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**To:** [Housing Supply](#)  
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The bottom line with  
Housing is

1. Public /private ventures will NEVER work unless demands on the developers are much greater and seriously enforced.

2. "SOCIAL" and "AFFORDABLE" notions are pretty much meaningless in most development projects. They usually turn out to be very little different AND clearly unaffordable for most lower / middle income people still.

In any case Developers usually renege on commitments (or watered them down significantly). These are the Facts

3. Developers are sitting on hundreds of large development sites and releasing them only slowly in Melbourne areas to keep prices up.

THE PENALTIES FOR THIS NEED TO BE MUCH HIGHER

4. State and local authorities in Victoria are sitting on hundreds of sites suitable for development. They need urgent encouragement to cooperate with non-profit groups to build genuine social housing for the homeless the poor and the low-income earners

5. ONLY THE GOVERNMENT AND NOT FOR PROFITS CAN BUILD PUBLIC HOUSING AND THEY NEED TO DO IT

Most of the rest is just developer "noise" Have a look at the results over the last 10 years  
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