

Productivity Commission

First Home Ownership Enquiry

Locked Bag 2

Collins Street

14 Oct. 03

East Melbourne Vic 8003

While the environment is being eaten up by the urban sprawl, one source to assist first-home owners (and the problem of the aging population) seems to be being overlooked - the old family property.

More and more houses are left with just Mum and Dad rattling around inside.

With the right legislation, parents would be able to use - probably - their only resource, family property, to assist a son or daughter into their first home.

First saving - no immediate subdivision expenses.

Second saving - shared property expenses and maintenance. (Family assisted child minding)

The long-term positives from Dual Occupancy are: Parents, while enjoying quality of life, can maintain their independence on their old family property longer. The second dwelling could be rented. Etc.

This style of first-home ownership would be a bigger lift up the ladder than the current government grant - for which this style of development would probably not qualify.

If I were Council, certain applications for Dual Occupancy 1 would knock back as inappropriate development.

But as Council I would not impose regulations that restrict logical development.

E.g. reduced floor space ratio for Dual Occupancy dwellings

Dual Occupancy to be only single story (sloping properties lend themselves to Dual Occupancy, 2 story)

Introduced floor space ratios into old areas where house footprint is already established on 40% of block - now, no second story extension allowed.

Along with Council, State Government is a worry. In November 2002 New South Wales State Government signed legislation (L. E. P.) to prohibit Dual Occupancy in the residential zone 1 live in. On my one-acre property a second dwelling could be built over 400 feet away from existing dwelling with neither dwelling being visible from the other. I cannot now submit an application for this second dwelling.

Our population is aging and increasing in numbers. Warehouses and such are being revamped for housing. Is it not about time we re-looked the old family home and property. Open up opportunities to allow family generations to assist each other.

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