

Page 1

Q1

Name of organisation

Shelter Housing Action Cairns

Q2

Your name

Sally Watson

Q3

Position

CEO

Page 3

Q10

Describe the experiences of people struggling to access affordable and suitable housing in the context of your organisation's work.

Constant rejection, is the quickest way to describe the experiences of our clients seeking to access any housing. Also, difficulty accessing required resources to continually search for rental housing. Transport to inspections is a key issue where people do not have access to cars in this regional town with poor public transport.

Q11

Describe the flow-on impacts of the housing crisis in the context of your organisation's work.

The flow on impacts of the housing crisis for our organisation include:

increased demand; increase in heightened/angry clients; new client groups

seeking our assistance who we have never worked with before; ongoing staff fatigue due to increased demand and far greater difficulty achieving outcomes than in the past.

Q12

Describe how current policy settings impact housing affordability and access to housing from your organisation's perspective.

Residential Tenancy policy settings need to be examined. The large majority of people in housing stress live in private rental and the large majority of people who are homeless are forced to seek housing in this tenure due to lack of other options. Rent controls and strengthened security of tenure are key issues that must be addressed.

Tenants' compromised capacity to enforce rights under relevant legislation in the midst of a housing crisis also must be addressed.

Q13

Describe what actions your organisation believes should be taken by governments to most improve affordability and access to housing.

Comprehensive national approach to ensure housing security and affordability for all Australians. We need a similar approach to our national approach to access to health care (medicare) and public education. Nothing less.

Q14

Is there anything else your organisation would like to share with the Commission?

If key structural issues are not addressed now we will continue to find

ourselves in the same predicament again and again over time. Ideally, we need to tackle Australian's overinvestment in housing and over reliance on housing for their personal wealth.

Finally, government must take action in relation to wages growth against house prices growth. The difference between wage levels and house prices is completely out of control and is worse than it has been for at least 4 generations
