

## **Australian Greens - Housing for the Aged Action Group**

Thank you for inviting the Australian Greens to respond to Housing for the Aged Action Group Federal Election Demands.

Like HAAG, the Greens know that all of us deserve a secure home, a fair go, and the opportunity to live with dignity. In a country as wealthy as Australia, no one should struggle to afford essentials like housing, food, or healthcare. But decades of profit-driven policies have left too many people with skyrocketing rents, substandard housing, and long-term homelessness.

Our housing crisis disproportionately affects parts of our community, including older people and older women in particular. The Greens will invest in transformative solutions that put people first—building and renting homes at prices people can actually afford, improving rental laws, and supporting groups most affected by our housing crisis including older people.

### **More housing**

#### *A public property developer and more public and community housing*

Housing is an essential, just like healthcare and education and that means we can't just leave it to the private market. But for decades now, both Labor and Liberal governments have pushed us into a housing crisis by funneling billions of dollars of public money into the pockets of property developers, investors and the banks.

The Greens will deliver more affordable homes by establishing a new public property developer, who will deliver 610,000 new well-designed homes over the next decade. 30% of the new homes will be available to purchase at just over cost price and 70% available to rent (with rents capped at 25% of income). These homes would be available for anyone, except those who already own real estate. The allocation would prioritise those with long running connections to the local area, including older people who have lived in an area for a long time but have been priced out of the market.

The Greens will also double federal funding to states and territories for homelessness services and public and community housing to increase the supply of social housing in Australia.

For more information, please visit our website: <https://greens.org.au/portfolios/housing>

#### *Climate resilient homes*

Every person deserves the security of knowing their homes are safe in the face of a climate crisis, yet many communities remain underprepared and under-resourced. While Labor and the Coalition offer limited, piecemeal measures, the Greens are committed to addressing this crisis by ensuring communities are prepared, protected, and supported, with fairness and

accountability at the core.

The Greens will deliver a 'renters right to solar', ensuring that renters have the ability to request installation of solar in their rental, and increase funding for energy efficiency upgrades and solar for social housing. We will work with states and territories to set strong building standards, aiming to double energy efficiency and require solar and all-electric appliances in new homes, and support measures to assist renters including minimum energy efficiency requirements and accessibility standards.

With climate-fuelled disasters becoming more intense and more frequent, the Greens also want to ensure houses and communities are disaster-ready, so Australians don't have to pay the price. We will invest \$4.5B for disaster-ready projects to protect homes and communities, and deliver one-off grants of up to \$20,000 in high-risk flood or cyclone zones to subsidise the costs of protecting the house.

For more information, please visit our website:

<https://greens.org.au/portfolios/climate-change-energy>

### **Help when it's needed**

The Greens want to raise the rate of the age pension so people aren't struggling to pay for the basics. Poverty is a political choice, and keeping age pensioners in poverty is a choice the Coalition and Labor party have made. The Greens want to see every income support payment increased above the poverty line. Lifting income support, including the age pension and carers payment, above the poverty line is one of the single strongest interventions the Government can make to end poverty, and help older people.

Age discrimination and a lack of available jobs also mean a large cohort of older workers, particularly older women, are stuck on the JobSeeker payment for years at a time. Right now the majority of JobSeeker recipients aged over 65 are women. They are forced to spend their savings, waiting until they qualify for the Age Pension, then retiring into poverty. Older people deserve better from their Government. The Greens will return the pension age to 65, providing a well-deserved earlier retirement with liveable income support for people.

In a wealthy country like ours, everyone should be able to afford the basics.

This election, the Greens are also focused on ensuring older people get the quality care they need. Aged care should prioritise people, not profits. We are committed to putting older people before profits, by reforming the system with universal access, accountability, and care that is centred on human rights and community well-being. The Greens support providing the resources that are needed to ensure older people can stay in their homes longer.

The Greens have a plan to spend over 1 billion dollars to:

- Enact a human rights-based approach to aged care
- Reduce home care wait times to 30 days

- Strengthen governance requirements in aged care and
- Establish a National Aged Care Redress Scheme to recognise and repair the harm caused by neglect and abuse

For more information, please visit our website: <https://greens.org.au/portfolios/older-people>

## **A fairer housing system**

### *Ending tax concessions for wealthy property investors*

Homes should be safe places for everyone to live, not just a money-making exercise for wealthy investors. However, enormous tax handouts, such as negative gearing and the capital gains tax discount are turbo-charging the housing crisis. They put billions in the pockets of big property investors, making it easier for investors to outbid first home buyers, and drive up house prices and saddling mortgage holders with more debt.

The Greens will scrap negative gearing and the 50% capital gains tax discount for people who own more than one investment property.

By phasing out the tax handouts for wealthy property investors with more than one investment property, we can make home ownership more accessible to hundreds of thousands more renters, and invest the tax savings into building hundreds of thousands of good-quality public homes

### *National Renters Protection Authority*

A third of Australians rent, and with house prices rising at staggering rates, more people than ever are renting for life. But right now renters in Australia are treated as second class citizens. While the government hands out tens of billions every year to wealthy property investors, renters have no protections against copping unlimited rent increases or getting forced out of their homes each year with no reason and are often afraid to ask for repairs, maintenance or decent living conditions for fear of not getting their lease renewed.

We desperately need stronger and actually enforceable national tenancy laws to make renting cheaper, fairer, and protect renters' rights. The Greens will:

- Establish a National Renters Protection Authority to stand up for renters, enforcing and protecting stronger renters rights nationwide
- Make unlimited rent increases illegal, by freezing rents for two years then capping rent increases long term at 2% every 2 years, saving renters thousands each year
- Provide stable, affordable, and secure long-term housing for renters by guaranteeing lease renewals, improving housing quality standards, and expanding public housing

For more information, please visit our website: <https://greens.org.au/portfolios/housing>