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Increasing Home Ownership – Innovative Solutions from the CLP

At the beginning of this election campaign, the Country Liberal Party said that it would not be drawn into a bidding war.

Country Liberal party Leader Denis Burke said, “I have honoured that commitment although the Labor party have made announcement after announcement that has involved the spending of many millions of tax-payers dollars.

“Even today, we hear that the Labor party is committing to spending even more money on their attempt to buy their way back into government. I will not be involved in this financial irresponsibility. Labor’s plans to buy their way back into power are threatening the long term financial security of the Territory. I will not be a part of this.

“The Country Liberal Party has declared from day 1 that it would run a positive campaign, introducing positive and innovative policies designed to restore the Territory back to its position as an economic powerhouse – something that four years of Labor have done.

“We are more interested in innovative solutions - not just bucket loads of cash. This announcement is part of our commitment.”

Increasing Home Ownership in the Northern Territory – The CLP Plan

The level of home ownership in the Northern Territory is the lowest in Australia with only 42% of the population owning a home. This compares to national average of 70%.
A traditional method of increasing the level of home ownership is to reduce stamp duty paid or to introduce packages that provide benefits to first-home owners, e.g. low levels of deposit, reduced interest rates or a combination of both such as the Home North Scheme.

However, the recent decision by the Labor party to increase the stamp duty threshold for first home buyers and an increase in the stamp duty rebate for all other purchasers of property has the consequence of increasing house prices.

Increasing house prices in the Northern Territory further prevents new entrants to the housing market and will ultimately mean that the Territory continues with the lowest level of home ownership in the country. The Labor policy is a band-aid solution that does not affect the level of home-ownership over the long-term.

“The Country Liberal Party supports any move to increase the level of home ownership but believes that band-aid solutions that do not plan for the future are limited and expensive” Mr Burke said.

“The CLP will take a different approach and will look at reforming the supply-side of the housing market. This includes:

- increasing the amount of land that can be used for residential development,
- speeding up the land release procedures,
- streamlining the Planning Approval processes,
- reducing the amount of bureaucratic red-tape in the building control and regulation process,
- undertake a review of the infrastructure cost-allocation process including limiting the upfront development infrastructure costs and spreading the costs over the life of the development

“The Country Liberal Party believes that to grow our economy, unique initiatives must be implemented. The Labor party are just concerned with one side of the equation to increase the level of home ownership in the Territory.
“The CLP will look at all possibilities to produce a strategic long term plan that will not just be a last-ditch expensive, election sweetner like Labor policy.

“The CLP will reinvigorate the Territory economy through sweeping business tax relief, a comprehensive plan to deliver sustained home ownership increases and a plan to drive down the cost of electricity by 30% for all Territorians.”