

8 February 2011



Committing to real housing targets more important than talking percentages

The need to commit to targets for the delivery of housing in New South Wales (NSW) is critical, says the Housing Industry Association (HIA).

HIA Executive Director, NSW, Mr David Bare said, “the proportion of housing delivered by infill and greenfield is somewhat academic when we are building at such a low rate.”

“The State Government’s current targeted split is 70% infill and 30% greenfield development. It is in fact achieving more like 80% infill but on housing completions well below what is needed in NSW.

Under questioning during a leaders forum on the future of Western Sydney, Mr O’Farrell suggested that he favoured a higher percentage than 30% for greenfield development. Something closer to 50%. This suggests that the Opposition Leader is committing that a Liberal Coalition Government would deliver buildable land at a faster rate than is currently occurring. HIA would welcome this but to achieve the build rates required to meet the underlying demand for residential dwellings, there needs to be a significant increase in infill development as well.”

“Based on figures from HIA’s Economics Group, NSW is under-building to the greatest extent of any state. In 2009/10, a reasonable year for the industry in relative terms, NSW completed just under 31,000 dwellings, still falling short of underlying demand in the state by around 17,000 dwellings. This is the core issue,” said Mr Bare.

“A commitment to delivering and being accountable on housing targets that reflect the true underlying demand in NSW would deliver a more meaningful outcome than debating the optimum proportion of greenfield versus infill development.

HIA calls for a commitment by both key political parties to adopt and measure performance against meaningful targets for delivering housing in the Sydney basin. The appropriate proportions of infill and greenfield developments will in many ways be an outcome of such an approach and a means to providing a mix of housing options across Sydney,” added Mr Bare.

HIA is the leading industry association in the Australian residential building sector, supporting the businesses and interests of builders, contractors, manufacturers, suppliers, building professionals and business partners.

For further information please contact:

David Bare, HIA NSW Executive Director 0418 924 127

MEDIA RELEASE