Media Release

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Six stars to cripple apartment delivery

The Residential Development Council (RDC) said the Building Minister’s Forum announcement today to increase the energy efficiency of residential dwellings to six stars is a mixed bag.

Caryn Kakas, executive director of the RDC, said while it is imperative housing developments continue to be sustainable and climate-change adaptive, the new announcement will cripple the delivery of apartments.

“We welcome Senator Carr’s announcement to ensure industry’s role in the development of sustainable housing,” Ms Kakas said.

“The industry feels that extensive and continued consultation is essential to delivering these objectives.

“Industry strongly supports a move towards greater sustainability for housing, however, we are significantly concerned with the impact this will have on apartments.

“While this represents a move from five to six stars for houses, it represents a 2.5 star increase for multi-unit residential buildings.

“This is by no means an incremental shift. Such a leap will have substantial impact on the ability of industry to deliver affordable stock in cities around the country.

“Research undertaken by the RDC and submitted to the BCA indicate that this shift will cost between $10,000 – $20,000 per apartment to deliver.

“The development industry hopes that state governments will reconsider the timeframes for apartments and will implement a phase-in period for apartments to allow the industry time to respond to the substantial shift,” Ms Kakas said.

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