

11 January 2023

Personal and Indirect Tax, Charities and Housing Division  
Treasury  
Langton Cres  
PARKS ACT 2600

By email: [housing@treasury.gov.au](mailto:housing@treasury.gov.au)

### **Property Council response to consultation on Housing Legislative Package**

The Property Council of Australia welcomes the opportunity to comment on the Housing Legislative Package and looks forward to continued engagement on the Housing Australia Future Fund (HAFF) and the National Housing Supply and Affordability Council.

The Property Council is the peak body for Australia's property industry, which employs 1.4 million Australians and fundamentally shapes our cities. We represent owners, fund managers, superannuation trusts, developers, and investors across all four quadrants of property investments: debt, equity, public and private. Our members span commercial, retail, industrial, residential, health and education property.

The Property Council believes every Australian deserves access to a home. Affordable home ownership, alongside access to an affordable rental market and appropriate social housing, promotes personal and economic freedom. Affordable home ownership is the bedrock of financial security and the largest investment most people will make in their lives. We welcome the Albanese Government's policy decision to establish the HAFF and create a National Housing Supply and Affordability Council (Council) to address our Nation's Housing Crisis.

Our key points in response to the consultation are as follows:

**1. Create the Council as a statutory authority providing independent advice to Government**

We note that the legislation for the Council has sufficiently broad scope for the exercise of its powers to meet the policy objectives and we support the intention to establish the Council on an interim basis until such time as the legislation is passed.

**2. Clarify the research role of Housing Australis and the Council to ensure alignment**

Currently both Housing Australia and the Council will undertake research into housing supply and affordability but there has been no clear articulation of the scope of each agency. We believe that this scope should be defined and both agencies should liaise closely to ensure no duplication.

**3. Ensure housing policy remains within the Treasury portfolio**

We note that the Housing Supply and Affordability Council is to be administered from Treasury and Housing Australia is also to remain within the Treasury portfolio. As we have previously communicated to the Government, we believe it is important for housing policy to be located within the Treasury portfolio rather than the Department of Social Services.

We also support the Government's approach for Housing Australia to continue to operate as a corporate Commonwealth entity governed by an independent board.

**4. Conduct an interim review of the HAFF alongside the review of the Council in 2026**

We note that the Housing Australia Future Fund legislation including fund disbursements will be periodically reviewed with the first review to be completed by 31 December 2028. The Property Council recommends the first review occur at the same time as the review for the Council which is to be undertaken as soon as possible after 1 July 2026.

**5. Ensure the HAFF Payments Special Account is able to make grants in relation to acute housing needs, social housing or affordable housing**

Section 18(1) of the draft Housing Australia Future Fund Bill 2023 provides the avenue for grants to be made to a person or body but only in relation to 'acute housing needs'. It is recommended that this section be expanded in line with section 18(3) to allow grants for social and affordable housing to be accessed by community housing providers and private housing providers.

We would welcome the chance to meet and discuss our views in more detail. Please do not hesitate to coordinate with Shane Martin – National Government Relations Manager at [smartin@propertycouncil.com.au](mailto:smartin@propertycouncil.com.au) or 0420 286 087 to arrange a meeting.

Yours faithfully



Mike Zorbas  
**A/Chief Executive**