

ACT Housing Strategy

Year 7 Report Card



ACT
Government



Acknowledgement of Country

The City and Environment Directorate (CED) acknowledges the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region.

We respect the Aboriginal and Torres Strait Islander people, particularly our Aboriginal and Torres Strait Islander staff, and their continuing culture and contribution they make to the Canberra region and the life of our city.

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Introduction

The ACT Housing Strategy was released in October 2018 to guide the delivery of housing in the ACT over its 10-year lifespan. Since then, significant progress has been made across the housing continuum, and the Government has adopted a new Implementation Plan to ensure priorities remain current.

The updated Implementation Plan builds on achievements since 2018 and outlines clear actions for the remaining period from 2026-2028. It replaces previous versions and provides a refreshed framework for delivering housing outcomes, with the following five goals guiding this work:



Goal 1. Expanding housing choice



Goal 2. Reducing homelessness



Goal 3. Boosting social housing



Goal 4. Improving rental housing



Goal 5. Supporting home ownership

This Report Card reflects progress against the updated Implementation Plan and highlights key achievements and case studies that demonstrate the ACT Government's commitment to delivering housing solutions for a growing and diverse community.





Case Studies

Expanding housing choice: Acton Waterfront Renewal

The Acton Waterfront project demonstrates the ACT Government's commitment to creating vibrant, inclusive, mixed-use precincts. Master planning and community consultation have shaped a design that integrates housing diversity with cultural and recreational spaces. This renewal initiative will deliver new housing options alongside public amenities, supporting a sustainable and inclusive city centre.

Reducing homelessness: Woden Youth Foyer

The Youth Foyer in Woden provides 20 independent living units for young people aged 16–24 who are committed to education and training but are at risk of homelessness.

Integrated with the new CIT campus, the Foyer will offer wrap-around support services, helping young people achieve stability and independence while pursuing their education.

Boosting social housing: Growing and Renewing Public Housing Program and Commonwealth Funding

The Growing and Renewing Public Housing Program delivered 213 new public housing dwellings in Year 6 and advanced 312 homes in the construction pipeline, keeping the program on track to meet renewal and growth targets.

Under the Social Housing Accelerator, contracts were executed for 41 dwellings, with completion forecast for 2026. Funding was secured through the Housing Australia Future Fund Facility Round Two for 85 social housing dwellings.

Supporting home ownership: Help to Buy Program

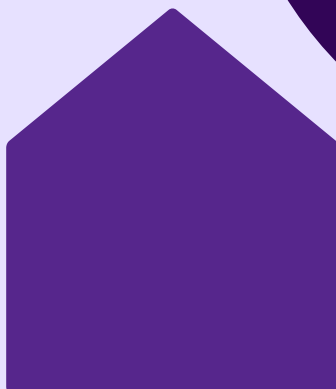
The Help to Buy program complements ACT initiatives by providing shared equity opportunities for low- and middle-income households. Expected to assist 700 ACT households over four years, the program reduces upfront costs and helps eligible buyers enter the housing market sooner.

The ACT Government signed up to the Intergovernmental Agreement and this program started operating in December 2025. For more information, visit: <https://firsthomebuyers.gov.au/australian-government-help-buy-scheme>.

Improving rental housing: Affordable Community Housing Land Tax Exemption Scheme

Through this Scheme, property owners who rent their homes at less than 75 per cent of market rent through registered Community Housing Providers can get an exemption from paying land tax.

The ACT Government expanded the property cap from 250 to 1,000 and introduced a \$500,000 grant program to support Community Housing Providers in growing and improving the Scheme.



Year 7 Report Card – Status of Actions

Action I

Number	Action	Achievements during 2025	Year 7 Status
1	Enable 30,000 new homes between June 2024 and the end of 2030, through:	Progress towards enabling 30,000 new homes has been achieved with the following achievements so far:	Progressing
1a	developing and publishing a user-friendly housing supply program, including modelling and planned land releases for a variety of housing types and community needs.	As a first step towards a user-friendly housing supply program, the former Indicative Land Release Program was broadened for 2025-26 to become the Housing Supply and Land Release Program. This reflects broader efforts to grow the supply of housing. Long term population projections have also been completed and published.	Progressing
1b	delivering critical enabling infrastructure as per the ACT Infrastructure Plan’s Housing Chapter.	Critical enabling works have continued to be delivered, with several major projects listed in the ACT Infrastructure Plan’s Housing Chapter are completed or showing significant progress including the Molonglo River Bridge.	Progressing
1c	undertaking appropriate planning for urban renewal and new suburbs including for key sites and change areas from the District Strategies, transport corridors and local shops.	Appropriate planning for urban renewal and new suburbs is progressing, including identifying opportunities for additional housing through upzoning at key sites and change areas, including key group centres and local shops, as identified in the District Strategies. The Southern Gateway Design Framework and Draft Major Plan Amendment 09 for the Northern Gateway are transport-oriented zoning changes that enable more housing along transport corridors.	Progressing
1d	considering opportunities for diverse housing typologies and for enabling more homes on well-located land, such as ‘missing middle’ housing, ‘shop-top’ and ‘shop-adjacent’ housing, adaptive reuse, inclusionary zoning, housing on CZ6 Leisure and Accommodation and Community Facility zoned land.	Significant progress has been made on Missing Middle Housing Reforms, including extensive consultation in 2025 on proposed policy changes. Work is progressing on reviewing existing planning controls for shop-top and shop-adjacent housing, and collaboration is ongoing with the NSW National Australia Built Environment Rating System (NABERS) to develop a planning pathway for adaptive reuse projects in the ACT. The Canberra City Centre Future project, being undertaken by the City Renewal Authority, is coordinating evidence, engagement and options to address commercial vacancy, enable adaptive reuse and position the City Centre as a vibrant, future-ready precinct, where people want to live, work and visit.	Progressing
1e	supporting the ACT’s share of new homes under the National Housing Accord.	The ACT’s population share of the 1.2 million new, well-located homes under the National Housing Accord is 21,057 homes. While the National Housing Accord does not have annual or quarterly targets, in the first four quarters since the National Housing Accord commenced in July 2024, the ACT outperformed all other Australian jurisdictions in terms of new dwelling completions.	Progressing

Action 2

Number	Action	Achievements during 2025	Year 7 Status
2	Improve timeliness of land and housing delivery, through potential partnerships, prioritisation pathways, modern methods of construction, exploring opportunities within the Lease Variation Charge framework and addressing feasibility barriers to development.	<p>A range of opportunities are progressing to improve the timeliness of land and housing delivery, including:</p> <ul style="list-style-type: none"> Partnerships with the community housing sector through the Affordable Housing Project Fund and the Housing Australia Future Fund. Engagement with the construction and building industry through the Minister for Planning's Productivity Agenda, to gather feedback on where the ACT's planning and building systems could be streamlined to support more efficient development outcomes. Passing of the <i>Planning (Territory Priority Project) Amendment Bill 2025</i>, enabling community and public housing Development Applications to potentially be exempt from third party appeal rights. Working with the Australian Building Codes Board and other jurisdictions to deliver a national definition and accreditation scheme for prefabricated buildings and building components, progressing work on National Competition Policy reforms to support Modern Methods of Construction, and applying for Commonwealth Government funding for several public housing projects which are trialling Modern Methods of Construction. Establishment of a framework to support a reduction in the Lease Variation Charge for affordable and social housing. 	Progressing

Action 3

Number	Action	Achievements during 2025	Year 7 Status
3	Deliver an additional 5,000 public, community and affordable rental dwellings between June 2024 and the end of 2030.	<p>Of the 5,000 homes to be delivered, 1,100 are proposed as part of the Housing ACT property portfolio and are covered by Action 4. The remaining 3,900 homes will be delivered as community and affordable rental dwellings. Delivery is progressing through a growing pipeline supported by the Affordable Housing Project Fund, dedicated land releases and partnerships with Community Housing Providers. Around 2,000 homes have been committed to date, with more to come. More detailed achievements relating to the Affordable Housing Project Fund, Affordable Community Housing Land Tax Exemption Scheme and Build-to-Rent projects are outlined at Actions 19, 20 and 22. Further information is available on the ACT Government website, including the number of public, community and affordable properties in the ACT - ACT Government Transparency Portal.</p>	Progressing

Action 4

Number	Action	Achievements during 2025	Year 7 Status
4	Grow the Housing ACT property portfolio to 13,200 homes by the end of 2030, to better address demand and tenant needs for different household types, including those with older people or people with disabilities, while ensuring new housing is suitable for our changing climate.	<p>Implementation continues for the Growing and Renewing Public Housing Program, which set targets to renew 1,000 properties and grow the portfolio by at least 400 homes by 2026-27. In 2024-25, 213 new dwellings were added to the Housing ACT property portfolio through construction and purchase. The first 17 homes to be delivered as part of the Commonwealth Government's Social Housing Accelerator Payment were also completed.</p> <p>As of 31 December 2025, the public housing portfolio stock number was 11,929.</p> <p>a) 1,073 dwellings have been delivered under the Growing and Renewing Public Housing Program to 31 December 2025 broken down to:</p> <ul style="list-style-type: none"> i. 218 purchased dwellings; and ii. 855 dwellings delivered via construction. <p>Work has commenced on a comprehensive plan to guide the ACT Government's investment required to grow the Housing ACT portfolio to 13,200 homes by 2030.</p>	Progressing

Action 5

Number	Action	Achievements during 2025	Year 7 Status
5	Publish housing targets for affordable, community and public housing in urban renewal areas and new suburbs, on a site-by-site basis and consider opportunities for sites delivered by the private sector in established areas of the ACT.	<p>In October 2025, housing targets were published for 242 public, community and affordable housing dwellings as part of the ACT Government's Housing Supply and Land Release Program 2025-26 to 2029-30. This program will lead to the delivery of community housing sites in Belconnen, Macnamara and Jacka and a mixed tenure development in Coombs for public and community housing. Further information about housing targets is available on the ACT Government website:</p> <ul style="list-style-type: none"> • The ACT Government's Housing Supply and Land Release Program 2025-26 to 2029-30: https://www.planning.act.gov.au/professionals/land-release-sales/land-release • City Renewal Authority and Suburban Land Agency (Housing Targets) Determination 2025: https://www.legislation.act.gov.au/View/ni/2025-536/current/html/2025-536.html 	Progressing

Action 6

Number	Action	Achievements during 2025	Year 7 Status
6	Collaborate with the Commonwealth, other jurisdictions and institutional investors to maximise funding opportunities across the housing continuum.	The ACT Government has been actively engaging with the Commonwealth Government, including on funding rounds such as the National Housing and Infrastructure Facility – Crisis and Transitional Accommodation Stream, First Home Buyer Initiative and the Housing Australia Future Fund.	Progressing

Action 7

Number	Action	Achievements during 2025	Year 7 Status
7	Deliver our commitments through Commonwealth Government Programs, such as the:	Significant progress has been made on a number of Commonwealth Government Programs:	Progressing
7a	National Housing Accord	The ACT Government is on track to meet its commitments under the National Housing Accord to directly fund 175 affordable rental homes in the ACT by 2029, supporting hundreds of new affordable rental homes through the Affordable Housing Project Fund.	Progressing
7b	National Competition Policy Reforms	The ACT Government has entered into a bilateral agreement with the Commonwealth Government, as part of the National Competition Policy Reform Agenda, to investigate a range of options to reduce restrictions to competition in the building and construction sector.	Progressing
7c	National Agreement on Closing the Gap and Housing Sector Strengthening Plan	The ACT Government is continuing to work towards commitments under the National Agreement on Closing the Gap and Housing Sector Strengthening Plan, with Housing Action Plans having been agreed under the <i>ACT Aboriginal and Torres Strait Islander Agreement 2019-2028</i> . In developing business cases, business areas are required to consider the impact on Aboriginal and Torres Strait Islander communities and the Aboriginal Community-Controlled Sector. ACT representatives participate in the Housing Policy Partnership.	Progressing
7d	Housing Support Program	As part of the <i>Housing Support Program Priority Works Stream</i> , the ACT Government has completed commitments for social housing upgrades and work is progressing on other housing-enabling infrastructure projects.	Progressing
7e	National Agreement on Social Housing and Homelessness	The ACT Government is delivering on its commitments under the five-year <i>National Agreement on Social Housing and Homelessness</i> , including reporting, provision of social housing and specialist homelessness services, data improvements and Aboriginal and Torres Strait Islander outcomes.	Progressing

Number	Action	Achievements during 2025	Year 7 Status
7f	Social Housing Accelerator	Under the Social Housing Accelerator Payment, the first 17 dwellings were delivered in 2024-25. Contracts for a further 41 dwellings have been executed, with completion forecast for 2026.	Progressing
7g	Housing Australia Future Fund	The ACT Government supported Community Housing Providers to participate in Round One of the Housing Australia Future Fund, with Community Housing Providers securing support for 757 dwellings across seven projects in the ACT. The ACT Government is also participating in Round Two, with an additional 85 homes to be delivered and construction progressing. Preparation of applications are progressing for Round Three, including engagement with Housing Australia and community sector stakeholders.	Progressing
7h	Better Deal for Renters	The ACT Government has delivered on seven of the nine Better Deal for Renters commitments and partially delivered on the commitment to introduce minimum standards for rental properties. Further detail is included at Action 21.	Progressing
7i	Help to Buy	The ACT Government has signed up to the Intergovernmental Agreement for the <i>Help to Buy Scheme</i> and it commenced operations on 5 December 2025.	Progressing
7j	First Home Buyer Initiative	The ACT Government has secured \$250 million to unlock around 4,900 homes in the ACT including over 1,700 homes exclusively for first home buyers through the Commonwealth Government's First Home Buyer Initiative.	Progressing

Action 8

Number	Action	Achievements during 2025	Year 7 Status
8	Support culturally appropriate housing options and support programs for Aboriginal and Torres Strait Islander people, aligned with their priorities and need, across the housing continuum, including increasing access to culturally appropriate homelessness services, and increasing culturally appropriate social and affordable housing.	<p>A range of measures across the housing continuum are being explored to support culturally appropriate housing options and support programs, including:</p> <ul style="list-style-type: none"> • Yerrabi Yurwang, in partnership with Marymead CatholicCare, being successful in a grant opportunity to deliver tenancy and property management services for Aboriginal and Torres Strait Islander people. • In 2025, a process which integrated Affordable Housing Project Fund support with the release of two community housing sites, prioritised Aboriginal Community-Controlled Organisations. SEARMS was successful in receiving financial assistance from the Affordable Housing Project Fund for a site in Gungahlin for affordable housing. 	Progressing

Action 9

Number	Action	Achievements during 2025	Year 7 Status
9	Increase the proportion of housing services delivered by Aboriginal Community-Controlled Organisations (ACCOs) in accordance with Clause 55 of the <i>National Agreement on Closing the Gap</i> through investment, capacity building and supporting new and existing ACCOs.	<p>Increasing the proportion of housing services delivered by Aboriginal Community-Controlled Organisations continues to be a focus given that around ten per cent of public housing tenancies have at least one Aboriginal and Torres Strait Islander household member.</p> <p>Around 18 properties that are part of the Housing ACT property portfolio have been successfully transitioned to be managed by Yerrabi Yurwang, an Aboriginal Community-Controlled Organisation. Yerrabi Yurwang is delivering tenancy support services for Aboriginal and Torres Strait Islander people and developing the capacity of its workforce to independently deliver housing support to its client base.</p>	Progressing

Action 10

Number	Action	Achievements during 2025	Year 7 Status
10	Regularly evaluate homelessness sector outcomes in partnership with the community and those who have a lived experience of homelessness, to ensure policies and programs effectively address homelessness in the ACT.	<p>The ACT Government has continued to implement an outcomes-focused approach to reporting developed with funded community partners. The framework targets homelessness outcomes as relevant to service partners and allows for two-way feedback on service gaps, on systems performance and sector capability.</p>	Progressing

Action 11

Number	Action	Achievements during 2025	Year 7 Status
11	<p>In partnership with the community sector, deliver targeted and sustained interventions to prevent homelessness and improve housing stability for priority at-risk groups, including LGBTIQ+ people and older women. To minimise the intergenerational impacts of experiencing homelessness, prioritise support and early assistance for young people, young mothers and children, and those escaping family and domestic violence.</p>	<p>A range of interventions continued to be supported, including:</p> <ul style="list-style-type: none"> Investing over \$7.6 million in youth services, with ongoing programs supported through this investment including the Oasis Program with crisis and transitional accommodation for young people run by the Salvation Army, the Our Place Program which is a Youth Foyer Model managed by Barnardos and the Youth Housing Support Service providing outreach case management to young people, run by Marymead CatholicCare. Implementing changes in 2024-25 to the local version of the Specialist Homelessness Information Platform, to improve ability to support Canberrans who identify as LGBTIQ+. This platform is used for case management and to connect people to homelessness services. The changes include collecting pronoun information and specific support or accommodation needs, which allows clients to be connected to the right services and support as quickly as possible. Continuing to fund the YWCA Next Door Program which provides services for older women at risk of homelessness, and providing ongoing funding for Karinya House and Home, which provides accommodation and support services primarily for pregnant or parenting women with babies. Providing over \$8 million in funding for women's services, including specialist homelessness services targeted at those escaping family and domestic violence, such as Beryl Women's Refuge and McKillop House, Doris Women's Refuge, Mackillop House and transitional accommodation managed by Toora Women. Supporting emergency hotel accommodation and court advocacy services through the Domestic Violence Crisis Service (DVCS). Funding a new initiative to provide additional housing options for women with children who are experiencing family and domestic violence. Delivered by Marymead CatholicCare, DVCS and Yerrabi Yurwang (an Aboriginal Community-Controlled Organisation), the crisis and transitional accommodation program includes the purchase of eight units and houses and will include wraparound supports from these three local providers. 	Progressing

Action 12

Number	Action	Achievements during 2025	Year 7 Status
12	Work across government to improve exit pathways from institutional and supported care settings (such as justice, mental health, health and disability services) by ensuring access to long-term, stable housing with appropriate supports.	<p>Work is ongoing to improve exit pathways from institutional and supported care settings. Some examples of support for exit pathways include:</p> <ul style="list-style-type: none"> • Providing ongoing funding for the Toora Women Coming Home Program which provides accommodation and support services for women exiting prisons. • The Transitional Accommodation Program, through which Yeddung Mura (an Aboriginal Community-Controlled Organisation), provides short term occupancy support for Aboriginal and Torres Strait Islander men exiting the Alexander Maconochie Centre. 	Progressing

Action 13

Number	Action	Achievements during 2025	Year 7 Status
13	Continue to integrate a diverse range of housing models to both: <ol style="list-style-type: none"> Assist people in crisis and transitional accommodation to secure and sustain long-term, stable housing through targeted housing pathways, and Meet the needs of people who require permanent supportive accommodation to remain out of homelessness. 	<ul style="list-style-type: none"> • In the 2025-26 Budget the ACT Government invested \$19.6 million in new funding initiatives for the homelessness sector, including support for the Early Morning Centre weekend service, Ainslie Lodge and frontline services that are critical to providing crisis supports and accommodation. • Axial Housing is a supported transitional program that utilises a Housing First approach to provide long-term accommodation to people who are sleeping rough in the Canberra community. • An emergency accommodation pilot program is also trialling a more sustainable and community-integrated approach to emergency accommodation alongside the use of hotels. 	Progressing

Action 14

Number	Action	Achievements during 2025	Year 7 Status
14	Improve housing outcomes for people with disability in the ACT, including Specialist Disability Accommodation (SDA), in the context of the recommendations of the NDIS Review and the Disability Royal Commission and the introduction of the <i>Disability Inclusion Act</i> in the ACT.	<p>Options to improve housing outcomes for people with disability in the ACT are being considered, including the role of the ACT Government in the provision of Specialist Disability Accommodation.</p> <p>The ACT Government is working with Advocacy for Inclusion on options for a disability housing information and advisory service for people with disability.</p>	Progressing

Action 15

Number	Action	Achievements during 2025	Year 7 Status
15	Maintain and strengthen a Central Intake Service with consistent intake and assessment processes, prioritisation and referrals for a range of people in need of housing supports.	A Central Intake Service continues to be provided, with a new provider appointed in 2025-26. The Salvation Army will operate this service as FIRST Canberra, providing a wholistic person-centred approach for individuals and families experiencing homelessness or in need of support. The Central Intake Service is supported by implementation of a Common Assessment Tool across the homelessness sector in the ACT.	Progressing

Action 16

Number	Action	Achievements during 2025	Year 7 Status
16	Building on newly implemented professional development and training, in partnership with the community sector, continue to assess organisational and workforce capacity to ensure targeted and relevant professional development and training programs for frontline housing and homelessness organisations.	<ul style="list-style-type: none"> Following consultation with the sector through the Joint Pathways Executive, four key priorities for training were identified: De-escalation, Trauma informed care, Culturally and Linguistically Diverse cultural responsiveness and Aboriginal and Torres Strait Islander cultural responsiveness. Training was rolled out between March to June 2025 and made available to all funded specialist homelessness sector partners. The ACT Government continued to provide funding to the ACT Council of Social Service to deliver the Gulanga Program for community sector partners on cultural inclusion, innovation and change. 	Progressing

Action 17

Number	Action	Achievements during 2025	Year 7 Status
17	Assess domestic violence upgrades, disability modifications, reactive repairs, financial arrangements, strategic asset management, customer service functions and multi-unit properties of the Total Facilities Management Services Agreement for insourcing.	<p>The Multi-Unit Property Insourcing Trial was completed in June 2025, with the ACT Government, through Infrastructure Canberra, now leading and delivering common area ground maintenance and planned services at ten Housing ACT sites.</p> <p>In June 2025, the ACT Government agreed to insource disability modifications, domestic violence upgrades, customer service functions and financial arrangements of the Total Facilities Management Services Agreement (TFM contract).</p> <p>The ACT Government also requested the Government Insourcing Taskforce in Infrastructure Canberra (ICBR) to prepare a new public housing facilities management delivery model to replace the current fully outsourced model with the TFM contract ending on 31 December 2027. This means the 12-month Demobilisation Period of the current outsourced model will commence on 31 December 2026. The new delivery model will be presented and considered through the 2026-27 Budget process.</p>	Progressing

Action 18

Number	Action	Achievements during 2025	Year 7 Status
18	<p>Continue to improve the experience of public housing tenants through improvements to service delivery and by doubling the Public Housing Tenant Participation Grants.</p>	<p>The ACT Government doubled the funding for Tenant Participation Grants (grants) in 2025-2026 and 2026-27. The available funding will increase from \$70,000 to \$140,000.</p> <p>Tenant Participation Grants provide support for ACT Public and Social Housing tenants and their families to participate in a range of sporting, arts, cultural, education, employment and training activities for physical, social and personal development.</p> <p>There are three key categories for the grants: Social, Life Skills and Education/Work. Each eligible household may apply for a one-off grant of \$400 to undertake activities to increase community participation.</p> <p>In 2025-26, Tenant Participation Grants have provided funding to 121 households. This included 35 Aboriginal and Torres Strait Islander households, and 18 households that speak a language other than English.</p>	Progressing

Action 19

Number	Action	Achievements during 2025	Year 7 Status
19	<p>Grow and strengthen community housing in the ACT, exploring innovative options for Community Housing Providers to access land and dwellings, and by working with Community Housing Providers to make more dwellings available for affordable rental including through the Affordable Housing Project Fund.</p>	<p>A range of initiatives and grants have been made available to support Community Housing Providers in accessing land and delivering more affordable housing options for lower-income households, including the \$100 million Affordable Housing Project Fund. Over 800 new affordable rental homes will be supported through the Affordable Housing Project Fund pipeline, including support for the following projects:</p> <ul style="list-style-type: none"> • Marymead CatholicCare for 54 affordable rental homes in Curtin. • CHC Phillip One Limited for 70 affordable rental homes as part of a 140-unit Build-to-Rent development in Phillip. • CHC Taylor One Limited for 34 affordable rental homes in Taylor. • CHC-CPCYC Turner One Limited for 45 affordable rental homes in Turner. • CHC Strathnairn One Limited for 22 build-to-rent-to-buy homes in Strathnairn. • Housing Plus for 15 affordable rental homes in Taylor. • Wesley Curtin Limited for 83 affordable rental homes in Curtin. <p>Two sites in Gungahlin and Moncrieff were released for sale to Community Housing Providers in November 2024, integrated with funding from the Affordable Housing Project Fund Deeds of Grant and Option Deeds have been issued to enable the Aboriginal Community Controlled Organisations and Community Housing Providers to have exclusive ownership of these sites to assist with a potential HAFF application. The Suburban Land Agency is also developing a framework to engage Community Housing Providers during the master planning and subdivision design stages of land development projects.</p>	Progressing

Action 20

Number	Action	Achievements during 2025	Year 7 Status
20	<p>Continue to encourage and promote Build-to-Rent developments with affordable rental in the ACT in partnership with industry and Community Housing Providers, including supporting the private sector to include affordable rental options and releasing appropriate sites to market.</p>	<p>Cedar Pacific has lodged plans for a 5-star Greenstar Build-to-Rent project in Turner comprising of 306 apartments across three 8 to 9-storey buildings, with a diverse range of rental options supported by resident amenities, communal and public spaces:</p> <ul style="list-style-type: none"> • The vision for Block 3 Section 57, Turner is to deliver a sustainable housing model that meets the growing demand for affordable, high-quality rental living in Canberra. • At least 40 properties will be rented to eligible tenants at less than 75 per cent of market rent. • The ACT Government will provide a subsidy to cover the gap between market rent and affordable rent. <p>The ACT Government continues to plan for the release of more Government owned sites for Build-to-Rent with affordable rental homes.</p> <p>Further details about Build-to-Rent developments funded through the Affordable Housing Project Fund and continued engagement with Community Housing Providers are included at Action 19.</p> <p>A framework has also been established to support a reduction in the Lease Variation Charge for social and affordable housing. From 2026, Community Housing Providers and developers with at least 15 per cent social or affordable rental housing in projects of more than 10 dwellings that will be completed by 31 December 2030, may be eligible for a Lease Variation Charge reduction. Up to \$250,000 reduction per dwelling may be available, depending on who owns and manages the development, to a total cap of either \$10 million per development or the total Lease Variation Charge liability.</p>	Progressing

Action 21

Number	Action	Achievements during 2025	Year 7 Status
21	Strengthen legal protections for tenants and occupants by implementing the reforms agreed by National Cabinet in the Better Deal for Renters, including making it easier for people experiencing family violence to leave their tenancies without penalty, phasing in new minimum standards for rental properties, establishing requirements for rental applications and protecting renters' personal information.	<p>The ACT Government has delivered on seven of the nine Better Deal for Renters commitments and partially delivered on the commitment to introduce minimum standards for rental properties through the introduction of minimum energy efficiency standards for ceiling insulation. Reforms delivered through the <i>Housing and Consumer Legislation Amendment Act 2024</i> included:</p> <ul style="list-style-type: none"> • Ensuring that rent cannot be increased at intervals of less than 12 months in any circumstances. • Making it easier for tenants who are victim-survivors of family and domestic violence to end their tenancy early, without penalty, with supporting documentation from an appropriate professional. • Making the previously optional 'break lease fee clause' a mandatory standard tenancy term, as an additional protection for tenants in fixed-term tenancies. 	Progressing

Action 22

Number	Action	Achievements during 2025	Year 7 Status
22	Continue to encourage private landlords to provide affordable rental housing through Community Housing Providers.	<p>Private landlords have been encouraged to provide affordable rental housing through Community Housing Providers through the <i>Affordable Community Housing Land Tax Exemption Scheme</i>:</p> <ul style="list-style-type: none"> • In 2025-26, the ACT Government increased the property cap from 250 to 1,000, significantly expanding capacity to deliver affordable housing. • In 2024-25, the number of participating properties grew by 112 to a total of 258. • A \$500,000 Grant Program was introduced in 2025 to support Community Housing Providers in growing and improving the Scheme. 	Progressing

Action 23

Number	Action	Achievements during 2025	Year 7 Status
23	Continue to deliver tax reform including progressively removing stamp duty for residential property transactions.	<p>The ACT Government has reduced conveyance duty for all owner-occupier transactions below \$1.455 million. The property price thresholds for the Home Buyer Concession Scheme, Pensioner Duty Concession Scheme, the Disability Duty Concession Scheme, off-the-plan and RZ1 unit duty exemptions were increased to \$1.02 million for 2025-26.</p>	Progressing

Action 24

Number	Action	Achievements during 2025	Year 7 Status
24	Improve definitions and review eligibility criteria for cohort groups, including income thresholds and consideration of policies for essential worker housing.	A review of income thresholds for affordable housing delivered as part of the <i>Affordable Community Housing Land Tax Exemption Scheme</i> has commenced, with further research and stakeholder engagement planned in 2026.	Progressing

Action 25

Number	Action	Achievements during 2025	Year 7 Status
25	Continue to implement the Affordable Home Purchase Scheme and other home ownership options, to ensure that eligible buyers have access to the pipeline of affordable housing dwellings.	The Suburban Land Agency continues to manage a pipeline of affordable housing dwellings to be offered as part of the Affordable Home Purchase Scheme. The ACT Government also supported the Intergovernmental Agreement for the Commonwealth Government's <i>Help to Buy Program</i> and it commenced operating on 5 December 2025.	Progressing

Action 26

Number	Action	Achievements during 2025	Year 7 Status
26	Focus on opportunities for quality buildings through developer licencing and engineering registration while considering how to improve the skills and capacity of the local construction sector.	<p>The ACT Government is working to improve the safety, quality and professionalism of the building and construction industry. As part of this commitment:</p> <ul style="list-style-type: none"> The <i>Property Developer Licencing Scheme</i> opened for applications on 1 October 2025, with mandatory licencing commencing on 1 October 2026. The <i>Professional Engineers Registration Scheme</i> commenced on 6 March 2025. There are more than 700 professional engineers registered in the ACT and nearly 300 professional engineers registered in another jurisdiction working in the ACT under Automatic Mutual Recognition. The Government has consulted the community and is exploring options to extend licencing to ensure we have a skilled, qualified and professional workforce that delivers well built homes, supports industry and consumers, recognises experience, and reduces disputes and costly rework. <p>While further work will continue on additional opportunities for quality buildings and skills and capacity, the primary components of this action have been delivered.</p>	Completed

Action 27

Number	Action	Achievements during 2025	Year 7 Status
27	Commence and implement the <i>Human Rights (Housing) Amendment Act 2025</i> from 1 January 2027.	<p>Planning for implementation is progressing across agencies including:</p> <ul style="list-style-type: none"> Justice and Community Safety Directorate has published a Factsheet on the Right to Housing on the ACT Government website that outlines the scope and content of the right to inform practitioners, ACT public servants and community members. The Factsheet will acknowledge that the right commences on 1 January 2027. 	Progressing

Action 28

Number	Action	Achievements during 2025	Year 7 Status
28	<p>Continue to implement housing actions to support a climate ready and diverse community in accordance with the:</p> <p>a) ACT Aboriginal and Torres Strait Islander Agreement (2019-2028)</p> <p>b) ACT Circular Economy Strategy and Action Plan</p> <p>c) ACT Climate Change Strategy</p> <p>d) ACT Disability Strategy</p> <p>e) ACT Infrastructure Plan</p> <p>f) ACT Integrated Energy Plan</p> <p>g) ACT Planning Strategy and District Strategies</p> <p>h) ACT Women's Plan</p> <p>i) Age-Friendly City Plan</p> <p>j) Capital of Equality Strategy</p> <p>k) Suburban Land Agency Housing Strategic Action Plan</p> <p>l) Sustainable Buildings Pathway.</p>	<p>A broad range of work across multiple agencies is continuing to support a climate ready and diverse community. Links to these agreements and progress reporting are as follows:</p> <p>a) ACT Aboriginal and Torres Strait Islander Agreement (2019-2028)</p> <p>b) ACT Circular Economy Strategy and Action Plan</p> <p>c) ACT Climate Change Strategy</p> <p>d) ACT Disability Strategy</p> <p>e) ACT Infrastructure Plan</p> <p>f) ACT Integrated Energy Plan</p> <p>g) ACT Planning Strategy and District Strategies</p> <p>h) ACT Women's Plan</p> <p>i) Age-Friendly City Plan</p> <p>j) Capital of Equality Strategy</p> <p>k) Suburban Land Agency Housing Strategic Action Plan</p> <p>l) Sustainable Buildings Pathway</p>	Progressing

