

Competition Policy Review Secretariat
The Treasury
Langton Crescent
Parkes ACT 2600



17 October 2014

UDIA Submission to the Competition Policy Review Draft Report

The Urban Development Institute of Australia (UDIA) welcomes the opportunity to provide comment on the Competition Policy Review Draft Report.

UDIA has a particular interest in the impact of land use restrictions such as planning, zoning and development assessment processes on competition. Current land use restrictions pose considerable barriers to effective competition, by constraining the supply of urban land, concentrating market power, and creating barriers to entry for new businesses.

In our original submission, UDIA raised specific concerns around the impact of land use restrictions on urban development and retail competition, and also the impact of Government owned developers on competitive neutrality. It is pleasing to see that the Draft Report covers all these areas in considerable detail, and makes useful reference to the findings of previous projects undertaken by the ACCC and Productivity Commission in this area.

In particular, UDIA supports the report's:

- Recognition of the impact of land use restrictions on constraining urban land supply, concentrating market power, and creating barriers to entry for new businesses,
- Recognition of the need to remove unnecessary constraints on planning and zoning regulation to help new development and increase competition in the marketplace.
- Recommendation to introduce a greater focus on competition principles and economic objectives into planning decisions.
- Recommendation for governments to review and update their policies on competitive neutrality.

UDIA thanks the Australian Government for the opportunity to provide this submission to the Competition Policy Review, and would welcome the opportunity to discuss any aspect of the submission in greater detail. For further information, please contact UDIA National on 02 6230 0255 or at udia@udia.com.au.

Yours sincerely,



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