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## Surge in evictions prompts calls for stamp duty revenue to fund social housing

*The number of people being ‘evicted into homelessness’ has more than doubled over five years as rents rise, prompting calls for the State Government to use its growing stamp duty revenue to build more social housing.*

According to the Australian Institute of Health and Welfare, last financial year over 43,751 people presented at Victorian homelessness services due to eviction. The Council to Homeless Persons says this increase from 17,930 just five years ago, is due to rising rents.

In its State Budget Submission, CHP has called for stamp duty revenue to be used to build more social housing for the ‘casualties’ of this housing crisis.

“The housing boom which has left so many without a home, is ironically delivering a stream of revenue to the State Government in the form of stamp duty. We think it makes sense to use those windfall gains to build more social housing for low-income earners,” says Jenny Smith, CEO, Council to Homeless Persons.

The mid-year State Budget forecast, showed that the Victorian Government is expected to pocket \$6.57B in stamp duty over 2017-18 – almost double that of 2011-12. CHP found that there is a statistically significant relationship between the increase in the number of people being evicted into homelessness, and the increase in stamp duty revenue over the last five years.

“The casualties of the housing boom are low income earners who can’t afford Melbourne’s rents, let alone to buy. Higher house prices mean more aspiring homeowners are renting for longer, which creates more competition and pushes up rents in a ‘landlords’ market’,” says Ms Smith.

CHP says recent State Government announcements, including a rough sleeping action plan, show it is committed to tackling the housing and homelessness crisis, but the scale of the problem means that it needs to maintain that level of action.

“The State Government has made some outstanding commitments to homelessness and housing in recent years, but with a Federal Government asleep at the wheel on housing affordability and homelessness, we have to keep pushing to end the homelessness and housing crisis,” she said.

CHP pointed out that rising rents and evictions, and resulting homelessness, are far from unique to Victoria, as they are being driven in part by population growth, Federal housing taxation settings, and an absence of a national affordable housing plan.

“Australia increasingly views housing as a commodity rather than the shelter we all need,” said Ms Smith.

### Number of Victorians evicted into homelessness and Stamp Duty revenue growth

	Victorian Stamp Duty (\$)	Number of Victorians needing help from homelessness services due to eviction (AIHW data)
2011-12	\$3.30 billion	17,930 people



<b>2012-13</b>	\$3.27 billion	23,765 people
<b>2013-14</b>	\$4.16 billion	29,045 people
<b>2014-15</b>	\$4.93 billion	38,069 people
<b>2015-16</b>	\$5.83 billion	40,466 people
<b>2016-17</b>	\$6.13 billion	43,751 people
<b>2017-18 (revised)</b>	\$6.57 billion	

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