

27 April 2010

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## **Metropolitan Development Program 2008/09 Housing Delivery is More Than just Numbers: Development Industry**

The Urban Development Institute of Australia (UDIA NSW) has today welcomed the NSW Government's release of the 2008/09 Metropolitan Development Program (MDP) Report but cautioned that more work needs to be done by the NSW Government on delivering actual housing outcomes. UDIA NSW Chief Executive Stephen Albin said that, "rezoning land is one part of long process – the Government has picked up its game in this area but hasn't taken enough responsibility for ensuring the overall process delivers houses to the market."

"What the MDP Report reveals is a fundamental disconnect between what on paper looks like a healthy dwelling supply pipeline, and the simple fact that Sydney is undersupplying the market to the tune of 10,000 homes per annum, year on year. The Government has been making some efforts to improve the housing delivery process in New South Wales, but is clear that there is much more to be done."

Stephen Albin suggested that the figures presented in the MDP will come as a surprise to many industry stakeholders familiar with the challenge of delivering new homes in the Sydney market. "Stakeholders can point to a myriad of blockages and bottlenecks in the development process that have prevented new homes from coming to the market in an efficient, and financially viable manner. The process is development is exceptionally slow and uncertain because of a lack of Government coordination on approvals and infrastructure provision. These constraints add risk to the process and add costs – developers have simply chosen to invest where the process is easier, like Melbourne or Brisbane, or Perth."

Stephen Albin added that, "The MDP is a great resource for Government and the industry if it is used in a transparent and constructive way. This document should be the evidence basis for infrastructure investment by the Government and for investment by the private sector in new housing opportunities. What is required now is a greater focus on delivering new housing through better coordination of the budget process and consultation with the development industry. We look forward to working with the Government to deliver the outcomes."

UDIA NSW welcomes the release of the MDP 2008/09 and is currently working with the Department to develop a more regular dialogue with the key industry stakeholders to resolve constraints and bottlenecks in the supply process. UDIA NSW will be recommending that the NSW Government establish a Housing Supply Forum with the key players to develop a Roadmap For Recovery – the NSW Government cannot take another five year gamble that the housing market will simply improve in line with a cycle.

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