

ADVOCACY AGENDA

The UDIA refers all South Australian politicians to our Advocacy Agenda titled: **“Growing South Australia to Economic and Social Prosperity”**.

Here is a summary of the UDIA’s key policies for South Australia contained in the Advocacy Agenda (the full version of which is available at www.udiasa.com.au):

Planning for growth

We want people to say: **“Go to Adelaide; it’s the place to settle in Australia”**

- Plan for responsible and sustainable population growth through:
 - Agreement with the Fed. Govt. for a special VISA status for overseas migrants to SA, and
 - Promotion of SA as a destination for students and other family members of exiting citizens.
- Promote the benefits of South Australian living to the state’s youth (under 35s).
- Use taxation inducements to attract and retain new migrants with significant wealth.
- Update the promotional tools used to entice new migrants to South Australia, such as:
 - Entice overseas people to South Australia using internet-based methodology; and
 - Invest in overseas immigration venues and methods to attract targeted people.

WE NEED A GREATER SHARE OF NEW ARRIVALS TO AUSTRALIA CHOOSING TO SETTLE IN SA.

Delivering housing affordability

We want people to say: **“We can buy for less in Adelaide”**

- Maintain financial incentives for new homebuyers.
- Reduce stamp duty for off-plan purchases in all areas of Greater Adelaide.
- Reduce the time and cost for developers to gain approval for development projects (currently, inner city developments can take three years to obtain approvals, while greenfield projects can take more than 10!).
- Reduce red tape for regulatory processes to gain approval for land divisions and building approvals.
- Facilitate the involvement of private developers in working with the not-for-profit sector to provide affordable housing. This requires determined action to achieve a system to assist all aspects (e.g. financial, tenants, physical build).
- Build capacity of the community housing sector by transferring at least 20% of Government housing stock to their ownership and management for their tenant customers.

LET’S MAKE ADELAIDE THE MOST AFFORDABLE AUSTRALIAN CITY FOR HOUSING.

Contributing fair taxation

We want people to say: **“South Australia is a low taxation state; it’s open for business”**

- Reduce stamp duty for all off-plan new homes.
- Reinvest open space contributions made to the Planning & Development Fund in the same local council area from which collected.

FOR A \$450,000 HOUSE AND LAND PACKAGE, \$80,000 NOW GOES TO THE GOVERNMENT IN TAXES, FEES AND CHARGES, WHICH IS ENOUGH TO BUY TWO FAMILY CARS OR PUT FOUR KIDS THROUGH PRIMARY SCHOOL. ENOUGH IS ENOUGH!

Improving the planning system

We want people to say: ***“Adelaide has the best planning approval process in Australia – it’s objective, professional and efficient”***

- Reform the local council Development Assessment Panels (DAPs) to be appropriately qualified and provide consistent, independent and objective decisions.
- Reduce the cost and time for planning approvals, with referral agencies geared to assist a streamlined process.

WE NEED TO REDUCE AND SIMPLIFY THE 17,000 PAGES OF PAPERWORK THAT NOW GOVERN HOME BUILDING ACTIVITIES IN SOUTH AUSTRALIA.

Providing adequate land supply

We want people to say: ***“Adelaide supports new housing developments like no other city in Australia”***

- Commit to funds for essential core infrastructure to support greenfield land development in growth areas.
- Facilitate the availability of urban infill sites for redevelopment.

ARRANGE PARTNERSHIPS WITH DEVELOPERS FOR KEY INFILL PROJECTS AND COMMIT BUDGETS FOR INFRASTRUCTURE TO SUPPORT PRIORITY GREENFIELD LAND DEVELOPMENT.

Providing timely and cost effective infrastructure

We want people to say: ***“There is an equitable sharing of infrastructure costs for new housing developments in Adelaide, which reduces the burden on new homebuyers”***

- Adopt a clear framework for agreeing on infrastructure provision to support new land developments.
- Ensure service authorities provide infrastructure at least cost.
- Prepare and fund public transport plans with five-year cycles.
- Ensure local government funds community infrastructure to assist planned growth.

GROWTH IN PROPERTY DEVELOPMENT ONLY OCCURS WHEN CORE INFRASTRUCTURE IS PROVIDED.

Facilitating urban regeneration

We want people to say: ***“Adelaide develops streetscapes that invite people to enjoy them”***

- Pursue the continued use of pre-lodgment approval processes to streamline the development assessment process for urban regeneration areas.
- Invest in urban amenity through streetscaping and public transport to promote inner metro living; and provide conditional grants and tax concessions to developers of public realm related to their property development.

ADELAIDE MUST ATTRACT DEVELOPERS WILLING TO ENGAGE WITH COUNCILS AND THE STATE GOVERNMENT TO CREATE PROJECTS WITH OUTSTANDING PUBLIC REALM.
