

Affordable housing

In 2024–25, the Australian Government will provide funding of \$2.6 billion for state affordable housing services, consisting of \$1.8 billion through the National Agreement on Social Housing and Homelessness (NASHH) and \$798.5 million through National Partnership payments, as detailed in Table 2.7.

Table 2.7: Payments to support state affordable housing services

\$million	2023-24	2024-25	2025-26	2026-27	2027-28
National Agreement on Social Housing and Homelessness	1,705.7	1,778.3	1,814.1	1,855.7	1,887.5
National Partnership payments					
HomeBuilder	165.9	44.2	11.1	-	-
Housing Australia Future Fund – Remote Indigenous Housing	-	100.0	-	-	-
Housing Support Program					
Priority Works Stream	1,000.0	-	-	-	-
Streams 1 and 2	50.0	450.0	-	-	-
Improving housing and essential services					
on Northern Territory Homelands	75.0	40.0	40.0	40.0	-
Northern Territory Remote Housing	318.9	163.0	170.1	177.6	185.4
Social Impact Investments					
People at risk of homelessness	0.8	1.3	2.3	3.5	-
Total National Partnership payments	1,610.6	798.5	223.5	221.1	185.4
Total	3,316.3	2,576.8	2,037.6	2,076.8	2,072.9

National Agreement on Social Housing and Homelessness^{(a)(b)}

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2023-24	515.4	435.9	355.4	190.2	119.7	37.4	30.1	21.7	1,705.7
2024-25	539.6	451.0	355.4	190.2	119.7	37.4	30.1	55.6	1,778.3
2025-26	552.0	461.4	363.6	194.5	122.4	38.3	30.8	56.9	1,814.1
2026-27	564.2	471.6	371.6	198.8	125.1	39.1	31.5	58.1	1,855.7
2027-28	575.4	481.0	379.0	202.8	127.6	39.9	32.1	59.3	1,887.5
Total	2,746.6	2,300.9	1,824.9	976.5	614.6	192.0	154.8	251.4	9,041.3

- a) Bilateral agreements under the National Housing and Homelessness Agreement (NHHA) expire at the end of 2023–24, beyond which funding is subject to states signing the new National Agreement on Social Housing and Homelessness (NASHH).
- b) Totals from 2024–25 onwards were correct as at 30 April 2024. State allocations have been updated to reflect the Commonwealth's offer to the states on 6 May 2024, indexed by Wage Cost Index 1 (see Appendix A). As a result, state allocations do not sum to totals.

The Australian Government has offered the states a five-year, \$9.3 billion NASHH to replace the National Housing and Homelessness Agreement from 2024–25. Funding is subject to states signing the NASHH.

Under the NASHH, the Australian Government will double its funding component for homelessness services to \$400 million a year, subject to matching by states. Funding will support the effective operation of Australia's social housing and homelessness services and help those people who are at risk or are experiencing homelessness.

A new measure associated with this item is listed in Table 1.4 and described in more detail in Budget Paper No. 2, *Budget Measures 2024–25*.

National Partnership payments for affordable housing

The Australian Government will provide a total of \$798.5 million in 2024–25 through National Partnership payments to support state affordable housing services. Further details are provided below.

HomeBuilder^(a)

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2023-24	~	~	~	~	~	~	~	~	165.9
2024-25	~	~	~	~	~	~	~	~	44.2
2025-26	~	~	~	~	~	~	~	~	11.1
2026-27	-	-	-	-	-	-	-	-	-
2027-28	-	-	-	-	-	-	-	-	-
Total	~	~	~	~	~	~	~	~	221.2

a) State allocations have not yet been determined.

HomeBuilder was announced on 4 June 2020 to respond to the impact of the COVID-19 pandemic on the residential construction sector by encouraging eligible Australians to build a new home or substantially renovate an existing home. Applications for the program closed on 14 April 2021.

On 27 April 2023, the Government announced an extension to the HomeBuilder deadline for submitting supporting documentation.

Housing Australia Future Fund – Remote Indigenous Housing^(a)

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2023-24	-	-	-	-	-	-	-	-	-
2024-25	~	~	~	~	~	~	~	~	100.0
2025-26	-	-	-	-	-	-	-	-	-
2026-27	-	-	-	-	-	-	-	-	-
2027-28	-	-	-	-	-	-	-	-	-
Total	~	~	~	~	~	~	~	~	100.0

a) State allocations have not yet been determined. The estimates reflect the first tranche of the Housing Australia Future Fund disbursements for this measure.

The Australian Government will provide funding for repair, maintenance and improvements to housing in remote Indigenous communities.

Housing Support Program

The Australian Government is working with states to build more homes for Australians.

Housing Support Program – Priority Works Stream^(a)

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2023-24	~	~	~	~	~	~	~	~	1,000.0
2024-25	-	-	-	-	-	-	-	-	-
2025-26	-	-	-	-	-	-	-	-	-
2026-27	-	-	-	-	-	-	-	-	-
2027-28	-	-	-	-	-	-	-	-	-
Total	~	~	~	~	~	~	~	~	1,000.0

a) State allocations have not yet been determined.

The Australian Government is making available a further \$1 billion to states to fund urgent and significant enabling infrastructure projects to increase housing supply in well-located areas. Funding will unlock local infrastructure bottlenecks by supporting community amenity and essential services like water, power, and roads.

A new measure associated with this item is listed in Table 1.4 and described in more detail in Budget Paper No. 2, *Budget Measures 2024–25*.

Housing Support Program (Streams 1 and 2)^(a)

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2023-24	~	~	~	~	~	~	~	~	50.0
2024-25	~	~	~	~	~	~	~	~	450.0
2025-26	-	-	-	-	-	-	-	-	-
2026-27	-	-	-	-	-	-	-	-	-
2027-28	-	-	-	-	-	-	-	-	-
Total	~	~	~	~	~	~	~	~	500.0

a) State allocations have not yet been determined.

The Australian Government is encouraging the increase of housing supply by providing funding for enabling infrastructure, community amenity and planning capability through a competitive application process.

Improving housing and essential services on Northern Territory Homelands

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2023-24	-	-	-	-	-	-	-	75.0	75.0
2024-25	-	-	-	-	-	-	-	40.0	40.0
2025-26	-	-	-	-	-	-	-	40.0	40.0
2026-27	-	-	-	-	-	-	-	40.0	40.0
2027-28	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	195.0	195.0

The Australian Government is providing funding to the Northern Territory Government to deliver repairs and maintenance of critical housing and essential infrastructure on Northern Territory homelands.

A new measure associated with this item is listed in Table 1.4 and described in more detail in Budget Paper No. 2, *Budget Measures 2024–25*.

Northern Territory Remote Housing

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2023-24	-	-	-	-	-	-	-	318.9	318.9
2024-25	-	-	-	-	-	-	-	163.0	163.0
2025-26	-	-	-	-	-	-	-	170.1	170.1
2026-27	-	-	-	-	-	-	-	177.6	177.6
2027-28	-	-	-	-	-	-	-	185.4	185.4
Total	-	-	-	-	-	-	-	1,015.0	1,015.0

The Australian Government is supporting the delivery of housing to remote Northern Territory communities to reduce overcrowding and improve housing outcomes. The investment is matched by the Northern Territory Government and includes a comprehensive repairs and maintenance program to improve existing housing.

A new measure associated with this item is listed in Table 1.4 and described in more detail in Budget Paper No. 2, *Budget Measures 2024–25*.

Social Impact Investments**People at risk of homelessness^(a)**

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2023-24	0.8	-	-	-	-	-	-	-	0.8
2024-25	1.3	-	-	-	-	-	-	-	1.3
2025-26	2.3	-	-	-	-	-	-	-	2.3
2026-27	2.6	~	~	~	~	~	~	~	3.5
2027-28	-	-	-	-	-	-	-	-	-
Total	6.9	~	~	~	~	~	~	~	7.7

a) Totals include unallocated funding.

The Australian Government is providing funding to state governments to trial social impact investments which aim to help people at risk of homelessness.