



inspiring achievement

## The Flinders Institute for Housing, Urban and Regional Research

Presents a Seminar by

### Associate Professor Joe Flood

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Flinders University

## "Dream Away? The decline of home ownership in Australia"

Although the last decade should have been a dream period for home purchasing, with plentiful housing finance and low interest rates, home ownership rates have fallen and income inequality has risen. Like debt, house prices rose explosively between 1996 and 2006, placing home ownership just out of reach of marginal purchasers. There is now a largely unacknowledged, but significant deficit in home ownership. Much of this has been disguised by demographic trends – most notably the ageing of the population. In addition to disguising changes in home ownership levels, the research finds that demographic and social change has also fuelled inequality in homeownership, most importantly through declines in levels of household formation and inheritance.

The research attributes a decline in home ownership in less affluent and younger groups to both the disappearance of meaningful government support and to uneven deregulation. This has resulted in inadequate supply and an unstable pricing structure which has left Australia with some of the most expensive housing in the world. The research suggests that Australian housing policy requires a complete rethink and a series of 'tough love' measures which move the focus of value capture from new to existing housing.

**Monday, 14 September 9.00 – 11.00 am**

Radford Auditorium, Art Gallery, Adelaide

Please RSVP by 11 September to: [fihurr@flinders.edu.au](mailto:fihurr@flinders.edu.au)

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