ADAPTIVE REUSE
REJUVENATING CITY BUILDINGS
2036
2036 will mark our State’s bicentenary

By the time our State turns 200 years old, I want South Australia to be a place of prosperity.

Planning and delivering on my vision for a better future starts now.

This policy is just part of our plan to deliver a clear and responsible pathway to recovery and success.

See where it fits in below

1.0 GROWING OUR ECONOMY

1.2 Cutting red tape and unnecessary regulation that inhibit growth, allowing businesses to focus on creating more jobs

2.0 THE BEST EDUCATION SYSTEM

3.0 BEING A HEALTHY STATE

4.0 STRENGTHENING COMMUNITIES

5.0 BUILDING OUR STATE

5.1 Taking a strategic focus on the future to plan for and deliver on the needs of South Australia in an efficient and sustainable way

5.3 Working in partnerships to grow jobs and deliver real outcomes for South Australians

5.4 Ensuring we have inclusive and liveable city centres and regional hubs

6.0 ENSURING SAFETY AND JUSTICE

7.0 PROTECTING OUR ENVIRONMENT

8.0 EMBRACING OUR UNIQUE CULTURE

9.0 RUNNING AN EFFICIENT AND STABLE GOVERNMENT
“We want to breathe new life into city buildings.”
REJUVENATING CITY BUILDINGS

The Adelaide CBD has a record level of vacant office space and empty buildings.

The Labor Government has failed to stimulate growth in the CBD by encouraging the rejuvenation of unused or under-utilised buildings as a priority. Labor has also failed to deliver its 2014 election commitment to have every building on North Terrace open for business by 2017.

Under the provisions of the current Building Code, upgrading and reactivating existing buildings is often cost-prohibitive as such development has to comply with the same requirements as if it is being newly constructed.

Secondary building stock (C and D Grade) accounts for 32 per cent of building space in the Adelaide CBD. This is much more than in Sydney (15.1%), Melbourne (15.2%), Brisbane (13%) and Perth (2.7%).

Adelaide’s D-Grade building stock has a vacancy rate of almost 21 per cent, the highest ever, while almost 18 per cent of C-Grade building stock is vacant - the highest in 12 years.
If elected in 2018, a Marshall Liberal Government will make it much easier for many CBD buildings to be rejuvenated.

Our adaptive reuse policy will breathe new life into vacant buildings and increase property values.

We will provide for a ministerial override of Building Code restrictions on the adaptive reuse of buildings constructed before 1980.

Our initiative will cut the red-tape burden associated with giving a new purpose to an existing office building. It will make redevelopment quicker and less costly, stimulating growth and allowing businesses to focus on creating more jobs.

This is one example of red tape that, once reduced, can make a real difference.

The current Building Code provisions are a barrier to redeveloping older buildings. They are designed for new building structures. They are not tailored for the adaptive re-use and upgrading of older and heritage properties.

Owners of heritage buildings in particular have cited this red-tape as making their adaptive use unviable. While a heritage building is attractive, it is being wasted if left empty or under-utilised.

Adelaide has some great examples of adaptive reuse in the city, including Electra House and 2 King William Street - great vibrant projects, and we want to see more.

Our heritage assets must be more than empty shells. They need to be accessible places that are enjoyed and given a second life through adaptive and sympathetic upgrading.
“We need to cut red-tape to ensure our heritage assets are more than empty shells”

Steven Marshall, State Liberal Leader
If you would like to provide feedback on our policy or learn more about our plan, please get in touch via:

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