Reforms needed to encourage inner-city homebuyers

The Property Council has extended a helping hand to support the State Government in delivering its vision for well designed and affordable infill housing products in Adelaide.

Property Council of Australia (SA Division) Executive Director Nathan Paine said the peak representative of the property development and investment sector in South Australia had been inspired by the Minister for Urban Development, Planning and the City of Adelaide’s determination to increase housing densities in inner-city and near-city areas to work in partnership with the Government to resolve barriers to high-rise living.

“Our industry is supportive of the Minister’s push for growth in Adelaide’s existing suburbs; in our transit corridors, disused industrial zones and vacant greyfield sites,” Mr Paine said.

“We’ve had a close look at all the ways we can help him to achieve this ambition, and we have identified a couple of easy wins for the Government to get its inner-rim strategy out of the ground.”

In its latest public policy paper Multi-Level Residential: Removing Barriers to Vertical Communities, the Property Council recommends an overhaul of how stamp duty is levied to level the playing field between apartment and broadacre living.

“As it stands, someone buying an apartment off the plan pays an additional $70,000-odd in State and Local Government taxes, charges and requirements, a direct financial disincentive to this product option,” Mr Paine said.

“Taking stamp duty as an example, homebuyers pay the tax on the total purchase price, as opposed to just paying duty on the land if they’d bought a house and land package instead.

“That’s not all; when you buy an apartment, you’re putting almost $5,500 of your investment into buying open space somewhere else in the state.

“Apartiment living is a lifestyle enjoyed the world over, and with the spaces we already have in Adelaide we have an opportunity to create amazing medium to high density communities.

“This is about providing choice for our growing population, and we applaud the Government for its commitment to a diversit of housing options.”

To further support the Minister’s vision for a more compact future, the Property Council has announced it is hosting a Sustainable Communities Symposium on 7-8 June this year to discuss the next steps in creating a more environmentally and socially sustainable Adelaide.

Speakers at the June Symposium include Fred Kent, founder and President of Projects for Public Spaces in New York; President of the Urban Land Institute and leading urban designer in Vancouver, Alan Boniface and the renowned Australian demographer and commentator Bernard Salt.

An electronic copy of the Multi-Level Residential paper is available on request.


For interviews contact Nathan Paine, Executive Director, Property Council of Australia (SA Division) 0448 445 177 or follow http://twitter.com/PropertyOzSA.