



Property Council of Australia
Queensland Advocacy Agenda
2010

The **Voice** of Leadership



1. Infrastructure: better financed, better planned - now

Focus

- Increased spending on urban infrastructure
- Prioritisation of 'big ticket' infrastructure
- Reduction of infrastructure charges
- Improved government infrastructure planning, coordination and delivery
- Development of a better PPP model

Strategy

- Develop alternative mechanisms for financing infrastructure
- Partner with infrastructure bodies to produce research and enhance advocacy traction
- 'Scorecard' and prioritise the SEQ Infrastructure Plan and Program
- Encourage major Councils to introduce infrastructure charge subsidies
- Encourage the strengthening of the Department of Infrastructure and Planning's role in planning and infrastructure coordination
- Advise government on issues with the current PPP delivery model and suggest solutions

2. Planning for realistic outcomes

Focus

- Simpler, clearer planning rules
- Realistic infill and greenfield targets
- Increased, affordable land supply
- Better-timed planning and infrastructure provision
- Planning scheme amendments that take less than 12 months
- An industry aware government

Strategy

- Actively contribute to the government's planning reform agenda
- Drive government working groups on improved residential and industrial land supply
- Research and model the impact of the SEQ Regional Plan and Local Government planning schemes and develop realistic policy alternatives
- Identify opportunities for reducing planning timeframes and encourage government adoption
- Work with government to raise public sector awareness and understanding of property industry issues

3. Quicker development assessment

Focus

- Faster and rational development assessment
- Greater certainty in timeframes and approval outcomes
- Roll-out of the Development Assessment Forum's leading practice model
- Introduction of development assessment panels
- Roll-out of RiskSmart and the introduction of private planning certifiers

Strategy

- Actively contribute to the government's development assessment reform agenda
- Benchmark Queensland's roll out of the DAF model
- Develop interstate research on the effectiveness of development assessment panels and present to the Queensland Government
- Publicly support and assist Brisbane's development of the RiskSmart program

4. Regional economic growth and diversity

Focus

- Stable economic growth and support for the property industry in regional areas
- Acknowledgement by government of the property industry's importance to regional economies
- Greater government expenditure on infrastructure in regional areas

Strategy

- Increase and strengthen the Property Council's presence outside Brisbane
- Conduct quarterly meetings with regional Councils
- Finalise and release 'New Directions' research projects for the Sunshine and Gold Coasts
- Advocate for a Sunshine Coast 'Rescue Package', including state infrastructure projects
- Fast-tracking of the Sunshine Coast Hospital and Gold Coast Rapid Transit projects

5. Facilitating greater opportunity for sustainable outcomes

Focus

- Fast tracked 'Green Door' development assessment
- Retro-greening of existing building stock
- A viable market for renewable and distributed energy
- Bigger incentives for green developers and owners
- Commonsense reporting on energy and carbon
- A workable and integrated legislative framework

Strategy

- Increase funding available for the Green Building Skills Fund
- Advocate for a government-industry partnership for retro-greening existing building stock
- Secure gross feed-in tariffs
- Advocate to realise the benefits of distributed low emission and renewable energy systems
- Work with government in the review of new government legislation on climate change and fauna management

6. Lower land tax and a consistent valuation system

Focus

- Lower land tax: no further land tax increases and abolition of the land tax surcharge
- Yearly revaluations for land tax purposes
- A consistent and certain valuation system

Strategy

- Draw up evidence based examples as to how land tax increases negatively impact jobs and property values
- Develop evidence based research to support annual revaluation rounds
- Contribute to the Federal Review into Australia's future tax system at national level
- Ensure the outcome of the State Government's review into different land valuation methodologies reflects property industry's interests



Property Leadership in Queensland

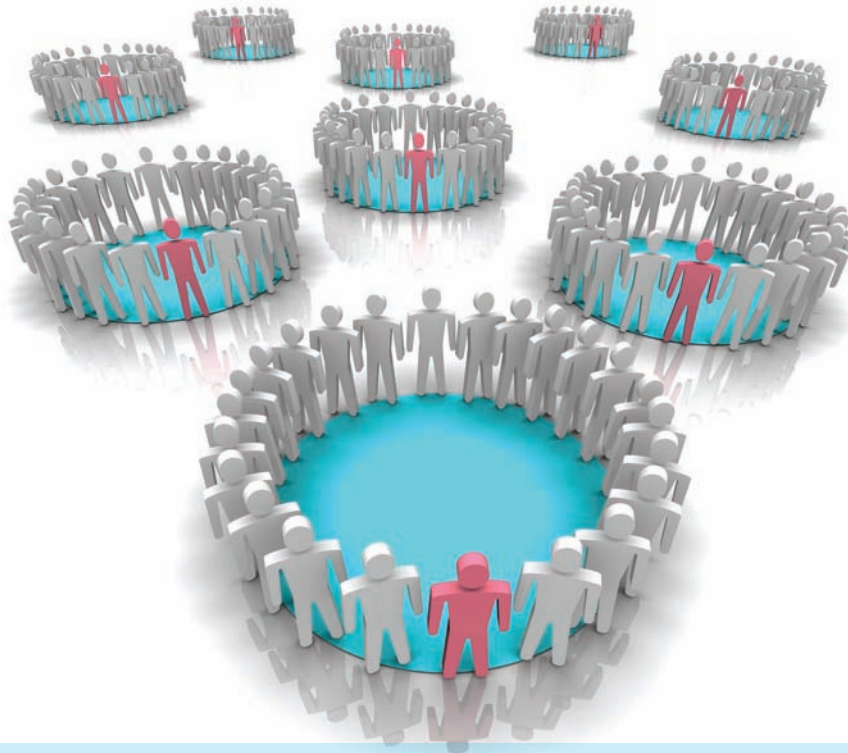
The Queensland Division of the Property Council of Australia represents the property development and investment industry in Queensland.

Our members are engaged in all facets of the property industry and include every major property investor in the State.

Our members help shape, build and finance our cities and communities and have a long-term interest in the future of Queensland's urban areas.

On behalf of our 340 member companies in Queensland, the Property Council actively engages with all levels of Government and seeks constructive political engagement to further the property industry's interests.

The Property Council works with governments to achieve a financial and political climate that enables the property industry to drive Queensland's economic growth.



Each policy focus delivers a direct bottom line dividend for Property Council members.

Contact: Steve Greenwood, Executive Director,
Property Council of Australia
0488 721 156 or 07 3225 3000

corporate partners

