

GOVERNMENT'S SOCIAL ENGINEERING EXPERIMENT IS FACING STRONG RESISTANCE

The government's plan to force suburbs to build apartment towers up to 20 storeys may be flawed and here are 3 reasons why:

1. Victorians may not be prepared to give up the 'great Australian dream' of home ownership where their 'home is their castle.'
2. Culturally, Australians are not used to high density apartment living and have been raised in homes with front and back yards which they want to replicate when they have children.
3. Many migrants who have come from high density cities have chosen Australia to live a more 'liveable life' rather than replicate high-density living.

These are some advantages of house living:

1. Space and Privacy: Houses offer more living space, more bedrooms and private outdoor areas. You do not have noisy neighbours sharing walls.
2. Customisation: Homeowners can renovate, personalise and customise their property with fewer restrictions than in an apartment.
3. Pets: Houses provide more freedom for pet ownership and having a yard makes it easier and nicer to accommodate pets.
4. Lifestyle and family-friendliness: Houses are often ideal for families with children, offering outdoor play spaces and suburban community infrastructure.
5. Investment potential: Houses in Victoria have a greater potential for property value appreciation over time due to land ownership.

Challenges with apartment living:

1. Space and privacy constraints
2. Strata fees and rules
3. Limited outdoor space
4. Pet restrictions
5. Investment returns
6. Construction issues like flammable cladding, etc.
7. Smells, noise and lifestyle choices of neighbours impacting your own choices
8. AirBnB challenges for neighbours renting out their apartments for parties
9. Needing to negotiate with committees and body corporate with personalising your apartment.
10. Carpark challenges including charging electric vehicles, storage restrictions and other residents and guests imposing on your reserved spots.

The government looking to impose a change of lifestyle choices on residents and over riding councils may backfire and cause an even larger glut of apartments in Melbourne. An over supply of high-density apartments will put even more downward pressure on prices and sales making developers' feasibility studies non-viable.