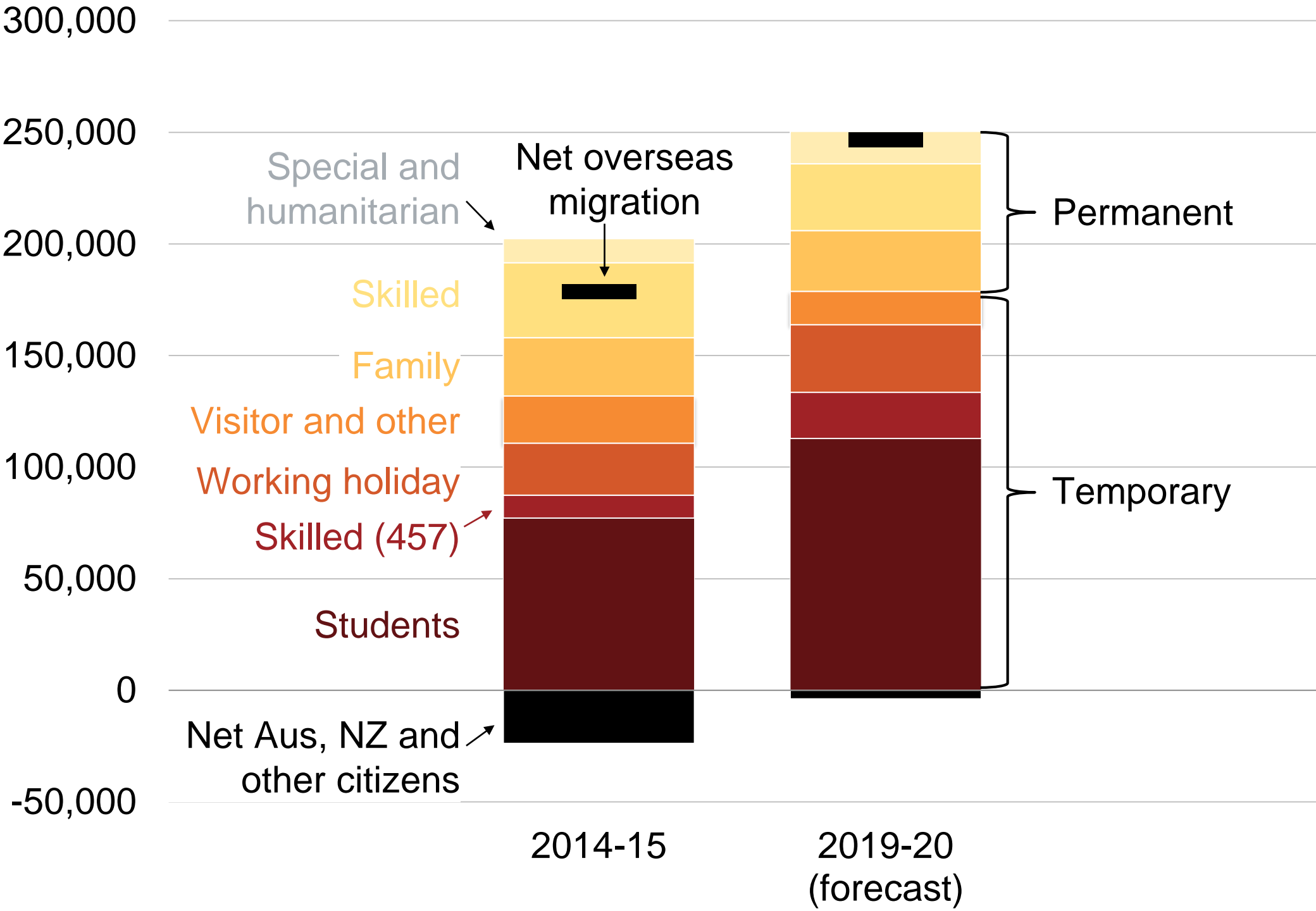


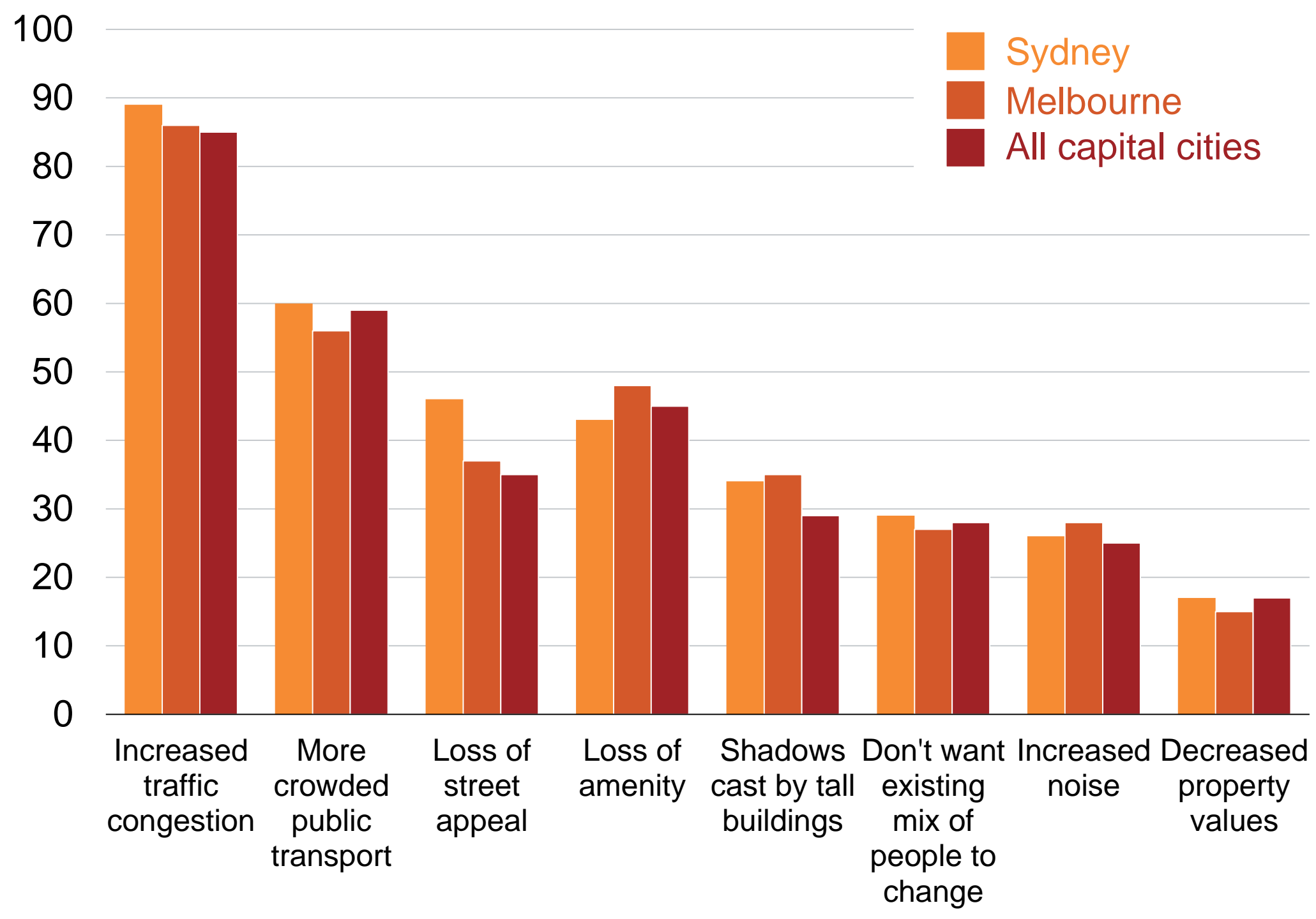
Equivalised net wealth

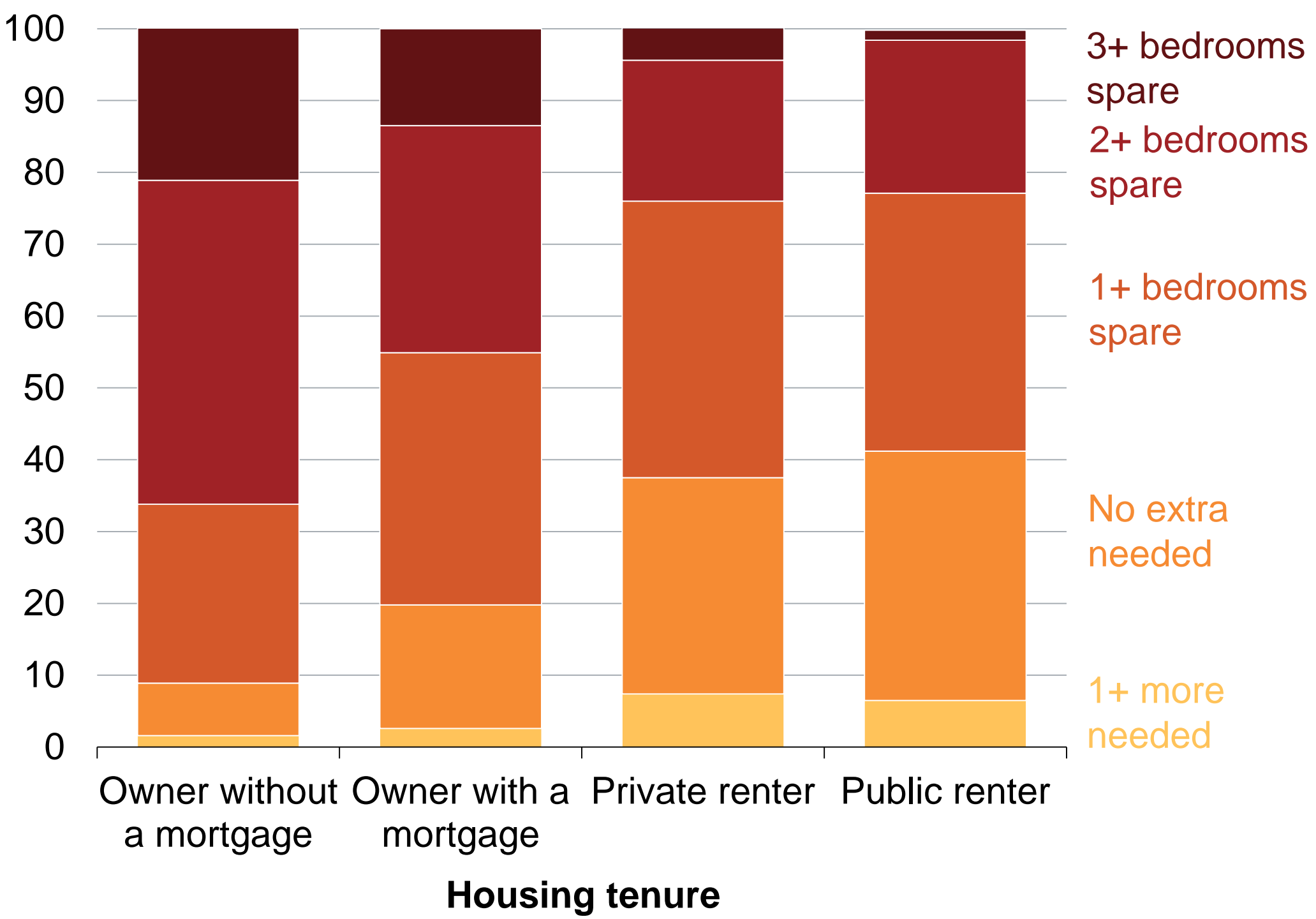


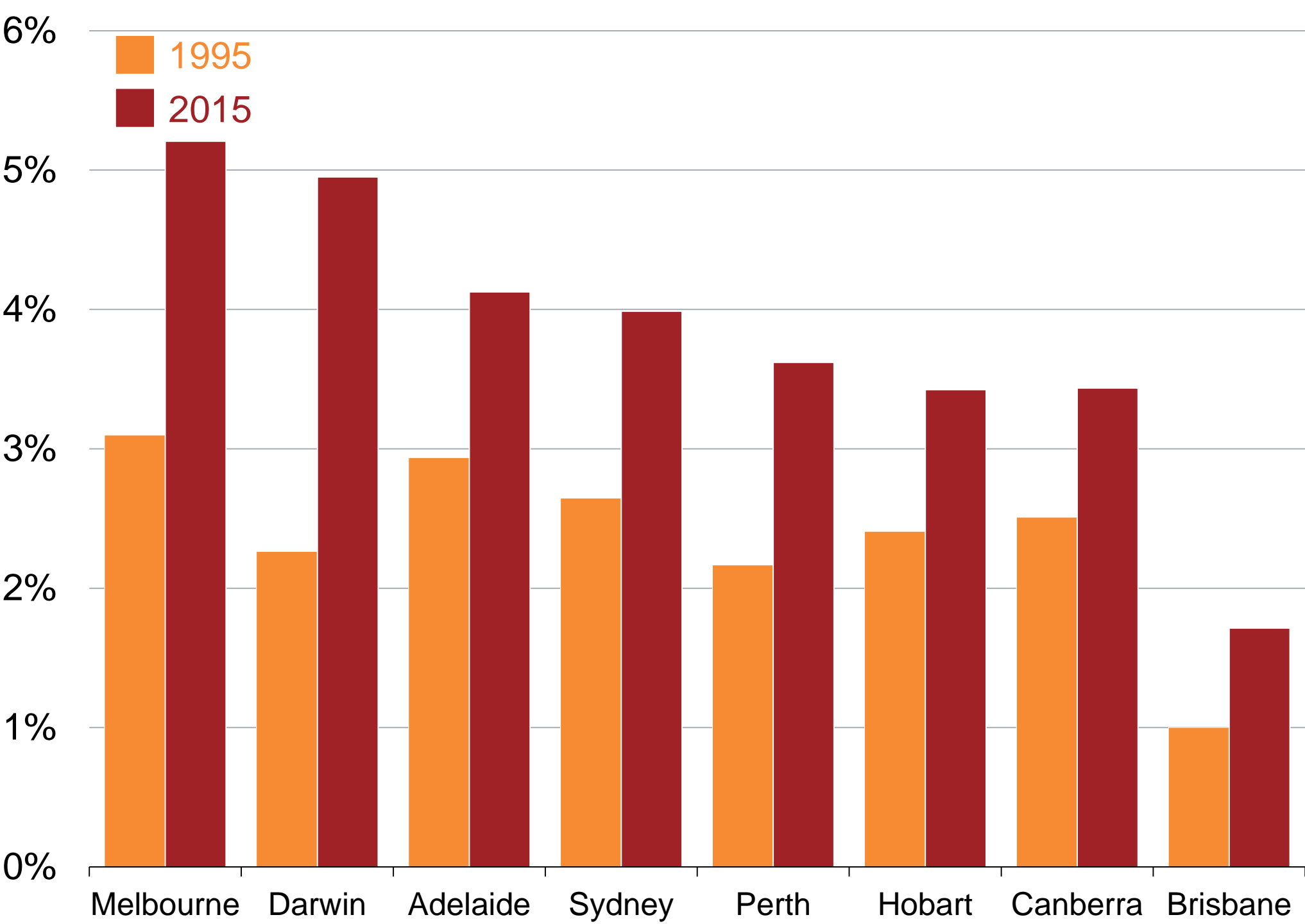












Typical lease term

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

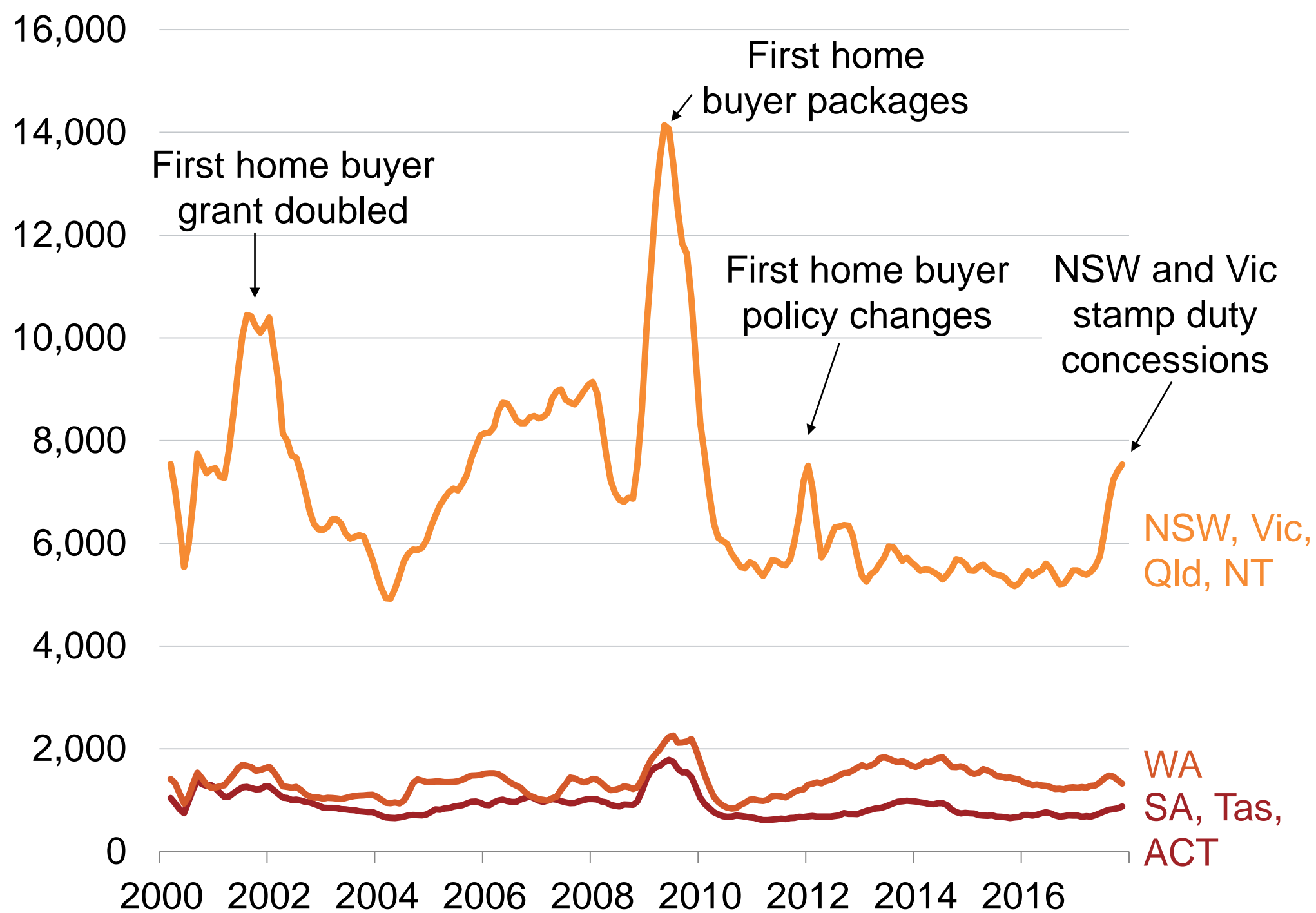
Only with landlord's consent



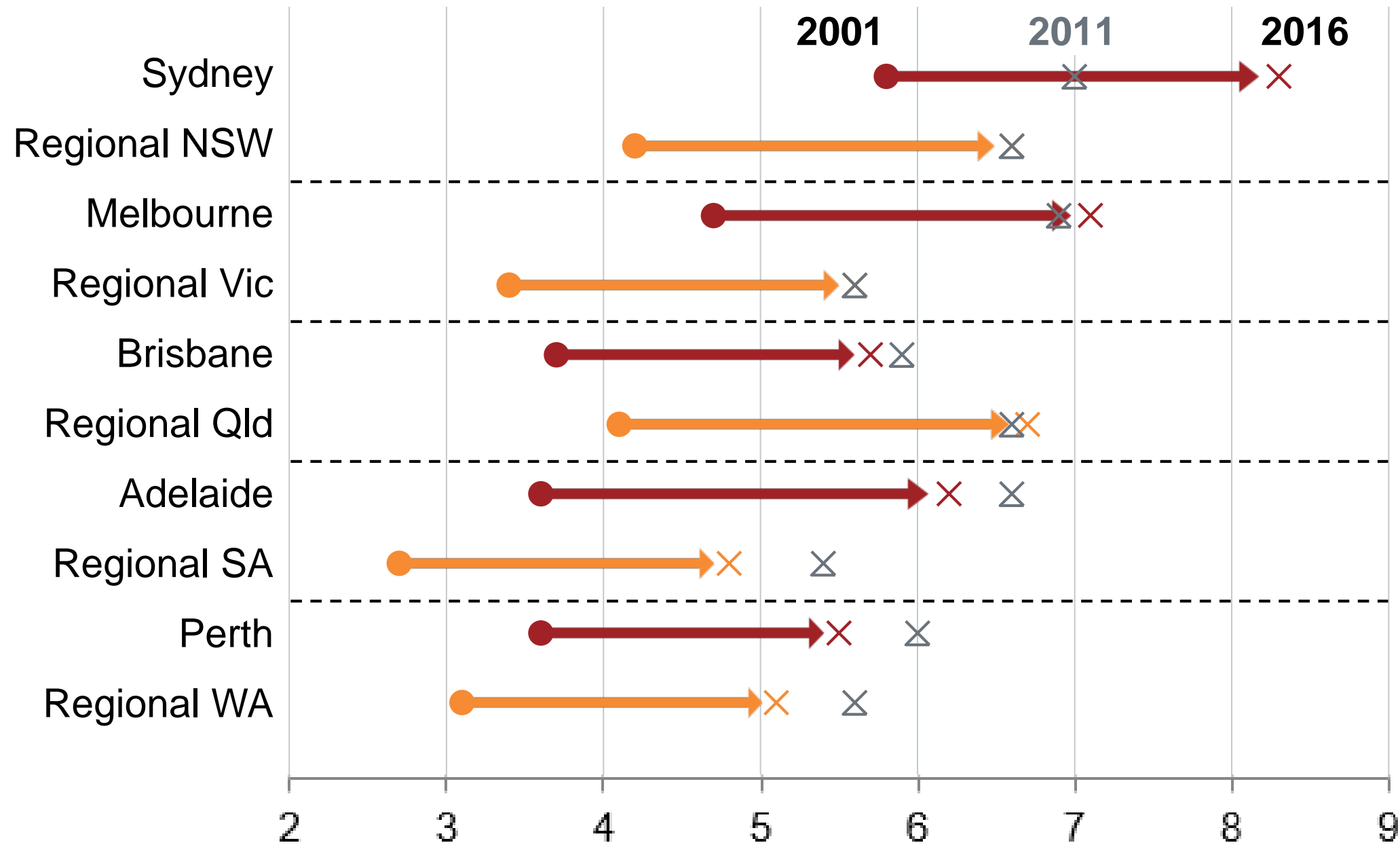
USA (some states, eg New Jersey)

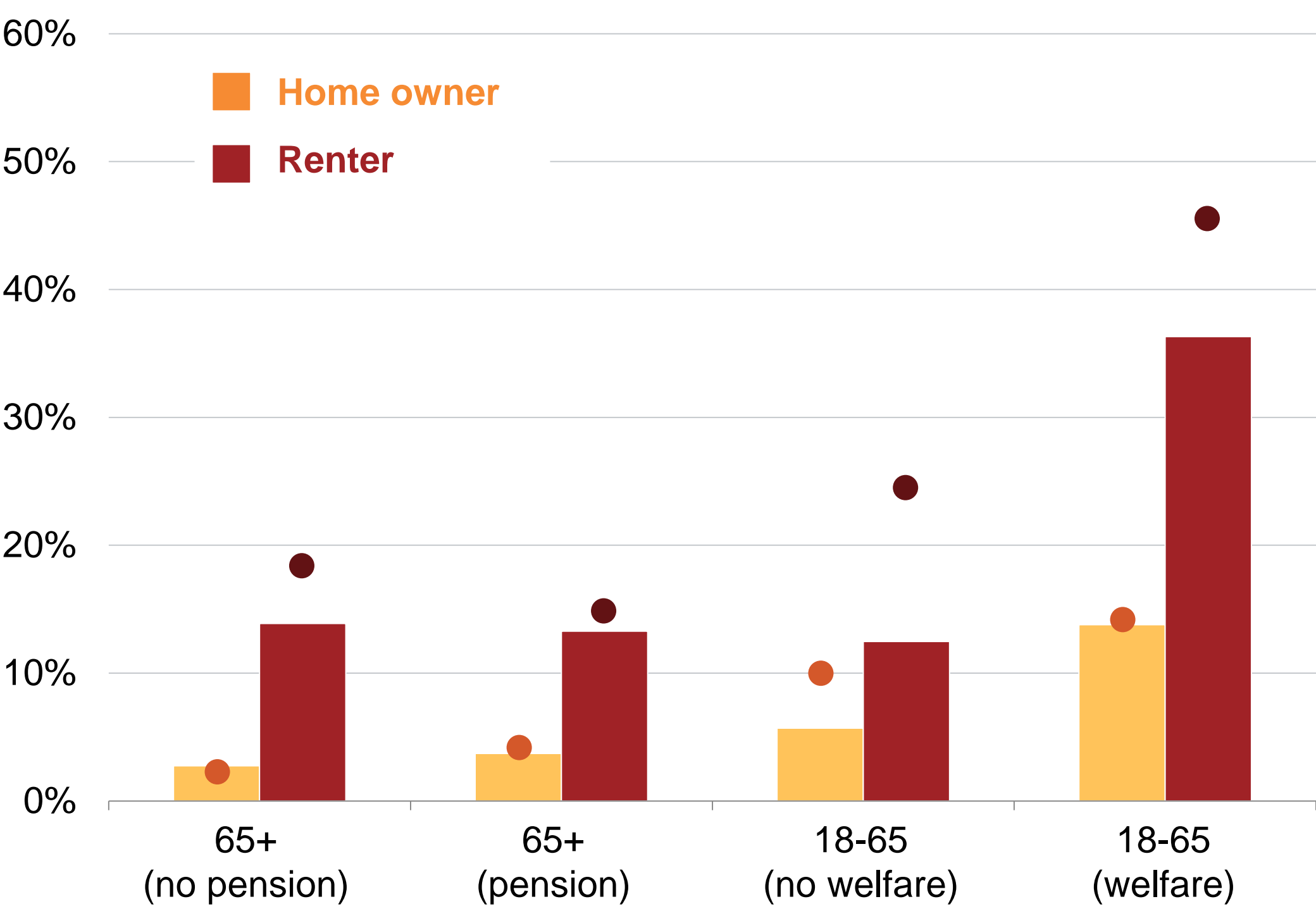


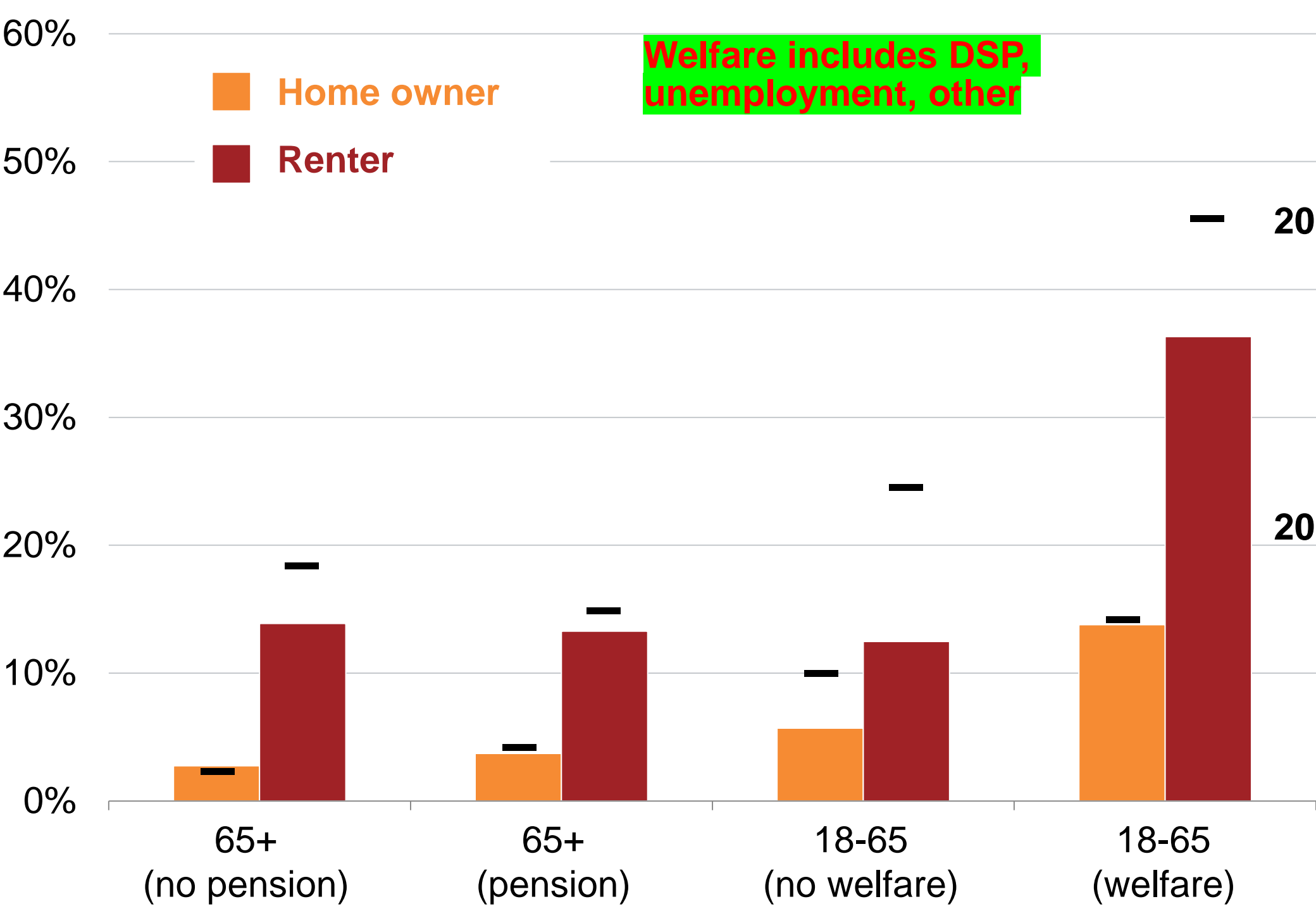
Australia

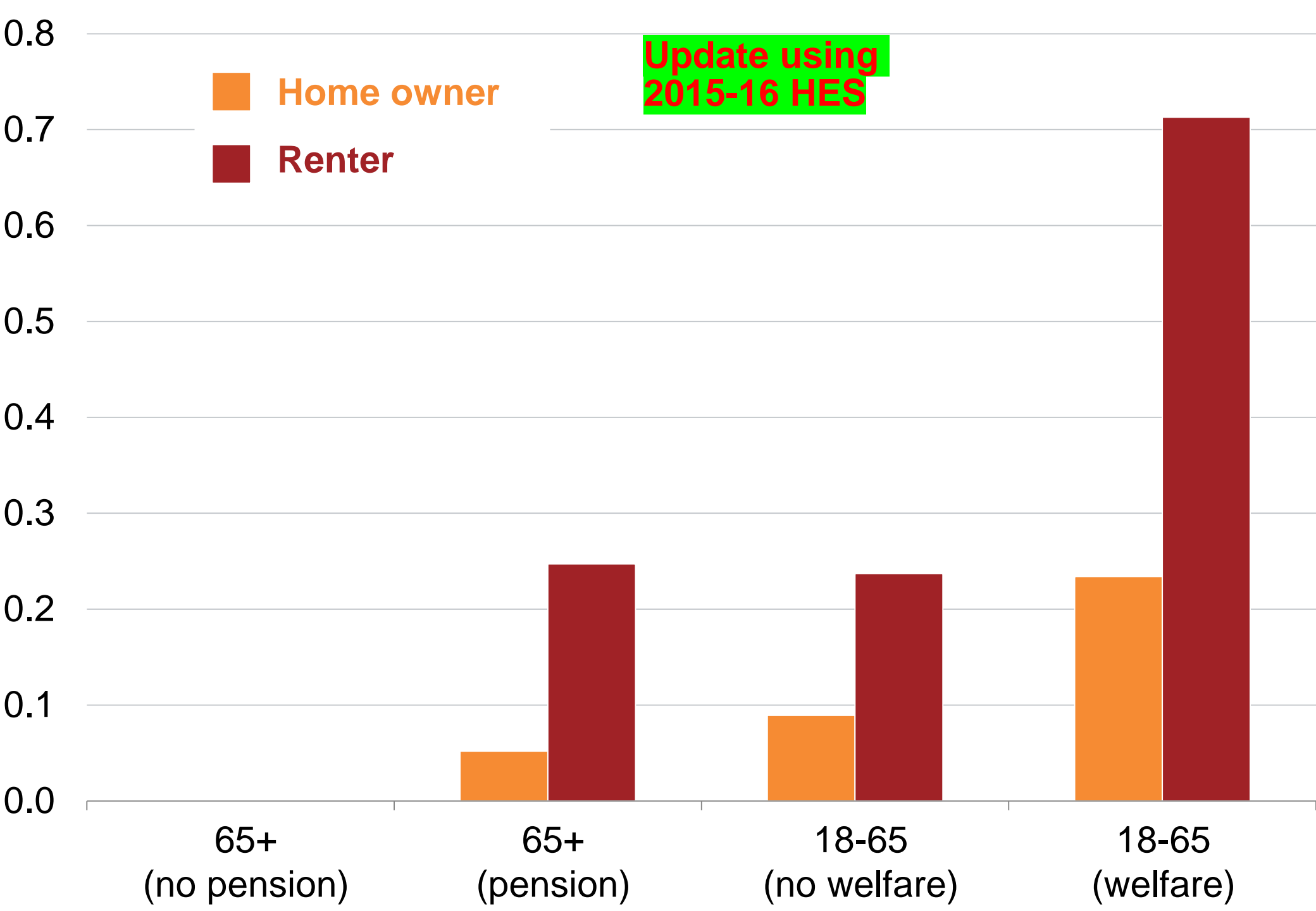


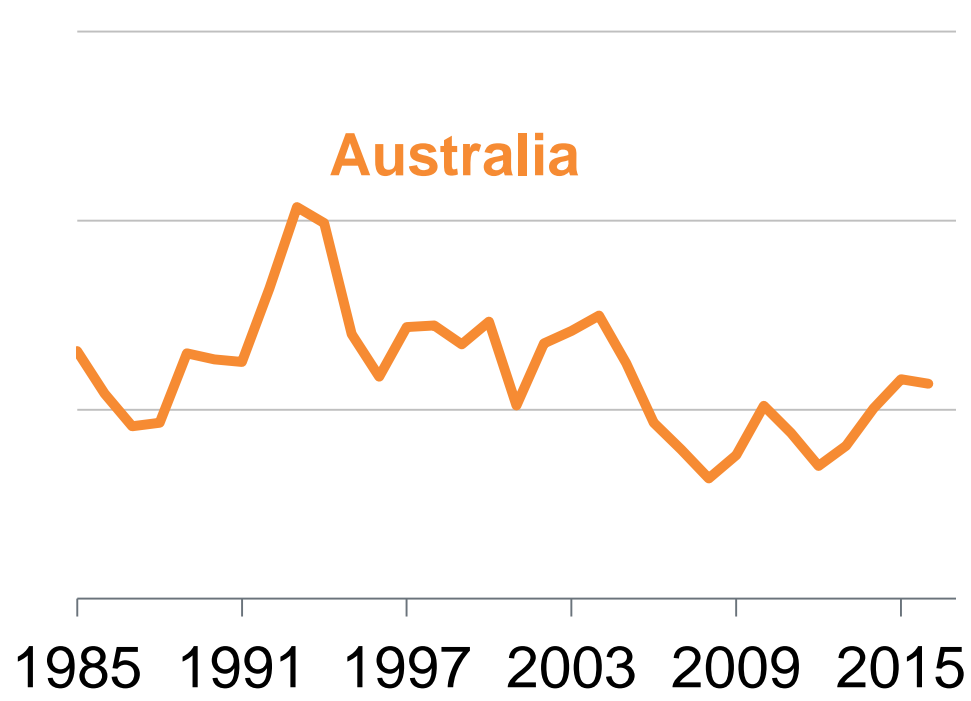
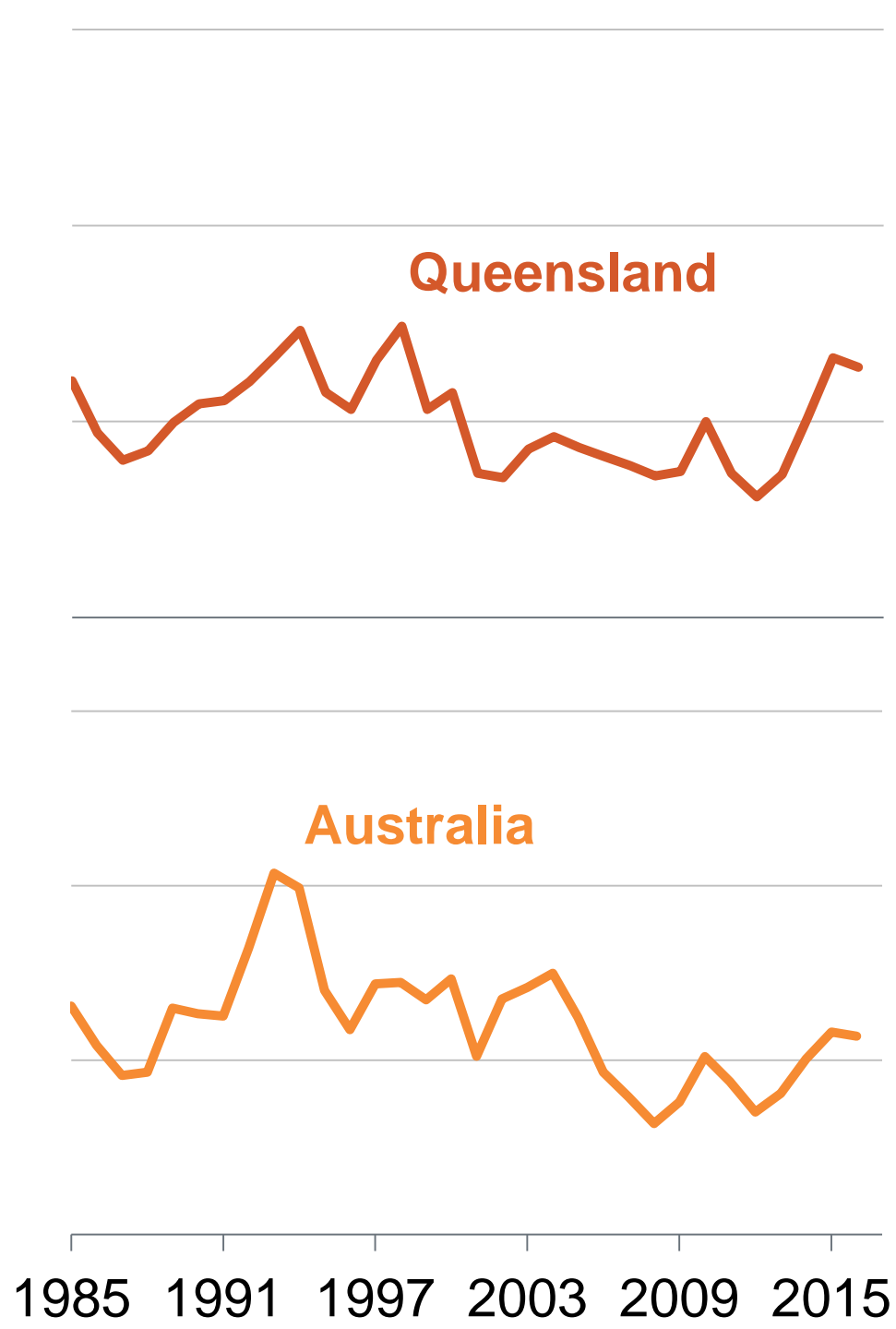
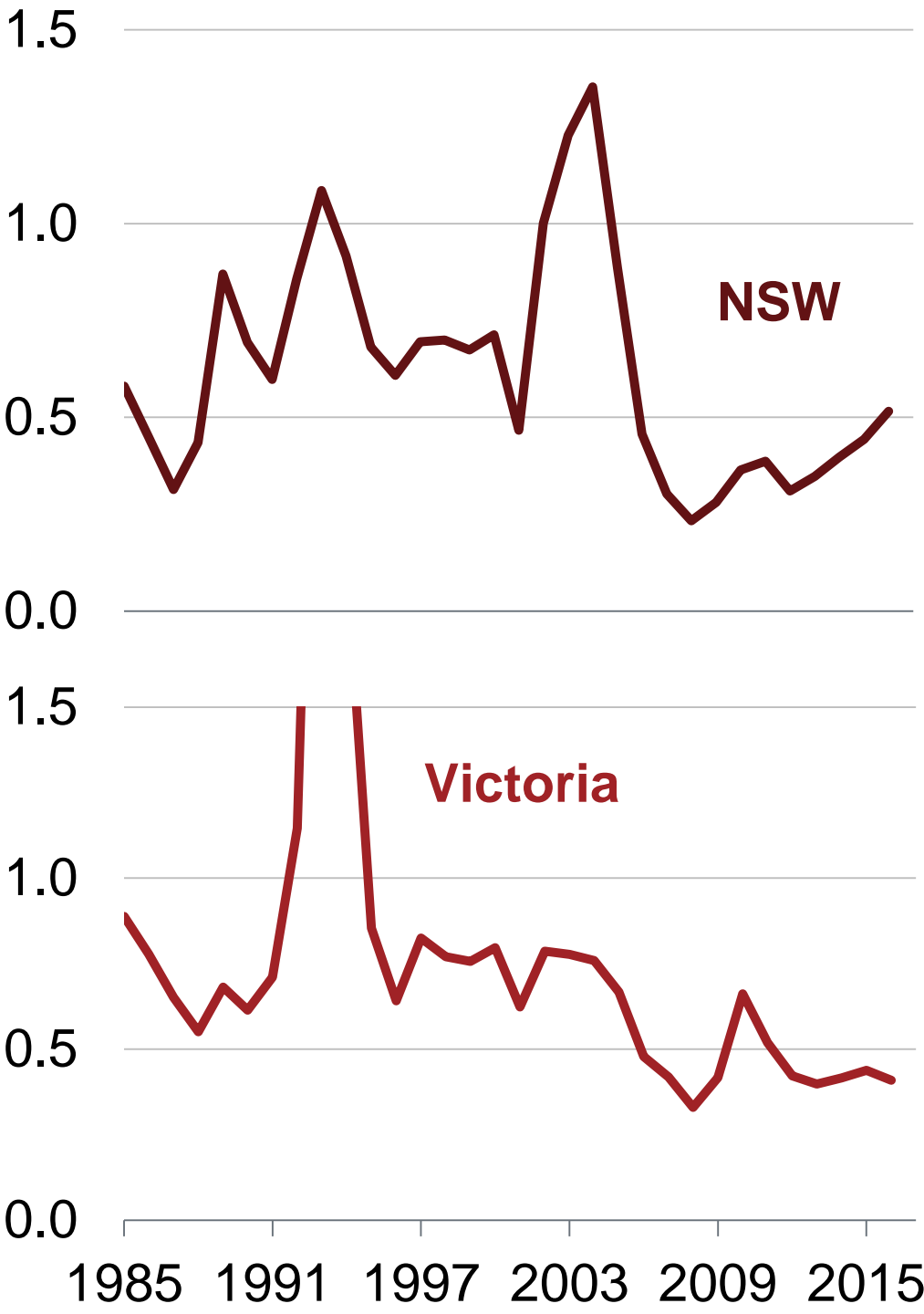
**For full page housing solutions charts see separate PPT
slidedeck in DRAFTS folder**



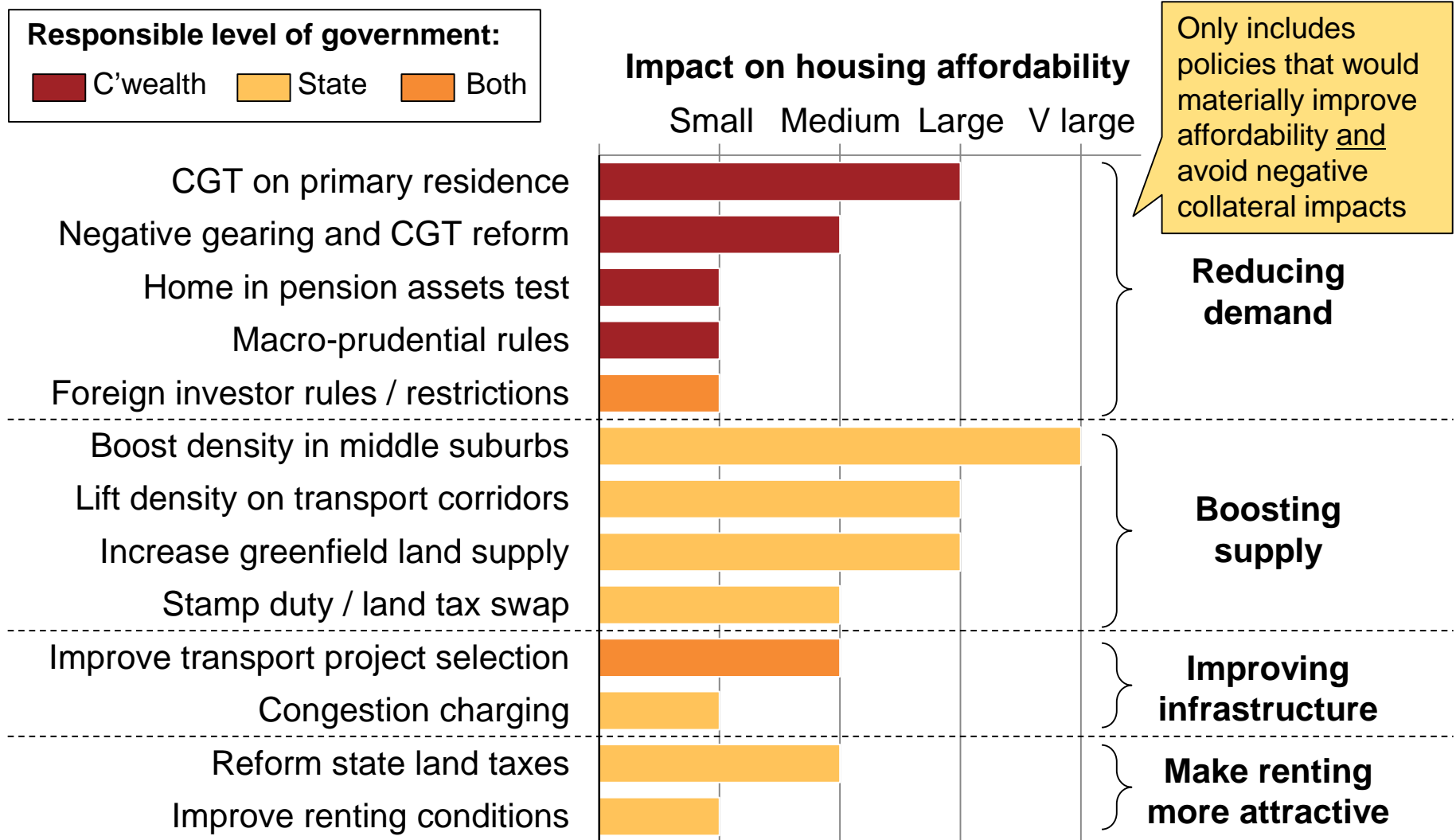






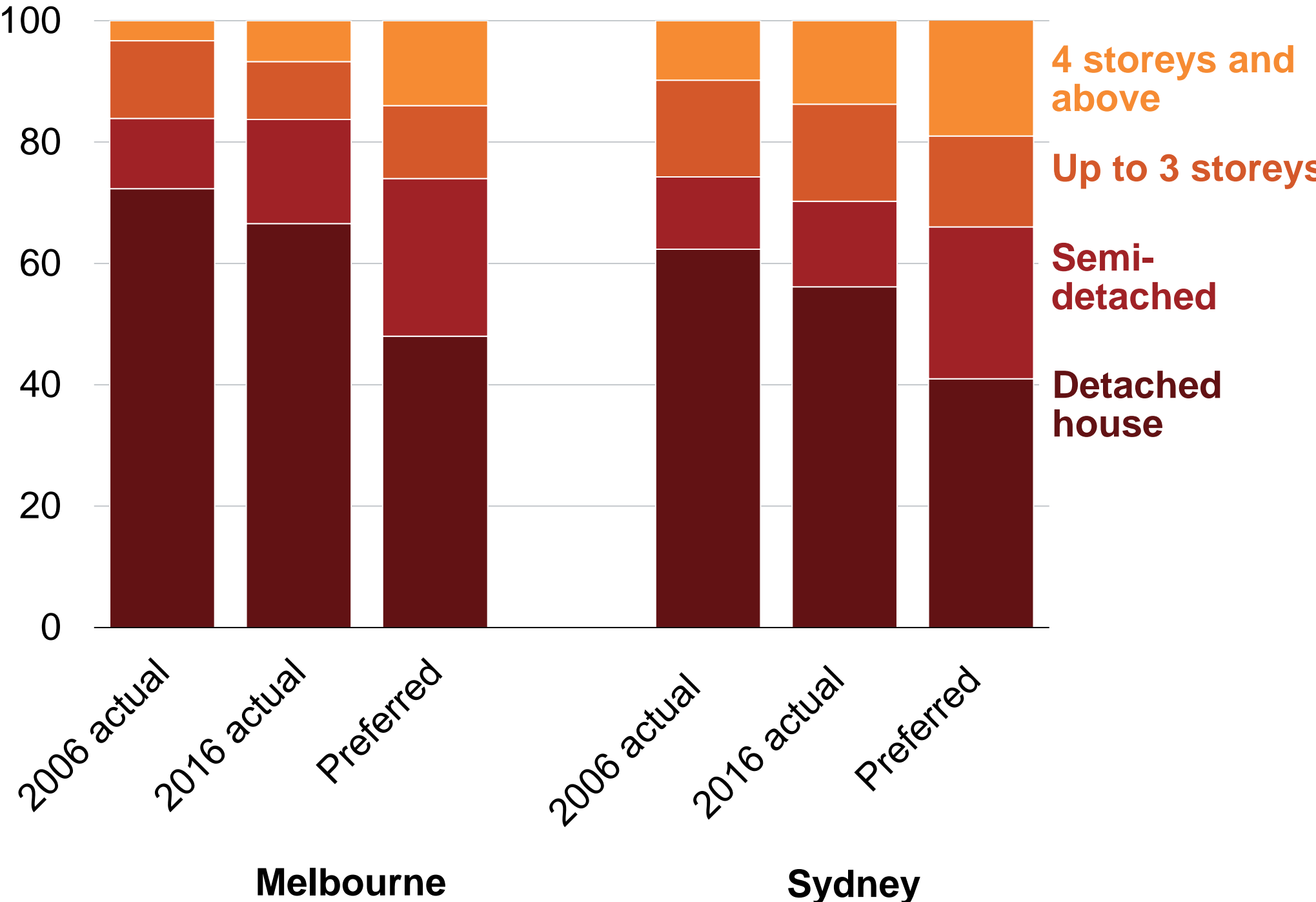


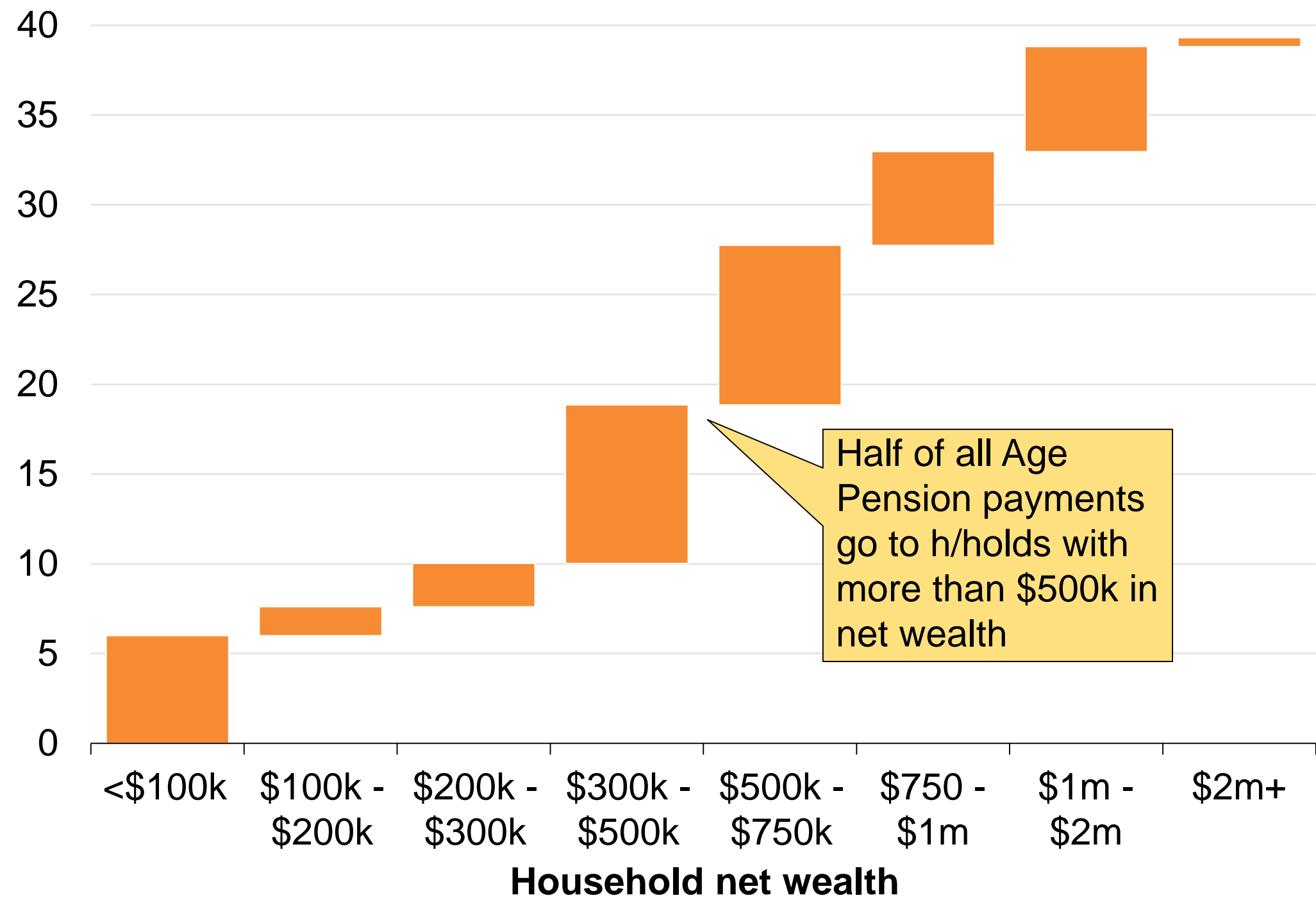
The states should focus on boosting supply, while the Commonwealth should focus on reducing demand



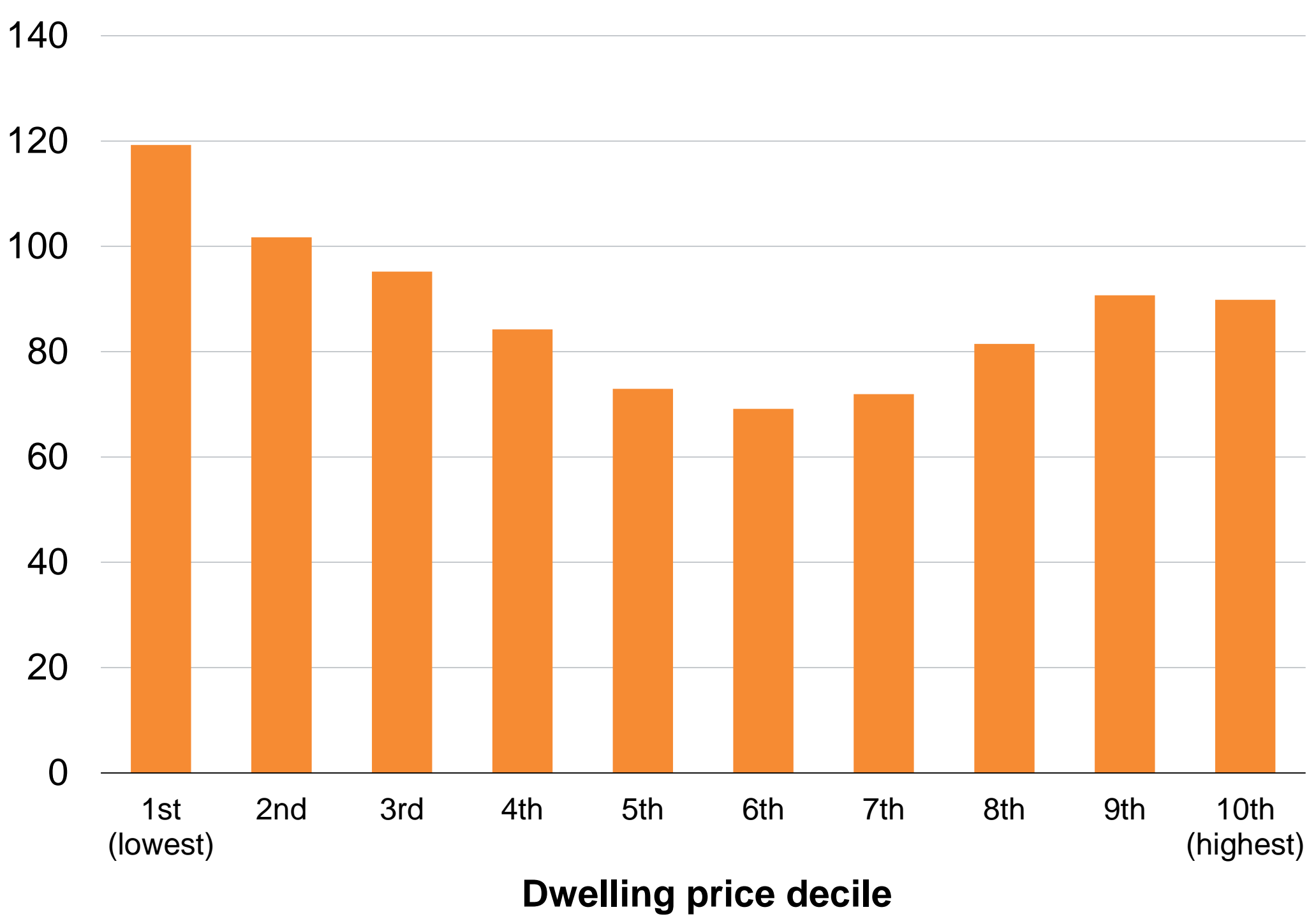
Source: Grattan analysis.

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 discussion.





Extras



20

10

0

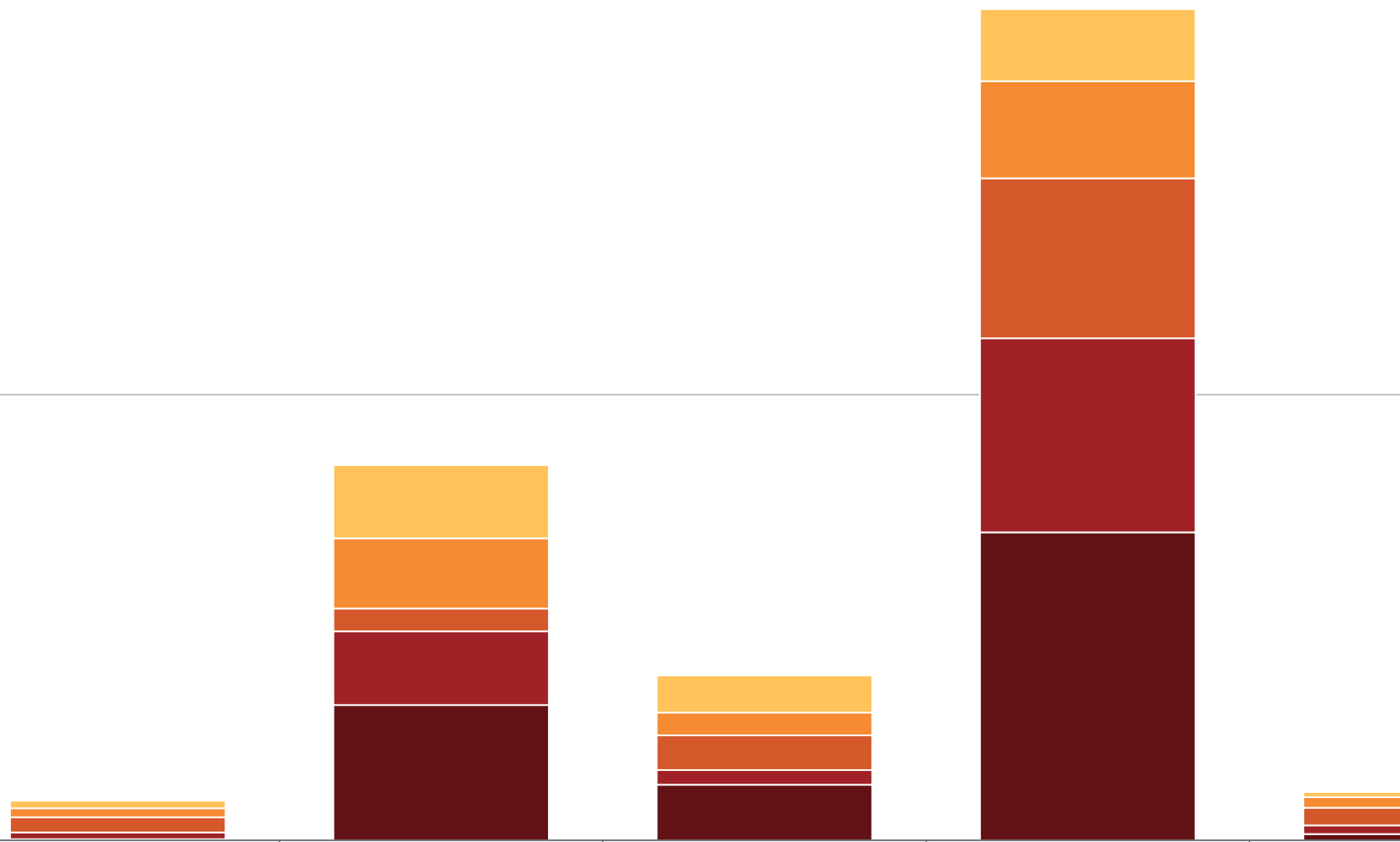
Central City

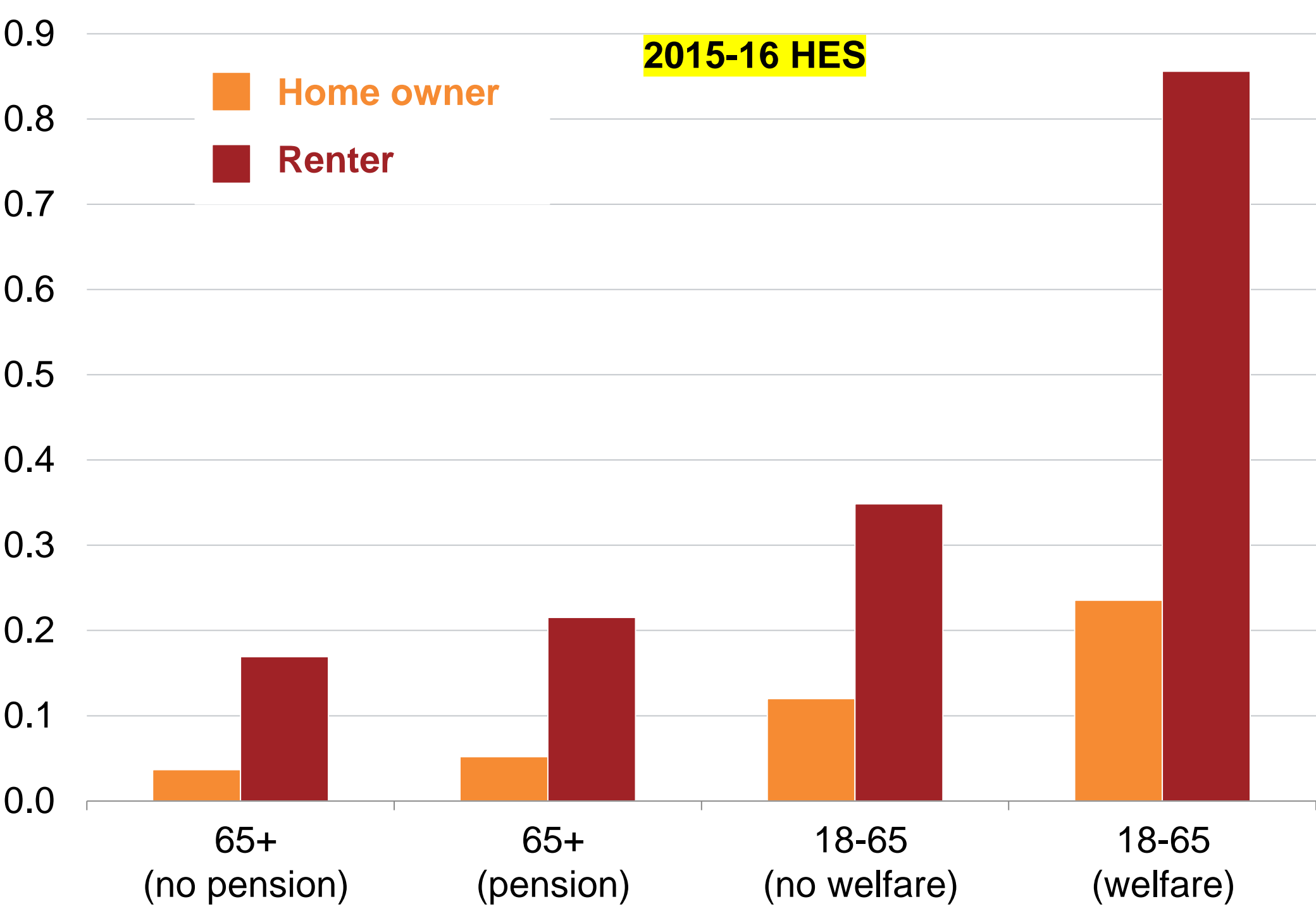
City Fringe

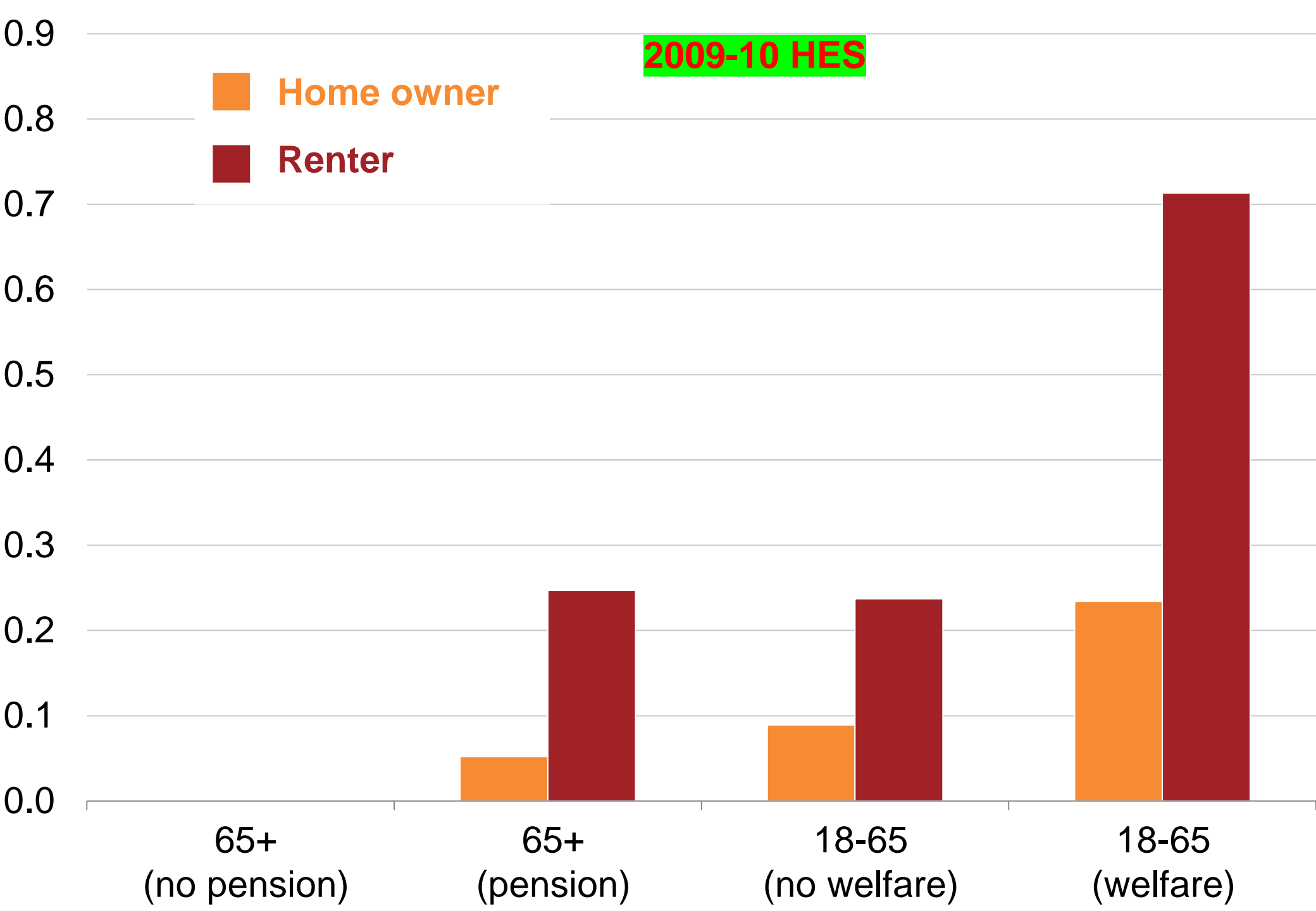
Inner

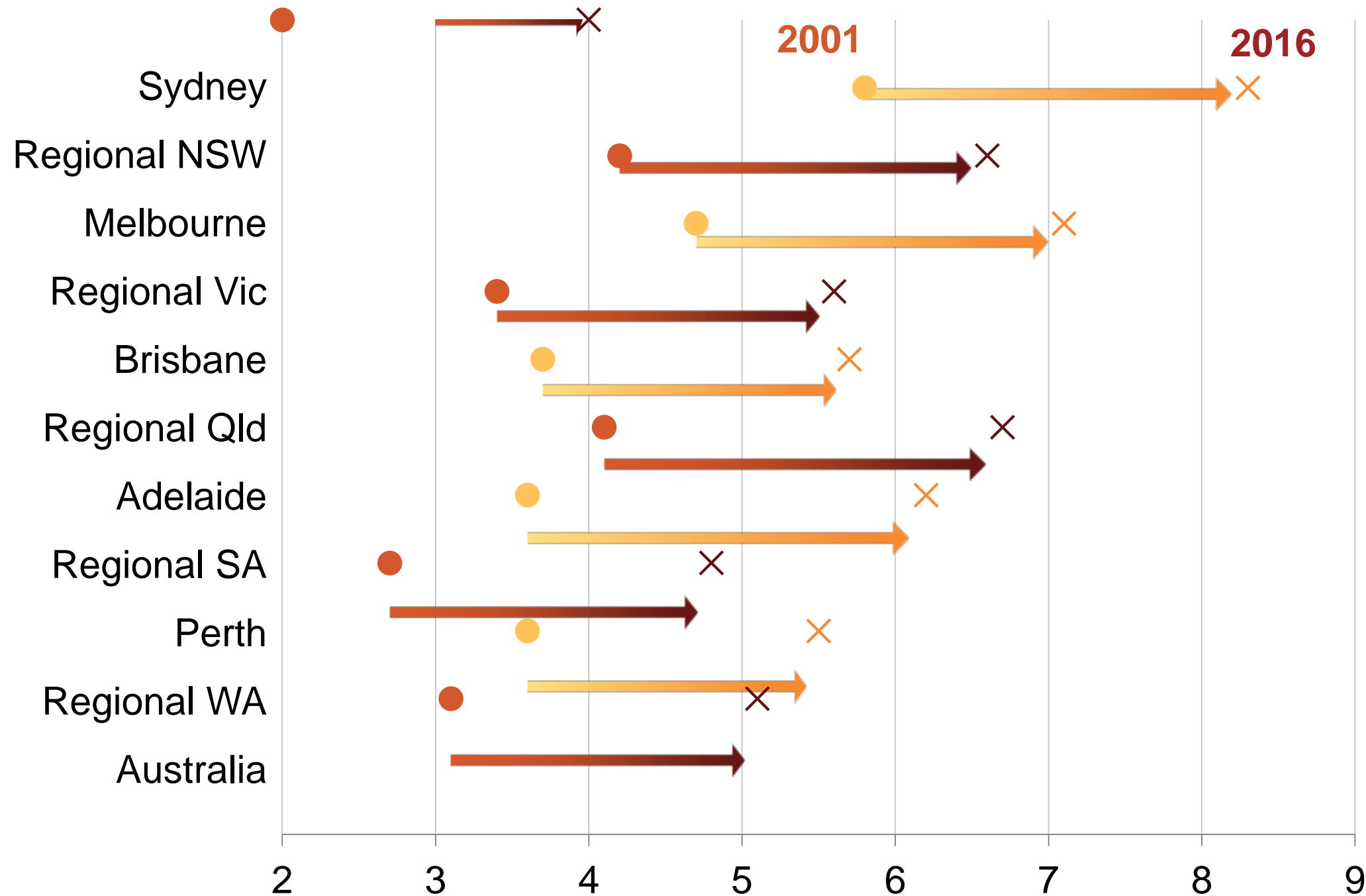
Middle

Outer









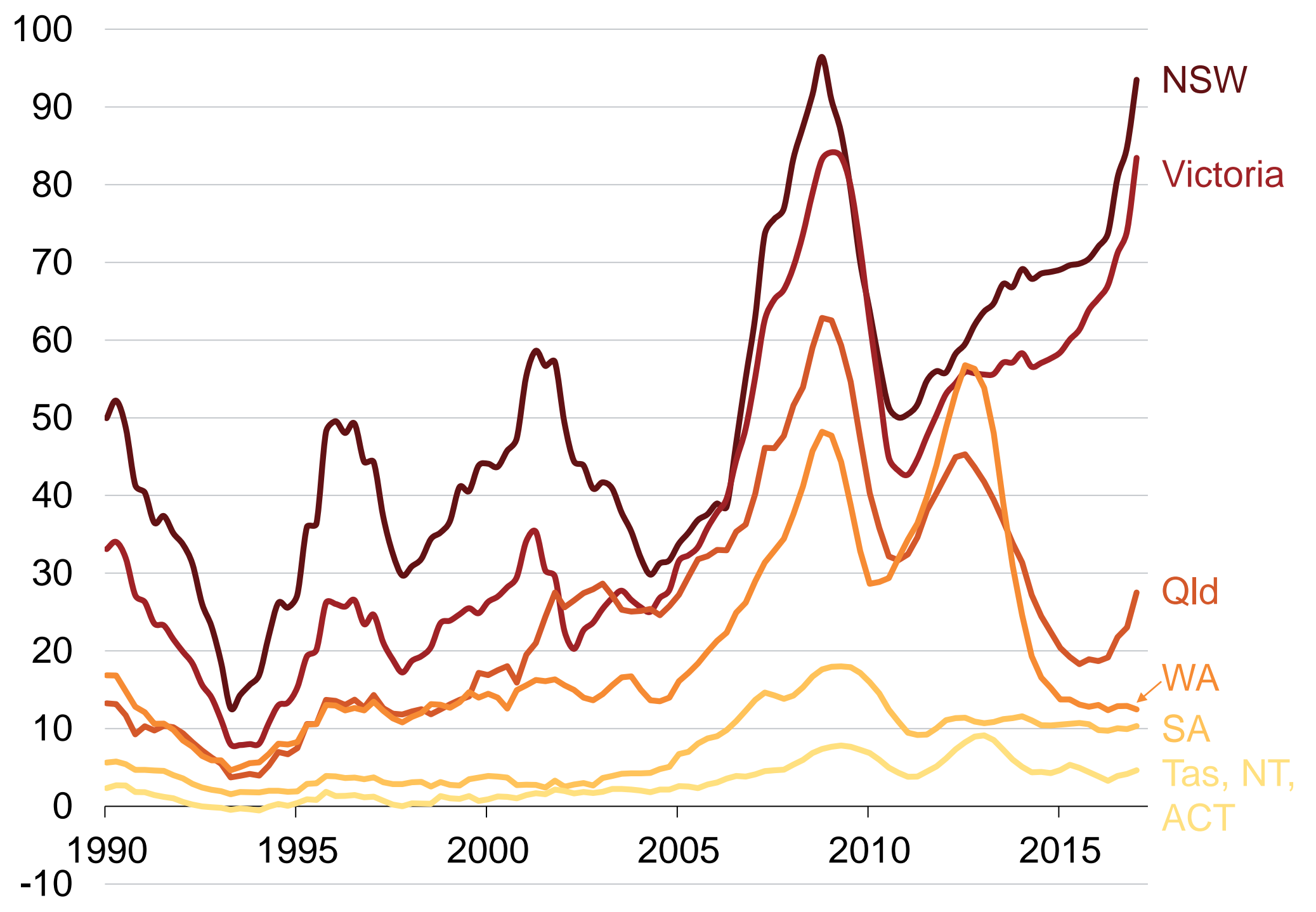
Australia has strict rules on foreign investment in residential real estate

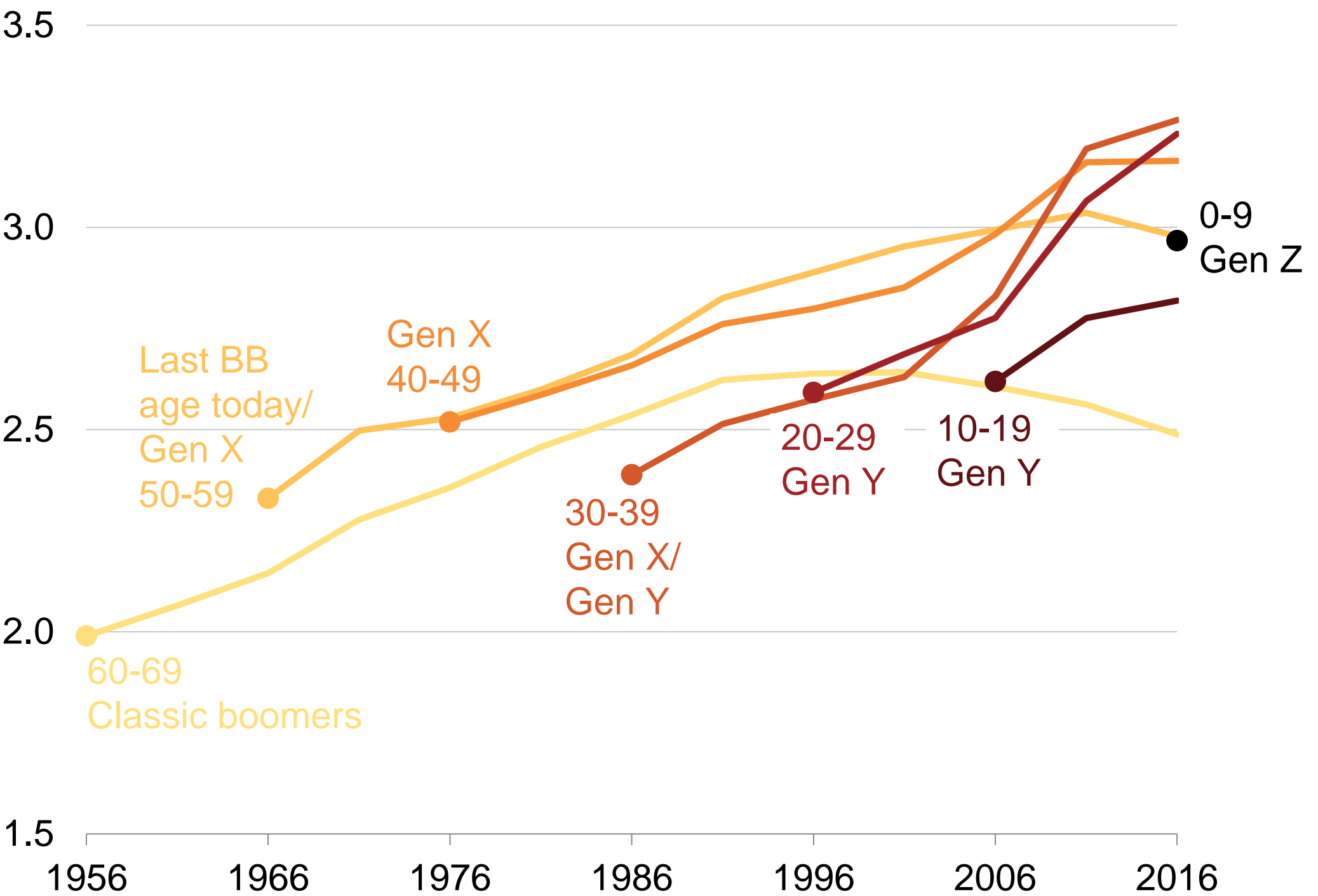
Restrictions on foreigners buying residential real estate

	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

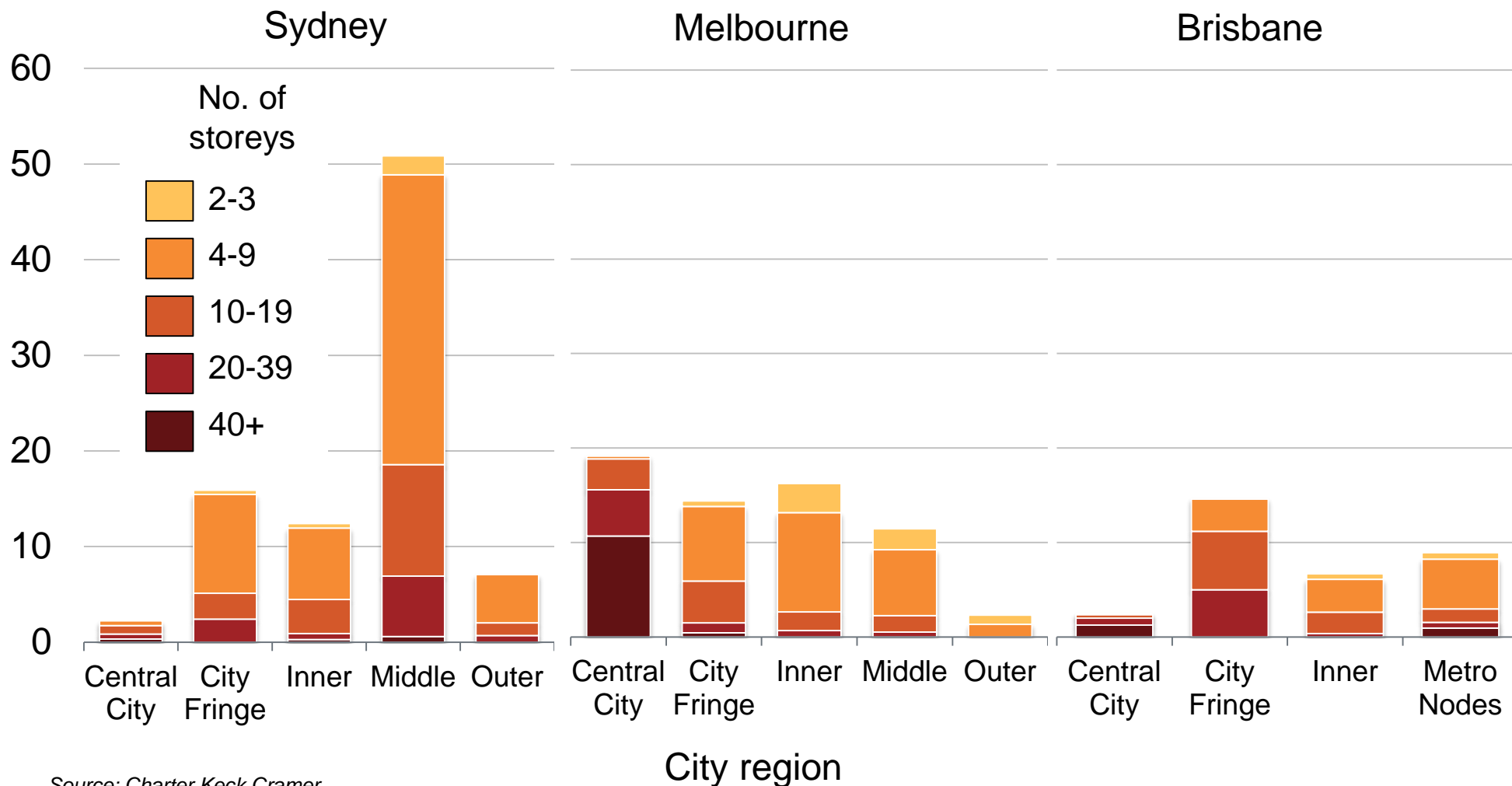






Many mid-rise apartments are being built in the middle ring suburbs of Sydney

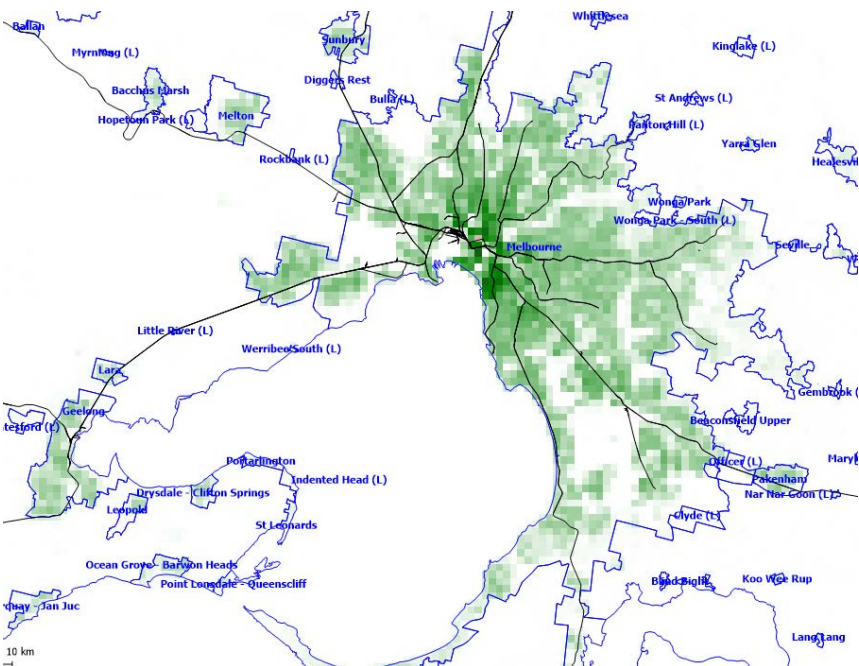
Apartment completions and expected completions, 2015-2018, thousands, by region and number of storeys



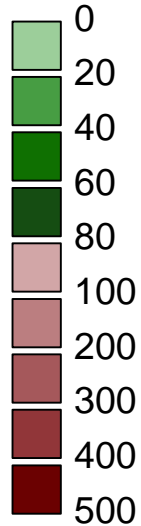
Source: Charter Keck Cramer

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.

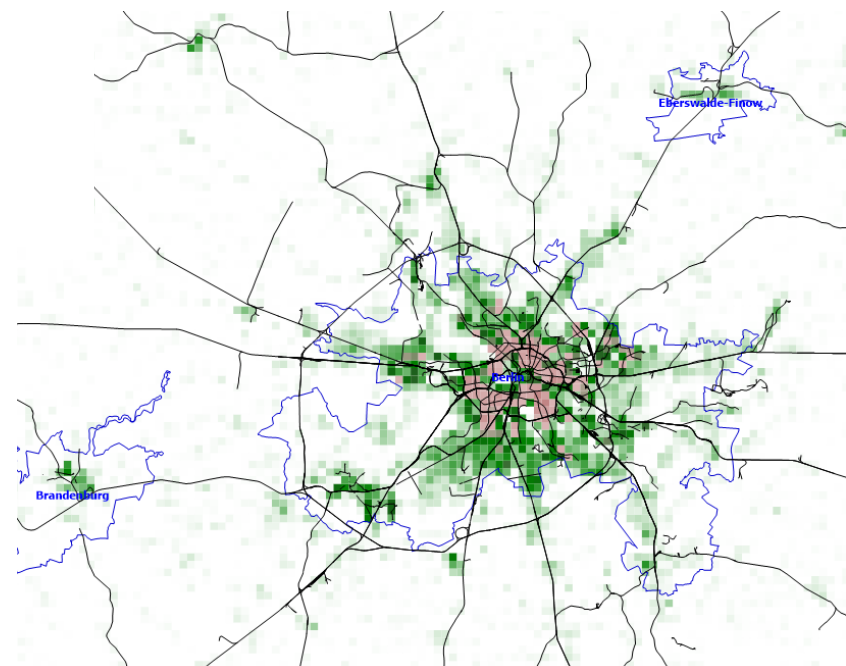
Melbourne (3.6m)



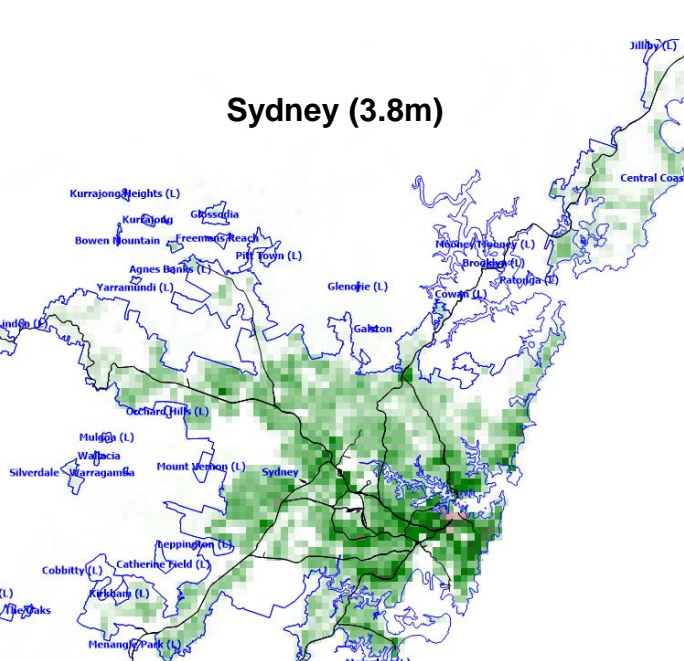
Persons/hectare



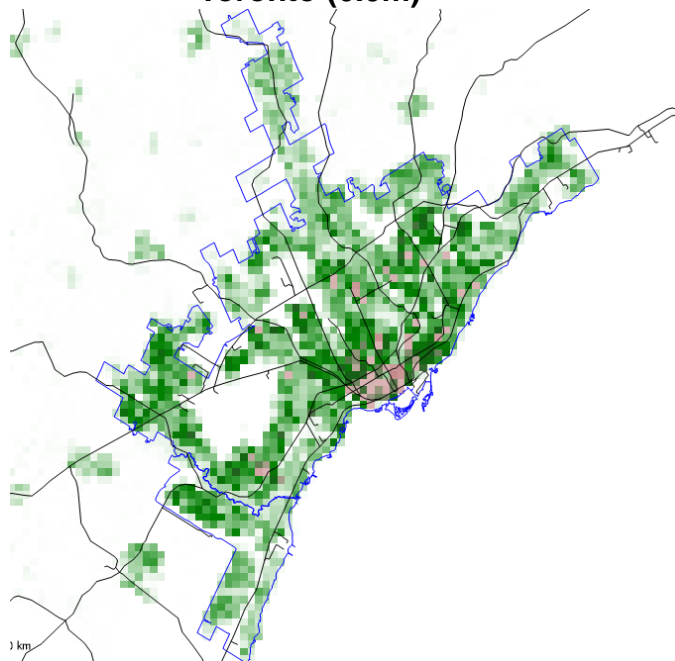
Berlin (3.7m)



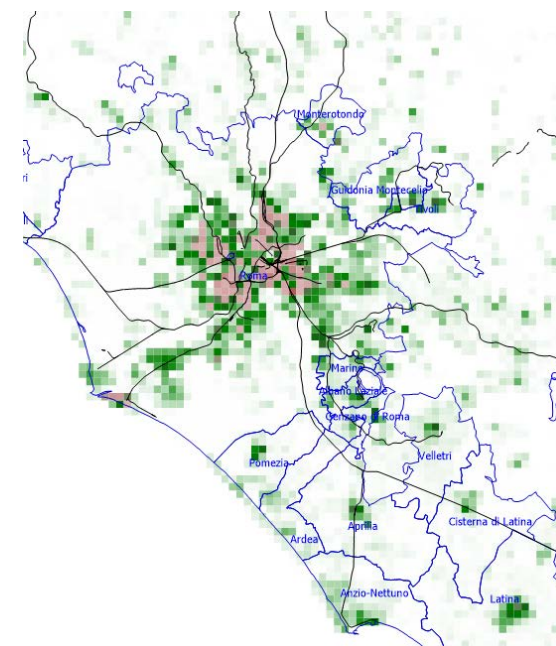
Sydney (3.8m)

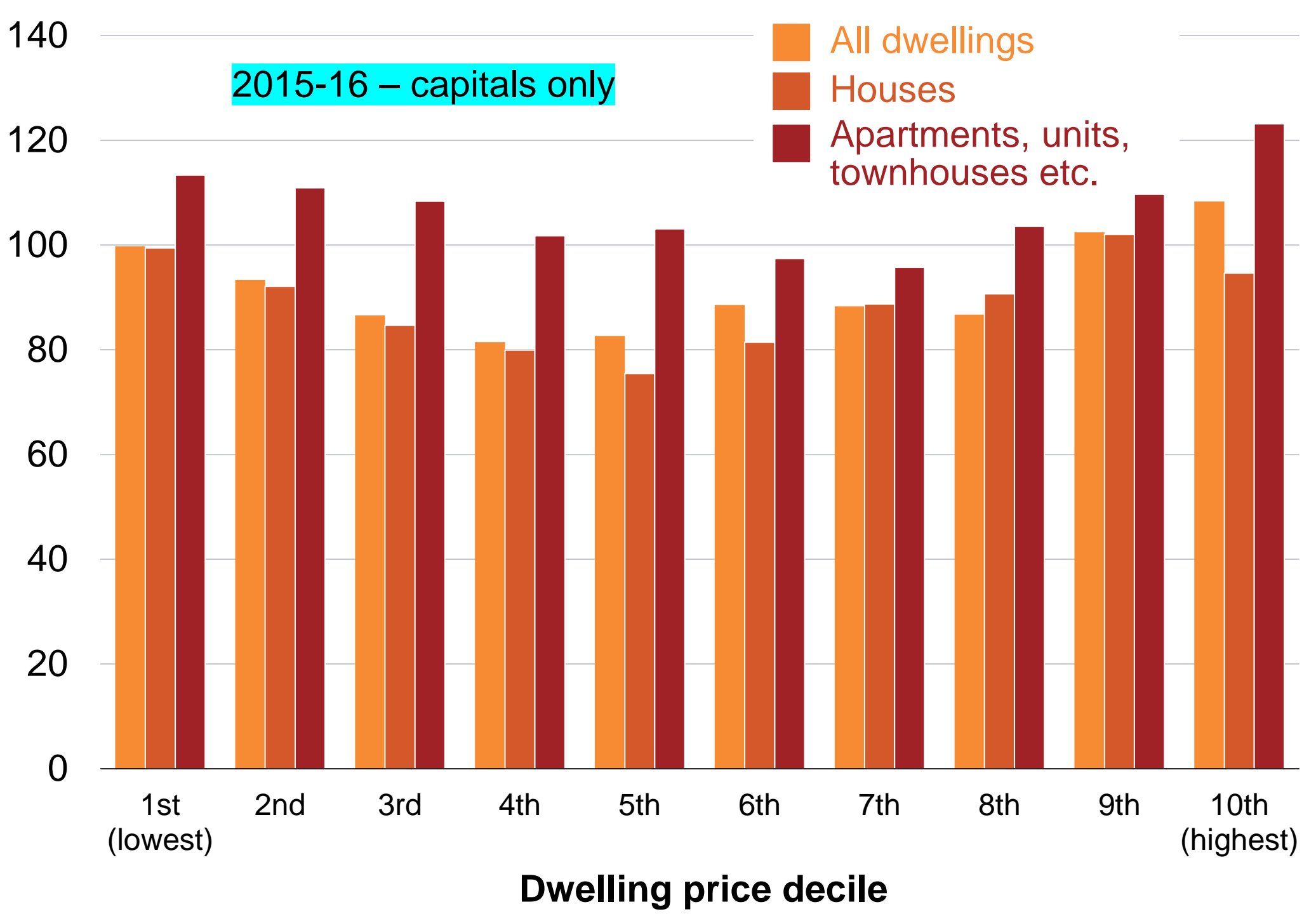


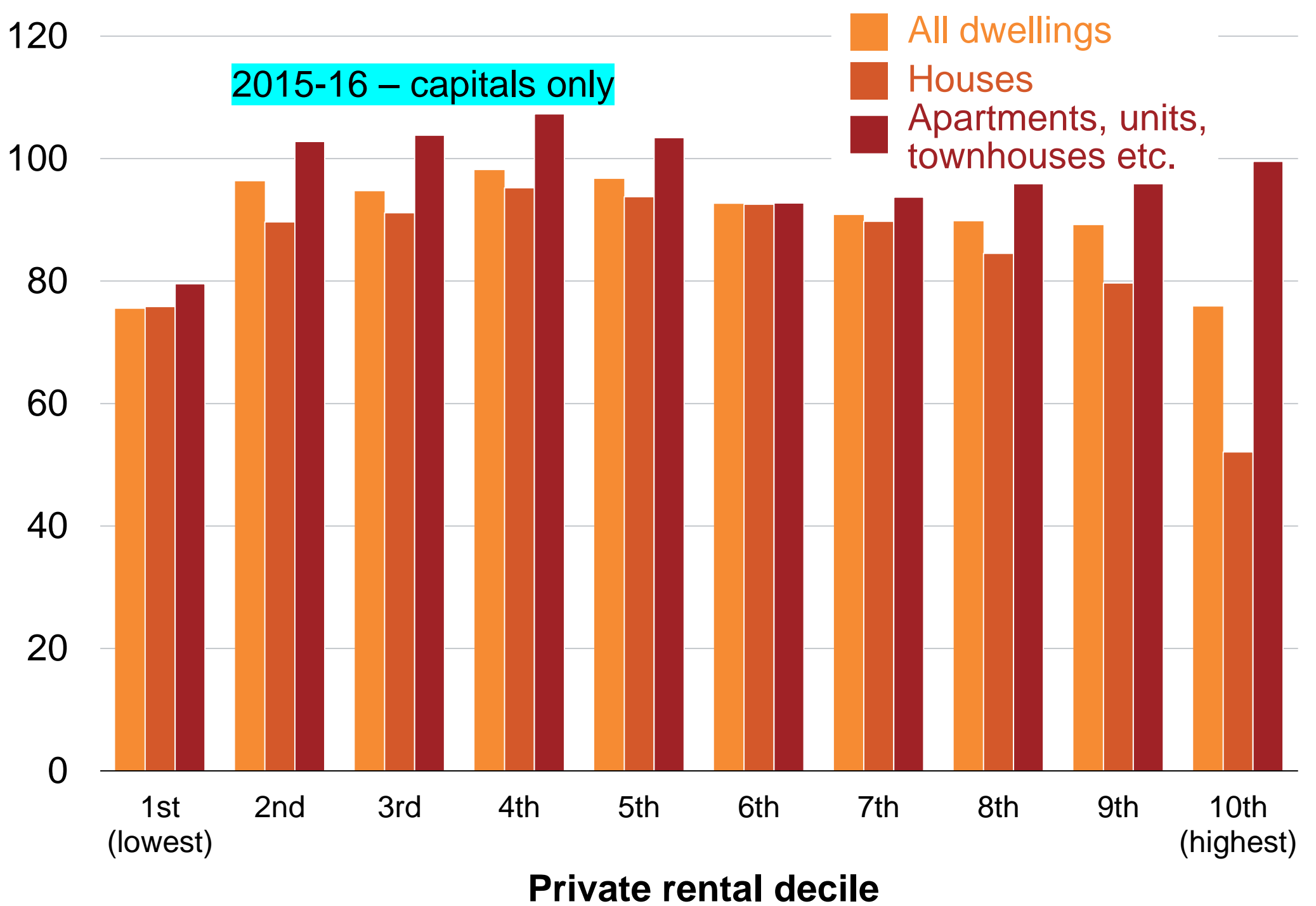
Toronto (6.0m)

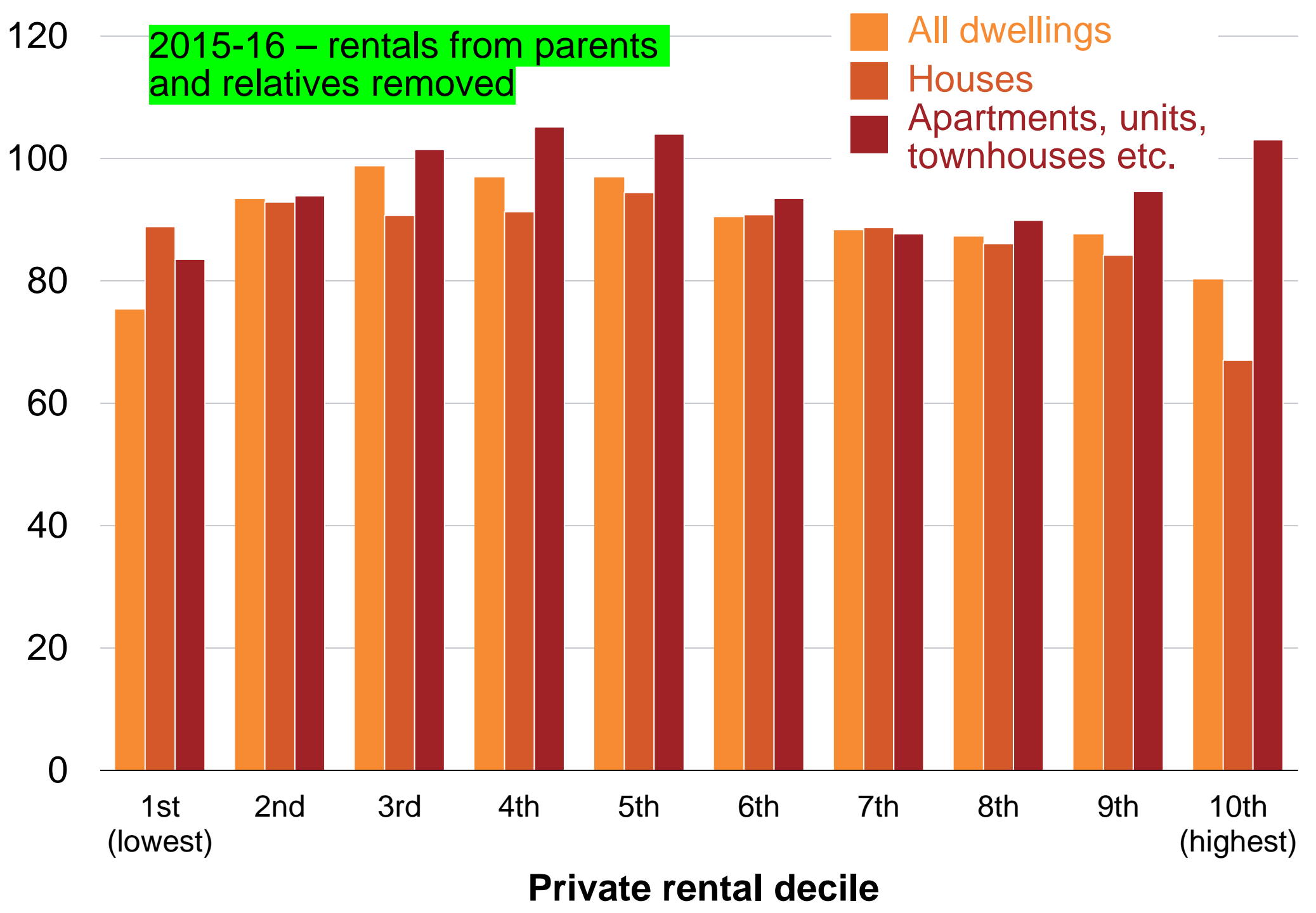


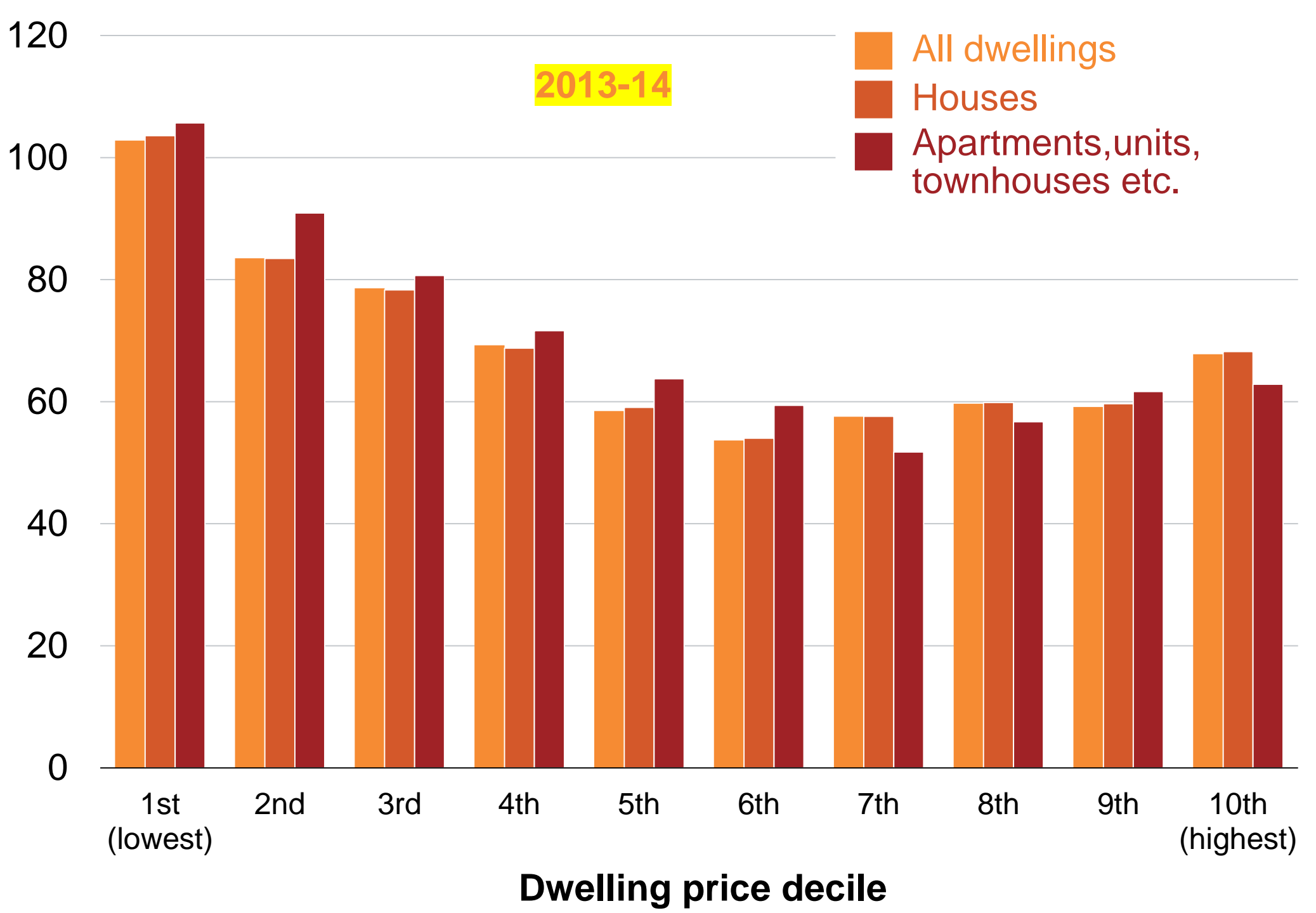
Rome (2.7m)

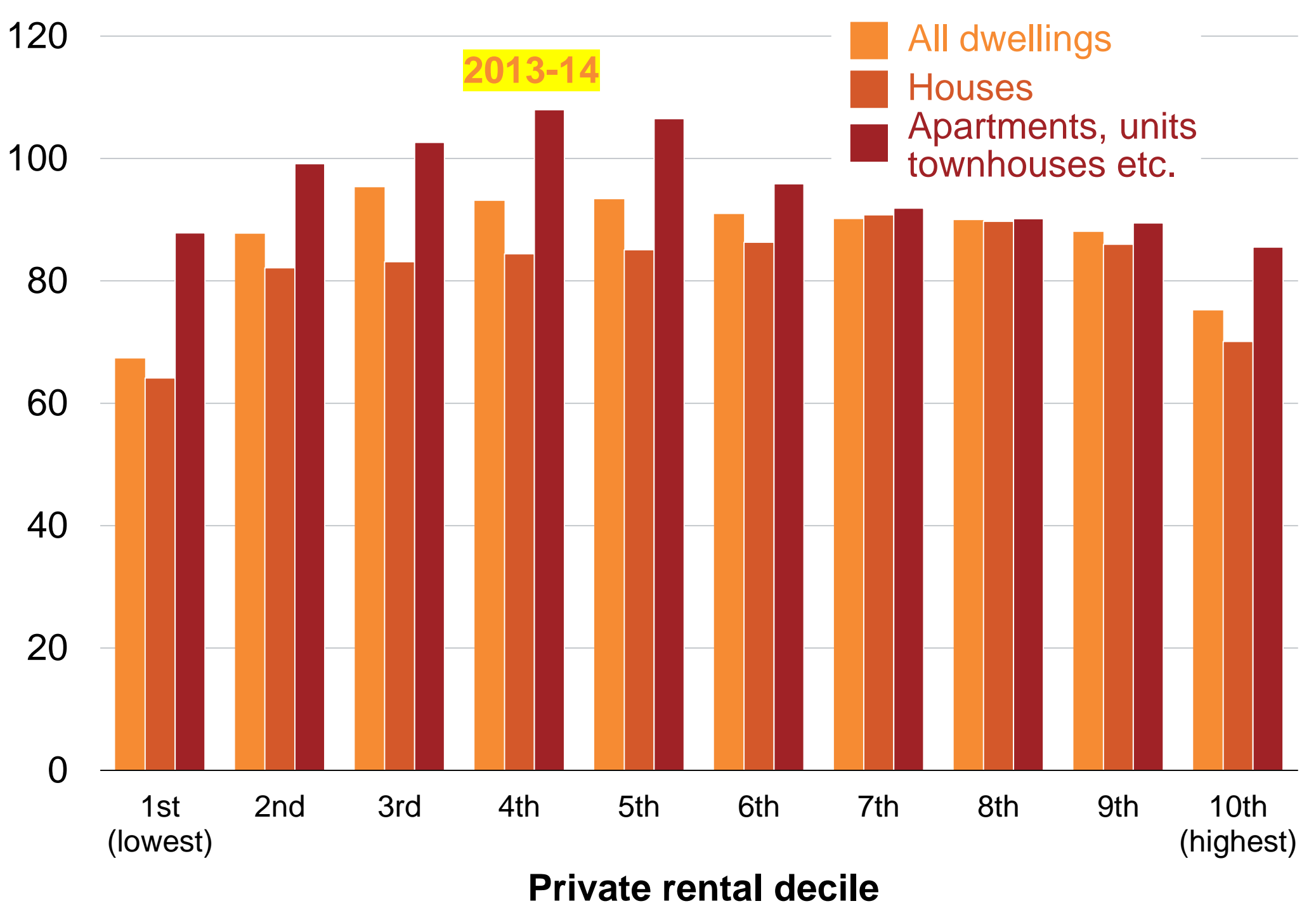


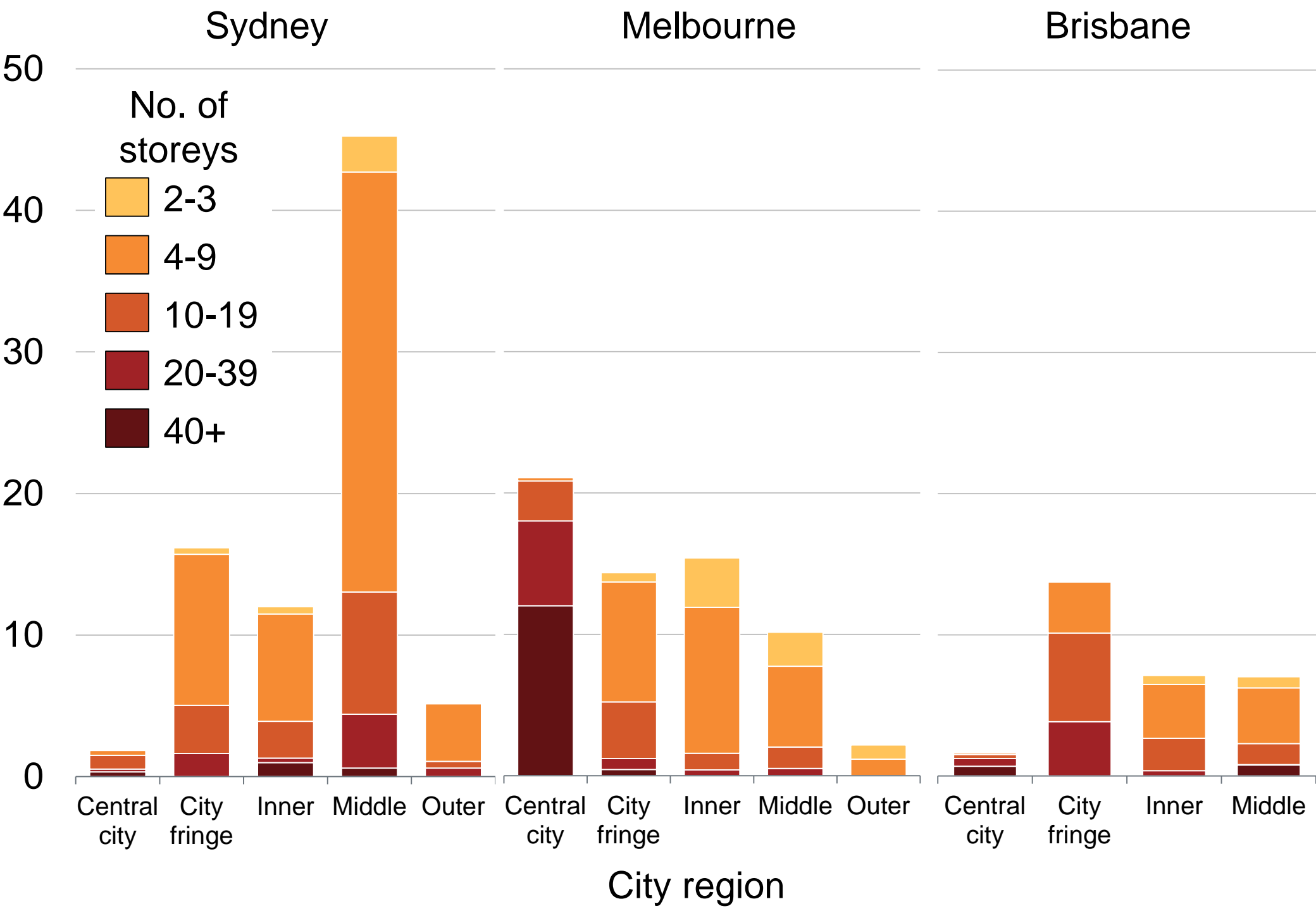




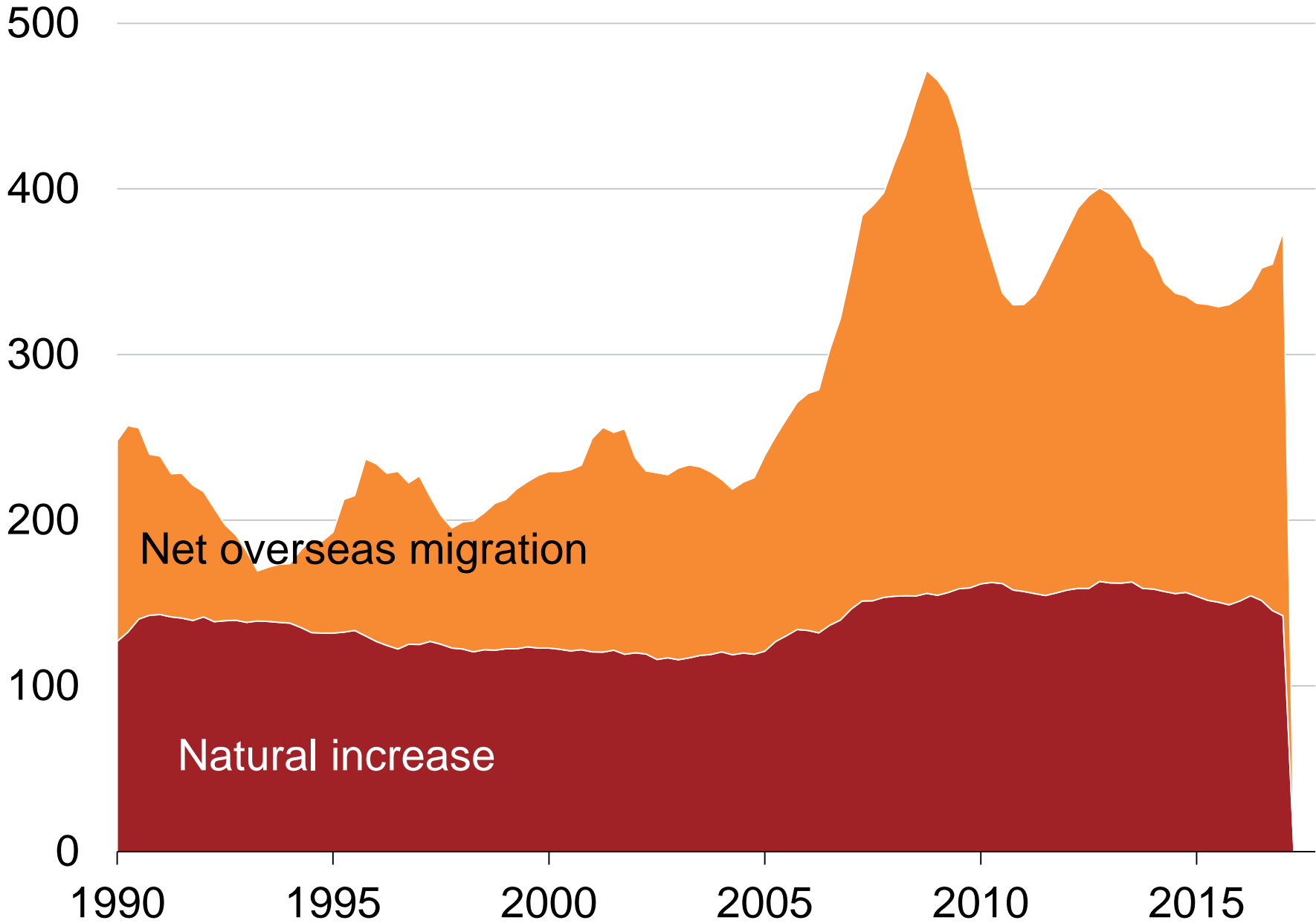








Annual resident population growth, 000s



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



2-3



4-9



10-19



20-39



40+

20

10

0

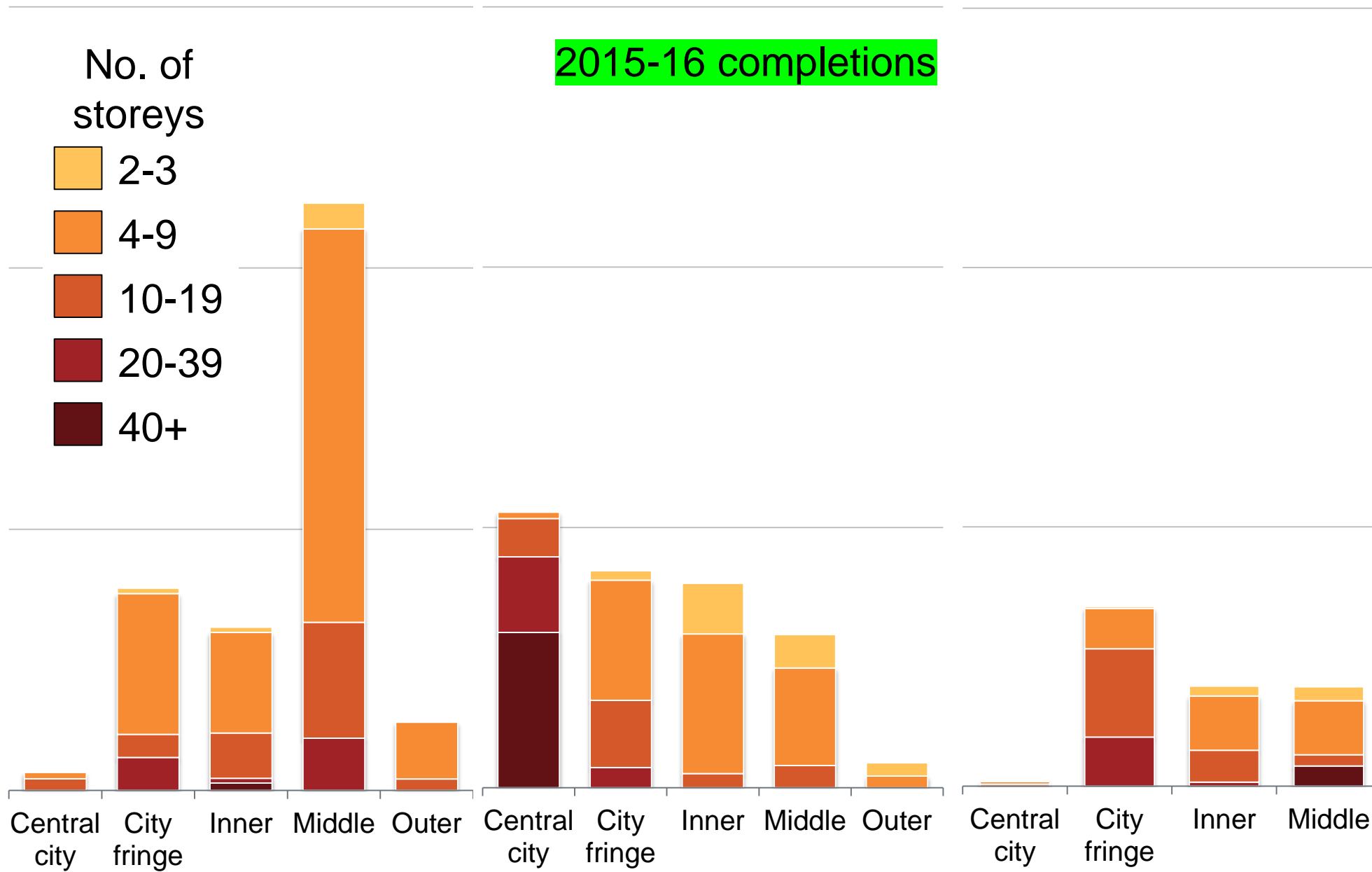
2015-16 completions

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
city

City
fringe

Inner

Middle

Outer

Central
city

City
fringe

Inner

Middle

Outer

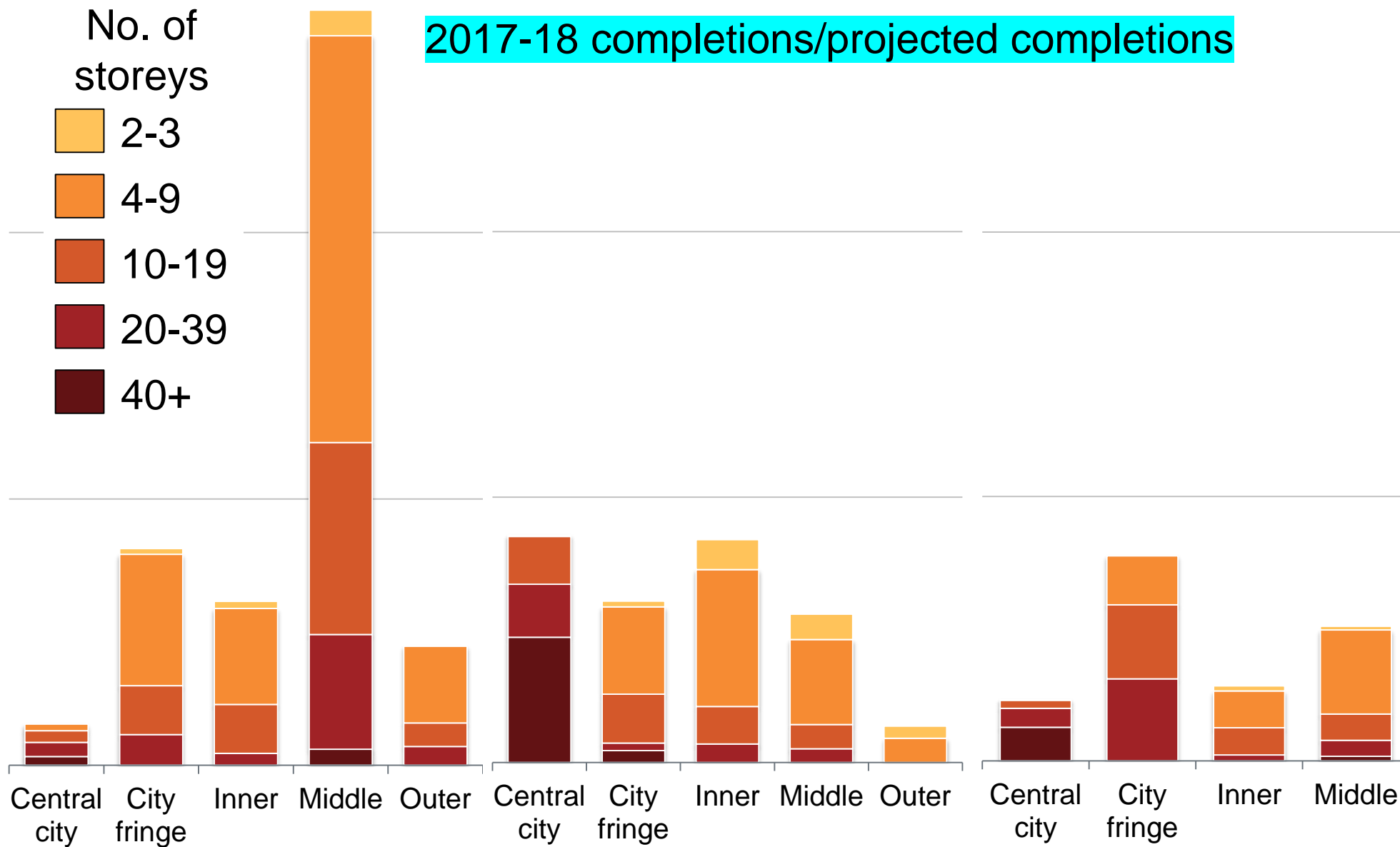
Central
city

City
fringe

Inner

Middle

City region



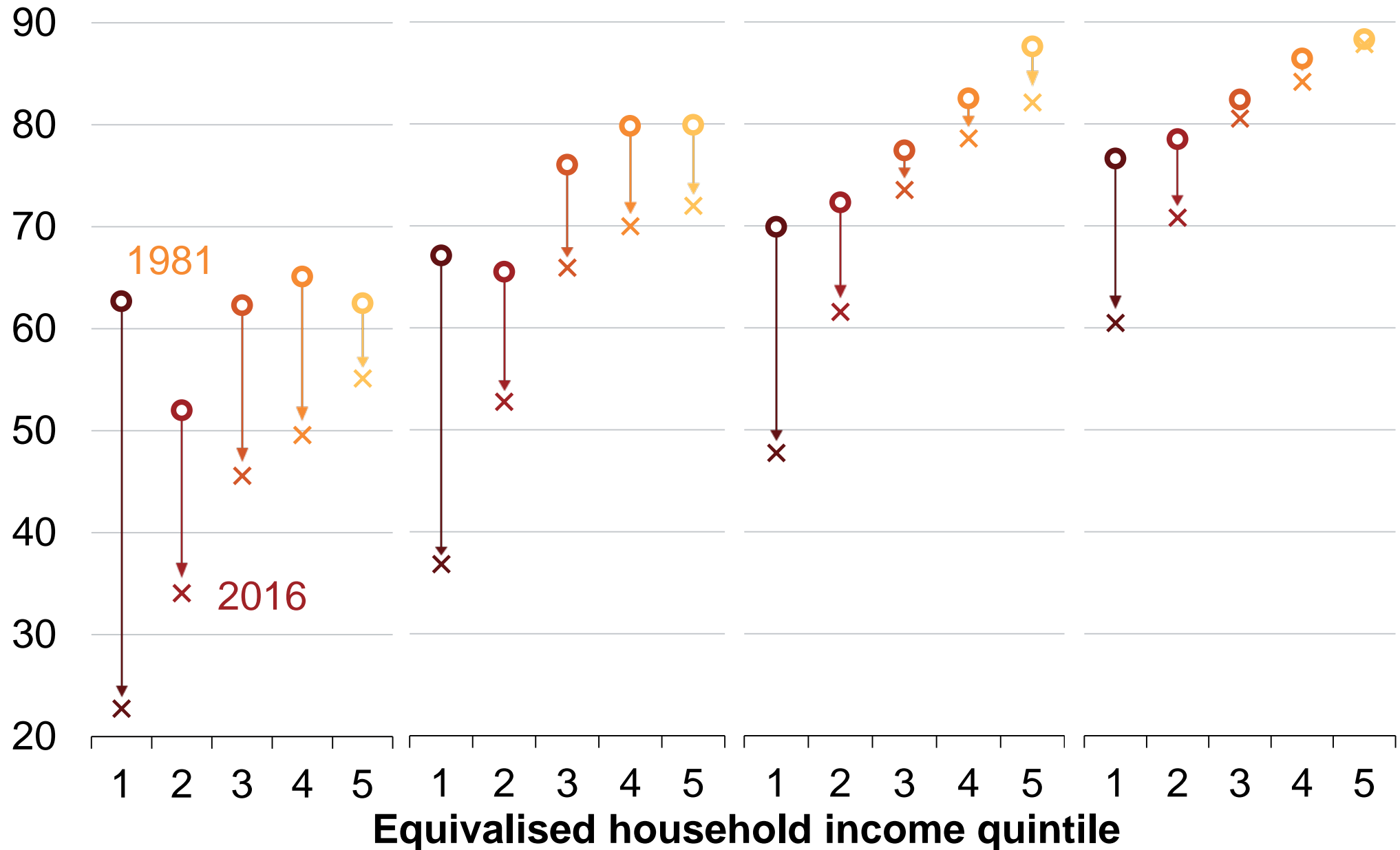
Age group

25-34

35-44

45-54

55-64



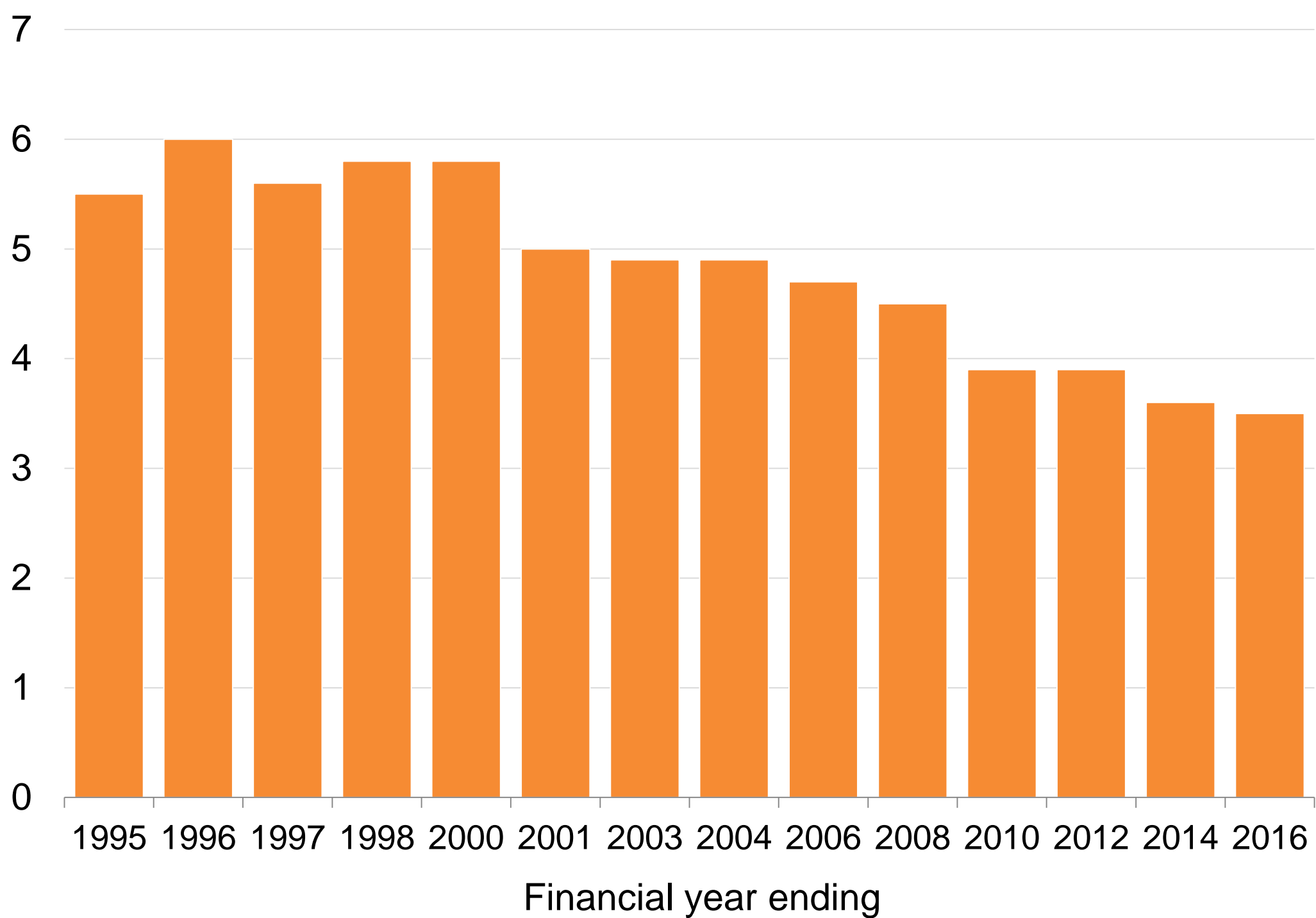
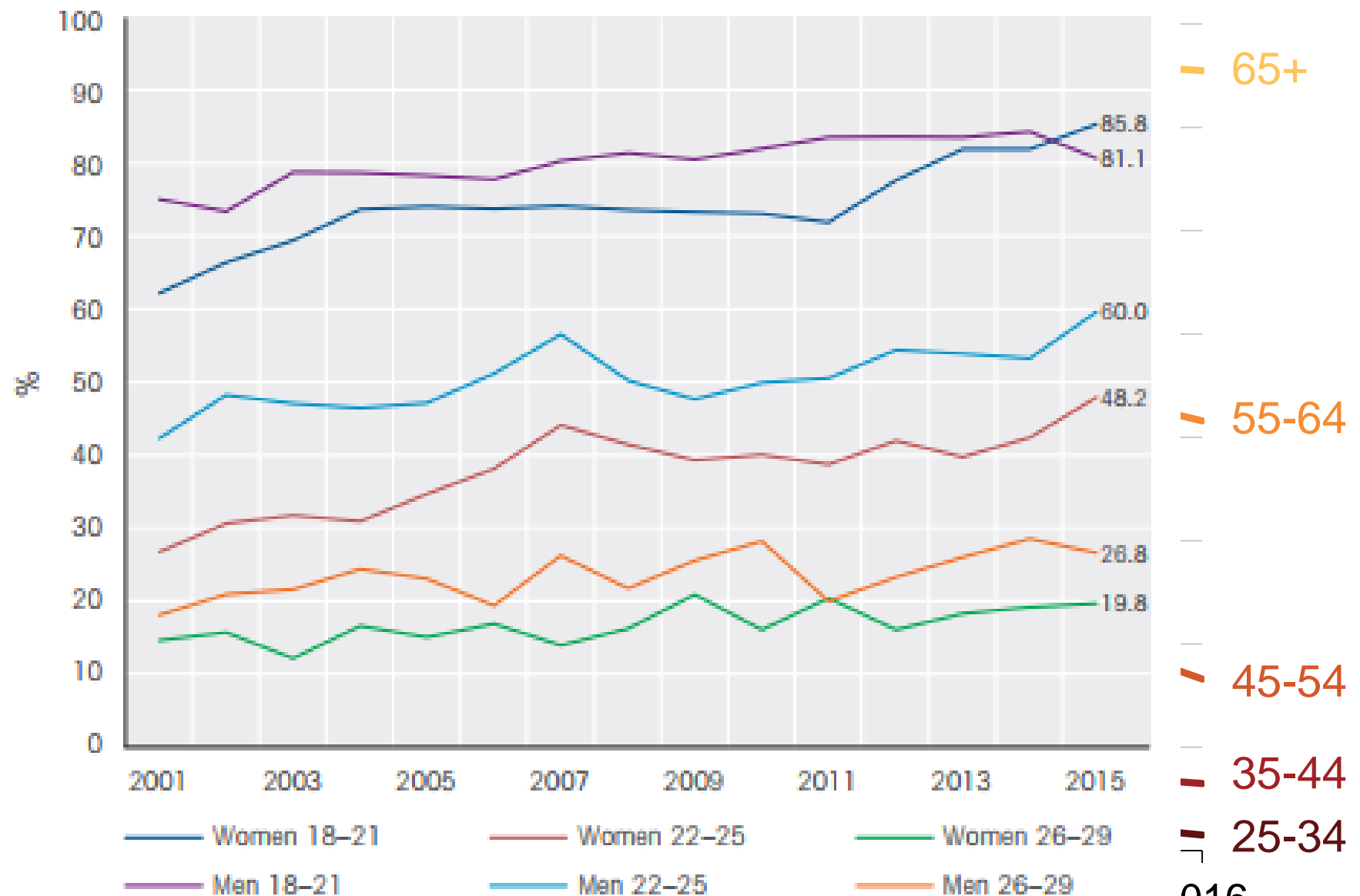
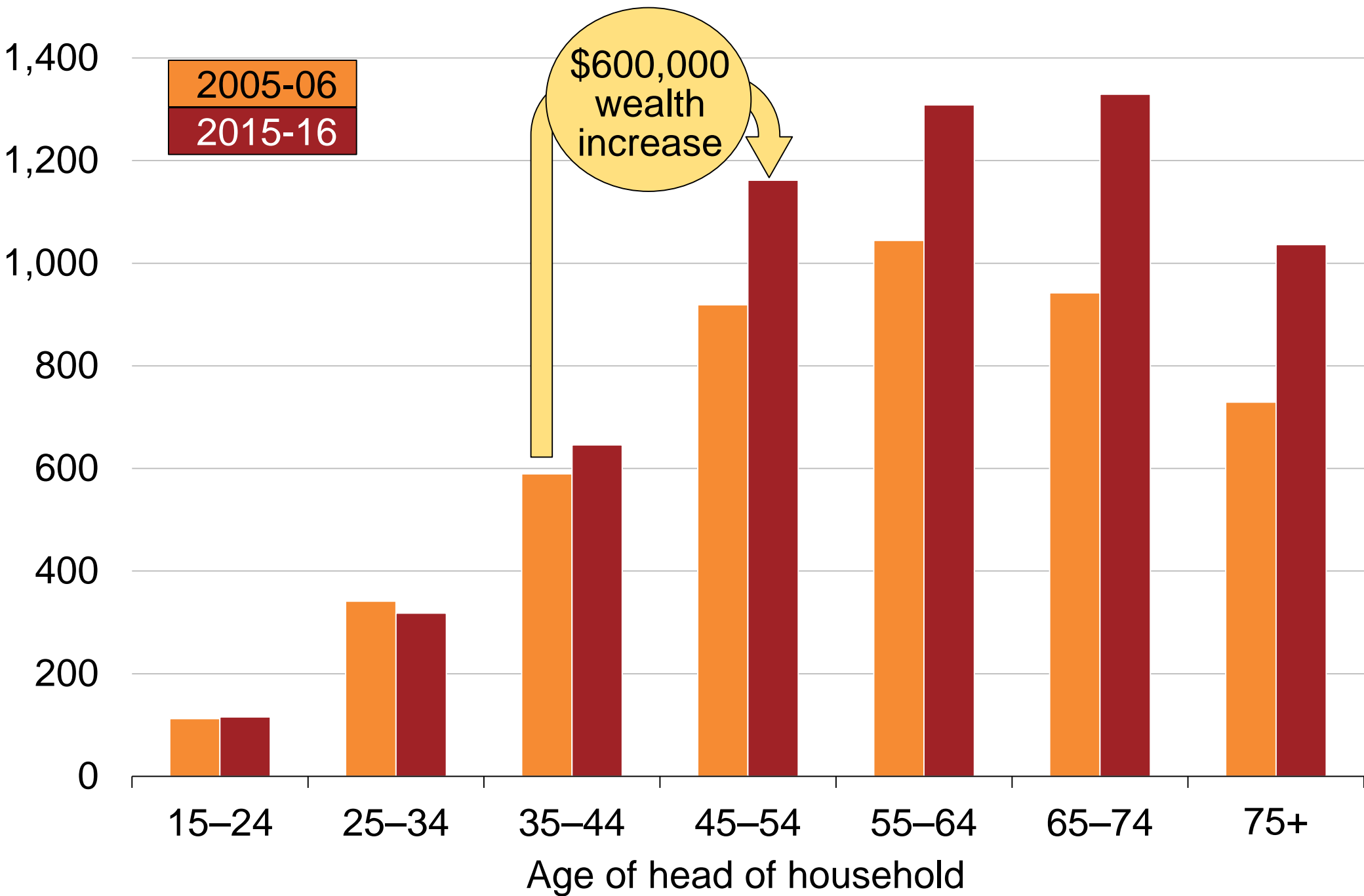
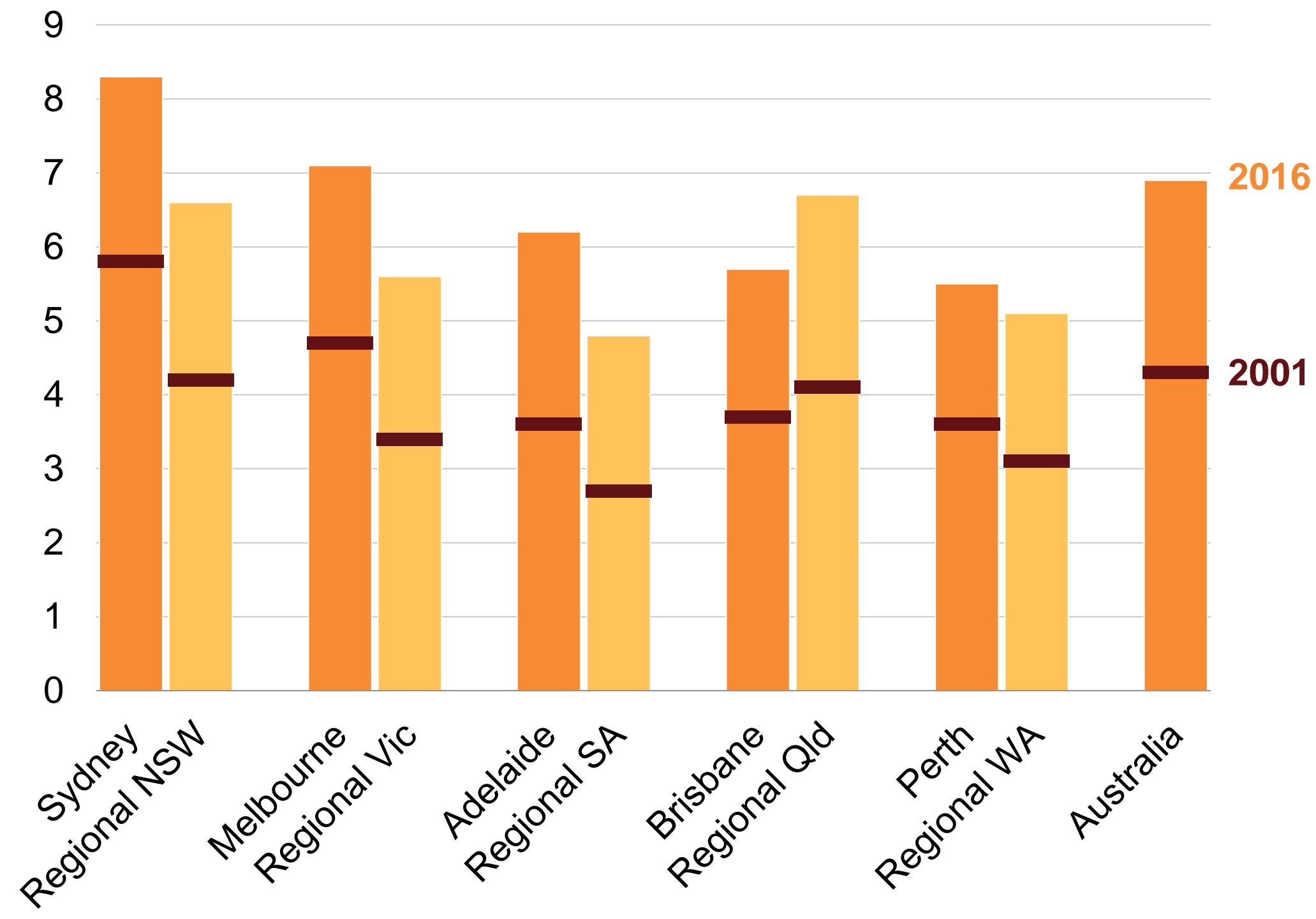


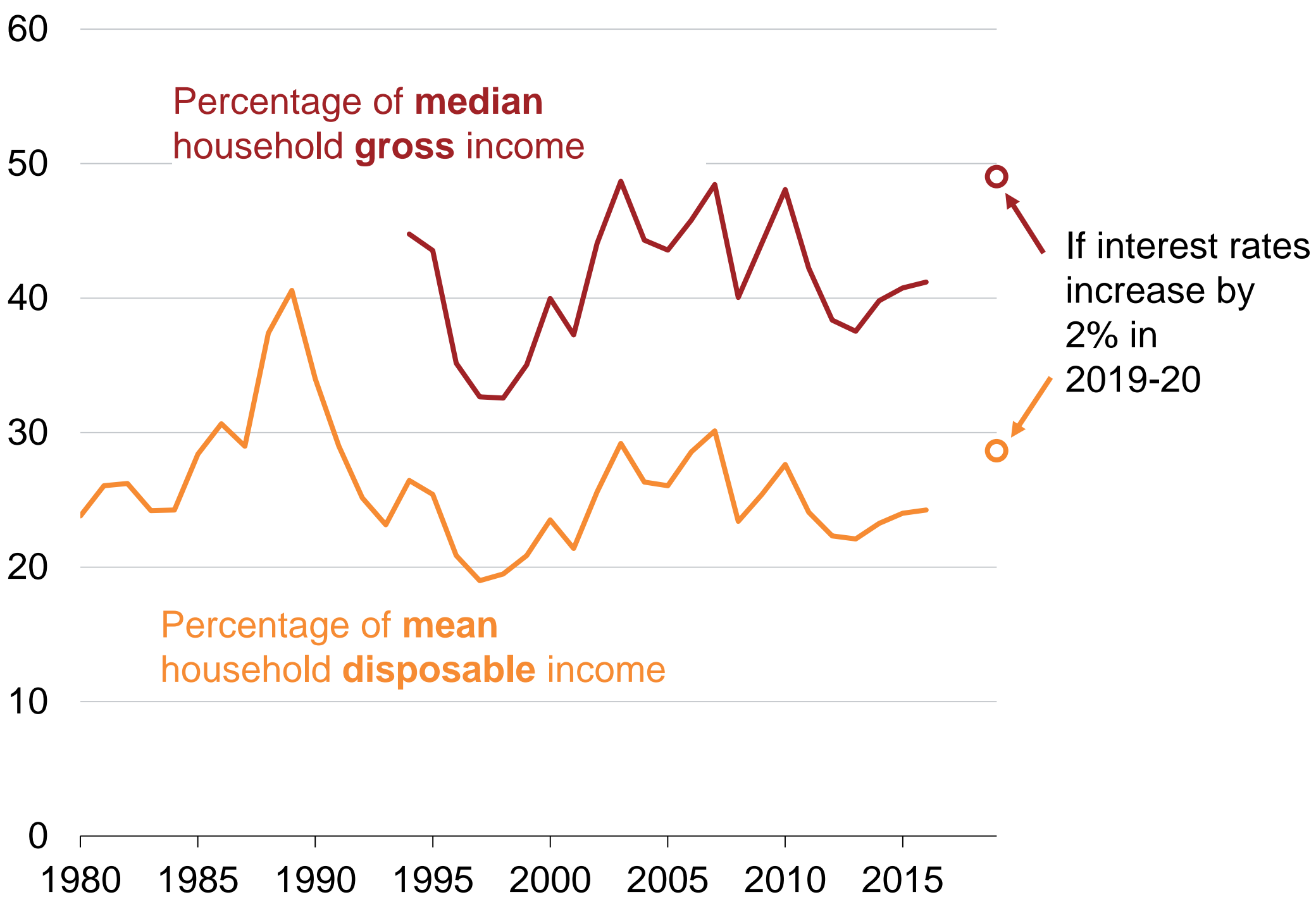
Figure 2.1: Percentage of young adults living with their parents, by sex and age group

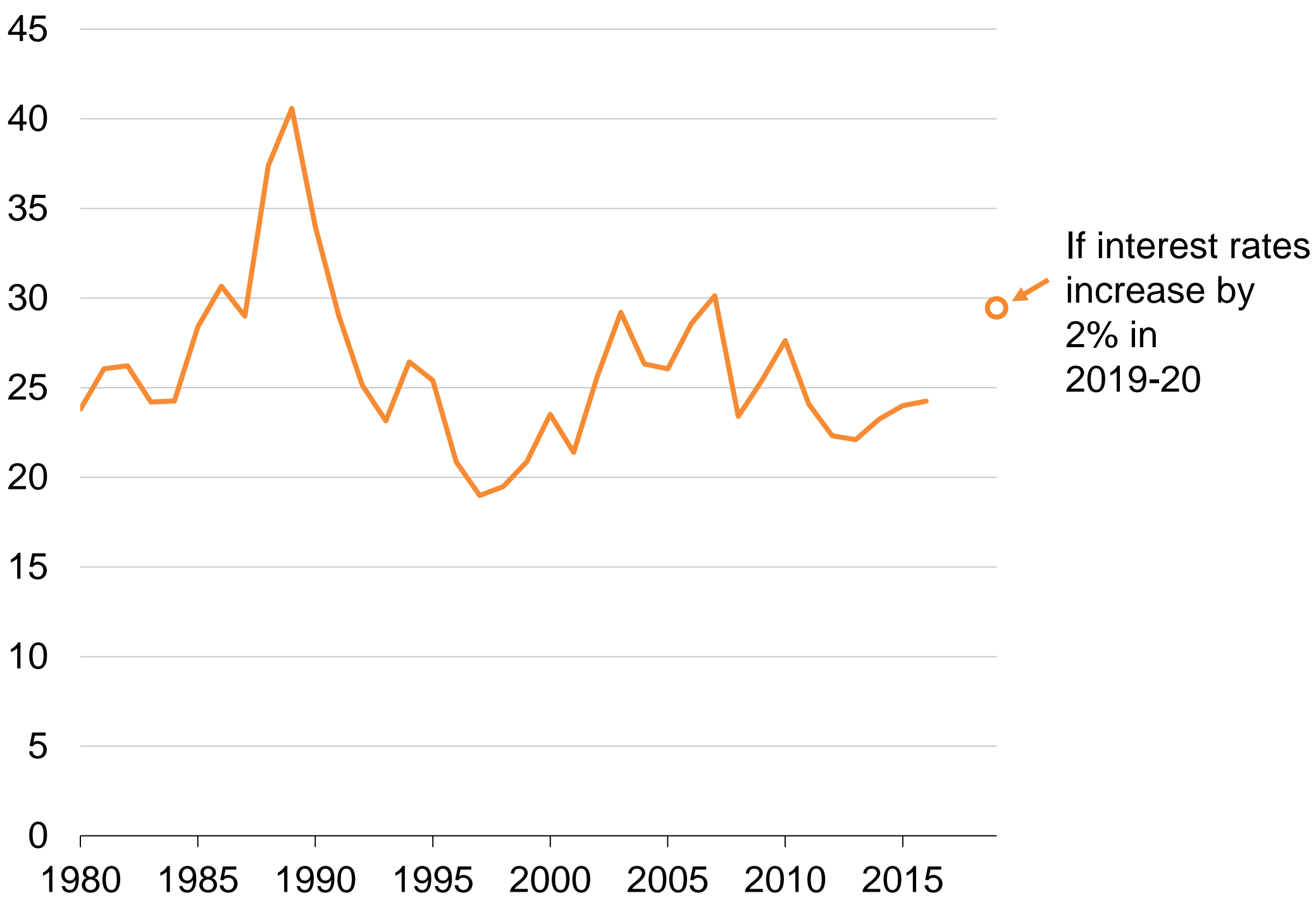


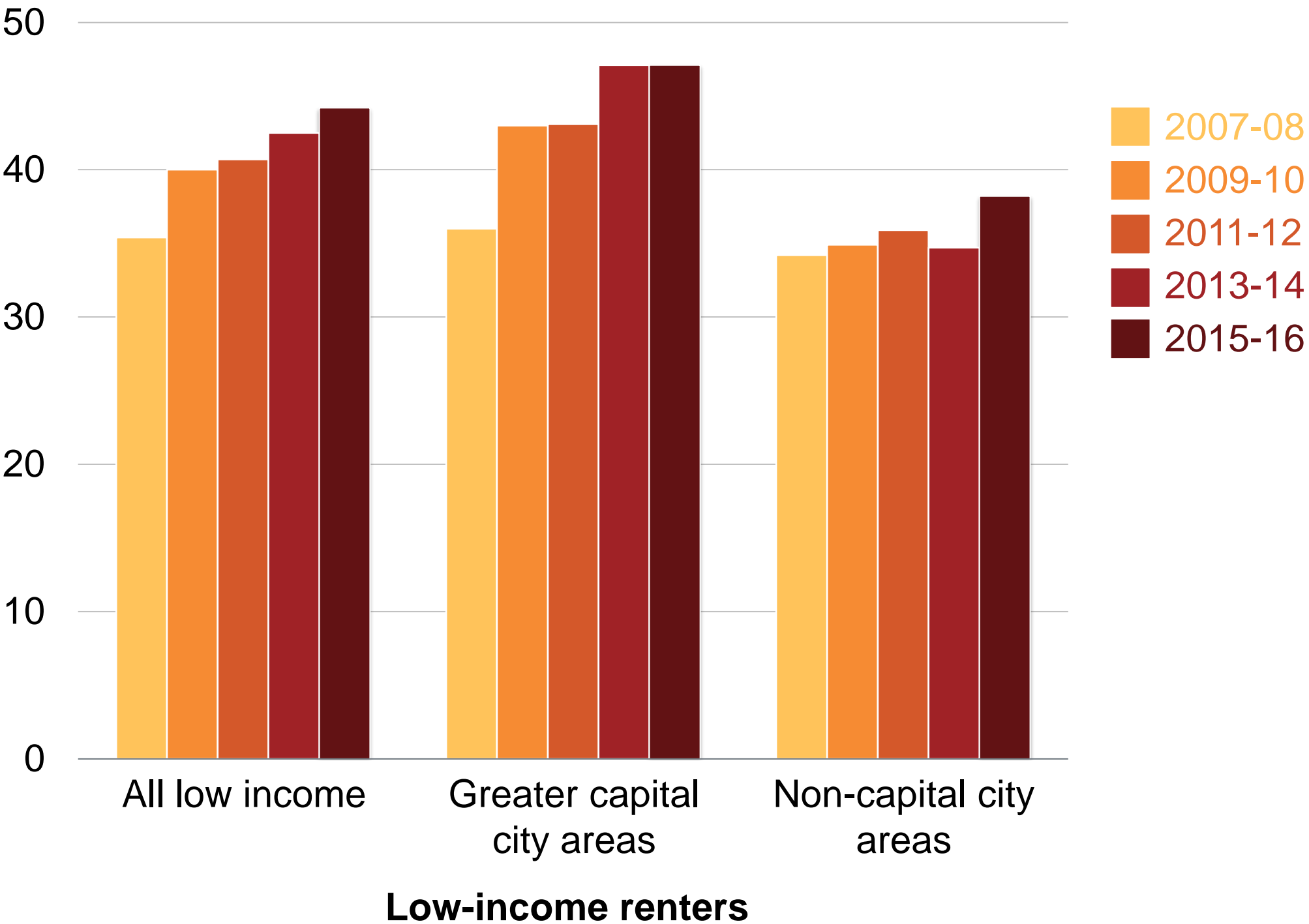
Note: The number at the end of each line in the graph is the percentage of the sex-age group living with their parents in 2015.

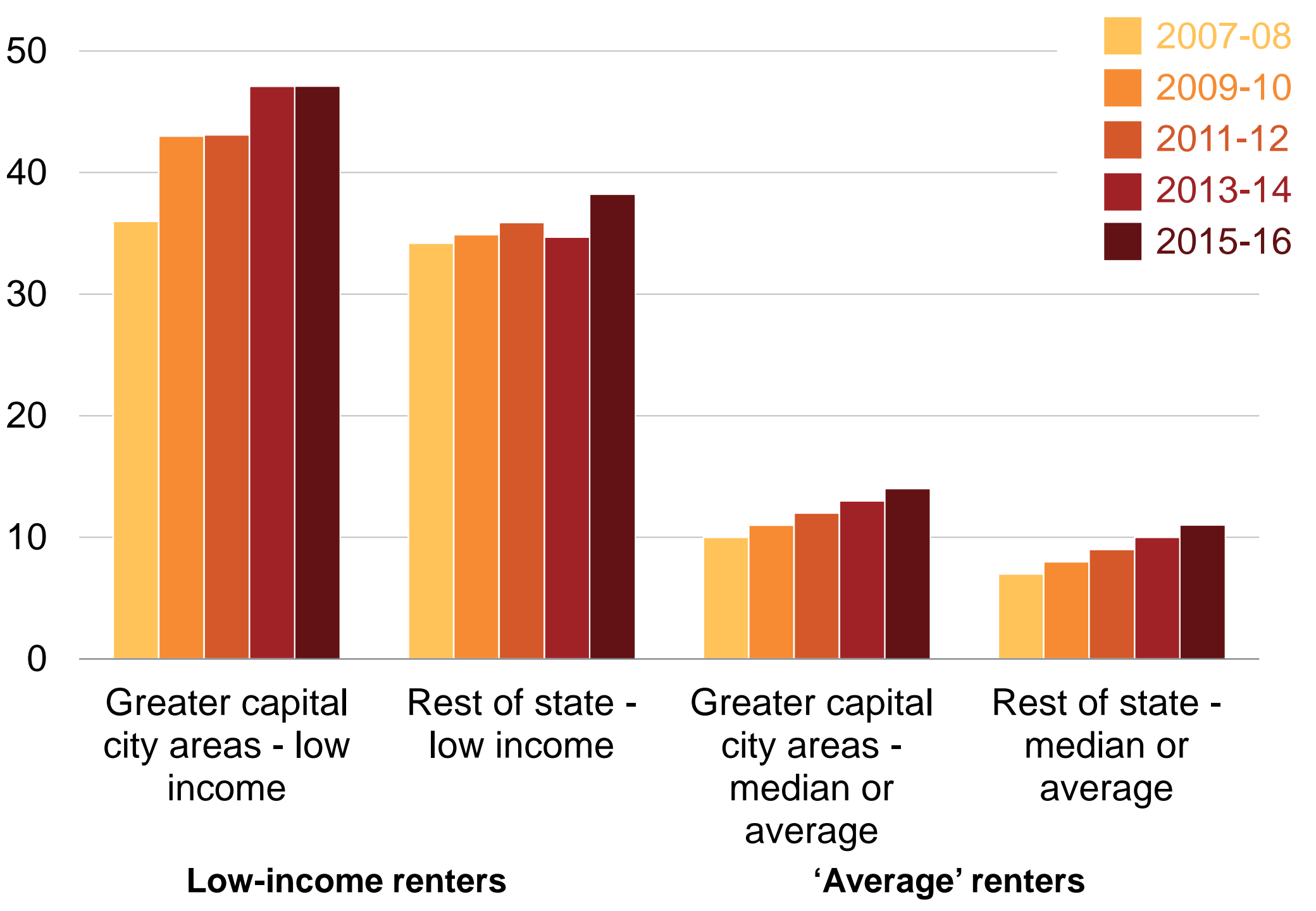






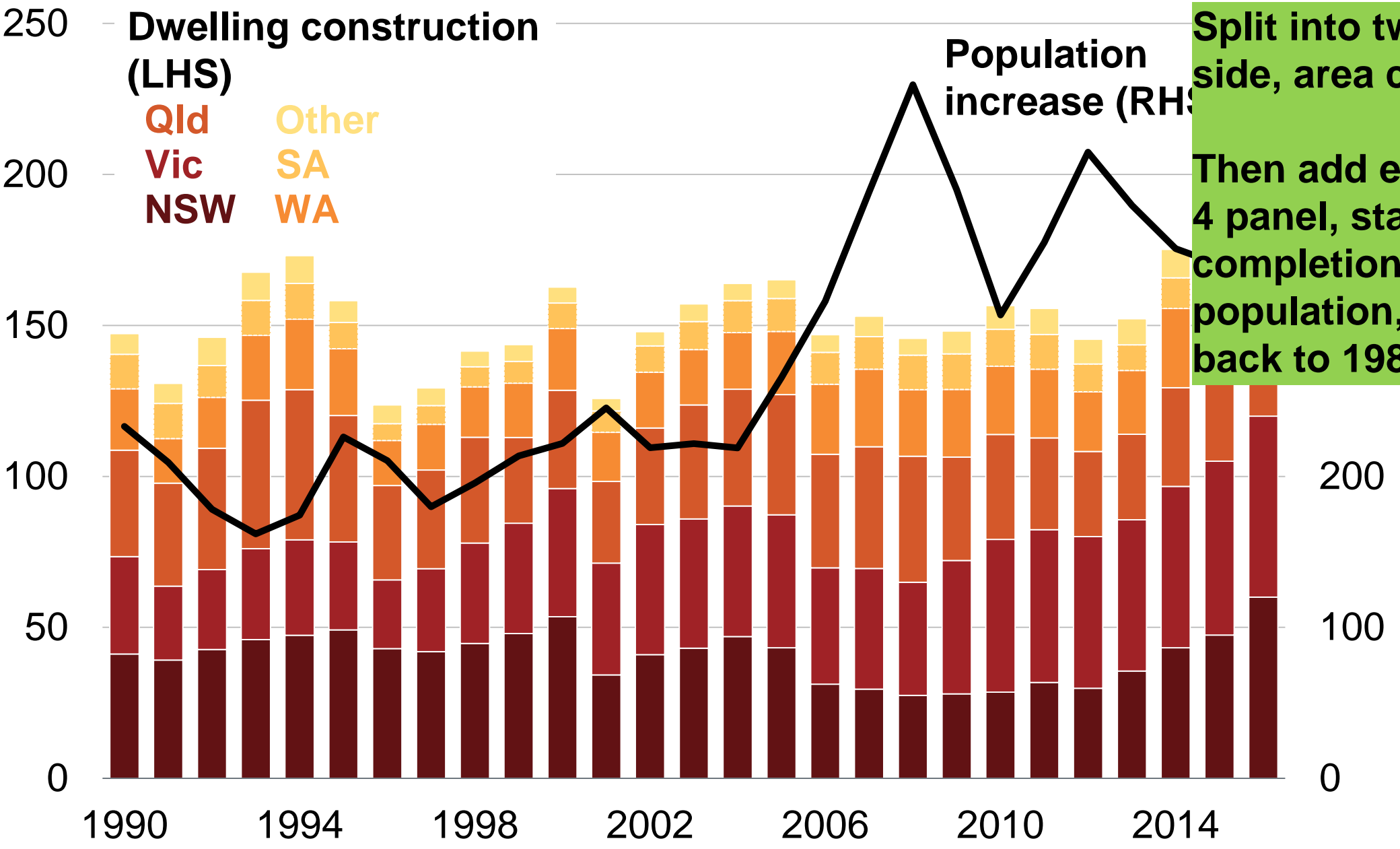


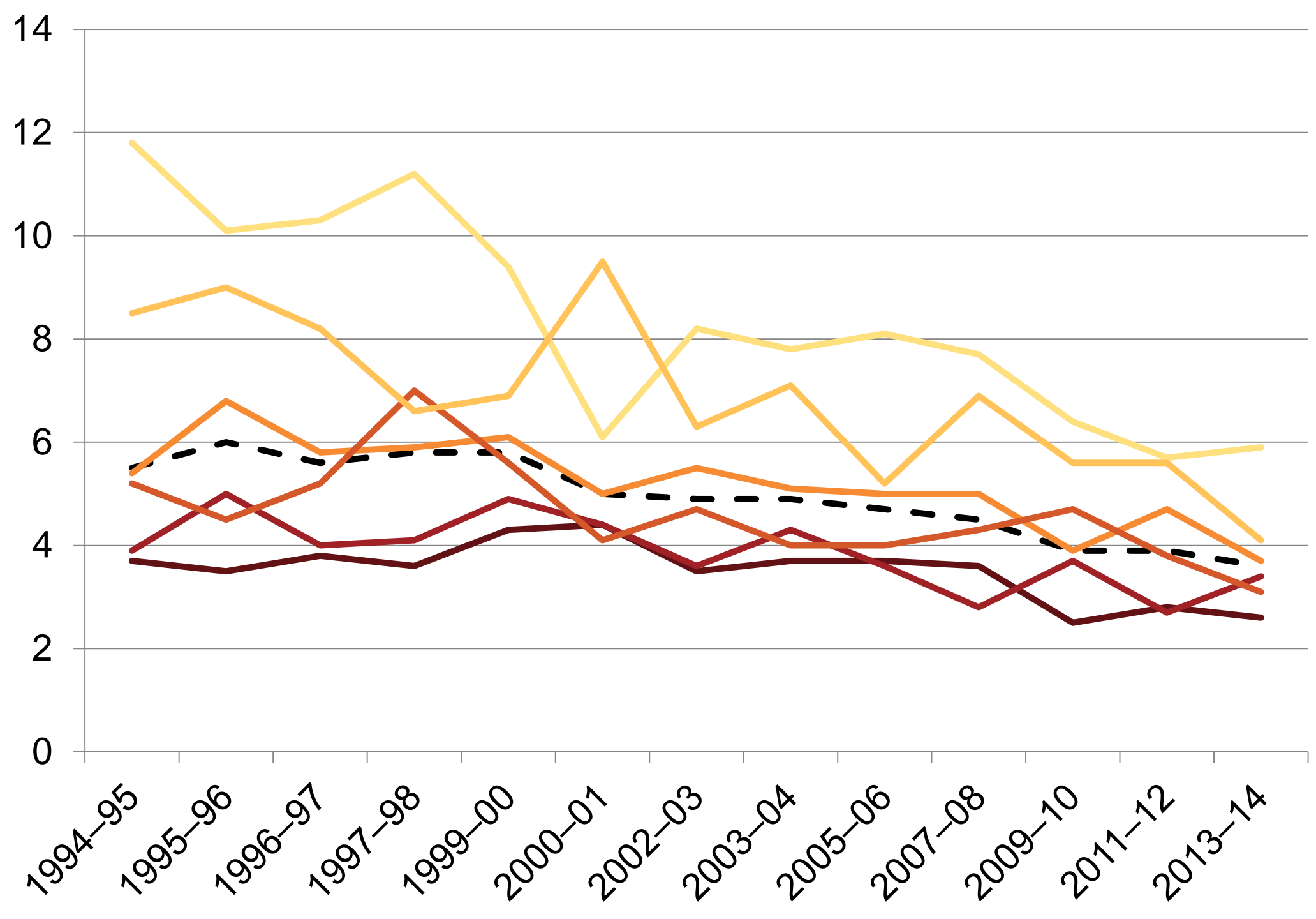


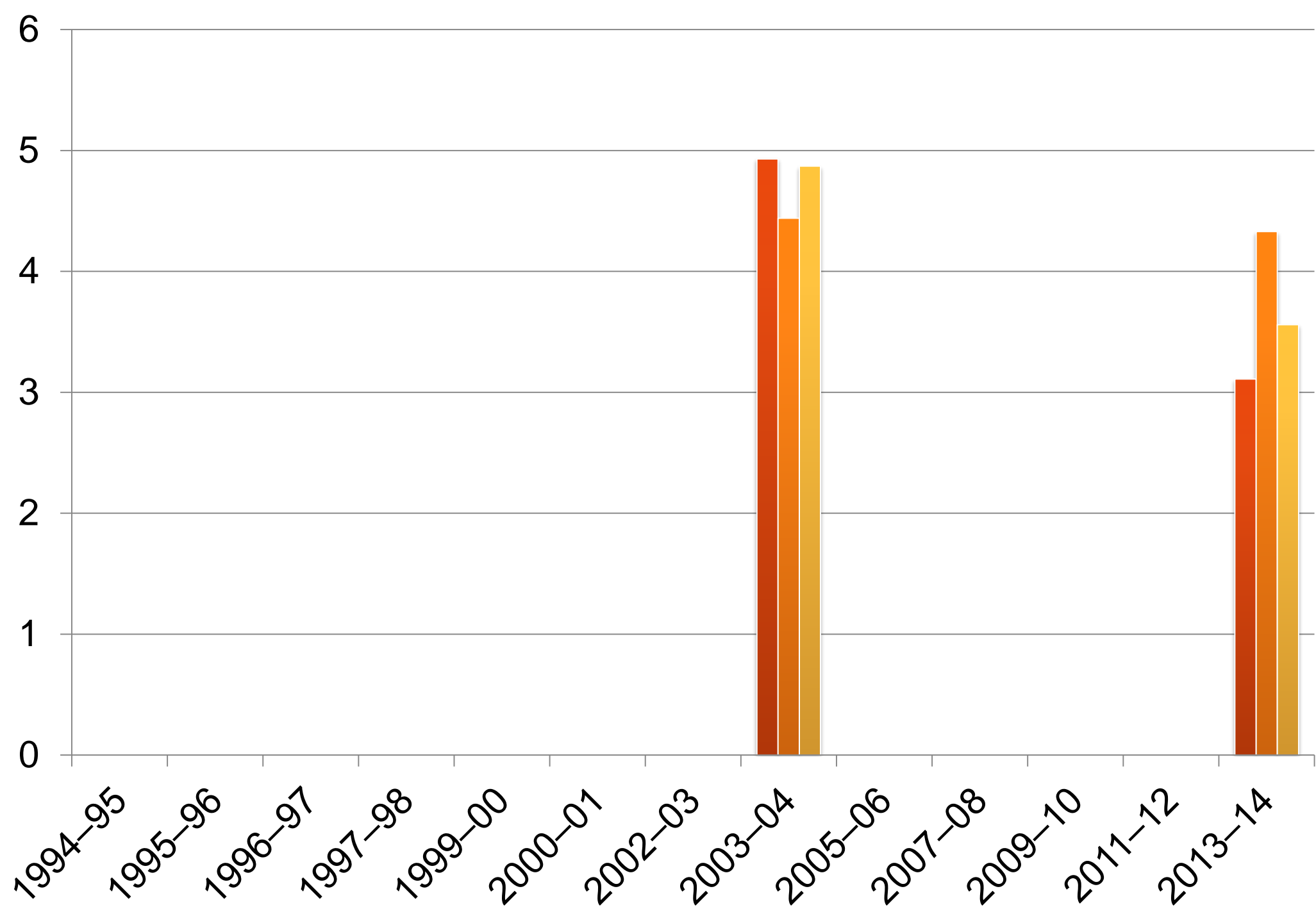


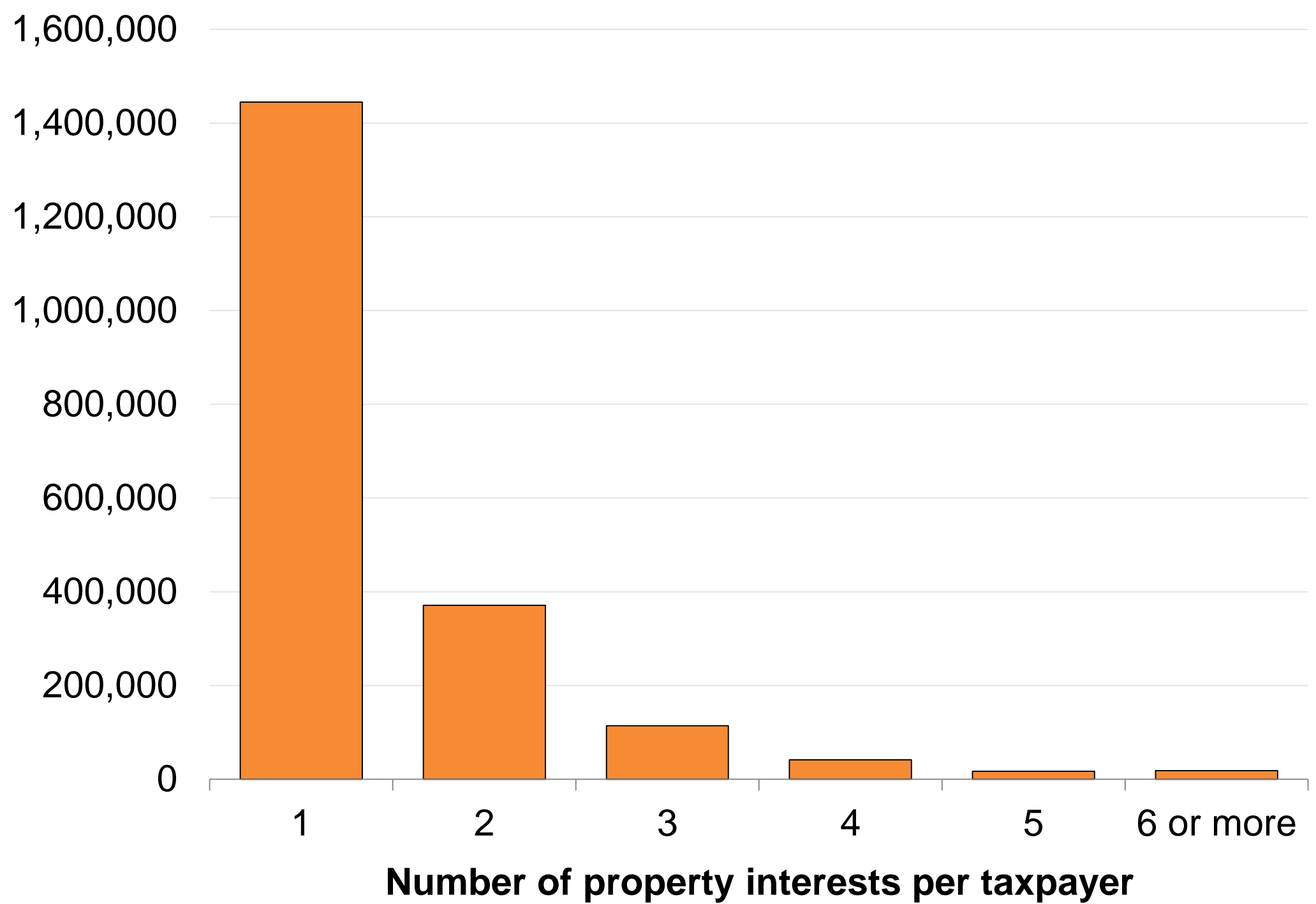
Dwellings completed per year,
thousands

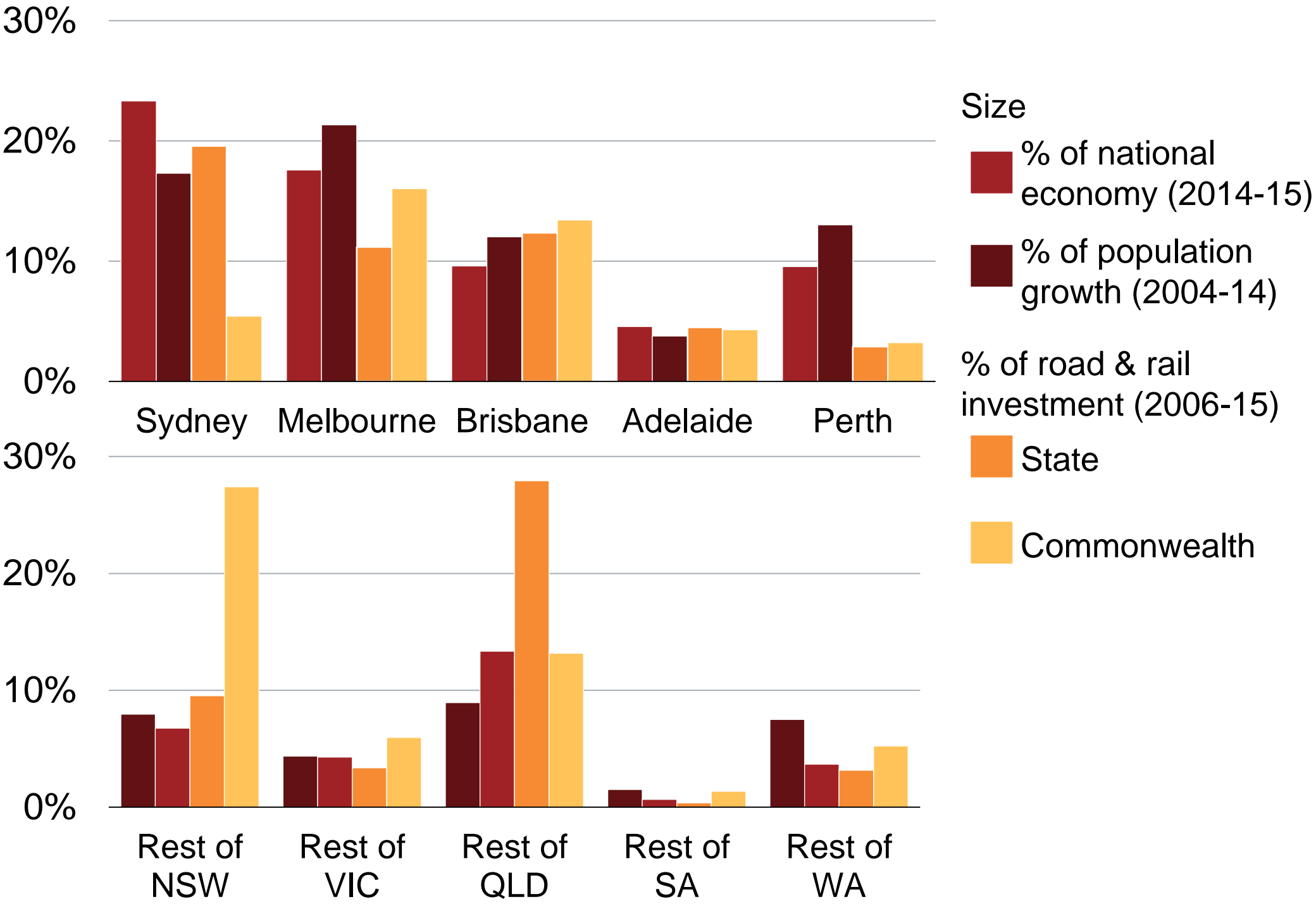
Population increase per year,
thousands

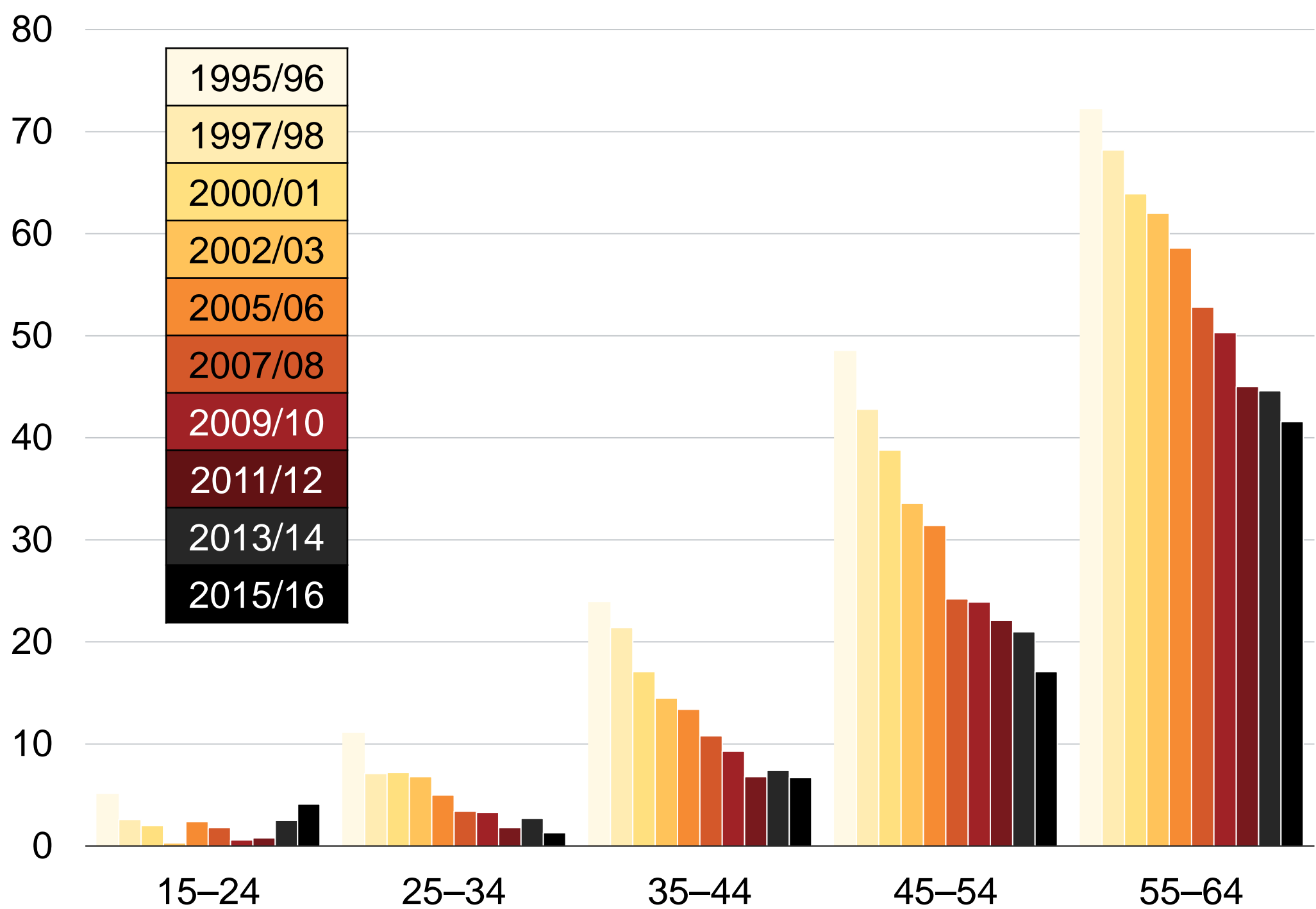


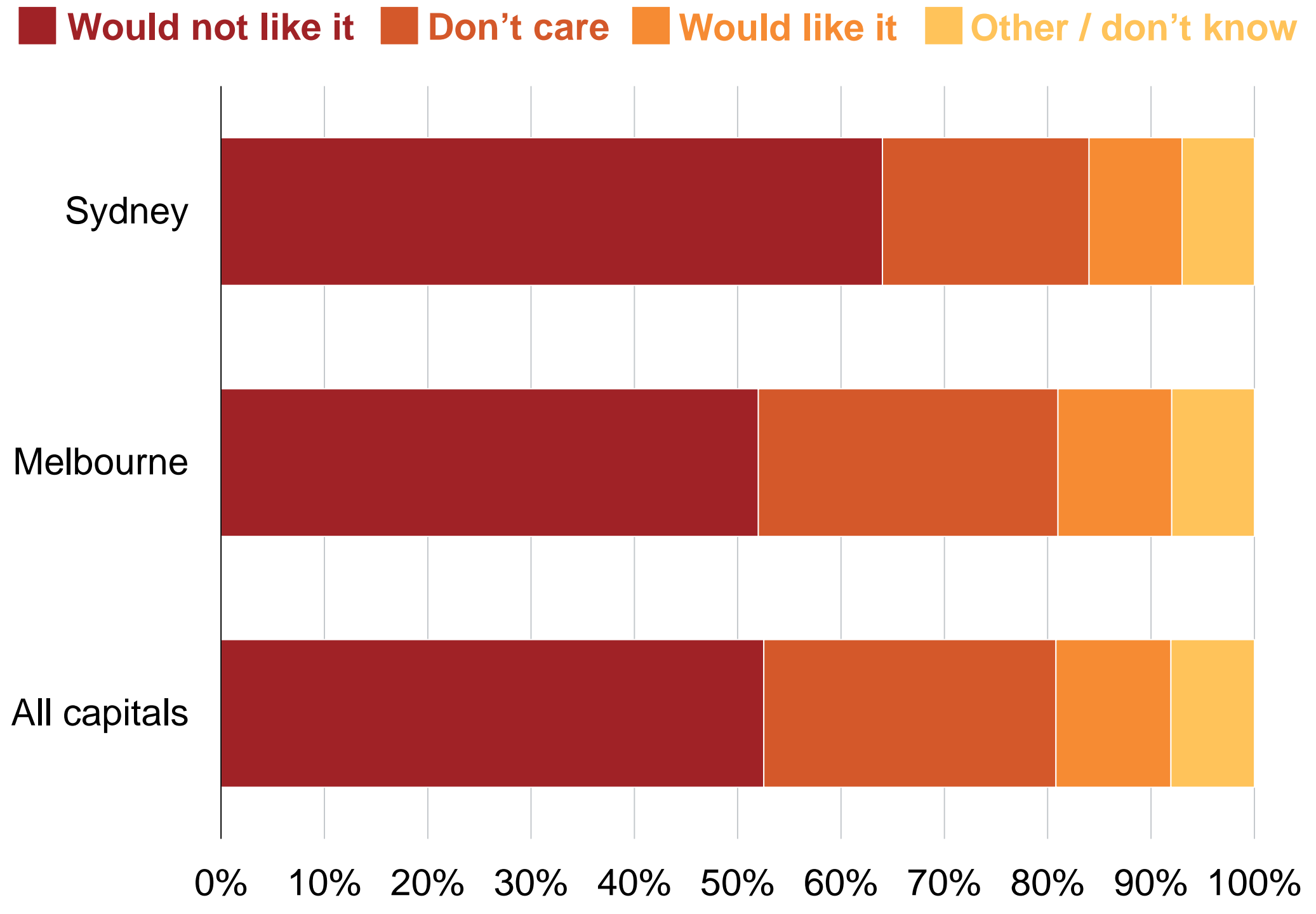


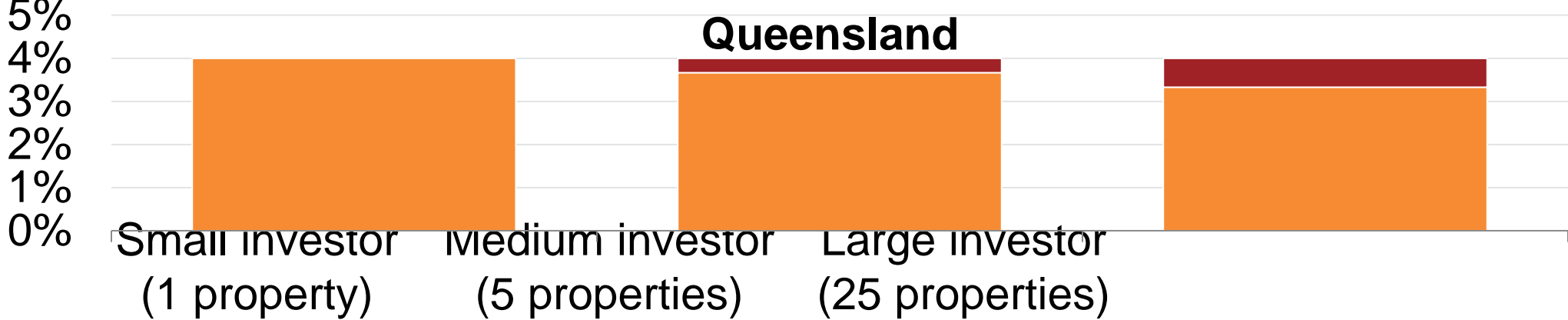
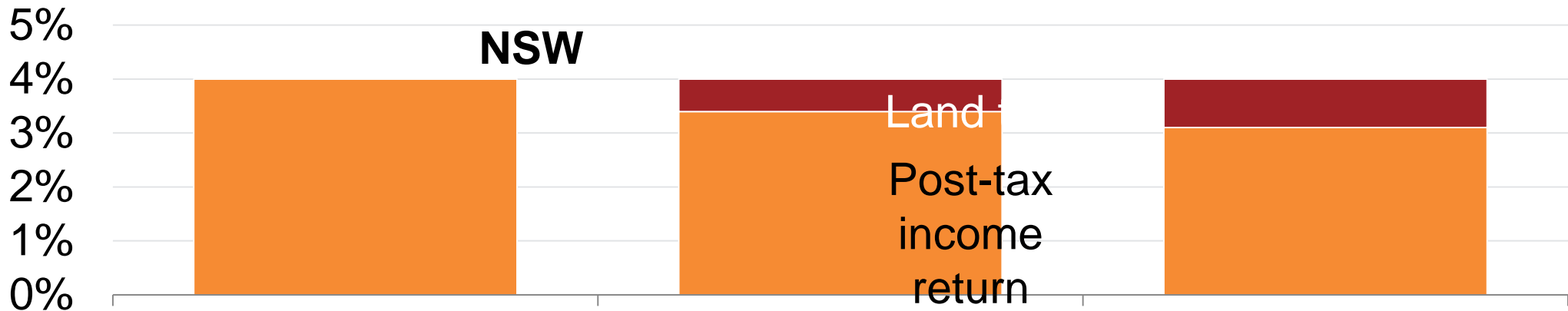












Size of investor

