

I am aware that submissions have closed but am writing as I wasn't aware submissions were open and a deadline set. Consequently, I'll be brief.

The Problem: A fragmented, powerful, self-interested stakeholder domain

From one perspective the housing market's complexity can be expressed as a 'tower of babble' with various stakeholders not only seeing the market through the eyes of their interests, they are also unable to speak to and hear other stakeholder's 'language'.

What has always surprised me about policy on housing is the lack of a public model representing the Australian housing market and its systemic interrelations. The absence of a public model as a starting point means that stakeholders, including the public and media, are unable to get their arms around its complexity as the additional complexity of language, interests, worldviews, and politics obfuscate the periphery to such an extent that the core issues remain painfully out of reach.

A solution: Establish a common language for communication of all types

My advice to the PC is to start with a single model structure and to make that model public. A Causal Loop (CL) model would, in my opinion, be an excellent choice. Its visual representation makes it extremely accessible to all. Such a model can represent not just the complexity of the housing market but also the diversity of views - their divergence, convergence - as well as areas where understanding is poor and additional research required. In this way, at minimum, a CL model can represent factions while doing so in a language that is common, thus underpinning constructive collaboration and communication.

CL models are extensible, capable of being quantified, and stand as an excellent mechanism against which policy interventions can be assessed. CL models are easily created with substantial support for participation provided by a range of software platforms. They have been used successfully in housing market analysis in jurisdictions globally, there exists a significant expertise base in Australia both in industry and academia, yet there is no CL model covering the Australian housing context despite the criticality and urgency of the issue. They are also inexpensive to establish.

Implementation: Overcoming the overlooked challenge of making real progress

Start with one or two universities with expertise in causal-loop modelling, supplement them with academic expertise representative of the interest-based factions to act as translators, build a model that captures differences as well as agreements, and publicise it. Instead of making a few recommendations, well researched and impactful as they may be, bring the public along, building the political capital necessary for change. The changes to CGT and NG offer a critical lesson for the necessity of public support and the importance of clear narratives to attaining it.