



Inquiry into annual and financial reports 2024–25

Answer to question taken on notice

Asked by: Andrew Braddock MLA

Addressed to: Minister for Planning and Sustainable Development

In relation to: Planning and National Housing Target data

Hearing: 12 November 2025

Uncorrected Proof Transcript: pp 23-25

Transcript provided: 18 November 2025

Answer Due: 25 November 2025

MR BRADDOCK: According to ABS data, building approvals and commencements ...(indistinct)... [10.02.37] that are needed if the ACT government reaches 30 000 dwellings by 2030. According to the ACT land and property report in the six months to December 2024 there are 808 new dwelling approvals. That is a 41 per cent decrease from six months from June 2024. For the same period, dwelling commencements were down 56.8 per cent from the six months to June 2024.

The property council and HIA are raising concerns about the ACT government's ability to make that 30 000 dwelling target. If you do not meet your targets from the start, you will have to make it up at the back end, so what steps are you taking to make sure land is available to deliver that 30 000 dwellings by 2030?

Mr Steel: Undertaking the largest zoning reforms and updates to the territory plan in the history of self-government is the major—is the key answer there. Most of which are not commenced, and some of which have now been delayed as well. But potentially does affect the ability for both developers in the market and investors to be able to get on and build homes.

So transit oriented development reforms has got major plan amendments that are currently—one of which is currently out for consultation at the moment, one of which is just closed in terms of the northern gateway, and the other one being—that I was referring to being the Thoroughbred Park Precinct proposal.

We have got missing middle housing reforms, of course, that—with the assembly's planning committee for consideration. They are significant reforms, they do deserve inquiry, but I think there is the opportunity to speed up that process. That is going to that will provide a long-term supply of homes over the coming decades, right across the territory as a broad-based reform. The work that

we are doing on shopping centre, shop top and shop adjacent housing opportunities will also make a contribution to that through zoning reform.

Mr Engle referred to how the ACT is currently tracking against the national housing target. We are currently ahead of every single state and territory in the country in terms of our achievement of the target at this point. Obviously, the others are behind in meeting the targets.

But they are also undertaking quite significant zoning reforms in other jurisdictions as well and we have been—I was up in Sydney talking with some of the operators in there around how they are progressing with that.

So we are undertaking that work. There is, of course, the budget measures that we have undertaken, so particularly the support opportunities for more affordable community and social housing the reforms that I have got for the Assembly around territory priority projects that have not yet been passed and come into force. So I am optimistic actually around the fact that we are close to meeting the target at the moment and that is at a point where the major reforms have not yet gone through which will enable further housing to be built.

Now, there are some players in the market at the moment who are waiting for those reforms to go through to build the new homes. And so, yes, I expect there would be probably a lull in the market ahead of the reforms actually commencing because people are waiting for the certainty and the opportunity that will be provided through that upzoning and the development rights that will be granted to them that were not available before.

A lot of them are being undertaking design and anticipation but there may be changes to some of the technical requirements in the reforms that are before the Assembly and before the community, before they are finalised as well. So getting that certainty I think is important for the sector to be able to build that. I will hand over to the minister to provide some just clarity on how we are proceeding against the targets and, of course, we are monitoring them very closely across a range of different metrics including the ABS, but also, of course, our own Territory Planning Authority approvals data as well.

Noting that approvals were elevated over in the wake of COVID-19, and many of those have not yet flowed through to construction but are still approved and may commence in coming years, if the market permits. And I would also refer you to the information in the budget outlook as well, that shows that generally speaking, supply has been keeping pace with population growth, noting that one of the challenges that we are trying to address is providing the housing choices. So it is not just the raw numbers of houses that have been built, but actually the type of housing to make sure that it meets community needs.

THE CHAIR: We might let Mr Braddock redirect, yes.

MR BRADDOCK: Yes. Absolutely. If you could provide that data on notice, I would really appreciate that. I just want to make sure I do not forget some of the supplementaries I have got based on your answer, minister.

Mr Steel: Yes.

Chris Steel: The answer to the Member's question is as follows:

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 National Housing Accord does not have annual targets, however on average, the target implies 1,053 (rounded) new homes are needed to be built each quarter (4,211 new homes annually) to meet the ACT's total target of 21,057 new homes¹.

In the first year since the National Housing Accord commenced in July 2024, the ACT outperformed all other Australian jurisdictions in terms of new dwelling completions². 4,109 new homes were completed in this period – a shortfall of 102 new homes compared to the ACT's implied annual target (noting completions are expected to fluctuate quarter-to-quarter based on a range of delivery-related factors).

All states and territories are behind on their targets. The ACT delivered only 2.4 per cent fewer homes than needed for its target, that is, it achieved 97.6 per cent of its annual target.

Table 1 below provides further information by jurisdiction.

Table 1 – Tracking Housing Accord Targets by Jurisdictions, June quarter 2025

State/Territory	Housing Accord Target ^[1]	Cumulative Target ^[2]	Cumulative Dwelling Completions ^[3]	Variance to Target	
				Number	%
New South Wales	376,439	75,288	42,581	- 32,707	- 43.4
Victoria	306,325	61,265	55,765	- 5,500	- 9.0
Queensland	245,739	49,148	33,634	- 15,514	- 31.6
South Australia	83,810	16,762	12,692	- 4,070	- 24.3
Western Australia	129,085	25,817	22,602	- 3,215	- 12.5
Tasmania	26,117	5,223	2,480	- 2,743	- 52.5
Northern Territory	11,430	2,286	408	- 1,878	- 82.2
Australian Capital Territory	21,057	4,211	4,109	- 102	- 2.4
Australia	1,200,000	240,000	174,271	- 65,729	- 27.4

[1] Targets are based on state and territory share of national population published in December 2022 publication. These were the latest figures available from the ABS when the 1.2 million Accord target was agreed in August 2023.

[2] Housing Accord targets divided by 20 quarters (5-years) to get quarterly target, then cumulated every quarter e.g. in June quarter 2025, the target includes September quarter 2024 to the June quarter 2025.

[3] Based on ABS Building Activity publication, June Quarter 2025, released on 15 October 2025 (Original data - sum from Sep-24 to Jun-25).

¹ See note [1] under Table 1 on how state/territory targets are derived.

² Progress towards the National Housing Accord target is measured by the number of gross new dwellings added from 1 July 2024 as measured by the Australian Bureau of Statistics (ABS) through its Building Activity Australia publication data series.

OFFICIAL

Approved for circulation to the Standing Committee on Environment and Planning

Signature: 

Date: 21/11/25

By the Minister for Planning and Sustainable Development, Chris Steel