



nsw Federation of
Housing Associations inc

Federation Bulletin



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Housing Supply and Affordability – Key Indicators, 2012

The National Housing Supply Council published its most recent assessment of the balance between underlying housing demand and supply in December 2011 in the 2011 State of Supply Report. The findings from this report complement the latest Council report published in December 2011, as the data were not available at that time.

The most striking finding is a shortage of properties that are affordable and available for lower income renters. The Council estimates that there is a shortage of 539,000 rental properties that are both affordable and available for this group.

The most interesting findings for NSW are as follows:

- The overall housing shortfall was largest in NSW, with an estimated gap of 89,000 dwellings, followed by the 83,000 housing shortfall in Queensland.
- The overall housing shortfall in Victoria narrowed over the year to June 2011. NSW and Queensland experienced further widening of the gap over the same period.
- Higher proportions of lower income households in NSW and Western Australia faced affordability pressures than in other states.
- NSW, followed by Queensland, had the highest proportion of lower income renters paying more than 30 (and 50) per cent of income.

The full report is available on [the Council's website](#).

Homelessness Australia's White Paper Report Card

The national peak body for homelessness sector, Homelessness Australia released a report card on the progress of the Australian Government's White Paper on homelessness, *The Road Home*.

The report assessed the progress of all national initiatives outlined in the Paper and highlighted the areas where more work needs to happen to improve the outcomes for people who experience homelessness or are at risk of homelessness.

The full report is available on [Homelessness Australia website](#).

The Introduction of the Regulation Bill

The NSW Minister for Community Services and Women, Pru Goward has introduced the *Community Housing Providers (Adoption of National Law) Bill 2012* into the NSW Parliament. Housing Ministers agreed that the legislation setting out the National

Regulatory System for community housing providers would be established in NSW and all other States and Territories would either mirror or refer to the legislation in their jurisdictions, providing national consistency in regulation.

The National Bill has changed very little from the consultation draft, which means that the Evidence guidelines will be crucial in registration process.

The National Consultative Forum and the Technical Working Group are meeting over the next two days in Sydney. The Federation is taking the part in the consultative forum and is one of the small number of members of the Technical Working Group.

A copy of the media release from NSW Housing Minister Pru Goward can be found [here](#)

A copy of the legislation is available [here](#)

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