



Comparing International Housing Systems Bay Area Regional Strategy, SPUR

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AECOM

Comparing International Housing Systems

AECOM research on international examples of housing delivery

- **Informs the SPUR Bay Area Regional Strategy**
- **Identifies 'Big Moves'** → **Improve Bay Area's ability to meet housing need**
- **Focused on cities which are considered successful in meeting their housing need**
- **Both supply and demand side interventions**



Comparing International Housing Systems

Tokyo – Key Findings

- 1. Relaxed planning and zoning rules**
- 2. Top-down decision making**
- 3. Government provided and backed funding**
- 4. Large-scale housing and infrastructure delivery agency**
- 5. Housing as a home, not a commodity**

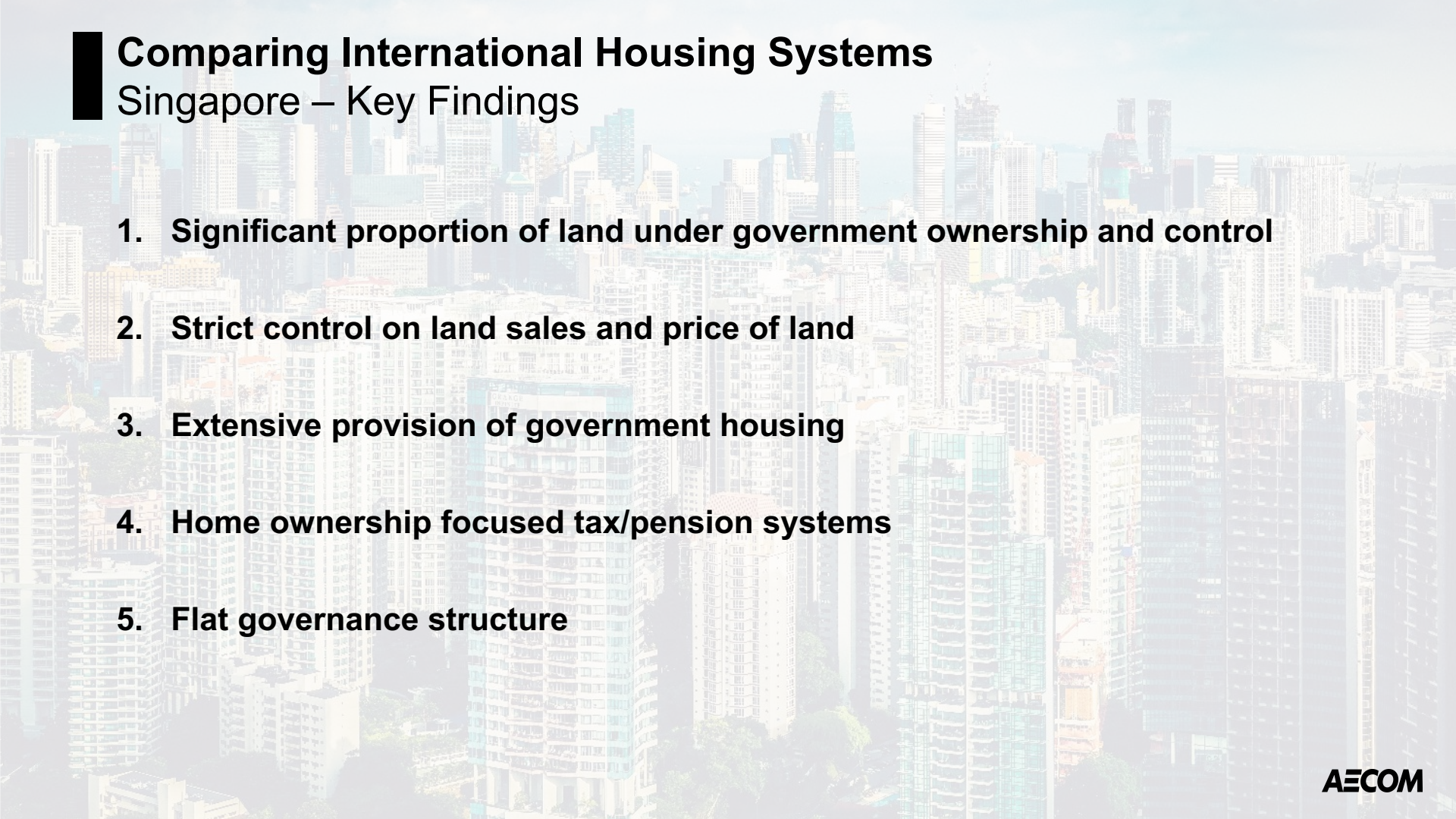


Comparing International Housing Systems

Tokyo – Urban Renaissance Agency

A national agency that aims to stimulate economic growth and urban development, through:

- **Urban rejuvenation**
- **Providing high quality housing**
- **Disaster redevelopment**
- **Tackling suburban environments and aging populations**
- **Significant enabling infrastructure works**

An aerial view of the Singapore skyline, showing a dense cluster of skyscrapers and high-rise buildings. The image is slightly faded to serve as a background for the text.

Comparing International Housing Systems

Singapore – Key Findings

- 1. Significant proportion of land under government ownership and control**
- 2. Strict control on land sales and price of land**
- 3. Extensive provision of government housing**
- 4. Home ownership focused tax/pension systems**
- 5. Flat governance structure**

Comparing International Housing Systems

Singapore – Central Provident Fund (CPF)

- **Unique tax and pension system that actively encourages home-ownership**
- **Employee (20%) and employer (17%) mandatory contributions of salary**
- **Contributions are set aside in a long-term savings style account**
- **Accumulated wealth can be used for deposits and monthly repayments of Housing Development Board housing (leasehold)**
- **‘Right-Size’ your property to release equity – both size and also length of lease**

Comparing International Housing Systems

Melbourne – Vacancy Tax

- **Victoria wide ‘Vacancy Tax’ on all properties left vacant for 12 months or more**
- **Potential tax revenue of AU\$78MM per annum (estimated)**
- **Seeks to encourage property owners to rent out or sell vacant properties – in particular the inner and middle rings of the city**
- **Estimated that approximately 25,000 units are considered to be vacant in Melbourne**