

Housing, that is, secure and affordable is a basic human right that is not available to an increasing number of individuals and families in Australia.

All three levels of the Australian Governments should play a part in improving the availability of secure and **affordable** housing.

Federal Government - tax incentives to landlords who offer their property to low income households for a minimum period of 10-15 years at a rent that is no more than 25% of household income. - eg reduced Income tax rates guaranteed to landlord for duration of leasing; reduction in land tax where landlord has multiple properties etc.; or reduced capital gains tax if property sold after at least two rental periods - ie 20-30 years.

State Government - stamp duty exemption of properties where landlords offer their property to low income households for a minimum period of 10-15 years at a rent that is no more than 25% of household income.

Local Government - exemption of DA costs to landlords who offer their new build or renovated property to low income households for a minimum period of 10-15 years at a rent that is no more than 25% of household income; and/or reduced rates on property.