

Affordable housing

In 2026–27, the Australian Government will provide funding of \$2.9 billion for state affordable housing services, consisting of \$1.9 billion through the National Agreement on Social Housing and Homelessness and \$1.1 billion through National Partnership payments, as detailed in Table 2.7.

Table 2.7: Payments to support state affordable housing services

\$million	2025-26	2026-27	2027-28	2028-29	2029-30
National Agreement on Social Housing and Homelessness	1,816.6	1,863.9	1,904.9	1,944.9	1,989.6
National Partnership payments					
100,000 Homes for First Home Buyers – Grant component	20.0	326.1	203.4	203.3	76.3
Advancing Prefabricated and Modular Construction Projects	-	15.0	24.3	-	-
HomeBuilder	11.1	-	-	-	-
Housing Australia Future Fund – Remote Indigenous Housing	25.0	100.0	-	-	-
Housing Support Program					
Local Infrastructure Fund	-	250.0	500.0	600.0	650.0
Stream 1 and Community Enabling Infrastructure	206.3	11.6	-	-	-
Improving housing and essential services on Northern Territory homelands	44.0	88.0	28.0	-	-
New Homes Bonus	-	-	-	-	714.2
Northern Territory Remote Housing	152.4	265.6	181.5	189.4	298.7
Social Impact Investments					
People at risk of homelessness	2.3	3.5	-	-	-
Supporting youth into Community Housing	-	5.5	11.5	18.7	20.9
Total National Partnership payments	461.0	1,065.2	948.6	1,011.5	1,760.0
Total	2,277.7	2,929.1	2,853.5	2,956.4	3,749.7

National Agreement on Social Housing and Homelessness

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2025-26	550.9	460.5	362.9	194.5	122.2	38.2	30.8	56.7	1,816.6
2026-27	565.3	472.5	372.3	199.5	125.4	39.2	31.6	58.2	1,863.9
2027-28	577.7	482.9	380.5	203.9	128.1	40.0	32.3	59.5	1,904.9
2028-29	589.8	493.0	388.5	208.2	130.8	40.9	32.9	60.7	1,944.9
2029-30	603.4	504.4	397.4	213.0	133.8	41.8	33.7	62.1	1,989.6
Total	2,887.1	2,413.3	1,901.5	1,019.0	640.3	200.1	161.3	297.3	9,519.9

Through the National Agreement on Social Housing and Homelessness (NASHH), the Australian Government is providing funding to states to help people who are experiencing, or at risk of, homelessness and supports the effective operation of Australia’s social housing and homelessness services sector.

Annual funding under the NASHH is around \$1.9 billion. The Government is contributing over \$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 \$1.1 billion in 2026–27 through National Partnership payments to support state affordable housing services. Further details are provided below.

100,000 Homes for First Home Buyers – Grant component

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2025-26	-	-	-	-	20.0	-	-	-	20.0
2026-27	-	-	120.2	79.2	113.0	13.8	-	-	326.1
2027-28	-	-	90.0	58.7	-	17.2	37.5	-	203.4
2028-29	-	-	105.0	74.5	0.6	11.8	11.5	-	203.3
2029-30	-	-	69.0	-	-	6.3	1.0	-	76.3
Total	-	-	384.2	212.3	133.6	49.1	50.0	-	829.1

The Australian Government will provide funding to states to support the delivery of up to 100,000 new homes reserved for sale to first home buyers. This initiative will fund direct construction of homes by 30 June 2034 as well as providing support for enabling infrastructure.

Advancing Prefabricated and Modular Construction Projects^(a)

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2025-26	-	-	-	-	-	-	-	-	-
2026-27	~	~	~	~	~	~	~	~	15.0
2027-28	~	~	~	~	~	~	~	~	24.3
2028-29	-	-	-	-	-	-	-	-	-
2029-30	-	-	-	-	-	-	-	-	-
Total	~	~	~	~	~	~	~	~	39.3

a) State allocations have not yet been determined.

The Australian Government will provide funding to participating states to deliver more homes through innovative methods of construction. This initiative supports the Government's target of 1.2 million new homes by 2029 under the National Housing Accord.

HomeBuilder^(a)

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2025-26	~	~	~	~	~	~	~	~	11.1
2026-27	-	-	-	-	-	-	-	-	-
2027-28	-	-	-	-	-	-	-	-	-
2028-29	-	-	-	-	-	-	-	-	-
2029-30	-	-	-	-	-	-	-	-	-
Total	~	~	~	~	~	~	~	~	11.1

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. The program provided support for 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
2025-26	-	-	-	-	-	-	-	25.0	25.0
2026-27	-	-	25.0	25.0	25.0	-	-	25.0	100.0
2027-28	-	-	-	-	-	-	-	-	-
2028-29	-	-	-	-	-	-	-	-	-
2029-30	-	-	-	-	-	-	-	-	-
Total	-	-	25.0	25.0	25.0	-	-	50.0	125.0

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

Housing Support Program

The Australian Government is providing additional funding to support housing supply through infrastructure and planning work that enables new housing projects.

Local Infrastructure Fund^(a)

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2025-26	-	-	-	-	-	-	-	-	-
2026-27	~	~	~	~	~	~	~	~	250.0
2027-28	~	~	~	~	~	~	~	~	500.0
2028-29	~	~	~	~	~	~	~	~	600.0
2029-30	~	~	~	~	~	~	~	~	650.0
Total	~	~	~	~	~	~	~	~	2,000.0

a) State allocations have not yet been determined.

The Australian Government is providing \$2.0 billion for the Local Infrastructure Fund under the Housing Support Program, to help local governments and utility providers build the critical 'last mile' infrastructure needed to support new housing developments. The Local Infrastructure Fund will be available in states that commit to further productivity enhancing reform.

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 2026–27*.

Stream 1 and Community Enabling Infrastructure^(a)

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2025-26	46.4	1.6	32.6	91.3	0.8	10.2	-	-	206.3
2026-27	9.9	0.1	-	0.2	..	-	-	1.4	11.6
2027-28	-	-	-	-	-	-	-	-	-
2028-29	-	-	-	-	-	-	-	-	-
2029-30	-	-	-	-	-	-	-	-	-
Total	56.3	1.8	32.6	91.4	0.9	10.2	-	1.4	217.9

a) Totals include funding yet to be allocated.

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
2025-26	-	-	-	-	-	-	-	44.0	44.0
2026-27	-	-	-	-	-	-	-	88.0	88.0
2027-28	-	-	-	-	-	-	-	28.0	28.0
2028-29	-	-	-	-	-	-	-	-	-
2029-30	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	160.0	160.0

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.

New Homes Bonus^(a)

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2025-26	-	-	-	-	-	-	-	-	-
2026-27	-	-	-	-	-	-	-	-	-
2027-28	-	-	-	-	-	-	-	-	-
2028-29	-	-	-	-	-	-	-	-	-
2029-30	~	~	~	~	~	~	~	~	714.2
Total	~	~	~	~	~	~	~	~	714.2

a) State allocations to be finalised at the end of the National Housing Accord period.

The Australian Government will provide incentive payments to states that achieve above their share of the one million new well-located homes target under the National Housing Accord. The estimates in this Budget reflect the \$714.2 million in expected payments based on the latest forecasts of dwelling completions by the end of the National Housing Accord period. The Australian Government remains committed to providing up to \$3.0 billion in incentive payments should more homes be built than currently forecast. Estimates will be revised in future updates, if needed, in line with latest forecasts.

Northern Territory Remote Housing

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2025-26	-	-	-	-	-	-	-	152.4	152.4
2026-27	-	-	-	-	-	-	-	265.6	265.6
2027-28	-	-	-	-	-	-	-	181.5	181.5
2028-29	-	-	-	-	-	-	-	189.4	189.4
2029-30	-	-	-	-	-	-	-	298.7	298.7
Total	-	-	-	-	-	-	-	1,087.6	1,087.6

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
2025-26	2.3	-	-	-	-	-	-	-	2.3
2026-27	2.6	~	~	~	~	~	~	~	3.5
2027-28	-	-	-	-	-	-	-	-	-
2028-29	-	-	-	-	-	-	-	-	-
2029-30	-	-	-	-	-	-	-	-	-
Total	4.9	~	~	~	~	~	~	~	5.7

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.

Supporting youth into Community Housing^(a)

\$million	NSW	VIC	QLD	WA	SA	TAS	ACT	NT	Total
2025-26	-	-	-	-	-	-	-	-	-
2026-27	~	~	~	~	~	~	~	~	5.5
2027-28	~	~	~	~	~	~	~	~	11.5
2028-29	~	~	~	~	~	~	~	~	18.7
2029-30	~	~	~	~	~	~	~	~	20.9
Total	~	~	~	~	~	~	~	~	56.6

a) State allocations have not yet been determined.

The Australian Government will invest \$59.4 million over four years from 2026–27 to provide states with funding to supplement rental income for Community Housing Providers providing social housing for over 4,000 young people aged 16 to 24 who are at risk of, or experiencing, homelessness. Young people at risk of, or experiencing, homelessness face distinct barriers to securing stable and secure community housing, including limited income, additional support needs and lack of rental history. This proposal provides young people with more equitable access to community 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 2026–27*.