

MEDIA RELEASE

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National Cabinet delivers both vision and funding to back new ambitious housing supply targets

Urban Taskforce CEO, Tom Forrest, today welcomed National Cabinet's upgraded Housing Accord commitment to deliver 1.2 million homes over 5 years, starting 1 July, 2024.

The NSW share will be 387,000 new homes over the 5 years. That means we will need an average of over 77,000 new homes completed each year. Last year, there were only 47,000 new homes completed in NSW.

The Commonwealth has allocated substantial funding of \$3 billion in the "New Home Bonus" for states that deliver more than their proportionate share.

\$500 million in incentive funding has been available to local and state governments to support housing supply, including essential infrastructure services and local amenity.

This is the first time in decades that the Commonwealth has offered substantial funding support to encourage the states to improve their planning systems and focus on the production of new housing.

By putting money on the table, the Commonwealth is now in the drivers seat on improved housing supply. With skin in the game, the Commonwealth is leading the way. It is great to see the states support these changes and it is over to them now to be bold in their implementation of planning reform, cutting red tape, supporting land release areas with infrastructure and boosting housing supply.

The new funding is to be underpinned by a National Planning Reform Blueprint which will cover a range of measure to boost housing supply and affordability:

- State, Regional and Local strategic Plans to be updated to reflect the new, higher housing supply targets
- Promotion of medium and high-density housing in well located areas serviced by public transport, jobs and with high amenity
- Streamlining approval pathways.

The National Cabinet's rejection of rent caps is acknowledged and supported.

Urban Taskforce notes the Blueprint reference to consideration of a phased introduction of "inclusionary zoning" in planning to support permanent social and affordable housing supply in ways that do not impact on construction costs. This is particularly relevant to government held or owned land.

On privately owned land, the provision of affordable or social housing must be supported by bonuses in height and density. In NSW, this is already on the table and we are off to a good start.

end

The comments and analysis above can be attributed to Tom Forrest, CEO, Urban Taskforce.

The **Urban Taskforce Australia** is a property development industry group, representing Australia's most prominent property developers and equity financiers.

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