



Land Tax affects our entire community

Developers, land buyers and homeowners all in the same boat.

Land Tax is a tax on land owned by individuals that is not used as their principal dwelling.

UDIA supports individual persons developing property for ultimate sale to customers or rental to tenants. Such enterprises contribute to the prosperity of the state. This creates competition in the market place through supply of dwellings for people who otherwise struggle for good housing and it eases pressure on public housing. Many property developers who are landlords seek to survive on the revenue from their rented properties.

However South Australia has failed to reform its land tax regime.

Land tax is based on a sliding scale rate, with higher rates applying to higher valued property, applied to the value of the land deemed by the Valuer-General at midnight on 30 June each year. Land tax is payable irrespective of the length of time of ownership of the property. Land tax is applied on the aggregate of properties held in specific ownership; that is, two or more properties are deemed to be taxed as a single entity at an increasing rate for increasing value of land holdings.

As property valuations have increased in recent years, without change to the minimum threshold, more properties have been caught in the land tax trap.

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Message from the President



UDIA continues to highlight the issues.

Land tax is a major concern for the development industry. UDIA will continue to call on the Government to change this tax to be fairer on developers, and to encourage a smoother flow of developed land (currently developers are reluctant to create excessive titled sites for retention at 30 June, so incurring land tax.)

UDIA continues to support the Planning Reform initiatives in SA. The recent seminar for developers and planners to appreciate the implications of changed regulations in relation to the Code, and the limitations of their current application, was a success.

We have expressed concern to the Minister for Planning and Urban Development over the 'watering down' of the Code and the limited application to dwellings. However we are supportive of the introduction of such a Code and support the Minister's desire for a review of the use of the Code after an initial period, later in 2009.

UDIA Executive met recently with Ian Nightingale, CEO of Department of Planning and Local Government, to discuss the 30 Year Plan for Greater Adelaide, which will detail where and how Adelaide and its surrounds will develop over the next three decades. It is expected a draft of the Plan will be released for community consultation in mid-2009. UDIA will monitor this land that is expected to be the next tranches to be released to the market. This information together with the impact of the "Nation Building

[Continued on page 02](#)

From the Executive Director



In March we joined with the PIA to run a seminar on the Residential Development Code.

The Code will not apply to all applications. But UDIA is strong in

its commitment to a Code that will be applied to around 70% of applications that should be 'simple' in nature.

UDIA acknowledges the 'grey areas' and the legal obligations of councils and their staff but continues to support the planning reform that will allow South Australia to reduce its time and costs for planning applications to gain approvals. This is a major factor in SA being competitive against other Australian states.

UDIA wants to work closely with councils to ensure a "can do" culture exists in support of development applications. Nevertheless developers must also play their part in the reform by completing all application requirements upon submission.

Amanda Nicholls from DPLG and Michael Barry of LGA provided input to the seminar. They were joined on a panel by UDIA Executive members, Jamie Botten (environment and planning lawyers - Botten Levinson) and Jim Curnow (surveyors and business advisors – Alexander Symonds).

In February several UDIA members representing a cross section of skills were presenters at the "Foundations in Property Development" course designed for new entrants to the property development industry.

A sequel course "Building Blocks in Property Development" will be run on Fri and Sat 26, 27 June. This comprehensive course is designed for industry professionals and aspiring property developers, as well as staff in roles in the property development industry who are seeking a broader understanding of the industry.

This two-day course provides basic knowledge and tools for engaging with various professional roles in the industry. A case study will link all topics in the course.

In follow-up to the November 2008 event at Ada Street, a "Women in Property" networking event was held on 29 April where we observed the sustainable energy features in the house.

Terry Walsh
Executive Director

Message from the President continued from page 01

and Jobs Plan" will affect the supply of land available to the 'general market for residential housing'.

The most recent half-yearly survey of land supply by UDIA from its major developers in SA, at 31 December 2008, reveals:

- Substantial drop in demand in regional areas over the last 6 months
- First home buyer incentives have maintained demand, predominantly in the Northern Adelaide region
- Long term land supply has declined as the rolling supply is not being maintained
- 50% of the land identified as part of the long term supply is not yet zoned for residential use.

Northern Adelaide continues to be the driver for urban development, with anticipated release to market of 37% of the state's total lots during the next 6 months; and 41% during the next 18 months by the state's major land developers.

UDIA will continue to monitor the impact of the Commonwealth Government's "Nation Building and Jobs Plan" (to create an additional 1500 'social houses' in the next 22 months; 450 of them by June 2010) on the availability of land for 'other housing'. UDIA has been in regular discussion with staff in the Department for Families and Communities on ways to ensure UDIA members can link with Not For Profit organisations (to whom "Housing SA" will sell 75% of the properties). "Housing SA" is seeking turnkey house and land product; land and building capacity to fulfill its plan.

Of note is that these properties fulfill the obligation of developers providing 15% of their significant estate lots for affordable housing to 'qualified' (with DFC) customers.

South Australia's population is increasing at a slower rate than other Australian states. This lack of growth is a concern to UDIA. Without growth our young people may exit from this state in large numbers leaving us without services, vitality and drive for progress and enterprise (and working people!). In all our dealings with Government, from Ministers to staff in departments and local councils, UDIA is urging them to believe in growth, and their attention to planning for services and facilities to support increased population. Other states do it; we must also!

Ian Marker
President

Your UDIA keeps growing

UDIA has continued with strong membership in 2008-09. We continue to be active in working with Government agencies and Ministers to amend or introduce regulations, rules and practices that assist developers to optimize their business outcomes. Our submissions on various matters are held in high regard.

In addition, membership revenue allows us to arrange special events including luncheons, other networking forums and education sessions.

A strong UDIA means strong representation by developers on matters of most political impact to them.

UDIA has the largest membership of property development organisations in SA. Our strong lobbying and incisive arguments are selectively aimed to assist you in your business.

Membership fees have been kept well below those in other states. Renewals will be sent out in May, allowing many organisations to pay their 2009-10 fees in this financial year.

DIARY DATES

Wednesday 29 April

6.00-7.30pm

Women in Property

Tour of 21 Ada Street, Adelaide Sustainable House

Monday 1 June

12.00-2.00pm

UDIA Quarterly Luncheon

Speaker: Rod Cornish, Divisional Director Real Estate – Macquarie Bank
Venue: Hyatt Regency Ballroom

Thursday 11 June

9.00-5.00pm

UDIA 'Urban Infill' Field Trip

Guided tour of development projects

Friday 26 June and Saturday 27 June

Building Blocks in Property Development

Venue: Next Generation, North Adelaide

Wednesday 1 July

12.30 -2.00pm

General Meeting

Speaker: Colin Pitman
City of Salisbury
Venue: Next Generation, North Adelaide

FOR FURTHER INFORMATION ON THESE EVENTS PLEASE CONTACT THE UDIA SECRETARIAT

EnviroDevelopment is coming to SA!



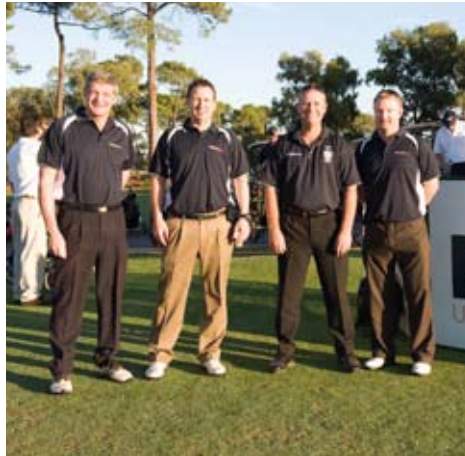
EnviroDevelopment certification is about to be awarded to three projects in South Australia. These are the first of what is hoped will be many projects that warrant the display of the EnviroDevelopment logo as acknowledgment of sustainable property development.

Developments that have been certified with the EnviroDevelopment logo have undergone rigorous assessment against a series of standards in up to 6 key areas (elements) of sustainable development by an independent Board.

Minister Jay Weatherill will present certificates at a launch on 6 May at the new SA Water Learning Centre in Victoria Square.

UDIA members can browse the latest edition of EnviroDevelopment News at www.envirodevelopment.com.au

UDIA Golf Classic a Big Hit



Housing Supply Report Released

On 11 March, the National Housing Supply Council (NHSC) released a State of Supply Report identifying several important housing issues relating to supply and demand, high housing costs, aspects of urban development, infrastructure, planning and development assessment processes that constrain housing supply and affordability, and the often poor quality and consistency of data relating to land and housing supply in Australia.

The Council identified a substantial gap between projected supply and demand with more action needed to improve data and analysis, better methods of projecting trends and disaggregate national data to provide more specific sub-market assessments of housing supply, such as housing for aged Australians.

The UDIA's recent golf day at Glenelg Golf Club on Friday 13th March was a great success. Around 90 UDIA members and their guests enjoyed a fantastic day – fabulous course and perfect weather followed by a lavish luncheon in the clubrooms. Ian Marker presented a number of prizes to players during the luncheon.

Results of the 2009 competition were:

- 1st prize** team from Austral Bricks
- 2nd prize** team from Hays Recruitment
- 3rd prize** team from Delfin Lend Lease

A number of the sponsored holes provided players with some interesting entertainment ranging from exploding golf balls to relaxing neck massages.

A new element introduced this year was a golf clinic for our Women in Property members. Our players thoroughly enjoyed themselves and have all vowed to play in the main game next year.

Thank you to our fantastic sponsors which included Piper Alderman, Adelaide Development Company, Alexander Symonds, Austral Bricks, Boral, Botten Levinson, Brock Urban Projects, Canberra Investment Corporation, Connor Holmes, FMG Engineering and Fyfe Surveyors.

For those who missed the day; be sure to include the UDIA Golf Classic in next year's diary.

The UDIA 2009 National Awards



SA development shines on national stage

One of South Australia's finalists from the State Awards in November has become a Category Winner in the highly prestigious 2009 UDIA National Awards.

"Lochiel Park Green Village", developed as a showcase by Land Management Corporation at Campbelltown was announced as national winner in the "Environment Excellence" category.

In a glittering function held at the Brisbane Convention Centre the Awards form a signature event to conclude the four day National Congress during March. These highly respected Awards represent the pinnacle achievements of the urban development sector from around the country each year. This year saw 36 finalists under consideration in the National Awards, after they were recommended from their various state awards held during 2008.

The categories are: Master Planned Development, Residential Development. Medium Density

Housing, High Density Housing, Urban renewal project, Environmental Excellence and Affordable Housing.

The UDIA National Awards for Excellence are acknowledged industry-wide as a celebration of Australia's skills and innovation in urban development. The Awards were initiated as part of the Institute's commitment to advancing excellence in the field. The annual event reappraises and brings together the industry's best creative ideas and outcomes. The Awards aim to reward and revitalise innovation and high quality urban development and generate individuals', community and government support for the benefits and values in urban development.

In accepting the national award from National UDIA President, Stephen Holmes, LMC Chief Executive, Wayne Gibbings, highlighted the work of his team and in particular, project director, Andrew Bishop, who has worked with a team of planners, engineers, surveyors, landscapers and builders to create a unique environment within a city suburb. This project has realized a goal set by State Premier, Mike Rann, who

sought Lochiel Park to be developed to provide an example of a highly environmental-sustainable estate that would serve as a model for other development projects.

The other finalists in the National Awards from South Australia were "Place on Brougham" by Urban Construct (High Density Housing), "Bianco Group Relocation" by Connor Holmes on behalf of several consultant groups (Master Planned Commercial, Retail, Industrial or Mixed Use) and "Adelaide Central Bus Station - The Precinct" by Urban Construct and Brookfield Multiplex (Urban Renewal).

The UDIA (SA) Executive takes this opportunity of congratulating our local finalists and winners and acknowledges the significant achievement in flying the flag for our state in the national urban development arena.

Life member of UDIA (SA) and current Executive member, Gary Rusling, was one of the two national judges who was involved over several weeks in the intensive evaluation process. Thank you Gary!

And the winners are ...

In the words of the Awards judges, Laurie Rose and Gary Rusling, 2009 was another year of "sensational projects". One of the great difficulties faced by the judges is in assessing the merit of projects in their own market. Clearly, the high value up-market projects will always look better and will have superb inclusions, but just how good is that product in its true market and how well does it answer the category attributes? This was the judges' challenge.

Category 1 Masterplanned Development

Winner: Prince Henry at Little Bay
by Landcom



Prince Henry at Little Bay is an urban revitalisation project where Landcom has taken the role of Master Developer and then worked with other development industry leaders and community organisations to create the multi-use community that now exists.

The project is on the site of a disused hospital that was very contaminated, degraded and chock full of heritage buildings. It also had areas of rare bushland and a valuable geological site, but it also had a beach and golf course.

As development nears completion we see detached housing, heritage housing, new and redevelopment apartment buildings, and everything in between. It is also home to seven community organisations mostly in restored heritage but some in new purpose built offices.

Category 2 Residential Development

Winner: South Beach Promenade, North Coogee by Stockland and Landcorp



South Beach is a new residential community just south of Freemantle constructed over previously contaminated industrial lands. Separated from the beach and degraded foreshore by an active railway line. Stockland and Landcorp were owners of adjoining parcels. It was quickly determined that they needed to cooperate to optimise development outcomes. The resulting development is seamless and the ownerships invisible.

Category 3 Medium Density Housing

Winner: Visage, Coolum Beach by Lend Lease



VISAGE undoubtedly started with some locational advantages being attached to the Hyatt Regency Coolum resort. However it was the way the project set itself apart from the resort and created its own add-on quality that attracted the judges.

Density was achieved by merging detached small lot housing with apartment living. Water Sensitive Urban Design was integrated into the streetscape in a far more attractive way than normal. Water quality was further enhanced by incorporating an attractive wetland with the overflow directed to the golf course lakes.

Category 4 High Density Housing

Winner: Castlebar Cove Kangaroo Point by: Principal Properties



Castlebar Cove has transformed a very difficult but wonderfully located site. In a category full of quality apartments on wonderfully located urban renewed sites Castlebar Cove nonetheless stands out.

Perhaps the cleverest detail is the architectural design of apartments and their interrelation with one another. Once inside there is the illusion of being in a house rather than an apartment.

Category 5 Urban Renewal

Winner: Kingston Foreshore, Canberra by Land Development Agency



Kingston Foreshore was a degraded and underutilised industrial area fronting Lake Burley Griffin's south eastern bank. It now has a new life as a burgeoning lakefront multi-use community.

Already completed is the foreshore reconfiguration providing for a boat harbour and land for the feature residential/retail island. The centrally located open space also includes major Water Sensitive Urban Design Components.

Category 6 Environmental Excellence

Winner: Lochiel Park Green Village, Campbelltown SA by Land Management Corporation

Lochiel Park at around 100 dwellings is essentially a boutique demonstration project full of environmental and community goodies. It is a redevelopment site of former Government Uses and is situated on the Upper Torrens River. It is a mix of detached small lot housing and community titled mews. To gain approvals, around 70% of the site is open space including retained and restored bushland and water quality wetlands.

Category 7 Affordable Development

Winner: Tenterfield, Burnside Heights by Vic Urban



The site is remarkable for its integration of open space and Water Sensitive Urban Design. The creeks and wetlands provide casual open space walking trails and spacious atmosphere as they lead to the playground and playing fields. This relatively dense community does not feel crowded.

Unashamedly targeting affordability Tenterfield nevertheless does not compromise quality. Vic Urban and Burbank Homes have created a special first home owner buyer product called 'ownhome'.

Category 8 Seniors Living

Winner: Halcyon Waters, Halcyon by Halcyon Management Pty Ltd

Halcyon Waters sits at the more affordable end of the excellent group of Senior Living entrants, without compromising on quality. It is a gated seniors living community targeting active seniors but also accommodating the less active neighbours. Residences are detached 3 and 4 bedroom homes on small lots in a community or group title.



Community facilities include a substantial clubhouse with all inclusions, gymnasium, pool, tennis court and 2 substantial secure parking lots for caravans and boats. The financial purchase model is attractive and adds to the project's overall appeal.

Presidents Award

Winner: Prince Henry at Little Bay by Landcom



This project won its category (Masterplanned Development) but would have also scored well in Urban Renewal and Medium Density Development Categories. Moreover it is a true collaboration between the Master Developer (Landcom) and the Development Industry Partners including Stockland, Sunland and Multiplex and Community Organisations relocating their headquarters to the site.

Significant problems resolved along the way include heritage, contamination, bushland and of course rezoning and approvals in the face of focused community objections. Sensitive masterplanning and strong guidelines proved the solution.

Call for Affordable Rental Projects

The second round of National Rental Affordability Scheme (NRAS) applications closed on 27 March 2009. The scheme is an Australian Government initiative to deliver 50,000 new affordable rental dwellings by June 2012.

The Community Housing Council and other NFP bodies are targetting the NRAS scheme in this round. Non binding registrations of interest are invited to complete construction of the dwellings, ready for occupancy, by 30 June 2010.

Developers keen to participate in future rounds should watch out for information on the Department of Housing web site, <http://www.fahcsia.gov.au/internet/facsinternet.nsf/housing/nras.htm>

Under the Scheme successful applicants will be eligible to receive a National Rental Incentive for each approved

dwelling, on the condition that they are rented to eligible low and moderate income households at 20 per cent below market rates.

Proposals received in Round Two which also seek an allocation of Incentives for Projects in the Expansion Phase will be accepted and assessed at this time.

The National Rental Affordability Scheme is looking for proposals which involve either large scale projects with a minimum of 100 rental dwellings, or not less than 20 rental dwellings and address especially high rental stress or deliver innovative and affordable rental housing solutions.

Approximately 20% of the National Rental Incentives available in the Establishment Phase will be reserved for proposals involving not less than 20 dwellings.

National Presidents calls for Government action

South Australia's Stephen Holmes, National President of UDIA, opened the National Congress in Brisbane on 30 March, making a strong speech that was well covered by the national print and television media. He called on the Commonwealth Government to assist the development industry and the community in a number of areas including:

- extend the First Home Owners Grant beyond this financial year – the stimulus is working, use the opportunity now to build on this success.
- introduce a New Home Owners Grant – a cash stimulus for all new residential development activity, one that will deliver much needed new housing and deliver economic growth in this time of need.
- extend the Australian Business Investment Partnership to major viable residential projects. UDIA also calls on the Government to use the goodwill and leverage it

has established with the four major banks to promote a more targeted approach to lending for the residential sector.

- initiate and deliver taxation reform for the urban development industry - the fact that new home buyers continue to pay the GST on taxes that they have already paid is testament to the need for a wholesale review.
- develop a national agenda for land and housing supply through COAG. UDIA is calling for national housing and land targets that the states must deliver with significant implications from the Commonwealth when they don't.
- commission a comprehensive COAG Review to identify the financial and regulatory barriers to dwelling and land supply at the Federal, State and Local Government level.

The complete text of Stephen's speech is on the UDIA web site www.udiasa.com.au

We're proud of our South Australian past. Now we're building the future.



The Promenade at Mawson Lakes

Generations of South Australians have grown up in our communities. And we're now planning for future generations. Just one look at world class, award winning West Lakes, Golden Grove and Mawson Lakes proves our vision. That is, to build communities where people can live, learn, work and play in a safe, friendly, beautiful environment. With our new address at Blakes Crossing becoming a reality and with plans for new locations in South Australia, we build proudly on our past to create the future.

We're also a proud supporter of UDIA. Together we're raising the bar on the new generation of communities right across Australia.

If you would like to know more about the proposed new Delfin communities call 8280 3333.

www.delfin.com.au

One word, Delfin

Cover story continued

This trap is driving many property owners to despair, many are seeking to sell their properties, or not develop them at all. Even when they sell them they are liable for capital gains tax.

Land tax in South Australia exceeds that in other states.

For example a property of land value \$5m attracts double the annual land tax (around \$160,000) to that applied in other Australian states. The tax in SA is around double that of Queensland. This is a disincentive for people to invest in SA.

We all suffer the effects of land tax applied to property; it passes through to all consumers. Increased running costs will ultimately result in increased prices for goods and services for everyone. Land tax is a tax that eliminates jobs.

The current land tax regime in South Australia is driving enterprise away from South Australia. The tax is forcing people to sell their properties to pay the tax. It is driving people away from being property investors and assisting other people with rental housing.

For example, a modest property portfolio of land value \$1.2 million in SA has increased in land tax by 486% in the past year. This is more than double that in Qld and five-fold that in Victoria.

Little wonder that so many investors are buying and developing properties interstate!

UDIA is urging the State Government to reform the tax system to a fair and just system to allow certainty and reasonableness for developers and landlords in South Australia.

Member profile

Jamie Botten

Jamie commenced his career as a lawyer in 1978, but the lure of property development specialisation and environmental law soon beckoned.

In 1994 Jamie decided to leave a large city-based law firm to establish his own specialist firm, known then as Jamie Botten & Associates.

The firm quickly grew in size from Jamie as a sole practitioner to what is now South Australia's largest dedicated property development and environmental law firm. The firm also practices in the associated fields of water and natural resources law.

In 1998 Jamie decided to supplement his Law Degree by enrolling in the Graduate Diploma in Urban and Regional Planning course at the University of South Australia. He graduated from that course the following year.

In 2007 Jamie was joined in partnership by James Levinson and at that time the firm changed its name to Botten Levinson.

Jamie has had a long association with the UDIA. He is presently on the UDIA's Executive and is Convenor of the Planning Committee. He has held executive positions in a variety of other professional associations including that of President of the National Environmental Law Association (SA). More recently he has been a member of the Planning and Development Review Steering Committee, which was charged by



the State Government to recommend improvements to the SA Planning System. He has recently been appointed to the Implementation Committee to assist with the implementation of Cabinet-adopted recommendations of the Steering Committee.

Nation Building and Jobs Plan Projects

In early February 2009 SA Premier Mike Rann joined other Premiers and Chief Ministers in officially signing up the Commonwealth Government's \$41 billion Nation Building and Jobs Plan. This initiative is a Commonwealth Government's response to the severe global recession supporting up to 90,000 jobs in 2008-09 and 2009-10.

The five major components of the Nation Building and Jobs plan are:

1. Building the Education Revolution

- Build or upgrade large scale infrastructure, such as libraries and halls in every primary school, special schools, and K-12 schools in Australia.
- Build 500 new science laboratories and language learning centres in schools that can demonstrate a need.
- Up to \$200,000 to every Australian school for maintenance and renewal of school buildings.

2. Energy Efficient Homes

- Installing ceiling insulation in 2.7 million Australian homes which will cut around \$200 per year off the energy bills of these households.
- Increasing the Commonwealth Government Solar Hot Water Rebate.

3. Social and Defence Homes

- Build 20,000 new social housing dwellings and 802 new houses for the Australian Defence Force.

- Urgent maintenance to upgrade around 2,500 vacant social houses.

4. Black Spots, Boom Gates, Regional Roads and Community Infrastructure

- 350 additional projects in the Black Spot Program, the installation of around 200 new boom gates at high risk rail crossings and additional funding for road maintenance.
- \$500 million funding boost for local community infrastructure.

5. Small Businesses and General Business Tax Break

- There will be a 30 cent in every dollar investment tax break for small and general businesses buying eligible assets.

Rod Hook, Deputy Chief Executive of the Department for Transport, Energy and Infrastructure, has been appointed as South Australia's Coordinator-General and will oversee the South Australian works program which will deliver infrastructure in the areas of education, social housing, road safety, energy efficiency and community infrastructure.

An Office has been established to provide a single point of contact for the South Australian component.

To find out more or provide feedback, email dtei.ocg@saugov.sa.gov.au or write to Office of the Coordinator-General, PO Box 1, Walkerville SA 5081, or phone 1300 063 998.



UDIA Education Program Builds a Strong Industry Foundation

UDIA (SA) re-launched the Education in Property Development program with a one day Foundations course, run at the Hawke Building in the University of SA on Saturday 21 February 2009.

Presenters and their topics were:

Where and how to find a development site?

Peter Koulizos, TAFE SA

Use of a Council's Development Plan when seeking approval for development

Jeremy Wood, Connor Holmes

Actions to take, and how to contact them, in planning a development

Mike Burdett, Alexander Symonds

Finance Considerations for small developers to get started

David McGargill,
Private Client Services Aust.

Setting up a development company and considerations of tax implications

Dom Cosentino, Kennedy & Co.

Selecting your builder

Giles French, Rossdale Homes

Marketing your development and selling your property for maximum return

Tony Matthews,
Brock Urban Projects

Conveyancing to tidy up the loose ends

Rod Hammond,
Cleartitle Conveyancing

Persistence to 'get across the line and win' with a development

Tony Caruso, APS Build Homes

The next course in the Education Program is "Building Blocks in Property Development", to be run at the Next Generation, North Adelaide, on Friday and Saturday, 26 and 27 June 2009. This 2 day course is a perfect pathway for participants of the "Foundations" course. It is also ideal as a professional development activity for people working in urban development.

Comprehensive notes are provided to all participants. For more information, including an Overview Document, contact the UDIA office, tel. 8359 3000.

Our Education Program is proudly sponsored by Lynch Meyer.

LYNCH MEYER
MEMBER OF THE KENNEDY STRANG LEGAL GROUP

UDIA Snippets

On the Move

UDIA members Connell Wagner have joined African-based consultancies Africon and Ninham Shand to officially launch Aurecon, a new global multidisciplinary infrastructure consultancy.

New Baby for New Member

Jonathon Lardner, CEO of new UDIA member, Adelaide Benevolent Society, and new member of the UDIA Affordable Housing Committee, played a great game of golf at the UDIA Golf Classic on the Friday – only to be followed by his wife delivering their baby on the Sunday.

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NEW MEMBERS

- > Adelaide Benevolent Society
- > Martins Integrated
- > Bedford Industries
- > LBW Environment
- > KPMG

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