



## Submission – Affordable Housing - 8 February, 2016

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I am Male, I am 61 years old in March, 2016, & my postcode is 2450.

I am an estate agent who is a general practitioner in Coffs Harbour NSW. Part of what I have done for many years is to help people sell their relocatable homes & arrange the erection of new cottages. I have been a licensed agent since 1977 & have been in this industry since 1973. I have been involved at the State level since 1990 (REI) & have been a Director of the Estate Agent's Co-Operative since 2000. I also lectured in Agency Practice at TAFE for 25 years.

We are associated with a building firm that builds on someone's block or on a site in a residential park. The price of these homes is very reasonable [generally between \$80000 to \$160000 for the buildings themselves].

What is already happening is that many of the old caravan parks & remaining blocks in established suburbs, are having new homes as described above, erected for sale, & in some cases, for rent, depending on the scale of the developer.

This is allowing those who just can't afford a freehold home, an opportunity to own their own home & pay a site rent for the facilities offered on that site. On the large scale rent side, it offers a new home to the person renting with the accompanying facilities - site manager, often a pool etc.

It would be our respectful submission that by working with the respective State & Territory governments, a policy of encouragement for such facilities could provide many affordable new homes for those who would otherwise miss out & could be provided by the profit motive for developers. The only thing they need is encouragement & less red tape at the council level.

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A handwritten signature in blue ink, appearing to be "JFS", located to the right of the contact information.



