



## AFFORDABLE HOUSING ACTION PLAN

### FACT SHEET – LAND SUPPLY

#### **Will the Government be releasing more land?**

The ACT Government is releasing more land for affordable housing and streamlining land release processes to enable land to be brought to the market more quickly. This will help all purchasers of new dwellings, but particularly assist moderate income households enter home ownership.

The announcement is one of the major elements of the Government's Affordable Housing Action Plan, launched by the Chief Minister. The reforms build on both the additional land releases announced earlier this year by the Minister for Planning and on the Government's *Land Supply Strategy 2006-07 to 2010-11* released last year by the Chief Minister.

#### **How much additional land will the Government release and how will it be sold?**

Overall, the aim is to better match supply with demand in the medium term. To do this requires a range of initiatives combined with system reforms to ensure we can respond appropriately and in a timely fashion. Specifically, the Government is:

- releasing an additional 1,500 blocks for residential development, and ensuring that there is a spread of locations and sizes to cater for all income levels in the market;
- supplementing the land release program by providing more land to cater for the expansion to community housing and private rental program;
- introducing a program of regular englobo releases, targeting two land sales annually with at least one third of land released through this means; and
- introducing over-the-counter land sales at a range of block sizes and prices, particularly focusing on the release of land priced between \$60,000-\$120,000, thereby allowing home buyers to establish dwellings in the range of \$200,000-\$300,000.

#### **How will the Government ensure the land is affordable?**

To ensure ongoing access to affordable housing, the Government will require that at least 15 per cent of blocks are priced in the \$60,000-\$120,000 price range. It will achieve this by introducing a range of block sizes, rather than by cross-subsidising the affordable blocks through 'inclusionary zoning'.



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### **How will the Government ensure it releases the right amount of land?**

The Government will work closely with industry to more accurately monitor the supply of land available at each point in the pipeline so that it can more promptly respond to changes in demand. Accordingly, more robust mechanisms are being developed to calculate and monitor the developers' and builders' pipelines and distinguish between greenfields and redevelopment sites. We will also adopt a one year builders' and three year developers' pipeline and maintain inventory on the shelf at each stage to improve responsiveness.

The Government will also add an inventory to the pipeline of approved Estate Development Plans accounting for eight to twelve months of current demand.