

National Housing Accord – implementation schedules

Table 1: Operation of schedule	
Parties	Commonwealth and all states and territories.
Duration	This Schedule is expected to expire on 30 June 2029.
Purpose	This Schedule will support the delivery of the National Housing Accord.

Table 2: Commonwealth – as at November 2023

Commonwealth commitments/ outputs	Delivery mechanisms	Timeframes
Delivering more social and affordable housing		
<p>Provide a one-off \$2 billion payment to states and territories through the Social Housing Accelerator payment to deliver a permanent increase in the stock of social housing.</p>	<p>The Social Housing Accelerator payment was provided to states and territories in June 2023. States and territories’ implementation plans are due to the Commonwealth by 30 September 2023 outlining existing social housing commitments and detailing proposed new investments under the payment. Starting February 2024, states and territories will need to report on a six-monthly basis until August 2028 on progress under the payment including social dwelling built and committed, changes to social housing waitlist and progress on planning and zoning reforms under the Accord.</p>	<p>Money paid to the states and territories in June 2023</p> <p>States and territories to fully commit the funding by 30 June 2025, with dwellings to be completed by 30 June 2028</p> <p>From February 2024, states and territories to provide six-monthly reports on progress under the payment</p> <p>Commonwealth to review the program in 2025 and 2028</p>

<p>Provide \$350 million over 5 years from 2024 to support an additional 10,000 affordable homes.</p>	<p>Housing Australia will be responsible for administering the funds to deliver the 10,000 affordable homes. This responsibility, including criteria for selecting projects and eligibility criteria, will be set out in Housing Australia's Investment Mandate Direction.</p> <p>The program will be administered in a manner that ensures access to funding is open to potential projects proponents from all jurisdictions in Australia, including regional, rural and remote Australia. The Commonwealth's commitment is to be matched by state and territory commitments to support an additional 10,000 affordable homes on a per capita (current population) basis, as outlined in the states' schedules (Table 2B).</p>	<p>5 years from 2024 Housing Australia will report quarterly on houses supported.</p>
<p>Provide availability payments and other innovative financing techniques through the Housing Australia Future Fund (HAFF) and that will seek to facilitate superannuation and institutional capital investment in social and affordable housing, alongside established state and territory programs.</p>	<p>The Housing Australia Future Fund Bill 2023 passed Parliament in September 2023.</p> <p>Housing Australia will have primary responsibility for delivering new social and affordable homes funded from the HAFF. This responsibility, including criteria for selecting projects and eligibility criteria, will be set out in Housing Australia's Investment Mandate Direction.</p> <p>HAFF funding may also be channelled through the COAG reform fund to states and territories and allocated to designated Commonwealth ministers to meet acute housing needs.</p>	<p>5 years from 2024 Housing Australia will report quarterly on houses supported.</p>
<p>Providing concessional loans and grants through Housing Australia to support more social and affordable housing.</p>	<p>Housing Australia supports the delivery of more social and affordable housing through the Affordable Housing Bond Aggregator (AHBA) and the National Housing Infrastructure Facility (NHIF).</p> <p>On 1 July 2023, Housing Australia's liability cap increased by \$2 billion to provide more lower cost and longer-term finance to community housing providers through the AHBA. The increase is expected to support around 7,000 new social and affordable dwellings.</p> <p>The NHIF has been expanded making up to \$575 million available to invest in social and affordable rental homes, with projects already under construction as a result of this funding. The NHIF will also receive an additional \$1 billion in federal funding grants to directly support new social housing.</p>	<p>Ongoing</p>

<p>Work with Community Housing Providers and other relevant not-for-profit housing providers to ensure achievement of targets for social and affordable housing are met.</p>	<p>Housing Australia will continue to engage collaboratively with and build the capacity of Community Housing Providers (CHPs), including through its lending activities under the Affordable Housing Bond Aggregator (AHBA), support from the National Housing Infrastructure Facility (NHIF) and forthcoming support from the HAFF. Housing Australia also provides support for CHPs to further develop their financial and management capabilities through grants of up to \$20,000. The Community Housing Industry Association (CHIA) currently administers the Capacity Building Program on Housing Australia's behalf.</p>	<p>Ongoing</p>
<p>Delivering housing and homelessness support</p>	<p>The Government is providing an additional \$67.5 million of funding to the states and territories to help tackle homelessness challenges as part of a one-year \$1.7 billion extension to the National Housing and Homelessness Agreement in 2023-24. The Government will work with states and territories to agree new funding arrangements.</p> <p>The Government is investing \$91.7 million to confirm youth homelessness services over the next 3 years (1 July 2023 to 30 June 2026) through the Reconnect Program.</p> <p>Reconnect aims to prevent youth homelessness by stabilising and improving a young person's housing situation and their engagement with family, education, training, employment and local community. Reconnect services provide counselling, group work, mediation and practical support to the whole family, to help break the cycle of homelessness.</p>	<p>New funding arrangements to commence on 1 July 2024 subject to agreement</p> <p>Funding extensions from 1 July 2023 to 30 June 2026</p>
<p>Identify whether suitable Commonwealth land can assist as part of the contribution to delivering social and affordable housing.</p>	<p>The Commonwealth has established a whole-of-government process to identify surplus Commonwealth land that can be used to support the achievement of the Accord's social and affordable housing goals.</p> <p>The Commonwealth will report to the Council on Federal Financial Relations on the outcomes of this process in early 2024.</p>	<p>The Commonwealth to report to CFFR on surplus land by early 2024.</p>

Supporting renters		
Increasing Commonwealth Rent Assistance	<p>In the 2023-24 Budget, the Government will invest \$2.7 billion over five years from 2022-23 (around \$0.7 billion per year ongoing) to increase Commonwealth Rent Assistance (CRA) maximum rates by 15 per cent. This is the largest increase to CRA maximum rates in over 30 years. Around 1.1 million households who receive CRA will benefit from an increase of up to \$36 per fortnight (including indexation and depending on the household type).</p>	Commenced on 20 September 2023
Strengthening renter's rights	<p>The Government is working collaboratively with state and territory governments through National Cabinet to strengthen renters' rights. On 16 August 2023, National Cabinet agreed to A Better Deal for Renters to harmonise and strengthen renters' rights across Australia. This includes:</p> <ul style="list-style-type: none"> • Developing a nationally consistent policy to implement a requirement for genuine reasonable grounds for eviction • Moving towards limiting rent increases to once a year • Phasing in minimum rental standards. 	Ongoing
Tax incentives to increase institutional investment in new rental properties	<p>The Government is providing tax incentives to support Build-to-Rent developments to reduce barriers to new supply in the private rental market. This includes:</p> <ul style="list-style-type: none"> • Reducing the Managed Investment Trust withholding tax rate for newly constructed build-to-rent projects from 30 per cent to 15 per cent • Increasing the capital works tax deduction rate from 2.5 per cent to 4 per cent per year for eligible new build to rent projects. <p>Industry estimates that the changes to the MIT withholding tax rate could support up to 150,000 new rental properties over 10 years.</p> <p>The Government will consult on arrangements for the MIT withholding tax rate eligibility criteria, including in relation to possible affordable housing requirements. Legislation to give effect to both measures will be introduced before 1 July 2024.</p>	Legislation to give effect to the tax incentives will be introduced before 1 July 2024

Supporting Australians into homeownership		
Reducing mortgage requirements for first home buyers	<p>The Government will help more Australians into homeownership sooner by expanding the eligibility criteria of the Home Guarantee Scheme. Under the First Home Guarantee and Regional First Home Buyer Guarantee, any two eligible borrowers can jointly apply, not just spouses or de facto couples. Non-first home buyers who have not held a property interest in Australia within the previous 10 years will also be eligible for both guarantees.</p> <p>The Family Home Guarantee will be expanded to include single legal guardians of children.</p> <p>All guarantees will be made available to Australian permanent residents.</p>	Commenced 1 July 2023
Commonwealth Shared Equity Scheme	<p>The Government will introduce the Help to Buy scheme which will support homebuyers with an equity contribution of up to 40 per cent for the purchase price of new homes and 30 per cent for existing homes.</p> <p>The scheme will be open to applications for four years with 10,000 places available per year. All States agreed-in-principle at National Cabinet to progress legislation so the Help to Buy scheme will run nationally.</p>	2024
Reducing barriers to institutional investment		
The National Housing Supply and Affordability Council will review barriers to institutional investment, finance and innovation in housing	<p>The Commonwealth Minister for Housing commissioned the review from the interim National Housing Supply and Affordability Council (the Council) on 9 May 2023. The Council conducted eight roundtables with a broad cross-section of stakeholders, including state and territory government officials. The Council was tasked to deliver its review to the Minister for Housing by 28 July 2023, with findings to be provided to states and territories.</p> <p>In September 2023, Parliament passed the National Housing Supply and Affordability Council Bill, which will establish the Council as an independent statutory body. The legislation to establish the independent, statutory Council will commence on 27 December 2023 and Council members will be appointed by the Commonwealth Minister for Housing as soon as practical after this date.</p>	Report published on Council's website on 8 September 2023

Investor Roundtables	The Treasurer commissioned Treasury to report on international trends in institutional investment in housing as one outcome from the Treasurer’s inaugural Investor Roundtable on Housing, held 25 November 2022. In late April 2023, an update was provided to Investor Roundtable members highlighting the large and growing shortage of housing across a number of developed countries, as markets struggle to respond to demographic changes and supply constraints.	Treasury report completed September 2023, for circulation to Investor Roundtable before next meeting.
Increasing housing supply		
Lead development and agreement to the National Housing and Homelessness Plan.	<p>The Government is developing a National Housing and Homelessness Plan (the Plan) to help more Australians access safe and affordable housing. The Plan will be a 10-year strategy and will set out a shared national vision across the responsibilities of different levels of government to improve housing outcomes and help address homelessness in Australia.</p> <p>The Plan is being developed in collaboration with key stakeholders including state and territory governments, local government, not-for-profit and civil society organisations, industry bodies, superannuation funds and other experts in housing, finance and urban development.</p> <p>The Government has released an Issues Paper and is seeking feedback on the key issues in the housing and homelessness systems that need to be considered in the development of the Plan. The Government is also hosting face-to-face and online consultations across Australia. Consultations have begun and will continue until December 2023.</p> <p>The Plan is expected to be released in 2024.</p>	Plan expected to be released in 2024
Planning, zoning and land release	<p>First Ministers have agreed that Planning Ministers will develop a proposal for National Cabinet outlining reforms to increase housing supply and affordability, working with the Australian Local Government Association.</p> <p>The Commonwealth Minister for Infrastructure, Transport, Regional Development and Local Government convened the Planning Ministers’ Meeting in July 2023 to progress work on this proposal, and reported back to National Cabinet on 16 August 2023 with a National Planning Reform Blueprint on with planning, zoning, land release and other measures to</p>	Reported to National Cabinet August 2023

	improve housing supply and affordability. The Blueprint includes: updating state, regional, and local strategic plans to reflect housing supply targets; promoting medium and high-density housing in well-located areas close to existing public transport connections, amenities and employment; and streamlining approval pathways.	
The Commonwealth is providing payments to incentivise the delivery of new homes	<p>The Commonwealth has committed to \$3 billion for performance-funding under the New Homes Bonus for states and territories that achieve more than their share of the one million well-located homes target under the Accord, up to their share of the new 1.2 million homes target.</p> <p>The Commonwealth will provide a \$500 million Housing Support Program which will be a competitive funding program for local and state governments to kick-start housing supply in well-located areas through targeted activation payments for things like connecting essential services, amenities to support new housing development, or building planning capacity.</p>	<p>Federation Funding Agreement between Commonwealth, states and territories for the \$3 billion New Homes Bonus will aim to be finalised by the end of 2023/ early 2024.</p> <p>Housing Support Program is expected to be delivered over 2023-24 and 2024-25</p>
Extend the Australian Skills Guarantee (including targets for women) to include apprentices and trainees on Government funded housing projects, in accordance with the broader approach to implementing the Australian Skills Guarantee.	<p>Housing Australia will be directed to consider whether potential Accord projects comply with the principles and requirements set out in the Australian Skills Guarantee.</p> <p>Guidance will be provided to relevant parties on how the Australian Skills Guarantee will be applied.</p>	To be finalised by 30 June 2024
Urban Precincts and Partnerships Program	The Australian Government is investing \$150 million over three years, commencing in 2024–25, to fund both the development of precincts to facilitate planning, design and consultation, leading to business cases for	To be completed by 30 June 2027

	<p>investment-ready proposals, as well as a stream for the delivery of larger scale precinct projects. Projects funded under the Urban Precincts and Partnerships Program must contribute to the Australian Government's current policy priorities; including but not limited to addressing housing supply and affordability via support of the objectives within the National Housing Accord.</p>	
<p>Supporting more effective planning with improved data and information</p>	<p>The Government has established the interim National Housing Supply and Affordability Council to provide independent advice to Government on housing matters. Part of its role is to build and improve the evidence base for housing-related policy, including to work towards improving the availability, quality and consistency of housing-related data. In September 2023, Parliament passed the National Housing Supply and Affordability Council Bill, which will establish the Council as an independent statutory body. The permanent Council once established will provide an annual report to the Minister which will be published on its website.</p>	<p>Ongoing</p>