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**Title:**  
'News' Article - Real Estate 1972

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NEWS ARTICLE BY THE PREMIER, MR. DUNSTAN.

REAL ESTATE - 1972.

Provided there is sufficient economic stimulus from the Commonwealth Government, South Australia can look forward to a further year of expansion in housing and real estate development in 1972.

The Housing Trust intends to maintain the pace of its home and factory building programmes and to give new emphasis to improved design standards.

We are, however, restricted in what we can do by the base amount of funds made available by the Federal Government under the Commonwealth-States housing arrangement.

The recent change in interest rates was of some assistance but the States are still restricted to the same base amount provided five years ago.

Since then costs have risen markedly thereby reducing the amount of housing which can be built.

This is one area in which Federal stimulus would provide immediate economic and social benefits.

In the private sector the Government accepts that conservation principles must be recognised in any development programmes.

Accordingly the Planning and Development Act will be amended next year to make absolutely mandatory the minimum 10 acre size and 300 foot frontage for allotments within the Hills Face Zone.

Another area of Governmental anxiety is the way in which land prices for private building have been spiralling.

Adelaide has not reached the stage of Sydney and Melbourne where land costs can in effect price young married couples out of the opportunity to buy their own homes.

However, the same types of pressures are already evident here and the Government will need to be alert to the situation over the coming year to ensure that it does not get out of hand.

The implementation this year of the Builders' Licensing Regulations has been of considerable benefit to both home buyers and builders alike in ensuring the maintenance of high standards.

These benefits have been felt already and should become more evident in 1972 as the system is further implemented.

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