

11 April 2018

Legislative Assembly
Committee on Investment, Industry and Regional Development
Parliament of New South Wales
Macquarie Street
SYDNEY NSW 2000

Email: investmentindustry@parliament.nsw.gov.au

Dear Sir / Madam,

Inquiry into Zonal Taxation – Questions on Notice Response

Thank you for the opportunity to provide evidence before the Committee in relation to the Inquiry into Zonal Taxation, on 26 March 2018.

Further to the questions taken on notice at this hearing, please find the following additional information:

Do you have any commercial vacancy rates for the Albury Local Government Area that you can provide to the Committee?

While we were unable to obtain an accurate current commercial vacancy rate for the Albury Local Government Area, the following information may be of assistance:

- As at 30 June 2017 there were 94 vacant industrial lots and 24 vacant commercial lots across the city;
- 67 industrial lots have been produced in the city since the 2007 financial year, and approximately half of these were created as part of Council's owned 'Airside North' industrial estate.
- 32 industrial lots have been consumed across the city since 2012.
- Existing commercial floor space in the city is 102,857m². This has increased by 4.7% in the last 12 months.
- \$45 million was invested in construction for non-residential purposes in 2016/17, representing a 9% increase to the 2015/16 financial year.

- Albury has over 20 years' supply of industrial land available, primarily due to the Airside North and Nexus industrial estates, catering for the long-term growth of the city.

When providing that data, could you also consider if stamp duty concessions could stimulate business investment in Albury?

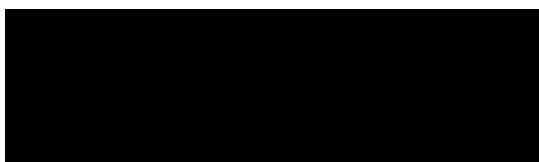
In relation to any proposed changes to Transfer Duty concessions, AlburyCity does advocate for investigation into changes to either the rate or the threshold structure, so as to concentrate benefits to regional NSW. Similar to the proposed Payroll Tax relief outlined in AlburyCity's submission to the Inquiry, regional NSW should be provided with access to any new transfer duty reforms as a means of stimulating business investment for buyers of commercial property.

The issue still remains however, that Albury's location on the NSW-Victorian border has proven disadvantageous in terms of Payroll Tax regime disparity favouring the neighbouring city of Wodonga. Feedback from local businesses is that current NSW Payroll Tax rates and thresholds are prohibiting business expansion and creation of more jobs.

While a reduction in Stamp Duty for regional NSW businesses will provide relief at the time of property purchase, the ongoing burden of Payroll Tax is where reform could provide the greatest positive impact.

If there are any additional information you require in relation to AlburyCity's submission or hearing evidence, please do not hesitate to contact me on [REDACTED].

Yours faithfully,



Tracey Squire
Director Economic Development & Tourism