

MPSC CANDIDATE SURVEY 2024. RESPONSES TO QUESTION 5

What would you do to drive the development of more public and social housing on the Peninsula?

Traffic Light Coding: Green: A clear priority/defined strategy; Yellow: Supportive; Red: Limited strategy/lacks clear direction

	NAME	WARD	TRAFFIC	RESPONSE
	Lavinia Jenkin	Beek Beek		Ensure Council responds promptly to all state initiatives.
	Kate Roper	Beek Beek		State government has to work with council to drive this. We have hundreds of empty DHS housing sitting damaged and unused across the peninsula. Sell some and use the money to provide new usable housing.
	Peter Clarke	Benbenjie		Gain the support of state and federal governments to create and fund public and affordable housing properly. NRAS was a valuable affordable housing scheme that was unfortunately scrapped by the feds
	Dinka Jacovac	Benbenjie		Release more Shire owned land as fast as possible for affordable housing projects. Insist the State government fix our 400 plus vacant public houses needing repairs.
	Max Patton	Benbenjie		Advocating for the use of surplus Shire land for the creation of social housing. Public engagement campaigns to build awareness (some people are unaware there is a homelessness issue). Review planning scheme to ensure it facilitates the building of public housing with minimal delays.
	Despi O'Connor	Briars		I will continue to pull every lever I can, whether that is through the planning scheme or advocating to state and federal governments, or leasing land to housing providers to build housing. I have this experience already and will continue to work hard to make this happen.
	Patrick Binyon	Brokil		As an elected councillor I would work closely with colleagues to advocate for the required funding from State and Federal Government. I would look at the feasibility reports and compare with National Housing Finance and Investment Corporation (NHFIC). Exploring exemplars from overseas is also something I would support.
	Elizabeth Woolcock	Brokil		Work with the state government to support social housing projects. Maintenance of existing stock. Use surplus council land for social housing.
	David Gill	Coolart		Advocate to the housing minister to discuss council plans to provide more low cost housing on public land and provide tax incentives including lower land tax for private developments that provide a mix of social and other housing.

	Stephen Batty	Kackeraboite		We would ensure that permits for required buildings are expediated through Council.
	Daniel McCaffrey	Kackeraboite		That's a hard one with the NIMBI attitude is prevalent in our shire, but I think that by mandating the funding of public and social housing with EVERY new development application could help.
	Kathryn Smith	Moorooduc		I believe freeing up some port land will assist in this as well as better advocacy to other levels of government. Working with developers to make sure appropriate portions of new builds include social and public housing.
	Josie Jones	Nepean		To drive public and social housing development on the Peninsula, I would advocate for partnerships with state government, private developers, and not-for-profit housing organizations to create affordable housing projects. I'd work to identify underutilized land, streamline planning processes, and push for policies that prioritize sustainable, community-focused housing solutions while ensuring local infrastructure supports the increased population.
	Eddie Matt	Nepean		Consider mandatory inclusionary zoning for developers to include social and affordable housing, and streamlining the process to encourage engagement. I am in support of utilising unused VicRoads and VicTrack land to create modular homes. Local councils should collaborate with state government to ensure proactive, effective and rapid action for this urgently needed support.
	Monique Toms	Nepean		Demand the state government fix the 450+ vacant public houses needing repairs immediately. Release more Shire state owned unused property for affordable public housing construction.
	Barry Besanko	Tanti		Certainly, the process of building permits and consultations with builders could be improved to help speed up the housing situation. Again, the need for knowledge on what funds are available and what resources the shire has put away for this.
	Nick Fallaw	Tanti		My viewing of the impactful local film 'The Ranch' and discussions with Ben Smith at the Community Support Centre have highlighted the significance of accessible public and social housing. I will work to ensure the Triple A 2020-2030 housing plan is actioned.

	Paul Pingiaro	Tanti		<p>While the development of public and social housing largely falls under the responsibility of state and federal governments, as a counsellor, I can take steps to ensure that the Mornington Peninsula gets its fair share of support. I would advocate for reduced council rates on social housing projects, making it more affordable for housing providers and tenants.</p> <p>Additionally, I would look to leverage state and federal funding opportunities, actively seeking out grants and programs dedicated to affordable housing. By collaborating with the Victorian government and the Federal government, we can secure the financial resources needed for expanding housing options. Lastly, I would lobby for state infrastructure investments in transport, healthcare and childcare services that connect social housing areas to the broader community. These services are crucial in making housing developments viable and supporting residents long-term wellbeing.</p>
	Antonella Celi	Tootgarook		<p>Call on the Victorian and Federal Government to the respond to the "ask" in our Housing and Homelessness advocacy paper. https://www.mornpen.vic.gov.au/About-Us/Advocacy/Housing-and-homelessness https://www.mornpen.vic.gov.au/About-Us/Advocacy/Shire-takes-advocacy-to-Canberra. Continue to address STRA impacts through the LG compact. Collaborate with peak body MAV on their social and affordable housing priorities. https://www.mav.asn.au/what-we-do/policy-advocacy/social-and-affordable-housing.</p>
	Andrew De Bartolo	Tootgarook		<p>Ensure that social housing quotas exist for new developments. Ensure that services exist to connect locals to housing and support services.</p>
	Simon Meyer	Warringine		<p>Work as a team and listen to people.</p>
	Hilda Rachid	Warringine		<p>Protect government residential through reform of the housing as there are single people living in a four bedroom houses, some they can afford to move, others will trash the place, and expect the government to fix it. What I mean is basically let people be accountable for their action. For security it's important to get the right residents that will look after the property or face the evacuations (reform is urgently needed).</p>
	Nic Robertson	Warringine		<p>Full details here: https://victoriansocialists.org.au/policies/housing Renters Impose a five-year freeze on rent increases and cap subsequent increases to CPI. Strengthen laws to protect tenants by: Banning all "no reason" evictions, including at the end of a fixed-term lease. Introducing minimum 12-month notice periods for all change of use evictions (e.g. renovation, sale, family member moving in) and doubling the notice period for all others. Requiring VCAT to refuse to issue an eviction order when the tenant has been unable to secure new housing. Making landlords liable for all ordinary end-of-lease cleaning and maintenance costs. Introducing financial penalties for landlords and</p>

				<p>agents who bring inflated and spurious VCAT claims against tenants. Tripling fees for landlords to apply to VCAT and removing all fees for tenant applications. Permitting tenants to withhold rent payments when VCAT has ordered repairs and these have not occurred. Limiting the personal and financial information that landlords and real estate agents can ask tenants to provide. Creating a public, searchable register with details of repair, breach and compensation orders made against landlords. Create Rental Inspectorate Victoria, which will be empowered to: Investigate complaints against landlords and agents. Enforce minimum standards (safety, quality and thermal comfort), including by conducting spot inspections of advertised rental properties and issuing enforceable improvement notices to landlords. Inspect rooming houses and set rooming house rents. Increase funding for VCAT to facilitate rapid resolution of disputes with landlords and ban landlords from sitting as VCAT members. Increase funding to tenancy legal support service to guarantee that low- and moderate-income tenants have legal representation at VCAT, re-introduce funding for drop-in tenancy advice services and expand the capacity of Tenants Victoria phone helpline in accordance with demand. Mandate sustainability and thermal quality retrofitting of rental properties: Underfloor and roof insulation by 2025. Solar panels by 2027. Home owners Abolish stamp duty, except on properties valued within the top 20 percent of the market. Establish a State Bank of Victoria that will offer to take over existing mortgages owing on residential properties at below market rates. Establish a Victorian Real Estate Exchange that will offer to advertise and manage the sale of houses, for a fixed fee, to undercut private real estate agents. Crack Down on Property Speculators and Hoarders Double the Vacant Residential Land Tax owing on all properties that remain vacant for more than six months of the year. Audit existing properties that are vacant; bring into public ownership those that have been vacant for more than two years without extenuating circumstances. Apply a Luxury Property Tax on the 1 percent of most valuable properties, at 5 percent of sale price per year. Abolish all tax concessions for property investors and landlords. Tax rental income on first investment property at ordinary rates. If an individual owns more than one rental property, income received on all but the first investment property is to be taxed at the highest marginal rate. Immediately ban property hoarding, defined as an individual or for-profit business owning more than ten properties. Real estate in excess of ten residential properties owned by property hoarders should be seized and converted into public housing. Over time, end for-profit housing by: Restricting home ownership to individuals, not-for-profit community housing providers and governments. Capping at two the number of homes that any individual can own.</p>
	Michael Stephens	Warringine		I would support council initiatives to repair existing vacant council owned housing stock and build more.