



# Inquiry into Annual and Financial Reports 2023–2024

## Answer to question on notice

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Asked by: Mr Peter Cain MLA

Addressed to: Minister for Homes and New Suburbs

Reference: Homes and New Suburbs

Hearing: 10/02/2025

In relation to: Housing and National Housing Accord

Question Lodgement Date: 12/02/2025

Question received: 03/04/2025

Answer Due: 11/04/2025

- (1) Can you provide an update on how the ACT is progressing towards the National Housing Accord's target of delivering 1 million new homes nationwide, and how is the ACT progressing to contribute to that goal?
- (2) What specific actions have been taken under the National Housing Accord to support housing development in Canberra?
- (3) What measures are being considered to increase the supply of affordable housing in the ACT as part of the National Housing Accord, particularly for low and moderate-income households?

Yvette Berry MLA: The answer to the Member's question is as follows:

- (1) The National Housing Accord included an initial target to deliver one million new, well-located homes across Australia over five years from mid-2024. This was increased in August 2023 to 1.2 million new well-located homes over five years from mid-2024.
  - The ACT's population share of 1.2 million homes is 21,057<sup>1</sup>.

The number of dwellings in the ACT increased in the six months between 1 July 2024 and 31 December 2024 by 2,300<sup>2</sup>, or approximately 10.9 per cent of the ACT's Housing Accord Target. The most recent six monthly report on implementation of planning reform to support the Housing Accord is at [www.treasury.gov.au/policy-topics/housing/blueprint](http://www.treasury.gov.au/policy-topics/housing/blueprint).

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<sup>1</sup> For a given state, the share of the National Accord target is apportioned based on each state or territory population as a share of the national total, as derived from the December 2022 ABS population data.

<sup>2</sup> The number of residential dwellings is from the ABS (December 2024), Total Value of Dwellings, [Table 1](#), accessed 8 April 2025.

- (2) The Commonwealth Government and all states and territories have developed and published implementation schedules which detail the actions each jurisdiction will take to help achieve the commitments made under the National Housing Accord: <https://treasury.gov.au/policy-topics/housing/accord>

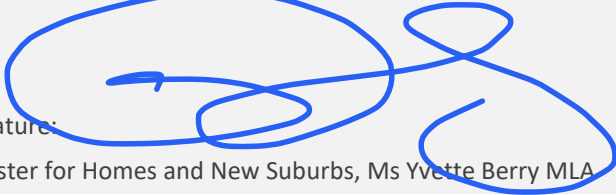
The ACT Government is investing in a range of measures to increase housing supply, access, and choice to meet the needs of our growing city, as well as our commitments under the National Housing Accord.

- The ACT Government has a clear plan to meet its National Housing Accord target of 21,057 new dwellings.
  - The Indicative Land Release Program (ILRP) sets out a five-year forward plan for the release of Government land in the ACT. The five-year 2024-25 to 2028-29 ILRP outlines the land releases that will enable 21,422 new homes to be built.
  - This ILRP releases for private residential dwellings, alongside the 5,000 public, community and affordable housing dwellings, are part of the ACT Government's commitment to enabling 30,000 new dwellings by 2030 by releasing both greenfield and infill development sites.
  - The ACT Government has delivered considerable planning policy reform in recent years and is continuing to identify areas to increase housing supply, while removing barriers to the delivery of more housing.
- (3) The key role for states and territories under the National Housing Accord is to facilitate delivery of 20,000 affordable dwellings in collaboration with the Commonwealth Government (10,000 to be delivered by the Commonwealth and 10,000 by the states/territories), support the development of the Community Housing Sector, and progress land and zoning reforms.
- The ACT's share of the 10,000 affordable dwellings under the Accord is 350 dwellings.
    - Of this, 175 dwellings will be funded and delivered by the ACT Government, and 175 dwellings will be funded by the Commonwealth and delivered by the Community Housing Sector.
    - The ACT Government is working closely with the Community Housing Sector to support them in accessing Commonwealth funding to deliver on their share of the commitment.
    - The ACT Government is also negotiating funding arrangements through its Affordable Housing Project Fund to meet its commitment of 175 affordable dwellings.
  - The ACT Government is providing a wide range of initiatives across the housing continuum to deliver 5,000 additional public, community and affordable rental homes by 2030.
    - Measures include the Affordable Housing Project Fund, tax incentives to deliver affordable rentals, supporting Community Housing Providers and supporting Build-to-Rent projects with an affordable rental component.
    - The ACT Government also dedicates 15 per cent of the Indicative Land Release Program to public, community and affordable housing, annually. This includes releasing land for Build-to-Rent developments in town centres.

Approved for circulation to the Standing Committee on Environment, Planning, Transport and City Services  
Environment, Planning, Transport and City Services

Signature:

Minister for Homes and New Suburbs, Ms Yvette Berry MLA

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned over the signature line.

Date:

11/04/25