



More
Homes
for South
Australians
HOUSING ROADMAP



Government of
South Australia

June 2024



Sellicks Hill, Fleurieu Peninsula
Credit: Kris-Tanya Louca



Acknowledgement of Country

We acknowledge Aboriginal people as the state's first peoples, nations and Traditional Owners of South Australian land and waters. We recognise that their unique cultural heritage, customs, spiritual beliefs, and relationship with the land are of ongoing importance today, and we pay our respects to Elders past, present and emerging leaders of the future.



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Introduction

One of the most significant challenges Australia has, is housing.

Australia is in a national housing undersupply crisis and its impacts are being felt across the state. Amid rising demand, constrained supply and escalating prices, ensuring an appropriate supply of housing to meet current and emerging demand is one of the greatest challenges facing governments across the country.

Strengthening our plan

The South Australian Government is taking significant action to deliver more housing faster. While a lot has been done since releasing the plan for A Better Housing Future in early 2023, there is more to do.

The Malinauskas Labor Government is accelerating initiatives and developing innovative solutions to get more South Australians into their own home and to support low-income and vulnerable South Australians access to housing that meets their household's needs.

A clear plan of action has been formed and a commitment of \$843.6 million in the 2024–25 State Budget for housing initiatives plus an unprecedented \$1.2 billion for water and wastewater infrastructure for housing developments over the next four years.

This is in addition to the commitments made in the plan for A Better Housing Future, bringing the Malinauskas Government's total investment to date, to over \$2.6 billion.

This government is boosting the release of land for residential development, expediting the planning process, directly delivering new housing, tackling infrastructure challenges currently

limiting development, and bolstering skills in the construction and planning systems.

Solving the crisis through collaboration

The South Australian Government is not doing this alone. It has been developing and strengthening partnerships with local government, the development sector, the not-for-profit community housing sector, the investment and finance sectors.

Together, efforts are intensifying to develop new and innovative solutions to address the housing undersupply.

South Australia is a state of innovation and is nation leading as the only state that enables the private sector to undertake land rezoning. With this unique advantage comes a responsibility to release the land in a timely fashion and for the private sector to play its part in solving the housing challenge.

Collaboration will deliver real solutions to the housing crisis, including on alternative financing models and incentives designed to attract institutional investment to assist with the delivery of more build-to-rent, and affordable rental and purchase options.

Only through cooperation and deliberate action from everyone, can an ongoing supply of housing that meets the needs of our community be ensured.

A photograph of a modern, two-story brick building with large windows and a person walking in the foreground. The building has a mix of red and dark grey bricks. The person is wearing a dark jacket and light-colored pants. The scene is set outdoors with a green lawn and a black metal fence in the foreground.

The housing challenge

The housing crisis has been fundamentally driven by a sudden and sustained spike in housing demand outstripping the ability of a housing supply system to respond. This housing demand challenge has been driven by a range of factors, including South Australia's dynamic economic growth; the return home of South Australians during the COVID-19 pandemic; the strong rebound of inward overseas migration following the pandemic; and significant demographic changes with smaller households becoming more common as older people live independently longer, and the significant growth of single person households.

On the housing supply side there has been a shortage of serviced and well-located land for urban development, rising interest rates, skills shortages in construction and planning sectors, increases in construction insolvencies driven by poorly implemented housing stimulus measures by the Morrison Government, and the escalating costs of building materials.

There is also a concern that the supply of housing available for long-term occupation is constrained by usage for short-term rental accommodation, or by properties left vacant or underutilised.

Added to these supply and demand pressures, interest rates have risen for the first time in a generation, putting added pressure on household budgets for South Australians with a home mortgage.

These issues are multidimensional and complex and require concerted and comprehensive responses from government and all elements of the housing and finance system.

Trends and forecasts suggest that demand for housing and underlying supply conditions will remain challenging into the future as the state's high population growth forecast is realised as a result of the increasing investor confidence in the state, the sustained reversal of the 'brain drain', and the job growth associated with significant projects including AUKUS and the State Prosperity Project.

This underlines the need for the South Australian Government to continue to plan, reform and invest in the housing system.



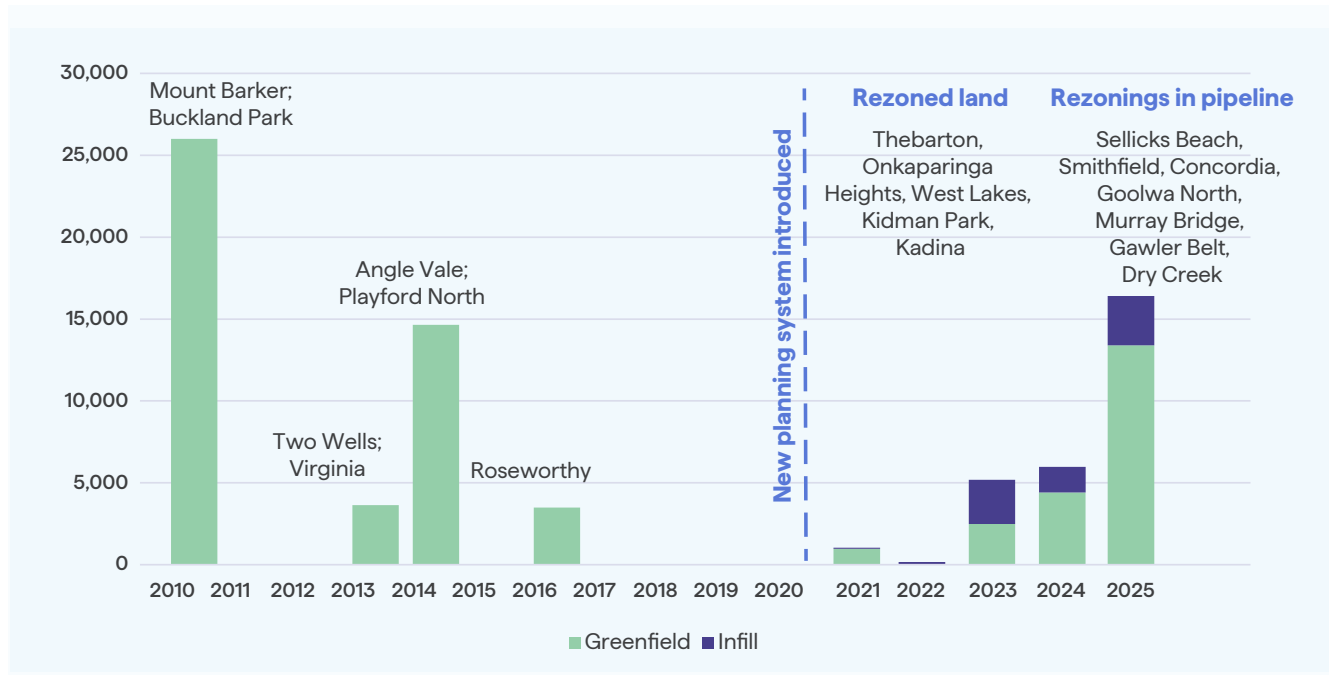
Lack of housing stock

The shortage of housing stock has reached critical levels. While an average of 10,000 homes a year for the past decade have been built, around 20 per cent of these are replacements for demolished homes, and the need is far greater.

The state's housing undersupply issue has not occurred overnight. Analysis by Tony Richards former Head of Economic Research at the Reserve Bank of Australia published in the Australian

Financial Review in May 2023 shows that over the 20 years from 2001 to 2021 the growth of housing stock in South Australia significantly declined. He estimates there was a 102,321 shortfall in the number of dwellings built in South Australia over this period, when compared to building rates in the previous 20 years from 1981–2001.

Major land rezonings, 2010 to 2025



Source: Planning and Land Use Services, Department for Housing and Urban Development.

Lack of serviced residential land

The availability of land for residential development is critical to addressing the housing shortage. With constraints on brownfield developments, and the need for diversity of land, identification of and rezoning of land for greenfield development is required to ensure there is a 15-year rolling supply of serviceable residential land. Currently, there is insufficient serviced land ready for new housing developments. Between 2018 and 2022, under the previous government, only 185 hectares of land was released for development at Evanston Gardens, Aldinga and Oakden.

To address this, there is a need to enable the release and supply of more serviced land in greenfield areas through well-planned estates and within established urban areas. The Malinauskas Labor

Government recognises this and has accelerated code amendments (rezonings) to support new land releases.

With its plan for A Better Housing Future, the South Australian Government has released an unprecedented number of new allotments. To date, the government has completed rezoning of close to 450 hectares which has the potential to create around 6,060 new homes across South Australia. A further 32 more code amendments have been initiated, covering just over 4,000 hectares with the potential to create more than 23,000 homes.

In total, through land released under A Better Housing Future Plan, and the current known pipeline of residential rezonings, there is a potential to create around 40,000 homes through land release.

Currently, new land releases face lengthy wait times before producing houses ready for occupancy. The timeline from land rezoning to a move-in ready home can currently take over six years (an average of between 54 to 75 months) including the code amendment process, land division application, engineering approvals, civil and landscape works, and dwelling construction.

Rezoning of land is an important first step, but without essential infrastructure, houses cannot be built. Understanding the critical interaction between land release and infrastructure provision, this government established the Housing Infrastructure Planning and Development Unit (HIPDU).

The work of HIPDU has highlighted a significant lack in adequate investment by previous governments in essential water and wastewater infrastructure. This means that serious investment is now required to ensure proposed developments across Greater Adelaide are supported by water and sewer services.

Housing affordability and population growth

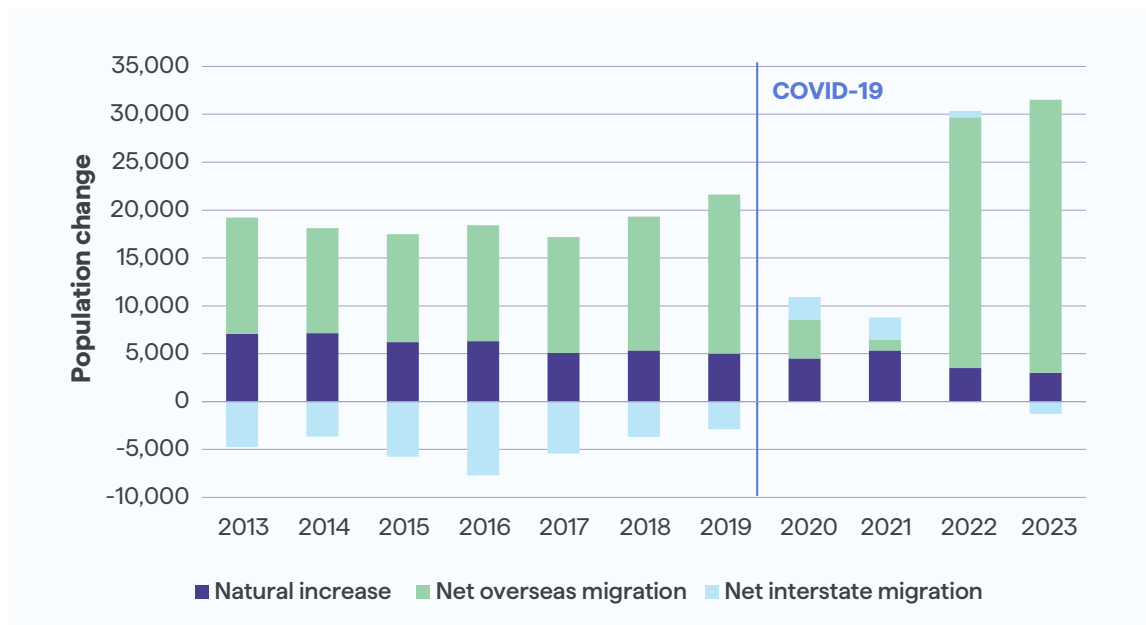
As the growth in the supply of new dwellings has not kept up with the demand, housing affordability has continued to worsen for South Australians. During the COVID-19 pandemic years, significant financial incentives and very low interest rates contributed to strong demand and increased competition for housing, which ultimately led to increased housing prices in both the metropolitan area and regional towns.

While interest rates have risen in recent years, strong post COVID-19 pandemic population growth has contributed to continued demand and price increases. In the year to December 2023, South Australia’s estimated resident population increased by 30,222 or 1.6 per cent.

Cheaper to rent a house in Melbourne and Hobart than Adelaide

realestate.com.au | 9 January, 2024

Annual population growth by component, South Australia, 2013 to 2023



Source: Australian Bureau of Statistics, 'National, state and territory population' (13/06/2024)

Since March 2020, the median detached house price in South Australia has increased by 57 per cent to \$675,000. In just one year (March quarter 2023 to March quarter 2024) advertised rental prices for houses increased by 14 per cent and prices for units by 7.6 per cent. The median weekly rent is now \$530 for houses and \$409 for flats/units. Residential rental vacancy rates in Adelaide continue to be very low, at 0.6 per cent in May, equal lowest of all capital cities, with Perth.

Increases in house prices and mortgage servicing costs continue to exceed increases in household income and, as a result, long-term

housing affordability in South Australia continues to deteriorate for both mortgagees and private market renters.

Adelaide now has 14th least affordable housing market in the world

Adelaide Now | March 20, 2023

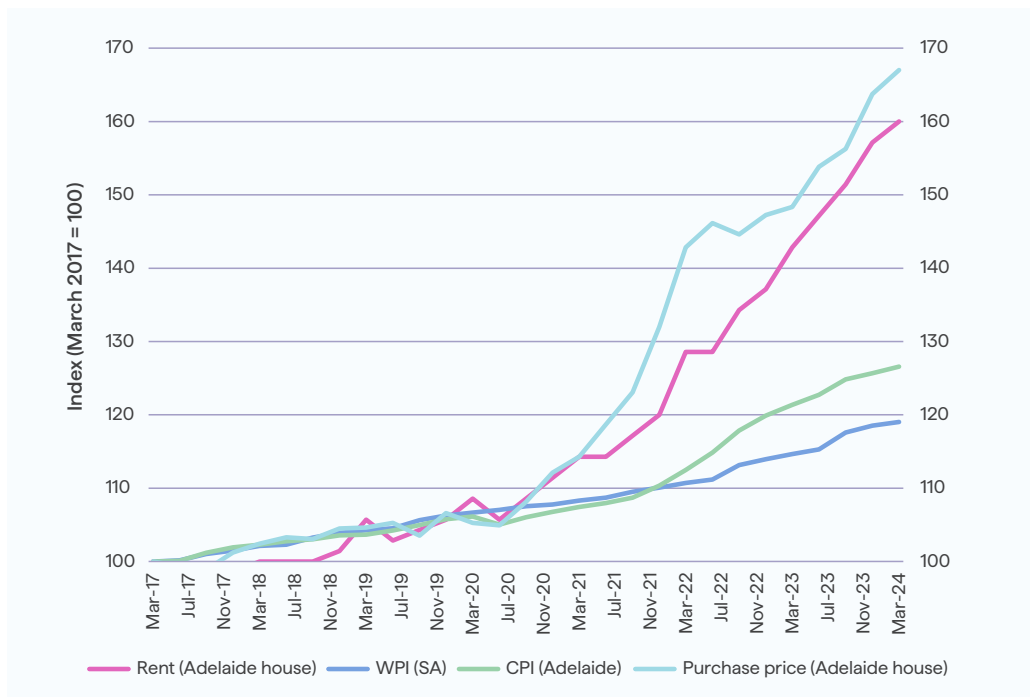
Monthly mortgage repayments on an average new loan compared to average weekly full-time earnings, South Australia, June 2004 to March 2024, nominal \$



Source: Australian Bureau of Statistics, 'Lending Indicators' (06/062024); Australian Bureau of Statistics, 'Average Weekly Earnings' (22/02/2024); Reserve Bank of Australia, 'F5 Indicator Lending Rates' (07/06/2024)

NOTE: Monthly mortgage repayments are calculated based on the average new loan size for owner-occupiers purchasing an existing dwelling in South Australia, and the average discounted variable rate for owner-occupiers, for a 30-year loan.

Median rent and purchase price for Adelaide houses compared to the Adelaide consumer price index (CPI) and South Australian wage price index (WPI), March 2017 to March 2024 quarter



Source: Office of the Valuer-General, 'Median house sales by quarter' (31/05/2024) South Australian Housing Authority, 'Number of bonds lodged and median rental by quarter' (03/06/2024) Australian Bureau of Statistics, 'Consumer Price Index, Australia' (24/04/2024) Australian Bureau of Statistics, 'Wage Price Index, Australia' (15/05/2024)



Skills shortage in planning and construction

The availability of skilled and unskilled labour and the cost of building materials are significant factors affecting the ultimate cost of new houses and how long they take to build.

The construction industry is South Australia's third largest employing industry, supporting an estimated 77,700 jobs and representing 8.2 per cent of total employment in South Australia. Employment in the sector is projected to grow by 6,800 new entrants between 2024–25 and 2027–28, and 16,700 between 2024–25 and 2032–33.

Recent analysis by the Department for Industry, Innovation and Science shows there will be significant demand across key priority construction

and infrastructure projects in South Australia over the next decade for roles such as carpenters, structural steel fixers, plasterers, construction managers, labourers, electricians, and fabrication tradespersons. Feedback from industry also indicates continued demand or skill shortages for concreters and bricklayers. The department estimates that there will be a significant shortage of critical roles over the next five years due to labour requirements for key economic initiatives such as AUKUS and the State Prosperity Project.

In addition, there has been significant demand for planning and related built environment professions which has negatively impacted planning and development timeframes.


A Better Housing Future Plan

Much has been done since the South Australian Government released the plan for A Better Housing Future in February 2023, but much more still needs to be done. This is why the South Australian Government has created a new housing super portfolio and has accelerated action to address the problem holistically, across all elements of housing supply, from planning and land supply, infrastructure, to housing construction.

It is continuing to build on the plan for A Better Housing Future including facilitating more land releases, shortening planning processes, investing in essential infrastructure and social and affordable homes, addressing impediments for housing construction, supporting buyers and renters, and ensuring effective and coordinated planning for future urban growth.



Reforms to provide efficiency and certainty



Synchronisation of land release and infrastructure



Government led housing initiatives



Housing for all South Australians



Future planning



Better solutions

New housing portfolio

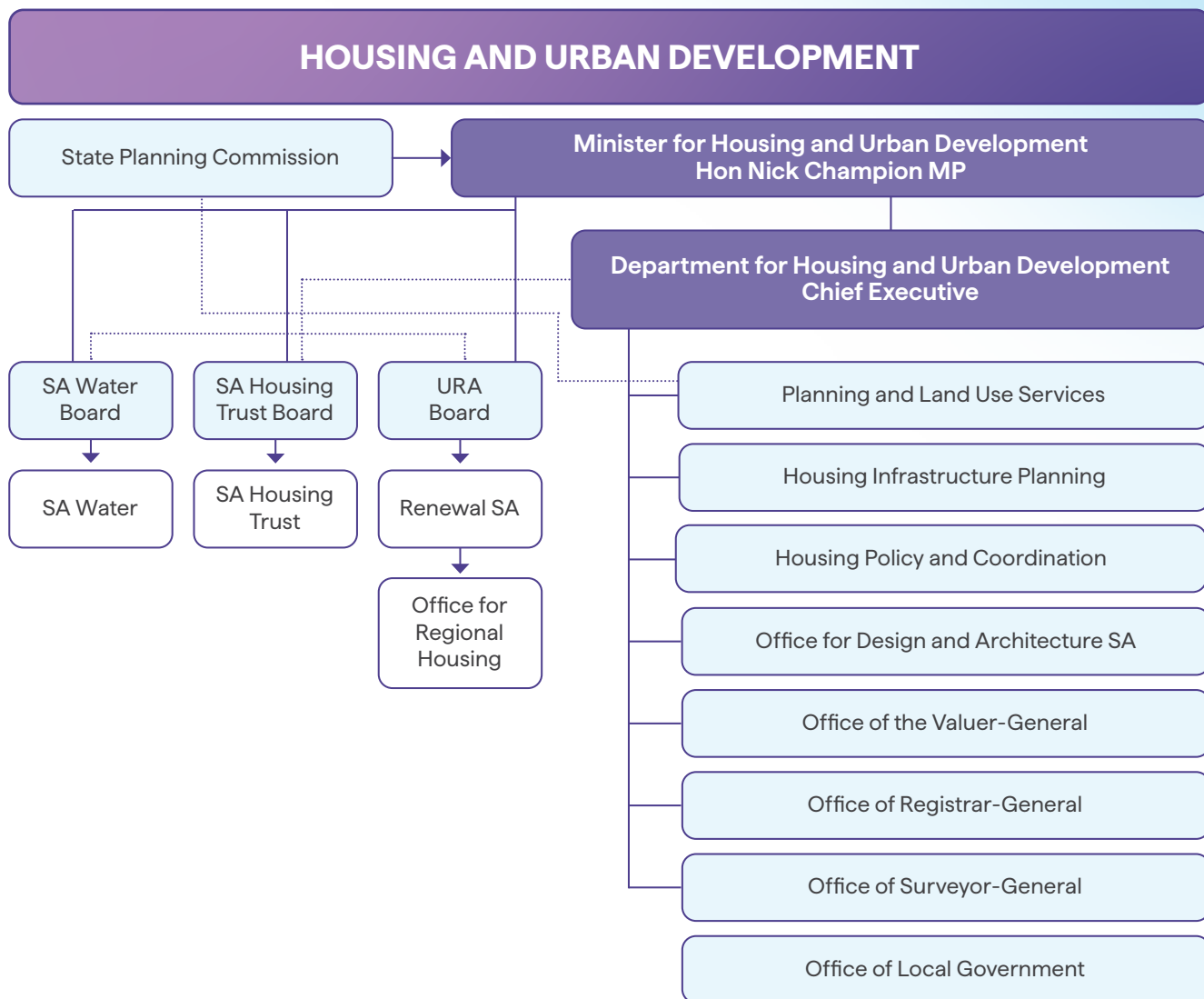
The Malinauskas Labor Government has made delivering real solutions to the housing crisis a key priority. That is why it has established the Department for Housing and Urban Development.

Minister Champion has taken on an expanded role in charge of the new housing super portfolio that will cover all aspects of housing, housing infrastructure, urban development and planning, including the ministerial responsibilities related to the oversight of SA Water. The coordination of these critical and connected portfolio areas under one minister will ensure a holistic approach that focuses on the timely delivery of good decisions that allow additional homes to be constructed as quickly as possible.

The Department for Housing and Urban Development's primary role will be to coordinate and accelerate housing for South Australians.

The department will work across-government and with industry to drive a concentrated and coordinated effort to accelerate planning and development pathways, investment in essential infrastructure such as water and wastewater, completion of government funded or led housing developments, and removing impediments to private sector construction.

The department will also have a specific focus on policy to assist industry with the viable delivery of affordable housing.





More residential land supply

The South Australian Government is boosting residential land supply, paving the way for close to **40,000 new residential homes** across the state as part of the A Better Housing Future plan and the current pipeline of residential rezonings (code amendments).

A Better Housing Future Plan and the code amendment process are centred around supporting sustainable growth with appropriate infrastructure in place.

Land releases under A Better Housing Future Plan include:

- 2,000 homes at Onkaparinga Heights – rezoned
- 10,000 homes at Concordia – under rezoning process
- 1,700 homes at Sellicks Beach – under rezoning process
- 10,000 homes at Dry Creek – Government led rezoning process to begin pending agreement with landowner.

Potential locations of housing allotments currently in the pipeline of residential code amendments under development, initiation, consideration or adoption include:

Greater Adelaide

Albert Park	Kilkenny
Aldinga	Lockleys
Brompton	Middleton
Elizabeth South	Mount Compass
Forestville	Murray Bridge
Freeling	Normanville
Freeling West	Norwood
Gawler Belt	O’Sullivan Beach
Glengowrie	Smithfield
Glenside	Strathalbyn
Golden Grove	Thebarton
Goolwa	Unley
Goolwa North	Virginia
Hillier Park	West Lakes
Highbury	Woodcroft
Kidman Park	



Regional South Australia

Beachport

Fisherman Bay

Glencoe

Hindmarsh Island

Kadina

Millicent

Penola

Renmark

Stanley Flat

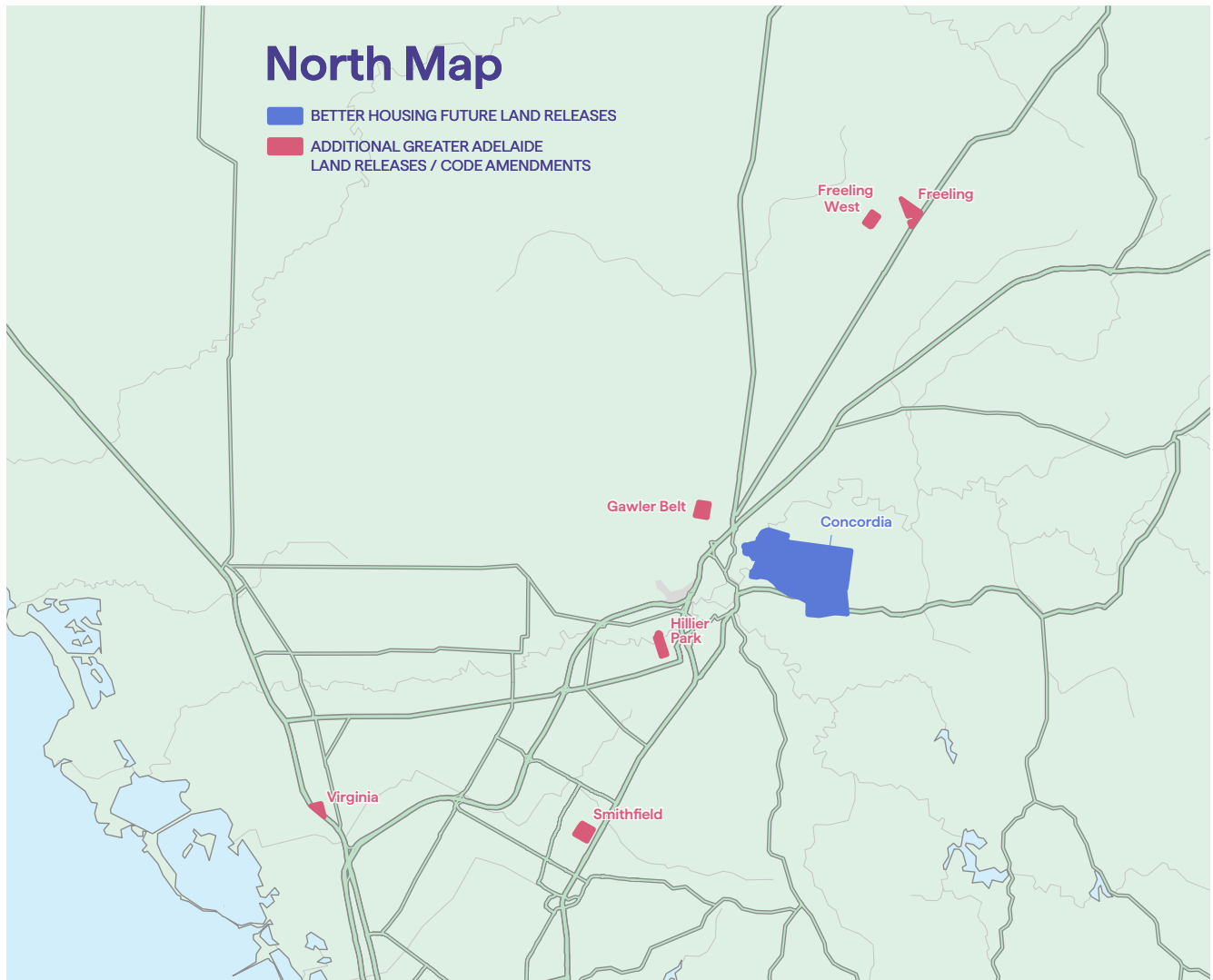
Walleroo

Watervale

While the necessary first step has been taken to bring on more land for residential development, there are many more steps that need to occur before houses can be built. Close cooperation with local government, community housing sector and private sector is required to ensure the timely release of land, including vacant development land in private hands.

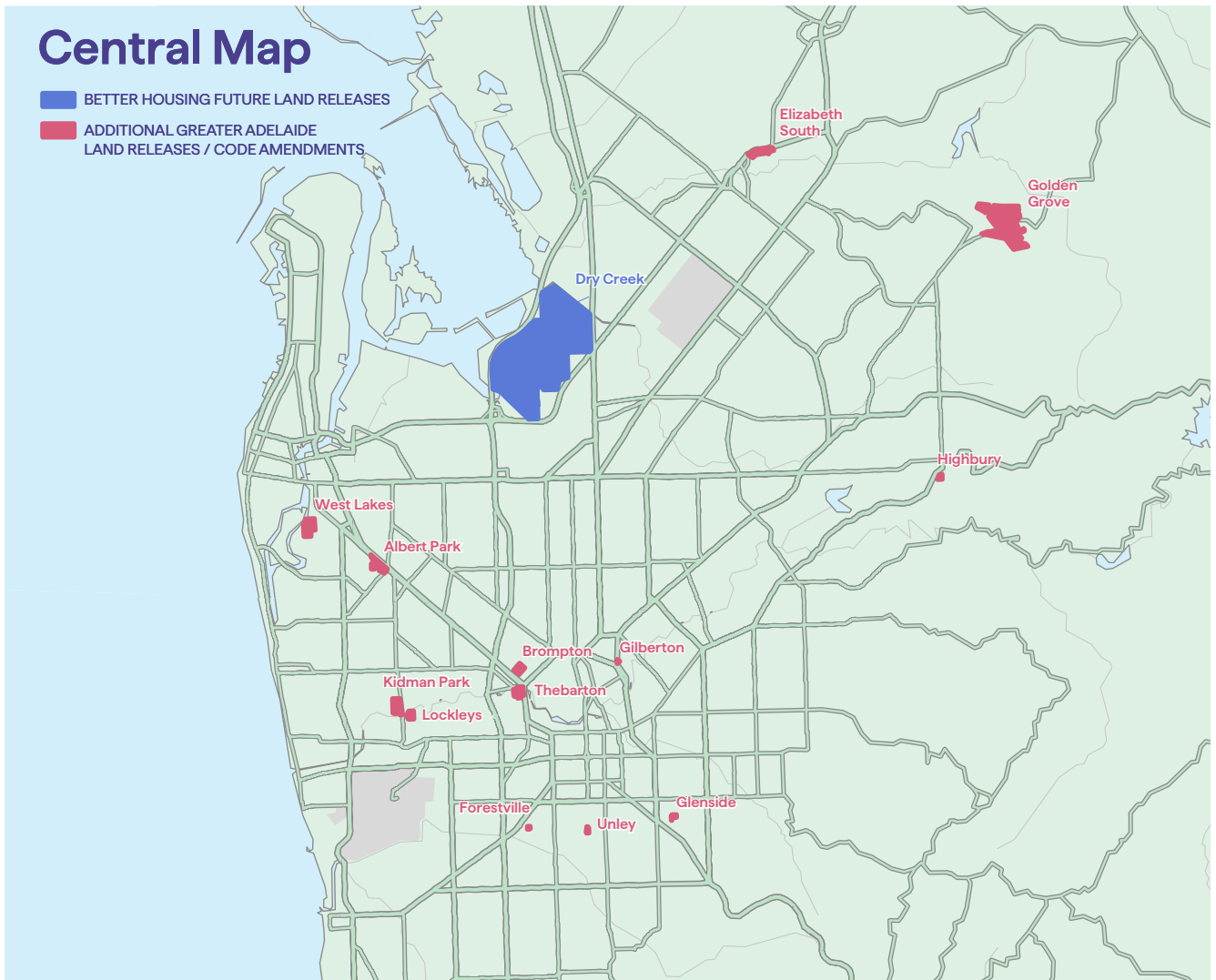
The additional supply is expected to provide **homes for more than 90,000 people.**

Government land releases and pipeline of Code Amendments – North



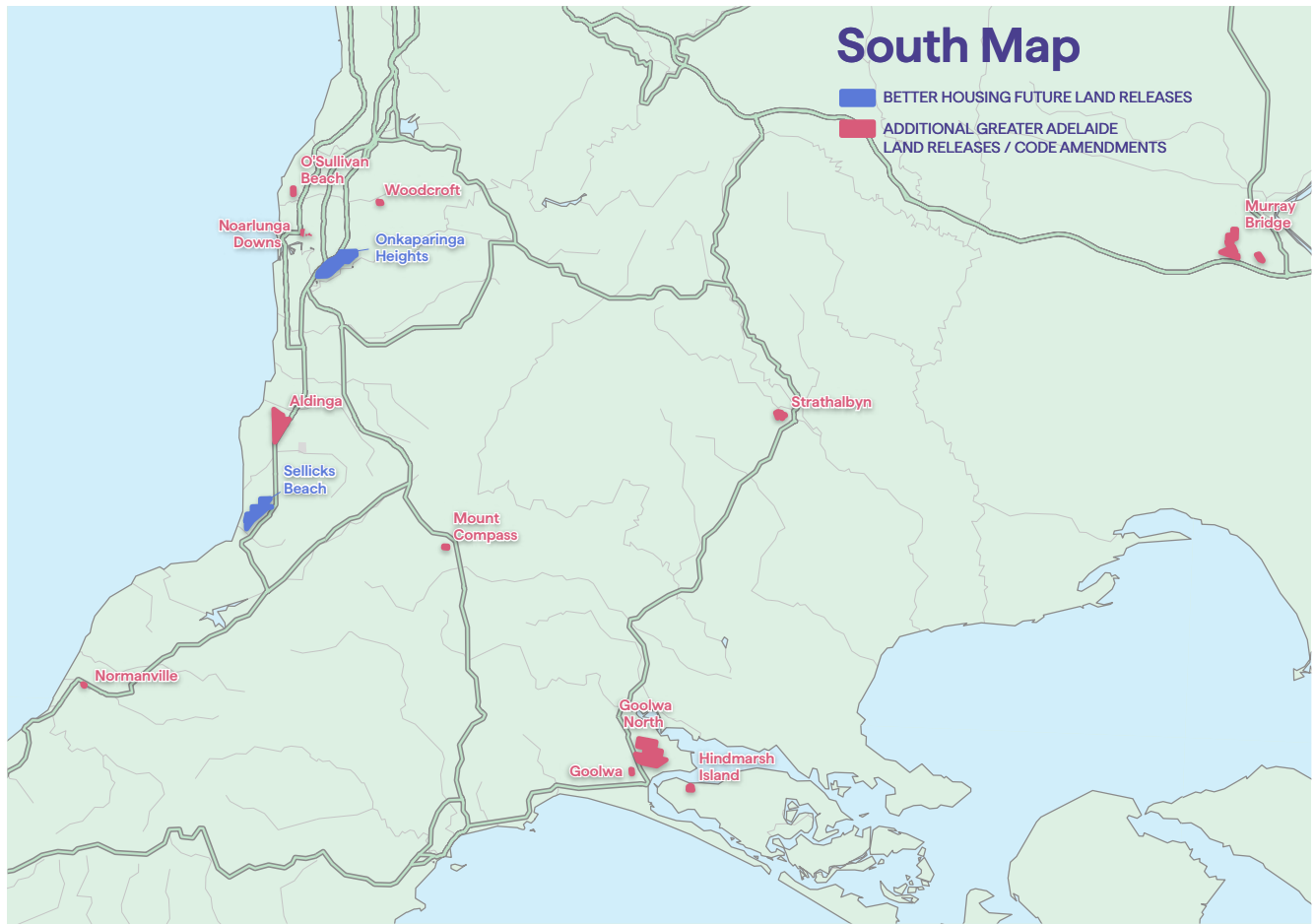
Source: Planning and Land Use Services

Government land releases and pipeline of Code Amendments – Central



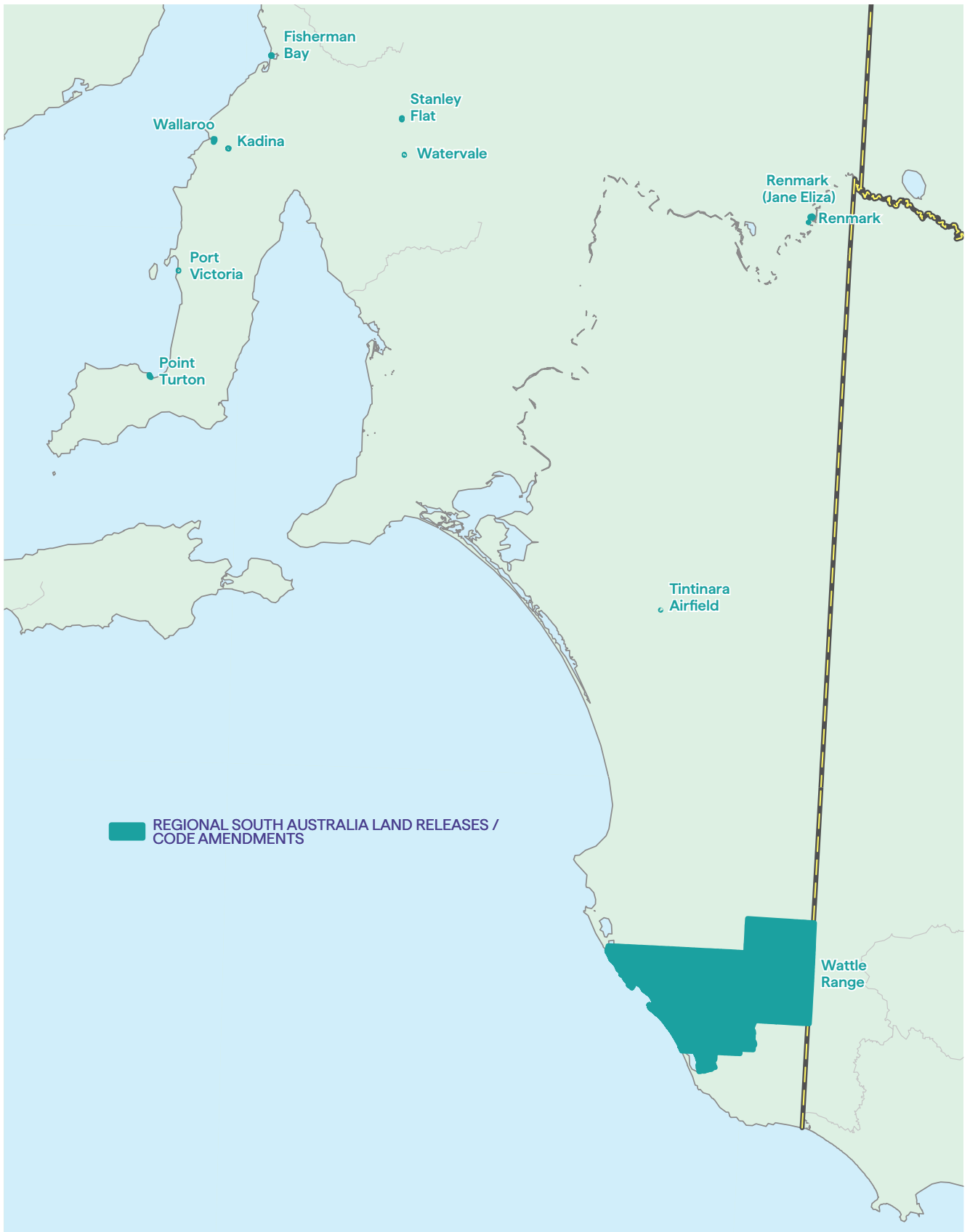
Source: Planning and Land Use Services

Government land releases and pipeline of Code Amendments – South



Source: Planning and Land Use Services

Government land releases and pipeline of Code Amendments – Regional



Source: Planning and Land Use Services

Delivering homes faster with new reforms

The South Australian Government's concerted efforts to address the housing crisis have been recognised, with South Australia's residential building conditions ranked the best in the nation in Housing Industry Australia's most recent Housing Scorecard.

It ranks each of the eight states and territories based on the performance of 13 key residential building indicators against their decade average, covering detached and multi-unit building activity, renovations, housing finance and rates of overseas and interstate migration.

South Australia ranks number one in the detached housing market indicators and the renovation sector, helping propel South Australia to top spot for the second straight scorecard, having also been ranked first in the nation in July 2023.

South Australia's planning system also ranks first in the nation, according to a recent report by the Business Council of Australia (BCA). South Australia's planning system was highly praised for its speed and efficiency.

South Australia top-rate for competitive business taxes and planning

indaily.com.au | 11 September, 2023

In 2021, South Australia underwent the largest modernisation of its planning system in 20 years, introducing the Planning and Design Code and Australia's first fully digital, 24/7 planning system, PlanSA.

The Planning and Design Code is the cornerstone of the state's planning system, replacing all 72 council development plans with one Code. This consistency in land use planning was found to represent best practice in Australia.

The system can adapt to future challenges and is subject to continuous improvement, greatly improving the planning landscape in South Australia.

It has also enabled the South Australian Government to take action to help alleviate the pressures of housing availability and affordability, with fast-tracked approvals for simple applications such as new houses being exempt in greenfield areas (where criteria met) and 'deemed-to-satisfy' applications where approvals are taking less than two days.

Other mechanisms such as the new Building Envelope Plan mechanism supports the fast-tracking of housing, as well as exemptions for people needing accommodation following national disasters, such as flood and bushfire.

South Australia is also the only state that allows the private sector to undertake code amendments. Now it is incumbent on the private sector to bring this land to market.

Combined with the BCA report rating South Australia as having the most competitive business tax, based on taxes for employing workers, charges for owning or acquiring property and the retail trading environment, the state was found to have 'the most conducive environment for encouraging business growth' in the nation.

Regional planning portal

South Australia is considered to have the best ePlanning platform in the country. This innovation has now been extended to include another Australian first – a fully digitised Planning Portal. The portal was launched in March 2024 with the draft Kangaroo Island Regional Plan.

The State Planning Commission, supported by Planning and Land Use Services, is currently preparing six new country regional plans and the Greater Adelaide Regional Plan (GARP). These regional plans spatially map the South Australian Government’s long-term vision for growth across the state’s planning regions.

Regional plans play a significant role in identifying land and long-term infrastructure needs to support sustainable growth within the regions. It will highlight how these important changes can be accommodated over a 15 to 30-year period.

This gives all South Australians unprecedented access to the Government’s long-term vision for sustainable growth across the state and plays a critical role in identifying appropriate land for future housing, employment, commercial uses, and the necessary supporting infrastructure.

Land supply dashboard

The recently launched Land Supply Dashboard is an important tool to help keep developers, councils, state agencies and all South Australians up to date on land supply and development activity in the state. The dashboard makes urban land supply and development activity data more timely, accessible,

transparent and interactive through an online platform. The interactive tool also displays current information on the location of infrastructure such as water, sewer, and electricity.

plus.geodata.sa.gov.au/landsupply/index.html



What are we doing to make the system faster?

Faster code amendment process

A template code amendment process will reduce rezoning timeframes from 15 months to 6-9 months, where infrastructure agreements are not required.

Combined code amendment and outline consent

Linking together the code amendment process with an outline consent for site specific rezonings that facilitate a development outcome, reducing the amount of time to receive development approval.

Outline consent – A new assessment tool

A new planning consent has been introduced enabling an applicant to obtain an early 'outline' approval before committing substantial resources to the project.

Transparent tracking of code amendments

A new code amendment dashboard will allow proponents to lodge and track the progress of code amendments.

Faster land division assessment

Expanding the role of private planning and surveying accredited professionals to assess and grant land division consent for the creation of up to 20 allotments, where infrastructure standards are met. Councils will retain the ability to check that standards have been met through their role in issuing development approval.

Consistent engineering standards for local infrastructure

Currently, standards for infrastructure such as local roads, stormwater management and drainage, street lighting, gutters and footpaths vary across each metropolitan council. Standard requirements for local infrastructure will be developed and applied across greenfield areas in the first instance, addressing a key factor contributing to delays in approving residential land divisions.

State Government Land Division Assessment Panel

A new State Government Land Division Assessment Panel will be established to assess land division applications against the standardised engineering standards for local infrastructure, where councils and Accredited Professionals do not achieve statutory timeframes.

AI decision making for faster and accurate approvals

The ePlanning system will be updated to enable immediate, automated development approvals for simple 'accepted' and 'deemed to satisfy' applications where prescriptive criteria is met.

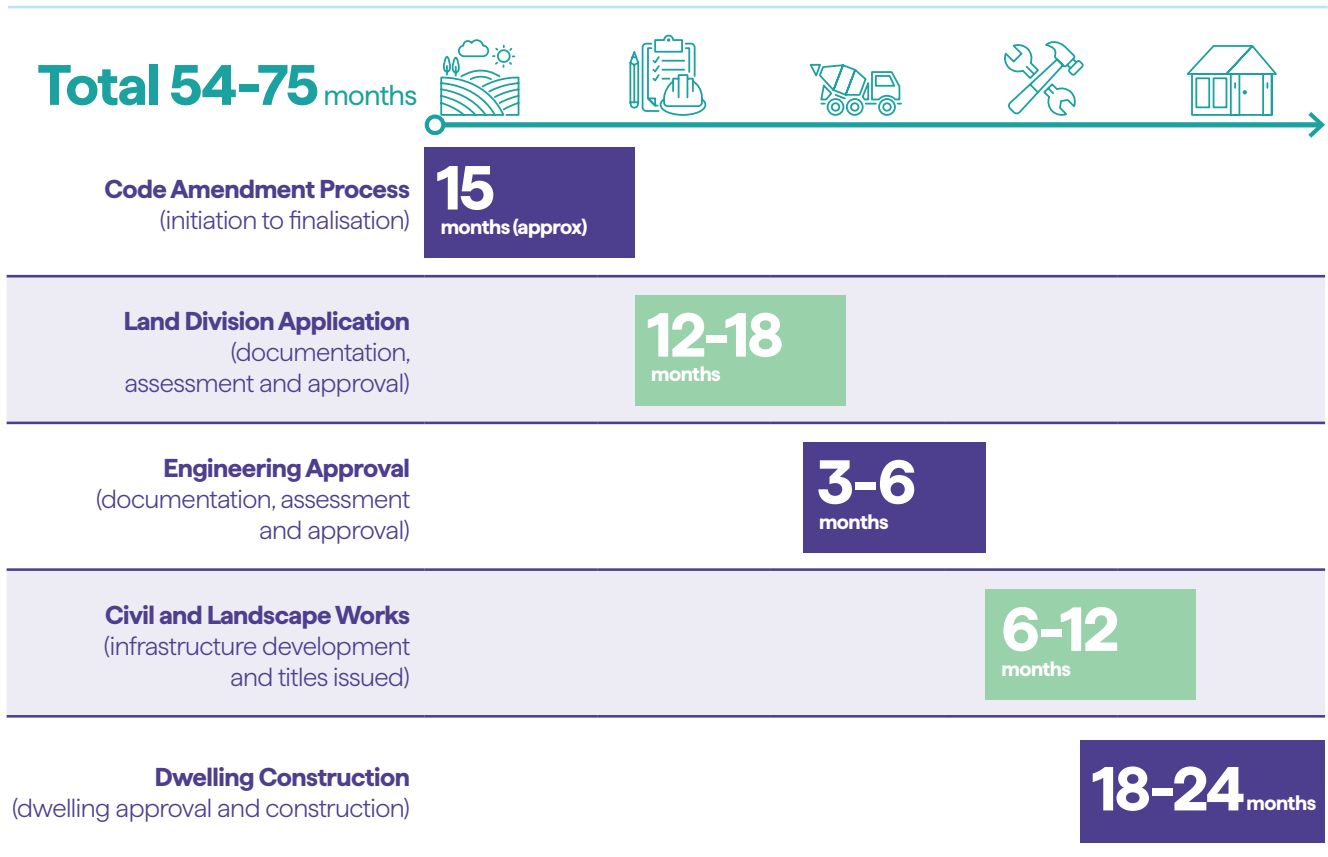
Combining Local Government assessment panels and planning departments

Encourage metropolitan councils to form regional assessment panels and consolidating planning departments across local government boundaries to provide for more consistent planning decisions, and more efficient use of scarce planning resources. Should this not occur, the Minister will consider establishing regional assessment panels under the authority granted in the *Planning Development and Infrastructure Act 2016*.

Real Property Act reforms

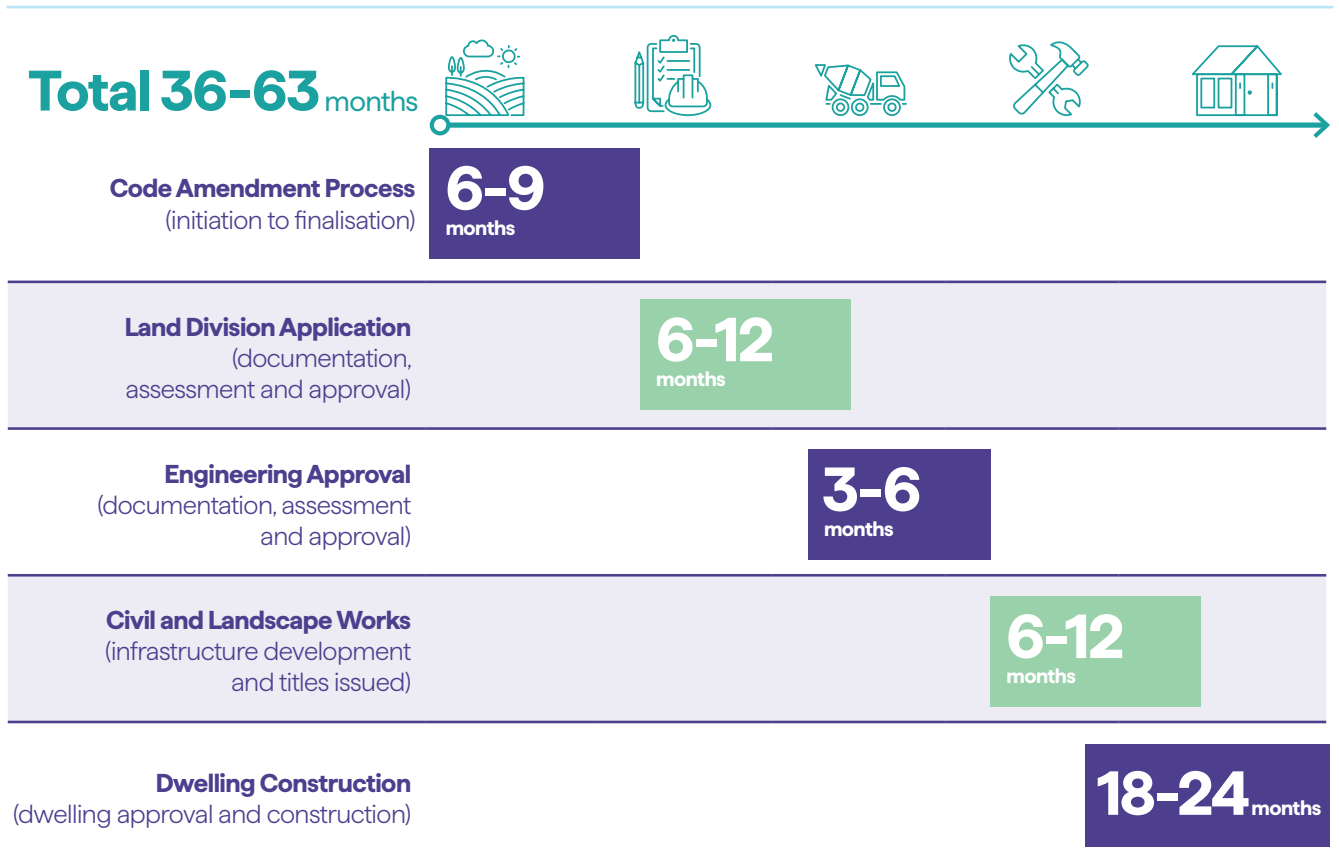
The South Australian Government is progressing legislative reform to the *Real Property Act 1886* to enable electronic lodgement of division dealings which will shave up to three months from the current process. It has also provided funding to the SA Law Reform Institute to investigate and make recommendations for further reform to the *Real Property Act* to achieve greater efficiencies.

Current timeframes



NOTE: Timeframes are dependent on proponents, relevant authorities, referrals and specific site circumstances.
Source – Planning and Land Use Services, Department for Housing and Urban Development

New reforms. New timeframes



NOTE: Timeframes are dependent on proponents, relevant authorities, referrals and specific site circumstances.
 Source – Planning and Land Use Services, Department for Housing and Urban Development

Our changes will streamline approval processes with the revised process taking 36-63 months compared to the current 54-75 months – up to 18 months faster.

Increasing skills

Thousands more building and construction apprentices key to housing crisis

Building and infrastructure courses will be prioritised with more than 30,000 new training places planned over the next five years – an increase of 1,000 extra training places per year compared with current levels.

This comes as the Malinauskas Labor Government delivers crucial investment where it's needed in the building and construction industry with almost \$38 million – an increase of almost 10 per cent compared to last year – to support more than 7,800 apprentices.

It is part of the Construction Industry Training Board's (CITB) Annual Training Plan which will include:

- Increasing funding of short course training programs by 11 per cent to \$6.4 million.
- The Career Driven initiative, providing doorways2construction students with access to up to five instructor-led, accredited driving lessons.
- New doorways2construction and SA Housing Trust Program at Mount Gambier.
- Work equipment vouchers to help apprentices get trade ready with essential workwear, personal protective equipment and tools.
- Increasing the number of industry immersion programs in schools across South Australia by 32 per cent.
- Increasing the number of supported mature age apprentices from 250 to 300.



Record level of investment in skills and training

The 2024-25 State Budget included a record investment in skills funding for South Australians with the building and construction sector a key component of the state's economic future.

This includes an additional investment of \$692.6 million over five years in the vocational education and training sector to lift the total investment, as part of the National Skills Agreement (NSA), to \$2.3 billion in partnership with the Commonwealth.

Since 2022, more than \$40 million has been invested in vocational courses aligned to

Construction and Infrastructure with more than 5,000 people supported to start training.

This investment and activity are in addition to the investment and training delivery provided by TAFE SA which has so far invested over \$75 million in building and construction courses since 2022, with over 13,000 individuals commencing in the industry.

Almost 2,000 of these have been fee-free training places, saving students thousands in course fees.

Skills grants to support the construction industry

Over \$3 million was invested in 2023-24 through skills grants that target skills in the construction industry including:

- Women in Civil – supporting women to undertake an introduction to concreting skillset and enter civil construction roles.
- Brick and Block Careers received funding to increase the number of bricklaying apprentices, including female apprentices.
- The Adelaide Training and Employment Centre received funding to build a Carpentry Centre of Excellence at its Lonsdale campus.

- PEER received funding to purchase a mobile electrical training unit to train electrical apprentices and learners in regional areas.
- TAFE SA received funding to develop a Certificate III in Concreting to train a new generation of concreters in South Australia.

In addition, the South Australian Government has funded Master Builders SA with \$1.2 million to deliver and expand its Born to Build program, aimed at increasing awareness and supporting training and employment opportunities for young people in building and construction.

A Construction Workforce Plan

The plan will set out the South Australian Government's investment and actions to address construction skills and workforce shortages through the following initiatives:

- The establishment of five new technical colleges across the state, three of which will include industry training programs that will support the building and construction industry (Tonsley Technical College, Port Augusta Technical College and Modbury Heights Technical College). Master Builders Association has been announced as an employer partner for the Tonsley Technical College.
- Increased investment in education and training in construction-related qualifications, through fee-free TAFE and government funded vocational education and training places under the new National Skills Agreement.

- Tailored responses to identified skill shortages such as increasing womens' participation in the construction sector and innovative approaches to training in areas like brick and block laying, concreting and electrical.

The government also plays a direct role in expanding South Australian construction and related trades workforce through participation in apprenticeship and traineeship programs. SA Water currently employs 39 apprentices and nine trainees, while South Australian Housing Trust supports the employment of 250 apprentices and 21 trainees. Renewal SA's Works Program partners with registered training organisations to provide training, work experience, engagement and employment through its projects.

Tackling Skill Shortages in Planning and Surveying

To address the housing shortage, increasing pathways into the planning profession is crucial. One significant step in this direction is the introduction of the new TAFE Diploma of Local Government (Planning), which commenced in 2023. Designed to bridge the skills gap, it aims to fill entry-level planning vacancies. The government also launched a nation leading Para Planner Cadet Program in January 2024, in collaboration with TAFE SA and industry partners. This 2.5-year course allows cadets to gain valuable work experience while pursuing a Diploma in Local Government (Planning). The program offers fully paid cadetships, enabling

participants to kick-start their planning careers while providing technical support to qualified planners.

A new Bachelor of Surveying at Flinders University, starting in 2024, is another critical development. This initiative, facilitated by the Built Environment Education Taskforce, aims to build study pathways and support industry growth. Flinders University, in partnership with the Department for Housing and Urban Development and Planning Institute of Australia (SA), will also launch a new Bachelor of Planning degree in 2025.



Housing infrastructure

There is clear complexity in the building ecosystem, with delivery responsibilities spread across government, essential service providers and the private sector. To deliver more housing, South Australia needs a better way of doing things, which includes infrastructure providers working together.

To ensure a coordinated and connected approach to planning and decisions on urban development, the government's initiated work on the Greater Adelaide Regional Plan (GARP) will set a long-term planning vision.

In addition, the South Australian Government has established the Housing Infrastructure and Planning Development Unit (HIPDU) within the Department for Housing and Urban Development. The work of HIPDU has included:

- Establishing an Infrastructure Coordination Group which includes state agencies and infrastructure providers (social and physical) to align strategic planning processes to enable the delivery of the growth program.
- Developing an Integrated Structure Planning Guide to improve the infrastructure planning process for new developments and create an implementation tool for growth areas.

HIPDU is developing infrastructure schemes to create a coordination, funding and delivery mechanism for the delivery of growth areas. An infrastructure scheme can create greater certainty, transparency and speed. It removes the need for individual landowners to all separately negotiate deeds for each item of infrastructure.



Infrastructure deeds will continue to be a useful tool in specific circumstances where the use of a scheme is not fit for purpose or warranted due to the scale of the project or small number of individual landowners.

The integrated structure planning guidelines will support better infrastructure planning and will provide clarity regarding the application of infrastructure delivery tools such as where a deed may be the most appropriate pathway or an infrastructure scheme due to the need for state coordination and oversight.

The use of infrastructure schemes for growth area development will ensure that all infrastructure required to build new communities will be planned and coordinated in entirety with direct accountability to the Minister for Housing and Urban Development.

HIPDU will oversee the schemes, regularly monitoring infrastructure costs and the delivery of growth areas across the state.

The schemes will assist with the timely delivery of housing in growth areas by:

- Implementing a digital structure planning process that integrates land use and infrastructure planning, ensuring there is a suite of comprehensive plans to build from.
- Prescribing the 'works in kind' mechanism to facilitate the development industry building more infrastructure.
- Ensuring infrastructure providers, including local government, are involved in the infrastructure planning process to gain commitment and scheduling of works in respective budgets.

Water and wastewater infrastructure for housing

Investment in water and wastewater infrastructure has simply not kept pace with development.

The state continues to rely on the last remaining capacity of water and wastewater networks that were not constructed to meet the needs of growing communities.

That capacity is now running out.

We now have a once in a generation opportunity to help our community grow and thrive by ensuring the sustained and equitable delivery of essential water and wastewater services.

Since 2020, an additional 28,000 customers have been connected to existing SA Water services, consuming an extra 5.6 billion litres of drinking water and created an extra 5.1 billion litres of sewage each year.

Growth is occurring at an increasingly greater distance from existing infrastructure, and capacity to support growth in these locations has already been exhausted.

There is an alarming disconnect between SA Water's 2020-2024 program and the growth we have seen. This is particularly the case in northern Adelaide where development is occurring across a 25-kilometre front from east to west.

There has been a period of major under-investment across multiple previous governments and we are playing catch up, needing to build new water and wastewater infrastructure to service an area of similar span between the Adelaide CBD and Salisbury Railway Station.

This is a major failure of previous governments at all levels. It is a failure of public policy, of our regulatory systems and infrastructure prioritisation.

This failure needs to be addressed immediately to meet the state's housing needs now and into the future.

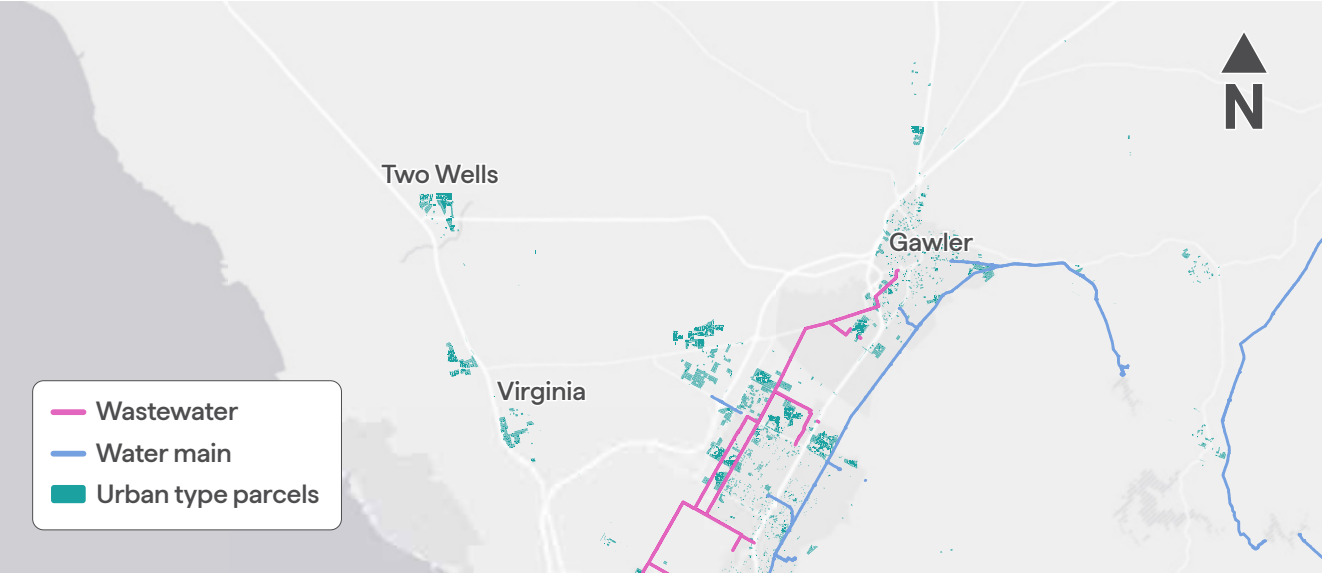
The Malinauskas Labor Government will address this failure.

We will start building critical water and wastewater infrastructure.

If the Government does not invest, new homes will not be built.

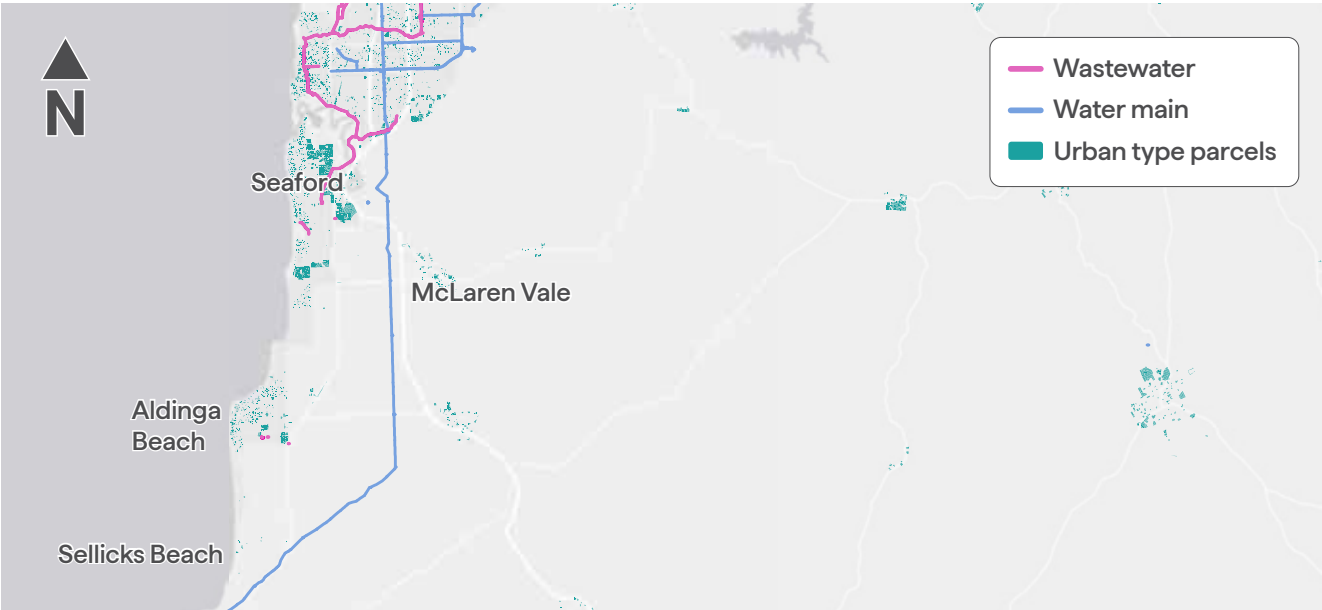
New investment alone will not address the policy and regulatory failures that have led us here.

Current water and wastewater infrastructure – Northern metro



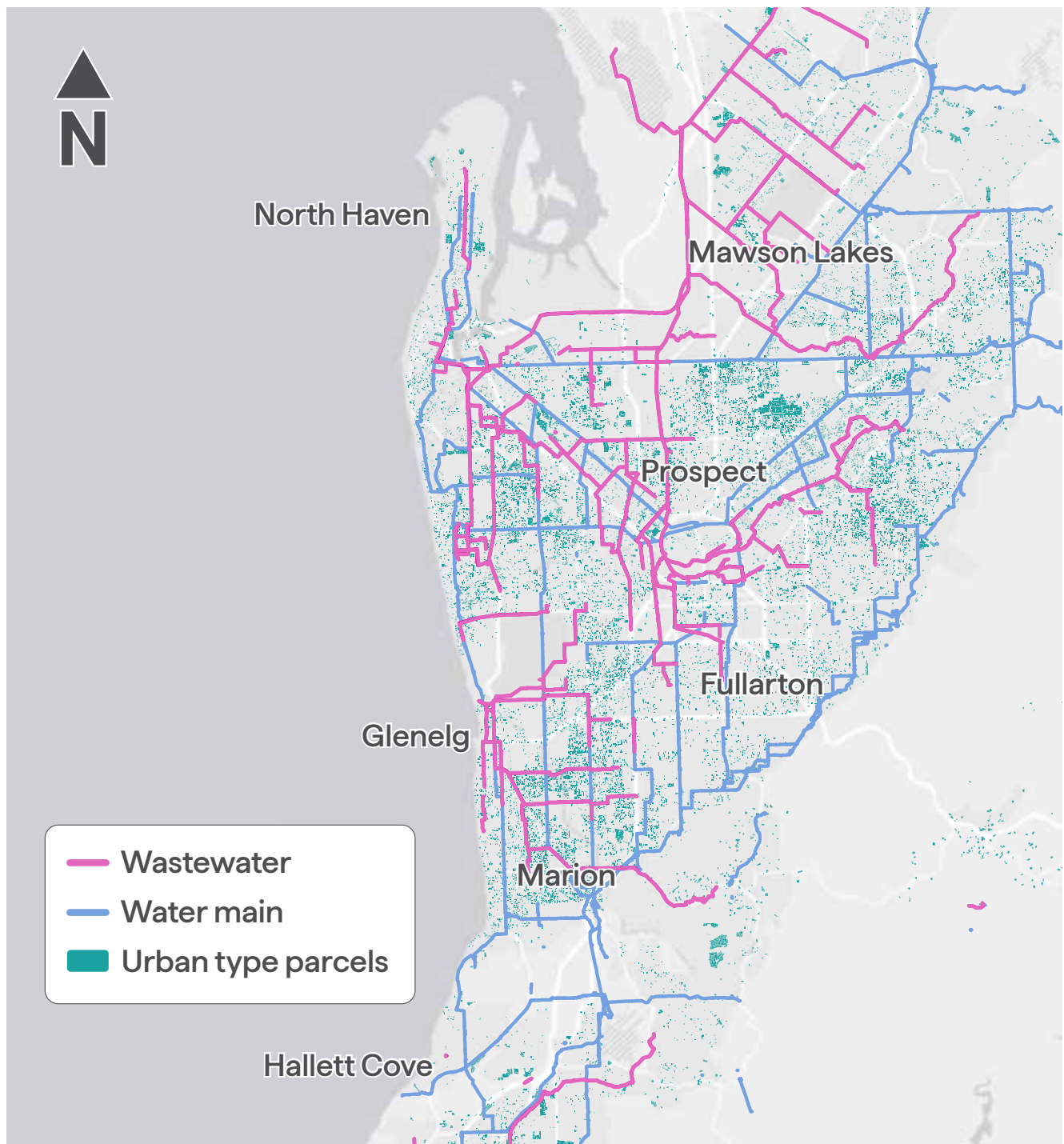
Source: SA Water

Current water and wastewater infrastructure – Southern metro



Source: SA Water

Current water and wastewater infrastructure – Central metro



Source: SA Water

The investment

The Government will invest an extra \$1.2 billion over the next four years.

Together with other investments included in SA Water's 2024-28 delivery program, we will deliver services to an estimated 40,000 new homes across the state, including an extra 17,000 new homes in the state's growth areas.

This will see SA Water's total growth infrastructure investment in the 2024-28 period increase.

Our total spend will be ten times more than the funds allocated in the 2020-24 period.

This unprecedented investment will be co-funded by the South Australian Government, SA Water customers and developers of new property to ensure the state's infrastructure growth demands are shared equitably.

Most of the growth constraining capacity of the state's water and wastewater systems has occurred in towns and suburbs through infill development.

Traditionally, builders and developers who build houses in greenfield growth areas pay for water and wastewater infrastructure whilst construction in the state's suburbs over many years have not had to make a contribution.

In order to effectively deliver the volume of housing required for the growth of the state, the South Australian Government, SA Water customers and those who build and develop houses will need to contribute to the investment.

How this unprecedented investment will be spent

The new investment, together with the current commitment in water and wastewater infrastructure, will need to be prioritised to maximise the number of new homes across Adelaide's north and south. This investment will unlock housing growth in suburbs including;

Angle Vale	Roseworthy
Virginia	Onkaparinga Heights (formerly Hackham)
Riverlea	Eyre
Gawler East	Blakeview

The investment will also:

- ✓ Increase the capacity of Bolivar Wastewater Treatment Plant, South Australia's largest treatment plant.
- ✓ Expand the capacity of sewer systems including the Salisbury trunk main that forms the major backbone for the north.
- ✓ Provide water supply tanks at Craigmore, Elizabeth East and Sandy Creek.
- ✓ Enable booster pump stations including at Gawler East.
- ✓ Deliver a number of water trunk mains duplications including a number requiring deep excavation.
- ✓ Support wastewater pump station upgrades and pumping main extensions for Angle Vale.
- ✓ Build pipes, pumps and tanks to enable growth in Mount Barker (wastewater provided by council), Murray Bridge, the Alexandrina area, and Wirrina.
- ✓ Develop new water supply pipeline through the north with the capacity to unlock around 50,000 residential allotments in the north by the 2050s

Regional upgrades will include:

- ✓ Establish new water supply bores that support growth in Quorn, Oodnadatta, Melrose, Hawker, Parachilna, Beachport, Port MacDonnell and Mount Gambier.
- ✓ Improve wastewater treatment in Mount Gambier and surrounds.
- ✓ Enable new infrastructure to improve reliability of supply and support growth in the Bordertown region.
- ✓ Progress rehabilitation of Middle River Reservoir storage and treatment plant on Kangaroo Island.

The government is also continuing with plans to construct a desalination plant on the Eyre Peninsula.

Not all areas will receive an infrastructure boost in this next 4-year period.

It is not possible to fully address the under-investment in water and wastewater infrastructure over the next four years. Indeed this may take many years, meaning that some developments may not be able to proceed in the near future. The process of infrastructure catch-up will take time, and developments will need to be phased over the coming years to meet the ongoing needs.

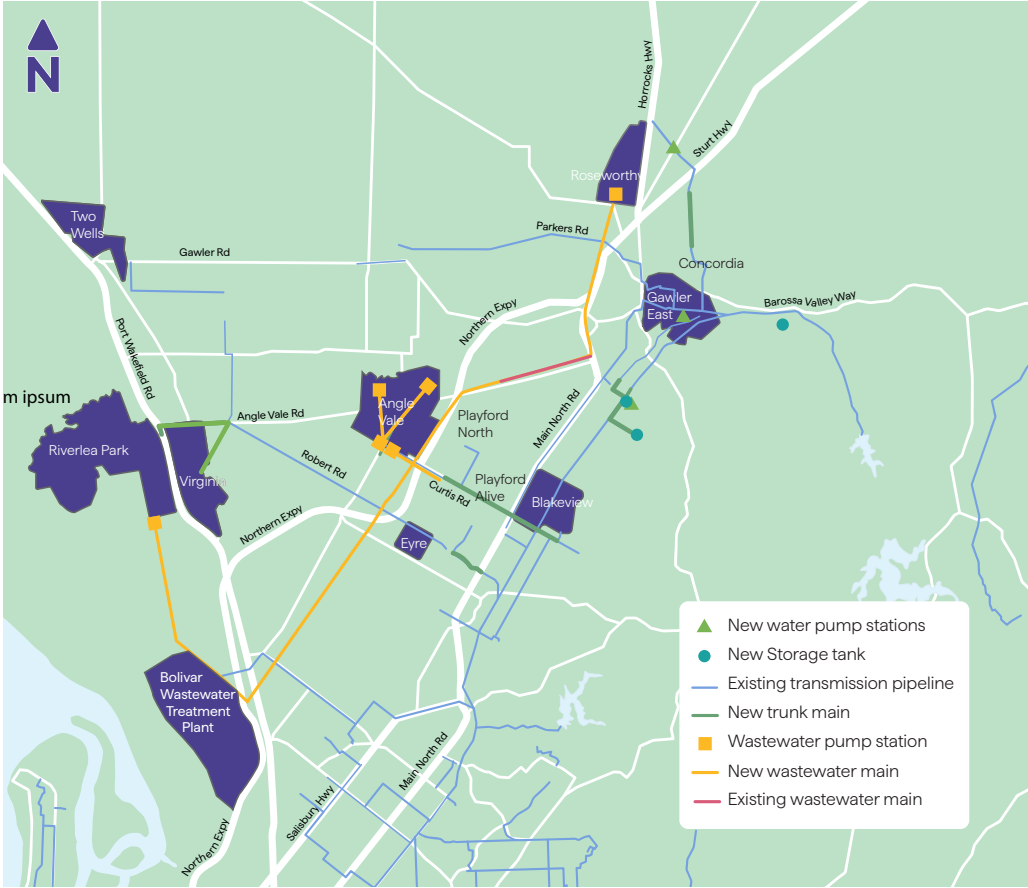
SA Water is committed to enabling growth, and with dedicated customer support will work with all developers in setting a profile of proposed infrastructure and cost for 2028 to 2032 and beyond.

This will provide greater surety to developments that are not scheduled within the next four years.

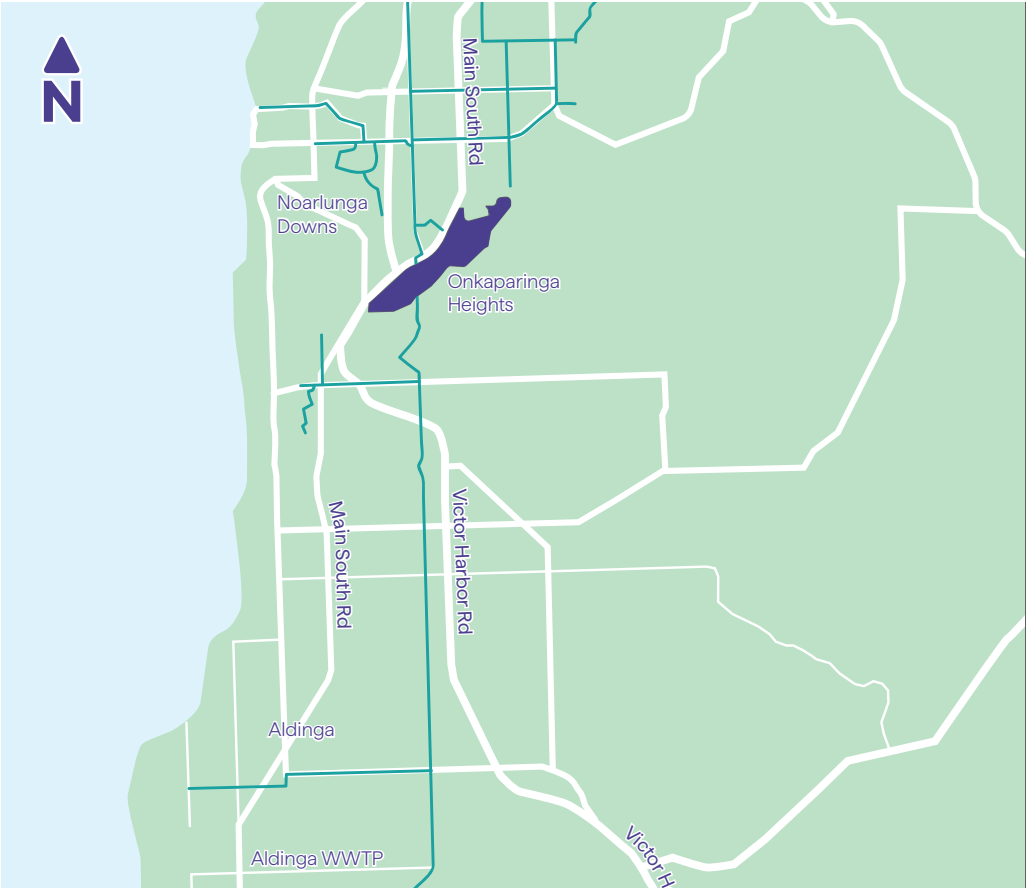
SA Water will release a regular public statement of enabling infrastructure including as an input to the Land Supply Dashboard.

SA Water will also work closely with the Coordinator-General once that role has been established to provide greater certainty to those building new homes.

Current planned 2024-28 infrastructure spend



Source: SA Water



Source: SA Water



Changes to augmentation charging to support the investment

Under the current policy setting those who benefit from new infrastructure pay for it through augmentation charges. These settings are consistent with the National Water Initiative 2004 (NWI) in which cost-reflective pricing for the delivery of infrastructure is a central tenant.

In South Australia, those who have built in greenfield growth areas have paid for infrastructure, while the vast majority of those who place pressure on existing infrastructure when they build houses in existing suburbs and towns have not.

Based on the required infrastructure investment required north of Adelaide, it has been **calculated that augmentation charges may average around \$100,000 for each new allotment north of Adelaide.**

This cost-reflective pricing would have a catastrophic impact on the government's ability to deliver houses.

Case study 1

- Further development of 1,500 allotments will require an augmentation charge of \$195,165 for wastewater and \$45,377 for water to increase capacity to deliver additional households with services.

Case study 2

- Initial allotments developed with augmentation charge of \$6,130 for wastewater and no charge for water – utilising existing infrastructure and capacity.
- Subsequent developments require estimated augmentation charge of \$177,947 to deliver water (\$100,223) and wastewater services (\$77,724).
- Wastewater services - 6 kilometres of new sewers, three new wastewater pumps, upgrading an existing pump around 6.5 kilometres of main to pump waste uphill from homes.

Case study 3

- Initial allotments developed to date – augmentation charge of \$1,551 for wastewater and no charge for water – utilising existing infrastructure and capacity.
- Installing major trunk water mains up to 1.2 metres in diameter and upstream infrastructure that crosses rail lines is required to get water to the next stages of development – enabling around 4,000 allotments - augmentation charge of \$45,978 for water, plus a further \$26,255 for wastewater.
- Capital cost of infrastructure required to service this case study is higher compared with case study 1, but cost is shared over more allotments.

Current augmentation will mean delivery of new housing would stop

To meet critical housing needs for the state over the next four years, maintaining the existing method of augmentation charging is unsustainable.

Under the existing model, it is anticipated that the development industry would grind to a halt and the delivery of new housing would stop.

It is for this reason that the Malinauskas Labor Government is stepping to make the necessary changes that will enable development to continue.

New developments will make contributions to the cost of the infrastructure they use. But it is well recognised that developers alone cannot and should not carry the full cost for the catch-up in infrastructure.

From 1 July 2024 all new residential development in the greater Adelaide planning region will contribute to the cost of new water and wastewater infrastructure under an augmentation fee structure that will apply until 2028.

Government will work with industry towards a longer-term approach to augmentation charging post 2028, that will include an ongoing augmentation charging structure for all new residential development including infill.

Greenfield

New residential greenfield allotments will make a fixed contribution of \$5,000 towards water infrastructure and \$5,000 for wastewater infrastructure that they are impacting, for a total contribution of \$10,000.

Where a new property does not connect to SA Water's wastewater infrastructure or water infrastructure, that payment will not be required.

Infill

New residential infill developments in the greater Adelaide region will also make a contribution based on the number of new households connecting to SA Water's network. A \$2,500 charge (comprising \$1,250 for water and \$1,250 for wastewater) will be applied to additional connections that affect SA Water networks.

This charge will be levied for each new connection that is made to SA Water's network, but will not apply where a new connection replaces another. This charge will see infill developments contributing to the cost of the assets required to serve them.

This charge will increase annually by 25 percent over four-years so that from 1 July 2027 it will be the same as the greenfield charge (a total contribution of \$10,000 for each new connection).

Exemptions

Apartment developments are exempt for the new augmentation charges.

Build-to-Rent, Community and not-for-profit housing will also be exempt from the new augmentation charges in recognition of the role those developments play in driving affordable housing outcomes.

These exemptions will apply for the next four years and will be reconsidered for the post 2028 charging structure.

Timing of Payment

Payment of the new augmentation charge will need to be made by settlement.

The new augmentation charges will be applied when SA Water issue the Development Agreement Formal Instrument (DAFI), or where there is no

DAFI required, upon SA Water service agreement invoicing.

Developers will be able to defer payment of the charge until title transfer (settlement) by agreement with SA Water. To secure the charge, where payment is deferred, SA Water will register a caveat

on title which will be withdrawn upon payment in full. Arrangements for the withdrawal of the caveat and payment contemporaneously with settlement can be made through the **new Water Augmentation Industry Help Line 1800 414 004**.

Transitional arrangements

Arrangements have been put in place to ease the transition to the new augmentation approach on the industry and affected individuals. We will continue to work direct with industry to ensure the best possible transition arrangements are in place.

Case management and support for industry

A Senior Case Manager within the Department for Housing and Urban Development has been appointed to liaise with industry for all matters relating to existing trading projects whether SA Water infrastructure is in phase or out of phase.

The case manager can be contacted through the new Water Augmentation Industry Help Line on 1800 414 004.

Industry members with out of phase non-trading projects will be managed through SA Water's usual process.

Case management and support for consumers

Certain arrangements will be available to ensure individual homebuyers with existing contracts are not adversely impacted by the new augmentation charges.

This includes for allotments (both infill and greenfield) contracted and out of cooling off period before 27 June 2024*, where the new augmentation

fee would ordinarily apply because the DAFI or invoice for connection has not yet been issued.

Individual homebuyers who are unsure how this new augmentation charge will impact their contractual arrangements should contact their developer or sales representative for information in the first instance.

Developers and vendors are expected to behave in the interest of consumers. The government will intervene on a case-by-case basis including where an individual homebuyer has been adversely impacted through the cancellation or amendment of an existing contract*, or where an individual homebuyer suspects they have been unfairly treated in relation to an augmentation charge.

A Water Augmentation Consumer Help Line 1800 978 400 has been established to assist individual homebuyers who have concerns about the new augmentation charges.

*Evidence will be required to substantiate contracts are binding between vendor and purchaser.

**Water Augmentation Industry Help Line
1800 414 004**

**Water Augmentation Consumer Help Line
1800 978 400**

What is being done to improve the oversight, confidence and transparency of water and wastewater delivery?

Third party provision

As the South Australian Government seeks to service growth across multiple fronts it makes sense to further explore the options available to support development in the short and long-term, including decentralised wastewater solutions that reduce reliance on the Bolivar Wastewater Treatment facility.

The *Water Industry Act 2012* already provides a framework that enables new entrants to the water industry to deliver retail services while protecting the long-term interests of customers.

The South Australian Government is committed to making it simpler for new entrants to navigate these systems, while maintaining the highest standards of water and wastewater services. This will open further opportunities for new builders and developers to deliver services, while also ensuring that the right levels of public protection exist.

To begin with, Infrastructure SA will also assist new entrants to navigate these systems. These functions will then be overseen by the Coordinator-General once that role has been established.

While government is committed to partnering with industry on this private sector solution, further work is required to ensure a model with appropriate quality control, engineering standards, other standards for the construction and ongoing maintenance of assets, and mechanisms for funding where assets are required to be transferred back to SA Water.

Water industry oversight

The South Australian Government will consider whether legislative change is required with regard to the regulatory arrangements around water pricing, including reviewing the role of Essential Services Commission of South Australia (ESCOSA).

The SA Water Board will be a skills-based board and will include specific engineering expertise.

Partnering with industry, an oversight and implementation committee will be established that will monitor and report on the delivery of critical housing infrastructure to new developments.

Government-led residential development projects

The South Australian Government, through its urban renewal agency Renewal SA, is committed to delivering residential projects that support the state's social and economic growth. Leading by example, the government is creating new benchmarks for affordability, liveability and sustainability across all residential asset classes including affordable housing, build-to-rent, key worker, market housing and more.

Renewal SA's residential projects will continue to be delivered in partnership with the housing and development industry and through collaboration with the not-for-profit community housing sector and the South Australian Housing Trust.

Through leveraging projects with access to Federal Government funding, including the Housing Australia Future Fund Facility (HAFFF), Renewal SA will maximise opportunities to increase the supply of social and affordable housing.

Renewal SA is progressing a number of residential developments, including those announced through A Better Housing Future Plan and in subsequent announcements, including:

84 homes at Bowden apartments	Lot 51 – Third Street
70 homes at Bowden apartments	Lot 6005 – Second Street
626 homes at Noarlunga	including 80 new public housing homes
257 homes at Playford Alive Newton Boulevard	
25 homes at Playford Alive Affordable Rentals	
108 homes at Prospect townhouses	
29 homes at Prospect apartments	Lot 18
71 homes at Prospect apartments	Lot 59
137 homes at Seaton Stage One	
1,315 homes at Greater Seaton Urban Renewal	including 388 new public housing homes to replace existing aged housing
392 homes at Tapangka, Franklin Street	
1,000 homes at Thebarton	Former West End Brewery site), subject to master planning

These projects will deliver around 30 per cent of new housing for affordable purchase or rental.

Bowden

The multi award-winning Bowden is an exemplar for inner-city urban renewal that is centred around its vibrant community, innovative designs, inspiring environment, and sustainability principles.

Through A Better Housing Future Plan two new apartment buildings are being developed focused on providing more new affordable purchase and rental apartments.

Bowden apartments – Third Street

A new residential building designed by ARM will provide 84 apartments, with 95 per cent to be offered as affordable rentals. The development has a distinctive design and will also provide a commercial carpark to support the precinct. The landmark project will be delivered by

Renewal SA with the affordable rental apartments to be operated long-term by a Community Housing Provider. Specialist disability accommodation will also form part of the offering. Four of the 84 apartments will be warehouse lofts, which will face Second Street and be offered for sale.



Bowden apartments – Uniting on Second

The partnership between Renewal SA and UnitingSA has unlocked 70 new affordable housing apartments for South Australians at Bowden, addressing the pressing need for affordable housing options in our state. Construction of the development, sitting at eight storeys high on Second Street, is scheduled to commence in the third quarter of 2024. Uniting on Second is currently proposed to include an equal number of affordable

rentals and sales, anticipating approximately 120 residents upon completion. Under UnitingSA's management, affordable rentals at Uniting on Second will be available at under 75 per cent of the market rate, offering much-needed relief in the competitive rental market. The project is due for completion by December 2025 with first residents moving in by early 2026.

Prospect Corner

The site at 250B Churchill Road will become a buzzing community, comprising 108 multi-storey townhouses offering 27 affordable purchase offerings and two apartment buildings offering 100 apartments all for affordable rental. Renewal SA is partnering with experienced builders to deliver the 108 two-to-three-bedroom townhouses, all

targeted to achieve a 7-Star Nationwide House Energy Rating. The project will also deliver two affordable apartment buildings in partnership with a community housing provider (subject to Commonwealth funding).

Playford Alive – Newton Boulevard

Dozens of new allotments have hit the market at Playford Alive as part of a fast-tracked stage of the northern Adelaide community. In the Newton Boulevard estate at Munno Para, a total of 257 land parcels are currently under development, with 161 of these earmarked to be sold at or below the affordable price threshold. Earthworks for these new land parcels are on track to be finalised by October 2024, paving the way for home construction to kick off in the second quarter of

2025. With the extension of Newton Boulevard now underway, Playford Alive continues to deliver significant affordable housing options and transform Adelaide's north.

In addition, Renewal SA is partnering with Community Housing Providers at Playford Alive to deliver 25 new affordable rental homes, creating critical new supply of homes in locations that are well serviced by public transport and amenity.

Greater Seaton urban renewal (including Stage One)

Seaton is set to undergo a once-in-a-generation transformation with the construction of 1,450 new homes, including new public housing rental homes to replace all existing aged public rental dwellings. A 38.5-hectare segment of Seaton's north-west – bordered by Frederick Road, Glenburnie Street, West Lakes Boulevard and Tapleys Hill Road – will be the focus of a new master plan by Renewal SA. The project will deliver hundreds of new affordable, social and market housing for home seekers and a more vibrant medium-density community for the long term.

Nearly 400 South Australian Housing Trust lots will be redeveloped as part of the suburb's reimagining to allow for the creation of more fit-for-purpose public housing. Plus, the construction of new housing, including approximately 420 affordable, market and public housing apartments, 90 apartments managed by a community housing provider, 530 townhouses, 410 single plus semi-detached homes. The new community is targeted to deliver more than 47 per cent affordable living through both rental and sales opportunities. This project will be delivered in stages over the next 10 years.

Noarlunga

Around 626 new homes will be delivered across two land parcels to the east and west of Lovelock Drive in what will be a significant new infill project. This will include 80 new public rental homes for management by the South Australian Housing Trust.

It will transform 22 hectares of vacant land into a burgeoning community, close to amenities, including Colonnades Shopping Centre, Noarlunga TAFE, Noarlunga Hospital and Noarlunga Railway Station to make them more accessible. The new community will be delivered in partnership between

Works on Stage One are already underway – surrounded by Matthews Avenue in the north, Lark Avenue in the east, Glenburnie Street in the south and Frederick Road in the west – which will deliver the project's first 137 homes. New, high-quality social housing will also form a key part of this initial stage, as will the inclusion of affordable apartments.

Case study - Seaton

Seaton is set to undergo a once-in-a-generation transformation with the construction of 1,452 new homes and the revamp of hundreds of dated public housing stock across the western suburb.

As part of the development, an apartment building with 22 apartments on Frederick Rd received funding from the Federal Government's Social Housing Accelerator Payment (SHAP) and will be built, owned, and managed by the SA Housing Trust. With a budget of \$10.87 million, the two-bedroom apartments will be built to silver standard and achieve a 7-star efficiency rating, with public space and shared amenities that foster an inclusive and contemporary community.

Renewal SA and the South Australian Housing Trust. The master plan proposes a mix of homes including house and land packages and vacant land for sale, 28 per cent affordable housing, social housing, affordable rentals via Community Housing Provider partnerships and 12.5 per cent new public open space. New housing, new infrastructure and, in particular, quality open public space and streetscapes with an extensive tree canopy, will create high-quality neighbourhood amenity.

Former West End Brewery site

Renewal SA has purchased the former West End Brewery site at Thebarton. As master developer, Renewal SA will transform the historic site into a thriving mixed-use community delivering 1,000 new homes with a target of 20 per cent affordable housing.

This landmark 8.4-hectare parcel of land on Port Road will be reactivated into a \$1 billion modern community, catering for new homes, significant

commercial, hospitality, retail, and government tenancies. Situated only two kilometres from the CBD and on key transport links, the vision will include abundant areas of public open space, incorporating the state heritage-listed Riverbank Garden as part of an enhanced River Torrens linear park. This project will set new benchmarks in urban development and revitalise the west end.

Tapangka, Former Franklin Street Bus Station

Tapangka will deliver a new standard of inner-city living with two mixed-use towers and a central signature building on the former Franklin Street bus depot site. With Renewal SA acting as the master developer, the signature building will be carbon neutral in operation. It will deliver commercial floor space combined with a place of learning, entertainment, culture, and community. More than

1,000 new residents will call Tapangka home, with 392 apartments being delivered. In addition, a 200 plus-key hotel will be developed on site. The project will also introduce institutional build-to-rent apartments into the city's CBD. Across the two towers, a minimum of 35 per cent will be offered as affordable housing, including apartments for rent and purchase.

Future developments

Additional strategic land parcels have been acquired by Renewal SA, which will be the subject of detailed master planning and community consultation over the coming years to identify the best uses for each parcel of land, including levels of new housing. These include Keswick Barracks

(a 12.81 hectare site at Ashford), Smithfield (a 33.5 hectare site) and UniSA land at Magill (a 14.6 hectare site).



What is being done to improve the delivery of government housing projects?

Procurement improvements

Renewal SA is reviewing its procurement strategy with the view to accelerating delivery of projects. This includes implementing panel procurement, system improvements, additional resources, and identifying best practice efficiencies.

A Builders Panel for government projects

A Renewal SA Builders Panel is being established and will be used for the delivery of 29 affordable rentals in the short term to fast track getting a builder onsite. It is expected that it will be expanded to other projects in the future.

More regional homes

South Australia's regions are key contributors to the state's prosperity, but for regional communities to thrive and to attract and retain the workforce needed to underpin future growth, more opportunities need to be unlocked for people to be able to live in affordable and fit-for-purpose homes.

Increasing homes for Government workers

The Office for Regional Housing was created in 2023 to assist regions to address the unique housing challenges being faced by communities across South Australia. This Office is delivering new key worker rental housing through the Regional Key Worker Housing Scheme. Houses delivered under this scheme will be underpinned by long-term, employer-backed leases and ultimately funded by private investment.

A pilot project for the scheme is delivering 30 new homes for key Government workers in Mount Gambier, Port Augusta, Riverland, Copper Coast and Ceduna. New housing will attract and retain teachers, healthcare workers and police to these key regions and ease pressure on local rental markets. Over half of these homes are now under construction - with the first ready for occupation by early 2025.

Expanding the Regional Key Worker Housing Scheme

The 2024–25 State Budget committed an additional \$20 million over three years to boost housing across regional South Australia. This investment will see the expansion of both the Regional Key Worker Housing Scheme and the Regional Housing Initiatives Program, enabling more development activity to be unlocked through partnerships between the office and local stakeholders.

The Regional Key Worker Housing Scheme will invest \$2.7 million to kickstart a new housing development in Bordertown in partnership with the Tatiara District Council. This initiative will deliver the first 15 of 55 allotments and an additional five homes for Government workers, on land recently acquired by the council.

The Office for Regional Housing will also provide a simplified pathway for local businesses and investors to secure new homes within the development, with all parties benefiting from the resultant economies of scale.

In March 2024, the Office for Regional Housing invited local government, regional employers, development industry and other stakeholders, to submit proposals for consideration for the \$10 million Regional Housing Initiatives Program.

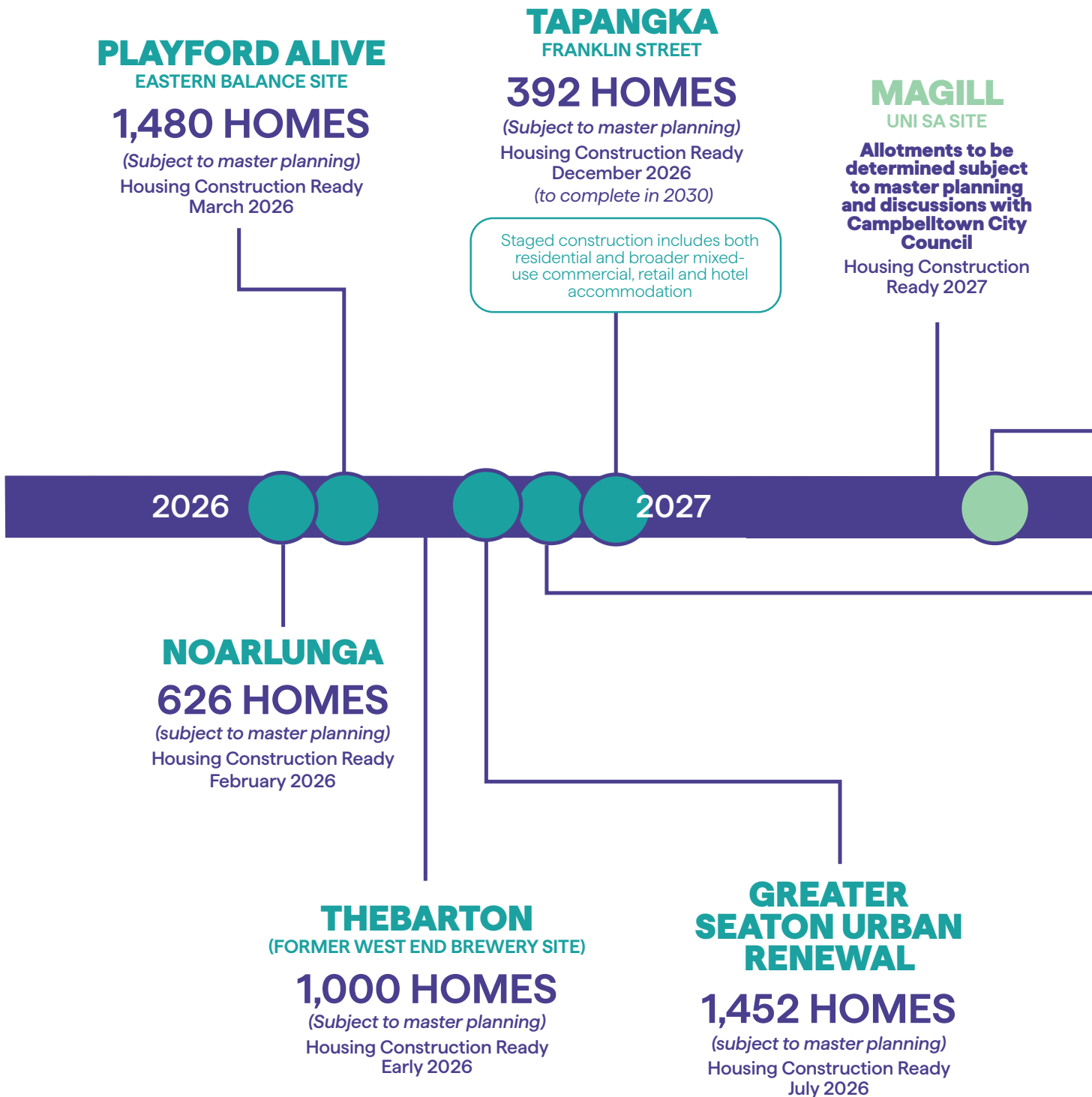
The program collaborates with local councils, industry and key employers to support the planning and implementation of housing projects that will improve the economic prosperity of the regions.

Driving economic growth in the regions

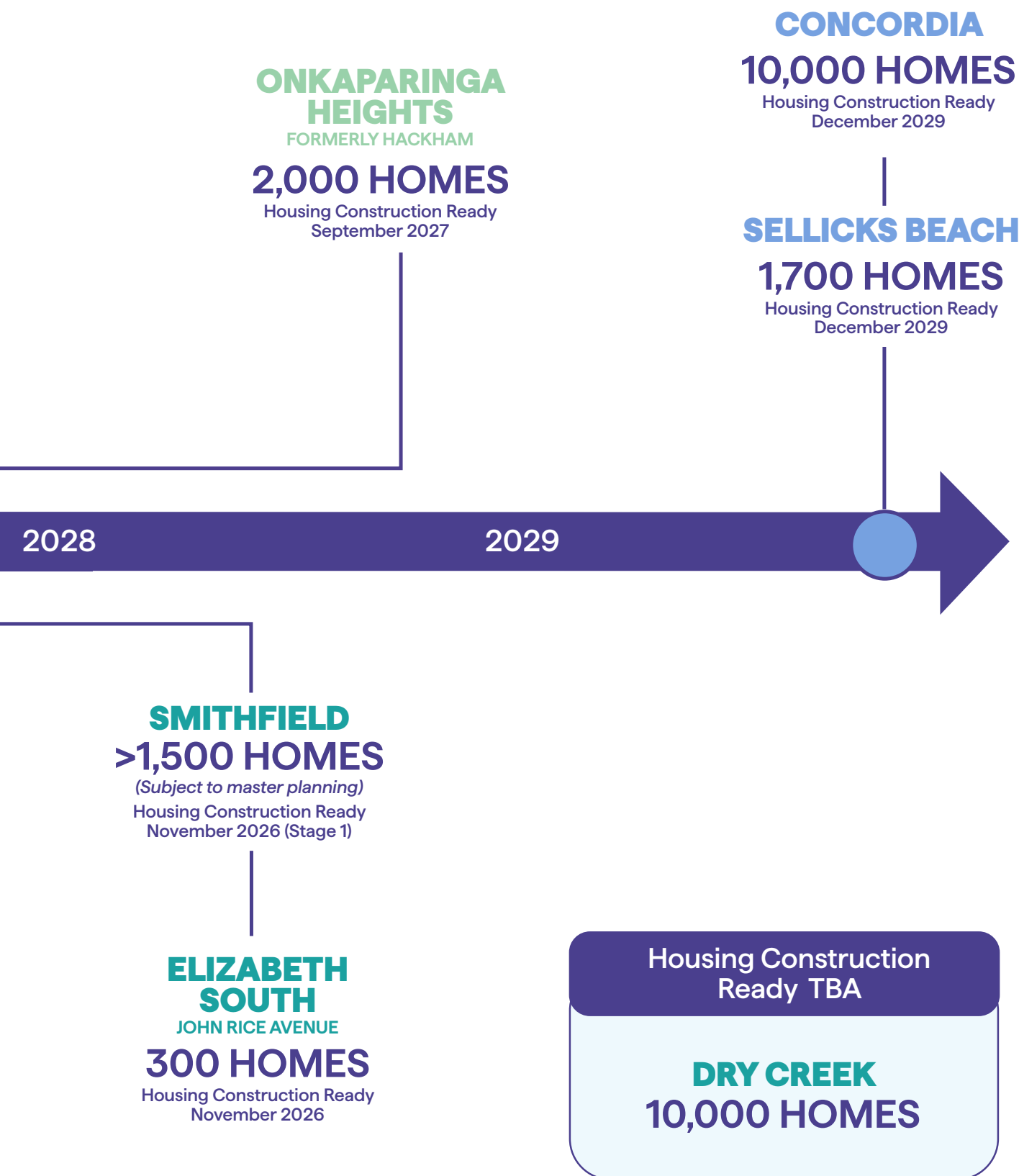
The Spencer Gulf Intergovernmental Group, a joint initiative between the South Australian Government and local councils, is established to drive economic development in the region, with a subcommittee focusing on housing needs and housing solutions to support the region's economic ambitions.



Ready for House Construction



Government led projects delivering more than 300 homes



Government land releases

CONCORDIA

10,000 HOMES



GOVERNMENT SECTOR	Code Amendment Process and Infrastructure Schemes (finalisation)	Sept 25
	Land Division Application (documentation, assessment and approval)	May 26
	Engineering Approval (documentation, assessment and approval)	Nov 26
Water and wastewater infrastructure supply has been agreed between government and industry		Dec 27
PRIVATE SECTOR	Civil and Landscape Works (infrastructure development)	Dec 27
	Dwelling Construction Ready (dwelling approval and construction started)	Dec 29→

NOTE: Timeframes are dependent on infrastructure servicing, proponents, relevant authorities, referrals and specific site circumstances.

ONKAPARINGA HEIGHTS (FORMERLY HACKHAM)

2,000 HOMES



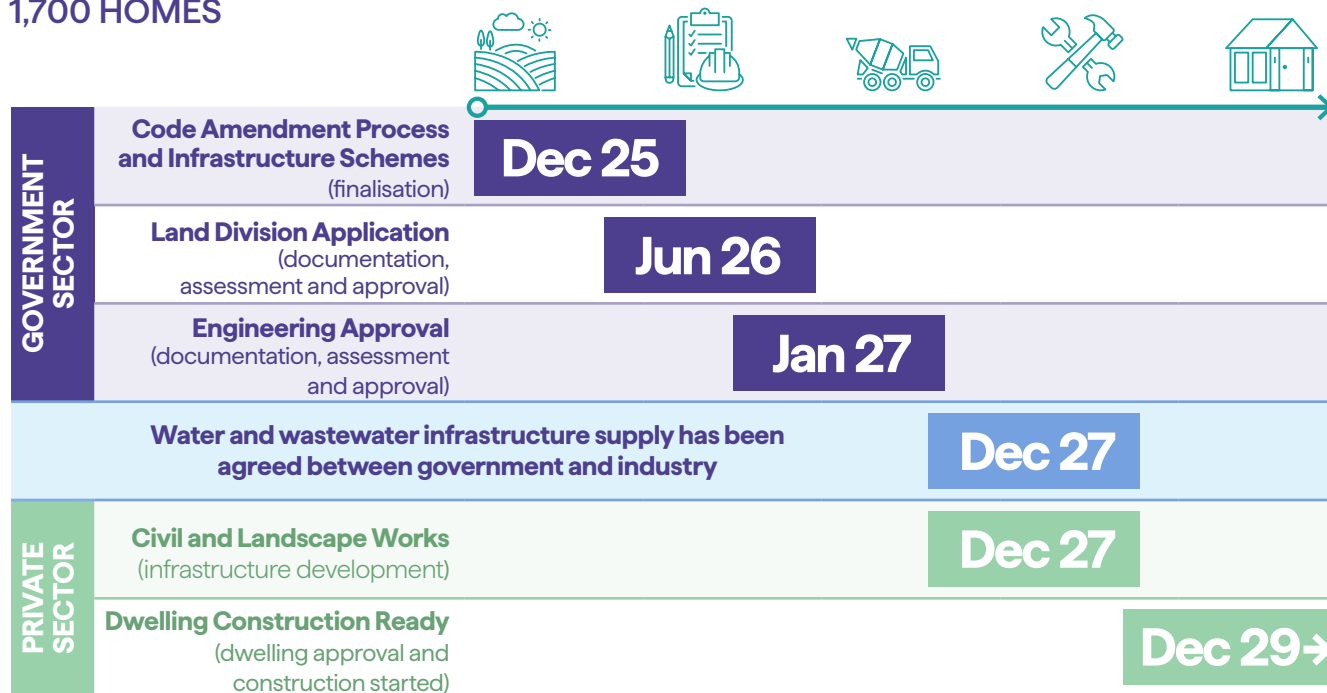
GOVERNMENT SECTOR	Code Amendment Process (finalisation)	Completed
	Land Division Application (documentation, assessment and approval)	Oct 25
	Engineering Approval (documentation, assessment and approval)	June 26
Water Infrastructure supply stage 1 Delivered and Wastewater infrastructure supply agreed		Apr 26
PRIVATE SECTOR	Civil and Landscape Works (infrastructure development)	Dec 26
	Dwelling Construction Ready (dwelling approval and construction started)	Sept 27→

NOTE: Timeframes are dependent on infrastructure servicing, proponents, relevant authorities, referrals and specific site circumstances.

Government land releases

SELLICKS BEACH

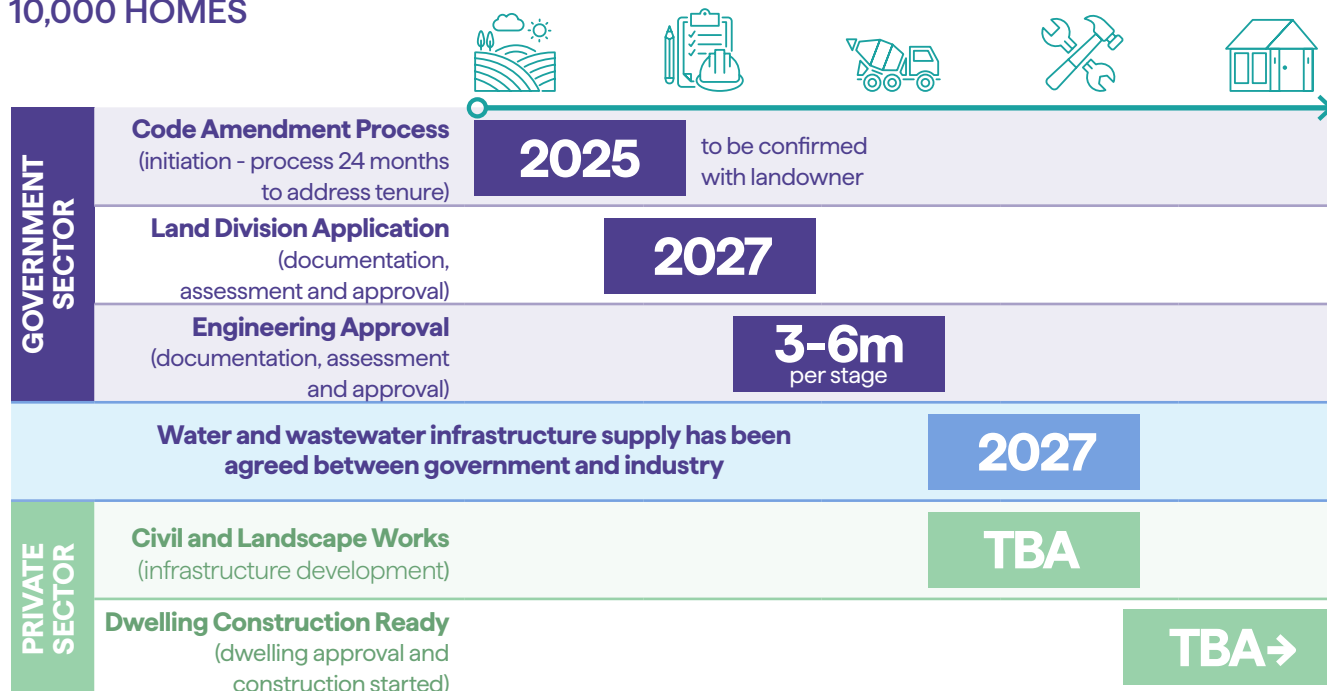
1,700 HOMES



NOTE: Timeframes are dependent on infrastructure servicing, proponents, relevant authorities, referrals and specific site circumstances.

DRY CREEK

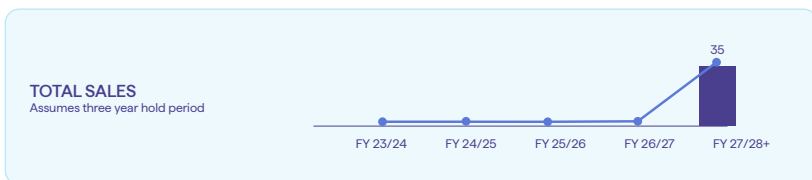
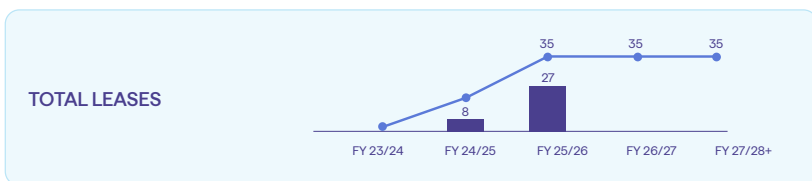
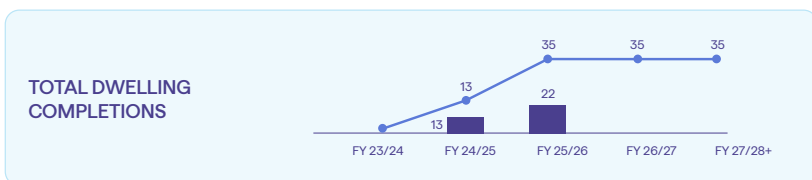
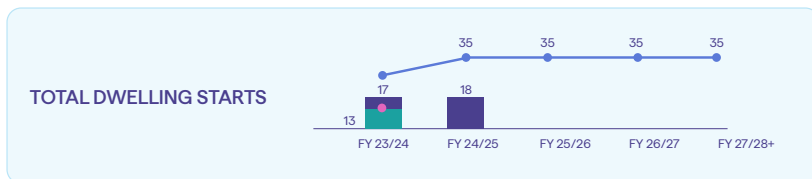
10,000 HOMES



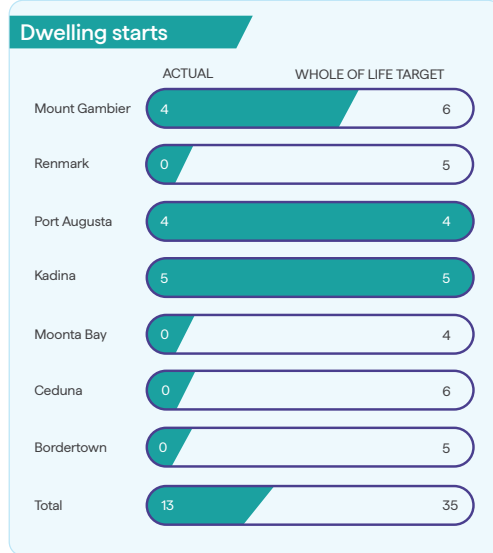
NOTE: Timeframes are dependent on infrastructure servicing, proponents, relevant authorities, mining lease, referrals and specific site circumstances.



Renewal SA – key regional projects and initiatives



LEGEND: ■ Target ■ Actual —●— Cumulative Target —●— Cumulative Actual



Source: Renewal SA

Renewal SA - A Better Housing Future Program

PROJECT NAME	2024	2025	2026	2027	2028	2029	2030	2031	2032+
Bowden apartments, Lot 51 Third Street	-	-	84	-	-	-	-	-	-
Bowden apartments, Lot 6005 Second Street	-	70	-	-	-	-	-	-	-
Greater Seaton	-	-	-	107	107	107	107	107	780
Noarlunga	-	-	60	80	80	80	80	80	166
Playford Alive, Newton Blvd	-	-	40	150	92	-	-	-	-
Prospect Corner apartments, Lot 18	-	29	-	-	-	-	-	-	-
Prospect Corner apartments, Lot 59	-	-	71	-	-	-	-	-	-
Prospect Corner, townhouses	-	-	30	39	39	-	-	-	-
Seaton Demonstration (Stage 1)	-	20	76	41	-	-	-	-	-
Tapangka on Franklin Street (former Bus Station)	-	-	-	-	196	196	-	-	-
TOTAL	0	119	361	417	514	383	187	187	946

	Actual	Whole of Life Target
Bowden apartments, Lot 51 Third Street	0	84
Bowden apartments, Lot 6005 Second Street	0	70
Greater Seaton	0	1,315
Noarlunga	0	626
Playford Alive, Newton Blvd	0	282
Prospect Corner apartments, Lot 18	0	29
Prospect Corner apartments, Lot 59	0	71
Prospect Corner, townhouses	0	108
Seaton Demonstration (Stage 1)	0	137
Tapangka on Franklin Street (former Bus Station)	0	392
TOTAL	0	3,114

NOTE: This is a list of select projects and initiatives and is not an exhaustive list.

South Australian Housing Trust – key projects and initiatives

PROJECT NAME	F/Y 2024	F/Y 2025	F/Y 2026	F/Y 2027	F/Y 2028	F/Y 2029	F/Y 2030	F/Y 2031	F/Y 2032+
Aboriginal Housing Capital Program (SOMIH) – Statewide	6	25	8	8	8	8	8	8	Ongoing Project
Affordable Housing Initiative – Metro	71	394	448	–	–	–	–	–	Project Ends June 2026
Better Housing Future – Statewide	–	30	97	18	18	18	18	18	Ongoing Project
Better Neighbourhoods Program – Metro	10	100	55	45	44	44	44	43	Ongoing Project
New Build Project – Statewide	–	30	97	18	18	18	18	18	Ongoing Project
Public Housing Improvement Program (PHIP)	121	127	186	–	–	–	–	–	–
Renewal Project	–	58	30	–	–	–	–	–	Project Ends June 2025
Social Housing Accelerator (Commonwealth Partnership)	–	–	–	112	80	–	–	–	–
TOTAL	208	764	921	201	168	88	88	87	–

	Actual	Whole of Life Target
Aboriginal Housing Capital Program (SOMIH) – Statewide	7	85
Affordable Housing Initiative – Metro	173	1,024
Better Housing Future – Statewide	0	217
Better Neighbourhoods Program – Metro	70	444
New Build Project – Statewide	27	179
Public Housing Improvement Program (PHIP)	63	437
Renewal Project	3	88
Social Housing Accelerator (Commonwealth Partnership)	0	192
TOTAL	343	2,666

NOTE: This is a list of select projects and initiatives and is not an exhaustive list.

Providing more equity in housing market

Ensuring that all South Australians have housing that meet their household's needs is the South Australian Government's key focus. Developing a sufficient supply of affordable housing stock is a priority for this government, particularly for low-moderate income households and vulnerable members of the community. The government has a wide range of initiatives to achieve this aim.

Affordable build-to-rent

One of the first collaborative projects to be announced nationally by the Australian Government is a \$79 million build-to-rent project at Park Court, on Greenhill Road at Eastwood. This project will deliver affordable apartments and social housing homes that will help people with the greatest needs and the lowest incomes, while also providing affordable rentals for key workers so they can live closer to where they work.

The multi-tenant apartment complex is being built on South Australian Housing Trust land and will deliver 151 homes for South Australians.

The outcomes will be delivered across two buildings, with 50 social housing, 71 affordable housing and 30 market rentals – together, anticipated to house more than 300 people on the city fringe.

Affordable housing

It is critical for the community that affordable housing continues to be delivered to support South Australians.

The South Australian Government wants to ensure affordable developments remain feasible so that it can increase the supply of housing which will help moderate prices. The government has increased the Affordable Housing Price Point for Greater Adelaide from \$417,000 to \$495,000 – an increase of 18.7 per cent. The new price of \$495,000 is approximately 65 per cent of the median Adelaide metropolitan house price. This new price has been carefully calculated to ensure moderate income households avoid housing stress by paying no more than 30 per cent of their before-tax income on a mortgage.

The South Australian Housing Trust will continue to monitor construction costs and real estate factors to ensure delivery of affordable housing under the South Australian Government's 15 per cent Affordable Housing Policy.

This government will work closely with the Australian Government and other partners to increase the supply of affordable housing for purchase and rental. The South Australian Housing Trust and Renewal SA are increasing the supply and availability of affordable homes to purchase, providing new pathways for South Australians to achieve their housing goals, and live where they want at a price they can afford.

The South Australian Government is investing in:

- South Australian Housing Trust building affordable homes for sale.
- Renewal SA delivering around 1,140 affordable homes for sale or rental through new projects announced since March 2022.
- Support to purchase through HomeSeeker SA.
- Making it easier for private developers to construct affordable homes.

One of the key programs delivering more affordable homes is the South Australian Government's Affordable Housing Initiative. The Government committed to build 1,000 new affordable homes across Adelaide by 2026 and make them exclusively available for eligible low-to-middle income households to purchase. Through efficiencies the initiative will now deliver 1,024 homes.

All the homes delivered through the initiative will be listed for sale on the HomeSeeker SA website and will be sold at a fixed price to eligible households.

Already, 486 affordable homes have been completed or are under construction.

New projects being delivered by Renewal SA will deliver around 1,140 new affordable homes for purchase or for rental in projects across greater Adelaide.

More affordable and social housing reforms

Affordable Housing Overlay

To increase affordable housing supply, the Affordable Housing Overlay, which seeks developments of at least 20 homes or allotments to deliver 15 per cent or more affordable housing, will be applicable to more residential areas. The overlay provides incentives through dispensations for planning requirements, such as minimum site areas, car parking and building heights, where affordable housing is proposed.

The Overlay currently only applies to approximately 55 per cent of residential areas within the Greater Adelaide Region.

This government will seek to amend the Planning and Design Code to broaden the application of the Affordable Housing Overlay to all residential areas in the Greater Adelaide region and develop options for an accompanying Affordable Housing Offset Scheme to increase the supply of affordable and social housing.

National Agreement

Discussions are continuing with the Australian Government about housing initiatives and seeking further funding to support public and social housing.

As part of new National Agreement on Social Housing and Homelessness, the Australian Government will provide the South Australian Government with \$67 million to enable infrastructure to expediate housing development and new social housing.

Supporting housing diversity

A diversity of housing stock is required to meet diverse and evolving needs of South Australian families to accommodate more elderly living independently for longer and the increasing number of single households. Furthermore, with the formation of the new university and the continued growth in international students studying in Adelaide, there is an increasing need to encourage and support development of purpose-built student accommodation to ensure this doesn't place further pressure on our rental housing market.

A recent study by the Property Council of Australia (PCA) has found that contrary to popular belief, international students are not to blame for the housing crisis and that nationally they make up only four per cent of Australia's rental market. PCA however did find the need for further investment in new purpose-built student accommodation, as the current pipeline is not expected to meet future needs. PCA estimated a need for the pipeline of purpose-built student accommodation to add 66,000 new beds nationally to the market by 2026 to maintain the proportion of international students living in those buildings rather than in the private market. PCA called on the government to work with the council to grow the supply of professionally managed, custom-built and safe student accommodation to alleviate pressure on the private market.

The Accommodation Diversity Code Amendment was initiated by the State Planning Commission in May at the request of the Minister. It will:

- Review apartment-type housing to identify where land use definitions (including, potentially, a built-to-rent definition) and policy are needed to encourage a range of affordable and sustainable smaller housing types.
- Consider policy applying to apartments to provide greater flexibility in design requirements.
- Ensure student accommodation policy is up to date and contemporary, addresses both self-contained and not self-contained, and guides the provision of common areas and facilities.
- Ensure policies guiding retirement facilities and supported accommodation are up to date and contemporary, and not unreasonably constrained by building height criteria.

Housing Affordability Policy

The new Department for Housing and Urban Development will have a dedicated role to overview policy development related to the viable delivery of affordable housing. This will enable coordination across all key agencies and stakeholders to identify and develop solutions to ensure that developers are able to feasibly deliver affordable housing targets.

Renewal SA has a strong track record in delivering affordable housing and will continue to deliver a minimum of 20 per cent affordable homes across its portfolio of projects and aims to maximise affordable and social housing wherever possible.

Keeping affordable houses affordable

Currently, homes purchased under affordable housing initiatives can be sold in the future at higher market prices. This means they are often out of reach of low-to-middle income purchasers, and the overall stock of affordable housing is constrained. The government will consider reforms to preserve long-term affordability and ensure a sustained stock of affordable housing for future low-to-middle income buyers.

Financial support for first home buyers

Last year, the South Australian Government abolished stamp duty for eligible first home buyers buying a new home valued up to \$650,000, with stamp duty relief progressively phased out for properties valued up to \$700,000. For the purchase of vacant land on which a new home will be built, stamp duty was abolished on land valued up to \$400,000, with relief phasing out for land valued up to \$450,000. The South Australian Government has also increased the First Home Owner Grant property value cap to \$650,000.

In the 2024–25 Budget, this government has committed \$30 million dollars towards additional first homeowner relief. This includes \$14 million over four years to remove the property value stamp duty thresholds for eligible first home buyers who enter into a contract to purchase a new home or vacant land to build a new home on or after 6 June 2024. \$16 million over four years has been committed to

remove the property value cap for first home owner grants of \$650,000 for eligible contracts entered into on or after 6 June 2024.

The housing financial products available through the South Australian Government owned HomeStart are continuously being improved including last year's introduction of a new home loan that enables eligible first home buyers building a new home to take out a loan with as little as a two per cent deposit. Eligible HomeStart home buyers also have an option of entering into a Shared Equity arrangement, whereby they can borrow up to 25 per cent of the purchase price interest free and repayment free. Under this arrangement the homeowner does not pay monthly loan repayments or monthly interest rates, and HomeStart shares in part of the gain or loss in property value upon its sale.

Support to buy through HomeSeeker SA

An extended 60-day listing period for sales of private affordable homes and an increase in eligibility means more people than ever before can get on the housing ladder. To be eligible to purchase a fixed-price affordable home through HomeSeeker SA, you can now earn up to \$110,000 as a single or \$140,000 as a couple or family.

HomeSeeker SA is a South Australian Government initiative designed to reduce housing stress by

helping more South Australians buy an affordable home or learn more about finding an affordable property to rent. The HomeSeeker SA website features easy to follow information about buying and renting a home, along with listings of affordable homes for sale.

Approximately 500 affordable properties per year (comprising homes and vacant land) are listed on the HomeSeeker SA website.

Support for renters through innovative solutions

Build-to-rent land tax discount

A 50 per cent land tax discount was introduced for eligible new build-to-rent housing projects. This discount reduced the land value for land tax purposes by 50 per cent until the 2039–40 land tax year. This reduction is designed to support the uptake of scale investment in residential rental housing, increasing the supply of housing and creating more opportunities for renters.

Supporting vulnerable people in the community

The government is providing no-interest loans for developments that deliver special housing outcomes, for example, a \$5 million loan to the YWCA for 24 long-term apartments to be leased at rents below market rates to women and families who have experienced domestic and family violence.

In the 2024–25 Budget the government committed \$5 million over four years to extend intake for the Aspire homelessness program for a further 36 months to 30 June 2027, expected to assist an additional 265 people.

Tenancy reforms

The government continues to implement the major tenancies reforms introduced in 2023, which provide better protections for tenants including mechanisms that will make it harder to terminate tenancy agreements and increase rent.

Private rental assistance program

The eligibility criteria for private rental assistance, which provides financial assistance to eligible customers who either have difficulty meeting the upfront costs associated with renting privately or need help to maintain their accommodation, has been reviewed to enable more households to access this support. Changes include:

- Increasing the household cash assets test limit to \$62,150 per household.
- Increasing the weekly rent limit from \$450 to \$600 per week.

Rent in advance payments have also been increased from one week to two weeks' rent for low-income households, as well as an increase in the availability of rent in arrears payments, provided other eligibility criteria are met. It is estimated that around 400 additional households will become eligible for the program.

Investing in affordable living

A commitment of \$300 million over four years between 2023–27, in partnership with the Australian Government, will fund energy efficient upgrades across public and community housing, delivering energy and cost saving benefits to households. As a result, \$35 million is being invested in South Australia through a Social Housing Energy Upgrade Initiative to complete energy efficiency upgrades to rental properties, including thermal shell (draught proofing and insulation) and appliance upgrades (hot water, split cycle aircon, cooktops and ovens).

South Australian Housing Trust

This government has committed to govern for all South Australians, including households on fixed or low incomes. Housing is a basic human necessity

and the provision of public housing for those in need is a critical element of a fair and inclusive society.

Returning to the South Australian Housing Trust

Decisions taken by former governments gave the South Australian Housing Authority a mandate to sell housing to meet savings targets.

The Malinauskas Labor Government has reversed this policy and has stopped the sale of 580 public housing properties over the four years to 30 June 2026.

The government is on track to deliver the biggest investment in public housing in decades, fast-tracking construction, with over 1,025 homes projected for completion by 2026.

Total commitments to public housing total 4,817 homes by 2026, including major updates and upgrades to existing homes.

The Housing Trust - A trusted name

The Malinauskas Labor Government has also returned the South Australian Housing Authority to the South Australian Housing Trust to enhance community connection and better reflect the organisation's current mission and operations. Originally established in 1936, the South Australian Housing Trust is widely recognised and positively associated with strong government investment in quality public housing.

Returning to this trusted name, the government signals a decisive shift away from the sale of public housing and a renewed commitment to the original values and goals of the South Australian Housing Trust emphasising stability, reliability and long-term dedication to supporting access to safe and high-quality public housing for South Australians in need.

Bringing the South Australian Housing Trust under one portfolio

Having the agency sit within the new Department for Housing and Urban Development, and with the transfer of homelessness services to the Department of Human Services, will enhance the development of sustainable strategies to grow and regenerate public housing stock and renew the focus on delivering public housing, rental support, affordable housing and renewal of suburbs.

This government will continue to support and invest in the growth of a diverse multi-provider social housing system through ongoing support for the not-for-profit community housing sector. This sector is a key partner in delivering affordable rental and purchase housing outcomes.

Building more public housing

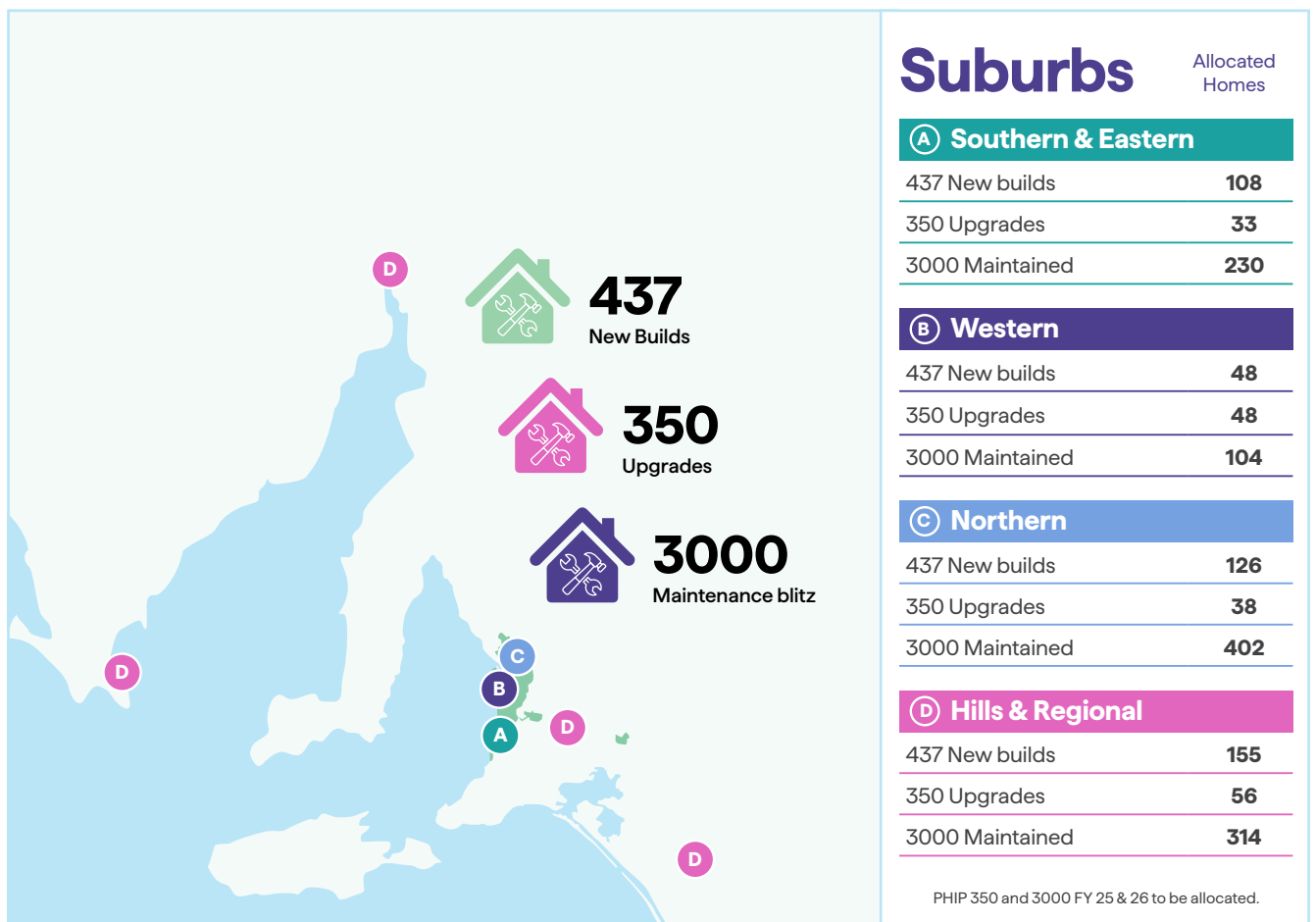
The South Australian Housing Trust is committed to building 1,025 new homes by 2026 through a range of programs and projects. This includes an election commitment to invest an extra \$232.7 million to build 564 homes, including 437 new homes under Public Housing Improvement Program (PHIP) and 127 new homes through A Better Housing Future. To date, 214 homes have been completed and 259 are under construction.

The continuing refurbishment of public housing homes to meet the growing demand for housing for those in our community in high need remains a key priority of the government.

Public Housing Improvement Program (PHIP)

The PHIP is delivering 437 new homes in Adelaide and regional SA, including 50 apartments to support people experiencing homelessness. The PHIP also includes modernising and upgrading 3,350 homes:

- 350 homes will benefit from upgrades undertaken to improve the homes' functionality, longevity and its attraction to potential tenants.
- 3,000 homes will benefit from a major maintenance program.



Source: South Australian Housing Trust

Urban and asset renewal

88 public housing homes are being constructed as part of South Australian Housing Trust's major renewal areas of Woodville, Morphettville, Blair Athol and Felixstow. These homes are possible through redevelopment of aged South Australian Housing Trust properties, making room for modern, more suitable family homes.

South Australian Housing Trust homes will also be developed in newly released developments in Noarlunga and Seaton.

Other South Australian Housing Trust programs

Significant investment is made under the Better Neighbourhood Program, New Build Program and State Owned and Managed Indigenous Housing Program. A total of 500 homes by 2026 are planned to be built under these initiatives.

An additional \$65.9 million has been committed in the 2024–25 Budget to be provided in 2025–26 to assist with delivering of commitments under A Better Housing Future.

Social Housing Accelerator Program

South Australia will receive \$135.8 million through the Australian Government's Social Housing Accelerator Program (SHAP) to increase the supply of social housing. The building and renovation program, in partnership with the South Australian Government and Community Housing Providers (CHPs), will deliver approximately 442 new and improved social housing homes by 30 June 2028.

South Australian Housing Trust maintenance contracts review

Maintenance of South Australian Housing Trust homes is currently provided through external service providers under service contracts which commenced in January 2023.

Recently, reports over issues with payment of sub-contractors and associated service providers by the prime contractor have come to light. Any instance where subcontractors are not being paid for completed works which meet the service delivery standard is unacceptable.

Further, amid a housing crisis having stock left vacant and unfit for tenancy, due to delays in maintenance, is egregious and a situation that must be rectified as a priority.

To address this issue, the government will commence a review of the South Australian Housing Trust Maintenance Contract. The review will be conducted by the Chairs of the Government's Independent Statutory Authorities, the Urban Renewal Authority, SA Water Board and the South Australian Housing Trust Board. The review will provide a report to the Minister for Housing and Urban Development by September 2024.

Each of the Chairs have significant experience in management and governance and have been tasked with:

- Reviewing data on the level, standard and timeliness of maintenance works achieved.
- Ensuring the appropriate arrangements are instituted to enable sub-contractors to be paid in full, and in accordance with existing legislative timeframes.
- Ensuring an appropriate and effective dispute resolution mechanism exists.
- Reviewing and providing advice to government on the existing South Australian Housing Trust Maintenance Contracts in the context of the current economic conditions.
- Considering alternative delivery or service improvement models that could improve and enhance the maintenance outcomes for the South Australian Housing Trust and its clients.

In addition to the review, the Minister will also convene a sub-contractor's roundtable to hear from those undertaking the critical work to maintain and renew our social housing stock to better understand:

- The issues those sub-contractors face.
- Their relationship and experience with head contractors.
- Any other impediments that are preventing maintenance works from occurring on the South Australian Housing Trust assets.

Planning for the future

Our commitment

The Malinauskas Labor Government is pulling every lever to ensure all South Australians have a place to call home. The \$2.6 billion unprecedented investment over the next four years, including \$834 million in the 2024–25 State Budget, and commitments made in the A Better Housing Future Plan will accelerate the delivery of homes through boosting the release of land for residential development, expediting the planning process, tackling infrastructure challenges currently limiting development, bolstering skills in the construction and planning systems, directly delivering new housing in greater Adelaide and its regions, supporting buyers and renters and investing in social and affordable homes.

Together, a lot has been done since releasing the plan for A Better Housing Future in early 2023, and the accelerating initiatives and innovative solutions set out in this South Australian Housing Roadmap provide a clear path forward. The government recognises there is still much more that needs to be done.

Through the future initiatives and ongoing body of work the South Australian Government will continue to build on the momentum of the Housing Roadmap.

National Construction Code

Implementing the National Construction Code 2022 changes from 1 October 2024, will mean that housing accessibility and 7-star efficiency provisions are appropriately addressed in new construction. To the extent that future changes to the NCC impede the viability of affordable housing and the delivery of homes to market, the South Australian Government will exempt South Australians from these changes until housing market conditions stabilise.

State Planning Commission Code Amendments for housing diversity

In addition to the Accommodation Diversity Code Amendment to enhance planning policies and definitions around student accommodation, retirement living and build-to-rent, the State Planning Commission has also initiated the Future Living Code Amendment which seeks to facilitate the delivery of a new model of co-housing that provide security of tenure based around the sharing of communal spaces, within established suburbs and homes, close to services and employment.

This work recognises with the growing number of single person households, a need for revised rules that allow for more affordable smaller accommodation with shared facilities. Amendments to the code will allow for accommodation that has shared facilities for cooking, laundry, living areas and open space, thereby providing flexibility around self-containment.

These code amendments build on recent changes that made ancillary and student accommodation easier to develop.

The State Planning Commission is preparing to release the draft Future Living Code Amendment in August and the draft Accommodation Diversity Code Amendment in October for community consultation.

The Greater Adelaide Regional Plan

The Greater Adelaide Regional Plan (GARP) is currently being prepared by the State Planning Commission and Planning and Land Use Services. This is a unique and exciting opportunity to shape the future of the most populous region in South Australia.

The Plan will deliver a planning vision for Greater Adelaide through to 2051 and beyond. It will determine where an extra 385,000 houses will be located and where jobs will go as the state's population grows.

If existing zoned land is unlocked, there is the capacity for 215,000 new houses. The reforms outlined in this document will get these houses to market quicker. There will then be capacity for a further 125,000 homes through planned rezonings based on infrastructure servicing and logical urban expansion over the coming years, that will be preserved in the GARP.

It is important to get the long-term vision right to ensure South Australia thrives and takes full advantage of its economic opportunities. However, the government is not just thinking about the long-term future, but also currently progressing the rezoning of significant employment parcels in and around Greater Edinburgh Parks. This capitalises on the significant investment in the Northern Connector, and its locational advantage near ports, defence, proximity to a growing workforce and on the supply chain to the Upper Spencer Gulf, critical to the prosperity of the state.

Infrastructure SA's Infrastructure Strategy

Infrastructure SA is now preparing the next 20-Year State Infrastructure Strategy.

The new strategy will look at state-wide infrastructure needs to 2045, with a focus on infrastructure planning and investments that drive a growing economy.

To inform the development of the Strategy, South Australians were asked their views on the key infrastructure challenges and opportunities needed to be considered.

The information provided is being used to help inform the preparation of the 20-Year State Infrastructure Strategy.

Coordinator-General

The government is progressing consultation on proposed legislation to establish a new Coordinator-General's Office to create a contemporary system for the facilitation of major and complex projects and developments. This will ensure the state's planning and regulatory regime for such projects is fit for the future by managing assessment, approval and delivery through a single, streamlined process. The Coordinator-General will be equipped with statutory powers to expedite, consolidate and proactively initiate relevant requirements. The proposal will help deliver the right developments in the right locations with greater speed and certainty, and support the state's economy, environment and housing supply.

Transport strategy

The government is developing a Transport strategy and Passenger Transport strategy to ensure that planning for, and investment in, the state's transport infrastructure and public transport are aligned with the South Australian Government's priorities and supports long-term vision for the state.

Contract management and procurement

Renewal SA procurement strategy review will provide government with strategies to reduce costs of infrastructure through the identification of best practice efficiencies, and system improvements. Recommendations from the review will be considered for application across the Department for Housing and Urban Development, SA Water, and SA Housing Trust. Government will continue to work with industry on exploring opportunities to improve existing procurement and contract management frameworks.

Continue to explore opportunities to do more

The government will continue to explore further opportunities to streamline processes, provide certainty, eliminate impediments, and support for innovative housing solutions, to ensure that all is being done to tackle this major challenge South Australians are faced with today.



To learn more, visit

housingroadmap.sa.gov.au



**Government of
South Australia**