



Inquiry into the Fiscal Sustainability of the ACT

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Chief Minister

Redirected to: Minister for Homes and New Suburbs

In relation to: Public, Community and Affordable Homes

Hearing: 03/03/2026

Transcript provided: 11/03/2026

Answer Due: 23/03/2026

- i. How many public homes are expected to be delivered each year against the ACT Government target of an additional 1,200 public homes and a total of 13,200 public homes by 2030?
- ii. How many community homes are expected to be delivered each year between now and 2030?
- iii. How many affordable homes are expected to be delivered each year between now and 2030? And
- iv. How many of the additional 30,000 homes overall by 2030 are expected to be delivered each year between now and 2030.

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

- i. The ACT Government is developing a plan to grow the Territory owned housing portfolio to a total of 13,200 dwellings by end-2030.

The forward program, including any potential interim milestones and targets is subject to future government consideration.

- ii. Of the 5,000 public, community and affordable homes to be delivered by 2030, approximately 3,900 homes will be delivered as community and affordable rental dwellings.

Delivery is progressing through a growing pipeline supported by the Affordable Housing Project Fund, dedicated land releases, Affordable Community Housing Land Tax Exemption Scheme, Build-to-Rent projects and partnerships with Community Housing

Providers and the Commonwealth Government. Around 2,000 community and affordable homes have been committed to date.

The ACT Government is working closely with the community housing and private sectors to unlock investment to deliver the remaining 1,900 dwellings through initiatives such as the Housing Australia Future Fund Round 3 and the ACT Government's recently announced Lease Variation Charge reductions for social and affordable housing. The delivery of these community homes has not been included in [Table 1](#) because projects are in the development or assessment phase and it is therefore not possible to accurately forecast the number or timing of housing delivery at this point.

Table 1 – Number of community homes expected to be delivered each year between 1 July 2024 and 31 December 2030

	01/07/2024 to 30/06/2026	2026-27	2027-28	2028-29	2029-30	01/07/2030 to 31/12/2030
Estimated homes	120	200	800	400	400	150

Notes:

- The expected number of dwellings and delivery dates outlined in Table 1 are forecast estimates and reflect the current status of projects. Forecasts will be revised over time.
- Figures include social and affordable homes as Community Housing Providers managed properties in a range of ways, including as social housing (based on tenant income) or affordable rental housing (based on market rent). Most homes are expected to be affordable homes.
- The spike in 2027-28 is due to the expected completion of several larger developments, such as the Assemble Project in Belconnen which will have 315 social and affordable homes.
- None of the dwellings in Table 1 are being directly delivered by Government and are dependent on a range of factors such as construction and funding constraints and capacity of the community and private sectors.

iii. Refer to answer to question ii.

iv. As part of the commitment to enable 30,000 new homes by the end of 2030, the ACT Government is implementing a range of system-level reforms to support supply and accelerate delivery, including:

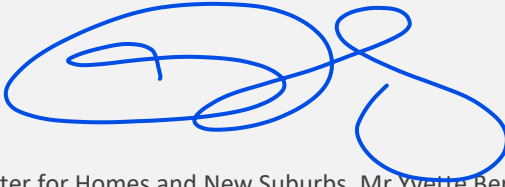
- Construction Productivity Agenda (streamlined approvals and regulatory reform);
- Enabling Missing Middle housing;
- Supporting shop-top and shop-adjacent housing;
- Accelerated and targeted land release in greenfield areas, and around commercial centres and along transport routes in established areas; and
- Planning system improvements to support efficient development assessment.

In addition, the ACT Government's 2025-26 to 2029-30 Housing Supply and Land Release Program targets nearly 26,000 homes over five years. Further information on the year by year breakdowns can be found at

https://www.planning.act.gov.au/_data/assets/pdf_file/0007/2869117/act-housing-supply-and-land-release-program-2025-26-to-2029-30.pdf. Additional supply of land and housing will also be delivered through Commonwealth land opportunities and private sector (re)development. It is important to note that there is a natural lag between land release and the point at which completed homes are ready for families to move into.

OFFICIAL

Approved for circulation to the Select Committee Select Committee on the Fiscal Sustainability of the ACT

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

Signature:

Date: 07/04/26

By the Minister for Homes and New Suburbs, Mr Yvette Berry MLA