

# media release



**MASTERS OF OUR INDUSTRY**

Master Builders Association of Victoria  
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## **Builders need certainty on coastal development**

The Master Builders Association of Victoria has called on the State Government to redefine its coastal planning policy or risk creating further uncertainty for builders and land owners in coastal areas.

The Association's recent [submission](#) to the State Government's Climate Change Green Paper says speculation over the impact of a changing climate on land prices and is creating uncertainty for planners, developers and builders - whose livelihoods rely on planning and market certainty.

Master Builders Executive Director, Brian Welch, said yesterday's release of a Federal Parliamentary Committee report has brought to light an issue which has worried builders for more than a year.

"In July 2008, a Victorian Civil and Administrative Tribunal (VCAT) panel rejected a dwelling application in the South Gippsland town Toora, citing the possibility of climate change induced land inundation," he said.

"This decision has reportedly driven down land prices in the area by 95 per cent and affected the local economy. Local governments are not equipped to make climate related coastal planning decisions due to their limited staffing reserves.

"Master Builders believes responsibility for coastal development policy sits with the State Government so that a uniform approach is applied.

"We also believe that coastal areas deemed to be at risk of rising seas should be treated the same as areas at risk of cyclone, flood or bushfires.

"The report released yesterday by the House of Representatives Climate Change, Environment, Water and the Arts Committee has brought this issue to the fore. Industry is looking to the State Government for policy clarity."

Master Builders Submission is available online:

<http://www.mbav.com.au/vpLink.aspx?ID=3&D=000000001114&N=YES>

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