

# Media Release

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## National Land Supply Report Reveals Major Challenges for Policy Makers

The 2009 State of the Land Report, by the Urban Development Institute of Australia (UDIA), highlights the timeliness of the Federal Government's recently announced initiative to take a greater leadership role in driving national urban planning and approvals reform. The Report, to be released tomorrow (Friday 30 October) at UDIA NSW's 'The Stimulus and Beyond' State Conference in Sydney, has found that there is a substantial undersupply of land for new housing across Australia's major capital cities at a time when demand for accommodation is being fuelled by the strongest population growth in 50 years.

UDIA National President Stephen Holmes said, "the State of the Land Report reveals the dramatic disparity between the capital cities in regard to meeting the growing demand for housing. The gap between housing supply and demand is widening across the board, but the Report reveals some that some states are performing much better than others in meeting their land supply needs."

Stephen Holmes said, "the best performers are the capital cities where the State Governments have ensured a medium to long term supply train of land and kept development levies at reasonable levels. The Melbourne market is clearly leading the way in providing low cost land and housing opportunities and Sydney, while showing signs of improvement recently, is on the slow road to recovery from bad housing policy decisions from the early 2000s."

Stephen Holmes said that "there are some key lessons from the Report that must be heeded by policy makers to ensure housing affordability is improved and maintained. The first is that land supply is about providing ample opportunities for housing on multiple development fronts over a long period of time. Consistent policy decisions about maintaining housing supply are critical. The second is that high development levies kill land supply."

Stephen Holmes said that, "the importance of housing supply and the efficient use of infrastructure to meet the demands of our growing population have now caught the attention of the Rudd Government. The State of the Land Report reveals emphatically that there is an acute need for national leadership to ensure that land supply and opportunities for housing are maintained in all major capital cities. Introducing greater accountability for Governments to deliver on strategic planning objectives and thereby ensure land supply, will provide greater certainty for private sector investment and more affordable housing."

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