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Research Paper

Urban densification through private land assembling in inner and middle suburbs for decentralised BTR development

By

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Key Highlights

- The financial feasibility of a BTR project is highly sensitive to the size of units. Better design to improve building efficiency and density of development can improve viability.
- Land cost reduction and land (ground) lease can also be used as strategies for improving financial feasibility. Ways to reduce land cost could be through zoning land for BTR use or through mechanisms such as joint venture with landowners. There is a case to use land lease structure in BTR projects by involving public and private landowners.
- For a BTR project with affordable housing component, the biggest gain in the number of affordable units in the project is achieved with land leasing or land cost reduction strategies followed by treatment of GST liability like BTS developers.
- Among the options for land assembly for BTR projects, land lease models improve the feasibility without impacting the attractiveness of a BTR project to end-users (as users do not aim for ownership). Other methods that encourage land assembly such as land trust model, special zoning for BTR and the use of air rights should also be encouraged through market and planning mechanisms.
- For a BTR project to become viable, the following are necessary: buoyant housing market conditions, conducive user characteristics, conducive investors' characteristics, housing demand and supply conditions in the suburb, planning and zoning regulations applicable on the site, and facilitating tax environment.

Link to full research paper - [Click Here](#)



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Author Profiles



Dr Jyoti Shukla

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Jyoti is an international researcher and has worked on a wide range of issues spreading across Australia, India, Japan, and the United Kingdom. Previously Jyoti has worked at the RICS School of Built Environment (Noida, India) as Assistant Professor and have also been involved as Assistant Manager (Urban Planning department) with a large-scale urban development project, the GIFT city (Gujarat, India).



Professor Piyush Tiwari

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Dr. Piyush Tiwari is a Professor of Property at the University of Melbourne, Australia. Previously, he served as Director of Policy at Infrastructure. He holds expertise in property and real estate, contributing significantly to academic research and policy



Dr Djordje Stojanovic

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Dr. Djordje Stojanovic is a Senior Lecturer at the University of Melbourne, specializing in Architectural Design within the Faculty of Architecture, Building and Planning [1]. His expertise integrates practical knowledge with architectural design principles, emphasizing sustainability and economic factors [6]. He is recognized for his contributions to understanding Activity-Based Working environments [5].