



MEDIA RELEASE

UDIA NT 2024/25 Budget Response

20 May 2024

Last week saw the deployment of the 2024/25 Pre-Election budget by the Northern Territory Government, just 100 days out from the next general election.

While there were many strong announcements around crime, public safety, health and education, and a never-before-seen increased debt profile to go along with such promises, there were still some glaring omissions when it comes to population growth, the housing crisis, the cost of living and ongoing economic stimulation.

The Government touted this as a no glitz, let's get on with the task at hand budget – one could argue that this is a cash splash prior to an election, particularly when the Northern Territory debt is to blow out to more than \$11B, (\$2.5B more than last year's forecast), with several voids already identified for a drop in self-generated funds from the likes of reduced royalties from the resources sector in the near future.

All this at a time when new build home approvals are at a thirty-year low, there is a Nationally recognised housing crisis, and the cost of living is putting increasing pressure on the general population.

Despite welcomed investments in land release, enabling infrastructure and social impact areas, it is the UDIA NT's perspective that the budget missed opportunities in incentivisation, urban infill and improvements to the efficiency of approvals processes.

"The UDIA NT calls on all Governments to look at the regulatory and enabling processes that will facilitate investment in the Territory. They would never call for the reduction in validity of the regulatory construct, but there can always be more work in their efficiency" calls Mr Drew Wagner, Chief Executive Officer of the UDIA NT.

The Country Liberal Party, in their 2024/25 Budget response have outlined a number of opportunities that will potentially drive such investment, particularly through incentivisation.

The CLP's HomeGrown Territory package would be the most generous home builder program in the country if they are successful in taking Government in August 2024. It will increase the first home buyer grant for new home builds from \$10,000 to \$50,000, introduce a new grant of \$10,000 for first home buyers to purchase established homes and in an Australian-first we will provide a new \$30,000 grant to everyday Australians to build a new home in the Territory.

"This is how we see the development sector recover, and pressure on housing supplies reduced" says Mr Wagner.

"Nationally there is a widely recognised housing crisis – steps such as the proposed incentivisation scheme by the CLP are steps in the right direction to turn around what is a thirty year low in housing approvals".



“The CLP needs to be congratulated for such forethought, and the UDIA NT calls on the current Government to support such schemes into the future, to ensure we can continue to grow our population – without population growth, it is exceedingly difficult to grow our economy as a whole.”

Mr Wagner went on to conclude that “the UDIA NT looks forward to closely working with whoever is successful in August 2024, as the peak industry body representing and promoting the land development and built form industry in the Northern Territory” but went on to warn all parties that to ignore urban development and the pressures of the housing crisis, would be detrimental.

“Every dollar spent in development of the projects we represent has a massive multiplier effect in the economy and community with respect to jobs, development opportunities and population growth.”

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