



Media release

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***Better Apartments* guidelines will restrict award-winning development projects**

The Urban Development Institute of Australia (Victoria) has expressed its concern to the Victorian Government that the *Better Apartments Design Guidelines*, as they're currently proposed, will increase the price of housing, limit supply and rule out award-winning apartment developments.

Victorian chief executive Danni Addison voiced concern on behalf of the housing and development industry about the impact of the restrictive design guidelines on the availability and price of new housing.

"The industry is concerned about the cost of these design guidelines to the end-consumer. If these rules are applied as they are proposed, they will without a doubt constrain innovation, limit the number and feasibility of developable sites and place upward pressure on house prices."

According to *Victoria in Future 2016*, Melbourne's population is growing at an exponential rate and an extra 2.2 million dwellings will be necessary to house the state's population by 2051.

"The pressure is on our industry and government to keep up with the unprecedented growth in population," said Ms Addison.

"Contemporary apartments are a preferred form of housing for a broadening range of households. As our population continues to grow we simply must be able to increase the housing stock across our city."

"New apartments are a key part of the city's housing mix, and will be essential for us to meet the needs of Victoria's growing and more diverse communities," said Ms Addison.

The industry has welcomed the Government's ambition to improve design quality but warned the proposed *Better Apartments Design Guidelines* are too prescriptive and will stifle innovation and excellence in design solutions.

"The design standards as they are currently proposed will rule out award-winning apartment developments such as *Upper House* by Piccolo Developments, and *Eden, Haven and Sanctuary* by ISPT and Hamton," said Ms Addison.

Upper House by Piccolo Developments won the 2015 National Australian Institute of Architects Award for Best Overend in the Multiple Housing category, and *Eden, Haven and Sanctuary* by ISPT and Hamton won the 2015 National UDIA Award for High Density Housing and the President's Award.



Under the proposed *Better Apartments Design Guidelines*, both developments do not comply with the windows standard, which requires a window to be viewable from any point in the room. Additionally, neither complies with the proposed setback requirements nor the proposed room-depth standard.

UDIA will put forward a detailed submission to the Victorian Government on behalf of the industry advocating for a clearer focus on good design outcomes rather than prescriptive structural outcomes.

“We are talking with the Minister for Planning with the clear message that there are more effective ways to meet the Government’s design objectives, and also achieve a healthy balance between amenity and affordability,” said Ms Addison.

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ABOUT: URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA

The Urban Development Institute of Australia (UDIA) is a nationally recognised body that advocates for Australia's urban development industry. In Victoria, UDIA informs and engages government and industry members, **enabling better policy and better business decisions.**

With a primary focus on the residential property sector, UDIA protects and promotes over 350 member companies across Victoria including developers and a range of other professionals involved in producing, financing and marketing residential property.

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