

Councillor Freeman - MoN - Vacant and Underutilised Buildings

Tuesday, 14 July 2026
Council

Council Member
Councillor Eleanor Freeman

Public

Contact Officer:
Ilia Houridis, Director City Shaping

MOTION ON NOTICE

Councillor Eleanor Freeman will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:

THAT COUNCIL:

1. Notes that the City of Adelaide's Economic Development Strategy 2024-2028 commits to the occupation, improvement, and adaptive reuse of vacant and underutilised buildings.
2. Requests that the Administration prepare a report back to Council by August 2026 outlining current approaches taken to mitigating building vacancy and underutilisation, including:
 - 2.1. Data collected and methods used to quantify building vacancy and underutilisation, including trends, locations, causes and resulting economic impact.
 - 2.2. Current and future funded initiatives that address building vacancy and underutilisation, such as Renew Adelaide, the Adaptive Reuse City Housing Initiative (ARCHI), and relevant Planning and Design Code Amendments.
 - 2.3. Opportunities for further action to encourage greater occupation, improvement and adaptive reuse, including further assessments, engagement processes, activations or funding mechanisms as recommended.

ADMINISTRATION COMMENT

1. Council's *Economic Development Strategy 2024-2028 – A thriving economy for all* (Economic Development Strategy) ([Link 1](#)) responds to Council's ambitious target to grow the residential population to 50,000 by 2036. The Economic Development Strategy includes a goal to facilitate this population growth target through a priority to encourage repurposing, adaptive reuse and improvement of buildings and facilities.
2. Funded through the 2025/26 Business Plan and Budget, the Administration is undertaking an assessment of vacant and underutilised sites in the city as part of the implementation of its *Housing Strategy – Investing in our Housing Future* ([Link 2](#)).
3. The vacant and underutilised sites assessment develops an evidence base of underutilised properties, explores barriers to housing development on these sites, and identifies levers that could influence future investment decisions.
4. The 2026/27 Business Plan and Budget includes \$100,000 for implementation of actions within the Economic Development Strategy, which includes delivery of a city living program.
5. Should Council resolve to support this motion, the Administration will prepare a report to Council in September 2026 that outlines the outcomes of the 'Vacant and underutilised sites assessment', funded in 2025/26.

Should the motion be supported by Council, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Not applicable
External consultant advice	To be determined
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	This work was already funded through the 2025/26 Annual Business Plan and Budget. Administration will apply additional consideration of the motion when synthesising the current consultant report in finalising the report sought for Council, however, will be able to deliver this using existing staff and resources.
Budget reallocation	To be determined
Capital investment	Not applicable
Staff time in preparing the workshop / report requested in the motion	Not applicable
Other	Not applicable
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 9 hours.

- END OF REPORT -