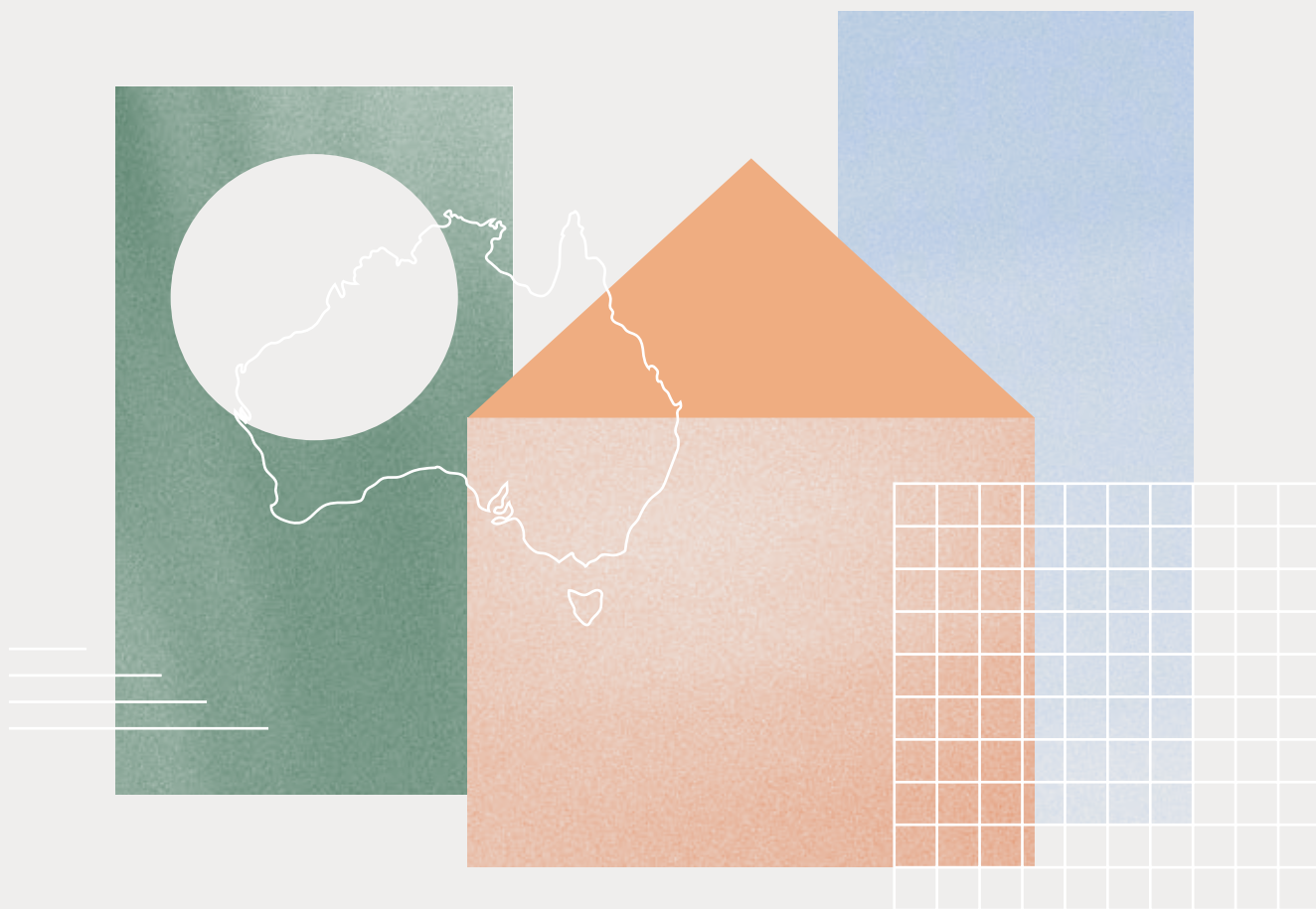




Australian Government



Homes for Australia

A National Plan

© Commonwealth of Australia 2026

ISBN: 978-1-923278-49-3

This publication is available for your use under a Creative Commons Attribution 4.0 International licence, with the exception of the Commonwealth Coat of Arms, photographs, images, third party materials, materials protected by a trademark, signatures and where otherwise stated. The full licence terms are available from creativecommons.org/licenses/by/4.0/legalcode.



Use of Treasury material under a Creative Commons Attribution 4.0 International licence requires you to attribute the work (but not in any way that suggests that Treasury endorses you or your use of the work).

This publication contains data, analytics, statistics, results and other information licensed to us by RP Data Pty Ltd trading as Cotality Asia Pacific (Cotality Data). © Copyright 2025. RP Data Pty Ltd trading as Cotality Asia Pacific (Cotality) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in the Cotality Data reproduced in this publication. All rights reserved. The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

Treasury material used 'as supplied'

Provided you have not modified or transformed Treasury material in any way including, for example, by changing the Treasury text; calculating percentage changes; graphing or charting data; or deriving new statistics from published Treasury statistics – then Treasury prefers the following attribution:

Source: *Commonwealth of Australia*.

Derivative material

If you have modified or transformed Treasury material, or derived new material from those of Treasury in any way, then Treasury prefers the following attribution:

Based on Commonwealth of Australia data.

Use of the Coat of Arms

The terms under which the Coat of Arms can be used are set out on the Department of the Prime Minister and Cabinet website (see www.pmc.gov.au/government/commonwealth-coat-arms).

Other uses

Enquiries regarding this licence and any other use of this document are welcome at:

Manager
Media Unit
The Treasury
Langton Crescent
Parkes ACT 2600
Email: media@treasury.gov.au

Acknowledgments

We acknowledge the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respects to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

Artist Acknowledgment: Eddie Longford

I am a Proud Wiradjuri Man, living on Yirrganydji Country in Far North Queensland, I have grown up and lived most of my life on Ngunnawal, Ngambri and Wiradjuri Country. My artwork style is contemporary Indigenous – it incorporates traditional styles from all over Australia and incorporates non traditional styles and colours that makes my work unique and identifiable.

The icon represents First Nations Family living in home the feet represent the journey from homelessness to accommodation.

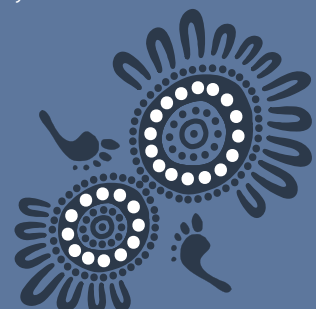


Table of Contents

Minister's foreword	2
Homes for Australia	4
Introduction	10
Building the homes Australia needs	16
Levelling the playing field for first home buyers	24
Making renting fairer and more affordable	28
Growing the social and affordable housing sector	32
Closing the housing gap in genuine partnership with First Nations Australians	38
Supporting people experiencing homelessness	44
Delivering Homes for Australia	50

Minister's foreword



Everyone in Australia should have a place to call home, whether it's a home they own, a home they rent, or a home they can rely on in a moment of crisis.

A safe, secure and affordable home is fundamental to what it means to be Australian. It's the foundation for building a life, for belonging, for community, and for having a real stake in our economy and our country.

For decades, that foundation has been cracking. For too many Australians, a home of their own feels out of reach. They're working hard, doing the right thing, but it's felt like the future they want has been slipping further away.

This isn't just a feeling. In 1981, average dwelling prices were 3 times average incomes. Now they're 8 times. Home ownership rates have fallen for younger Australians and at the same time, the share of total housing that is social housing has declined, leaving more Australians without a safe, secure place to live.

The result is a growing sense that the promise of Australia has been getting harder to reach. Because when housing is out of reach, it doesn't just hold people back – it holds the country back.

Successive previous governments have not stepped up to face the scale of the challenge.

The Albanese Government is doing so, with Homes for Australia: a \$47 billion National Plan to build a housing system that works for all Australians.

This is the most comprehensive housing plan of any Commonwealth Government in our history, backed by the largest investment since the post-war period. Our investment is directly supporting delivery of up to 420,000 new homes over the next decade.

Our Plan takes action from every angle, with six clear priorities driving reform:

1

Building the homes Australia needs so housing becomes more affordable (p.16).

2

Levelling the playing field for first home buyers so more Australians can own a home of their own (p.24).

3

Making renting fairer and more affordable so renters can live in security and plan for the future (p.28).

4

Growing the social and affordable housing sector so more Australians have a stable place to call home (p.32).

5

Closing the housing gap in genuine partnership with First Nations Australians (p.38).

6

Supporting people experiencing homelessness, crisis, and family and domestic violence with a strengthened system (p.44).

The Commonwealth is working across all levels of government, and with industry, investors, and the non-government sector to drive improved housing outcomes through this Plan. For the first time in over a decade, there is genuine national collaboration and engagement between all Australian governments.

At the Commonwealth level, leadership has been strengthened through a new dedicated housing function, sitting right at the heart of government in the Department of the Treasury, and supported by the National Housing Supply and Affordability Council and an expanded Housing Australia.

Turning around decades of failure will take time, but Homes for Australia is already delivering. Homebuilding has been picking up, with big improvements in housing approvals and commencements. More than a quarter of a million people have already achieved home ownership with the backing of our 5% Deposit Scheme. Nearly 30,000 social and affordable homes are in planning and construction or already delivered. And renters across the country are benefiting from stronger rights agreed through National Cabinet.

There is more to do, and many Australians are still doing it tough. Pressures from the conflict in the Middle East are creating new challenges for the housing sector. The 2026–27 Federal Budget delivers the next instalment in Homes for Australia, with new investments to boost housing supply, generational tax reforms to level the playing field for first home buyers, and targeted support to prevent youth homelessness.

Building a housing system that works for Australians demands constant renewal and continual reform. This Plan is a chance to take stock, outline the progress so far, and set out a blueprint for the further work needed to build a housing system that works for all Australians.

Clare O'Neil

Minister for Housing
Minister for Homelessness
Minister for Cities

Homes for Australia

Homes for Australia is a comprehensive \$47 billion plan to rebuild Australia's housing system so it works for all Australians – so everyone has a place to call home, whether they own it, rent it, or can rely on it in a moment of crisis.

Homes for Australia:

- Brings together the progress already made, including the actions taken in the 2026–27 Federal Budget, into a comprehensive National Plan.
- Focuses effort across government and ensures agencies are working toward a shared vision and clear goals.
- Guides policy decisions and investment over the long term.
- Strengthens coordination across all levels of government, alongside industry, investors, and the non-government sector .
- Identifies priorities for further reform and directs future housing and homelessness investment.

It is designed to sustain momentum and accelerate delivery, ensuring governments do not return to the inaction and fragmentation that have characterised recent decades.

This follows extensive consultation in recent years on the National Plan, including around 1,700 participants who provided feedback during a public consultation process. Participants joined community forums, roundtables and webinars, and the issues paper received 517 written submissions in response.

The consultations showed widespread agreement that housing should be safe, secure and affordable for everyone. There was also broad support for accessible housing types, Housing First principles, and strengthening renters' rights. Outcomes from this consultation have been reflected across the Plan.

Homes for Australia is not static. Building a housing system that works for Australians demands constant renewal and ongoing reform. The Plan provides a foundation to build on the progress already underway and continue delivering a system that works.

Housing and homelessness policy is a shared responsibility



Commonwealth Government

Policy levers

- Availability of finance (macroprudential)
- Social and affordable housing funding
- Major infrastructure funding
- Enabling infrastructure funding
- Skilled worker funding
- Federal tax settings
- Home ownership support
- Rental support
- Migration settings
- Foreign investment
- National Agreement on Closing the Gap
- Funding for homelessness services and supports
- Environmental regulations



State and Territory Government

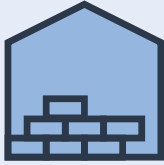
- Land release
- Land-use regulation
- Planning and approvals
- Social and affordable housing funding and delivery
- Major infrastructure funding and delivery
- Enabling infrastructure funding and delivery
- Skilled worker funding and training
- Land and property taxes
- Home ownership support
- Rental support
- National Agreement on Closing the Gap
- Funding for, and delivery of homelessness services and supports
- Regulation of the private rental market
- Social housing regulation



Local Government

- Land release
- Land-use regulation
- Planning and approvals
- Enabling infrastructure funding and delivery
- Land and property taxes
- National Agreement on Closing the Gap
- Funding for, and delivery of homelessness services and supports

Priority



Building the homes Australia needs so housing becomes more affordable



Levelling the playing field for first home buyers so more Australians can own a home of their own



Making renting fairer and more affordable so renters can live in security and plan for the future



Growing the social and affordable housing sector so more Australians have a stable place to call home



Closing the housing gap in genuine partnership with First Nations Australians



Supporting people experiencing homelessness, crisis, and family and domestic violence with a strengthened system

Action

- Driving change with a national housing target
- Reforming land use regulations to deliver more homes
- Unlocking land and enabling infrastructure
- Modernising and streamlining construction regulations
- Building the workforce needed to deliver more homes
- Adopting modern methods of construction and other innovations
- Supporting housing in regional Australia
- Ensuring sustainable population growth

- Making the tax system fairer
- Lowering the deposit hurdle
- Making mortgage payments more affordable
- Reserving homes for first home buyers
- Banning foreign buyers

- Strengthening rental rights and protections
- Improving quality and conditions in rental properties
- Supporting long-term rental security
- Easing affordability pressures

- Rebuilding social housing for Australians who need it most
- Growing a new class of affordable housing
- Helping the social and affordable housing sector operate effectively and build capacity
- Upgrading to help social housing residents access the benefits of the energy transformation

- Addressing acute housing need in remote areas
- Embedding First Nations priorities across mainstream programs
- Targeting investment to home ownership
- Sharing decision-making through genuine partnership

- Delivering more crisis and transitional housing
- Addressing barriers for young people at risk of homelessness
- Intervening early to prevent youth homelessness
- Coordinating effort across government to reduce homelessness
- Evaluating and renegotiating national homelessness funding

Next Steps

- Restrict the use of negative gearing to new builds
- Unlock land ready for new developments by providing \$2 billion in funding for critical 'last mile' infrastructure
- Work with states and territories to pursue further housing reforms including faster approvals
- Make more land available and ready to build on
- Deliver a simpler and genuinely national construction code

- Reform negative gearing and capital gains tax
- Finalise deals with remaining states to deliver 100,000 Homes for First Home Buyers
- Help more Australians to achieve home ownership sooner with the 5% Deposit Scheme
- Support 40,000 low-to-middle-income Australian households to purchase a home of their own through the Help to Buy Scheme

- Work with states and territories to implement stronger rights, protections, and minimum standards through A Better Deal for Renters
- Partner with developers, investors, and community housing providers to grow the Build to Rent sector
- Increase the supply of affordable rental housing

- Deliver Round 3 of the Housing Australia Future Fund, adding 21,000 new social and affordable homes across Australia
- Consider future investment options to extend our rebuild of social housing and further embed the role of affordable housing
- Work with states, territories, and industry to increase uptake of modern methods of construction and institutional investment into a stronger forward pipeline of social and affordable housing
- Work with states, territories, and industry to strengthen governance, regulation, and sector capability

- Implement the First Nations stream under Round 3 of the Housing Australia Future Fund, alongside the Housing Policy Partnership
- Provide \$6.3 million to support a national First Nations housing peak body
- Deliver our \$200 million commitment under the Housing Australia Future Fund Acute Housing Measure to fund urgent repairs, maintenance, and housing improvements in remote Indigenous communities across the country

- Roll out a \$59.4 million investment to states and territories to support young people at risk of homelessness to access stable community housing
- Deliver the remaining funding under the Housing Australia Future Fund - Crisis and Transitional stream and provide housing for people experiencing homelessness, crisis, and family and domestic violence
- Evaluate the National Agreement on Social Housing and Homelessness ahead of a new agreement
- Strengthen cross-government efforts to reduce the risk of homelessness and enhance responses to people experiencing homelessness

2022

Oct-22

National Housing Accord signed

Nov-22

Expanded the remit of the National Housing Infrastructure Facility (NHIF) so funds can be used for social and affordable housing

Dec-22

First Nations Housing Policy Partnership approved by the Joint Council on Closing the Gap

Jul-23

Safe Places Inclusion Round

Aug-23

Housing Support Program – \$500 million for Stream 1 and Community and Enabling Infrastructure Stream

Aug-23

National Housing Accord target increased to 1.2 million homes
\$3 billion New Homes Bonus

Aug-23

National Cabinet agreed A Better Deal for Renters and National Planning Reform Blueprint

Sep-23

First increase to maximum rates of Commonwealth Rent Assistance (15%)

Sep-23

\$10 billion Housing Australia Future Fund legislated

Sep-23

\$100 million Crisis and Transitional Accommodation Program

2024

Jan-24

Housing Australia Future Fund Round 1 opened
– eventually supporting more than 13,000 new social and affordable homes

Apr-23

Build to Rent tax incentives

Apr-23

Agreement signed providing \$220 million for Restoring Funding for NT Homelands

Jun-23

\$2 billion Social Housing Accelerator Payment

May-24

Housing Support Program – further \$1 billion for new Priority Works Stream

May-24

Skilling the Construction Workforce package to support housing supply, including more Free TAFE places

May-24

Additional financing for social and affordable housing including \$1.9 billion in zero interest concessional loans

May-24

\$1 billion Housing Australia Future Fund – Crisis and Transitional stream

Jun-24

Veterans Acute Housing program

2023

* Milestones reflect the date of commitment unless otherwise specified

Jul-24

\$9.3 billion National Agreement on Social Housing and Homelessness

Jul-24

10-year NT Remote Housing agreement commenced

Jul-24

\$200 million for Housing Australia Future Fund remote Indigenous housing agreement

Sep-24

Second increase to maximum rates of Commonwealth Rent Assistance (10%)

2025

Feb-25

Temporary ban on foreign purchases of established homes and work to tackle land banking by foreign investors

Mar-25

Support to grow the construction workforce, including \$10,000 cost of living support for key apprentices

Mar-25

Homelessness Sector Development Round

Aug-25

National Construction Code paused for non-essential residential changes

Aug-25

Strike team established to accelerate assessment of more than 26,000 homes under the Environment Protection and Biodiversity Act 1999

Dec-24

Help to Buy Scheme legislated

Dec-24

Housing Australia Future Fund Round 2 opened – eventually supporting around 5,000 new social homes

Apr-25

100,000 Homes for First Home Buyers program

Oct-25

5% Deposit Scheme expanded 3 months early

Dec-25

Additional financing for social and affordable housing including \$2.6 billion in concessional loans

May-26

New \$2 billion Local Infrastructure Fund under Housing Support Program

May-26

\$59.4 million to help support more young people facing homelessness into community housing

May-26

Levelling the playing field for first home buyers through reform to negative gearing and capital gains tax

2026

Jan-26

Housing Australia Future Fund Round 3 opened to support more than 21,000 homes

Feb-26

Defence Estate Audit released with Government response to divest surplus sites



Introduction



The making of today's housing system

Australia's housing challenges are not new. In the postwar period, the country faced a severe housing shortage as soldiers returned, migrants arrived, and the population grew quickly.

Governments responded with urgency and ambition. In 1945, the Commonwealth partnered with the states through the Commonwealth–State Housing Agreement, marking a new era of national leadership in housing. Through this agreement, the Commonwealth provided long-term funding to the states to build homes at scale, particularly social housing. It was a sustained, coordinated effort between levels of government to lift housing supply and improve living standards. Over the following decade, Australia built hundreds of thousands of homes.

This investment sat alongside broader nation-building efforts, including the expansion of infrastructure and the development of new communities to support a growing population. Together, these efforts helped drive the post-war boom, a period of rising living standards in which home ownership increased, housing conditions improved, and more Australians had access to secure and affordable housing.

Over time, this approach shifted. From the late twentieth century, governments stepped back from directly building homes, particularly social housing, and placed greater reliance on the private market. At the same time, planning systems and regulatory frameworks became more complex, often making it slower and harder to deliver new housing.

The result was a system where government was doing less to build homes where they were most needed, while barriers to new supply were increasing.

Housing increasingly came to be seen not just as a place to live, but as an asset. Financial deregulation expanded access to credit, supporting higher borrowing and contributing to rising house prices.

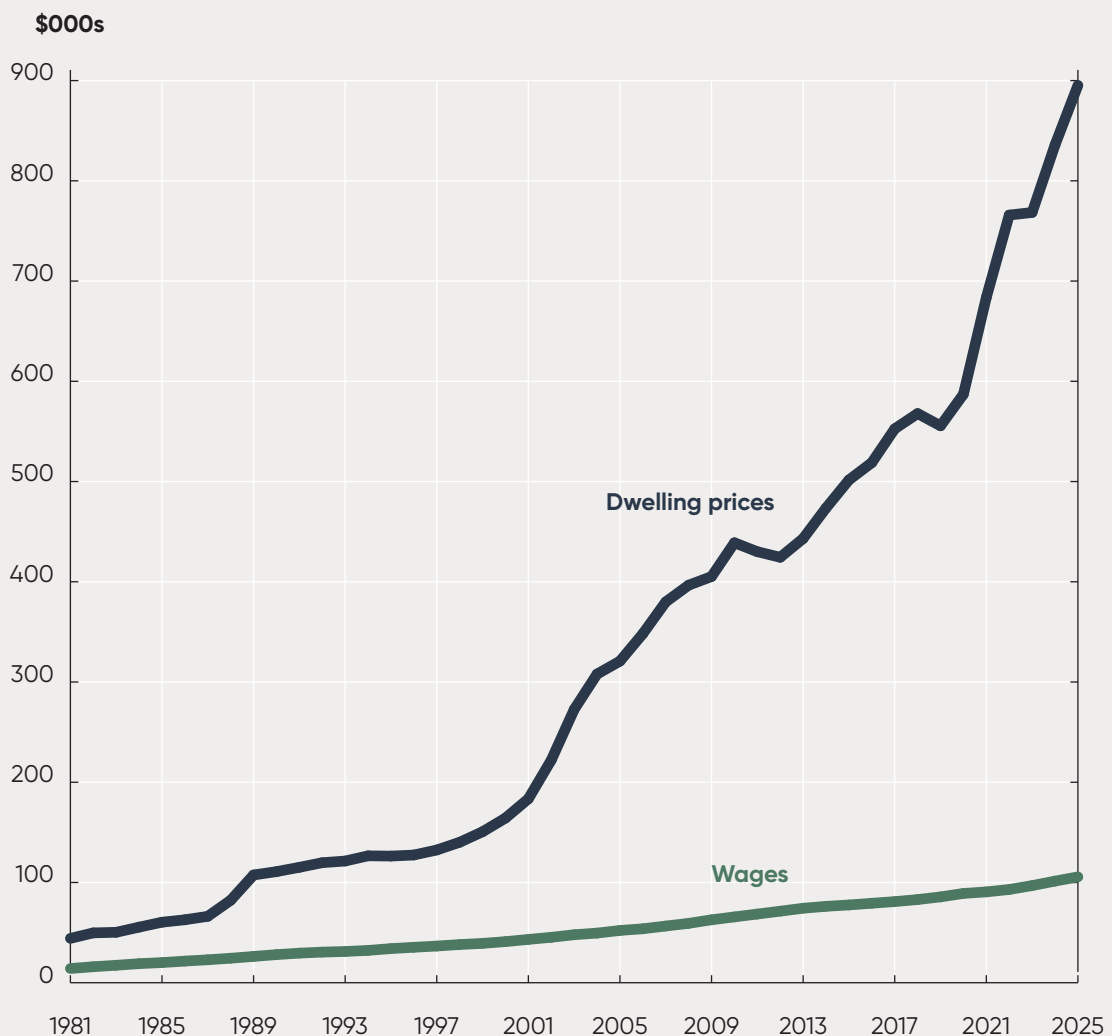
In the decade to 1999 average house prices and full-time incomes grew at around the same rate.

Since 1999, house prices have risen by more than 400 per cent – more than twice as fast as average full-time earnings. Population growth, lower interest rates, real growth in household incomes, changing household patterns, and decreases in household sizes increased demand, while supply did not keep pace.

Over time, this created a widening gap between what Australians earn and what homes cost, shaping the housing challenges we face today.

Earnings have not kept pace with rising house prices over the last 40 years

Chart 1: Earnings and dwelling prices since 1981



Note: Cotality median sales AVM value, calendar year average; annualised ABS Average weekly ordinary time full-time earnings, calendar year average.

Source: Cotality 2026, ABS 2026

Today's housing challenges

Housing supply is not keeping up with our needs

Building more homes is central to addressing Australia's housing challenge. The evidence is clear: increasing supply improves affordability. International experience shows that sustained increases in housing supply have helped moderate price growth over time. A stronger housing system means more well-located homes across the spectrum, including social and affordable housing for people who would otherwise be pushed further from jobs, services and opportunity.

Australia does not have enough homes for its population. The Organisation for Economic Cooperation and Development (OECD) average is 468 homes per 1,000 people, while Australia has 420 homes per 1,000 people – and this gap has widened over time. In the second half of the twentieth century, Australia consistently built enough homes to meet the needs of a growing population. Around the turn of the century, this shifted. Since then, housing supply has too often fallen short of demand.

The shortfall is most acute in Australia's major cities, which are among the least dense in the world. Planning systems have made it difficult to deliver more housing in established areas, pushing up land values and limiting supply where demand is strongest. This has led to longer commutes, higher costs, and fewer opportunities – particularly for younger Australians.

The challenge of building enough homes to meet the needs of a growing population has been compounded by housing tax settings that have not adequately incentivised new supply. Improving affordability requires us to tackle this challenge from all angles: building more homes, managing population growth sustainably, and substantially reforming tax settings.

These long-term trends have been compounded by the impacts of the COVID-19 pandemic, with construction cost inflation peaking at around 17 per cent in mid-2022 – the largest growth rate in almost half a century.

Pages 16 to 23 set out the significant progress made across the country to remove the barriers holding back supply, and the further work needed to sustain that progress.

Home ownership is declining, especially for young people

Home ownership has long been central to the Australian dream, offering security, stability, and a sense of belonging. But for more Australians – particularly younger Australians – that dream is slipping out of reach.

Home ownership rates have declined, falling from 70 per cent in 1981 to 67 per cent in 2021. Among Australian households aged 25 to 34, the decline has been even more pronounced, dropping from 61 per cent to 44 per cent over the same period.

If home ownership rates had remained at their 1981 levels, the most recent data available indicates around 250,000 more households in this age group would own their own home.

At the same time, the barriers to entry have grown. The time required to save a 20 per cent deposit has increased from 7.1 years in December 2002 to 11.2 years in December 2025 – and the gendered pay gap means it takes longer for women to save their deposit than men. The opportunities that defined Australia in the twentieth century are no longer as accessible in the twenty-first.

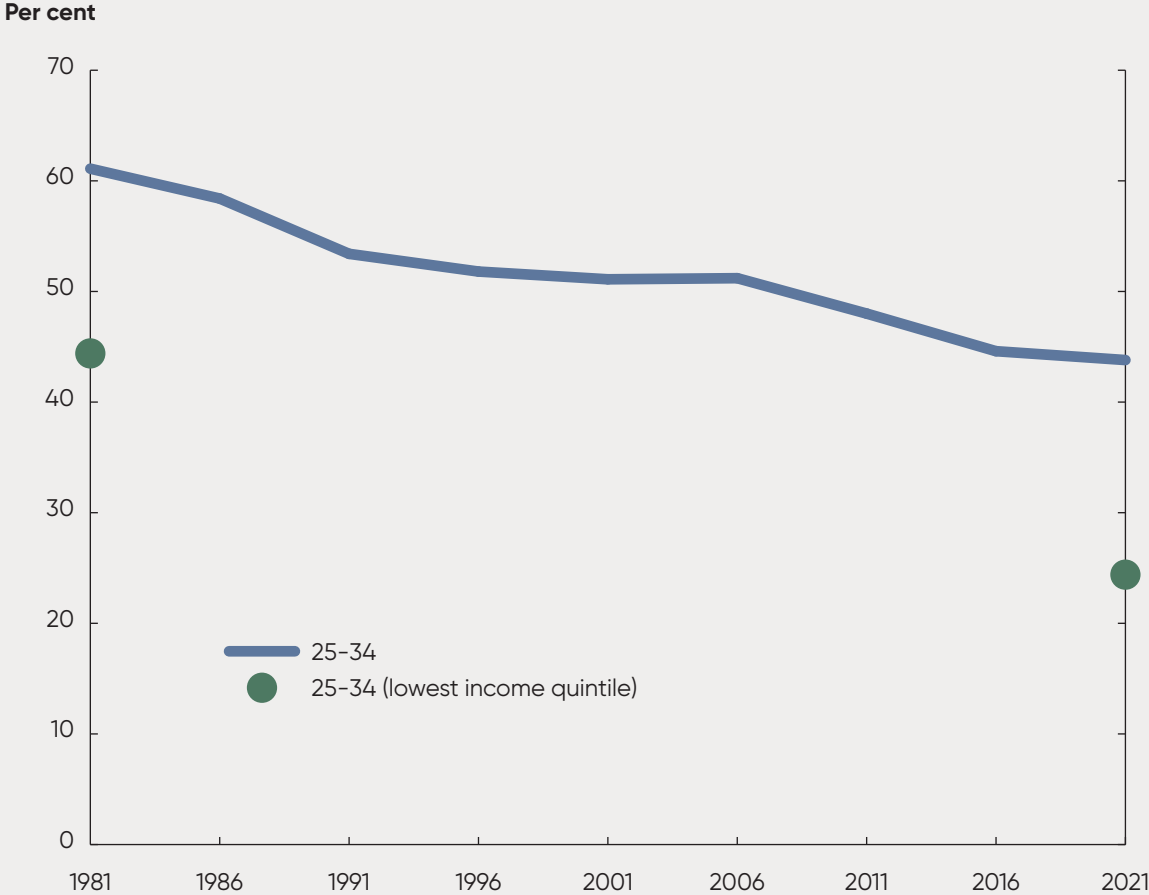
The key reason home ownership has become less affordable is that housing supply has not kept pace with rising demand from both homeowners and investors, pushing up prices. While the supply-side pressures and the need for sustainable population growth are outlined above, settings in the tax system have also contributed to worsening affordability.

Negative gearing and capital gains tax concessions have encouraged high leveraged investment in existing housing, placing further upward pressure on prices. About one in every three negatively geared properties generate a net income tax subsidy overall. These tax settings have distorted the market and encouraged the purchase of housing by investors, making it harder for Australians looking to buy and live in their first home.

Over the past five years, the share of new housing loans going to investors has risen from 24 per cent to 41 per cent, while the share going to first home buyers has fallen from 31 per cent to 22 per cent. Of these new investor loans, 84 per cent are being used to purchase existing housing rather than support new housing supply. Pages 24 to 27 set out the actions taken to level the playing field for first home buyers, and the work underway following the 2026–27 Federal Budget to make the tax system fairer.

Home ownership rates for young people have fallen by more than 15 percentage points in recent decades

Chart 2: Home ownership rates for households aged 25-34



Note: Analysis excludes not stated. Homeownership rates based on the age of the household reference person. For the 25-34 year old homeownership rate series, 1991 data are interpolated from 1986 and 1996 Census data. For the 25-34 (lowest income quintile) series, data points in 1981 and 2021 represent the homeownership rates for households in the lowest income quintile in the 25-34 year old age group, and are sourced from Grattan Institute (2025) analysis of 1981 and 2021 Census data. Sources: ABS Census (various); AIHW; Grattan Institute; and Treasury analysis.

Renting has become less fair and less affordable

More people are renting, and renting for longer. For some, this trend represents modern preferences to study for longer, travel more, settle down later, or simply rent rather than own. Others experience this as a feeling of being 'stuck' in the rental sector as rising rents and house prices make it harder to save for a deposit.

At the same time, the cost of renting has steadily increased. Over recent decades, rents have grown faster than incomes, placing sustained pressure on household budgets. Many renters today are spending more than 30 per cent of their income on housing and are experiencing rental stress. Levels of stress are particularly acute for lower income renting households, with finding and paying an affordable rent particularly difficult for single women.

This not only affects renters and their families – it affects local businesses and the people who rely on their services. Key workers are increasingly priced out of the suburbs close to employment opportunities, creating workforce shortages in sectors such as education and care. This makes quality of life in the rental sector a national issue. A new class of affordable housing is needed to support Australians who are being squeezed out of the private market.

The growth of the rental sector has not been matched with greater security. In Australia, most renters are on short-term leases, typically 6 or 12 months. By contrast, in many comparable countries, long-term or indefinite leases are the norm, providing greater stability for tenants.

Pages 28 to 31 set out the progress made to improve fairness, affordability, and security in the rental market, and the further steps needed to ensure renting works better for Australians.

More people are battling housing insecurity and homelessness

For a growing number of Australians, the housing system is not providing the safety net it once did – with more people at risk of housing insecurity and homelessness than in previous decades.

Long-term underinvestment in social housing has left Australia with a structural shortage. Social housing now makes up around 4 per cent of total housing stock, down from higher levels in previous decades, and below many comparable OECD countries.

This shortage places pressure not only on the housing system, but on essential services such as health, mental health and community support systems. Around 190,000 households are currently on waiting lists for public housing, reflecting demand that far exceeds supply.

There is also a shortage of crisis and emergency accommodation, making it harder for people in urgent need to find a safe place to stay. This issue is particularly acute for women, often with children, seeking immediate safety and support: family and domestic violence is the most common reason that women seek homelessness assistance.

In line with *Working for Women: A Strategy for Gender Equality*, this plan recognises the gendered experiences of, and barriers within, the housing system. Experiences of housing insecurity and rates of homelessness are gendered, reflecting gender pay and earnings gap, gender retirement gaps, and the uneven distribution of unpaid care, as well as experiences of gender-based violence. This Plan recognises that affordable housing and home ownership are the foundation of economic security and safety for women and that gender considerations are important in the design and implementation of housing policies.

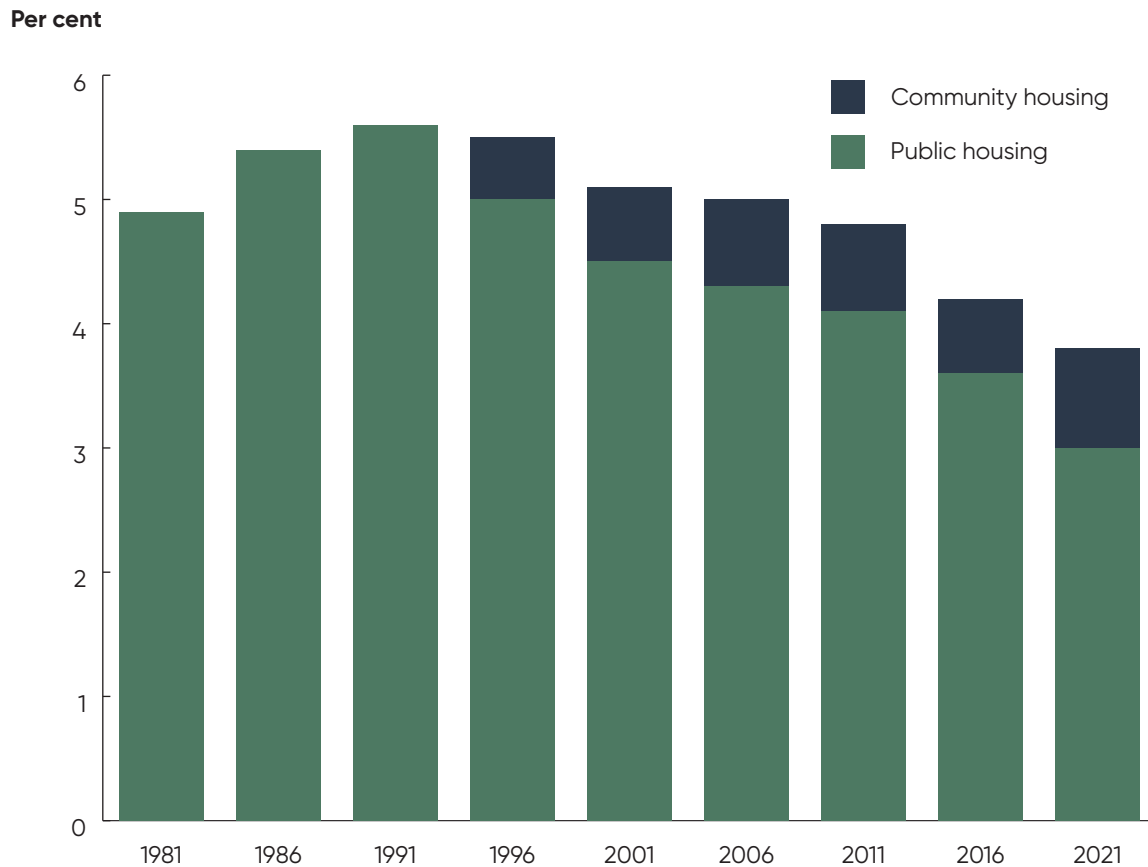
There are also gaps in the supports that people need to get or keep a home. More people, including many who struggle with mental health issues and other complex needs, are falling through the gaps and becoming trapped in homelessness for longer periods. This has prompted homelessness organisations to call for an expansion of Housing First programs in Australia: a best practice model for sustaining housing outcomes for people experiencing persistent homelessness.

These pressures have also meant that Australia's homelessness system has become more focused on responding to crisis rather than preventing it. More earlier interventions are needed to stop people falling into homelessness in the first place.

Pages 32 to 37 outline the action being taken to rebuild social housing, strengthen crisis and prevention responses, and deliver a system that better supports Australians at risk of housing insecurity and homelessness.

For decades, we have not been investing enough in social housing

Chart 3: Social housing as a share of housing stock in Australia over time



Note: Social housing as a share of occupied private dwellings (excludes visitor-only and other non-classifiable households from 2006 onwards).

Source: National Housing Supply and Affordability Council (2024) analysis of ABS Census data, Treasury

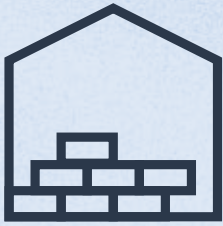
The gap in First Nations housing outcomes is not closing fast enough

Aboriginal and Torres Strait Islander people are the first inhabitants of Australia, but the ongoing impacts of colonisation have resulted in First Nations communities experiencing significantly poorer housing outcomes compared with non-Indigenous Australians. Systemic factors, such as land dispossession, ongoing shortages of safe, affordable, and culturally appropriate housing, discrimination in the private rental market, and higher construction and maintenance costs in remote areas, contribute to far higher levels of homelessness, housing stress, and overcrowding, and lower rates of home ownership for First Nations people. Some First Nations renters also experience ongoing rental stress, even when receiving Commonwealth Rent Assistance.

Many First Nations households aspire to home ownership but experience difficulties achieving this, due to long-term economic disadvantage experienced by First Nations families. 42 per cent of First Nations households own their home, compared to 68 per cent of non-Indigenous households. At the 2021 Census, First Nations people were nearly nine times more likely to experience homelessness, most commonly due to severe overcrowding, than non-Indigenous people.

These barriers reinforce the need for sustained investment and First Nations led, place-based solutions that reflect local priorities and embed community leadership and strengths, consistent with the National Agreement on Closing the Gap.

Pages 38 to 43 set out the actions underway to closing the housing gap with First Nations Australians.



Building the homes Australia needs so housing becomes more affordable

Homes for Australia lays out a supply agenda to build more homes for the country.

Recognising that the private sector builds most of Australia's homes, this Plan focuses on unlocking its capacity to deliver more. That means reducing barriers in the planning system, unlocking enabling infrastructure, and supporting new construction methods.

This Plan, together with work under way across all levels of government, aims to deliver a sustained uplift in home building and a system that responds more effectively to demand.

Driving change with a national housing target

Setting a clear national home building target is essential to driving the scale of change needed to fix Australia's housing system. For too long, effort has been fragmented and progress too slow. A shared target aligns governments, industry and the community around a common goal and creates accountability for delivery.

Through the National Housing Accord, all levels of government and industry have committed to an aspirational national target of 1.2 million new well-located homes over five years to June 2029. This target is designed to galvanise action across



“The five-year national housing target is already a success in two key ways – recent widespread state planning reforms have only happened because targets and incentives exist – and boosting housing supply is now “top of mind” for all Australians”

– Property Council of Australia

the system, from planning reform and infrastructure investment to workforce and industry capacity, and to sustain higher levels of home building over time. This would represent the highest level of home building in Australia’s history. It is ambitious, but that level of ambition is exactly what is needed.

To support the National Housing Accord target, the Commonwealth Government introduced the New Homes Bonus – up to \$3 billion in incentive payments for states and territories that exceed their share of new housing delivery. Payments are tied to actual completions, rewarding jurisdictions that go further and faster to enable more homes.

A clear national target and strong incentives are driving a step change in housing supply, aligning effort across the country and supporting a sustained uplift in home building.

Reforming land use regulations to deliver more homes

Australia is not building enough homes, in part because our planning systems have made it too hard to say yes to new housing. For too long, restrictive zoning, complex rules and slow approvals have limited supply. The Productivity Commission has found these constraints are the single largest cost on new housing, with zoning regulations adding \$140,000 in cost to the average house.

This is not only a question of fairness, but one of lost economic opportunity, as our cities become less productive when people are pushed further to the urban fringe. When workers are priced out of the communities where jobs are located, businesses struggle to attract and retain staff, and essential services come under pressure. Over time, this reduces economic dynamism and constrains national productivity growth.

This Plan is about shifting the system from one that too often says no by default to one that enables more homes to be built. National Cabinet has agreed to the National Planning Reform Blueprint, which will make it easier to deliver more homes, including higher-density housing.

The Blueprint sets out a coordinated package of reforms to increase housing supply, including faster and simpler approvals, more flexible zoning, greater use of well-located land, improved planning capacity, and better alignment between housing, infrastructure, and environmental processes. All states and territories have progressed most actions under the Blueprint.

States and territories are now implementing ambitious planning reforms that will make a meaningful difference. For example, Victoria’s townhouse and low-rise housing code is expected to unlock significant new housing supply in well-located areas, with the Grattan Institute estimating it could enable tens of thousands of additional homes in coming decades.



Building the homes Australia needs so housing becomes more affordable



Case Study

Victoria's townhouse and low-rise code

The Victorian Government's Townhouse and Low-Rise Code lifts restrictions on housing permissible to build in low-density zones across Victoria, and should make planning approvals more certain. It covers two-storey developments on land in the neighbourhood residential zone (Victoria's least permissive zone), and three storeys on land in the general residential zone and residential growth zone (among others).

The code sets standards – height, setbacks, site coverage, and so on – for two- and three-storey developments. Proposed developments that satisfy the code still require planning approval, but cannot be rejected by councils on the basis of the proposed building height, setbacks, and other aspects of the built form specified in the code. The Grattan Institute expects the Townhouse Code to boost the capacity for more homes in Melbourne alone by 980,000 homes, of which 420,000 were expected to be commercially feasible to build as of late 2025.

While most planning decisions are made under state legislation, Commonwealth processes also play an important role, particularly through environmental approvals. Reforms to the *Environment Protection and Biodiversity Conservation Act 1999* are set to streamline assessment pathways and speed up approvals while maintaining strong environmental standards. Reducing duplication and unnecessary barriers to development will help move approvals from years to months, while a dedicated housing strike team within the Department of Climate Change, Energy, the Environment and Water has already approved more than 35,500 homes since it was established.

The 2026–27 Federal Budget builds on this progress, with the Commonwealth working with states and territories to drive further reforms to improve productivity in the housing sector – including faster and simpler approvals, making more land available and ready for development, and delivering a genuinely national construction code. The Government’s national environmental reforms are supported by investing more than \$70 million to streamline approval processes with states and territories and over \$100 million to modernise environment information and applications, including piloting the use of AI to improve the user experience.

Further reform efforts will be supported by a new inquiry led by the Productivity Commission into the rules and regulations that impact housing supply, with a focus on approval processes, the availability and use of land, and the delivery of housing infrastructure. The Commission will assess how regulations impact construction productivity, identify best practice, and recommend reforms to get more homes built quickly.

Unlocking land and enabling infrastructure

There is not enough suitable, well-located land accessible and ready to develop on. A lack of enabling infrastructure – sewerage, water, transport connections, and other utilities and amenities – makes it even more challenging to unlock the land we need to build on to deliver the homes Australia needs. This limits the feasibility of new development projects and is often the reason they don’t get off the ground.

Under the National Housing Accord, the Commonwealth committed to identifying surplus Commonwealth land that could be freed up for delivery of social and affordable housing. Where appropriate, state and territory governments are consulted where the properties are identified as potentially suitable for housing. The Department of Defence’s property estate was also subject to a separate independent review process.

The Commonwealth is also providing significant funding to state, territory and local governments to deliver the enabling infrastructure needed to unlock new housing. This includes record investment in infrastructure such as water, sewerage, transport and utilities that make new developments viable.

The 2026–27 Federal Budget includes an additional \$2 billion for housing enabling infrastructure, bringing total Commonwealth investment to \$6.3 billion since coming to government. This additional funding is expected to unlock up to 65,000 homes over the next decade by funding essential infrastructure such as roads, sewerage, power, and water – helping more homes get built where they are needed. It will be coupled with reforms to remove red tape standing in the way of housing development. A further \$5.9 billion is available to states and territories through the 100,000 Homes for First Home Buyers program, supporting the infrastructure and land needed to bring more homes to market.



Building the homes Australia needs so housing becomes more affordable

Modernising and streamlining construction regulations

The National Construction Code (NCC) plays a critical role in setting minimum standards that protect safety, health, amenity and accessibility in Australian homes. It remains central to ensuring quality outcomes for households including by helping deliver more energy-efficient, durable and liveable housing, as well as minimum access requirements for new dwellings to meet the needs of older people and people with disability or mobility limitations.

However, over time the NCC has grown in size and complexity, and state decision-making has made it inconsistent across jurisdictions. This has reduced certainty for industry, increased issues for businesses operating across state boundaries, added to compliance costs, and made it harder to deliver new housing quickly at a time when supply needs to increase.

Following the 2025 Economic Reform Roundtable, governments have agreed to streamline and modernise the NCC to ensure it remains fit for purpose. This includes restoring national consistency, simplifying requirements where possible, and reducing unnecessary regulatory burden, while maintaining strong safety and quality standards.

Governments also agreed that NCC 2025 would be the final update until mid-2029. Targeted improvements in NCC 2025, including stronger waterproofing and water shedding provisions, will help prevent defects and reduce long-term costs for households. Other than changes required urgently for safety or quality reasons, there will be no further changes to the NCC until mid-2029. This will provide all Australian governments time to consider and decide on the outcomes of the NCC modernisation process, while ensuring regulatory stability for a considerable period.

The 2026-27 Federal Budget supported this work by making all standards referenced in Australian legislation free, including mandatory construction standards. Pulling required regulatory information out from behind the paywall will save builders and tradies up to \$1,600 per year.

Together, these decisions ensure the NCC is a stable platform supporting the delivery of high-quality homes, while investing in the national reform work necessary to make it cheaper and easier to build more homes in the future.

Building the workforce needed to deliver more homes

Australia faces a structural shortage of workers in the construction sector. With a large pipeline of projects, competing demand across industries and regions, and long training lead times, this constraint will intensify without sustained action. BuildSkills Australia (the Jobs and Skills Council for the construction, property and water industries) estimates that an extra 116,700 workers will be needed to meet the National Housing Accord target.

Homes for Australia is developing a stronger, more reliable pipeline of skilled workers. This includes Free TAFE places in building and construction related courses, a \$10,000 incentive to support new apprentices entering the housing workforce, and a \$5,000 incentive for employers to engage housing construction apprentices. The Commonwealth and the Victorian Governments have jointly committed \$50 million to establish a TAFE Centre of Excellence in Housing and Construction.

The Australian Skills Guarantee is also lifting participation, ensuring at least 10 per cent of labour hours on major federally funded construction projects are undertaken by apprentices, trainees or cadets, with additional targets to increase the participation of women in a highly gender-segregated workforce.

At the same time, the Government is improving the skilled migration system to better attract and recognise qualified trades workers from overseas, helping to meet immediate workforce needs while strengthening long-term capacity. The 2026-27 Federal Budget invests \$85.2 million to deliver faster skills assessments for migrant trade workers and to accelerate occupational licensing. Once implemented, these changes could cut the time taken to enter the workforce by up to 6 months and facilitate up to 4,000 skilled trade workers into the workforce per year.

Progress so far

Housing supply is starting to respond to these reforms and investments. Since the Albanese Government came into office, Australia has delivered around 660,000 new homes.

Building approvals and commencements have risen since the Accord commenced. At the time of writing, building approvals increased 9.0 per cent over the year, and new dwelling commencements rose 26.1 per cent. Meanwhile, construction costs have stabilised: from annual growth of 17.3 per cent in June 2022, to 2.5 per cent now.

Our work to grow and modernise the construction sector is also showing early results. There have been more than 58,000 enrolments in construction-related TAFE courses using our Free TAFE program since we came to government. Construction trade apprenticeships are demonstrating strong employment outcomes, with 78.7 per cent of trade completers working in the same occupation as their training in 2025.

As part of this investment, Trade Recognition Australia will deliver a new program of skills assessments for onshore visa holders, ensuring their existing qualifications and practical trade experience is recognised for the purposes of gaining employment and meeting workforce shortages.

Broader reforms, including modernising the National Construction Code and progressing National Competition Policy changes, will also support a more mobile, productive and responsive construction workforce.

Adopting modern methods of construction and other innovations

Building more homes requires thinking differently about how to build them. In countries like Sweden, a large share of homes is delivered using prefabricated construction, improving speed, quality, and efficiency. In Australia, many homes are still built much as they were decades ago, highlighting an opportunity to modernise.

The Commonwealth is investing to accelerate the uptake of modern methods of construction, including prefabricated and modular housing. This includes funding state and territory uptake of the Building 4.0 CRC's "kit of parts" technology, a modern modular

construction system that can speed up delivery, lift productivity and help scale up housing supply across the country, and a national voluntary certification scheme to simplify the approval of prefabricated housing under the National Construction Code.

Through the National Productivity Fund, a further \$120 million is supporting states and territories to ensure modern construction methods are regulated consistently with traditional approaches, providing greater certainty for industry and consumers.

Together, these reforms will help modernise the construction sector and support a sustained increase in housing supply.

Supporting housing in regional Australia

Regional Australia offers a high quality of life, strong communities and growing economic opportunities – and more Australians are choosing to live, work and raise families in regional areas. Ensuring regional communities have enough housing to support that growth is critical to their long-term success.

Regional housing markets face distinct challenges, including construction costs that are often higher, workforce shortages, infrastructure constraints, and thinner development pipelines, which can make it harder to bring new housing projects forward.



Building the homes Australia needs so housing becomes more affordable



The Commonwealth is supporting the delivery of new homes in regional Australia through targeted investment under the Housing Australia Future Fund, the Housing Support Program, and the 100,000 Homes for First Home Buyers program. These investments are helping unlock land, improve project feasibility, and bring forward new housing supply in regional communities.

The 2026–27 Federal Budget’s additional \$2 billion for housing enabling infrastructure includes \$500 million dedicated to regional Australia.

Together, this work is helping ensure regional Australia can continue to grow and thrive – with more Australians able to access the opportunities and lifestyle these communities offer.

Ensuring sustainable population growth

Population growth alone cannot account for the problems of Australia’s housing system. However, population growth is part of the equation. It is the Commonwealth’s responsibility to manage population growth sustainably and to consider the homes and infrastructure needed to support growth.

Following negative population growth during the pandemic and a period of high post-pandemic population growth, the Government is acting to return migration to sustainable levels. This includes reforms outlined in the Migration Strategy to strengthen visa integrity, lift the quality of the international education system, and ensure migration settings better align with Australia’s housing and workforce needs. This also includes recent measures in the 2026–27 Federal Budget that reduce the number of offshore permanent visa grants.

Net overseas migration has fallen by around 45 per cent from its post-pandemic peak. These changes are helping to ease pressure on the housing system while supporting long-term economic outcomes.



Next steps

Work is under way to further advance this home building agenda. We will:

- Incentivise investment in the supply of new homes by exempting new housing supply from changes to negative gearing and capital gains tax concessions.
- Unlock land ready for new developments by providing \$2 billion in funding for critical “last mile” infrastructure. This will address the shortage of infrastructure – including sewerage, water, transport connections, and other utilities and amenities – and address the project feasibility constraints that can make it hard for a project to get off the ground. This funding is expected to support up to 65,000 new homes over the next decade.
- Provide \$39.3 million for states and territories to expand their use of ‘kit of parts’ technologies.
- Work with states and territories to pursue further housing reform that is ambitious, high impact, and well suited to the circumstances of each jurisdiction. These reforms will include:
 - Faster and simpler approvals so that more homes are approved, e.g., through rapid or exempt approval pathways.
 - Making more land available and ready to build more homes, e.g., by upzoning and rezoning land, to support the development of more well-located homes.
 - Delivering a simpler and genuinely national construction code to remove duplication, reduce variations across jurisdictions, and make the code easier to use.
 - These reforms have the potential to unlock tens of thousands more homes, with further reforms to be considered by Building Ministers in late 2026.



Levelling the playing field for first home buyers so more Australians can own a home of their own

Homes for Australia sets out a comprehensive plan to help more Australians buy their own home.

Recognising that the biggest barriers are saving a deposit, affording repayments, and competing in an undersupplied market, this Plan focuses on lowering upfront costs, improving affordability, and rebalancing the system towards first home buyers.

This Plan, together with work underway across all levels of government, aims to restore home ownership as a realistic and attainable goal – especially for younger Australians – and ensure more people can put down roots in their community.

Making the tax system fairer

Since 1999, housing prices have increased by more than 400 per cent – more than twice as fast as average full-time earnings – and the home ownership rate among households aged 25-34 has declined by 7 percentage points. Our housing tax settings contributed to this decline in affordability; including the 50 per cent capital gains tax (CGT) discount, which was introduced in 1999, and negative gearing, which incentivised property investment when combined with the CGT discount.

The Government is reforming negative gearing and CGT to help more Australians buy their own home, help fund new tax cuts for workers and make the tax system fairer and more sustainable.

When 2026-27 Budget measures take effect on 1 July 2027, negative gearing will be reformed to redirect incentives away from investment in established homes and towards investment in new supply. It will no longer apply to established homes acquired after Budget night and will only be available for new builds.

The 50 per cent CGT discount will be replaced with inflation-adjusted indexation, to restore the taxation of real gains, as well as a minimum tax on realised gains. This will apply to all assets except new homes, where both new and old arrangements will be available.

These reforms will help level the playing field for first home buyers and ensure investment flows to where it's most productive, including new housing supply. This will also help fund more income tax cuts to take the pressure off workers.

These changes will help an estimated 75,000 more first home buyers into the market over the next decade, equivalent to reversing around a decade of decline in home ownership rates.

Lowering the deposit hurdle

For many Australians, the biggest barrier to home ownership is saving a deposit. It now takes around 11 years for a median household to save a 20 per cent deposit.

The Government is also levelling the playing field for first home buyers by reducing the deposit barrier through the expanded 5% Deposit Scheme. This is helping first home buyers to purchase a home with as little as a 5 per cent deposit – or 2 per cent for eligible single parents – without paying Lenders Mortgage Insurance (LMI). For the average first home buyer, access to the Scheme cuts years off the time it takes to save for a deposit and saves tens of thousands of dollars on LMI.

The 5% Deposit Scheme is performing well, with 70 per cent of participants ahead on their payments and a further 29 per cent on schedule. Scheme participants are approved for a mortgage by their bank under the same affordability checks that apply to all home loans, including responsible lending obligations, such as the 3 per cent serviceability buffer, as well as the overarching prudential regulations that apply to mortgage lenders. To date, home buyers using the 5% Deposit Scheme have lower arrears and hardship rates than the general market.

Making mortgage payments more affordable

Even once a deposit is saved, affordability remains a challenge. The Help to Buy Scheme will support 40,000 low- and middle-income Australians by contributing up to 40 per cent of the purchase price through a shared equity arrangement. This reduces the size of the mortgage and lowers repayments, making home ownership more accessible. The Scheme launched in December 2025 and is expected to be rolled out nationally, with 10,000 places available each year over 4 years from 2025-26.

Reserving homes for first home buyers

First home buyers face significant barriers to entering the market, including competing with more established buyers such as investors, who are often better positioned to secure a property.

To help rebalance the system, the Commonwealth is partnering with states, territories, and industry through a \$10 billion commitment to deliver up to 100,000 homes reserved specifically for first home buyers. This includes \$2 billion in grants and \$8 billion in concessional loans to unlock land, infrastructure and construction.

South Australia, the ACT, Tasmania, Western Australia and Queensland are the first to sign on to this program, with the first homes expected to be completed in 2027-28. More than 42,000 new homes will be reserved for sale to first home buyers, with an additional 70,000 homes delivered to the general market. Engagement will continue with other states over the coming months to agree projects that can help more Australians into home ownership.

Banning foreign buyers

Established homes are in limited supply. Allowing foreign investors to purchase these homes can add to competition in the market.

In 2025, the Government put in place a ban on foreign investors purchasing established homes, alongside stronger action to address foreign land banking. Strengthened compliance with land banking rules will help ensure land is brought forward for development more quickly. These measures are designed to ease pressure on the housing market while new supply is delivered.

The 2026-27 Federal Budget extends the ban to mid-2029. Existing limited exceptions that support investment in housing supply will continue.



Levelling the playing field for first home buyers so more Australians can own a home of their own

Progress so far

Support for first home buyers is delivering results. Australia is averaging around 110,000 first home buyer purchases each year – more than under any former Australian Government in history. More than half of first home buyers are now entering the market with government support.

The 5% Deposit Scheme has helped more than quarter of a million Australians purchase a home since 2022, including over 82,000 in regional areas. More than 125,000 women have achieved home ownership through the Scheme, including over 4,000 single women with dependent children.

Since 2022, the 5% Deposit Scheme has also helped participants avoid paying around \$2.3 billion on Lenders Mortgage Insurance.

The Help to Buy Scheme is also supporting thousands of people into home ownership, having received more than 5,800 applications since launch in December 2025. Women make up 54 per cent of participants in the Scheme.

Through the 100,000 Homes for First Home Buyers program, agreements have already been reached with 5 states and territories to deliver around 112,000 new homes, including more than 42,000 reserved for first home buyers.

Next steps

Work is under way to further level the playing field for first home buyers so more Australians can own a home of their own. We will:

- Implement reforms to negative gearing and capital gains tax to help more Australians buy their own home, help fund new tax cuts for workers and make the tax system fairer and more sustainable.
- Deliver homes through the 100,000 Homes for First Home Buyers program, with work underway to finalise deals with remaining states.
- Help Australians to achieve home ownership sooner, with a lower deposit and without paying LMI, through the 5% Deposit Scheme.
- Support 40,000 low- to middle-income Australian households to purchase a home of their own with the Help to Buy Scheme.





Case Study

Brooke, a single mother from Victoria, had rented the same home for 20 years, raising her family there. When the owners decided to sell, her lease was terminated, leaving her facing uncertainty about her housing future.

Although Brooke had been saving for four years, buying a home on a single, lower income still felt out of reach. With support from her mortgage broker and following the expansion of the Australian Government 5% Deposit Scheme in October 2025, Brooke was able to broaden her search and began considering apartments within her budget.

“Once I decided on an apartment, I was able to buy exactly where I wanted- just two minutes from work. I looked at many apartments on my first day of house hunting, and the one I bought was one of the very first units I viewed,” said Brooke.

Through the 5% Deposit Scheme, Brooke was able to purchase her first home sooner than she otherwise could have, giving her long-term security and peace of mind. **“Owning a home has given me a sense of security for my future. I have two adult children, and now I have a spare bedroom that will always be there for them if they need it,”** Brooke said.

After renting her entire adult life, Brooke has fully embraced home ownership. **“As soon as I picked up the keys, I started cleaning walls and preparing to paint. Being able to make the place my own really made the reality of home ownership hit home,”** Brooke said proudly.



Making renting fairer and more affordable so renters can live in security and plan for the future

Homes for Australia is delivering reforms to make renting fairer, more affordable, and more secure.

With more Australians renting for longer, the system must adapt – ensuring renters have stability, quality housing and the ability to plan for the future.

This Plan focuses on strengthening renters' rights, improving the quality of rental homes, expanding access to longer-term leases, and increasing the supply of rental and affordable housing. Together, these reforms aim to lift the standard of renting across Australia and ensure it delivers a high quality of life.

Strengthening rental rights and protections

Renters have told us that insecurity and lack of protections affect their quality of life – from unexpected rent increases to uncertainty about whether they can remain in their home.

A Better Deal for Renters is a national agreement with states and territories to strengthen rights and

protections. It introduces genuine reasonable grounds for eviction, bans the solicitation of rent bidding, and limits the frequency of rent increases. It also strengthens protections for tenants experiencing family and domestic violence, improves privacy protections in rental applications, and supports better regulation of short-stay accommodation.

Improving quality and conditions in rental properties

When rental markets are tight, incentives to maintain properties can weaken, particularly where protections are limited.

A Better Deal for Renters is supporting states and territories to introduce minimum rental standards, setting clear expectations around safety, habitability, and essential services. These reforms represent a significant step towards ensuring rental homes are safe, secure, and fit to live in.

Progress so far

All states and territories have progressed A Better Deal for Renters



1. Develop a nationally consistent policy to implement a requirement for genuine reasonable grounds for eviction.
2. Ensure provisions to allow appeals against retaliatory eviction notices are fit for purpose.
3. Move towards a national standard of no more than one rent increase per year for a tenant in the same property across fixed and ongoing agreements.
4. Implement a ban on soliciting rent bidding.
5. Stronger protections for tenants experiencing domestic or family violence.
6. Limit break lease fees for fixed term agreements to a maximum prescribed amount which declines according to how much of the lease has expired.
7. Make rental applications easier and protect renters' personal information.
8. Consider options for better regulations of short-stay residential accommodation.
9. Phase in minimum quality standards for rental properties



Making renting fairer and more affordable so renters can live in security and plan for the future

Supporting long-term rental security

Most renters in Australia are on short-term leases, which can provide flexibility but limits stability. As more Australians rent for longer, there is a need for more options that support long-term security.

The Government is supporting the growth of the Build to Rent sector as part of a more diverse rental system. Build to Rent developments are purpose-built, professionally managed and designed for long-term rental, offering tenants greater stability and higher-quality housing.

Targeted tax incentives are helping to unlock institutional investment in this sector, alongside requirements for affordability and longer-term leases. This includes a minimum proportion of affordable homes and lease options of at least five years for tenants. Industry estimates suggest these settings could support around 80,000 additional rental homes over the next decade.

Supported by these measures, the Build to Rent sector is expanding rapidly from around 5,000 operating homes in 2022 to an expected 21,000 by the end of 2026, with around 73,000 homes in the development pipeline.

Easing affordability pressures

The private rental market can be very difficult to afford for Australians on low incomes. Insufficient social housing stock means this creates a risk of homelessness for people struggling in the rental market. The Government provides rental support for those that need it most. Many renters who rely on social security or veterans' payments are also eligible for Commonwealth Rent Assistance (CRA), which helps top up the gap between income and rent for renters doing it tough.

In September 2024, the Government increased the maximum fortnightly rates of CRA by 10 per cent. This builds on the 15 per cent increase in September 2023 and was the first back-to-back increase in maximum rates of CRA in more than 30 years. These back-to-back increases represent an investment of around \$4.6 billion over five years to provide targeted cost-of-living relief to low-income renters. As a result of these increases and regular indexation, CRA maximum rates have increased by over 50 per cent since March 2022. CRA supports more than 1.4 million households with rental affordability, over half of which are single women households.

Next steps

Work is under way to further strengthen the rental system for renters. We will:

- Work with states and territories to complete A Better Deal for Renters reforms, including stronger rights, protections, and minimum standards.
- Partner with developers, investors, and community housing providers to grow the Build to Rent sector and expand access to longer-term, more secure rental options.
- Increase the supply of affordable rental housing, including through social and affordable housing programs.
- Explore further reforms to improve renters' rights, security, and quality of rental housing over time.
- Ensure rental policy settings continue to adapt to a system where more Australians rent for longer.







Growing the social and affordable housing sector so more Australians have a stable place to call home

Homes for Australia is driving a national effort to rebuild Australia's social housing system and grow a new class of affordable housing.

A strong social and affordable housing sector is an essential pillar of a fair and well-functioning housing system – providing stability for those who need it most and supporting more inclusive communities. This Plan recognises that a strong foundation has been built by the initial investment under the Housing Australia Future Fund, alongside substantial investments made by state and territory governments, but that more work is needed from all Australian governments.

The Plan focuses on expanding supply at scale, strengthening the capability of the sector, and ensuring more Australians – including key workers – can access secure, well-located housing.

Rebuilding social housing for Australians who need it most

Social housing is a critical safety net for Australians facing the greatest housing challenges. It provides stable, secure homes for people on low incomes and those with complex needs – including people experiencing homelessness, people with disability, or people experiencing family and domestic violence.

Social housing is typically provided at a subsidised rent, often set at around 25 to 30 per cent of a household's income, and is delivered by state and territory governments as public housing or by community

Progress so far

Significant progress has been made towards the Government's commitment for 55,000 social and affordable homes, with more than 7,000 homes completed and around 22,800 in planning and construction.

This includes progress made under the HAFF towards 40,000 new social and affordable homes to help address housing need at scale.

Over \$17 billion has now been committed to projects that will lock in lower rents for tenants for decades to come and grow the capability of CHPs to invest in and manage additional social and affordable housing in the future.

housing providers. Community housing is a growing and integral part of the social housing system, while public housing remains an important responsibility of Australian governments.

Australia does not have enough social housing. Generations of underinvestment by all levels of government have left a structural shortage, increasing pressure on the housing system and on essential services.

The Commonwealth is working with states, territories, and the community housing sector to deliver a step change in supply. This includes a generational investment to deliver 55,000 Commonwealth-supported social and affordable homes over five years. States have also re-engaged in social housing investment in recent years, sometimes in partnership with the Australian Government. These investments are arresting a decades-long decline in the share of social housing in the overall housing stock.

The Housing Australia Future Fund (HAFF) embeds financing of social housing as a core function of the Australian Government. It is the Australian Government's largest investment in social and affordable housing for decades, contributing funding over 25 years for the delivery of 40,000 homes by mid-2029 through a mix of grants and concessional finance.

This includes 4,000 homes for women and children impacted by family and domestic violence, and older women at risk of homelessness. In addition, the \$2 billion Social Housing Accelerator Payment is delivering around 4,000 new and refurbished social homes, increasing supply for those on waiting lists.

These investments provide a strong foundation, but sustained effort will be required over time – from all jurisdictions – to ensure social housing meets the needs of Australians who rely on it.

"The HAFF is the most powerful tool we have to turn the housing crisis around and create a system that delivers for every Australian... how we build the consistent and growing pipeline of social and affordable homes our country urgently needs."

– Australian Community Housing



Growing the social and affordable housing sector so more Australians have a stable place to call home

Growing a new class of affordable housing

Australia also needs more housing options for low- and moderate-income households who are not eligible for social housing but cannot afford market rents or prices.

Affordable housing provides well-located homes for essential workers and others on modest incomes, helping them live closer to jobs, services, and transport. This supports more productive, diverse, and sustainable communities.

Affordable housing is typically rental housing that is offered at below-market rents. It is often managed by community housing providers (CHPs) and other long-term institutional investors, which can provide greater stability and professional tenancy management. Rental rates are usually set in relation to median incomes or market rents, aiming to balance the feasibility of development with the importance of stable, affordable, and predictable rents.

Homes for Australia is supporting the growth of affordable housing as a distinct and scalable part of the housing system. Through the Housing Australia Future Fund and other policies and programs, such as our Build to Rent tax incentives, new affordable homes are being delivered in partnership with CHPs, states and territories, and institutional investors.

Over time, especially with further effort to develop nationally consistent standards and definitions, these measures will help establish affordable housing as a mature class of housing stock in Australia – attracting long-term investment and delivering a steady pipeline of well-located homes.

Helping the social and affordable housing sector operate effectively and build capacity

The Australian Government is supporting effective day to day operations of the social housing and homelessness system through the National Agreement on Social Housing and Homelessness (NASHH), which provides \$9.3 billion over five years from mid-2024 to states and territories.

At the same time, the Housing Australia Future Fund and other investments are reshaping the sector, with CHPs playing a larger role in delivering homes at scale. This shift is supported by ongoing work to strengthen and modernise the regulatory framework so that it can better support CHPs to operate in a more mature, scalable system.

The Commonwealth is increasingly providing national leadership in building the capacity and performance of the whole sector, recently commencing work with other governments and the sector to strengthen governance, and standards, and to ensure better and more consistent outcomes for tenants over time.

Upgrading to help social housing residents access the benefits of the energy transformation

Many social housing residents face high energy costs, while older housing stock can be difficult to keep cool in summer and warm in winter.

The Commonwealth has invested \$800 million to co-fund the \$1.1 billion Social Housing Energy Performance Initiative (SHEPI) with states and territories. This program is delivering upgrades such as insulation, efficient electric appliances, and solar panels and batteries – improving thermal comfort while reducing energy bills for tenants. This program is expected to support energy upgrades to more than 100,000 social housing homes.





Growing the social and affordable housing sector so more Australians have a stable place to call home

Next steps

Work is under way to further expand social and affordable housing. We will:

- Continue delivering an ambitious pipeline of social and affordable homes, including through Round 3 of the Housing Australia Future Fund, the largest round yet, which will deliver more than 21,000 new social and affordable homes across Australia.
- Consider future investment options to continue rebuilding social housing, and further embed the role of affordable housing.
- Work with industry and states to increase uptake of modern methods of construction and institutional investment in a stronger forward pipeline of social and affordable housing.
- Work with states and territories, and the community housing sector, to strengthen governance, regulation and sector capability.

These initiatives will ensure the Government is on track to deliver 55,000 social and affordable homes by mid-2029 and can build on this work into the future.





Case Study

Each morning, when Jim opens the blinds in his new home in Jimboomba, he still takes a moment to let it sink in. "I've died and gone to heaven," he said.

The 73-year-old veteran had been struggling while renting privately in Ipswich, with rising rents placing growing pressure on his age pension leaving little room to manage day-to-day costs.

"I could see I was heading for trouble," Jim said. **"I was anxious about money all the time. I dreaded every inspection and the letter that followed with a new price."**

Even with occasional traffic control work to bring in extra income, the pressure kept building. **"I was eating into my savings. I was worried all the time."** Jim's circumstances began to change while volunteering with Meals on Wheels, where he met other seniors living in secure housing and realised he might be eligible for support as a veteran.

After researching his options, Jim contacted The Salvation Army and the RSL, who connected him with Community Housing Limited (CHL). CHL manages tenancies for 206 affordable homes being delivered in the Logan region with funding support through the Housing Australia Future Fund.

Now living in a newly built home in Jimboomba, Jim's housing costs are more manageable, easing financial stress and providing a renewed sense of stability.

The impact has been immediate. **"Money's still tight, but it's manageable,"** he said. **"I feel much more optimistic about the future."**



Closing the housing gap in genuine partnership with First Nations Australians

Homes for Australia is advancing First Nations housing outcomes through genuine partnership and community-led delivery.

Due to long-standing and systemic factors, First Nations people are still more likely to experience homelessness, live in overcrowded housing, and face barriers to home ownership compared to non-Indigenous Australians. Around a third of First Nations households in remote communities do not live in dwellings of an acceptable standard.

The ongoing effects of land dispossession, shortages of culturally appropriate housing, discrimination in the rental market, and higher construction and maintenance costs in remote areas are issues that require genuine partnership with First Nations communities and sustained effort over time to address.

The Government is delivering significant investment across the housing system which will support First Nations Australians living across housing tenures, as well as \$3 billion in dedicated funding for First Nations housing under the Housing Australia Future Fund (HAFF), the Northern Territory Housing Federation Funding Agreement, and the Restoring Funding to Northern Territory Homelands Agreement since 2022. This funding is expected to deliver around 3,300 new dwellings for First Nations Australians by 2034, as well as fund maintenance, repairs and improvements to a significant number of homes in remote Australia where it is most needed. This work is central to Closing the Gap and to ensuring more Aboriginal and Torres Strait Islander people have access to safe, secure, and appropriate housing.

To achieve long-term and sustainable improvements, the Government is supporting First Nations housing organisations and the Closing the Gap Priority Reforms. Cultural knowledge, strong community leadership, and commitment to self-determination will underpin the delivery of First Nations housing solutions.

Addressing acute housing need in remote areas

The Commonwealth is providing targeted investment to address acute housing need in remote areas, including \$2 billion for the 10 year Northern Territory Remote Housing Federation Funding Agreement to reduce overcrowding and improve housing quality by delivering up to 2,700 houses over 10 years. The Commonwealth has committed \$220 million under the Restoring Funding for Northern Territory Homelands Federal Funding Agreement with the Northern Territory Government to support the delivery of urgent repairs and upgrades to housing and essential infrastructure.

We are continuing to deliver our commitment for the \$200 million Housing Australia Future Fund Acute Housing measure for the repairs, maintenance and improvements of housing in remote Indigenous communities. The 2026-27 Federal Budget released the final \$100 million from the Housing Australia Future Fund for this measure to support jurisdictions to continue projects that improve housing quality for First Nations Australians in remote communities.

Embedding First Nations priorities across mainstream programs

The First Nations housing package under Round 3 of the Housing Australia Future Fund will improve First Nations housing outcomes and strengthen the capacity of the First Nations housing sector by

providing \$600 million in dedicated funding for projects delivered by, or in genuine partnership with First Nations housing organisations, setting a 10 per cent First Nations tenancy target across all social housing delivered under Round 3, and implementing a new First Nations concierge service in Housing Australia to support First Nations organisations through the application and delivery process.

Changes are also being made to the Housing Australia Investment Mandate to embed the Closing the Gap priorities, recognising Housing Australia's key role in delivering the Government's ambitious housing agenda including First Nations housing outcomes.

Broader housing programs are also supporting improved housing outcomes for First Nations people. At least 10 per cent of new and refurbished dwellings are expected to benefit First Nations households under the \$2 billion Social Housing Accelerator Payment.

First Nations women and children will have improved access to safe, secure and appropriate emergency accommodation under the Safe Places Emergency Accommodation Program – Inclusion Round. First Nations households are also benefiting from improved rental affordability through the recent increases to Commonwealth Rent Assistance.

Targeting investment to home ownership

To support more First Nations household into home ownership, the Government has invested a further \$70 million for concessional loans that will help Indigenous Business Australia keep up with demand and support more First Nations individuals and families to purchase their own homes. Over \$290 million in home loans were approved by Indigenous Business Australia in 2024-25.



Closing the housing gap in genuine partnership with First Nations Australians

Sharing decision-making through genuine partnership

Better outcomes are achieved when First Nations people have a genuine say in the design and delivery of services that affect them. The Commonwealth is investing an additional \$6.3 million over 3 years from 2026-27 for a First Nations national housing peak to drive community-led, culturally grounded solutions and strengthen the capability of First Nations housing providers. This will contribute to Closing the Gap Outcome 9: that Aboriginal and Torres Strait Islander people secure appropriate, affordable housing that is aligned with their priorities and needs.

The Housing Policy Partnership (HPP), co-chaired by First Nations leaders and the Australian Government, develops advice on improving housing outcomes

for First Nations people. The HPP is one of 6 Policy Partnerships established under Priority Reform One of the National Agreement on Closing the Gap. Bringing together members of First Nations community organisations and networks across Australia with Commonwealth, state and territory government officials, this advice reflects the experience of First Nations housing providers and supports community priorities and self-determination, consistent with Closing the Gap.

The National Agreement on Social Housing and Homelessness also requires state and territory governments to establish First Nations Partnership Bodies to support shared decision-making on housing program decisions that affect First Nations people.

Progress so far

Nationally, Target 9a of Closing the Gap demonstrates steady progress, with 81.4 per cent of Aboriginal and Torres Strait Islander people now living in appropriately sized housing at the 2021 Census, an increase from 78.9 per cent in 2016. This improvement reflects gains over time, while also indicating areas where continued effort is needed.

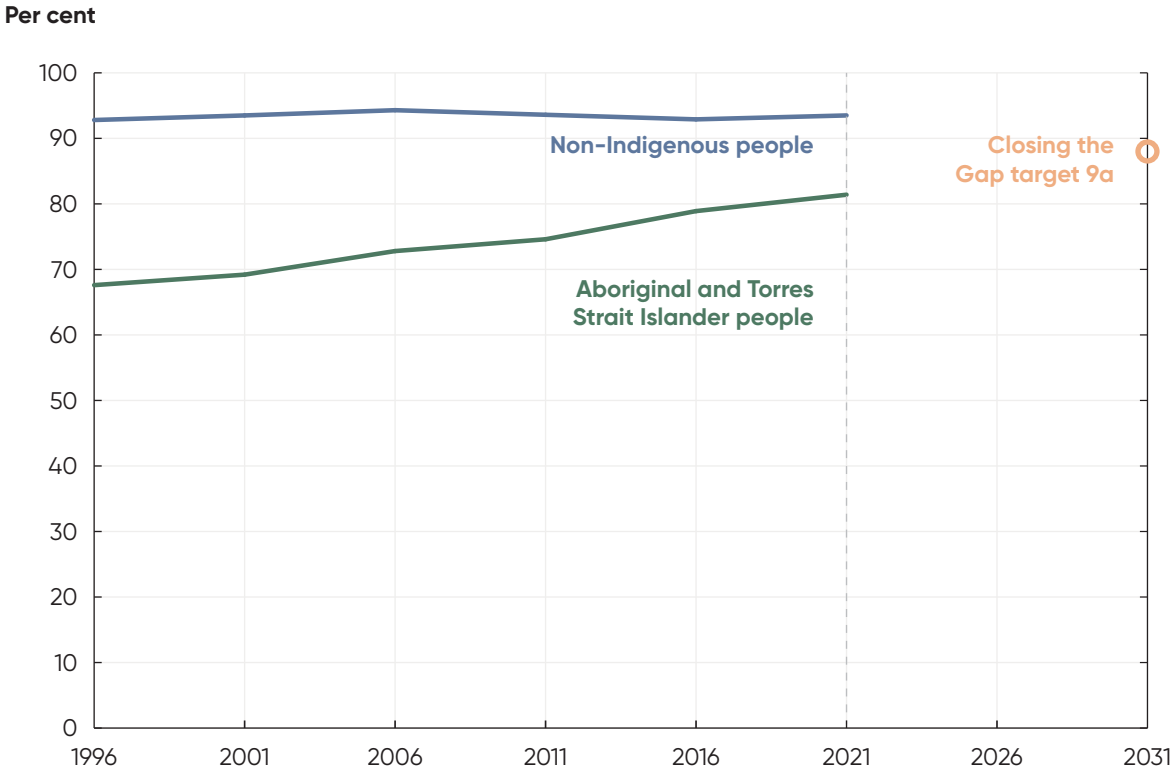
Already, hundreds of houses have been constructed across remote communities and town camps with a substantial number delivered by Aboriginal Business Enterprises. Hundreds more have undergone necessary works to extend their lifespan and improve fire safety, electrical safety, access to reliable drinking water and household sanitation.

In addition, mainstream housing programs are delivering more First Nations housing. The first two rounds of the HAFF will deliver nearly 500 dwellings for First Nations people, with Round 3 commencing this year. The Social Housing Accelerator Payment is also expected to deliver over 460 dwellings for First Nations people, which equals around 10 per cent of all funded dwellings under the Payment.

The Government is working in meaningful partnership with the First Nations sector to deliver its housing commitments. For example, the HPP advised on the development and delivery of the First Nations package under Round 3 of the HAFF.

Closing the Gap in overcrowded housing

Chart 4: People living in appropriately sized (not overcrowded) dwellings



Source: Productivity Commission 2023



Closing the housing gap in genuine partnership with First Nations Australians



Next steps

Work is under way to further our work in partnership with First Nations communities. We will:

- Engage with the Housing Policy Partnership to implement the First Nations stream under Round 3 of the Housing Australia Future Fund to ensure that it is culturally appropriate and that the investment supports the First Nations housing sector.
- Provide \$6.3 million over 3 years to support a national First Nations housing peak body to drive community-led, culturally grounded solutions and strengthen the capability of First Nations housing providers.
- Deliver on our commitment for the \$200 million HAFF Acute Housing Measure to fund urgent repairs, maintenance and improvements of housing in remote Indigenous communities across Western Australia, South Australia, Queensland and the Northern Territory where it is needed the most.





Case Study

In the northern NSW town of Armidale, the new year marked new beginnings for proud Anaiwan woman and respected Elder, Raylene. **“I feel safe, secure and I’ve got good neighbours. I love it!”**

Raylene’s townhouse is one of 6 new social and affordable homes delivered by Homes North Community Housing in December 2025. Funded under Round 1 of the Housing Australia Future Fund, these high-quality, well-located properties are now supporting vulnerable locals and lower income households, including front-lines workers.

For Raylene, her home represents far more than just an affordable roof over her head. It’s where Raylene can age safely, remain connected to Country, and proudly welcome her grandchildren, family and friends to visit.




Supporting people experiencing homelessness, crisis, and family and domestic violence with a strengthened system

Homes for Australia implements measures to strengthen Australia's homelessness system so that people who experience homelessness, crisis, and family and domestic violence can quickly regain stability.

Homelessness has profound consequences for individuals, families, and communities. Safe and stable housing is central to dignity and security. Homelessness that persists can lead to long-term and intergenerational disadvantage, the impacts of which create individual trauma and substantial costs across multiple service delivery systems. Making safe and stable housing available to all requires a coordinated effort across governments to invest in social housing, prevent homelessness wherever possible, and provide timely support when it occurs.

Homes for Australia plays a critical role in prevention by expanding housing supply, improving affordability, and supporting more Australians to remain securely housed. At the same time, the capacity of homelessness services must be strengthened and services improved in keeping with international best practice, in order to respond effectively to those at risk.



“The concrete actions that have been delivered across Government to provide the support people need in tough times, make people’s incomes more secure, and deliver access to affordable homes are all critical to ending homelessness.”

– Homelessness Australia

Delivering more crisis and transitional housing

Family and domestic violence remains the primary driver of homelessness among women. To support implementation of the *National Plan to End Violence against Women and Children 2022–2032*, crisis and transitional housing must remain an integral part of our housing mix to ensure there are safe and secure options for women and children who leave the family home under these circumstances. Other cohorts at high risk of homelessness, including young people and older women, share a need for this type of housing. Investment in social housing also plays a critical role in enabling effective flow through crisis and transitional accommodation. Where individuals are unable to safely exit into longer-term housing – such as social housing when required – blockages occur, leading to increased wait times, heightened safety risks, and compounding trauma.

The Commonwealth is investing significantly to provide more urgently needed crisis and transitional housing across Australia. We are providing over \$1.2 billion through a number of programs which together are supporting the building, remodelling, or purchase of new accommodation for women and children experiencing family and domestic violence, youth at risk of homelessness, and older women.

This includes \$1 billion in grant and concessional loan funding through the Housing Australia Future Fund Crisis and Transitional (HAFF CT) stream, and over \$275 million through the Safe Places Emergency Accommodation Program and the Crisis and Transitional Accommodation Program. When fully completed these projects will deliver a range of housing models and options to provide safe, secure and supportive housing to those who need it, which provides stability for their future.

To support Australian veterans and families of veterans, the Commonwealth is investing \$30 million in targeted funding for projects through the Veterans’ Acute Housing Program. This provides additional crisis and transitional housing stock and funds specialist services for those in the veteran community who are experiencing, or are at risk of, homelessness.

Addressing barriers for young people at risk of homelessness

Too many young people at greatest risk of homelessness are effectively locked out of social housing due to structural settings that make it harder for community housing providers to prioritise them for vacant homes. The lower level of young people’s income support payments, such as Youth Allowance, can reduce the financial viability of tenancies, creating a barrier to accessing otherwise available homes, which is often referred to as the ‘youth housing penalty’.



Supporting people experiencing homelessness, crisis, and family and domestic violence with a strengthened system

In response to strong stakeholder advocacy, including the Home Time campaign, the Government is helping to address this gap through a \$59.4 million investment to supplement rental income for community housing providers supporting young people aged 16 to 24 who are receiving the Away from Home rate of Youth Allowance or ABSTUDY and are at risk of, or experiencing, homelessness. This will support access to stable housing for more than 4,000 young Australians.

This reform strengthens the link between the homelessness and housing systems and supports the work of those community housing providers who focus on young people and their particular needs. It ensures that young people have a better chance of accessing the expanding pipeline of social housing being delivered through government investment. By improving financial viability for providers, it enables more placements for young people who would otherwise struggle to secure a home.

This investment will help break cycles of disadvantage – supporting vulnerable young Australians to remain connected to education, training, and employment; reducing long-term housing instability; and easing pressure on crisis services.

Intervening early to prevent youth homelessness

When young people experience housing instability, early intervention is critical to prevent homelessness and other harmful outcomes like disengagement from education or employment. Early intervention efforts are crucial to strengthen communities, improve wellbeing, and reduce pressure on overloaded and expensive service sectors like healthcare, criminal justice, child protection, and crisis accommodation.

The Commonwealth provides around \$32 million each year for the Reconnect program, a community-based early intervention and prevention program that provides holistic, wrap-around support to at-risk young people and their families. Reconnect prevents youth homelessness by improving housing stability and engagement with family, education, training, employment, and community.

Building on this, governments must continue working together to scale early intervention and embed prevention at the centre of the homelessness system.

Coordinating effort across government to reduce homelessness

While access to an affordable home is a major driver of homelessness, other issues are also important. Domestic and family violence is the biggest cause of homelessness for women and children. Poverty, mental ill health, disability and discrimination all increase vulnerability to homelessness. Increasingly frequent and intense emergency weather events, such as fires, floods and cyclones, destroy hundreds of homes each year.

The Government has implemented multiple reforms and cross-government strategies targeting known homelessness risks and delivered targeted support to people at high risk of homelessness.

These include the *National Plan to End Violence Against Women and Children*, which institutes a Leaving Violence Program and payment; reforms to child support that will reduce poverty for single parents; industrial relations reforms that have increased employment security; Closing the Gap measures that enhance employment access, health, and wellbeing; maintenance of the Homelessness Aged Care supplement in the Aged Care Strategy; extension of the Primary Homelessness Network After Hours and Homelessness Access programs; prioritisation of homelessness in *Australia's Disability Strategy*; multiple welfare system reforms; and investment in community legal centres and programs like the National Debt Helpline to help people stay in their housing.



Evaluating and renegotiating national homelessness funding

Commonwealth and state cooperation on housing and homelessness has a long history, beginning with the Commonwealth–State Housing Agreement in 1945. For decades, the housing agreements and later, the homelessness agreements, provided the foundation for joint investment in social housing and homelessness services, evolving over time to reflect changing needs and responsibilities across governments.

Today, this partnership continues through the National Agreement on Social Housing and Homelessness (NASHH), which provides \$9.3 billion over five years from mid-2024. This includes more than \$400 million per year in dedicated homelessness funding,

matched by states and territories, alongside broader funding that supports both social housing and homelessness services.

As needs evolve, these arrangements must remain fit for purpose. The NASHH will be formally evaluated ahead of its expiry in 2029, with a view to renegotiating settings where required to deliver stronger housing outcomes and better meet the needs of Australians at risk of homelessness.

The Government is also supporting the capability of the homelessness sector through a \$6 million Homelessness Sector Development Round, helping peak bodies strengthen coordination, research and policy capability, and support innovation across the system.



Supporting people experiencing homelessness, crisis, and family and domestic violence with a strengthened system

Progress so far

Government investment in homelessness services and crisis accommodation is delivering tangible outcomes, with strong progress across both service delivery and new housing supply.

Reconnect is delivering practical support for young people at risk of homelessness. Delivered by around 100 services nationally, the program assists over 8,400 young people and their families each year. Funding has been extended to June 2027, ensuring continuity of support and stability for service delivery.

Targeted investment in crisis and transitional accommodation is expanding supply for those most in need. The Crisis and Transitional Accommodation Program is expected to deliver over 250 homes, which will support more than 1,200 women and their children annually. The Safe Places Emergency Accommodation Program has delivered a total of 214 homes, which provide safe housing for around 7,600 women and their children per year, and is expected to deliver over 420 homes supporting around 10,000 women and their children per year. Meanwhile, more than \$429 million in approved projects have been announced under the HAFF CT.

The Veterans' Acute Housing Program is supporting the delivery of approximately 78 dwellings across six states and territories, while more than 500 veterans and family members have been supported through its specialist services.

Next steps

Work is under way to further strengthen Australia's homelessness system. We will:

- Roll out a \$59.4 million investment to states and territories to help support young people at risk of homelessness by improving access to stable housing through community housing providers.
- Deliver remaining funding under the Housing Australia Future Fund – Crisis and Transitional stream, working with states, territories and providers to expand crisis and transitional housing supply.
- Evaluate the National Agreement on Social Housing and Homelessness (NASHH) ahead of a new agreement, with a focus from a homelessness perspective on strengthening prevention, embedding Housing First principles, and improving coordination across governments and service systems.
- Strengthen cross-government efforts to reduce risk of homelessness and enhance responses to people experiencing homelessness, with homelessness policy now centrally located in the Department of the Treasury.





Case Study

Before arriving at The Haymarket Foundation's Crisis Centre, Georgia moved between hospital stays, hotels, backpacker accommodation and a stranger's house, before eventually returning to the street. Despite actively seeking help, she struggled to find somewhere safe and stable to go.

"I was so isolated and lonely," Georgia said. **"I'd been in and out of hospital, but when I was discharged, I had nowhere I could stay."**

Georgia spent five months at Haymarket, which is supported through the HAFF CT program. While having a safe place to stay was essential, she says it was also the foundation for rebuilding confidence, independence and everyday living skills. **"It gave me permission to improve my quality of life,"** Georgia said. **"It helped me see myself as a human again."**

Today, Georgia lives in transitional housing and remains well connected to her community. She helps facilitate a peer support group and describes her life as stable, supported and moving forward.

Georgia's experience shows what becomes possible when stability is in place, and the role crisis and transitional housing can play in helping people move beyond homelessness and rebuild their lives. Projects delivered through the HAFF CT are creating significant, lifechanging outcomes for vulnerable Australians. For Georgia, that impact is deeply personal. **"They helped me remember how to take care of myself again,"** she said. **"They gave me a real chance."**

Delivering Homes for Australia

Delivering the Plan requires strong coordination within the Commonwealth, across governments, and over time. The Plan is supported by strengthened national leadership, clearer accountability, and ongoing reform to ensure the housing system continues to improve.

Strengthening delivery at the Commonwealth level

The Commonwealth has substantially strengthened its capacity to lead housing policy and delivery.

First, Ministerial responsibility has been aligned, with housing, homelessness, cities, planning, and building brought together under the leadership of the Minister for Housing, Homelessness and Cities. This supports more integrated decision making across the key levers that shape the housing and homelessness system including housing supply, affordability, and quality.

Supporting the Minister, housing responsibilities have also been brought together within the Commonwealth Treasury, supported by new resourcing to drive a more coordinated and strategic approach across the system. Delivery capability has been expanded through Housing Australia, which plays a central role as the Government's housing financing and delivery agency. With an expanded remit, Housing Australia

is supporting the delivery of social and affordable housing at scale, working in partnership with states, territories and community housing providers, as well as delivering first home buyer programs.

The Government has also established the independent National Housing Supply and Affordability Council, which tracks progress under the National Housing Accord and engages across the federation, providing evidence-based advice on housing supply and system performance. The Council will publish regular quarterly updates and an annual State of the Housing System reporting on performance against its Outcomes Framework (see below). The Outcomes Framework provides a clear set of national metrics to measure success and guide reform over time, which will increasingly support work across jurisdictions to align funding and reform efforts.



Strengthening coordination across governments

Delivering the Plan requires close collaboration across all levels of government. States and territories hold many of the key levers, including planning, land use and service delivery, making coordination essential to achieving national housing outcomes.

The Commonwealth is strengthening this coordination through structured engagement at both ministerial and senior official levels. Three key ministerial forums – the Housing and Homelessness Ministerial Council; the Building Ministers’ Meeting; and the Planning Ministers’ Meeting – now provide integrated leadership across the housing system and have come together in a Joint Meeting of Ministers to drive reform.

These forums align national priorities with state and territory action, including delivery of Homes for Australia and the 1.2 million homes target under the National Housing Accord.

This is supported by ongoing collaboration between officials and a substantial shared work program spanning planning reform, renters’ rights, construction regulation, workforce development, and housing delivery. For the first time in the federation, and to ensure better advice to Ministers, there is a regular ongoing meeting between officials responsible for housing supply – the National Housing Delivery Coordinators meeting.

Driving continual reform and ongoing consultation

Delivering a housing system that works for Australians requires ongoing reform, adaptation, and engagement as conditions evolve.

The Commonwealth will continue to work closely with states and territories, builders, the development sector, investors, community housing providers, and the broader community to ensure the Plan remains effective and responsive. The voice and input of renters, First Nations people, first home buyers, and others will be welcomed and prioritised in this work. Ongoing consultation with stakeholders across the housing continuum, from home builders to renters to service providers, will ensure the best possible outcomes are achieved.

Future Budgets will build on this foundation, supporting further reform and investment as needed. This approach is designed to ensure governments do not return to the fragmented, uncoordinated approaches of the past, and that progress towards fair, safe, stable, and affordable housing for all is sustained over the long term.

National Housing Supply and Affordability Council Outcomes Framework

Outcome	Sub-outcome	Progress metric
1: The housing system delivers the homes that Australians need	Quantity of new homes meets demand	Increase in the ratio of net dwelling stock growth relative to net population growth
	Location of new homes meets demand	Decrease in commute times
	Delivery of new homes is timely	Decrease in house completion times
2: Housing is safe and environmentally sustainable	Homes are physically safe	Decrease in share of dwellings with major structural problems
	Homes are accessible	Increase in share of people with disability whose home is suitable and accessible
	Homes are energy efficient	Increase in share of new dwellings meeting NatHERS 7-star rating
3: There is efficient use and exchange of the existing housing stock	Homes are appropriately sized	Decrease in share of households that are overcrowded Decrease in share of households with 2 or more spare bedrooms
	There is efficient exchange of housing	Increase in the rate of housing turnover
4: There is fair access to the benefits of home ownership	Home ownership is accessible	Increase in home ownership rate for younger households
	Home ownership is affordable	Decrease in price-to-income ratio
5: Renters have access to affordable and secure housing	Renting is affordable	Decrease in rent-to-income ratio
	Rental tenure is secure	Decrease in share of renters forced to move Increase in tenure length of private renters

Outcome	Sub-outcome	Progress metric
6: There is sufficient social and affordable housing infrastructure to support the wellbeing of all communities	Quantity of social and affordable housing meets housing need	Increase in social housing stock as a proportion of total housing stock
	Social housing tenants are satisfied	Increase in rate of tenant satisfaction across all social housing programs
7: Homelessness is brief and non-recurring	Homelessness is reduced	Decrease in homelessness rate
	Homelessness is non-recurring	Decrease in share of SHS clients in persistent homelessness
	Homelessness services can adequately meet client needs	Increase in share of SHS clients who achieve a stable housing outcome
8: The gap is closed between Aboriginal and Torres Strait Islander people's and non-Indigenous people's housing and homelessness outcomes	Homelessness is reduced	Decrease in the gap in the homelessness rate between First Nations people and non-Indigenous Australians
	Home ownership rates increase	Decrease in the gap in the home ownership rate between First Nations and non-Indigenous households
	Homes are appropriately sized	Decrease in the gap in overcrowding rate between First Nations and non-Indigenous households (in line with Closing the Gap Target 9a)
	Housing quality in remote communities improves	Increase in the share of First Nations households in remote communities in dwellings of an acceptable standard



Australian Government