

MORE HOMES TO BUILD, BUY AND RENT

30,000 BY 2030



A PROVEN, PRACTICAL AND PROGRESSIVE PLAN FOR MORE HOUSING

30,000 by 2030

With the ACT's population set to reach 500,000 people by the end of 2027, ongoing increases in the supply of housing will be required to meet demand.

The 2024/25 ACT Budget featured a plan to release land for 21,422 more homes over the next five years. The plan outlined more housing in new suburbs such as Macnamara and Jacka, as well as future stages of Denman Prospect and Whitlam.

More than 866,000m² of land is scheduled for release over the next five years to support new housing in our growing city.

Labor recognises that the new suburbs identified in the Territory Plan are necessary to meet our housing targets and support thousands of local jobs. Canberra's future requires a practical plan to deliver the housing our growing city will need, while putting in place necessary environmental protections on sensitive land.

That's why a re-elected Labor Government will continue to work with the Commonwealth to provide housing at the CSIRO Ginninderra site in Belconnen. This development will provide land for thousands of new homes for Canberrans over the next 15 years.

A re-elected Labor Government will also progress planning for urban infill in areas suitable for gentle urbanism, including the current and future light rail corridors and Thoroughbred Park's proposed housing development in Lyneham.

Our plan also includes consultation with the community on additional housing proposals at key sites and change areas across the Territory identified in the ACT Government's District Strategies.

These developments will contribute to our goal of enabling 30,000 new homes by the end of 2030.

MORE HOUSING IN OUR LOCAL SUBURBS

Over the past four years, the Government has delivered on our commitment to implement a comprehensive re-design of the Territory's planning system. As our city grows, we needed a planning system that had a greater focus on design consistent with the values of Canberrans.

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Now that the foundations of the outcomes-based planning system are in place - we can look at future changes to encourage more well-designed houses across the city under this new planning system.

Canberra has a lot of high density, multi-unit housing and single-residential homes. What we don't have is enough of the housing types in-between.

Under Labor's plan, that will change. We want to see a greater diversity of housing - more townhouses, more terraces and more duplexes on blocks in Residential Zone 1 (RZ1) and other residential zones.

We can supply more well-designed and sustainable housing in existing suburbs while maintaining the amenity that makes Canberra a great place to live.

A re-elected Labor Government will commit to implementing the missing middle design guide which is currently in development. It is important that the reform is design-led, working with ACT architects and the community to get the balance right for new and existing residents.

Once that work is complete, a re-elected Labor Government will implement changes to the Territory Plan to enable the construction of additional missing middle housing in the ACT.

More missing middle housing provides opportunities for older Canberrans to age in place, and more families to find a home that is close to established services. Over time, it is anticipated that these changes will see an increase in housing choices across the city, without dramatically changing the nature of the suburbs Canberrans have called home for decades.

ACT Labor will prioritise the increase in housing supply and addressing housing affordability when developing future planning and zoning reforms, as well as the enabling infrastructure and other policy settings that may accelerate urban infill.

OUR OBJECTIVE IS SIMPLE -
*more housing for Canberrans,
where they want to live.*

ENABLING THE MISSING MIDDLE - THE CANBERRA HOUSE PATTERN BOOK

Much of the housing in Canberra's older suburbs was built from a range of Government approved housing designs. These designs made construction efficient and provided affordable housing that could be replicated on a range of different Canberra blocks.

In a similar approach, a re-elected Labor Government will develop a 'pattern

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book' of endorsed building designs that can be used to fast track more low-rise 'missing middle' homes for Canberrans. This pattern book will provide a range of high-quality, affordable and sustainable designs that are suited to Canberra's conditions and pre-approved against the new design guides and planning policies.

Designs for the pattern book will be developed through a design competition, judged by a panel chaired by the ACT Government Architect. Once the designs have been finalised, they will provide an accelerated pathway for smaller home builders to deliver more housing for Canberrans.

MORE HOUSING – BETTER SHOPS

Our local shops and group centres are the heart of our suburbs and regions.

We have heard from many Canberrans that they want to see renewal at their local shops, including the existing privately owned buildings. Enabling more housing at shopping centres is an opportunity to incentivise renewal of these ageing community hubs whilst retaining the retail services that are enjoyed by the community.

A re-elected Labor Government will review planning controls around our local shops and group centres to encourage more mixed-use developments and 'shop top' housing

with a particular focus on the use of underutilised land at group centres.

As the Government encourages more housing at shopping centres, we will also be looking for shop owners and developers to do their bit and invest in modern, well-designed shopping precincts for Canberrans. ACT Labor will require new mixed-use housing and commercial projects to make improvements to adjacent public areas.

More opportunities for housing will act as an incentive for the revitalisation of local shops and group centres, including those which have currently vacant, underutilised or ageing shops.

Unfortunately, incentives may not be enough for some shop owners to invest in their privately owned buildings. Canberrans rightly expect a local shopping precinct to be well maintained and contain open businesses. As part of our plan to encourage renewal at local shops, a re-elected Labor Government will investigate tougher measures for property owners who leave their shop spaces vacant or unused.

MORE HOUSING ON COMMUNITY CLUB OWNED LAND

As outlined in ACT Labor's Gaming and Community Clubs Plan, a re-elected Labor Government will work with local community clubs to transition away from electronic gaming machine

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revenue through housing projects in convenient and accessible locations around Canberra.

Many community clubs have land holdings that could be used to provide well-located housing in established suburbs. Utilisation of this land for housing, including affordable housing or build-to-rent projects, will provide a clear social benefit while delivering clubs an ongoing revenue stream.

A Clubs Diversification Team in Government will help to fast-track master-planning, approvals processes and deconcessionalisation steps to help clubs build residential housing on their land.

To support this approach, a Labor Government will also revise the Territory Plan to allow residential development in Commercial Zone 6 (CZ6) land owned by not-for-profit clubs if there is no net-loss of existing community and leisure facilities.

MORE PLACES FOR CANBERRANS TO RENT

ACT Labor recognises that as our city grows, we need a greater mix of housing types, including more places to rent.

That is why the ACT Government has been putting in place practical measures to attract large-scale build-to-rent project investors into the Territory.

The Government has exchanged contracts on a build-to-rent site in Turner, delivering at least 270 dwellings with a mandatory long-term affordable rental component for 40 dwellings.

Another site in Gungahlin is also scheduled for release to market in 2025.

To continue this work, a re-elected Labor Government will maintain the direct financial assistance that is available to support build-to-rent developments delivering affordable housing.

This assistance can include upfront financial assistance such as a Lease Variation Charge (LVC) concession, a direct grant to fast-track a project, or ongoing financial assistance to ensure continued provision of the affordable rentals in the development.

The Albanese Government's Housing Australia Future Fund has significantly increased the opportunities to deliver more affordable housing in the ACT. A re-elected Labor Government will continue to partner with local community housing providers to deliver more long-term affordable rentals in the ACT.

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MORE STAMP DUTY CUTS TO REDUCE THE COST OF HOUSING IN THE ACT

For more than a decade, ACT Labor has been reducing the upfront costs of buying a home by cutting stamp duty in every Budget since 2012.

Through these tax cuts, Canberrans buying a home today are saving thousands of dollars on what they would have paid had the reforms not been implemented.

Cutting stamp duty is a practical and proven way to reduce the costs of housing in the ACT, and that's why ACT Labor will continue to cut stamp duty if re-elected.

In the most recent Budget, the ACT Government expanded stamp duty concessions for first home buyers and pensioners looking to downsize. These changes are now saving eligible Canberrans around \$34,000 in tax when purchasing their home.

A re-elected Labor Government will continue these tax cuts.

ACT Labor will target the next stages of tax reform at the cohorts most in need, making it easier for tens of thousands of Canberrans to enter the housing market.

Under Labor's plan, over the next four years we will progressively remove stamp duty for all first home buyers.

We will progressively remove all stamp duty for pensioners.

We will progressively remove all stamp duty for off the plan unit titled purchases.

And we will progressively remove stamp duty for all vacant land purchases.

This will apply no matter the buyer's income, or the value of the new apartment, townhouse, duplex, or vacant land they are buying - as long as it is their principal place of residence.

Through these measures, ACT Labor will deliver early on our long-term commitment to fully abolish stamp duty for a significant number of property purchasers, prioritising owner occupiers that are buying their first home, pensioners looking to downsize, and those buying new unit titled properties "off-the-plan" or purchasing land to build a new home.

This is a progressive and proven plan to build a fairer tax system for the ACT and reduce the upfront costs of buying a home in the ACT.

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MORE PUBLIC, COMMUNITY AND AFFORDABLE RENTALS

ACT Labor will deliver 5000 additional public, community and affordable rental dwellings in Canberra by the end of 2030.

We will increase public and community housing every year and grow the Housing ACT property portfolio to 13,200 homes by the end of 2030.

That's over 1,000 more public housing homes, on top of the existing Growing and Renewing Public Housing Program and the Social Housing Accelerator. The delivery of new public housing will be declared as a major project in the next term of Government if Labor is re-elected.

We will achieve this through a combination of future budget investments and strategic partnerships with Housing Australia (through the Housing Australia Future Fund), superannuation funds, community housing providers and build-to-rent providers.

BUILDING MORE HOUSES AND RELEASING MORE LAND

A re-elected Labor Government will partner with larger states like NSW and Queensland to purchase, at scale, modular housing to significantly reduce the time, and cost, to deliver new public housing dwellings.

We will also conduct dedicated annual land releases for public and community housing projects.

As part of Labor's plan, we will also increase the Affordable Housing Project Fund to \$100 million, supporting the construction of hundreds of additional affordable rental properties.

As we grow public housing in Canberra, we will improve the maintenance program to be more responsive to tenants needs. Labor has already committed to progressively insource public housing maintenance, and this will continue next term by expanding the multi-unit property insourcing program to 10 properties by 2026.

SUPPORTING HOMELESS CANBERRANS AND THOSE MOST AT RISK

On top of continuing the ACT Government's record investments in homelessness services, ACT Labor will invest an additional \$5 million to target chronic homelessness, youth homelessness, older women and those escaping domestic violence.

A re-elected Labor government will also make 75 public housing properties available for specialist housing and homelessness services, including to Aboriginal Community Controlled Organisations, adding to the more than 700 already operated in partnership with community housing providers.