

Good afternoon Adrienne,

Thank you for providing the Tasmanian Greens with the opportunity to read and respond to the TasCOSS election priorities statement.

I am responding on the Greens' behalf.

Across all key priority areas identified by TasCOSS, the Greens are both supportive and have a proven track record of advocacy and reform.

To date in this campaign, we have launched a series of evidence-based, costed policies to improve the health of Tasmanians, deliver more affordable homes, unlock potential through free public transport, and lower household bills through the kind of major investment in free energy-efficiency upgrades TasCOSS promotes and from which Tasmanians benefited under Greens' ministers between 2010-14.

When the Covid pandemic hit in 2020, it was our amendment that put a freeze on rent increases and put a stop to people being evicted during the emergency period.

In 2021, when Tasmanian tenants saw rent increases of hundreds of dollars a month becoming common, we tried to pass new laws to protect renters from unreasonable rent increases – but we were blocked by the Liberals and Labor. The same happened when we tried again in late 2023.

It was also under a Greens' minister that Tasmania's public housing wait list was at its lowest level in a decade, and more than 2000 new, affordable, energy-efficient homes were constructed. In the decade since, government investment has stagnated, the wait list has more than doubled, homelessness is rising, rents are soaring and short-stay accommodation has been let out of control.

This has to be reversed with the urgency it demands in the next term of the Parliament, whomever forms government. The Greens are wholly committed to being a constructive part of this necessary change.

Please find attached copies of our election platform and policies which specifically relate to TasCOSS election priorities on 1. Housing and Homelessness, 2. Energy cost relief through energy efficiency and solar rollout, 3. Food Security and Nutrition through expanded schools program and increased emergency relief funding, and 4. Affordable, Accessible public transport, as well as other cost of living relief measures.

We also recognise the negative social and economic impacts of the digital divide and strongly support a sustained investment in digital inclusion, particularly in outer urban, rural and regional areas.

The Greens are on the record for agreeing the community sector is significantly underfunded, and indeed, going backwards under the current funding approach. We have argued for, and included in past Alternative Budgets, an increase in indexation to ensure the sector is sustainable and able to not only continue to provide vital supports to Tasmanians, but grow in to the future.

<https://tasgreensmps.org/policy/>

In summary, our plan is to:

- **Build over 1,000 quality public homes each year by quadrupling annual funding**
- **Stop unreasonable rent increases and end no-cause evictions**
- **Put an immediate stop to new whole-home short stay rentals, and phase out existing listings in residential areas**
- **Introduce minimum standards for appliances in rental properties e.g. heat pumps, ovens, fridges, washing machines**
- **Support stamp duty exemptions for first home buyers**
- **Provide homeless Tasmanians with secure tenancy and wrap-around supports with a “housing first” approach to homelessness**
- **Establish a Department of Public Works to deliver well-planned public housing**
- **Strengthen rights for tenants with pets**
- **Encourage more homes to be available for Tasmanians by introducing a 1% vacant property levy – except for legitimate uses, like shacks**
- **Put a stop to predatory and unethical practices in the real estate industry**
- **Reform residential land tax, establishing new higher rates for multi-million dollar property portfolios**
- **Establish land tax exemptions for people who rent out a spare room at below market rates in their home**
- **Reform regulations to support innovative housing options**
- **Fund free public transport**
- **Roll out free energy efficiency upgrades and rooftop solar to low income households**
- **Bring down power bills by putting a cap on electricity prices**
- **Introduce means-based fines, where fines are set based on income**
- **Abolish school levies, making public education free**
- **Extend free school breakfast programs to all public schools**
- **Increase emergency food relief**
- **Lower car registration costs for concession card holders**
- **Ensure the Macquarie Point stadium is never built and that public funds are allocated towards public good**

For more information on our [Real plan for 10,000 new homes](#), our plans to [Reign in short stay](#), to [Lower household bills](#), to create [Free public transport](#), [Ease back-to-school costs](#) and [Halve car rego costs](#) for concession holders, please visit the links provided to these policies.

I hope this answers your questions. Please get in touch if you require any more information or clarification.

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**The Tasmanian Greens acknowledge the *palawa/pakana* people as the traditional owners and modern custodians of *lutruwita/Tasmania*. We pay our deep respect to Elders past, present and emerging. We acknowledge the First Tasmanians never ceded their sovereignty over this island, and we are committed to Treaty, the return of lands and changing the date of Australia Day.**