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Media Release

Takeouts from the Property Council's State of the Union Lunch – The CLP in Election Mode!

Senior Members of the CLP were given the opportunity to address Property Council delegates and guests at last week's State of the Union Lunch. The Opposition spoke at length on a range of matters relating to the Business Tenancies Act, Unit Titles Schemes Act, PPPs, uranium mining and Tax, among other relevant issues.

In the lead up to the 2012 Territory elections, the Country Liberal Party presented its views and policy plans at the Property Council's Annual State of the Union event.

Panelists Terry Mills, Kezia Purick, John Elferink, David Tollner and Adam Giles were questioned by the ABC's Julia Christensen on each of their CLP portfolios.

Mr Mills, Leader of the Opposition, reiterated for the third consecutive year that a CLP government would not introduce a Land Tax, if successful at next year's election; while on the Land Development Corporation (LDC) he says government has no place 'competing' with the private sector.

Mr Mills was also questioned on public housing stock, affordable housing, Asian relations and trade, and he used the Lunch opportunity to deliver his plans for a proposed Strategic Planning Commission, to underpin and guide growth in Darwin in a transparent and sustainable way.

The CLP was questioned on its stance on uranium mining, with Ms Purick, Deputy Leader and Shadow Minister for Primary Industry, Fisheries and Resources, Statehood and Women's Policy, saying a CLP government would support uranium mining in the Northern Territory, providing companies adhere to due processes of the law.

She used the example of the Angela Pamela Uranium Mine as an enterprise the CLP would support, as the operators of that mine had clearly followed all relevant legal process.

Ms Purick went on to promote the CLP's interest in retaining rural lifestyles in rural areas, and ensuring that urbanisation and development is restricted to Darwin and Palmerston, where the need and desire for infill exists.

Mr Elferink, Shadow Treasurer and Shadow Minister for Justice and Attorney General, expressed the CLP's view on two significant issues for the NT's Property Industry: He voiced his willingness to amend the Business Tenancies Act (BTA), or potentially scrap it in favour of the Trade Practices Act, questioning the BTA's relevance to NT Business sectors. He also said he and his colleagues would be prepared to enable the retrospective application of the Unit Titles Schemes Act to pave the way for much needed urban renewal across Darwin; though he qualified this statement by stressing the CLP approach would need to be mindful of the important issues of equity.

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The question of whether Mr Elferink and the CLP would reduce the 'majority requirement' for Unit Title Holders to terminate a Scheme, from 90% to 75%, for older developments, did not receive a direct answer. It was made clear, however, that the Opposition would be prepared to review such initiatives that would result in the proactive revitalization of aging and unsightly city and suburban precincts and projects.

Elferink also committed the CLP to funding the Property Council's expanded annual Office Market Report, which would report on the stock and vacancy rates of all commercial property in the CBD, Palmerston, Casuarina and other commercial activity centres.

It was noted at the Lunch by the Executive Director of the Property Council, Mr Nick Bradley, that current funding for the Office Market Report was generously provided by the Treasurer, the Honourable Delia Lawrie, for which he offered the PCA's gratitude.

Mr Tollner, Shadow Minister for Lands and Planning, Business and Development, also made a significant undertaking in support of the Property Industry, stating that a CLP Government would review and amend the NT Government Standard Lease to redress current inequities in the document and ensure that it was an Agreement that could be endorsed by the Industry.

Tollner says he would work with the Property Council and other Peak bodies under the auspices of the CLP's proposed Strategic Planning Commission to achieve relevant and proactive planning outcomes; and that much of his focus, if the CLP is successful in August 2012, would be on reducing Red Tape and improving the efficiency of the Public Service.

In respect of Public Private Partnerships (PPP's) and delivering infrastructure to regional Northern Territory, Mr Giles, Shadow Minister for Transport and Construction, Regional Development and Indigenous Policy, says "the biccy tin is empty", so we will need to rely on PPP's in the delivery of much needed infrastructure, stressing that roads and bridges would be a priority. Mr Giles also said that although there is "no silver bullet", he would look to deliver more outcomes on the ground across the Territory when it comes to reducing welfare dependency.

When asked about transport hubs, Mr Giles referred to the CLP's Plan for Darwin and the Greater Darwin Area, stating that intermodal transport stations would be established at the corner of Daly and Smith Streets in the City, and at Frances Bay, to tie in the different modes. He also said that linking the Darwin International Airport into the public bus system is an initiative the CLP would support.

Next month, the Property Council will also hear from Chief Minister Paul Henderson, who will deliver a 'year in review' and insights into the ALP's future policy platforms. Click [here](#) for more on the State of the Territory, Chief Minister's Annual Business Lunch being held on 9 December 2011.

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