

---

**From:** s 22  
**Sent:** Thursday, 15 September 2022 3:47 PM  
**To:** s 47F@masterbuilders.com.au; iPAD; s 22 @aph.gov.au  
**Subject:** TEAMs | Wednesday 21 September @ 9.00 am [SEC=OFFICIAL]

**OFFICIAL**

Good afternoon s 47F Wayne and s 22

As discussed, I can now confirm the TEAMs meeting on **Wednesday 21 September at 9.00 am** (link below) to discuss super and housing.

Thank you for all your cooperation on setting this up.

s 22

s 22

Office of Jim Chalmers MP | Treasurer  
s 22 @aph.gov.au

s 22



**OFFICIAL**

---

**From:** Wayne Swan s 47F  
**Sent:** Thursday, 20 October 2022 6:10 AM  
**To:** s 22  
**Subject:** Re: Housing Accord DRAFT [SEC=OFFICIAL]  
**Attachments:** 221019 Housing Accord 2022.docx; ATT00001.htm

s 22

All good,  
Wayne

Sent from my iPad

On 19 Oct 2022, at 3:55 pm, s 22 @treasury.gov.au> wrote:

**OFFICIAL**

Hi Wayne – as discussed here is the draft we’re hoping to get CBUS to support prior to the Budget next week.

As you’ll know this remains highly confidential until budget night – please pass that on to your people and ask them to hold tightly until then.

Happy to have a call to talk through any of the thinking if helpful, once you have had a chance to read it.

Thanks,

s 22

**OFFICIAL**

---

Please Note: The information contained in this e-mail message and any attached files may be confidential information and may also be the subject of legal professional privilege. If you are not the intended recipient, any use, disclosure or copying of this e-mail is unauthorised. If you have received this e-mail by error please notify the sender immediately by reply e-mail and delete all copies of this transmission together with any attachments.

---

# Housing Accord 2022 – COVER PAGE

# Introduction

Affordable housing is critical for the wellbeing of Australians and the productivity of the Australian economy. However, Australia is facing acute housing pressures and too many Australians do not have access to affordable housing. The national rental vacancy rate is at a record low of 0.9 per cent, and advertised rents are 10.2 per cent higher for capital cities and 9.7 per cent higher in regional areas in the 12 months to September 2022.

Housing supply challenges need to be addressed to ensure Australians have access to safe, stable and affordable housing, as well as better housing choices that are close to work, schools and transport. The residential building industry is facing capacity constraints; looking forward, building activity is expected to decline from recent peaks, exacerbating supply and affordability pressures.

The Accord brings together all levels of government, investors, the residential building sector, and the community housing sector to unlock quality, affordable housing supply over the medium term. Relative to comparable countries, Australia has a low level of institutional investment in housing. At the same time, we have the world's third largest pool of capital in our superannuation system, which is hungry for investments that will deliver stable returns over the long term for the benefit of its members.

The Housing Accord includes:

- an initial, aspirational national target of delivering one million new, well located homes over 5 years from 2024, with a view to providing enough homes each year to support affordable accommodation for all Australians, and
- a plan of immediate and longer-term actions for all parties to support the delivery of more affordable homes.

## Immediate actions – Commonwealth and states and territories

	Commonwealth commitments	State and territory commitments
<b>Up to 20,000 additional new, affordable dwellings</b>	<ul style="list-style-type: none"><li>Support an additional 10,000 affordable dwellings<sup>i</sup> over 5 years from 2024, to be delivered at an energy efficiency rating of seven stars or greater<sup>ii</sup>. The National Housing Finance and Investment Corporation (NHFIC) or its successor will regularly review progress against this target and report to the Council on Federal Financial Relations (CFFR).</li></ul>	<ul style="list-style-type: none"><li>Build on the Commonwealth’s commitment to support an additional 10,000 affordable homes over 5 years from 2024, with in-kind or financial contributions that enable delivery of up to an additional 20,000 homes in total.<ul style="list-style-type: none"><li>State and territory contributions can include already announced but not yet committed projects as well as new commitments and can occur earlier than 2024 if possible. Where projects are joint between a state or territory and the Commonwealth, dwellings will be apportioned based on relative contributions.</li></ul></li></ul>
<b>Collaborating to improve financing for new social and affordable housing projects</b>	<ul style="list-style-type: none"><li>Provide availability payments and other innovative financing techniques through the Housing Australia Future Fund (HAFF) and National Housing Infrastructure Facility (NHIF) that will facilitate superannuation and institutional capital investment in social and affordable housing, alongside established state and territory programs.</li></ul>	<ul style="list-style-type: none"><li>Support the distribution of the HAFF, including through collaborative social and affordable housing projects with established state and territory programs, with further work to be undertaken on the model for the HAFF and the state and territory role in its roll-out.</li></ul>
<b>Making sure the right skills are available</b>	<ul style="list-style-type: none"><li>Extend the Australian Skills Guarantee (including any sub-targets, e.g. women apprentices) to include apprentices on Government funded housing projects, in accordance with the broader approach to implementing the Guarantee.</li></ul>	
<b>Improving zoning, planning and land release</b>	<ul style="list-style-type: none"><li>Identify whether suitable Commonwealth land can assist as part of its contribution to delivering social and affordable housing in well located areas.</li></ul>	<ul style="list-style-type: none"><li>Undertake expedited zoning, planning and land release to deliver the joint commitment on social and affordable housing in well located areas, including looking for immediate opportunities to free up well located state land, for example in and around train stations and TAFE campuses including for affordable housing.</li><li>Commit to working with Local Governments to deliver planning and land-use reforms that will make housing supply more</li></ul>

responsive to demand over time, subject to further work agreed under the Accord.

**Improving access to social and affordable housing**

- Improve access to social and affordable housing, including rental housing, by:
  - ensuring commitments made through the Accord contribute to increasing access to affordable housing beyond existing commitments; and
  - committing to building a strong and sustainable Community Housing Provider sector.

**Commitments from Australian Local Government Association; representatives of superannuation and the residential building industry**

	<b>ALGA</b>	<b>Superannuation fund representatives</b>	<b>Residential building and construction industry representatives</b>
<b>Immediate actions</b>	<ul style="list-style-type: none"> <li>• Work with state and territory local government associations to advocate for a commitment from Australia’s councils to support the delivery of social and affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>• Endorse the Accord, and commit to increase investment in affordable housing where it is in the financial interests of members to do so.</li> <li>• Commit to working constructively with Accord parties and other institutional investors, to optimise policy settings that facilitate institutional investment in affordable housing.</li> <li>• Build on constructive discussions to date, to further develop workable financing approaches that will best leverage institutional capital to increase the supply of social and affordable housing including the importance of scale, the risk return profile of debt and equity exposure, and clear investment pipeline.</li> </ul>	<ul style="list-style-type: none"> <li>• Publicly support and advocate among their members for a commitment to the delivery of the joint Commonwealth and State housing target and roll out of affordable housing.</li> <li>• Advocate for their members to build all new affordable homes delivered under the accord at an energy efficiency standard of at least seven stars on average (or the highest efficiency rating available in each states), with a focus on passive design and low energy use.</li> <li>• Work with the National Housing Supply and Affordability Council to provide data and updates on the deliverability of the Accord commitments and the housing supply pipeline.</li> </ul>
<b>Areas for further work</b>	<ul style="list-style-type: none"> <li>• Participate in and support the development of the National Housing and Homelessness Plan, with a view to:                             <ul style="list-style-type: none"> <li>– <i>Australian Local Government Association</i>: unlocking land supply and facilitating the construction of new homes</li> <li>– <i>Superannuation funds</i>: developing reforms that will encourage more institutional investment in affordable housing</li> </ul> </li> </ul>		

- *Key residential building and construction industry representatives*: facilitating stability in the pipeline of home building work and making housing supply more responsive to demand.

### Areas for further work – Commonwealth and states and territories

	<b>Commonwealth commitment</b> <i>(jointly with the states and territories)</i>	<b>State and territory commitment</b>
<b>Support for institutional investment</b>	<ul style="list-style-type: none"><li>• Commission the National Housing Supply and Affordability Council to review barriers to institutional investment, and of finance and innovation in housing (e.g., Build to Rent).</li></ul>	<ul style="list-style-type: none"><li>• Participate in Commonwealth-led reviews of barriers to institutional investment, and of finance and innovation in housing.</li></ul>
<b>Work with the community housing and not-for-profit sector</b>	<ul style="list-style-type: none"><li>• Work with Community Housing Providers and other relevant not-for-profit housing providers to ensure achievement of targets for social and affordable housing are met.</li></ul>	
<b>Delivering on the commitments</b>	<ul style="list-style-type: none"><li>• Finalise implementation schedules to deliver the affordable housing commitments outlined in the Accord.</li><li>• Lead development and agreement to the National Housing and Homelessness Plan.</li><li>• The National Housing Supply and Affordability Council will regularly advise on the suitability of the national target in consultation with the states and territories, and in response to ongoing monitoring of the capacity of the residential building industry.</li></ul>	<ul style="list-style-type: none"><li>• Participate in and support the development of the National Housing and Homelessness Plan, including further reviewing land supply and zoning policies and pursuing reforms relevant to each state or territory to make housing supply more responsive to demand.</li></ul>

<sup>i</sup> For the purposes of this Accord, “affordable housing” is generally taken to refer to be rental housing that is provided at below market rent to qualifying tenants (usually between 70 and 80 per cent of market rent). Where states include home ownership in their affordable housing policies and/or programs, this will be included in the definition of affordable housing alongside rental housing, where those policies are consistent with the objectives of the Accord to provide more long term supply of affordable housing for those who need it.

---

CFFR will consider and agree the nature of dwellings that are considered “affordable” for the purposes of the Accord, and this may vary across states and territories depending on jurisdiction-specific factors.

ii Or the minimum standard set by the National Construction Code for new residential dwellings, as amended from time to time. Where a state or territory has a minimum energy efficiency requirement for new residential dwellings below that set out in the National Construction Code, dwellings built to at least that state or territory’s minimum standard will be acceptable under this Accord.