

# AUSTRALIA AFFORDABLE HOUSING CONFERENCE

TACKLING AUSTRALIA'S  
HOUSING AFFORDABILITY  
CRISIS

19 - 21 JULY 2017  
NOVOTEL SYDNEY  
CENTRAL HOTEL  
AUSTRALIA



## With the support of



Australian Institute of  
Landscape Architects

PROPERTY INVESTMENT  
PROFESSIONALS  
OF AUSTRALIA



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Government of South Australia  
Department for Communities  
and Social Inclusion

Urban Taskforce  
AUSTRALIA



# Australia Affordable Housing: Tackling Australia's Housing Affordability Crisis



Rethinking Housing through Partnerships, People, Places and Policies

Main Conference: 19-20 July 2017  
 Post-Conference Workshops: 21 July 2017  
 Venue: Novotel Sydney Central Hotel



## 7 Powerful Reason to Attend Australia Affordable Housing Conference

- H**ear from Cross Industries Experts on Overcoming the Challenges in Affordable Housing
- O**ptimize Policies on Affordable Housing with Effective State and Regulation Measures
- U**ncover Innovative Housing Design and New Technologies That Reduces Home Ownership Costs
- S**eize Valuable Insights Through Local International and Local Case Studies in the Delivery of Affordable Housing - Singapore & Switzerland
- I**nforn of the latest development in Australia Affordable Housing from the Government and Industry experts
- N**ail the Opportunities to Refine Organization's Strategies through Understanding the Latest Reforms in Delivering Affordable Housing
- G**ain Insights on the Various Funding Mechanisms Available in Expediting the Delivery of Affordable Housing in Australia

## THE CONFERENCE AT A GLANCE

FINAL EARLY BIRD ENDS ON 21 JUNE 2017!

### DAY 1: WEDNESDAY, 19 JULY 2017

- Keynote Address: The Future of Affordable and Social Housing in Australia
- The Economic Benefits of Property Investment
- Lightning Talk: Innovative Funding Vehicles to Australia Affordable Housing

### DAY 2: THURSDAY, 20 JULY 2017

- International Case Study: A Glimpse into Singapore's Public Housing Policy
- Pre-fab Housing - The New Green in Expediting the Delivery of Affordable Housing?
- Flat-pack Housing in Affordability Housing- Rethinking "Space" and "Wealth"
- Developing a Policy and Funding Framework For Social and Affordable Housing in Australia

### POST-CONFERENCE WORKSHOPS: FRIDAY, 21 JULY 2017

- Delivering Innovations And Developments In Shared Ownership in Affordable Housing
- Positioning Communities for Institutional Financing



All delegates are also invited to join us at our **Champagne Networking Session**. Enjoy a perfect glass of champagne, build exclusive networks and exchange powerful insights with delegates

### FEATURED SPEAKERS



**John Alexander OAM, MP**  
 Federal Member of Bennelong

Keynote Address: The Future of Affordable and Social Housing in Australia



**Chris Johnson**  
 Chief Executive Officer  
 Urban Taskforce

Producing Affordable Housing By A Carrot Rather Than A Stick



**Stephanie Hall**  
 Urban Planner, Infrastructure and Urban Renewal  
 PricewaterhouseCoopers

Looking Outside the City - Developing Medium Density Housing in the Suburb



**Mark Turner**  
 Chairman  
 Bridge Housing

Institutional Financing to Expedite the Delivery of Affordable Housing



**Dr Im Sik Cho**  
 Assistant Professor  
 National University Singapore

International Case Study: A Glimpse into Singapore Public Housing Policy

# Speakers' Line Up



**David Klingberg**  
Director and Principal  
**Smart Planning & Design**

*Chairperson*



**John Alexander OAM, MP**  
Federal Member of  
**Bennelong**

*Keynote Address: The Future of Affordable  
and Social Housing in Australia*



**Chris Johnson**  
Chief Executive Officer  
**Urban Taskforce**

*Producing Affordable Housing By A  
Carrot Rather Than A Stick*



**Philip Fagan-Schmidt**  
Executive Director  
**Housing SA**

*Developing a Policy and Funding  
Framework For Social and Affordable  
Housing in Australia*



**Dr Im Sik Cho**  
Assistant Professor  
**National University  
Singapore**

*International Case Study: A Glimpse into  
Singapore Public Housing Policy*



**Stephanie Hall**  
Urban Planner,  
Infrastructure and Urban  
Renewal  
**PricewaterhouseCoopers**

*Looking Outside the City - Developing  
Medium Density Housing in the Suburb*



**Mark Turner**  
Chairman  
**Bridge Housing**

*Institutional Financing to Expedite the  
Delivery of Affordable Housing*



**Professor David  
Adamson, OBE**  
Research and  
Development Manager  
**Compass Housing  
Services, Newcastle,  
NSW**

*Towards A National Housing Strategy*



**Amy Brown**  
Partner, Infrastructure  
Advisory  
**PricewaterhouseCoopers**

*Panel Discussion: Curbing the Housing  
Affordability Issue through Supply  
or Demand?*



**Dr Danika Wright**  
Lecturer  
**The University of  
Sydney**

*Controlling the Housing Asset Bubble:  
Affordability, Financial Stability and  
Regulation*



**Alexander Symes**  
Director  
**ASA**  
Co-founder  
**Big World Homes**

*Flat-pack Homes in Affordable Housing*



**Benjamin Kingsley**  
Chairman  
**Property Investment  
Professionals of Australia  
(PIPA)**

*The Economic Benefits of  
Property Investment*



**Dr Tuan Ngo**  
Director  
**Advanced Protective  
Technology of  
Engineering  
Structures (APTES)  
Group, University of  
Melbourne**

*Pre-fab Housing - The New Green in  
Expediting the Delivery of  
Affordable Housing?*



**Paul Bloxham**  
Chief Economist  
**HSBC**

*Housing Market is Too "Hot": Is Australia  
Heading Toward a Housing Bubble?*



**Hanna Elbeing**  
Senior Relationship  
Manager  
**SEFA (Social  
Enterprise Finance  
Australia Ltd)**

*The Co-Development Model*



**Shane Hamilton**  
Chief Executive Officer and  
Executive Director  
**Department of Family and  
Community Services  
Aboriginal Housing Office**

*Solving the Housing Pressure Through  
Demand Model Development*



**Blase Lambert**  
Chief Executive Officer  
**Confederation of  
Co-operative Housing**

*Co-operative and Social Housing -  
Web Presentation*



**Justin Douglas**  
Executive Director,  
Economics, Population  
& Land Use Analytics  
**Department  
of Planning &  
Environment**

*Understanding the Causes, not Just the  
Symptoms of Housing Affordability*

# Supporting Partners



The Property Investment Professionals of Australia (PIPA) was formed by industry practitioners with the objective of representing and raising the professional standards of all property investment professionals.

By developing codes of ethics and conduct, and professional standards of accreditation and education, PIPA members demonstrate their commitment to excellence to the investing public, government, regulators, the media and other stakeholders within the property investment industry.

Corporate link: <http://www.pipa.asn.au/>



APO is a research database and alert service providing free access to full text research reports and papers, statistics and other resources essential for public policy development and implementation in Australia, New Zealand and beyond.

Corporate link: <http://apo.org.au/>



Australian Institute of  
Landscape Architects

The Australian Institute of Landscape Architects (AILA) is the growing national advocacy body representing 3,000 active and engaged landscape architects, promoting the importance of the profession today and for the future. Committed to designing and creating a better Australia, landscape architects shape the world around us. They conceive, reimagine and transform the outside world from streetscapes to parks and playgrounds, transport solutions to tourism strategies, new suburbs and even cities.

Corporate link: <http://www.aila.org.au>



Australian Construction Industry Forum (ACIF) is the meeting place for leaders of the construction industry in Australia.

ACIF facilitates and supports an active dialogue between the key players in residential and non-residential building, and engineering construction, other industry groups, and government agencies.

ACIF's Members are the most significant associations in the industry, spanning the entire asset creation process from feasibility through design, cost planning, construction and building and management.

A key initiative is ACIF Forecasts - accurate and credible short- and long-term forecasts of demand for residential and non-residential building, and for engineering construction.

ACIF also provides a number of resources for the industry, including biannual ACIF Briefings, a directory of key organisations, as well as policies and productivity tools.

Corporate link: <http://acif.com.au>

# Welcome to the Australia Affordable Housing Conference: Tackling Australia's Housing Affordability Crisis

RETHINKING HOUSING THROUGH PARTNERSHIPS, PEOPLE, PLACES AND POLICIES

19 - 21 JULY 2017 | NOVOTEL SYDNEY CENTRAL HOTEL

## Who You Will Meet:

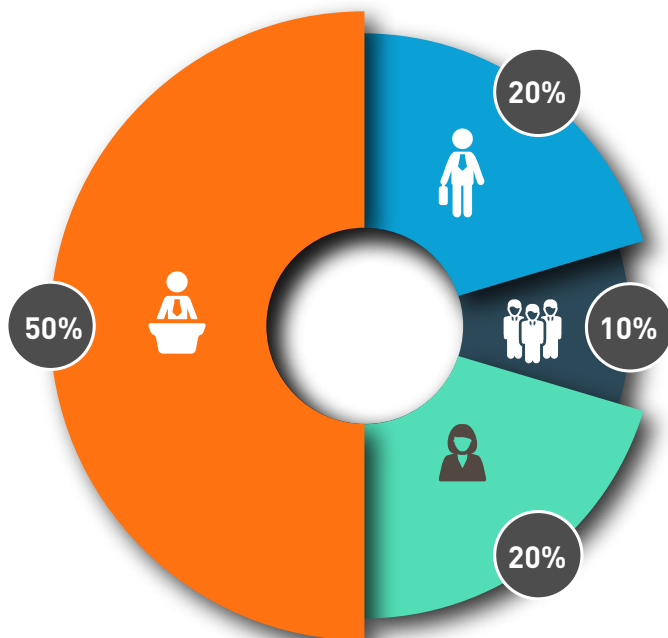
### Industries (including and not limited to):

Government Administration	
Government Relations	
Public Policy	
Real Estate	
Construction	
Architecture and Planning	
Civil Engineering	
Not-for-Profit Organizations - Community and Social Housing Providers	

### In the Roles of:

C-Level / GMs / VPs / Directors / Heads / Managers
Chief Executive Officers
Chief Financial Officers
Chief Operating Officer
Policy Advisors / Directors
Business Development Director / Managers
Mayors / Councilors
Urban and Regional Planners
Real Estate Developers
Property Developers
Home Builders
Construction Managers
Architects
Consultants

## Seniority Level of Delegates



### Seniority Level: 75% of Delegates will be Director Levels & Above

- Board / C-Level / President / Director / MD - 20%
- VP / Director / GM - 50%
- Manager - 20%
- Head of Departments - 10%

# Conference Highlights

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## 10 REASONS TO JOIN US THIS JULY

**A**

ALIGN your policies with the **latest reforms** in Australia's affordable housing market

**F**

FIGURE out **innovative funding mechanisms** that can assist in increasing the supply of affordable housing in Australia

**A**

ACHIEVE **stakeholder buy-in** from public and private sectors to expedite the delivery of affordable housing

**F**

FACILITATE **insightful discussions** with **key personnel** from related industries in resolving the housing crisis in Australia

**B**

BRING down the **construction and maintenance costs** of affordable housing by leveraging on **new technology breakthrough**

**O**

OPTIMIZE the **ROI of the affordable housing investment** through improving **operational efficiency**

**L**

LISTEN to and interact with financial, housing experts to understand and apply the **housing reform policies** into your planning

**R**

REDEFINE your perspectives in affordable housing strategy and delivery through **cross industry discussion**

**E**

ENVISION and develop a **holistic collaboration approach** to **foster strong public private partnerships** to ease the supply pressure in affordable housing

**D**

DISCOVER the **best practices** in affordable housing development strategies from both **local and international case studies**



## AUSTRALIA AFFORDABLE HOUSING CONFERENCE

# Main Conference Agenda

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## DAY ONE - 19 JULY 2017

*Housing prices in Australia have skyrocketed over the years and escalated into a housing crisis that is severely affecting housing affordability and sustainability of the market. As such, a call for housing reform has become not a choice but a pressing need for the government and related industries to curb the deteriorating housing affordability in the nation.*

*In order to understand the underlying issues of the escalating housing prices, the first day of the conference will delve into topics from understanding the current housing landscape in Australia from the perspective of funding and policy options available to better position strategies for reform. Following with insights and case studies shared from our line-up speakers, we will also look into both conventional and innovative funding mechanisms that could be beneficial in easing the strong reliance of government funding as well as the perceived low ROI by the private sector.*

*At the end of the first day, delegates will go through discussion to thoroughly analyze factors contributing to the ever rising housing price. Through this session, delegates will be able to draw a clearer picture on whether the rising prices are factors of insufficient supply or overheating demand.*

### Opening Address by Conference Chairman

**David Klingberg**  
Director and Principal  
Smart Planning & Design



09:00

David Klingberg has over 26 years' experience in the planning and the design industry. David specialises in bringing together teams and managing industry leaders to deliver outstanding outcomes in urban development, town planning and urban design. David has worked on significant projects nationally and internationally for state and local governments, as well as the private sector. These include land use strategies and growth area planning, mixed use and residential master planning, urban regeneration, town centre revitalisation studies and initiatives, state and local government planning policy development and urban design advice. David is driven to produce great planning and urban design outcomes, education and training. He regularly presents at conferences both in Australia and Asia and teaches at universities and for the Planning Institute of Australia.

### Keynote Address: The Future of Affordable and Social Housing in Australia

- The paradigm shift in Australia's housing demographic: How the changes affect the future planning of Australia's housing market
- Discussion on the needs on housing assistance and the decline in the availability of social housing
- Policies reform: Government strategies in meeting the heightened affordable housing demands

09:10

**John Alexander OAM, MP**

John Alexander, known as "JA" across the nation, was elected to Parliament in 2010 as a firm believer in opportunity and individual endeavour. Combined with a strong discipline these values laid the foundations for his success as a touring professional tennis player.

Since his election to Parliament as Liberal Member for Bennelong in 2010, JA has balanced his local duties with a role leading the Liberal Party Sustainable Cities Policy Taskforce and Chair of the Vision 2020 Policy Group. He also established and currently Chairs the bi-partisan Parliamentary Friends of Medicines Group and Parliamentary Friends of Rail Group which invite industry leaders to present emerging issues, research and opportunities to parliamentarians.

### Housing Market is Too "Hot": Is Australia Heading Toward a Housing Bubble?

- Overview of Australia's housing market and financing methods to identify the key risk areas of a housing bubble: low interest rate and cheap financing
- Influx of foreign buyers - Discussion on the impact of foreign buyers on the housing market and how it affects the purchasing power of Australian home buyers

**Paul Bloxham**  
Chief Economist  
HSBC

09:50

Paul Bloxham is HSBC's Chief Economist for Australia, New Zealand and Global Commodities. He is chief spokesperson for HSBC on forecasts and trends for the Australian and New Zealand economies and their interaction with global financial markets and international economies. Paul is also a key spokesperson on HSBC's unique view on global commodity markets and works closely with HSBC's global equities team in this regard. Paul is a critical member of the HSBC Global Research team, working with 350 analysts, economists and strategists in 24 countries.

Paul has published a number of papers, including on housing and household finances, asset prices and monetary policy and global commodity market trends. Paul is a regular commentator on local and international business television and a frequent contributor of opinion editorials to the Australian newspapers. Paul is also a member of the Australian National University's Shadow Reserve Bank Board and is an Adjunct Professor at Curtin University. Prior to joining HSBC in 2010, Paul Bloxham spent 12 years as an economist within the Reserve Bank of Australia's Economic Analysis Department where he headed up the overseas economies and financial conditions sections, as well as working on domestic forecasting and prices. He holds a Master's degree in public financial policy from the London School of Economics.

# Main Conference Agenda

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10:30 *Morning Refreshments & Networking*

## Controlling the Housing Asset Bubble: Affordability, Financial Stability and Regulation

- Case studies on residential property regulations in Australia, Asia-Pacific region and beyond
- Identifying and controlling price bubbles in housing

**Dr Danika Wright**  
Lecturer  
The University of Sydney



10:50

Dr Danika Wright is a Lecturer in the Discipline of Finance at the University of Sydney Business School.

Dr Wright's expertise is in the design, investment and operations of real estate markets. Her research is published in internationally reviewed journals, has been presented at numerous global conferences and is the IP underlying the benchmark RP Data-Rismark House Price Index series. She is sought out for her knowledge on real estate prices and modelling, and is a member of the Sirca-RP Data joint research committee.

Her current research projects examine how real estate investment decisions are made and the impact of foreign investors on Australian property market dynamics, for which she was awarded funding from the Freda and Len Lansbury ECR Support Fund.

## The Economic Benefits of Property Investment

Property Investment Professionals of Australia chairman Ben Kingsley responds to widespread criticism that property investors have "ruined" housing affordability in Australia. He will outline the facts about property investments as well as its economic benefits for all Australians. Ben will also explain that housing affordability is not a nationwide problem and provide some potential solutions for Sydney and Melbourne homebuyers.

**Benjamin Kingsley**  
Chairman  
Property Investment Professionals of Australia (PIPA)



11:30

QPIA®, Licensed Real Estate Agent (VIC, NSW & QLD), Diploma Financial Services  
- Mortgage Broking, Associate Diploma Business - Tourism & Travel, MFAA Member

Ben is the CEO and founder of Empower Wealth Advisory – a specialist property investment firm. He has more than 20 years' experience in property investing, analysis, and advisory work.

Ben has been chairman of the Property Investment Professionals of Australia since July 2012 and is committed to the introduction of regulation surrounding the provision of property investment advice to protect consumers.

Ben is a highly sought-after property commentator and keynote speaker in the property, money management, and investment fields and features on Sky Business News, ABC News 24, Melbourne Property TV and Look at Property.

He is the author of many property investment, wealth management, and personal finance articles and research reports in major industry publications and is the co-host of the popular free podcast – The Property Couch. He is also the co-author of The Armchair Guide to Property Investing.

12:10 **Sponsors Talk**

12:30 *Networking Luncheon*

## Institutional Financing to Expedite the Delivery of Affordable Housing

- Examining the feasibility of institutional finance in social housing - Bridge Housing Model
- Barriers in attracting institutional investors in Australia's social housing - Model to overcome the perceived low return rate in social housing investment
- The roles that the federal, state and government plays in facilitating institutional financing to increase the delivery of affordable housing

13:30

**Mark Turner**  
Chairman  
Bridge Housing

Mark has more than 30 years experience in real estate funds management in Australia, the UK and Asia. During this time, Mark has held senior executive roles including the Head of Funds Management at DEXUS Property Group, Fund and asset management roles at Lend Lease and GPT as well as Chairman of an Asian property investment company. Mark is currently an Executive Director at EG Funds Management, based in Sydney. He graduated from the university of Portsmouth UK with a Bachelor of Science in Urban Land Administration, is a member of the RICS and a licensed real estate agent in NSW.



# Main Conference Agenda

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## Lightning Talk: Innovative Funding and Model to Australia Affordable Housing

- Lightning Talk 1: The Co-Development Model

**Hanna Elbeing**  
Senior Relationship Manager  
SEFA (Social Enterprise Finance Australia Ltd)

Hanna Elbeing is a Senior Relationship Manager at SEFA (Social Enterprise Finance Australia Ltd) where she works closely with social organizations to understand what makes them resilient, and how to structure loans to suit their needs. Prior to Australia, Hanna spent two years in the Philippines, managing an early-stage accelerator program for LGT Impact Ventures and writing a business plan on affordable housing with the United Nations and the Hilti Foundation. Before moving into impact investing, Hanna spent six years in banking with HSBC globally, lastly working for the CIO of Group Private Banking. Hanna holds a B.A in Economics from the University of St.Gallen, Switzerland, and is a CFA Charterholder.



14:10

- Lightning Talk 2: Accessing the Feasibility of Housing Bond
- Lightning Talk 3: Solving the Housing Pressure Through Demand Model Development

**Shane Hamilton**  
Chief Executive Officer and Executive Director  
Department of Family and Community Services  
Aboriginal Housing Office

Currently the Chief Executive of the NSW Aboriginal Housing Office, his career has taken him right across Australia working in the Government, private and not-for-profit sectors in senior management roles. Shane was an integral member of the working party that established the successful model for Derby Regional Prison, playing a key consultative role across WA and drawing on his experience as a prisons operations manager.

Shane delivered the national building stimulus program in WA, developing additional public housing across the state following his roles of Executive Director of the Aboriginal Housing and General Manager Service Delivery.

15:20

## Afternoon Refreshments & Networking

## Producing Affordable Housing By A Carrot Rather Than A Stick

Academics and social groups often say the developers should simply provide up to 20% of the apartments they build as affordable homes. The idea is to hand over this 20% to a community housing provider, but this only increases the cost of the other 80% of the apartments. A better approach is to allow a 20% extra floor space provided this is used for affordable rental housing for 10 years. This approach can encourage the market to provide affordable homes.

15:40

**Chris Johnson**  
Chief Executive Office  
Urban Taskforce

Chris Johnson is the CEO of Urban Taskforce Australia, an organisation that represents the property industry. In this role Chris has produced research papers on the structure of local government in NSW and publications on the future of our cities. He worked closely with local government as Executive Director in the NSW Department of Planning in developing the Housing Code, plans for regional cities and urban renewal generally. Before this he was NSW Government Architect for 10 years, a member of the Central Sydney Planning Committee, the Heritage Council of NSW and many government committees. Chris has written or edited over a dozen books on urban planning, architecture and cities. He has been adjunct professor at 3 Sydney universities and was made a Member of the Order of Australia in 2012.



# Main Conference Agenda

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## Panel Discussion: Curbing the Housing Affordability Issue through Supply or Demand?



**1** The funding utopia: Could affordable housing financing be feasible without government subsidies?

**2** Increasing the "Tiny Houses" to increase the housing availability and affordability in major cities / CBD

**3** **Control Demand:** Reviewing current foreign ownership: the effectiveness of the new identity rules in curbing housing prices in Sydney

**4** **Control Demand:** Solutions to the Empty Houses: Reviewing laws and regulations to impose taxes/ penalties to vacant houses to end property speculations?

### Moderator:

**David Klingberg**  
Director and Principal  
Smart Planning & Design



David Klingberg has over 26 years' experience in the planning and the design industry. David specialises in bringing together teams and managing industry leaders to deliver outstanding outcomes in urban development, town planning and urban design. David has worked on significant projects nationally and internationally for state and local governments, as well as the private sector. These include land use strategies and growth area planning, mixed use and residential master planning, urban regeneration, town centre revitalisation studies and initiatives, state and local government planning policy development and urban design advice. David is driven to produce great planning and urban design outcomes, education and training. He regularly presents at conferences both in Australia and Asia and teaches at universities and for the Planning Institute of Australia.

### Panelists:

**Amy Brown**  
Partner, Infrastructure Advisory  
PricewaterhouseCoopers



Amy has been involved in more than 20 projects in recent years, including driving the successful financial closure of the most recent wave of projects in NSW – including the Northern Beaches Hospital Project, North West Rail Link Project, Sydney Light Rail Project, NSW Health Helicopter Retrieval Network and the Darling Harbour Live Project. She also led the development of the new suite of NSW government project documents (to be released in conjunction with the revised NSW PPP Guidelines) which have an emphasis on partnership, outcomes, optimal risk allocation and streamlined contractual mechanisms.

**Dr Danika Wright**  
Lecturer  
The University of Sydney



Dr Danika Wright is a Lecturer in the Discipline of Finance at the University of Sydney Business School.

Dr Wright's expertise is in the design, investment and operations of real estate markets. Her research is published in internationally reviewed journals, has been presented at numerous global conferences and is the IP underlying the benchmark RP Data-Rismark House Price Index series. She is sought out for her knowledge on real estate prices and modelling, and is a member of the Sirca-RP Data joint research committee.

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**Paul Bloxham**  
Chief Economist  
HSBC

Paul Bloxham is HSBC's Chief Economist for Australia, New Zealand and Global Commodities. He is chief spokesperson for HSBC on forecasts and trends for the Australian and New Zealand economies and their interaction with global financial markets and international economies. Paul is also a key spokesperson on HSBC's unique view on global commodity markets and works closely with HSBC's global equities team in this regard. Paul is a critical member of the HSBC Global Research team, working with 350 analysts, economists and strategists in 24 countries.

Paul has published a number of papers, including on housing and household finances, asset prices and monetary policy and global commodity market trends. Paul is a regular commentator on local and international business television and a frequent contributor of opinion editorials to the Australian newspapers. Paul is also a member of the Australian National University's Shadow Reserve Bank Board and is an Adjunct Professor at Curtin University. Prior to joining HSBC in 2010, Paul Bloxham spent 12 years as an economist within the Reserve Bank of Australia's Economic Analysis Department where he headed up the overseas economies and financial conditions sections, as well as working on domestic forecasting and prices. He holds a Master's degree in public financial policy from the London School of Economics.

16:20

17:00

## End of Day 1

17:05

## Champagne Networking Evening



Enjoy a glass of champagne whilst networking with other like-minded individuals on topics that are of most interest to you and fellow delegates.

# Main Conference Agenda

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## DAY TWO - 20 JULY 2017

*How well the housing market work vary across countries and continents; nevertheless Australia is still able to pick up the learning points to leverage on and complement the current housing policy in Australia to achieve the optimal outcomes in delivering the housing stocks. Although there is no black and white answer to this social issue, government, housing associations and private sectors are still looking for the most appropriate and suitable answer in resolving the current housing crisis.*

*On this second day of the conference, delegates will be engaged in discussions to improve the delivery of housing supply in Australia. Speakers from both public and private sectors, from Australia and the region, will focus on the public policies that can help reduce the housing stress faced by the major cities. Delegates will be looking at policies on curbing housing issues through land policy, developing medium density housing as an alternative to the extravagant prices in the CBD. On top of that, speakers will guide you on how the development of technologies provides unconventional solutions to ease the demand pressure faced by government and housing associations currently.*

### Opening Address by Conference Chairman

**David Klingberg**  
Director and Principal  
Smart Planning & Design



09:00

David Klingberg has over 26 years' experience in the planning and the design industry. David specialises in bringing together teams and managing industry leaders to deliver outstanding outcomes in urban development, town planning and urban design. David has worked on significant projects nationally and internationally for state and local governments, as well as the private sector. These include land use strategies and growth area planning, mixed use and residential master planning, urban regeneration, town centre revitalisation studies and initiatives, state and local government planning policy development and urban design advice. David is driven to produce great planning and urban design outcomes, education and training. He regularly presents at conferences both in Australia and Asia and teaches at universities and for the Planning Institute of Australia.

### International Case Study: A Glimpse into Singapore Public Housing Policy

- Overview of role of the government in Singapore's public housing and home ownership policy
- Current mechanisms to assist in the delivering on public housing in Singapore - Private contractor in building public housing / restrictive eligibility
- Possible future actions to be learned by the federal / state government to replicate the success of model

**Dr Im Sik CHO**  
Assistant Professor  
National University of Singapore

09:05

Dr Im Sik CHO is an Assistant Professor in the Department of Architecture, School of Design and Environment, at the National University of Singapore where she serves as the Leader for urban studies research and teaching and as Principal Investigator for many research projects funded by the key government agencies in Singapore, including the Ministry of National Development, the Urban Redevelopment Authority, and the Housing and Development Board. She has served as a reviewer for the National Research Foundation of Singapore (2014-2017) and South Korea (2015) and has been invited as a visiting academic to ETH Zürich, Switzerland (2015). Her principal research interests are in urban space planning for sustainable high-density environments, and design for social sustainability involving community-based, participatory approaches. Her research addresses the challenges and opportunities that Asian cities face with accelerating social change, especially in the context of neighborhood planning, focusing on the social dimension of sustainable development. Her research has been published internationally, in many books and leading journals; recent publications as lead author include *Re-framing Urban Space: Urban Design for Emerging Hybrid and High-Density Conditions* (2016, Routledge), *Community-based Urban Development: Evolving Urban Paradigms in Singapore and Seoul* (2017, Springer), and *Changing approaches to community participation for social sustainability: Neighbourhood planning in Singapore and Seoul* in Caprotti and Yu (eds), *Sustainable Cities in Asia* (forthcoming, Routledge).

### Understanding the Causes, not Just the Symptoms of Housing Affordability

- Reviewing the current policies in curbing housing affordability
- Economic factors that are affecting the effectiveness of housing affordability
- Housing affordability and land use planning

09:45

**Justin Douglas**  
Executive Director, Economics, Population & Land Use Analytics  
Department of Planning & Environment

Justin is Executive Director, Economics, Population and Land-use Analytics with the NSW Department of Planning & Environment. He is a public policy adviser with more than two decades of experience in Australia's preeminent economic policy advising agencies, including senior executive roles at the Commonwealth Treasury and in the Prime Minister's Department. During that time he advised Prime Ministers Howard, Rudd and Gillard, as well as Commonwealth and NSW Treasurers, on a broad range of economic, social and public policy challenges, including housing affordability.

# Main Conference Agenda

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10:25 *Morning Refreshments & Networking*

## Developing a Policy and Funding Framework For Social and Affordable Housing in Australia

- A predictable and bankable subsidy steam
- Driving efficiency and rewarding innovation
- Designing funding to support consumer choice and reform markets
- Funding to support client complexity
- Structuring funding to encourage partnerships and innovation
- Frameworks for improving the utilization and effectiveness of land use in different states

10:45

**Philip Fagan-Schmidt**  
*Executive Director*  
*Housing SA*

Philip Fagan-Schmidt holds the position of Executive Director, Housing SA. He has worked in both academic and government spheres. He was appointed to this role in January 2009 having served as a State Government Executive across a range of areas including health, housing, natural resource management, infrastructure and major projects. His key focus at Housing SA has been in promoting the development of affordable housing policy and practice and structural reform in the homelessness, Indigenous remote and public housing sectors.



Government of South Australia  
Department for Communities  
and Social Inclusion

## A Place for Everyone – Tackling Sydney’s Affordable Housing Crisis & PwC’s Affordable Housing Initiative

Sydney is currently in a housing affordability crisis, with a significant amount of individuals and families in housing stress. While housing purchase affordable is relentless, the rental system is also one of the world’s most unstable and unaffordable. This makes it difficult for low to moderate income earners to be housed in locations with high amenity of living and community benefit that are also near to jobs and services.

Affordable rental housing forms a significant part of the housing continuum, yet is undersupplied and in significant need. There are little incentives and policies ensuring a continuous supply of affordable dwellings for low to moderate income earners. This in turn places downward pressure on the social housing system and homelessness.

Much of the affordable rental housing debate to date has focused on the supply of new residential apartment-style buildings, with incentives around floor space bonuses and planning agreements. But we believe the ‘missing middle’ should be addressed – housing options like more townhouses, terraces and manor homes – to increase housing diversity and cater for the needs of different families.

Our initiative brings together the missing middle and affordable rental housing by providing a simple change to state planning regulations to incentivise the inclusion of affordable rental housing in low-rise medium density housing.

11:25

The incentive is aimed at low-scale development of 3-10 dwellings on single residential lots and small amalgamations, allowing for single lot owners, small developers and community housing providers (CHPs) to participate in the provision of affordable housing. The initiative also addresses issues pertaining to density uplift. Sydney currently contains vast areas of low density residential zones, mostly comprising of detached single houses and at most, dual occupancies. We believe that density uplift is inevitable to address the housing needs of the growing population. The incentive allows for gradual density uplift of a reasonable scale to these areas of Greater Sydney.

**Stephanie Hall,**  
*Urban Planner, Infrastructure and Urban Renewal*  
*PwC*

Stephanie is an experienced urban planner and architectural project manager, specialising in statutory town planning, heritage planning and strategic urban outcomes.

Stephanie utilises her strengths in, and passion for architecture, urban design and urban planning to deliver a diversity of projects across NSW, from project inception to construction. Stephanie uses her effective communication abilities to consult with various stakeholders, believing that consultation and collaboration forms a key framework for place-making practices and delivering design of high amenity. Stephanie has a passion for affordable housing, believing that every healthy society needs diverse and affordable housing of high amenity – and that this should be available to everyone.

Stephanie was previously the Director of a Sydney-based planning firm, providing advice and documentation for residential, commercial, retail, industrial and heritage projects, as well as strategic planning strategies for urban renewal and affordable housing developments. At PwC, Stephanie contributes urban planning expertise in urban renewal, housing, transport, strategic planning and infrastructure projects. Stephanie is a Member of the Planning Institute of Australia.



# Main Conference Agenda

19 – 20 JULY 2017 | NOVOTEL SYDNEY CENTRAL HOTEL

12:05 *Networking Luncheon*

## Towards A National Housing Strategy

- Understanding the current system of Australia Housing
- Policy and funding reforms on home ownerships, private rental, and social housing
- Beyond the traditional funding - Funding for changes in housing affordability

13:20

**Professor David Adamson, OBE**  
*Research and Development Manager*  
*Compass Housing Services, Newcastle, NSW*



Dave Adamson is Research and Development Manager at Compass Housing Services, Newcastle, NSW. He arrived in Australia in 2015 and retains the title of Emeritus Professor at the University of South Wales, UK, where he worked for 30 years and held the Chair of Community and Social Policy. He has extensive experience of research, evaluation and policy development in housing, regeneration and anti-poverty related areas. He was the author of the Towards a National Housing Strategy ([www.compass.org/towards-national-housing-strategy](http://www.compass.org/towards-national-housing-strategy)).

His current interests include housing policy, housing-led community renewal and social housing innovation.

## Panel Discussion: Abolishing/Reforming Negative Gearing and Capital Gain Tax to ensure Housing Affordability for All



14:00

**1** Insights into the overview of the influence of negative gearing and capital gain tax compared to other model maintaining the affordability of Australia's housing

**2** Strength and weakness of negative gearing and capital gain tax to first time house owners

**3** Discussing the importance of current tax policies in developing the dimension on government tax revenues and housing market stability

### Moderator:

**David Klingberg**  
*Director and Principal*  
*Smart Planning & Design*



David Klingberg has over 26 years' experience in the planning and the design industry. David specialises in bringing together teams and managing industry leaders to deliver outstanding outcomes in urban development, town planning and urban design. David has worked on significant projects nationally and internationally for state and local governments, as well as the private sector. These include land use strategies and growth area planning, mixed use and residential master planning, urban regeneration, town centre revitalisation studies and initiatives, state and local government planning policy development and urban design advice. David is driven to produce great planning and urban design outcomes, education and training. He regularly presents at conferences both in Australia and Asia and teaches at universities and for the Planning Institute of Australia.

### Panelists:

**Justin Douglas**  
*Executive Director, Economics, Population & Land Use Analytics*  
*Department of Planning & Environment*

Justin is Executive Director, Economics, Population and Land-use Analytics with the NSW Department of Planning & Environment. He is a public policy adviser with more than two decades of experience in Australia's preeminent economic policy advising agencies, including senior executive roles at the Commonwealth Treasury and in the Prime Minister's Department. During that time he advised Prime Ministers Howard, Rudd and Gillard, as well as Commonwealth and NSW Treasurers, on a broad range of economic, social and public policy challenges, including housing affordability.

# Main Conference Agenda

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**Benjamin Kingsley**  
**Chairman**

**Property Investment Professionals of Australia (PIPA)**

QPIA®, Licensed Real Estate Agent (VIC, NSW & QLD), Diploma Financial Services  
- Mortgage Broking, Associate Diploma Business - Tourism & Travel, MFAA Member

Ben is the CEO and founder of Empower Wealth Advisory – a specialist property

investment firm. He has more than 20 years' experience in property investing, analysis, and advisory work.

Ben has been chairman of the Property Investment Professionals of Australia since July 2012 and is committed to the introduction of regulation surrounding the provision of property investment advice to protect consumers.

Ben is a highly sought-after property commentator and keynote speaker in the property, money management, and investment fields and features on Sky Business News, ABC News 24, Melbourne Property TV and Look at Property.

He is the author of many property investment, wealth management, and personal finance articles and research reports in major industry publications and is the co-host of the popular free podcast – The Property Couch. He is also the co-author of The Armchair Guide to Property Investing.



## Pre-fab Housing - The New Green in Expediting the Delivery of Affordable Housing?

- Reviewing the NSW State Government in exploring prefabricated multi-storey housing solutions
- How could the new technology help in providing fast, reliable and safe temporary housing in meeting the surging demand of social housing
- The potential economic impact of pre-fab housing to the market - New jobs, skills, technologies and export opportunities for prefabricated housing

**Dr Tuan Ngo**

**Director**

**Advanced Protective Technology of Engineering Structures (APTES) Group, University of Melbourne**



**Australian Government**  
**Australian Research Council**

14:40

A/Prof Ngo is the Director of the Advanced Protective Technology of Engineering Structures (APTES) Group at the University of Melbourne. Between 2005-2009, he was the Research Manager of the ARC Research Network for a Secure Australia (RNSA), the Australia's most comprehensive network in the multi-disciplinary areas related to critical infrastructure protection from natural or human-caused disasters. Dr Ngo has attracted significant amounts of research funding (totalling more than \$12M) from government agencies and industry.

Dr Ngo has played a key role in the PrefabAUS, a peak industry body, involving more than 180 companies in the prefabricated manufacturing of modular buildings. Dr Ngo has won a number of prestigious scientific awards, including the Safeguarding Australia Award (2011) for the best contribution to national security technology research and the prestigious Eureka Science Prize (2013) for Outstanding Science in Safeguarding Australia. He has been working as an expert on many government projects related to national critical infrastructure security (airports, bridges, tunnels, ports, gas and power plants, water pipelines etc.) and the protection of Australian diplomatic posts overseas. Dr Ngo is one of the pioneers in Australia carrying out research in the emerging research area on safe and sustainable technologies for building structures and façade systems. Dr Ngo has also been leading the research and development of advanced protective materials and systems for a number of companies in the civil, defence and security industries.

15:20

*Afternoon Refreshments & Networking*

## Flat-pack Homes in Affordability Housing - Rethinking "Space" and "Wealth"

- How the modular, mobile, off-grid housing system is utilizing the Inactivated Urban Sites
- Showcasing the first flat pack on building your house at 65k and how is this bridging the supply gap temporarily
- Housing flexibility: How flat pack houses offer affordability and solving the 'space' puzzle for first time house owners and young families

15:40

**Alexander Symes**

**Director of Architectural Practice ASA**

**Co-founder of Big World Homes**



After several formative years practicing architecture, Alexander Symes felt unsatisfied with his architectural approach to sustainability. Motivated to change this, Alex joined multi-disciplinary technical services firm Arup and in 2010 began a process of up-skilling himself as a building physicist and facade engineer.

Over the 4 years at Arup, Alex learnt the fundamentals of environmental quantification, sustainability governance frameworks and developed his capability to detail striking facades that were also responsible. Alex established Alexander Symes Architect in 2014 and has since delivered a number of award winning projects for Austinmer beach house, butterfly house and Dresden mobile and was awarded the 2016 Sustainability Awards Best Newcomer

# Main Conference Agenda

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## Co-operative and Social Housing - Web Presentation

16:20

- Viable forms of co-operative, mutual and community led housing in the UK
- Who is funding it? - The challenges in co-operative housing financing
- Adopting the UK model in Australia

**Blase Lambert**

**Chief Executive Officer**

**Confederation of Co-operative Housing**

Blase has been a leading player in the UK co-operative housing sector for the last 20 years and is currently the Chief Officer of the Confederation of Co-operative Housing (CCH).

Blase led the development of the CCH / NHF Code of Governance for Housing Co-operatives, Accreditation Frameworks, Centre of Excellence training programme and leads the CCH support and advice service. Blase is a Board member of Co-operative Housing International and the Co-operative Housing Finance Society.



17:00

**End of Day 2**

# Post-Conference Workshops

21 JULY 2017 | NOVOTEL SYDNEY CENTRAL HOTEL

## POST-CONFERENCE WORKSHOPS - 21 JULY 2017

**Timetable:** Workshop A will run from 09:00 - 12:30 with a mid morning and luncheon breaks.  
Workshop B will run from 13:30 - 17:00 with a mid afternoon refreshment break.  
Registration begins 30 minutes before each workshop commences.

### Workshop A: 09:00 - 12:30

## Positioning Communities for Institutional Financing

Attracting institutional financing to fund affordable housing has been viewed one of the most viable and discussed options in expediting the supply of housing targeted at low to moderate income households. With various funding mechanism proposed, it is vital for the state and private sector to have a clear understanding on the risks and opportunities of the methods proposed to develop a collective plan in solving the housing affordability issues.

#### Key Takeaways:

- Understand how institutional financing work and the drivers for attracting institutional financing
- Understand various financing and delivery models, and risk and opportunities in the delivery of affordable housing
- Realize the benefits of institutional financing and how they might be ease the housing supple pressure
- Develop a strategic roadmap to engage partnership among stakeholders to capitalize on the funding options

### Workshop B: 13:30 - 17:00

## Delivering Innovations and Developments in Shared Ownership in Affordable Housing

Shared Ownership Model has been brought to the government latest agenda recently, suggesting that government and home owners go in to buy a house together. The pilot shared home ownership scheme has been operating in two states and has put more than 70,000 people into home over the past years.

Thus, it would be important for us to look into the potential of attracting both public and private sector into investing into this model under the current national scheme.

This workshop strives to provide participants with practical insights on how shared ownerships model could help in easing the housing affordability crisis face by Australian today. It will also provide participants with the latest updates around the regulations and laws on the shared ownerships model and explore the challenges and schemes require in unlocking the benefits of shared ownership in the delivery of affordable housing.

#### Key Takeaways:

- Keep up with the latest updates risk and regulations around shared ownerships housing model in capitalizing on the mixed tenure development
- Understand the challenges of delivering shared ownership outside of the regions of traditional high demand
- Develop a strategic roadmap to develop a successful schemes in promoting the share ownerships model
- Understanding the demographic profile for the applicants under shared ownership model to develop effective strategy in the shared ownerships offering



# Capitalize on this Conference

## Australia Affordable Housing Conference: Tackling Australia's Housing Affordability Crisis

NOVOTEL SYDNEY CENTRAL HOTEL

**JULY 19 - 21**

Do you have solutions to improve the housing situation in Australasia? Looking for the ideal platform to raise your profile and to increase your ROI?

Leverage our limited sponsorship packages to strength and confirm your market position through consistent and continual branding awareness and take advantage of the plethora of opportunities with high level decision makers.

Your partnership with us will enable you to gain:

- **Unparalleled industry exposure**
- **Leads generation and set-up of meetings with key decision makers**
- **Positioning your company as a thought-leader**
- **Reaffirming your position in the industry**

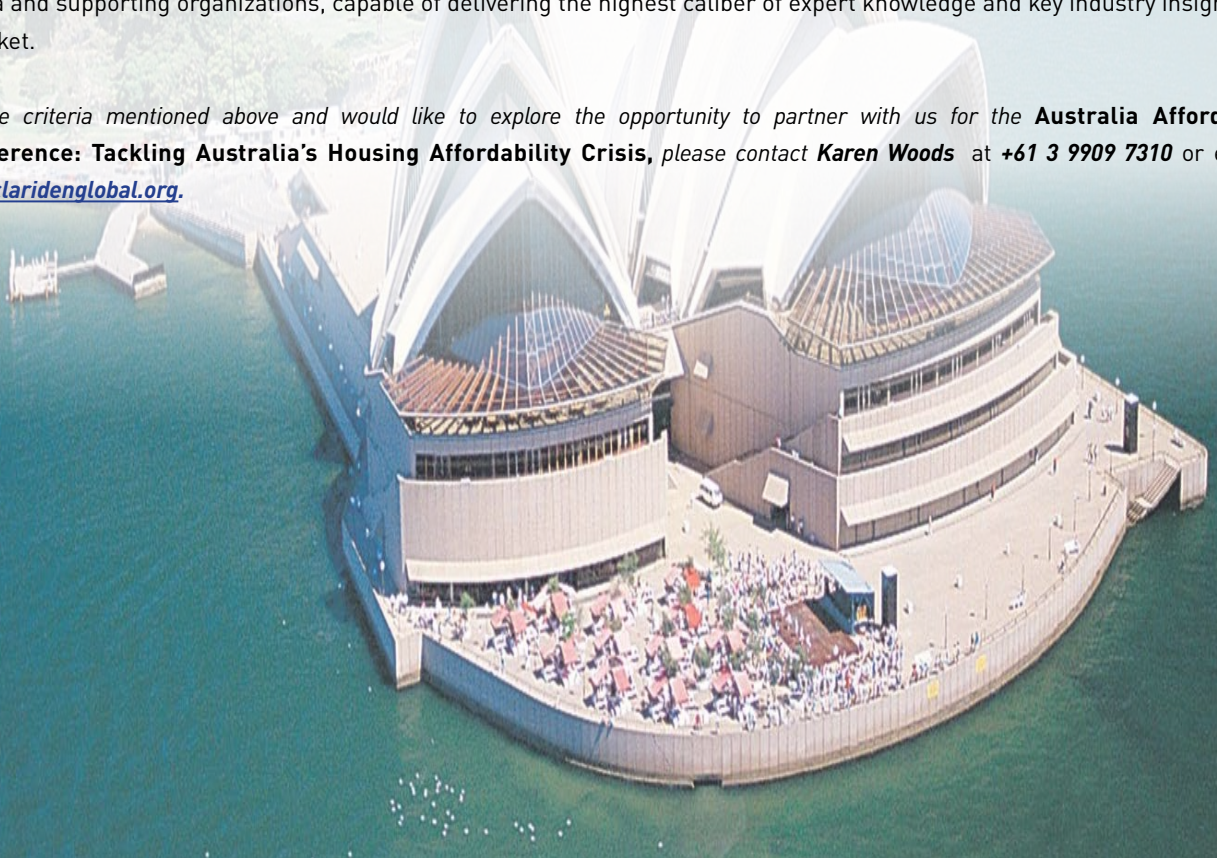
Please contact **Catherine Werner** at **+65 6716 9996** or email [catherine@claridenglobal.org](mailto:catherine@claridenglobal.org) to discuss potential potential exhibition and sponsorship opportunities or to customize your own package.

Benefits as Media Partner and Supporting Organization at the **Australia Affordable Housing Conference: Tackling Australia's Housing Affordability Crisis**

- **Enhance your corporate profile and visibility within the industry** – Your company's logo will be emblazoned on our brochures and distributed to government officials, housing associations and banks across Australasia
- **Affiliation with an internationally recognized commercial event organizer**

Clariden Global events are widely known and trusted throughout APAC for giving best value to senior industry executives. We partner with selected media and supporting organizations, capable of delivering the highest caliber of expert knowledge and key industry insights to the target market.

If you meet the criteria mentioned above and would like to explore the opportunity to partner with us for the **Australia Affordable Housing Conference: Tackling Australia's Housing Affordability Crisis**, please contact **Karen Woods** at **+61 3 9909 7310** or email [karen.woods@claridenglobal.org](mailto:karen.woods@claridenglobal.org).



# AUSTRALIA AFFORDABLE HOUSING CONFERENCE: TACKLING AUSTRALIA'S HOUSING AFFORDABILITY CRISIS

19 - 21 July 2017 | Novotel Sydney Central Hotel

**CLARIDEN**  
Knowledge for the world business leaders

## REGISTRATION PAGE

Please complete this section.

Booking Contact (Approving Manager) Mr/Mrs/Ms: _____
Job Title: _____ Department: _____
Telephone: _____ Fax: _____
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Address: _____
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<input type="checkbox"/> I would like to receive more information on hotel accommodation using Clariden Global corporate rate.

Promotional Code (Optional): \_\_\_\_\_

Please register the following participant(s) for this Conference

(Please tick to select your Conference packages. You may tick more than one.)

1st Participant Name (Mr/Mrs/Ms): \_\_\_\_\_

Job Title: \_\_\_\_\_ Department: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Conference Package Selected: \_\_\_\_\_

2nd Participant Name (Mr/Mrs/Ms): \_\_\_\_\_

Job Title: \_\_\_\_\_ Department: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

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3rd Participant Name (Mr/Mrs/Ms): \_\_\_\_\_

Job Title: \_\_\_\_\_ Department: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Conference Package Selected: \_\_\_\_\_

4th Participant Name (Mr/Mrs/Ms): \_\_\_\_\_

Job Title: \_\_\_\_\_ Department: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Conference Package Selected: \_\_\_\_\_

### CONFERENCE FEES

Conference Packages	Super Early Bird Fee (If payments and registrations are received by 26 Apr 2017)	Early Bird Fee (If payments and registrations are received by 24 May 2017)	Final Early Bird Fee (If payments and registrations are received by 21 Jun 2017)	Regular Fee
<b>FOR GOVERNMENT AND NON-PROFITS</b>				
A: 2-Day Conference + 1-Day Workshop	AU\$2,595	AU\$2,795	AU\$2,895	AU\$2,995
B: 2-Day Conference Only (most popular option)	AU\$1,895	AU\$2,095	AU\$2,195	AU\$2,295
<b>FOR REAL ESTATE DEVELOPERS &amp; SOLUTION PROVIDERS:</b>				
C: 2-Day Conference + 1-Day Workshop	AU\$3,095	AU\$3,295	AU\$3,395	AU\$3,495
D: 2-Day Conference Only	AU\$2,495	AU\$2,695	AU\$2,795	AU\$2,895

PLEASE NOTE: The conference fee includes lunch, refreshments and conference documentation. Payments are required with registration and must be received prior to the Conference to guarantee your place.

### GROUP DISCOUNTS

**Register with your Colleagues Today to Enjoy Group Discount\*:**

Group discount of 10% for the 2nd participant from the same organization.

For limited time only by 21 June 2017, register 3 participants and the 4th participant will receive a **complimentary** seat.

For 5 or more registrations, please contact Karen Woods at [karen.woods@claridenglobal.org](mailto:karen.woods@claridenglobal.org).

Group Discount will only be applicable to the package of the lowest value.

\*Only 1 discount scheme will apply. Discount will compound on top of your early bird discount! This offer is valid for a limited time only, till 21 June 2017.

### 4 WAYS TO REGISTER



Email: [admissions@claridenglobal.com](mailto:admissions@claridenglobal.com)



Fax: +61 3 9909 7788



Call: +61 3 9909 7310



Website: [www.claridenglobal.com](http://www.claridenglobal.com)

### PAYMENT METHODS

#### BY CHEQUE / BANK DRAFT :

Made payable to CLARIDEN GLOBAL INTERNATIONAL LIMITED and mail to: 3 International Business Park, #04-29, Nordic European Centre, Singapore 609927.

#### BY TELEGRAPHIC TRANSFER TO:

Bank Name: **Standard Chartered Bank**  
 Bank Code: **7144**  
 Bank Branch Code: **001**  
 Bank Address: **6 Battery Road, #01-01 Singapore 049909**  
 Bank Account No: **0107775042**  
 Bank Account name: **CLARIDEN GLOBAL INTERNATIONAL LIMITED**  
 SWIFT Code: **SCBLSG22**

Please note that all bank charges are to be borne by participants. Please ensure Clariden Global International Limited receives the full invoiced amount.

Note: Please include invoice number on all payment types and your company's name in your payment instructions for our reference.

#### CREDIT CARD:

To make payment by credit card, please call our client services hotline at +61 3 9909 7310.

### FORUM VENUE AND ACCOMMODATION INFORMATION

#### Novotel Sydney Central Hotel

19 - 21 July 2017  
 169 - 179 Thomas Street Sydney NSW 2000 Australia  
 Tel: +61 2 9281 6888  
 Website: <http://www.novotelsydneycentral.com.au/>

### HOW TO REGISTER AND PAY

An invoice and registration confirmation will be sent within 7 days, please contact us if you have not heard from us within 7 days. Payment can be made by credit card, by bank transfer or by cheque made payable to "CLARIDEN GLOBAL INTERNATIONAL LIMITED".

**ALL PAYMENTS MUST BE RECEIVED IN ADVANCE OF THE EVENT.**

### ACCOMMODATION

Accommodation is not included in the program fee but you will be entitled to use our corporate rate for your accommodation. Information will be sent along with your registration confirmation.

### CANCELLATIONS AND SUBSTITUTIONS

Once we have received your booking, the place(s) are confirmed. No refunds will be made for any cancellations, however, program credits of equivalent value only applicable for Clariden Global events will be provided. Credits can only be redeemed for 1 program and is valid for only one (1) year from date of issue.

Substitution with a qualified candidate is allowed by providing at least 5 working days of advance notice to Clariden Global. One time substitution is allowed with no charges. Subsequent substitutions will be charged 10% admin fee.

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