

Australian Residential Market Update

October 2022

Recent industry announcements shaping the Australian residential market

Commitment to a National Energy Performance Strategy

Aiming to reduce emissions, lower energy bills and improve productivity, the Australian Government has committed to a National Energy Performance Strategy to be delivered by mid-2023 with a consultation process commencing in the coming weeks.

New Threatened Species Action Plan

A new 'Threatened Species Action Plan' has been released to elevate conservation of Australian biodiversity with 20 priority places earmarked for targeted action over next five years, although at this stage, no new legislative obligations have been imposed on business. There has been a commitment to dedicate more than 30% of Australia's landmass to conservation with 10 new threatened species at risk of extinction added to the priority species list.

Six Cities Region vision for New South Wales

The NSW Government has released the Greater Cities Commission Six Cities Discussion paper including city-planning for Greater Newcastle, Central Coast, and Illawarra Shoalhaven, in addition to the Western Parkland City, Central River City and Eastern Harbour City. The intention is to better align infrastructure planning to the growth of each city, while maximising the natural and economic strengths of each area. There is scope in the future draft plans for stronger recognition of First Nations, affordable housing, and sustainability.

Zero carbon buildings for the City of Melbourne

The City of Melbourne has committed to becoming a zero carbon city by 2040 with a key strategy of enhancing and upgrading the performance of buildings to achieve NABERS 5-star

ratings or above. A discussion paper has been released outlining the range of tools potentially required to collectively build capacity and investment, including the development of zero carbon building leases, the establishment of a carbon risk tool, promoting joint procurement, convening retrofit teams, and providing rates incentives for higher building performance.

Queensland scraps Land Tax Model

After mounting pressure and the unwillingness of interstate governments to cooperate, the Queensland Government has set aside implementing their new 'Interstate Land Tax Model'. Ongoing concern for the undersupplied rental housing market was also raised. The timing of the abandonment enabled productive discussion on the housing crisis with the Premier and industry leaders at the Housing Summit held on 20 October.

Attracting talent to the West Coast

A campaign has been released by the Property Council of Australia to lure skilled property professionals to Western Australia.

Launching on social media and the hashtag #whynotperth?, the campaign features a series of short videos in which members share their experiences of working within Perth's property industry, and the unique opportunities they believe are available within the state. The campaign is aimed at highlighting professional opportunities within Perth's property industry and positioning Perth as a destination of choice.

Potential council amalgamation reform for South Australia

The South Australian Premier has declared the potential South-East council merger could pave the way for

greater local government reform presenting an opportunity to better leverage council assets, and balance sheets, to raise the funding required to finance social infrastructure for their communities.

Spearheading the South-East council merger ballot, local council voters will be given the opportunity to decide whether to investigate the merger of Mount Gambier Council with the surrounding Grant District Council. If electors of the two councils vote in favour, the Local Government Boundaries Commission would start community consultation, while the South Australian Productivity Commission would assess economic benefits of the merged council.

This community consultation and evidence-led approach would serve as a model for determining whether there

are further amalgamation opportunities across South Australia's 68 local councils. This model was approved at a Cabinet meeting in early September 2022.

Updated Environmental Protection Guidelines for construction and land development in Canberra

The Australian Capital Territory (ACT) Government has released the updated 'Environment Protection Guidelines' for construction and land development in the ACT. The guidelines are for land developers, builders and anyone carrying out or supervising civil construction and building works. Alongside updates to erosion and sediment control within the risk-based framework, the strengthened guidelines also include updates to noise and air emissions, waste management, land contamination, biodiversity, and climate change.

AUSTRALIAN DWELLINGS as at 30 SEPTEMBER 2022

CAPITAL VALUES MoM	-1.4%	NEW LISTINGS Rolling 28 day count YoY ^	-12.0%
CAPITAL VALUES QoQ	-4.1%	TOTAL LISTINGS Rolling 28 day count YoY ^	7.0%
CAPITAL VALUES YoY	1.7%	AUCTION CLEARANCE RATE [Total Auctions] ^	60.6% [1,815]

Source: Knight Frank Research, CoreLogic, Hedonic Home Value Index

^ Latest available

Please get in touch with us

If you are looking to buy, sell or would just like some property advice, we would love to hear from you.



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