

Media Release

11 May 2011

UDIA WELCOMES STATE GOVERNMENT HOUSING STRATEGY

The UDIA has welcomed the release of the State Government's affordable housing strategy as a valuable step forward to providing affordable homes to West Australians.

Nearly 700 industry representatives attended the launch of the State Government's *Affordable Housing Strategy 2010 – 2020: Opening Doors to Affordable Housing*, at the UDIA May Luncheon on Affordable Housing. Commenting on Ms Goostrey said the UDIA strongly supported the direction the State government was taking.

"We particularly welcome the fact that the State Government sees social housing as part of a journey rather than a destination," Ms Goostrey said.

She said the Government recognises that meeting different needs through a diversity of housing stock is critical to getting the most financially and socially effective outcomes.

Achieving 20,000 additional dwellings by 2020 for households on low to moderate incomes will require a significant commitment by the State Government to a major uplift in spending on social housing.

Importantly the report acknowledges the challenges that are experienced daily by the developers and the need to implement planning reforms which appear to have stalled recently. These reforms must be progressed if we are to address housing affordability.

The UDIA strongly supports the key aspects of the strategy:

- Providing an extra 8000 home loans through Keystart. Keystart has expanded significantly since the GFC and we welcome this ongoing commitment.
- Constructing an additional 3500 social housing dwellings by mid 2013 – the UDIA looks forward to this being recognised in the state budget.
- Introducing planning reforms; any reforms are welcomed as the government has not delivered fully against the 2009 reform document *Planning Makes it Happen: a Blueprint for Planning Reform*.
- A commitment to innovative strategies to deliver affordable house and land packages that trial pioneering designs and new approaches to construction techniques and the use of materials.
- A commitment to affordable land and housing targets in government land development projects. However this support is tempered with caution that those initiatives should not be at the expense of other properties in a development and don't provide a "windfall gain" to the first buyer.

- A commitment to working with industry to undertake demonstration projects and to “de-risk” innovative or pioneering approaches to affordable development.
- The exploration of market based investment options to attract institutional finance to the sector to address current underinvestment.

ENDS

A MEDIA CONFERENCE WILL BE HELD IN THE FOYER OF THE BALLROOM AT BURSWOOD AT 13:30.

AVAILABLE FOR COMMENT WILL BE:

**THE HON TROY BUSWELL MINISTER FOR HOUSING
DEBRA GOOSTREY CEO URBAN DEVELOPMENT INSTITUTE
OF AUSTRALIA (WA)**

General Media Enquiries:
Mark Schneider Communications Manager UDIA (WA) P: 08 9321 1101 (nb: office closed 11.5.2011) After Hours: 0439 187 651 E: mschneider@udiawa.com.au

Media Release

11 May 2011

URBAN DEVELOPMENT INDUSTRY “UNDERWHELMED” BY BUDGET

The Urban Development Industry of Australia (UDIA) is “underwhelmed” by last night’s Federal budget, saying while it contained some positive initiatives the dollars attached to them means that there will be little more than a token effort to improve the housing situation.

While the budget tips its hat at infrastructure it fails to meet the pressing needs of our growing cities.

“In fact there’s very little in this budget of interest and few winners unless you’re a Korean war veteran seeking an apprenticeship in a remote area,” said UDIA CEO Debra Goostrey.

Ms Goostrey was speaking today at the launch of the State Government’s *Affordable Housing Strategy 2010 -2020: Opening Doors to Affordable Housing* at the UDIA May Luncheon.

“Overall the budget reflects the political reality of a hung parliament; limited risk and an emphasis on the regions,” she said

“It appears the government is saving its ‘political capital’ for getting the Carbon Tax through when the dust settles on this budget,” she said.

However the budget does contain a few positives which will be welcomed by the development industry.

\$100m has been allocated for a “Suburban Jobs” initiative to “drive more job opportunities within easy reach of where people live”. This will help support local and state governments to plan and help deliver employment precincts, manufacturing hubs and multifunction developments close to residential areas in growing outer suburbs.

There’s \$29.2m for a new Sustainable Regional Development initiative. This will support better sustainability planning in regions experiencing high growth through supporting strategic assessments under national environmental law in up to seven additional regional and coastal growth areas.

\$10.1m has been earmarked for a “Measuring Sustainability Program” which will develop a set of sustainability indicators that can be factored in at a regional level to better inform decision makers.

There’s \$20m for planning, feasibility assessment, design and or capital works projects which improve the quality of life in our cities.

\$61.4m has been allocated over three years for developing a national smart managed motorways trial to improve congestion, lower urban emissions and expand the capacity of existing outer city road infrastructure networks. In WA this means ramp metering on Roe Highway and the Graham Farmer Freeway.

\$36m has been allocated over the next four years to strengthen Infrastructure Australia and to develop long term strategies to tackle infrastructure bottlenecks, improve our vital freight networks and promote private funding of domestic infrastructure by investors like superannuation funds.

ENDS

General Media Enquiries:

Mark Schneider Communications Manager UDIA (WA) P: 08 9321 1101 After Hours: 0439 187 651 E: mschneider@udiawa.com.au
--