

ANNUAL REPORT 2011

AHURI RMIT Research Centre



ABOUT THE CENTRE

The Australian Housing and Urban Research Institute (AHURI) Limited is a national organisation funded through contributions from federal and state governments and nine participating universities. AHURI Ltd has a research centre located in the School of Global Studies, Social Science and Planning (now School of Global, Urban and Social Studies) at RMIT University and there are eight other research centres around Australia which all have access to a program of housing research grants distributed annually.

The RMIT Centre was established in 1999 under the direction of Professor Mike Berry, who was also foundation CEO of the national Institute (1993 -1998). Associate Professor Robin Goodman took over the role of Director from Professor Gavin Wood at the start of 2010. There are now three broad streams of research promoted by AHURI Ltd around housing, homelessness and cities. The RMIT AHURI Research Centre conducts research in all three areas. At the present time the Centre has staff whose work focuses on the links between housing and economics, on housing policy, on urban planning and issues around sustainable cities including transport and mobility, on homelessness and on the intersections between housing and labour market issues. The Centre fosters opportunities for researchers to work both individually and collectively, with colleagues from within RMIT and at other universities nationally and internationally.

The RMIT AHURI Research Centre is committed to strengthening the links between teaching and research staff in the university and promoting an active and collaborative research culture. This is achieved by bringing people together in joint activities such as the Centre's seminar program; secondment of staff to AHURI for study leave; involvement of AHURI staff in teaching (guest lectures etc.); and joint publications and grant applications.

The AHURI RMIT Research Centre aims to:

- Achieve high quality research outcomes that are internationally recognised;
- Effectively harness the multi-disciplinary expertise of AHURI staff for comprehensive innovative research and analysis;
- Forge and maintain productive links with relevant government, community and business agencies; and
- Encourage and facilitate productive knowledge exchange.

The AHURI RMIT Research Centre specialises in applied research which directly addresses current policy problems, particularly in the areas of housing and urban planning. Emphasis is on the economic, social and environmental sustainability of cities and regions. Research focus areas will continue to expand and diversify as we tackle new issues and form collaborative links with colleagues from across a variety of different disciplines.

DIRECTOR'S REPORT

The RMIT AHURI Research Centre enjoyed another productive and dynamic year in 2011, with new grants, new projects and some significant arrivals and departures.

Our founding Director (1998-2003), and the first Executive Director of AHURI Ltd (1993-98), Professor Mike Berry formally retired in March 2011. Mike has made a major contribution to RMIT since commencing as a lecturer in urban studies and politics in 1973. A wonderful event was held in the RMIT 'Green Brain' to mark the occasion hosted by the Vice Chancellor Margaret Gardiner, Pro-Vice Chancellor (Design and Social Context) Colin Fudge and Dean (School of Global Studies Social Science & Planning) David Hayward. Mike was awarded the title of Emeritus Professor by the Vice Chancellor on the night. There were heartfelt speeches, a rotating slide show provided by Mike's family and of course suitable food, drink and good cheer. It was a fitting tribute to a much loved and respected colleague, who of course has not completely left us, but continues to contribute to the centre in many ways.

Perhaps to balance this out, Professor Tony Dalton arrived back in the centre on a part-time basis having retired from his position as Deputy Pro Vice Chancellor (Research & Innovation) in the Design and Social Context college office. Tony has thrown himself into a number of research projects and is now far busier than his official fractional position would suggest. Tony's knowledge of housing policy and research and his enthusiasm for new ventures and ideas is a great boon to the centre. Additionally the centre's research capacity in housing economics was significantly increased with the arrival in April 2011 of Dr Melek Cigdem, an Early Career Researcher who is working with Professor Gavin Wood on a number of projects.

Our centre again did well in the Annual AHURI Housing Research Grants (Category 1) round which was announced in December. RMIT researchers are working on five out of the twelve grants given out in this round, and leading three of these projects. Additionally Elizabeth Taylor was awarded a three year AHURI funded post-doctoral Fellowship, which makes it two years in a row for our centre following on from Sharon Parkinson's success in 2010. Sadly (for RMIT) Liz's talents and abilities were also recognised by the University of Melbourne who offered her a Mackenzie Fellowship and after much deliberation she decided to opt for a change. We hope to lure Liz back some time in the future and continue to work with her on various projects from time to time.

We hosted a number of engaging high profile international visitors during the year, including (in chronological order of their visits): Professor Jasna Capo Zmegac from the Institut za Etnologiju I Folkloristiku, Croatia; Professor Duncan Maclennan from St Andrews University, Scotland; Professor Geoff Meen from Reading University, UK; Professors Mark Stephens and Ken Gibb from the University of Glasgow, Scotland; and Professor Susan Smith who has the wonderful title of Mistress, at Girton College at Cambridge University. These visitors not only enlivened the centre with their presence, they boosted the research profile of RMIT with public events which included the 17th Annual Oswald Barnett Oration from Professor Duncan Maclennan in July and a public seminar hosted jointly by our centre and AHURI Ltd from Professor Susan Smith in December. Both of these major events were well attended by an audience which included academics and policy makers from government and community sectors. We have also continued our regular seminars within the School which have seen presentations from a range of centre members and associates.

The December RMIT graduation ceremony saw a number of PhD candidates from our centre receive their degrees, including Drs Sharon Parkinson, Elizabeth Taylor and Joe Hurley. We were so proud of them! It was a great way to end the year.

Robin Goodman
Director



PEOPLE

Researchers

Associate Professor Robin Goodman

Director

Robin Goodman has been the Director of the AHURI RMIT Research Centre since the start of 2010. She is an urban planner and holds a BA (Hons) from La Trobe University and a Masters of Urban Planning and a PhD from the University of Melbourne.

Robin's research interests centre on various aspects of urban planning and public policy. In 2009-2010 she led an AHURI project on the effects that various planning policy changes have had on the types of housing constructed, particularly in new growth areas in Victoria in the last 20 years. The publication of the report of this project in 2010 generated interest from both the media and the state government with its findings that strategic planning policy in Victoria had had minimal effect on built form outcomes. Robin is currently leading a project on marginal rental housing funded by AHURI which commenced in 2011, and is leading a team on a VicHealth funded project to evaluate the effects of stable community housing on the health of residents. She also participated on a project on disputes in owners' corporations in higher density forms of housing and master planned estate funded by the Legal Services Board. Other current research projects and recent publications concern the planning for form of retail centres in Brisbane and Melbourne and a book on planning in Melbourne.



Professor Gavin Wood

Professor, Housing & Urban Research

Gavin Wood was Director of the RMIT Research Centre of the Australian Housing and Urban Research Institute (AHURI) (2004-2009) and previously held positions at Murdoch University, Western Australia and the University of Glasgow, Scotland. Gavin's main research interests are in public policy and urban studies, housing finance and labour economics. He has published widely and is currently on the International Editorial Advisory Board of Urban Studies and Housing Studies. Gavin has consulted to a number of organisations including: the Organisation of Economic Cooperation and Development (OECD), the New Zealand Department of Labour, the Office of Fair Trading (WA), the Northern Housing Executive and the Australian Commonwealth Government's National Housing Strategy.

He has recently completed AHURI funded research projects on the sustainability of homeownership in the 21st century and tax reform and housing supply; research due for completion include the AHURI funded projects evaluating neighbourhood renewal programmes in May 2012 and underemployment and housing insecurity in September 2012.

In recent years Professor Wood has forged successful research collaborations with Professor Susan Smith at Girton College, Cambridge University, UK, Dr Rachel Ong at Curtin University, Western Australia and Marietta Haffner, Delft University, Netherlands. In 2011 the team were awarded 2 projects (for commencement in 2012) that progress a programme of research into housing wealth and welfare. One project will investigate the edges of home ownership, and in particular churning in and out of home ownership; the other analyses housing equity withdrawal by the elderly.



Professor Mike Berry

Professor, Urban Studies & Public Policy

Mike Berry is a leading scholar of urban studies and public policy. His research role at the RMIT University Research Centre of the Australian Housing and Urban Research Institute (AHURI) has focused on urban development processes, urban social theory, economics and public policy, and housing markets and policy. Mike has been carrying out research of national significance and international reach into alternative financing approaches for affordable housing, and the impact of housing markets on the macro economy.



Mike and two RMIT colleagues contributed a chapter in R. Forrest (ed.) *Housing Markets and the Global Financial Crisis*, published by Edward Elgar. The book brought together research from a number of countries, tracing the differential impacts of the financial crisis across the developed economies including Australia. He also continued as a member of the Board of Housing Choices Australia Limited, one of Victoria's largest non-profit housing associations. Mid way through the year Mike formally retired from RMIT but was appointed Emeritus Professor after 38 years with the University. He will therefore continue to contribute to the work of the centre and the school. Mike presented the Keynote Address at the 10th Anniversary Conference of the Asia-Pacific Network for Housing Research Conference, held at the University of Hong Kong.

Professor Tony Dalton

Professor, Urban Studies & Public Policy

Tony is a professor in the RMIT Australian Housing and Urban Research Institute Research Centre. He contributes to the program of urban housing research in this research centre and teaches in the area of research strategies. His areas of research interest are in housing affordability and access, housing and climate change and the housing industry. He returned to research and teaching position in 2011. Prior to this he held senior leadership positions at RMIT. He was Deputy Pro Vice Chancellor Research and Innovation in the College of Design and Social Context (2004-2010) and Chair of Academic Board (2009-2010).



In 2011 Tony with his co-researchers completed a positioning paper for the AHURI project *Understanding the patterns, characteristics and trends in the housing sector labour force in Australia*. It presents an institutional analysis of the structure, conduct and performance of the housing industry. He also completed a positioning paper with co-researchers for the AHURI project *Australian suburban house building: industry organisation, practices and constraints*. It presents an analysis of the way in which volume builders in Australia produce suburban detached housing. Within this analysis it examines features of the construction process that have contributed to increasing completion times for suburban housing.

Associate Professor Val Colic-Peisker

School of Global, Urban and Social Studies

Val's research is interdisciplinary, theoretically as well as policy-oriented, spanning sociology, political science, social psychology and economics, and uses qualitative as well as quantitative research methods. Val's central research interests are in the areas of migration, mobility, globalisation and Australian immigration and settlement policies. Her research has focused on notions of ethnicity/race, identity, community and class. Val's recent publications cover topics such as labour and residential integration and social inclusion of immigrants. She is also interested in social, cultural and political aspects of Australian housing market and homeownership. Val actively promotes cross-disciplinary, inter-university and international research collaborations, engaging in housing as well as migration research and combining the two themes.



In 2011, Val has started work on a new AHURI-funded projects 'Resident third party objections and appeals against planning applications: implications for medium density and social housing' (collaborative with colleagues at RMIT), and in 2012 a three-tier project of 'Refugees, Housing and Social Inclusion', collaborative with colleagues at University of Western Australia. In 2011, Val continued to run the inter-university Migration and Mobility Research Network (MMRN) based at RMIT. She convened MMRN (with the assistance of Prof Supriya Singh) in January 2009 and since then the Network has hosted monthly seminar and two highly successful workshops. Within MMRN's work, she edited a special issue of Journal of Intercultural studies titled 'New era in Australian multiculturalism?' (November 2011). In 2011 Val taught a course for International Studies program at RMIT titled 'Race, ethnicity and racism'. In the second part of the year, she was a Visiting fellow at the Institute for Migration and Ethnicity in Zagreb, Croatia.

Dr Guy Johnson

Senior Research Fellow

Guy has been involved in the area of homelessness for almost two decades, initially as a practitioner and more recently as a researcher. Guy has extensive knowledge of existing homelessness research, current homelessness policies, and is well acquainted with the homelessness service system. Guy has published extensively on homelessness is a co-author of 'On the Outside: Pathways in and out of homelessness. He has won over \$1,000,000 in competitive and contract funding and is currently involved in three longitudinal studies to evaluate service interventions designed to end chronic homelessness.



In 2011 Dr Johnson co-authored 'Young People leaving state out-of-home care: Australian policy and practice' (Australian Scholarly Publishing) and was appointed to the prestigious Australian Bureau of Statistics Homelessness Statistics Reference Group (HSRG) to advise the ABS on the development, collection, compilation, production and dissemination of robust statistics for understanding and reporting on homelessness in Australia. Guy was also invited to be the guest editor for Parity's special edition on Homelessness Research: Improving Services, Improving Outcomes and Working to End Homelessness (2011) 24 (9) and also received a Media Performance Award from RMIT University.

Dr Jan Scheurer

Senior Research Fellow

Jan's areas of expertise are urban design, transport planning, sustainability policy and mobility culture. His Senior Research Fellow position is shared between the AHURI RMIT Research Centre and the Faculty of Built Environment at Curtin University, Perth. He currently teaches in the Sustainability and Climate Change Policy program at Curtin University, and the Department of Planning and Community Development (DPCD) PlaNet program in Melbourne.



Jan has developed an award-winning tool for land use-transport integration assessment (Spatial Network Analysis for Multimodal Urban Transport Systems or SNAMUTS), which is the subject of an ARC Discovery grant in 2011-2013 to a collaborative team at RMIT and Curtin Universities, and will be applied to an extended sample of 25 cities worldwide during this period.

Dr Sharon Parkinson

Postdoctoral Research Fellow

Sharon Parkinson is a Research Fellow and joined the AHURI Research Centre in 2007 to work on an ARC international linkage project led by Professor Gavin Wood (RMIT) and Professor Susan Smith (Cambridge University). Sharon has a combined background in public health and the social sciences, with research experience spanning over 15 years in private consultancies, non-government research organisations, and now academia. Throughout her career, Sharon has led several housing related research projects and consultancies in the areas of homelessness and housing insecurity and has developed particular expertise in longitudinal data analysis including econometric modelling and qualitative biographical methods, as well as service program planning and evaluation. Her areas of research and policy interest include labour and housing market connections, housing insecurity and homelessness, housing wealth and consumption, and the social determinants of health and wellbeing. Her PhD, *The Rise of the Working Insecure Household*, submitted in 2010, examined the connection between changing labour and housing markets in Australia during the period of restructuring and growth between 1992 and 2007. Following on from her PhD Sharon was awarded a nationally competitive AHURI three year postdoctoral research fellowship.



Recently completed and ongoing project include:

- Process evaluation of the J2SI Program (leader)
- Housing security consequences of underemployment (co leader)
- Homelessness and 'Housing First': Issues for Australian policy and practice

Dr Melek Cigdem

Research Fellow

Melek Cigdem joined AHURI in 2010, shortly after completing her PhD in Economics at Latrobe University. Melek has since been a co-author of two AHURI-funded research projects. The first project, titled 'Modelling the impacts of the Henry Review tax recommendations on housing supply and affordability', was co-authored with Professor Gavin Wood, Dr Elizabeth Taylor, and Dr Rachel Ong (Curtin University) and examines the impact on supply and affordability from implementation of the Henry Review recommendations in relation to negative gearing, land tax and stamp duty. The second project was co-authored with Professor Gavin Wood and is titled 'Cost-effective methods for evaluating Neighbourhood Renewal programs. Her main areas of expertise are in econometric modelling of large panel datasets, quasi-experimental designs, hedonic price modelling, taxation modelling and data imputation and Geographic Information Systems (GIS), spatial analysis and modelling.



Dr Elizabeth Taylor

Research Fellow

Liz completed her PhD at RMIT in early 2011 and continued as a research fellow for the remainder of the year. Her thesis examined the influence of property owners on planning, focusing on conflicts around urban consolidation policies. She worked on a number of research projects including as a chief investigator on an AHURI funded project examining resident third party planning appeals against higher density housing applications; and participated on a project on disputes in owners' corporations funded by the Legal Services Board. At the end of 2011 Liz was awarded two post doctoral fellowships: one with RMIT AHURI and the other a McKenzie fellowship at Melbourne University. After much deliberation Liz chose to take up the position at Melbourne University. After five years with RMIT AHURI she left with many good memories, experiences and friends.



Ms Serena Lim

Research Centre Coordinator

Serena ensures that the RMIT AHURI Research Centre runs smoothly and efficiently. Amongst her many responsibilities:

- Manages financial records for AHURI, including budget preparation and projection, to assist with the development of business plans.
- Manages AHURI's human resources activities, including supervision and organising of research assistants and casual staff;
- Provides assistance to AHURI's researchers with preparation of research funding applications, including costing and budgetary information and assessment of project viability, and contracts management;
- Provides assistance in the preparation of formal reports of AHURI's projects to external funding bodies as required;
- Monitors grant reporting requirements, including research grants, commercial activities to facilitate management and accountability;
- Manages special projects such as conferences, seminars and workshops.



Honorary Appointments

Adjunct Professor Duncan Maclennan

University of St Andrews, Scotland, UK

Adjunct Professor Geoff Meen

University of Reading, UK

Adjunct Professor Susan Smith

Girton College, Cambridge, UK

Associate Professor Anitra Nelson

Principal Research Fellow Dr Marietta Haffner

Delft University of Technology, the Netherlands

Dr Julie Lawson

Delft University of Technology, the Netherlands

Dr Joe Flood

Associate Members

Professor Michael Buxton

RMIT University

Associate Professor John T Jackson

RMIT University

Dr Joe Hurley

RMIT University

Dr Susie Moloney

RMIT University

Michael Emslie

Dr Annette Kroen

Victorian Government Department of Transport

RMIT-AHURI affiliated PhD Students in 2011

Alice Stoakes

The impact of change of women's marital status on labour and housing market experiences of female-headed households.

Scholarship(s): AHURI Top Up & APA

Supervisors: Gavin Wood and Sara Charlesworth

Bronwyn Meyrick

Housing Affordability or Environmental Sustainability: what's the right thing to do?

Scholarship(s): AHURI Top Up & APAI

Supervisors: Mike Berry and John Morrisey

Naomi Bailey

Breaking the cycle: chronic homelessness and supported housing.

Scholarship(s): AHURI Top Up & APAI

Supervisors: Chris Chamberlain and Guy Johnson

Tammy Wong

The city as a curated space: A comparative case study of the visual arts in the public realm in central Melbourne Sydney.

Scholarship(s): AHURI Top Up & APA

Supervisors: Elizabeth Grierson and David Forrest

Kristen Bell

Spatial Network Analysis for Multimodal Transport Systems: Planning for best practice public transport networks.

Scholarship(s): AHURI Top Up & APA

Supervisors: Paul Mees and Jan Scheurer

Carlo Carli

Getting it right? The relationship between private and public providers of public transport in a period of privatisation.

Supervisors: Robin Goodman and David Hayward

Ian Jones

Defining Sustainable Transport through Planning Practice: Developing a Normative Mobility Framework for the Melbourne Metropolitan Transport System.

Scholarship(s): APA

Supervisors: Robin Goodman and Ralph Horne

Thunradee Thavegan

Bridging the Governments and Civil Society through Network Governance in Thailand: Two Case Studies of Local Environmental Policy Network Analysis in Songkhla and Buriram Provinces

Supervisors: Paul Battersby and Robin Goodman

Naveed Agro

The compact city model and sustainability in Pakistan

Supervisors: Robin Goodman and Michael Buxton

Tom Bolton

The Dynamics of Housing Affordability and the Housing Tenure of the Low Paid

Supervisors: Gavin Wood and Tony Dalton

Roberto Colanzi

Avoiding Carbon Lock-in: an analysis of government, community and industry responses to proposed political and economic models of urban development with specific focus on private transport mobility in major cities of Viet Nam

Supervisors: Ralph Horne and Tony Dalton

Kathryn Daley

Young people and problematic substance use

Supervisors: Guy Johnson and Chris Chamberlain

PhD Completions 2011

Elizabeth Taylor

Housing Interest Groups, Housing Affordability Crises, and the Planning System in Melbourne.

Scholarship(s): AHURI Top Up & RMIT PhD Scholarship

Supervisors: Gavin Wood and Robin Goodman

Joe Hurley

Sustainability and Master Planned Estates: from principle to practice.

Scholarship(s): APAI

Supervisors: Ralph Horne and Robin Goodman

NEW RESEARCH PROJECTS IN 2011

Category 1 Research Projects

Marginal Rental Housing and Marginal Renters: A Typology for Policy

Grantor: AHURI Ltd

Researcher(s): Robin Goodman (RMIT), Keith Jacobs (University of Tasmania), Anitra Nelson (RMIT), Tony Dalton (RMIT) & Elizabeth Taylor (RMIT)

Total Grant: \$222,337

This research project addresses the current conditions, trends, the drivers of change and the implications of the housing policy to marginal rental housing. It aims to provide a comprehensive analysis of the dynamics driving the use of various forms of marginal rental housing, a deeper understanding of how they are used, the experiences and circumstances of users, culminating in a marginal rental typology. The result will offer a strong evidence base for policy-making, allowing differentiated and appropriate treatments of the various forms of marginal rental housing and renters and future monitoring of trends and conditions.

Cost-effective Methods for Evaluation of Neighbourhood Renewal Programs

Grantor: AHURI Ltd

Researcher(s): Gavin Wood (RMIT) & Melek Cigdem (RMIT)

Total Grant: \$170,404

This project aims to design and implement a robust, cost effective, quasi-experimental methodology for the evaluation of urban renewal programs. Evaluation of neighbourhood evaluation programs can help policy makers monitor their effectiveness. While benefits within the boundaries of targeted renewal areas are of primary interest, it is important to recognise the benefits in adjacent neighbourhoods. The study method is capable of measuring their size, and rate of decay, as distance from renewal areas increases. Data sets and computer programs will be made available to government agencies interested in implementing the evaluation method.

The Housing Security Consequences of Underemployment

Grantor: AHURI Ltd

Researcher(s): Iain Campbell (RMIT), Sharon Parkinson (RMIT) & Gavin Wood (RMIT)

Total Grant: \$130,629 (plus AHURI funding linked to the postdoctoral position \$45,000 a year)

This research project aims to provide a comprehensive population-wide analysis of the consequences of time-related underemployment as it relates to different housing tenures and household groups. It will enable policy makers to develop informed housing assistance interventions for those adversely affected. The research design will provide robust evidence on the housing outcomes of underemployment workers that can be generalised to the broader Australian population.

Journeys Home: Longitudinal Study of Factors Affecting Housing Stability

Grantor: FaHCSIA

Researcher(s): Guy Johnson (RMIT)

Total Grant: \$128,000

As part of the National Homelessness Research Agenda, the Australian Government commissioned the Melbourne Institute of Applied Economic and Social Research at Melbourne University to undertake the Journeys Home: Longitudinal study of factors affecting housing stability. Journeys Home aims to improve the understanding of, and policy response to, the diverse social, economic and personal factors that are related to homelessness and the risk of becoming homeless. It will be the first large-scale longitudinal study assessing a broad sample of Australians who are homeless or at risk of homelessness. In recognition of his expertise in the area of homeless research Guy was approached by Melbourne University to be a part of the research team.

Housing Supply Bonds - a suitable instrument to channel investment towards affordable housing in Australia?

Grantor: AHURI Ltd

Researcher(s): Julie Lawson (RMIT), Vivienne Milligan (University of New South Wales) & Judy Yates (University of New South Wales)

Total Grant: \$122,438

This project addresses the concerns in housing choice and the need for an increased supply of social/affordable housing. It addresses the deficiencies in existing public financing mechanisms by investigating and proposing adaptation of successfully implemented private financing scheme overseas to Australian conditions and demands.

Sustaining Home Ownership in the 21st Century: Emerging Policy Concerns – Essay

Grantor: AHURI Ltd

Researcher(s): Gavin Wood (RMIT) & Rachel Ong (Curtin University)

Total Grant: \$28,808

The essay aims to chart the challenges to homeownership in the 21st century, and explore the possible policy responses to these challenges. It will offer new insights that will allow policy-makers to consider whether recent findings on precarious homeownership warrant a shift in policy focus away from assisting renters into homeownership toward helping existing owner-occupiers retain homeownership. Charting new directions in which housing policy should be developed to promote housing stability in an increasingly volatile financial environment.

Homelessness and 'Housing First': Issues for Australian Policy and Practice – Essay

Grantor: AHURI Ltd

Researcher(s): Guy Johnson (RMIT), Sharon Parkinson (RMIT) & Cameron Parsell (University of Queensland)

Total Grant: \$26,010

The US Housing First model is one approach to rehousing those experiencing chronic and street based homelessness gaining prominence in policy discourse and now being widely implemented through out Australia. This essay provides a critical and reflective analysis of the Housing First approach

Refugees, Housing and Social Inclusion in Australia (collaborative with UWA)

(Commencing 2012)

Grantor: AHURI Ltd

Researcher(s): Paul Flatau (UWA); Farida Fozdar (UWA); Anne Pedersen (UWA); Val Colic-Peisker (RMIT)

Total Grant: \$193,322 (ex GST)

The study maps the housing, neighbourhood, and non-shelter experiences of humanitarian entrants to Perth and Melbourne for a period of three years from the point of arrival, seeks to understand, whether, how and to what degree humanitarian entrants face difficulties in accessing and sustaining long-term housing, the non-shelter consequences of the housing outcomes achieved by humanitarian entrants, the role of neighbourhood in affecting the lived experiences of humanitarian entrants and the effectiveness of housing support programs in assisting humanitarian entrants achieve desired housing outcomes.

The edges of home ownership (Commencing 2012)

Grantor: AHURI Ltd

Researcher(s): Gavin Wood (RMIT), Susan J. Smith (Girton College, UK), Rachel Ong and Clinton McMurray (Curtin University)

Total Grant: \$181,278

This project examines the 'churn' on the edges of home ownership to deepen understanding of entry (affordability), sustainability (risk of exit through financial stress) and utility (retirees trading-out for asset-based welfare). The study will be across all age groups with implications for a number of policy areas including home ownership, retirement incomes policy, subsidies to first home owners and CRA.

**Housing equity withdrawal: uses and risks of alternative options for older Australians
(Commencing 2012)**

Grantor: AHURI Ltd

Researcher(s): Rachel Ong, Therese Jefferson and Siobhan Austen (Curtin University), Gavin Wood (RMIT), Marietta Haffner (Delft University, Netherlands),

Total Grant: \$133,332

Recent economic events have highlighted the riskiness of housing as a vehicle for retirement funding. This project will uncover the financial costs and risks of alternative housing equity withdrawal mechanisms and offer recommendations of financial products which can mitigate risks associated with housing equity withdrawal in old age.

**Wellbeing outcomes of low-income renters: a multi level analysis of area effects
(Commencing 2012)**

Grantor: AHURI Ltd

Researcher(s): Sharon Parkinson (RMIT); Melek Cigdem (RMIT); Rachel Ong (Curtin University); Elizabeth Taylor (Melbourne University)

Total Grant: \$102,684 (ex GST) (plus AHURI funding linked to the postdoctoral position \$45,000 a year)

The project aims to provide a multilevel analysis of the wellbeing outcomes of low-income renters living in diverse locations. It combines HILDA, ABS, and ATO data to isolate the area-based level from household level effects across time. The research helps to inform area-based policies on social mix and affordability.

Other Funded Contract Research Projects

Appropriate dispute resolution for Victorian owners corporation internal disputes

Grantor: Legal Services Board

Researcher(s): Robin Goodman (RMIT), Rebecca Leshinski (Swinburne University), Kathy Doulgas (RMIT) and Peter Condliffe (Victorian Bar).

Total Grant: \$40,000

The project tracked how appropriate dispute resolution mechanism of the Owners Corporation Act 2006 is being used by a sample of metropolitan and regional owners corporations. The project developed a publicly available online consumer tool on mediation techniques for owners corporation internal disputes.

Examining refugee employment trajectories and the role of intergenerational communication in enabling settlement

Grantor: University of Queensland Collaboration and Industry Engagement Fund

Researcher(s): Aparna Hebbani (UQ), Cindy Gallois (UQ), Levi Obijiofor (UQ), Nigar Khaewaja (QUT), Val Colic-Peisker (RMIT).

Total Grant: \$11,138

Estimating the marginal value of housing characteristics and their implications for urban design

Grantor: RMIT Business Research Grant Scheme

Researcher(s): Jonathan Boymal and Ashton de Silva (RMIT – Economics, Finance & Marketing),
Gavin Wood (RMIT)

Total Grant: \$10,000

This project will estimate the marginal private cost of particular dwelling characteristics in the Melbourne metropolitan area and how these have changed over time. It will assist in improving the design of urban communities by providing information on the trade-offs amongst structural (e.g. lot size and number of bedrooms) and spatial dimensions (e.g. accessibility to public transport and distance to shops) faced by prospective dwelling purchasers, as well as on the changing relationship between the private net costs of spatial characteristics and the social net costs of these characteristics.

ONGOING AND COMPLETED PROJECTS

Category 1 Research Projects

Understanding the patterns, characteristics and trends in the housing sector labour force in Australia

Grantor: AHURI Ltd

Researcher(s): Tony Dalton (RMIT), Lucy Groenhardt (RMIT), Ralph Horne (RMIT), Prem Chhetri (RMIT), Jonathan Corcoran (University of Queensland)

Total Grant: \$132,427

The research assists in establishing greater certainty in policy aimed at ensuring adequate housing supply, good economic management and future contribution of the residential sector through an institutional analysis of the housing industry that is engaged in building new dwellings and renovating existing housing. A particular focus is on employment within the housing sector labour force and its contribution to the national economy; developing a better understanding of how the housing sector labour force has responded to population changes and household formation over the last decade in Australia; and analysing the housing sector labour force spatially and consideration of potential 'spatial mismatch' between the demand for dwellings and supply of labour.

Australian suburban house building: industry organisation, practices and constraints

Grantor: AHURI Ltd

Researcher(s): Tony Dalton (RMIT), Ron Wakefield (RMIT), Ralph Horne (RMIT)

Total Grant: \$129,033

The research aims to assess the impact of current work processes and management of subcontractors on productivity in the housing construction industry. It seeks to test the hypothesis that delays in housing construction are at least partly caused by difficulties in the work processes and/or management systems of subcontractors by tracking the current use and practices of subcontractors. The findings promises widespread implications for Australia's residential housing construction sector and associated policies addressing the undersupply of housing.

Breaking the Cycle: The role of housing and support in resolving chronic homelessness.

Grantor: Australian Research Council

Researcher(s): Guy Johnson (RMIT), Chris Chamberlain (RMIT)

Total Grant: \$127,757

This is a PhD study examining role of support and housing in breaking the cycle of chronic homelessness.

Other countries' policy initiatives to meet the housing needs of asset-poor older persons: Implications for Australia

Grantor: AHURI Ltd

Researcher(s): Gavin Wood (RMIT), Val Colic-Peisker (RMIT), Mike Berry (RMIT), Rachel Ong (Curtin University)

Total Grant: \$120,315

The project will help inform this area of Australian policy debate through a mixed methods approach: first, by identifying policy lessons drawn from experience of six overseas countries through a systematic comparative literature review; second, by scoping the scale of the problem in Australia through the analysis of HILDA survey panel data; and third, by using qualitative research (interviews and focus groups) to drill down and uncover the coping strategies older Australians expect to employ in addressing the housing implications of their financial situation

Resident Third Party Objections and Appeals Against Planning Applications: Implications for Medium Density and Social Housing

Grantor: AHURI Ltd

Researcher(s): Nicole Cook (RMIT), Val Colic-Peisker (RMIT), Elizabeth Taylor (RMIT) & Joe Hurley (RMIT)

Total Grant: \$93,389

This project focuses on residents' concerns about changing neighbourhoods: as part of a democratic ethos of public participation in planning, many jurisdictions provide third-party rights of objection and appeal to interested groups. It aims to systematically examine two models of public engagement in planning approval processes. The assessment of planning approaches best able to mediate conflicting views in delivery of medium density and social housing is crucial to inform policy.

Planning reform, land release and the supply of housing

Grantor: AHURI Ltd

Researcher(s): Robin Goodman (RMIT), Gavin Wood (RMIT), Michael Buxton (RMIT), Prem Chhetri (RMIT), Elizabeth Taylor (RMIT)

Total Grant: \$88,541

The aim of the project is to establish the link between land use planning policies and mechanisms and the form of housing supplied by examining details of both planning and policy and housing supply in Victoria over a time period covering two significant policy regime shifts. This research will assist policy makers to judge the effectiveness of changes to the planning system and planning policies. It will provide a template offering guidance to policy makers in Australia on how the impact of planning systems and policies on housing supply might be monitored.

Investigative panel on a socially sustainable housing system

Grantor: AHURI Ltd

Researcher(s): Mike Berry (RMIT), Peter Williams (Joseph Rowntree Foundation, UK)

Total Grant: \$75,064

The project brought together a small group of 'thought leaders' across the housing policy, industry and research communities to identify key trends, challenges and opportunities in housing futures for Australia, looking to the medium-to-long-term.

Interaction/engagement was achieved through an ongoing 'conversation' by way of emails and face-to-face forums.

Modelling the impacts of the Henry Review Tax recommendations on housing supply and affordability

Grantor: AHURI Ltd

Researcher(s): Rachel Ong (Curtin University), Gavin Wood (RMIT), Melek Cigdem (RMIT)

Total Grant: \$52,843 (RMIT share)

In light of continuing concerns about the affordability of housing, this project's findings have potentially important implications for the future design of policies that affect housing outcomes. They will help policy-makers judge the effectiveness of the Henry Review's recommendations in addressing housing supply issues, and highlight aspects of the recommendations that may remove (or introduce) distortions in housing investment and the housing market.

Spatial Network Analysis for Multimodal Urban Transport Systems

Grantor: Australian Research Council – Discovery grant award

Researcher(s): Prof Carey Curtis, Roger Mellor (Curtin University), Dr Jan Scheurer (RMIT/Curtin University), Dr Paul Mees (RMIT), Kristen Bell (RMIT)

Total Grant: \$458,000

This project, extends from previous projects, addresses the important gap in understanding of the relationship between housing market change and transport accessibility and in determining appropriate policy responses to growing problems of 'transport disadvantage

Other Funded Contract Research Projects

Breaking the Cycle: Evaluation of the streets to home initiative

Grantor: The Salvation Army and HomeGround Services

Researcher(s): Guy Johnson (RMIT), Chris Chamberlain (RMIT), Sharon Parkinson (RMIT)

Total Grant: \$230,000

The project is a three year longitudinal study evaluating Melbourne Street to Home initiative. Melbourne Street to Home (MS2H) is a new program providing coordinated housing, support services and health intervention targeted at the most vulnerable people who are rough sleeping in inner-Melbourne.

Journey to Social Inclusion (J2SI): Evaluation – RCT Outcomes Study

Grantor: Sacred Heart Mission

Researcher(s): Guy Johnson (RMIT), Sharon Parkinson (RMIT), Yi ping Tseng (Melbourne Institute of Applied Social and Economic Research); Daniel Kuehnle

Total Grant: \$153,036

The project is a four year randomised control study which is aimed to assess the effectiveness of the Journey to Social Inclusion program to break the cycle of chronic homelessness.

J2SI is a three year initiative that aims to improve the health, well-being, and the social and economic participation of people who are chronically homeless. It provides intensive, long term support for each person including therapeutic and skills building services.

Journey to Social Inclusion (J2SI): Process evaluation

Grantor: Sacred Heart Mission

Researcher(s): Sharon Parkinson (RMIT)

Total Grant: \$59,400

This project documents and reviews the effectiveness J2SI program model in responding to the housing and support needs of the chronically homeless within a best practice framework. The process evaluation runs along side the randomised control study and seeks to connect service program activities with short, intermediate and longer term client outcomes.

Public transport scenarios

Grantor: City of Melbourne

Consultant(s): Jan Scheurer (RMIT)

Total Grant: \$13,046

The project investigates the extent of public transport infrastructure and service improvements required across metropolitan Melbourne to cater for: the mobility needs of additional residents and jobs resulting from urban intensification within the City of Melbourne; the aspirational mode-share target included within the Future Melbourne Community Plan.

The project considers the impact of: already committed infrastructure projects identify in the Victorian Transport Plan; the significant service frequency increases on all public transport modes; ambitious priority measures on the surface public transport network, particularly in the inner region; a long term and much expanded public transport network.

PUBLICATIONS IN 2011

Book Chapters

- Colic-Peisker, V. (2011), 'Cosmopolitanism as a civilizing project', in J. Malpas & K. Jacobs (eds.) *Between the Outback and the Sea: Cosmopolitanism and Anti-Cosmopolitanism in Contemporary Australia*, Perth: University of Western Australia Press.
- Berry, M., Dalton, T. and Nelson, A. (2011) 'The Impacts of the Global Financial Crisis on Housing and Mortgage Markets in Australia: A View from the Vulnerable', in Forrest, R. & Yip, N. (Eds.) *Housing Markets And The Global Financial Crisis: The Uneven Impact on Households*, Edward Elgar, London.
- Wood, G., Ong, R. and Dockery A. M. (2011) 'The Long Run Decline in Employment Participation for Australian Public Housing Tenants: An investigation.' In A. Marsh and K. Gibb (eds.) *Housing Economics Volume 5: Government, Policy and Contemporary Developments.*, Sage Publication, pp.175-200, 2011.

Journal Articles

- Chamberlain, C. & Johnson, G. (2011) 'Pathways into adult homelessness', in *Journal of Sociology* iFirst Article pp.1-18 DOI: 10.1177/1440783311422458
- Colic-Peisker, V & Johnson, G. (2011) 'Liquid life, solid homes: Young people, class and homeownership', in *Sociology*, pp.1-16 DOI: 10.1177/0038038511428754.
- Colic-Peisker, V. (2011) 'A new era in Australian multiculturalism? From working-class "ethnics" to a "multicultural middle-class"', *International Migration Review*, 45(3): 561-586, Fall 2011
- Colic-Peisker, V. (2011) 'Ethnics' and 'Anglos' in the Australian labour market: Advancing Australia fair?' *Journal of Intercultural Studies*, 32(6): 639-656, Dec 2011
- Colic-Peisker, V. and Farquharson, K. (2011) 'Introduction: A New Era in Australian Multiculturalism? The Need for Critical Interrogation', *Journal of Intercultural Studies*, 32(6): 579-586
- Dalton, T., Horne, R., Chettri, P., Groenhart, L. and Corcoran J. (2011) *Understanding the patterns, characteristics and trends in the housing sector labour force in Australia*, Positioning Paper No 142, Australian Housing and Urban Research Institute, Melbourne.
- Dalton, T., Wakefield, R. and Horne, R. (2011) *Australian suburban house building: industry organisation, practices and constraints*, AHURI Positioning Paper No. 143, Australian Housing and Urban Research Institute, Melbourne.
- Johnson, G. & Chamberlain, C. (2011) 'Are the Homeless Mentally Ill?', in *Australian Journal of Social Issues* 46(1) pp. 29-48.
- Johnson, G. Natalier, N. Liddiard, M. & Thoresen, S. (2011) 'Out in the world with no-one: A qualitative study of the housing pathways of young people who have recently left state out-of-home care' in Mendes, P. Johnson, G. & Moslehuddin, B. *Young People leaving state out-of-home care: A research-based study of Australian policy and practice*. Australian Scholarly Publishing, Melbourne.
- Maller, C., Horne, R. and Dalton, T. (2011) 'Green Renovations: Intersections of Daily Routines, Housing Aspirations and Narratives of Environmental Sustainability', *Housing Theory and Society*, Available online 11 Aug 2011
- Mendes, P. Johnson, G. & Moslehuddin, B. (2011) *Young People leaving state out-of-home care: A research-based study of Australian policy and practice*. Australian Scholarly Publishing, Melbourne.
- Mendes, P. Johnson, G. & Moslehuddin, B. (2011) 'Effectively preparing young people to transition from out-of-home care: An examination of three recent Australian studies' in *Family Matters* 89 pp. 59-68.

- Natalier, K. & Johnson, G. (2011) 'A qualitative study of the housing pathways of young people who have recently left out of home state care', in *Housing, Theory and Society*, iFirst Article pp.1-17 DOI: 10.1080/14036096.2011.592215
- Parkinson, S, Johnson, G, Tseng, Y, Kuehnle, D, & Wylie, N (2011) 'Evaluating J2SI: Linking the Processes and Outcomes of Becoming Housed', *Parity: Evaluating Homelessness Programs*, Vol.24, Issue 7.
- Wood, G., Dockery, A.M. and Ong, R. (2011) 'Measuring Work Disincentives: Taxes, benefits and the Transition into Employment.' *Australian Journal of Labour Economics*, Vol.14, No.3, pp.265-288, 2011.
- Wood, G., Beer, A., Baker, E. and Rafferty, P. (2011) 'Housing Policy, Housing Assistance and the Wellbeing Dividend: Developing and Evidence Base for Post-GFC Economies.' *Housing Studies*, 26:7-8, pp.1171-1192, October 2011.
- Wood, G., Ong, R. (2011) 'Factors Shaping the Dynamics of Housing Affordability in Australia 2001-06.' *Housing Studies*, 26:7-8. Pp.1105-1127, October 2011.
- Wood, G., Sommervoll, D. E. (2011) 'Home equity Insurance.' *Journal of Financial Economic Policy*, Vol.3, Iss.1, 2011.
- Wood, G., Ong, R. & McMurray, C. (2011) 'Housing tenure, energy expenditure and the principal-agent problem in Australia.' *17th Pacific Rim Real Estate Society Conference*, Gold Coast, 16-17 January 2011.

Conference – refereed

- Colic-Peisker, V. (2011) 'How much cosmopolitanism there is in globalisation? The case of global warming policy debate', TASA 2011 Refereed proceedings, edited by S. Threadgold, E. Kirby and J. Germov, University of Newcastle, Australia, 28 Nov-1 Dec 2011
- Goodman, R. and Moloney, S. (2011), 'Melbourne's activity centre policy: A post-mortem', in *State of Australian Cities National Conference 2011*, Melbourne, Australia, 29 November - 2 December 2011, pp. 1-11.
- Goodman, R., Taylor, E., Leshinsky, R. and Douglas, K. (2011), 'Appropriate dispute resolution and the owners Corporation Act 2006 (VIC)', in *State of Australian Cities National Conference 2011*, Melbourne, Australia, 29 November - 2 December 2011, pp. 1-13.
- Hurley, J., Taylor, E., Cook, N. & Colic-Pesker, V. (2011) "In the Fast Lane: Bypassing Third Party Objections and Appeals in Planning Approval Processes" State of Australian Cities Conference 2011, Melbourne.
- Loewa S, Scheurer J (2011) Airport Access by Public Transport in Hamburg: Does Demand Follow Supply? World Planning Schools Congress, Perth (WA), July 2011
- Johnson, G., Parkinson, S., & Parsell, C. (2011) 'Housing First: A new approach to resolving chronic homelessness in Australia', 'Mixite': an urban and housing issue? *European Network of housing Researchers*, Toulouse, July 5th – 8th.
- Parkinson, S, Johnson, G, Tseng, Y, Kuehnle D, Wylie, N (2011) *Evaluating homeless service interventions: towards an integrated framework for linking processes and outcomes*, paper presented at the 23rd ENHR conference, Toulouse 5-8 July.
- Scheurer J, Woodcock I (2011) Transforming Melbourne through Transit Oriented Intensification: Implications for public transport network performance, accessibility and development densities. 5th State of Australian Cities Conference, Melbourne (VIC), November/December 2011
- Taylor, E, and Watling. R, (2011) "Long Run Patterns of Housing Prices in Melbourne" State of Australian Cities Conference 2011, Melbourne.
- Wood, G., Ball, M., Taylor, E., Cigdem, M., (2011) 'Urban Growth Boundaries and their Impact on Land Values', Paper presented to the European Regional Science Association (ERSA) Congress, Barcelona 2011.

Papers, articles, reports – non-referred

- Colic-Peisker, V. (2011) 'Diaspora Croata: Emociones, intereses y lo que hay por medio' ['Croatian diaspora: Emotions, interests and all in between'], *Culturas* No 9, Jan 2011, pp. 108-122 (Spain).
- Colic-Peisker, V. and Wood, G. (2011) '*Housing asset-poor older Australians*', ENHR 2011, Toulouse, 5-8 July 2011
- Colic-Peisker, V. (2011) '*Xenophobia in countries of immigration? Australia, Canada and US*', Institute for Migration and Ethnicity (IMIN) 3rd Round Table, Zagreb, 10 Nov 2011
- Colic-Peisker, V. (2011) '*Mobility and its discontents: a view from Australia*', Spaces and Flows Conference, Prato, Italy, 17-18 Nov 2011
- Colic-Peisker, V. (2011) '*Utopia via dystopia? The impossibility of cosmopolitanism*', Australian and international perspectives on the cosmopolitan civil sphere ASSA Workshop, Griffith University, Brisbane, 28-29 April 2011
- Johnson, G. (2011) 'Homelessness and research: A golden age or a missed opportunity', in *Parity*.
- Johnson, G. Parkinson, S., Tseng, Y. Kuehne, D. & Wylie, N (2011) 'Evaluating J2SI: Linking the processes and outcomes of becoming housed, in *Parity* 24(7).
- Johnson, G. (2011) 'Can Housing First make Housing Last', in *Parity* 24(2).
- Johnson, G. (2011) 'The space between: The challenge of social inclusion for formerly homeless people' Key note address. *Social Inclusion: Knowledge, policy and practice conference*, La Trobe University, Melbourne November 23 - 25th
- Johnson, G. Tseng, Y. & Parkinson, J. (2011). 'Journey to Social Inclusion: 12 month outcomes', *Homelessness and the Law Forum, convened by the Public Interest Law Clearing House (Vic)* Melbourne, November 17th
- Johnson, G. (2011) 'Pathways from out of home care', *Children, young people and housing. FaHCSIA-AHURI Seminar series*, Canberra March 10.
- Johnson, G. (2011) 'Heath and Homelessness'. Keynote speaker *Listening, Collaborating & Navigating: Integrating Collaborative Practice between the Mental Health & Homelessness Support Sectors for Better Health & Wellbeing*. Inner North West Primary Care Partnership, October 25th, Abbotsford Convent
- Johnson, G. (2011) Family and Community Services, Housing NSW *Youth Homelessness Forum*, Keynote speaker, 16 June 2011 Mercure Hotel, Sydney
- Scheurer J (2011) Integrating Light Rail across Metropolitan Perth. Urban Rail 2011 Conference, Sydney (NSW), May 2011
- Scheurer J, Straatemeier T (2011) Measuring Spatial Accessibility in the Dutch Randstad Region: Understanding the Geographical Layers of Daily Urban Systems. World Planning Schools Congress, Perth (WA), July 2011
- The Melbourne Institute of Applied Economic and Social Research and RMIT University (2011) *Locating and designing Journeys' Home: A literature review*. FaHCSIA, Canberra.

KEY COLLABORATORS

Girton College, Cambridge University, United Kingdom
City of Melbourne
Curtin University, Western Australia
Delft University, Netherlands
Department of Planning and Community Development, Victoria
The Department of Families, Housing, Community Services and Indigenous Affairs
Griffith University, Queensland
Heriot Watt University, Scotland
Institut za Etnologiju I Folkloristiku, Croatia
Joseph Rowntree Foundation, United Kingdom
Victorian Metropolitan Transport Forum
Melbourne Institute of Applied Social and Economic Research
Places Victoria
Queensland University of Technology
Reading University, United Kingdom
St Andrews University, Scotland
Swinburne University
Technical University of Hamburg
University of Technology, Sydney
University of Melbourne
University of Amsterdam, Netherlands
University of Glasgow, Scotland
University of Western Australia
University of Western Sydney
University of Queensland
University of Tasmania
University of New South Wales
University of Queensland
Sacred Heart Mission
Victorian Government Department of Transport

2011 FINANCIAL REPORT

For the period of 1 January – 31 December 2011

Income		\$
User Pays Fees (External sources) ¹	19,520	
Research grants income	646,984	
JRE/RIBG	63,462	
Miscellaneous income	6,259	
School support to AHURI ²	338,805	
Total income		1,075,030
Expenditure		
Operating expenses		
Salaries and on-costs	776,246	
Consumable materials	5,257	
Minor equipment, repairs and hire/lease	16,253	
Communication costs	9,086	
Memberships and subscriptions	1,116	
Publication and printing expenses ³	64,017	
Travel expenses		
National	20,421	
International	48,670	
Administration costs		
Meetings and conferences ⁴	19,017	
Contractors & consultancy services	83,164	
Gifts and gratuities ⁵	2,280	
Finance, legal and other	-3,378	
Facility expenses	3,520	
Payments to collaborative institutions	33,150	
Postgraduate scholarship allowances	17,921	
Staff development ¹⁴	1,882	
Capital expenditure		
Equipment acquisitions	0	
Total expenditure		1,098,623
Operating result		-23,593

- 1 Includes income from conference registrations and reimbursements from other institutions.
- 2 Salaries and on-costs for Centre Director (60% of salary), Centre Coordinator (50% of salary) and the Professor of Housing & Urban Research (past director).
- 3 Including \$64,000 AHURI Limited dissemination costs charge back.
- 4 Staff Conference registrations, venue hire, catering, meeting expenses, hospitality and entertainment.
- 5 Payments to interview participants in projects.

For enquiries:

AHURI RMIT Research Centre

School of Global, Urban and Social Studies

College of Design & Social Context

RMIT University

GPO Box 2476

Building 15 Level 4

Melbourne Victoria 3001

Australia

Phone: +61 3 9925 2272

Fax: +61 3 9925 9888

www.rmit.edu.au/ahuri