

The Property Council is very pleased with the effectiveness of the Building the Education Revolution and the housing stimulus roll out in South Australia; it has kept the property industry going throughout a time where private investment had dried up. It has kept the national and state economies strong, and we are among the most financially robust economies in the developed world.

Why has it worked? Really it comes down to the Government's commitment to delivering these outcomes.

Housing SA can claim a good deal of credit for the success of the housing stimulus rollout. And the BER has been delivered in South Australia more successfully than in any other state. For that we can thank the Coordinator General Rod Hook.

His even-handed management of the BER rollout avoided the negative outcomes seen in other jurisdictions. Key to this has been the delivery and management of specialized planning assessment systems which were streamlined to make processes faster and more efficient.

If we'd had to use the traditional process, we would still not even have works on site today and the stimulus effect would still be bottled up in bureaucracy.

Also, the boost to the First Home Owners' Grant that Michael talked about brought forward demand, which will mean some issues going forward.

A study commissioned by the Public Service Association and undertaken by the University of Adelaide indicates that residential stimulus investment in public housing alone directed an additional \$52 million into the state's economy.

But where to from here? We are still not meeting overall demand for housing, falling short by about a thousand to two thousand houses each year in South Australia, and by more than 100,000 every year nationally.

The 30-Year Plan for Greater Adelaide projects 400,000 more people and 240,000 more houses; in addition we're going to have double the current commercial floorspace (up to two million square metres). In order to achieve all this we need the tools of our planning system up and running and fine-tuned. We'll need the ResCode reworked so it can achieve more, faster, and in more places. And we'll need Urban Renewal Authorities in place to deliver the groundwork of the 30-Year

Plan. These authorities will need planning powers, site consolidation powers and jurisdiction over and above Council and other borders.

This system has worked around the world to deliver urban regeneration, and they must be adopted here.

The key take-away messages from me today are that the Coordinator General model and the systems he has developed have worked well and they must be continued. The role must be expanded to include the delivery of housing and urban renewal as well.

With these tools in place we can look forward to a phenomenal future in SA with unprecedented population and economic growth.

[Nathan Paine, Executive Director, Property Council of Australia (SA)]