



**POLICY COSTING REQUEST – DURING THE CARETAKER PERIOD FOR A
GENERAL ELECTION**

Name of policy:	Boosting rental supply
Person requesting costing:	Senator Milne
Date of request to cost the policy:	30 August 2013
<i>Note: This policy costing request and the response to this request will be made publicly available.</i>	
Has a costing of this policy been requested under Section 29 of the Charter of Budget Honesty (i.e. from the Treasury or the Department of Finance and Deregulation)?	No
Details of the public release of this policy (Date, by whom and a reference to that release)	28 August 2013. Senator Scott Ludlam: http://scott-ludlam.greensmps.org.au/content/media-releases/i-rent-and-i-vote-greens-launch-plan-85000-new-rental-homes-take-pressure-dowrs
Description of policy:	
Summary of policy (as applicable, please attach copies of relevant policy documents):	http://greens.org.au/sites/greens.org.au/files/Rental_supply_initiative.pdf The Greens Rental Revolution package will: • Review and fund another 50,000 homes under the National Rental Affordability Scheme (NRAS) and provide an additional incentive to ensure they are exemplary green buildings and come with solar PV • Provide funding for 20,000 student rentals through a new University NRAS scheme • Provide funding for 15,000 new rental homes through our 'Convert to Rent' Initiative • Review the effectiveness of Commonwealth Rent Assistance by providing the Productivity Commission with \$180,000.
What is the purpose or intention of the policy?	To weaken the impact of the rental housing crisis and to assist those who are most vulnerable to rent price rises.
What are the key assumptions that have been made in the policy, including:	
Is the policy part of a package? If yes, list and outline components and interactions	Not interdependent, but related to <i>A Better Deal for Renters</i> and the Social Housing Package and the Homelessness package.

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with proposed or existing policies.	
Where relevant, is funding for the policy to be demand driven or a capped amount?	Capped
Will third parties (for instance the States/Territories) have a role in funding or delivering the policy? If yes, is the Australian Government contribution capped, with additional costs to be met by third parties, or is another funding formula envisaged?	25% of the National Rental Affordability Initiative is funded by the states and territories.
Are there associated savings, offsets or expenses? If yes, please provide details.	No
Does the policy relate to a previous budget measure? If yes, which measure?	Yes, building on the national rental affordability scheme
If the proposal would change an existing measure, are savings expected from the departmental costs of implementing the program?	No
Will the funding/program cost require indexation? If yes, list factors to be used.	In so far as the movement in rents as a component of the Housing Group Consumer Price Index affects the funding of the scheme.

Expected impacts of the proposal

If applicable, what are the estimated costs each year? If available, please provide details in the table below. Are these provided on an underlying cash balance or fiscal balance basis?

Estimated financial implications (outturn prices) ^(a)

	2013-14	2014-15	2015-16	2016-17
Underlying cash balance (\$m)	-	-46.5	-65.5	-96.5
Fiscal balance (\$m)	-	-46.5	-65.5	-96.5

(a) A positive number for the fiscal balance indicates an increase in revenue or a decrease in expenses or net capital investment in accrual terms. A positive number in the underlying cash balance indicates an increase in revenue or a decrease in expenses or net capital investment in cash terms.

What assumptions have been	See previous costings for assumptions
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made in deriving the expected financial impact in the party costing (please provide information on the data sources used to develop the policy)?	
Has the policy been costed by a third party? If yes, can you provide a copy of this costing and its assumptions?	PBO Costing: National Housing Affordability Plan: Renters costed on 7 August 2013. PBO Costing NRAS student housing: 23 August 2013. PBO costing Convert to Rent: 4 July 2013
What is the expected community impact of the policy? How many people will be affected by the policy? What is the likely take up? What is the basis for these impact assessments/assumptions?	Reducing pressure on Australian renters.
Administration of policy:	
Who will administer the policy (for example, Australian Government entity, the States, non-government organisation, etc.)?	Australian government to administer.
Should departmental expenses associated with this policy be included in this costing? If no, will the Department be expected to absorb expenses associated with this policy? If yes, please specify the key assumptions, including whether departmental costs are expected with respect to program management (by policy agencies) and additional transactions/processing (by service delivery agencies).	Any additional costs to be absorbed by current departmental resources.
Intended date of implementation.	1 July 2014
Intended duration of policy.	Ongoing

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Are there transitional arrangements associated with policy implementation?	No
List major data sources utilised to develop policy (for example, ABS cat. no. 3201.0).	
Are there any other assumptions that need to be considered?	No

NOTE:

Please note that:

- *The costing will be on the basis of information provided in this costing request.*
- *The PBO is not bound to accept the assumptions provided by the requestor. If there is a material difference in the assumptions used by the PBO, the PBO will consult with the requestor in advance of the costing being completed.*