



# 7th National Housing Conference

30 October to 2 November 2012

Brisbane Convention and Exhibition Centre

People — Place — Productivity





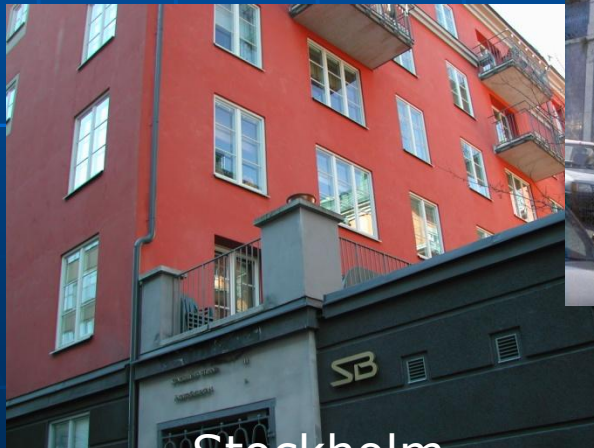
# Rental housing in Europe



Amsterdam



Lisbon



Stockholm



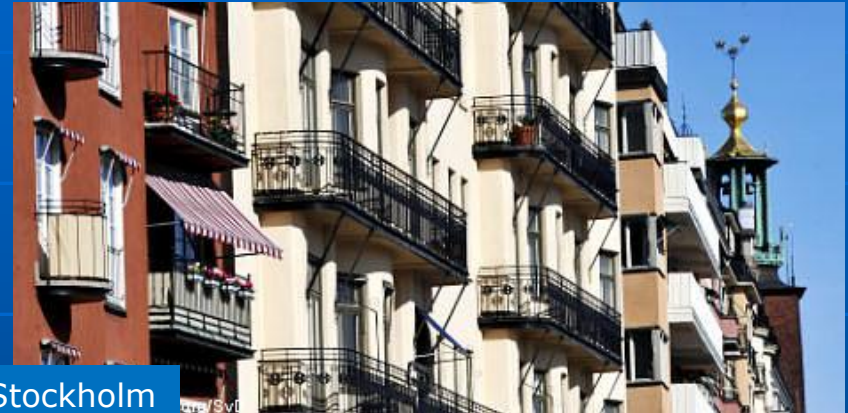
U.K.



Bucharest

# International Union of Tenants who we are

- 61 national and regional members in 45 countries (6 in Australia)
- Politically non affiliated
- Head office in Stockholm, with the Swedish Union of Tenants.
- Liaison office to the EU, in Brussels, Belgium



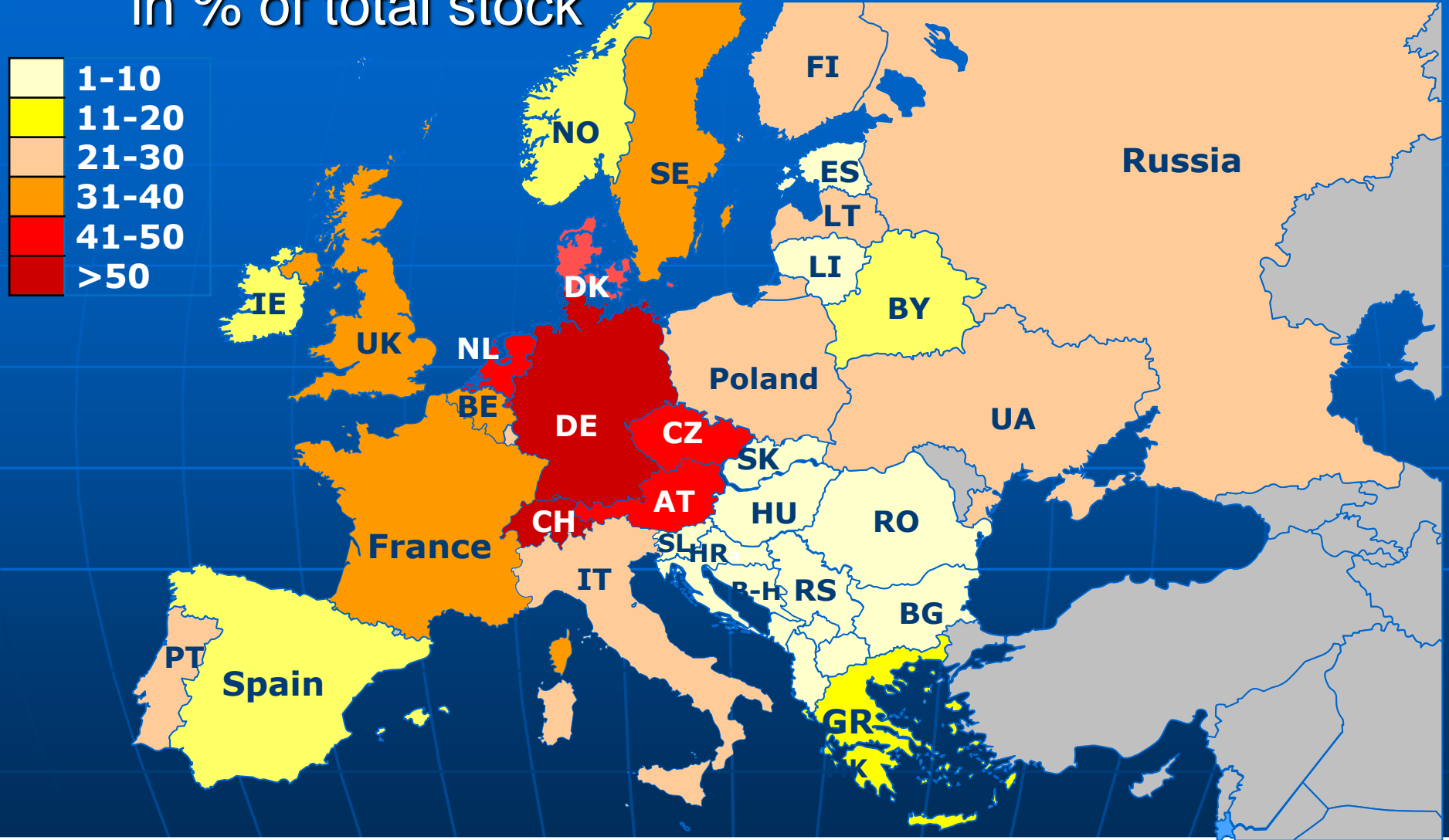
# Contents:

- Overview of the housing situation in Europe – tenure wise.
- Rental housing vs. Social housing
- Trends
- Security of tenure, an overview
- European Union and housing
- Need for a more level playing field!



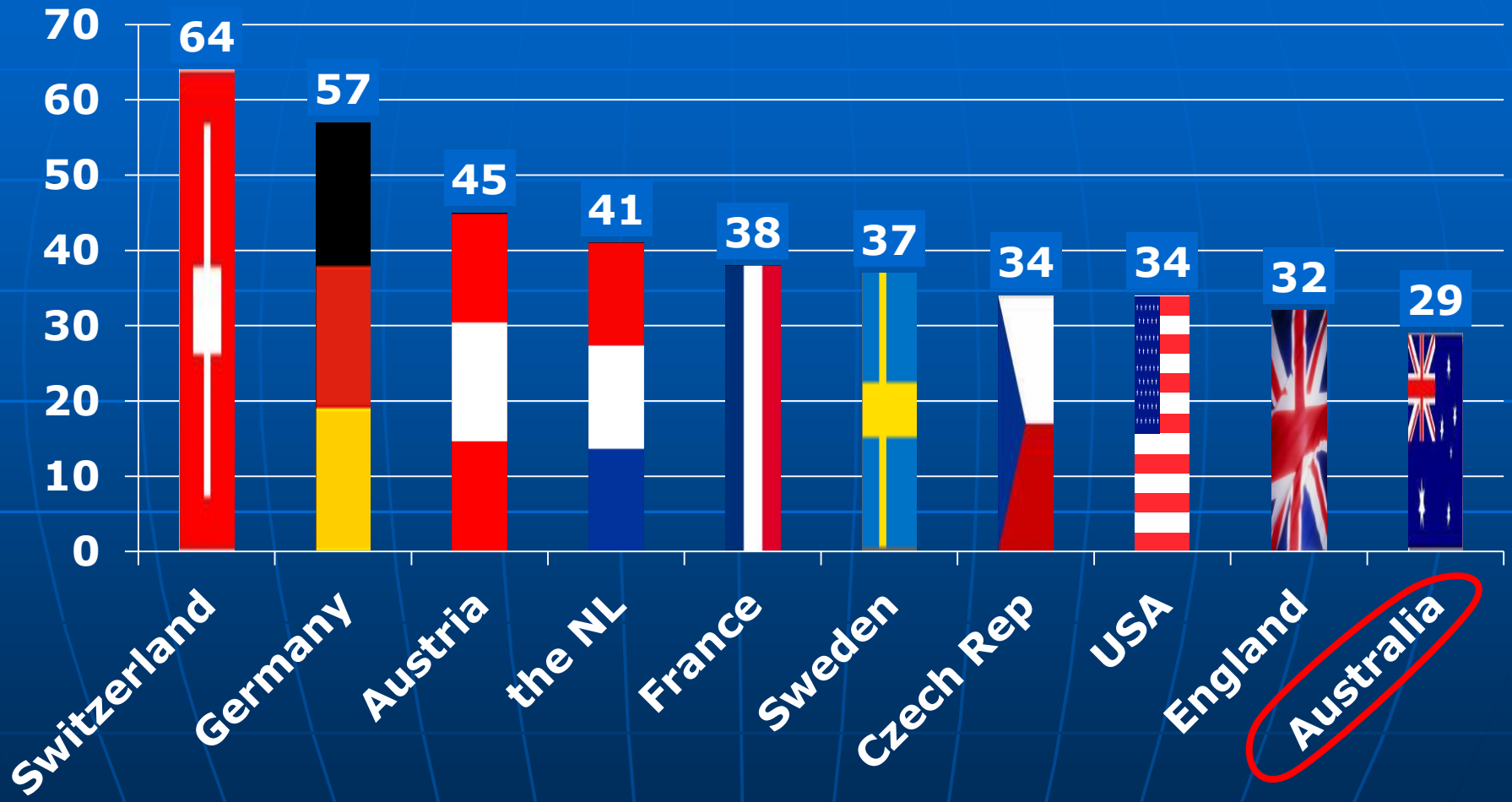
# Europe – rental housing, ca 2008

in % of total stock



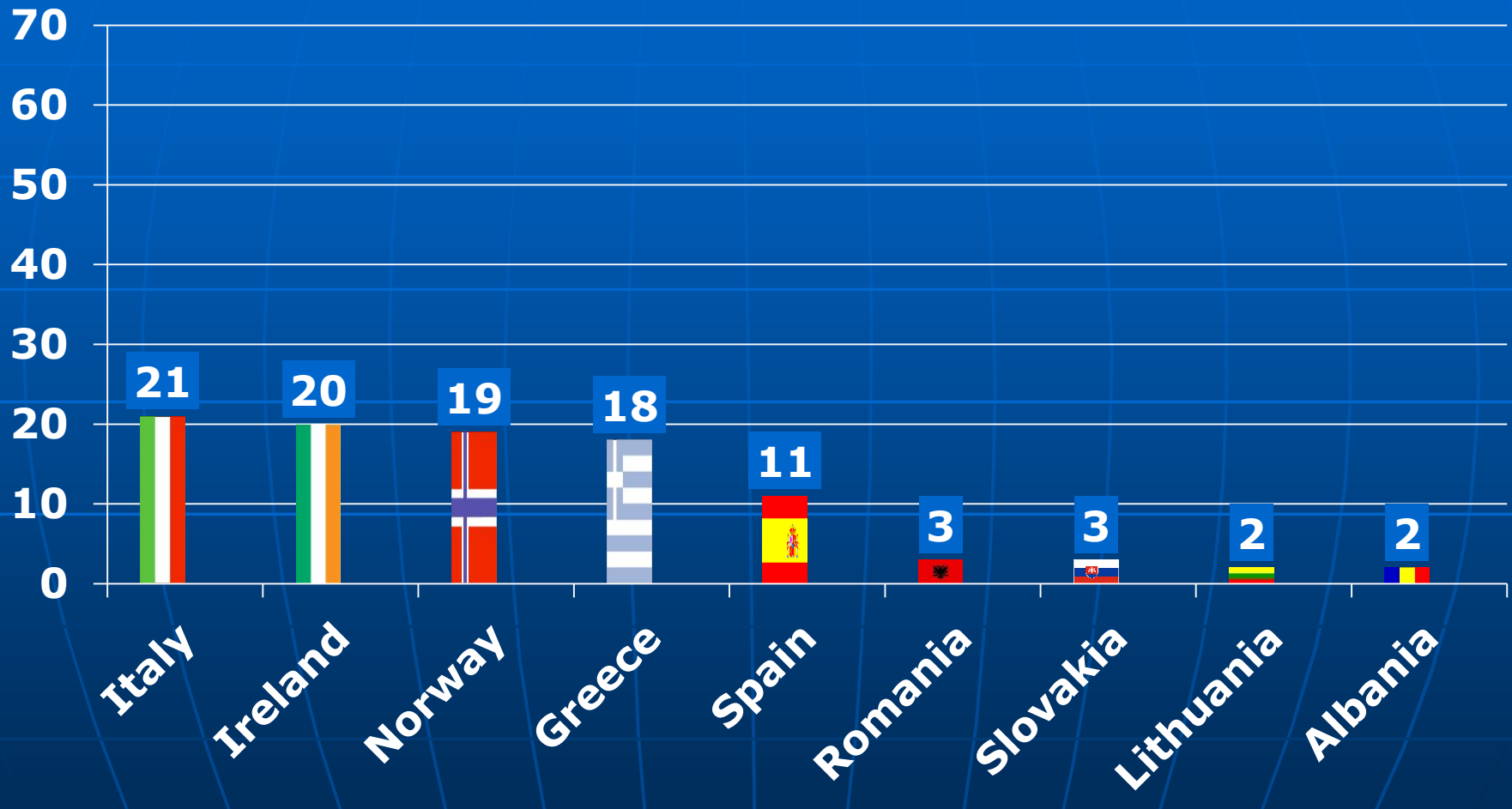
# Tenants in Europe, + AUS and USA

in % of total stock, various years 2005 - 2010

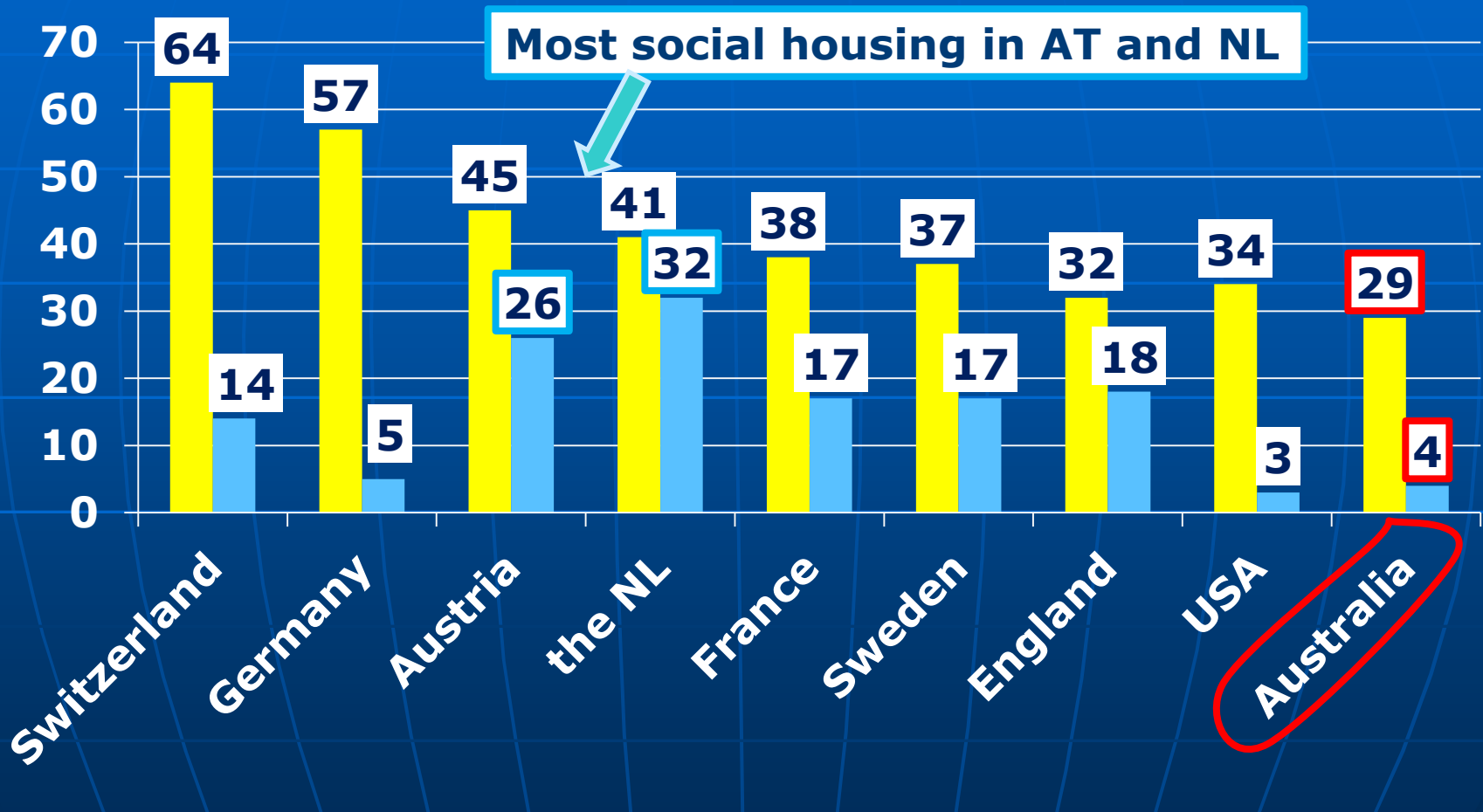


# Tenants in Europe

in % of total stock, various years 2005-2010

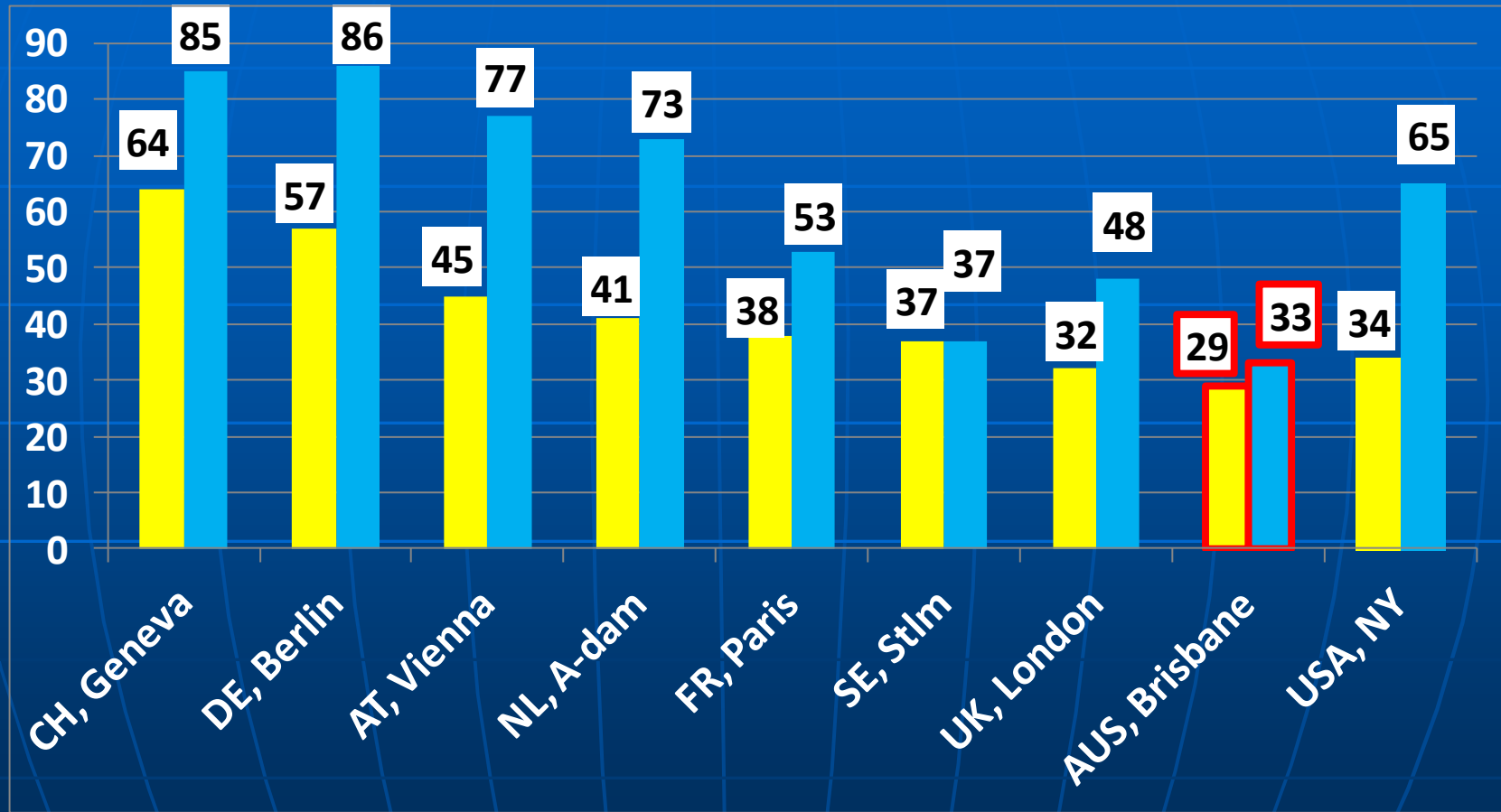


# Rental housing vs. Social housing in % of total stock



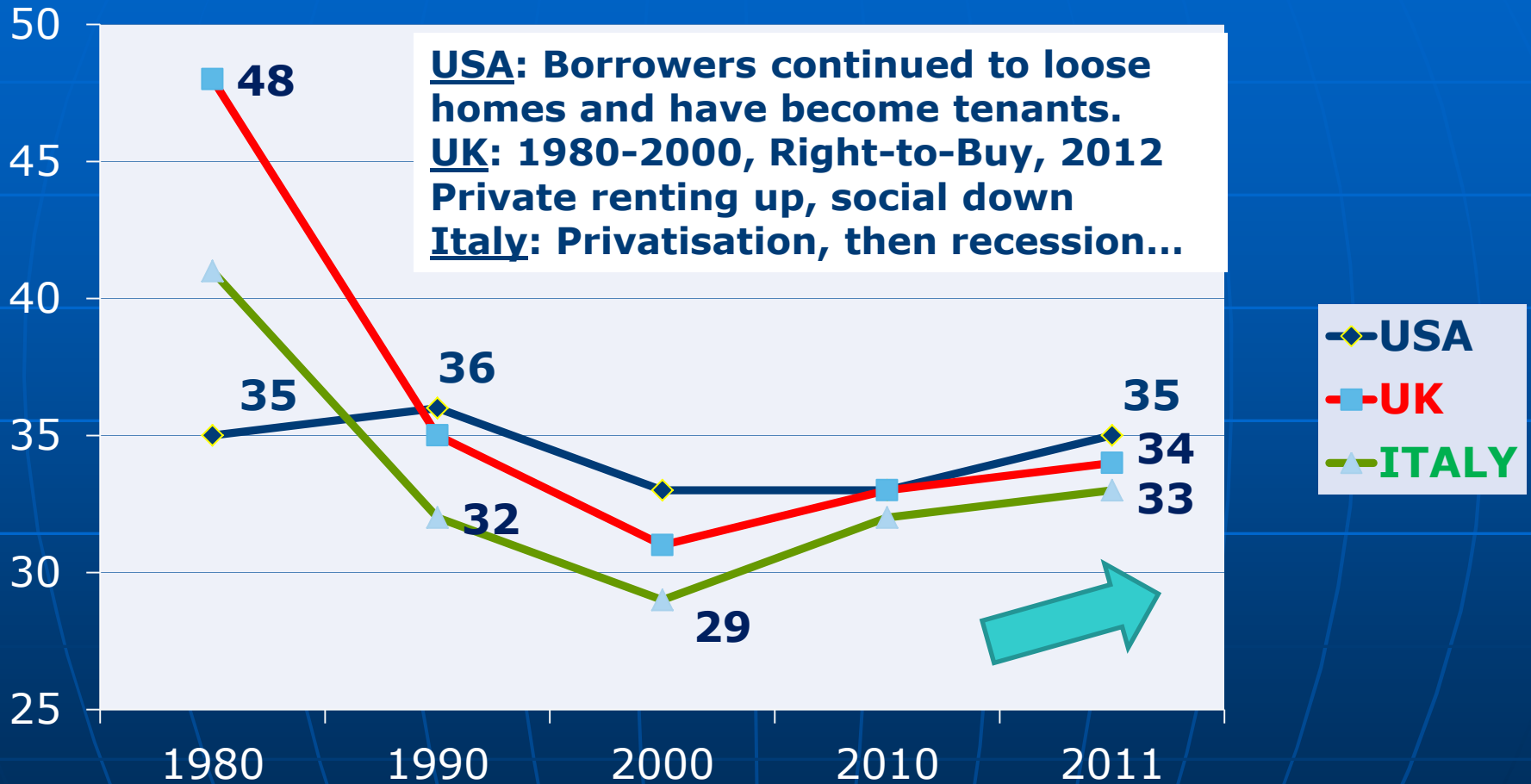


# Tenants in European countries and cities, in% + Brisbane and N.Y.



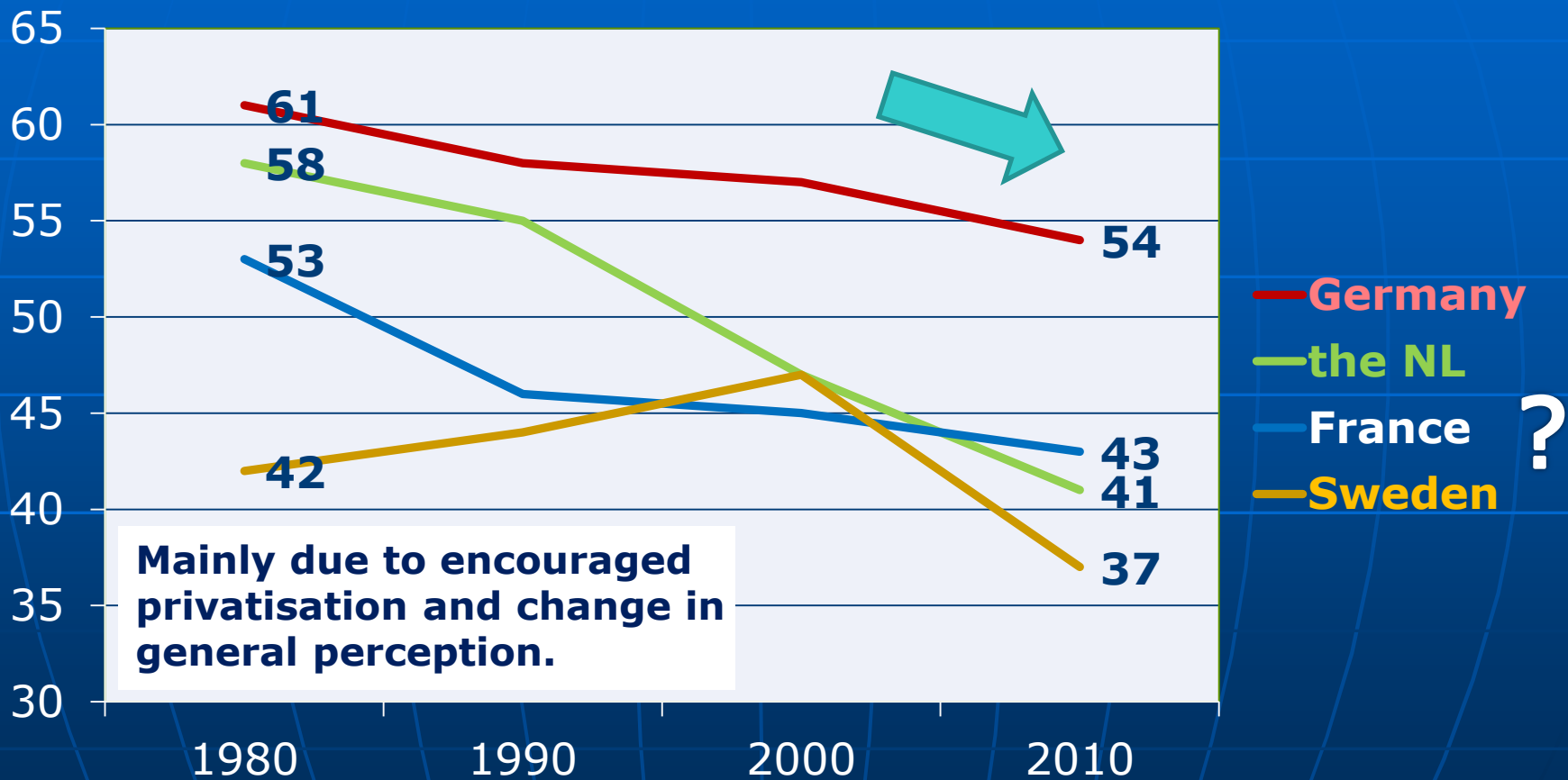
# Trends: USA, UK and Italy

## rental housing, in % of total stock

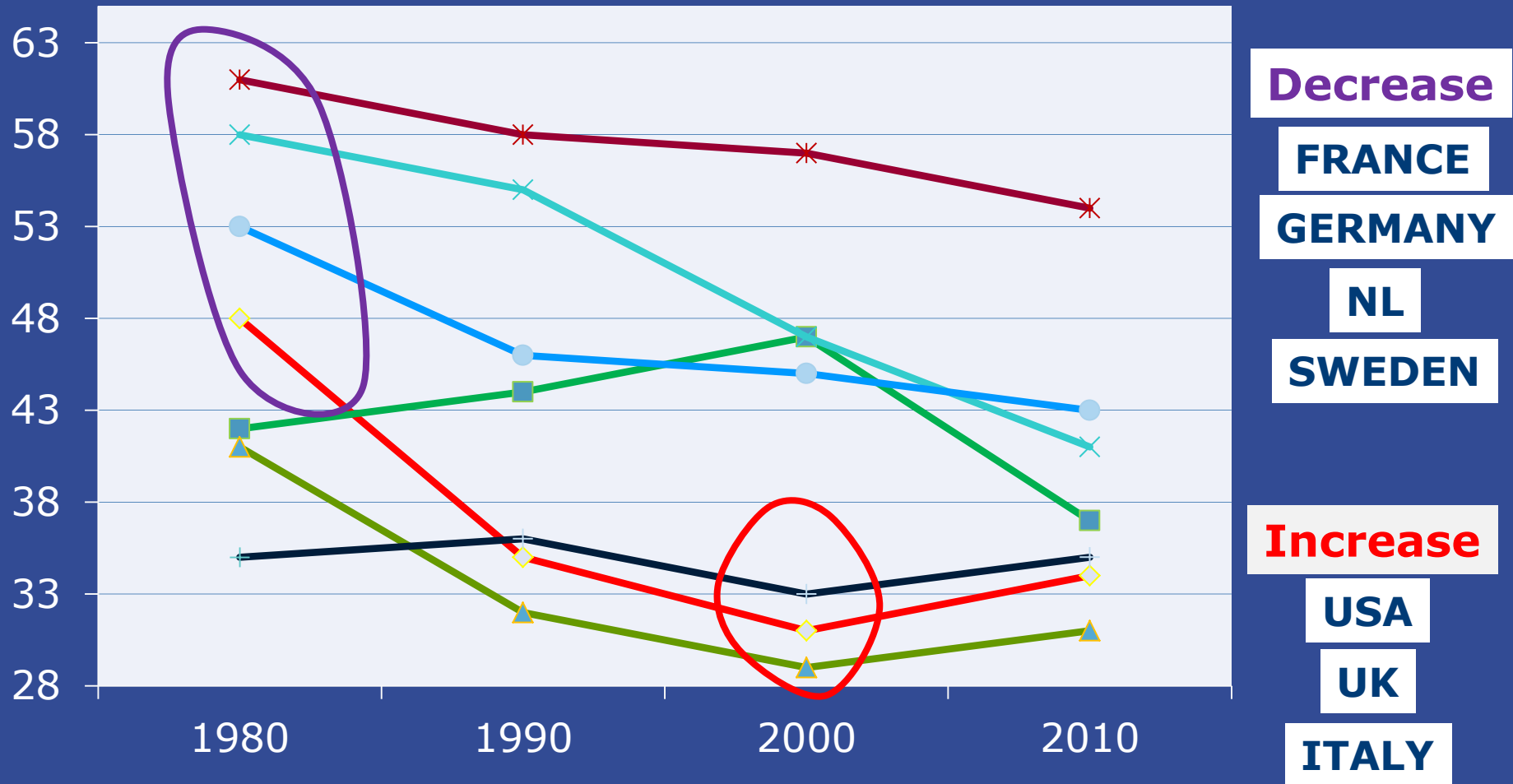


# Trends:

## Germany, The NL, France and Sweden rental housing, in % of total stock



# Development of rental housing the trends





# Security of Tenure, length of lease private sector



## Continuous prolonging;

- Denmark
- The Netherlands
- Austria
- Germany
- Sweden

# Security of Tenure, length of lease private sector



France: 1-3 years  
Czech Rep. 3 years  
Belgium: 3 – (6,9) years  
Norway: 1-3 years

England: 6 months  
Australia: 6-12 months  
USA, CA: 2 months, min.

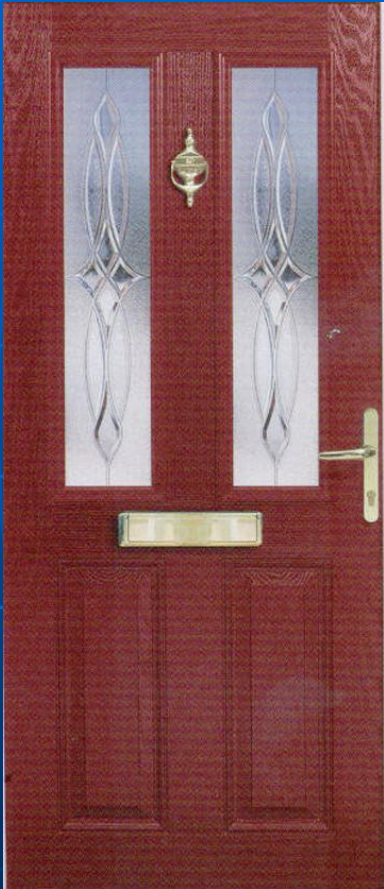
# Security of Tenure, term of notice private sector, for landlords



months

Denmark:	12
Finland:	3-6
France:	6
Germany, Austria, NL, Sweden, Czech. Rep.:	3
England:	2
Belgium:	1
USA, CA	2

# Security of Tenure, Reasons to give notice, private sector,



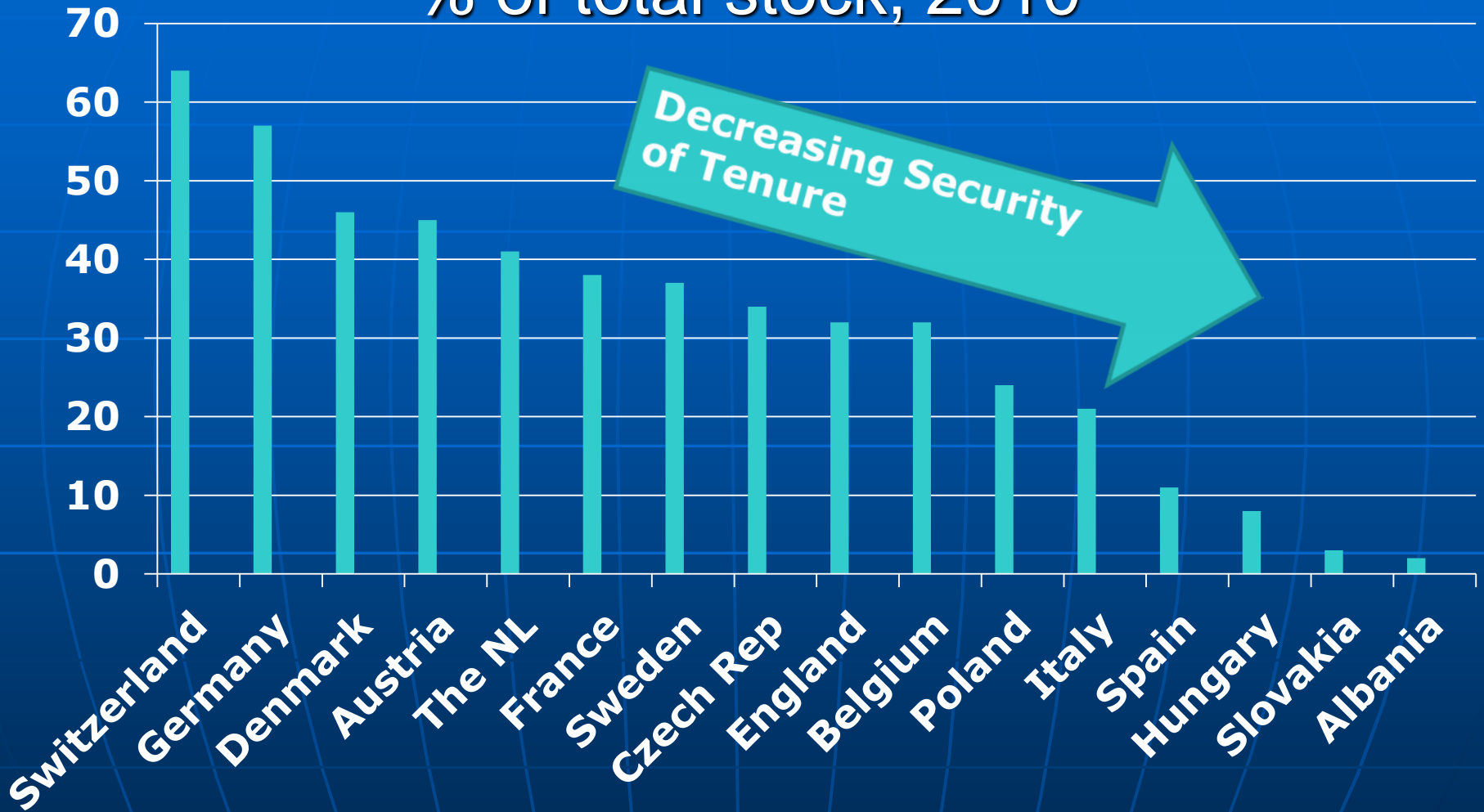
***Without grounds, only in  
few developed countries:***

- USA (most states)
- Ireland, within first 6m
- Australia

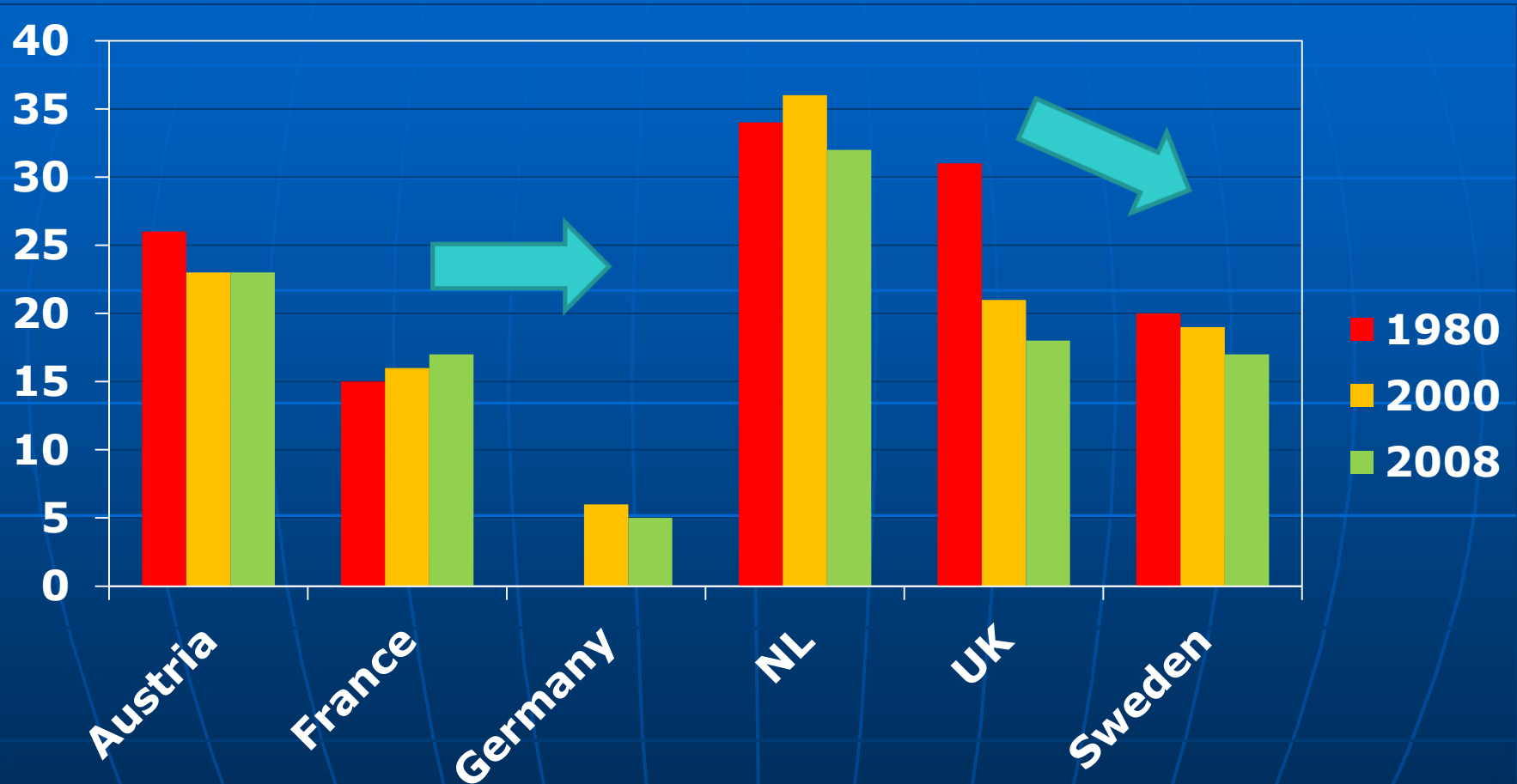


# Tenants and security

% of total stock, 2010



# Development of social housing in % of total stock, 1980-2008



# The EU and implications on housing



Housing as such is not  
an area of EU decisions  
But...

- state aid
- trade
- energy
- social issues

...are all EU competences!

**2002-2012:** 3 complaints  
by Europ. Property Fed.

# The EU and public/social housing

## Reg. unfair state aid and compensation

- **2002, Swedish case**

Too low yield requirements , municipalities providing low interest loans

- **2005, Dutch case:**

40 % of Dutch households eligible – too much....

- **2012, French, case**

## Results

- Public housing should be pursued accord. to "business like principles".

- Lowering cap for soc. housing, from €38 000 >€ 33 000/household/y

- ??



# The EU and implications on housing

## French case, 2012



### **Complaint:**

Social housing open for a too large part (66 %) of the French households.

French gov. argument: to counteract housing exclusion and segregation.

**Result: ?**

# **"Level Playing Field" for tenants and owners!**

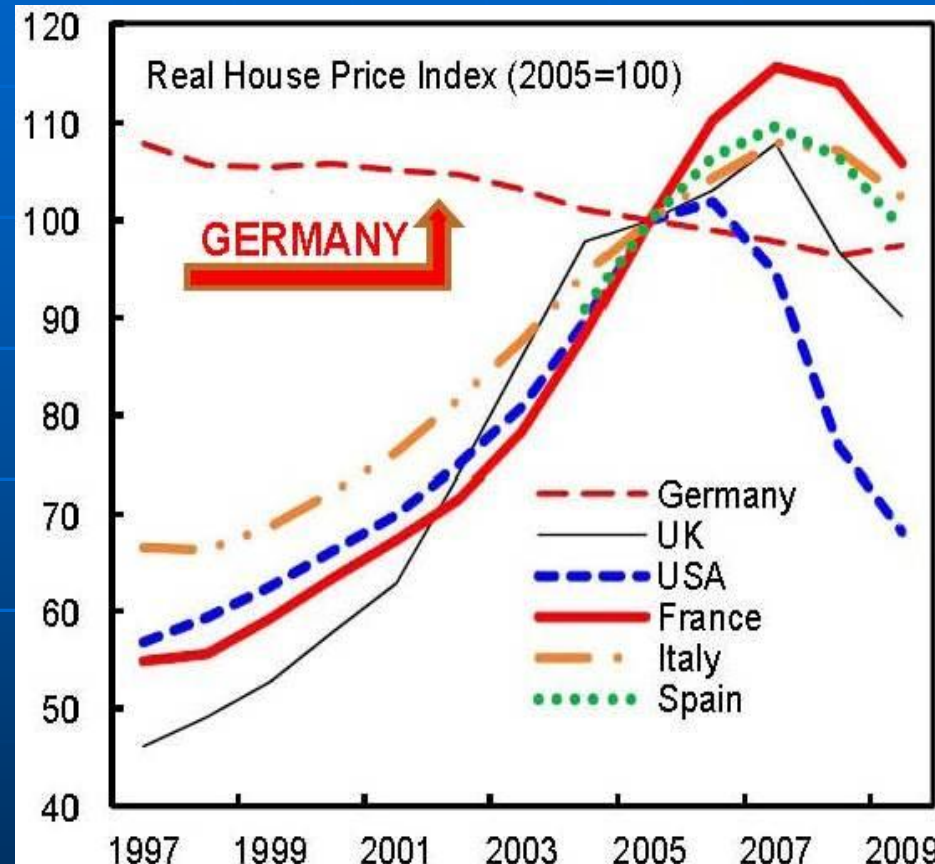
**Australian homeowners received  
AU \$31 billion in tax concessions for  
homeowners in 2008-2009.  
How much did the tenants get?**

**More tenure neutral housing  
environments & markets - legal wise  
and tax wise - contribute to more  
social inclusion and more stable  
housing markets - and less financial  
crises.**

# Renters are better off during recessions

Rental housing contributes to more stable housing markets, and counteracts housing bubbles, e.g. Germany, CH, Austria

More tenure neutrality is needed!



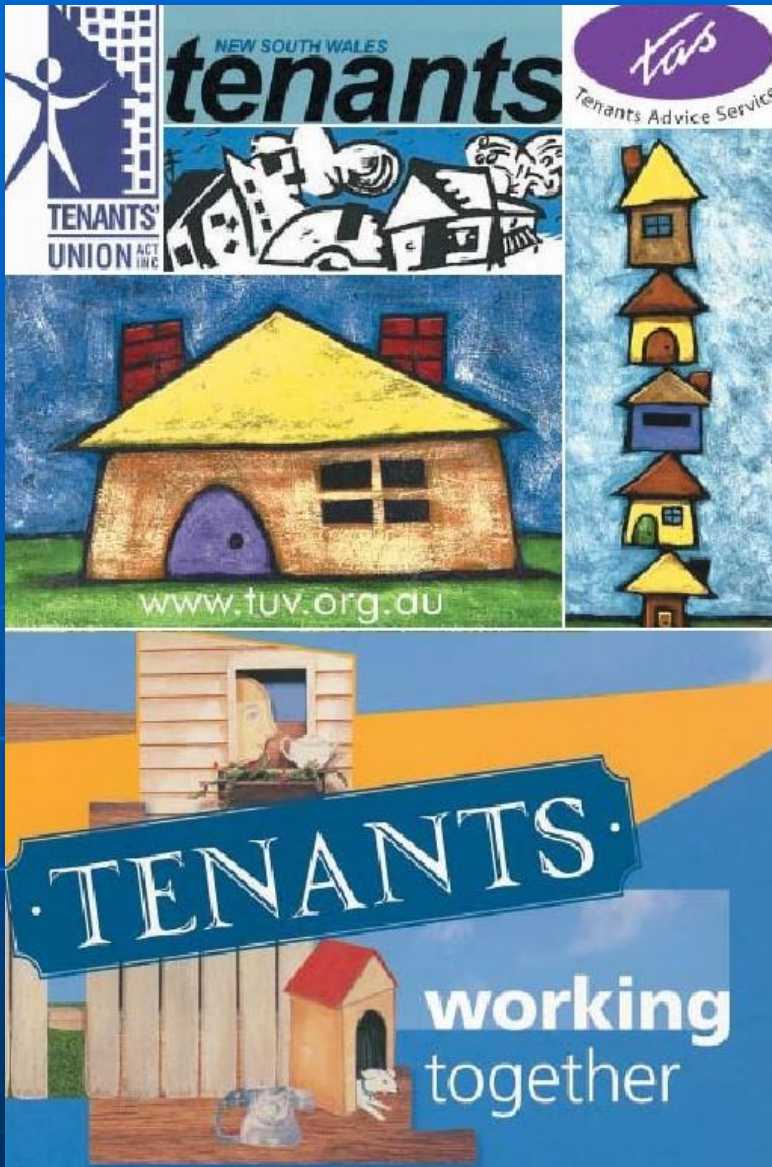
# Tenants in housing stress

In Australia:  
Gov. withdrawal from  
public housing sector,  
more reliance on the  
private sector to  
build affordable  
homes (Parl. of WA 2011)

2009 / 10	Renters in housing stress	Owners in housing stress
<b>NSW</b>	<b>27 %</b>	<b>12 %</b>
<b>Victoria</b>	<b>24 %</b>	<b>11 %</b>
<b>Tasmania</b>	<b>29 %</b>	<b>10 %</b>
<b>Queensl.</b>	<b>27 %</b>	<b>10 %</b>
<b>W. Austr.</b>	<b>23 %</b>	<b>9 %</b>
<b>S. Austr.</b>	<b>26 %</b>	<b>9 %</b>

All in all, together with an insecure private rental sector, this adds up to a very difficult housing situation for Australian tenants. TAAS and Tenant Assoc's are needed!





Thank you!  
/Magnus Hammar

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7th National Housing Conference, Brisbane 2012

