

Affordable housing

In 2025–26, the Australian Government will provide funding of \$2.1 billion for state affordable housing services, consisting of \$1.8 billion through the National Agreement on Social Housing and Homelessness and \$263.1 million through National Partnership payments, as detailed in Table 2.7.

Table 2.7: Payments to support state affordable housing services

\$million	2024-25	2025-26	2026-27	2027-28	2028-29
National Agreement on Social Housing and Homelessness	1,779.3	1,816.6	1,860.2	1,897.5	1,939.2
National Partnership payments					
Advancing Prefabricated and Modular Construction Projects	-	24.6	24.7	-	-
HomeBuilder	164.9	11.1	-	-	-
Housing Australia Future Fund – Remote Indigenous Housing	100.0	-	-	-	-
Housing Support Program	485.0	15.0	-	-	-
Improving housing and essential services on Northern Territory Homelands	80.0	40.0	40.0	-	-
Northern Territory Remote Housing	241.7	170.1	177.6	185.4	193.5
Social Impact Investments					
People at risk of homelessness	1.3	2.3	3.5	-	-
Total National Partnership payments	1,072.9	263.1	245.8	185.4	193.5
Total	2,852.2	2,079.7	2,106.0	2,082.8	2,132.7

National Agreement on Social Housing and Homelessness

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2024-25	539.6	451.0	355.4	190.5	119.7	37.4	30.1	55.6	1,779.3
2025-26	550.9	460.5	362.9	194.5	122.2	38.2	30.8	56.7	1,816.6
2026-27	564.2	471.6	371.6	199.1	125.1	39.1	31.5	58.1	1,860.2
2027-28	575.4	481.0	379.0	203.1	127.6	39.9	32.1	59.3	1,897.5
2028-29	588.1	491.6	387.3	207.6	130.4	40.8	32.9	60.6	1,939.2
Total	2,818.2	2,355.7	1,856.2	994.7	625.1	195.3	157.4	290.2	9,292.8

Under the National Agreement on Social Housing and Homelessness (NASHH), the Australian Government is providing \$9.3 billion over five years from 1 July 2024 to the states. This funding helps people who are experiencing, or at risk of, homelessness and supports the effective operation of Australia’s social housing and homelessness services sectors.

Annual funding under the NASHH is around \$1.8 billion per year. The Government is contributing \$400 million per year in dedicated homelessness funding, which states are required to match.

National Partnership payments for affordable housing

The Australian Government will provide a total of \$263.1 million in 2025–26 through National Partnership payments to support state affordable housing services. Further details are provided below.

Advancing Prefabricated and Modular Construction Projects^(a)

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2024-25	-	-	-	-	-	-	-	-	-
2025-26	~	~	~	~	~	~	~	~	24.6
2026-27	~	~	~	~	~	~	~	~	24.7
2027-28	-	-	-	-	-	-	-	-	-
2028-29	-	-	-	-	-	-	-	-	-
Total	~	~	~	~	~	~	~	~	49.3

a) State allocations have not yet been determined.

The Australian Government will provide funding to states to expand existing prefabricated and modular housing initiatives to build more homes and support innovative methods of construction. This initiative supports the Government's target of 1.2 million new homes by 2029 under the National Housing Accord.

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 2025–26*.

HomeBuilder^(a)

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2024-25	~	~	~	~	~	~	~	~	164.9
2025-26	~	~	~	~	~	~	~	~	11.1
2026-27	-	-	-	-	-	-	-	-	-
2027-28	-	-	-	-	-	-	-	-	-
2028-29	-	-	-	-	-	-	-	-	-
Total	~	~	~	~	~	~	~	~	176.0

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 from 30 April 2023 to 30 June 2025.

Housing Australia Future Fund – Remote Indigenous Housing

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2024-25	-	-	25.0	25.0	25.0	-	-	25.0	100.0
2025-26	-	-	-	-	-	-	-	-	-
2026-27	-	-	-	-	-	-	-	-	-
2027-28	-	-	-	-	-	-	-	-	-
2028-29	-	-	-	-	-	-	-	-	-
Total	-	-	25.0	25.0	25.0	-	-	25.0	100.0

The Australian Government is providing funding for repairs, maintenance and improvements to housing in remote Indigenous communities.

Housing Support Program^(a)

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2024-25	~	~	~	~	~	~	~	~	485.0
2025-26	~	~	~	~	~	~	~	~	15.0
2026-27	-	-	-	-	-	-	-	-	-
2027-28	-	-	-	-	-	-	-	-	-
2028-29	-	-	-	-	-	-	-	-	-
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
2024-25	-	-	-	-	-	-	-	80.0	80.0
2025-26	-	-	-	-	-	-	-	40.0	40.0
2026-27	-	-	-	-	-	-	-	40.0	40.0
2027-28	-	-	-	-	-	-	-	-	-
2028-29	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	160.0	160.0

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

Northern Territory Remote Housing

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2024-25	-	-	-	-	-	-	-	241.7	241.7
2025-26	-	-	-	-	-	-	-	170.1	170.1
2026-27	-	-	-	-	-	-	-	177.6	177.6
2027-28	-	-	-	-	-	-	-	185.4	185.4
2028-29	-	-	-	-	-	-	-	193.5	193.5
Total	-	-	-	-	-	-	-	968.3	968.3

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 remote property and tenancy management program, with cyclical repairs and maintenance to improve housing quality and liveability.

Social Impact Investments

The Australian Government has committed to work with states on social impact investment trials to support vulnerable priority groups and people at risk of homelessness.

People at risk of homelessness^(a)

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2024-25	1.3	-	-	-	-	-	-	-	1.3
2025-26	2.3	-	-	-	-	-	-	-	2.3
2026-27	2.6	~	~	~	~	~	~	~	3.5
2027-28	-	-	-	-	-	-	-	-	-
2028-29	-	-	-	-	-	-	-	-	-
Total	6.1	~	~	~	~	~	~	~	7.0

a) Totals include funding yet to be allocated.

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