

## MEDIA RELEASE

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### Housing approvals building momentum but still a long way to go to meet Accord targets

Acting CEO of Urban Taskforce, Stephen Fenn, said that ABS data released today shows 12-month figures for housing approvals in both NSW and across the nation heading in the right direction, but still well off the numbers required to achieve the dwelling targets set by the National Housing Accord.

Notwithstanding a slump in monthly multi-unit dwelling approvals in July 2025, the annualised approvals for NSW show that the State approved 50,220 new homes in the 12 months to July 2025 – a dramatic improvement from last year, but still well down from the middle of the last decade where approvals exceeded 70,000 per annum.

To put the approvals figures in context, NSW needs approximately 77,000 new homes each year for five years. We are nowhere near that at present.

#### NSW annualised dwelling approvals - ABS Release: 01/09/2025

	Multi-Unit Dwellings	Houses	Total
12 months till end July 2025	27,923	22,297	50,220
12 months till end July 2024	20,301	22,729	43,030
12 months till end July 2023	26,305	24,560	50,865
12 months till end July 2022	25,331	29,000	54,331
12 months till end July 2021	30,269	30,850	61,119
12 months till end July 2020	24,538	24,215	48,753
12 months till end July 2019	28,101	28,352	56,453
12 months till end July 2018	41,431	30,517	71,948
12 months till end July 2017	43,054	29,688	72,742
12 months till end July 2016	44,061	29,281	73,342

ABS, 8731.0 Building Approvals, Australia, Table 01. Number of dwelling units approved, by sector, all series - New South Wales, - Released: 01/09/2025

Of considerable concern was the continued flatlining of stand-alone housing – with NSW experiencing its lowest annualised approvals for a decade.

Federal and State Governments must not turn their attention away from greenfield housing supply. This requires greater investment in housing-enabling infrastructure (water and roads) and commitment to easing the burden of an array of fees, taxes and charges that is placed on new housing.

You can't tax your way out of a supply crisis.

Eyes also turn to NSW Parliament, which sits next week, to see whether the much-anticipated bipartisan planning reforms aimed at removing unnecessary red tape and speeding up the sluggish NSW planning system will be introduced.

The Minns Government has shown its ambitions when it comes to tackling housing supply. What NSW needs is a planning act that works for housing, not against it.

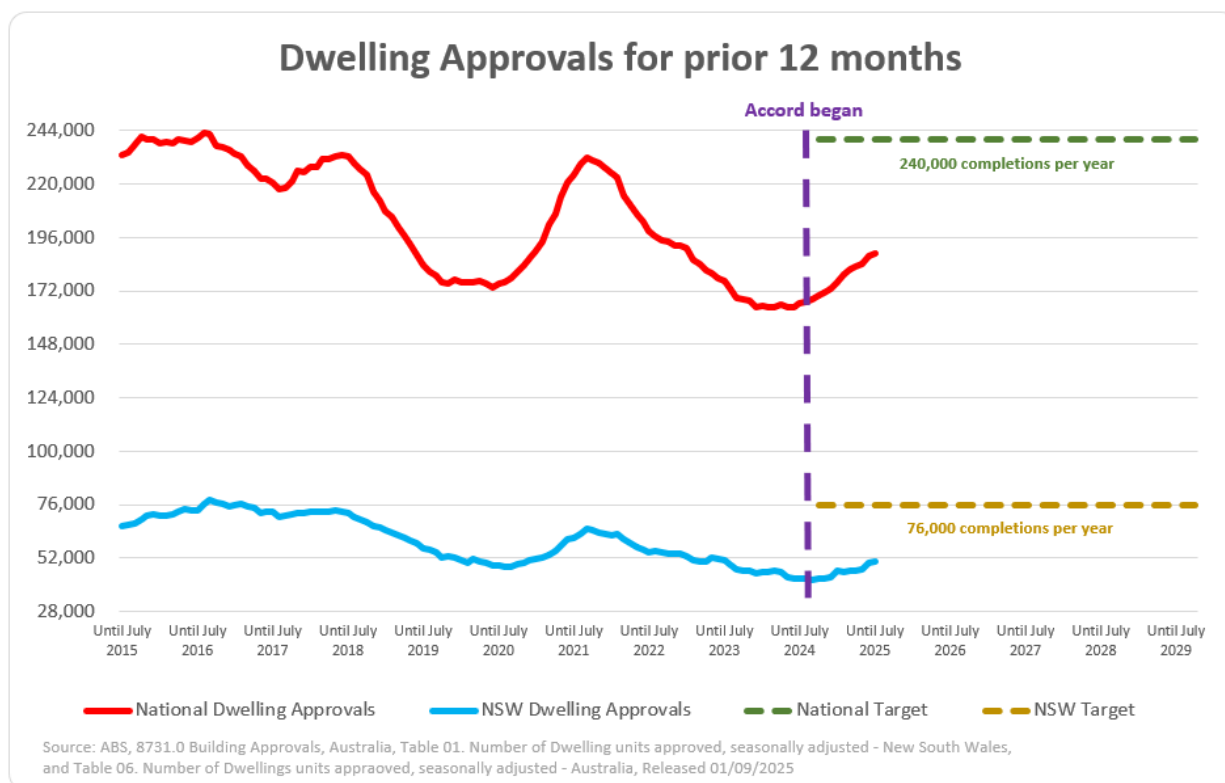
The approval figures were released on the same day the NSW Planning Minister Paul Scully launched a tender for an Artificial Intelligence solution to speed up State Significant Development assessments.

Urban Taskforce has always identified resourcing as a key issue for the Government when taking on more state-led assessment.

AI could become a game-changer when it comes to much of the 'grunt work' involved in assessing applications, increasing the productiveness of the NSW planning system with greater speed, accuracy and efficiency.

It could also allow the Department of Planning to take on more of the assessment workload moving forward.

Nationally, the ABS data revealed that 187,333 dwellings were approved – well short of the average 240,000 completions required each year to achieve the Accord targets. More effort is needed to lift performance if we are to see housing supply meet demand.



The ABS is now reporting on data relevant to the second year of the five-year National Housing Accord and we're all falling behind.

The clock is ticking - the Commonwealth and the States need to work collaboratively to deliver a full suite of reforms and infrastructure funding packages that will ensure infill and greenfield housing supply grows and meets demand.

The comments, tables and analysis above can be attributed to **Stephen Fenn**, A/CEO, Urban Taskforce.

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