

National Housing Accord – implementation schedules

Table 1: Operation of the 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: Victoria – as at November 2023

Victorian commitments/ outputs	Delivery mechanisms	Timeframes
<p>States and territories to deliver up to 10,000 affordable homes – Victoria’s allocation of 2,546 homes.</p>	<p>Victoria expects to fulfil its share of social and affordable homes through existing programs with funding that is yet to be committed. Combined, the initiatives described below will ensure that Victoria meet’s its Accord commitments.</p> <p>Victoria’s definition of affordable homes</p> <p>Victoria’s definition of ‘affordable homes’ is <i>‘Housing, including social housing, that is appropriate for the housing needs of very low income households, low income households and moderate income households’</i>.</p> <p>The Governor in Council Order is published in the Government Gazette and updated annually to specify affordable housing income ranges as defined under the <i>Planning and Environment Act 1987</i>.</p> <p>Additionally, post October 2023 every dwelling built in Victoria will be required to meet a 7 star NatHERS rating, meaning that all of Victoria’s new dwellings will meet the Accord’s energy efficiency and environmental performance requirements.</p> <p>Victoria’s Big Housing Build</p> <p>Victoria’s \$5.3 billion Big Housing Build (BHB) aims to construct 12,000 new homes across metropolitan and regional Victoria over a four-year period, including affordable homes.</p> <p>Affordable Housing Investment Partnerships</p> <p>The Affordable Housing Investment Partnerships scheme makes available low interest finance totaling \$2.1 billion to support housing developments in the delivery of social and affordable Housing.</p>	<p>5 years from 2024 (or earlier if possible)</p> <p>States and territories will provide quarterly reports on the number of affordable homes supported.</p>

	<p>Victorian Homebuyer Fund</p> <p>The \$2.1 billion Victoria Homebuyer Fund (VHF) provides shared equity to select new home buyers across regional and metropolitan Victoria. A proportion of approvals through VHF will qualify as affordable housing under the Accord definition.</p> <p>Regional Housing Fund</p> <p>The \$1 billion Regional Housing Fund will deliver more than 1,300 new homes across regional Victoria. The new homes will include a mix of social and affordable housing.</p>	
Definition of well-located homes and measures of progress toward 1.2 million new homes.	<p>Victoria defines ‘well-located homes’ as being in <i>‘areas that are suitable for housing in a metropolitan or regional context or, are identified in a planning scheme or strategic plan as being suitable for housing, or have reasonable access to jobs, services and transport’</i>.</p> <p>Victoria will report to the Commonwealth using ABS building approvals data to monitor dwelling figures as it is widely accessible and released quarterly.</p>	From 2024 onwards
Undertake expedited zoning, planning and land release to deliver the joint commitment on social and affordable housing in well located areas.	<p>Victoria’s reforms are:</p> <ul style="list-style-type: none"> <input type="checkbox"/> introduce planning controls around select activity centres to deliver addition homes <input type="checkbox"/> activate the Arden precinct in central Melbourne <input type="checkbox"/> unlock and rezone surplus government land and include a minimum 10 per cent affordable housing target on these sites. 	Ongoing from 2024
Work with Local Governments to deliver planning and land-use reforms that will make housing supply more responsive to demand over time, subject to further work agreed under the Accord.	<p>Victoria will leverage its existing strong and positive relationship and work with local councils to pursue the following actions under the implementation schedule:</p> <ul style="list-style-type: none"> <input type="checkbox"/> maintain and review the suite of planning tools to support affordable housing <input type="checkbox"/> continue data sharing on public housing, homelessness and other key indicators with local councils to inform its forward planning <input type="checkbox"/> deliver a positive communication campaign to promote the value of social and affordable housing in the community 	From 2024

	<ul style="list-style-type: none"> <input type="checkbox"/> progress work underway with the Municipal Association of Victoria and the 79 local councils to establish a Social and Affordable Housing Compact and Local Social and Affordable Housing Plans. These plans will leverage opportunities to develop social and affordable housing on local government land in partnership with government, community housing providers and other stakeholders such as institutional investors and philanthropists. <p>Planning reforms to support local council planning processes outlined in Victoria’s Housing Statement include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> clearing planning backlogs at councils <input type="checkbox"/> streamlining the planning approvals assessment process for housing development <input type="checkbox"/> reduce the need for planning permits for housing developments including permit exemptions for secondary dwellings <input type="checkbox"/> legislative changes to support efficiencies at the Victorian Civil and Administrative Tribunal and Planning Panels Victoria. <p>Additional measures in the Housing Statement which will support housing growth include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> working with peak bodies and building surveyors on a project to facilitate the conversion of office space to residential uses <input type="checkbox"/> expansion of the Development Facilitation Program to fast track assessment of large residential projects and require them to include 10 per cent affordable housing <input type="checkbox"/> continued work on Precinct Structure Plans by the Victorian Planning Authority. 	
<p>Support the distribution of the Housing Australia Future Fund (HAFF).</p>	<p>Victoria will work with the Commonwealth to deliver Victoria’s share of the HAFF social housing commitment. This will include the use of existing Victorian housing programs through co-contribution arrangements alongside the HAFF.</p> <p>These programs include the Social Housing Growth Fund and Affordable Housing Investment Partnerships Programs, which already support the CHP sector by</p>	<p>To be confirmed</p>

	<p>providing upfront grants, availability payments and low interest loans to support social and affordable housing projects. There are also opportunities to partner directly with government to build social and affordable housing, including through the \$5.3 billion Big Housing Build.</p> <p>Victoria intends to work closely with the Commonwealth to ensure that the HAFF funds can be used to create dwelling outcomes for CHPs, the State and the Commonwealth.</p>	
<p>Support building of a strong and sustainable Community Housing Provider sector.</p>	<p>Victoria continues to invest in its CHP partners and has a strong CHP sector. There are currently 10 registered housing associations and 30 registered housing providers in Victoria.</p> <p>The Social Housing Growth Fund is a key mechanism through which Victoria supports the CHP sector. The Social Housing Growth Fund runs ongoing grant rounds with CHPs to procure social housing. This includes the New Rentals Development Program and the Build and Operate Program. The Social Housing Growth Fund is also responsible for distributing grants as part of the Big Housing Build and works directly with CHPs to get the best value and dwelling outcomes.</p> <p>Victoria also runs the Affordable Housing Investment Partnerships program, which further supports the CHP sector by providing low interest loans for social and affordable housing projects. This supports the CHP sector, and other not for profit housing providers, to acquire debt through other sources and improve the financial stack of their projects.</p> <p>These mechanisms also provide opportunities for CHPs to partner with a range of philanthropic and institutional investors to provide scale and better outcomes for Victorians in need.</p>	<p>Ongoing from 2024</p>
<p>Ensure achievement of targets for social and affordable housing are met.</p>	<p>Victoria is committed to strengthening its contribution and investment to social and affordable housing, as demonstrated by the announcement and progression of the \$5.3 billion Big Housing Build, the \$1 billion Social Housing Growth Fund, the \$2.1 billion Affordable Housing Investment Partnerships Scheme, the \$ 2.1 billion Victorian Homebuyer Fund and the \$1 billion Regional Housing Fund.</p>	<p>5 years from 2024 (to 2051 for the high-rise public tower upgrades)</p>

	<p>Funding from the Commonwealth Government's Social Housing Accelerator Payment will go towards building up to 769 new social housing homes over the next five years.</p> <p>Victoria's Housing Statement is also launching Australia's biggest ever urban renewal project to increase Victoria's stock of social and affordable housing including:</p> <ul style="list-style-type: none">- retiring and redeveloping all of Melbourne's 44 ageing high-rise public housing estates by 2051. This project will increase the overall number of social homes across these sites by 10 per cent, while also boosting the number of affordable and market homes on each site- exploring opportunities to buy pre-sale off-the-plan apartments in medium and high-density developments- long-term headleases of these leftover apartments at social housing rental rates. <p>Victoria expects to fulfil its share of social and affordable homes through these programs.</p> <p>All programs include governance and oversight that will monitor progress against targets and identify modifications required to ensure targets are met.</p>	
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