

# A fair go for first home buyers

**A plan to improve housing affordability**





“We want everyone in New South Wales to be able to aspire to own their own home.”



Tackling the challenge of housing affordability is a key priority for the New South Wales Government.

Our \$4.3 billion package is designed to make it easier for people to own their own home in this state - particularly those buying their first property. We are increasing the supply of housing, speeding up approvals and offering stamp duty relief to first home buyers.

With the oversight of former Reserve Bank of Australia governor Glenn Stevens, we have developed measures which will help improve housing affordability while avoiding negative consequences for our housing market.



It builds on much of the work we have done since we were elected. When we came to government we faced a huge backlog of unmet demand for housing caused by the previous government's lack of effort to increase housing supply over many years, as well as a huge infrastructure backlog.

Since 2011 we have driven record levels of housing approvals and completions. More housing means more choices for people - whether that is a small studio apartment near a train line or a traditional house with a backyard in a quiet neighbourhood.

We have also invested billions providing the infrastructure that new communities need - schools, hospitals, roads, rail and other public transport links needed to get to jobs.



We are enabling more homes to be built in the right areas and bringing forward funding for vital infrastructure to support these developments. These measures will deliver outcomes for current and future generations.

We want to see more people have the chance to own their own home. And we want to see the unique character of our local communities protected and enhanced.

With good planning and a strong budget, we can make the challenge of owning your own home that much easier.

**Gladys Berejiklian**  
NSW Premier

**Dominic Perrottet**  
Treasurer

**Anthony Roberts**  
Minister for Planning  
Minister for Housing



## Glenn Stevens

**Former governor of the  
Reserve Bank of Australia**

Housing affordability seems to be a perennial topic of discussion, particularly in Sydney. In many respects this is hardly surprising.

As incomes have risen and preferences about housing have changed, the prices commanded by land in the most desirable locations have increased a great deal.

The NSW economy has been outperforming other regions of the country, helping incomes to rise and employment to grow faster than elsewhere, and attracting more people, particularly as the mining investment boom tailed off. This came after a fairly lengthy period of underperformance in NSW following the 2000 Olympics – some of it is ‘catch-up’. So in a way, some of what we see are the sort of challenges associated with a growth economy.

Most observers agree that the supply side of the market in general has struggled to keep up with demand. To be sure, construction rates are presently at record highs. But there is a stock issue: the previous period of underbuilding leaves a cumulative shortfall in the number of dwellings, estimated by the Department of Planning to be as large as 100,000 dwellings.

If our objective is housing being affordable in an environment of growth in population and income, we need to have the supply side able to respond to demand in a more elastic way.

Most importantly, NSW needs a plan for growth. Leaders need to explain what we need to do to accommodate more people, why growth without a plan is a not a good outcome – but why an even worse outcome would be stagnation.





## POPULATION SNAPSHOT

Population growth alone means that Sydney needs around 36,250 new homes per year over the next 20 years, not taking into account the backlog in undersupply and other reasons for demand

## The challenge

Over the past 25 years, NSW has experienced significant population growth. From 1991 to 2016, the number of people living in the state increased by 31 per cent – growing from 5.9 million to 7.7 million residents. Sydney's population growth was even stronger – rising 36 per cent from 3.4 million to 4.7 million people over the same period. But as the population grew, the previous government failed to maintain sufficient supply of housing across Sydney and New South Wales (Graph 1).

Between 2000 and 2010, dwelling completions across NSW declined substantially. In Sydney, the decline was even more severe with less than half the number of homes completed in 2010 as there were in 2000. NSW Treasury's 2016 Intergenerational Report estimates there was accumulated undersupply of 100,000 dwellings by the end of 2015. That is, even if no one else moved to Sydney an additional 100,000 dwellings would be needed to meet this pent-up demand.

Given that housing prices reflect supply and demand, this housing undersupply has meant that competition for housing is high and has pushed up prices.

Since 2011, the NSW Government has made housing supply a priority. However whilst there has been a significant recovery in building activity in these last few years, the years of low activity between 2000 and 2010, combined with a growing population, has resulted in demand for housing remaining strong.

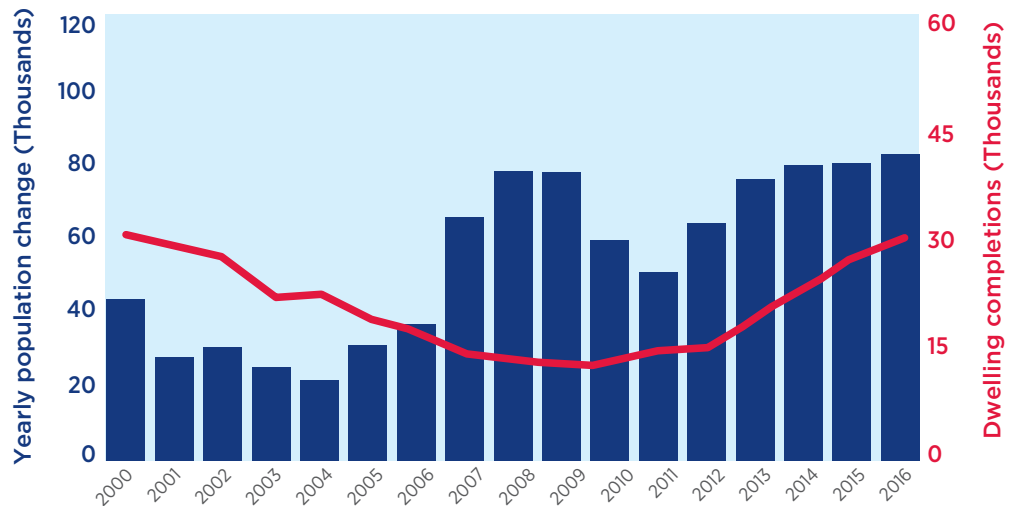
In addition to the undersupply, an extra 725,000 dwellings are estimated to be required in the Greater Sydney area over the next 20 years to cater for projected population growth.



Median sale price increase between September 1996 and September 2016

Source: NSW Department of Family and Community Services

### Sydney dwelling completions compared to population increases

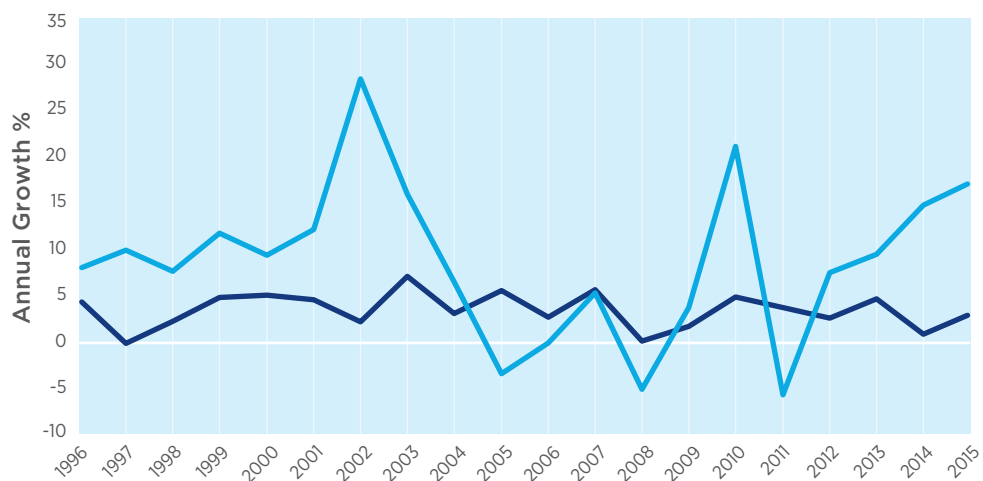


**Graph 1.**

■ Yearly population change (LHS)      ■ Dwelling completions (RHS)

Source: Australian Bureau of Statistics, Sydney Water Connections, Department of Planning and Environment

### Sydney median house price growth compared to average earnings wage growth



**Graph 2.**

■ Average earnings (NSW)      ■ Sydney median house price



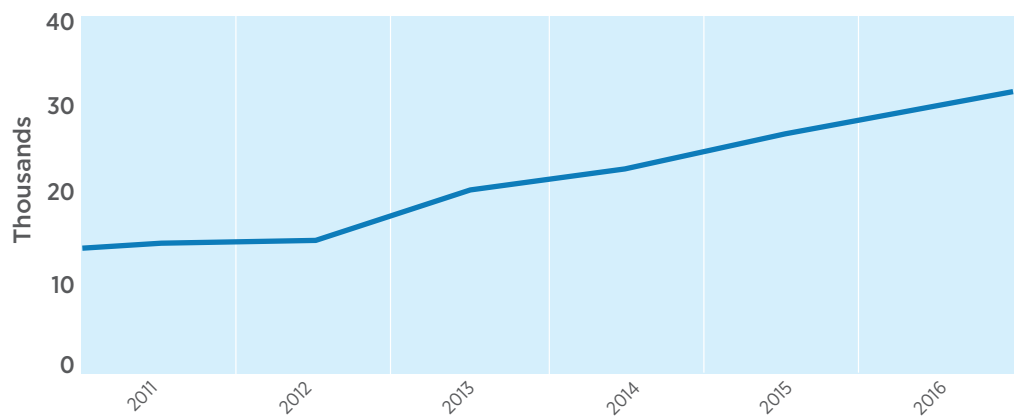
## Steps taken so far

The NSW Government has boosted the supply of housing and supported this with record investment in infrastructure. Initiatives which have helped put downward pressure on housing prices and address housing affordability so far include increasing housing completions, opening up more land, assistance for first home owners and other home buyers and delivering housing infrastructure.

### Building more homes

In 2016 more homes were being built in NSW than at any other time in the state's history. A record 60,000 homes were completed, more than double the number finished in 2010. As at December 2016 a record 83,000 homes were under construction in NSW. Overall approvals for housing also reached record highs, climbing to more than 70,000. New housing completions in Greater Sydney also continue to break records, with the keys handed over for 37,608 new homes in the year to March 2017.

### Sydney's annual housing completions since 2011



Graph 3.

■ Annual housing completions in Sydney

Source: Australian Bureau of Statistics

### Opening up more land

More land has been released and rezoned than ever before to create new communities. Sydney now has the highest amount of released and rezoned greenfield stock since land-release programs began in the early 1980s. To ensure developments are in the right place, the NSW Government is planning for new transport infrastructure to be built at the same time as housing.

Actions are not just about delivering new greenfield sites. The NSW Government is also reforming the planning system so that more low-rise, medium-sized homes such as terraces, townhouses and apartments – which require less land – can be built, providing more choice to home buyers.

## Assistance for first home owners and other home buyers

Since 2011, the NSW Government has provided more than \$1 billion in assistance to first and new home buyers. This has included grants, stamp duty exemptions and discounts, mainly targeted at unlocking new homes for first home buyers.

## Creating housing infrastructure

The NSW Government is investing a record \$73.2 billion in infrastructure over the next four years, including on roads, schools, hospitals and public transport which will help support new communities and provide homes closer to workplaces. Since 2012, almost \$1 billion in extra money has been committed, through the Housing Acceleration Fund, towards infrastructure such as roads, water and electricity networks, specifically funded to speed up the delivery of new homes.

### Projects funded by the Housing Acceleration Fund

Projects	Project status
Camden Valley Way (RMS)	Operational
Epping Town Centre Road Upgrades (RMS)	Under construction
Green Square - Waverley Land Acquisition (UrbanGrowth NSW)	Operational
North Kellyville Wastewater Solution (Sydney Water)	Operational
Sparks Road Intersection Upgrade Warnervale (RMS)	Operational
Thrumster Sancrox Water Reservoir (Port Macquarie-Hastings Council)	Operational
West Dapto Wastewater Extensions (Sydney Water)	Operational
First Ponds Creek Wastewater Carrier (Sydney Water)	Operational
Richmond Road Upgrade - Stages 2 & 3 (RMS)	Operational
Schofields Road - Stages 1 & 2 (RMS)	Under construction
Farley Regional Wastewater Network (Hunter Water)	Under construction
Green Square Town Centre Flood Risk Management (Sydney Water)	Under construction
Lochinvar Intersection Signalisation (RMS)	Under construction
Lochinvar Wastewater Network Upgrade (Hunter Water)	Under construction
Lochinvar Water Main (Hunter Water)	Operational
North Kellyville Electrical distribution feeder (UrbanGrowth NSW)	Operational
O'Riordan Street Realignment (UrbanGrowth NSW)	Operational
Riverstone Wastewater Lead Ins (Sydney Water)	Operational
Benera Avenue (Liverpool Council / DPE)	Pre-construction
Campbelltown Road - Stages 1 & 2 (RMS)	Pre-construction
Ingleburn & Rickard Rd (Camden Council / DPE)	Planning and design
Hambledon Road (Blacktown Council)	Pre-construction
Hill Road Off Ramp (RMS)	Planning and design
Appin Road (RMS)	Planning and design
Spring Farm Parkway - Stage 1 (RMS)	Planning and design



## PROPERTY SNAPSHOT

The NSW Government is setting a new target of 61,000 housing completions and for 10,000 dwelling rezonings per financial year to 2020-21

# A comprehensive package

The NSW Government has developed a new package of measures designed to improve housing affordability across NSW, with an emphasis on Sydney where the housing affordability challenge is the greatest. These policies take into account the difficulty that first home buyers face in entering the market, the state's growing population, and the need to ensure that development occurs close to essential infrastructure such as roads, railway lines and schools.

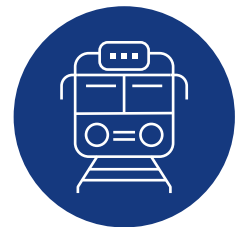
The package aims to give home buyers a fair go by:



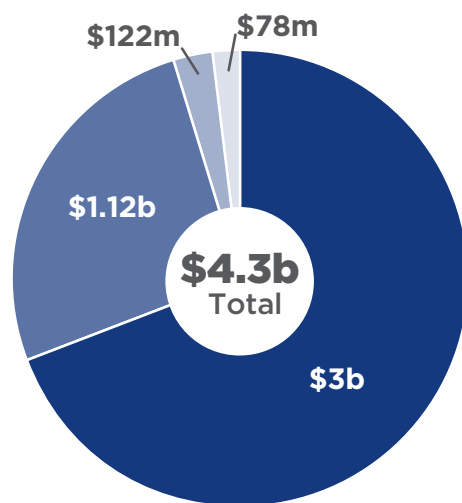
increasing grants and concessions available to **first home buyers**



increasing **housing supply** at reasonable prices



accelerating the delivery of **infrastructure** to support growing communities



Housing Affordability Package (Funding 2017-18 to 2020-21)

- Housing Infrastructure Program
- First Home Buyers support
- Lenders' Mortgage Insurance duty removal
- Other funding to support increasing housing supply

Source: NSW Treasury



## Policy in detail

- 1 For both new and existing dwellings, first home buyers will be exempt from stamp duty for properties up to \$650,000, with a discount up to \$800,000, from 1 July 2017.
- 2 The 9 per cent insurance duty on lenders mortgage insurance will be abolished from 1 July 2017.
- 3 The foreign investor surcharge will be increased from 4 per cent to 8 per cent on stamp duty and from 0.75 per cent to 2 per cent on land tax, with foreign developers to be exempt, from 1 July 2017.
- 4 A \$10,000 First Home Owners Grant will be available to builders of new properties worth up to \$750,000 and purchasers of new properties worth up to \$600,000; and the \$5,000 New Home Grant Scheme will close, from 1 July 2017.
- 5 The 12 month off-the-plan transfer duty concession for all residential purchases by investors will be abolished from 1 July 2017.
- 6 The Greater Sydney Commission (GSC) will ensure the final District Plans contain housing supply targets for each local government area for periods of five and 10 years, sufficient to cater for expected population growth and address housing undersupply.
- 7 The Local Environment Plans (LEPs) of 10 priority councils in Greater Sydney will be updated to reflect the final District Plans within two years of the GSC finalising the plans.
- 8 The LEPs of all other councils in Greater Sydney will be updated with appropriate housing targets within three years of the release of final District Plans, with powers for the Minister to intervene if necessary to ensure LEPs are updated.
- 9 Up to \$2.5 million will be available to each priority council to assist them to update their LEP, with payments also available to up to five other councils that volunteer to accelerate updating their LEPs.
- 10 A new Planning Circular and Guidelines for preparing Local Housing Strategies will assist councils protect the character of important local areas while supporting housing supply.
- 11 Around 30,000 additional dwellings in existing Priority Precincts or new partial precincts will be delivered through accelerated rezoning.
- 12 Greater use of independent panels in local Development Applications (DAs) (other than smaller DAs delegated to council staff) in some local government areas.
- 13 To ensure clear roles and accountabilities, GSC District Commissioners will no longer act as members of Sydney Planning Panels.
- 14 The Department of Planning and Environment will establish a specialist team to work with councils to accelerate rezoning applications and create an Office of Housing Coordinator to resolve impediments to housing supply.
- 15 Councils will be able to consider smaller minimum lot sizes when updating their LEPs in line with District Plans.
- 16 A Medium Density Housing Code will allow well-designed dual occupancies, town houses, manor homes and terraces as complying development.
- 17 A Greenfield Housing Code will simplify development standards for one and two storey dwellings built in greenfield areas.
- 18 The Minister for Planning will issue guidelines to facilitate smarter and compact apartments in well-designed buildings that complement their neighbourhood, with car parking not linked to apartment titles.
- 19 A new Statement of Priorities will be issued requiring Landcom to take an active role to support housing affordability.
- 20 Property NSW will lead the identification of underutilised or surplus land across all government entities to contribute to increasing housing supply and the provision of social infrastructure.
- 21 \$2.145 billion will be allocated for state infrastructure to accelerate housing in priority areas.
- 22 Changes to developer contributions for infrastructure will be implemented, including phasing out the Local Infrastructure Growth Scheme (LIGS), and introducing Special Infrastructure Contributions to new areas. \$369 million will be allocated to councils for local infrastructure under the phase out of the LIGS.
- 23 IPART will continue to determine efficient costs for essential works that are funded through local contribution schemes where the per dwelling contribution exceeds \$30,000 for greenfield areas or \$20,000 for urban renewal/infill areas, requiring a council to only adopt a contribution plan if it is consistent with IPART's recommendation.
- 24 A 50 per cent discount on interest costs will be available for councils on up to \$500 million of commercial or additional T-Corp loans provided under the 'Fit for Future' loan scheme for councils.
- 25 A new Premier's Priority on housing affordability will be established with a goal of 61,000 dwelling completions state-wide on average per financial year to 2020-21.
- 26 The Minister for Planning will lead a Housing Affordability Taskforce established to drive implementation of this strategy.



## NSW PROPERTY TRANSACTIONS 2015-16

**53%**  
below \$650,000

**68%**  
below \$800,000

# Supporting first home buyers

The NSW Government's comprehensive package to improve housing affordability is focused on helping first home buyers, who often face stiff competition from investors.

For first home buyers, this comprehensive package will:

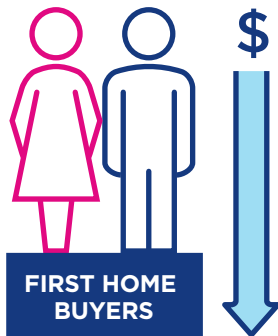
- ✓ abolish stamp duty on all homes up to \$650,000
- ✓ give stamp duty relief for homes up to \$800,000
- ✓ provide a \$10,000 grant for builders of new homes up to \$750,000 and purchasers of new homes up to \$600,000
- ✓ abolish insurance duty on lenders' mortgage insurance
- ✓ ensure foreign investors pay higher duties and land taxes
- ✓ no longer allow investors to defer paying stamp duty on off-the-plan purchases.

### Stamp duty relief

The duty paid when buying residential property can be an obstacle for first home buyers. For those entering the market, the NSW Government is abolishing this duty on new and existing homes worth up to \$650,000. For properties valued at between \$650,000 and \$800,000, the duty concession will be gradually reduced. For example, a property costing \$650,000 would have the entire stamp duty of \$24,740 waived while a home costing \$700,000 would be entitled to a \$16,493 reduction. This change will take effect from 1 July 2017. Concessions on vacant land will remain unchanged.

First home purchase price	Ordinary stamp duty	Savings for first home buyers of new dwellings*	Savings for first home buyers of existing dwellings*	Total stamp duty charges for foreign investors (surcharge plus stamp duty)**
\$500,000	\$17,990	\$28,768	\$18,768	\$57,990
\$550,000	\$20,240	\$31,451	\$21,451	\$64,240
\$600,000	\$22,490	\$34,361	\$24,361	\$70,490
\$650,000	\$24,740	\$26,857	\$26,857	\$76,740
\$700,000	\$26,990	\$18,786	\$18,786	\$82,990
\$710,000	\$27,440	\$17,172	\$17,172	\$84,240
\$750,000	\$29,240	\$10,950	\$10,950	\$89,240
\$775,000	\$30,365	\$6,922	\$6,922	\$92,365
\$800,000	\$31,490	\$2,896	\$2,896	\$95,490

\*Total of stamp duty exemptions plus first home owners grant plus savings from LMI duty abolition (Genworth LMI Premium Estimator based on a first home buyer with a \$50,000 deposit).\*\*Does not include additional land tax surcharge.



**FIRST HOME BUYERS**

- Stamp duty abolished or reduced. Save up to \$24,740 on a \$650,000 home
- Grant of up to \$10,000 for builders of new properties worth up to \$750,000 and buyers of new properties worth up to \$600,000
- Insurance duty on lenders' mortgage insurance abolished

Contracts dated prior to the commencement of these reforms will continue to be eligible for the same grants, concessions, and conditions for which they would have been eligible had these changes not occurred.

### First Home Owners Grant (New Homes)

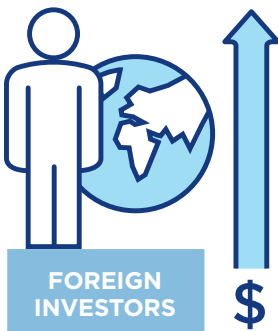
First home buyers building a new property will be entitled to a \$10,000 grant on homes worth up to \$750,000. First home buyers purchasing a new property worth up to \$600,000 will be entitled to a \$10,000 grant. This policy aims to provide assistance to first home buyers and stimulate the construction of new dwellings. The \$5,000 New Home Grant Scheme, which was available to other buyers including investors, will be closed.

### Insurance duty on lenders' mortgage insurance abolished

Insurance duty on lenders' mortgage insurance is imposed at a rate of nine per cent of the premium. The removal of this duty will save all home buyers (first home buyers or not) money if they need lenders' mortgage insurance. This policy will take effect from 1 July 2017. For example, on a home valued at \$800,000, a buyer with a deposit of \$50,000 who needs lenders' mortgage insurance, could save about \$2,900.

### Foreign investors to pay higher duties

Foreign investors will pay higher surcharges when they purchase residential real estate. The surcharge on stamp duty paid on new purchases by foreign investors will double from four per cent to eight per cent, and the surcharge on land tax will rise from 0.75 per cent to two per cent. Foreign developers will be exempt from the increased surcharges.



**FOREIGN INVESTORS**

- Surcharge on stamp duty doubled from 4% to 8% and surcharge on land tax from 0.75% to 2%
- Investors of any kind will no longer be able to delay for 12 months paying stamp duty on off-the-plan properties

### No more stamp duty deferral for investors

First home buyers often face strong competition for properties from investors. To help counter this, the NSW Government is abolishing the 12-month deferral of duty for residential off-the-plan purchases by investors. Buyers who are purchasing a home they plan to live in off-the-plan (regardless of whether they are first home buyers or not) will still be entitled to a 12-month delay in the payment of stamp duty, deferring payment from 3 to 15 months after settlement. But this concession will be closed to investors. This policy will take effect from 1 July. Contracts dated prior to the commencement of these reforms will continue to be eligible for the same grants, concessions, and conditions for which they would have been eligible had these changes not occurred.



## HOUSING DEMAND DRIVERS IN NSW

The NSW Government will deliver 30,000 additional homes through the expansion of Priority Precincts

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# Boosting supply

The NSW Government is committed to improving housing affordability by increasing housing supply, including by accelerating rezoning and building infrastructure such as roads, schools and utilities that can enable development. The NSW Government will work with councils to provide the right conditions for developers to supply enough new housing in the right places.

### More housing in the right areas

The NSW Government wants to ensure there are enough homes built to meet the growing population. However supply needs to be in the right areas, and the housing needs to be the right type and take into consideration the unique character of local neighbourhoods. Communities and councils have the lead role in determining where new housing can be delivered and how this can be done with respect to the character of the local neighbourhood.

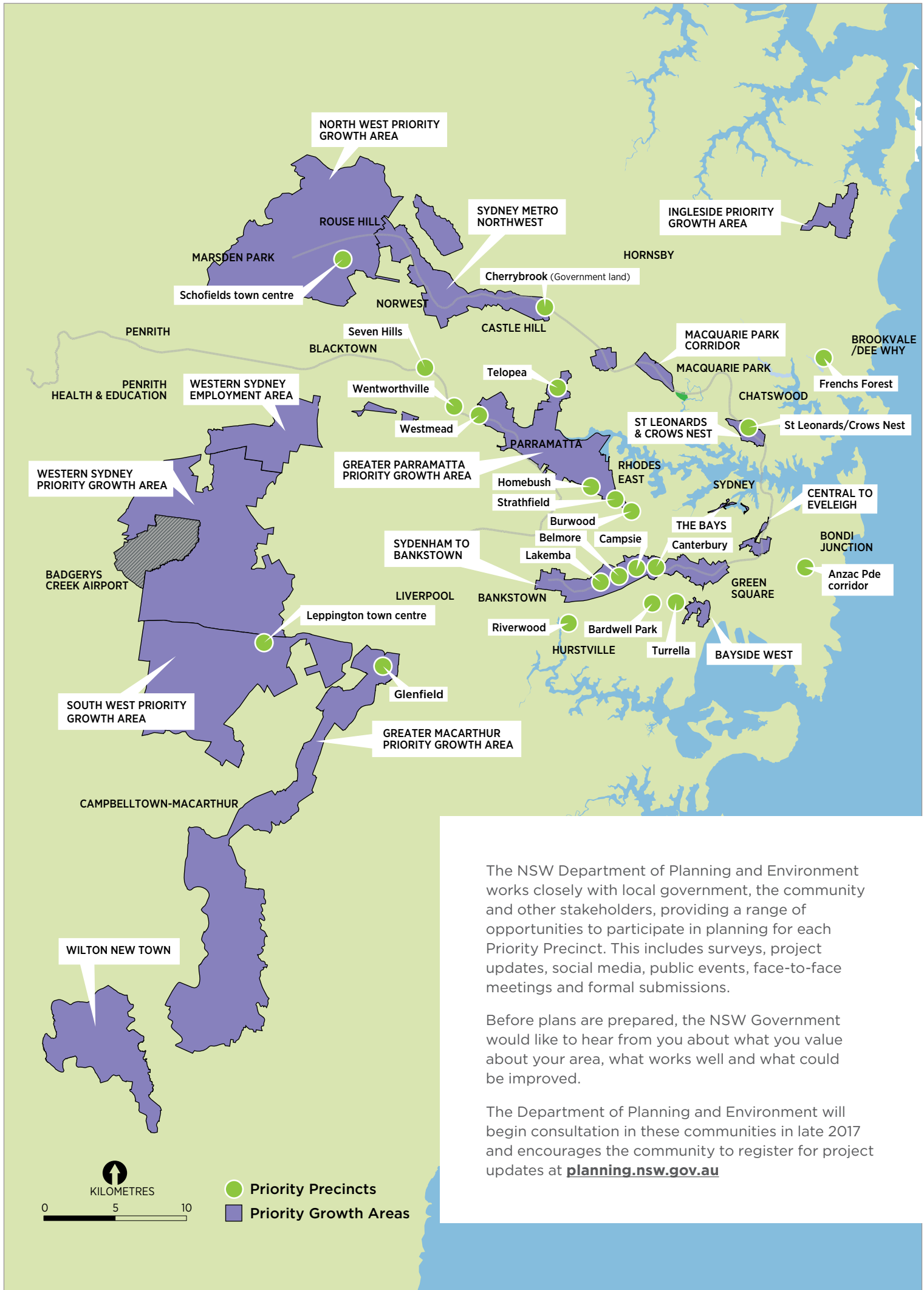
The NSW Government has asked the Greater Sydney Commission to provide housing targets for each local council as part of its final District Plans. To help councils, the NSW Government will make up to \$2.5 million available to 10 priority councils to assist them to update their Local Environment Plans (LEPs) with appropriate housing targets within two years. Incentive payments will also be available to up to five other councils that volunteer to update their LEPs. The NSW Government will also issue guidelines to assist councils to protect the character of important local areas, while supporting increased housing supply.

### Expanding Priority Precincts and Priority Growth Areas

The NSW Government will expand the Priority Precincts identified for growth and revitalisation in Sydney to include more areas and fast-track the delivery of new homes in these areas. The expansion of these precincts, which will deliver around 30,000 additional homes, will allow for the acceleration of rezoning and for modern, more diverse developments to be built. This expansion will ensure an increase in the supply of housing in the following locations: Belmore/Lakemba, Burwood/Strathfield/Homebush, Campsie/Canterbury, Cherrybrook (Government land), Frenchs Forest, Glenfield, Leppington Town Centre, Anzac Parade corridor, Riverwood, Schofields Town Centre, Seven Hills/Wentworthville, St Leonards/Crows Nest, Telopea, Turrella/Bardwell Park and Westmead.

### Accelerate council-led rezonings

A specialist team will be established within the Department of Planning and Environment to accelerate council rezonings in Sydney and regional areas. This will accelerate the supply of available housing capacity by rezoning greenfield and urban renewal sites.



The NSW Department of Planning and Environment works closely with local government, the community and other stakeholders, providing a range of opportunities to participate in planning for each Priority Precinct. This includes surveys, project updates, social media, public events, face-to-face meetings and formal submissions.

Before plans are prepared, the NSW Government would like to hear from you about what you value about your area, what works well and what could be improved.

The Department of Planning and Environment will begin consultation in these communities in late 2017 and encourages the community to register for project updates at [planning.nsw.gov.au](http://planning.nsw.gov.au)



### Faster approvals

The NSW Government will introduce a range of measures to help councils speed up approvals. This could include independent panels for some councils to ensure Development Applications (DAs) are done efficiently and to ensure the integrity of the planning process. Under this measure, independent panels will determine DAs, other than smaller DAs delegated to council staff.

The NSW Government will also:

- simplify the complying development rules for greenfield areas and align standards with the housing types delivered in these areas under a Greenfield Housing Code,
- establish a team within the Department of Planning and Environment of district case managers and an Office of Housing Coordinator to resolve impediments between councils, the government and home builders.

### Building smaller, smarter homes where appropriate

The NSW Government will:

- expand complying development (a fast track approval process) to include medium density housing such as terraces, town houses and dual occupancy under a medium density housing code and continue promoting complying development for other developments,
- require the NSW Government's land development agency, Landcom, to take an active role to support housing affordability,
- work to deliver smarter and more compact apartments in well located areas. This will reduce construction costs for new apartment buildings, a saving which can be passed on to home buyers. Further measures being explored would allow apartments to be sold separately to parking spaces, giving home owners the flexibility to sell a car space if they wish.





## SNAPSHOT

The NSW Government is investing a record \$73.2 billion in infrastructure across the state

Key transport projects include WestConnex, NorthConnex, Sydney Metro, CBD and South East Light Rail, Parramatta Light Rail and B-line buses

And across regional NSW the revitalisation of Newcastle and the Pacific, Princes and Great Western Highway upgrades

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# More infrastructure

**Increasing housing supply is only possible if there is adequate infrastructure to service new homes and support communities. The NSW Government will boost infrastructure funding to accelerate the delivery of housing, ensuring that works which support housing are prioritised and in locations in alignment with government planning and housing demand.**

The NSW Government will provide access to around \$3 billion in infrastructure funding to accelerate the delivery of housing. This funding will include more direct infrastructure funding, support for councils to borrow funds so they can bring forward capital works and reforms to infrastructure contributions to ensure that developers make a fair contribution towards the costs of establishing communities.

### More state infrastructure

The NSW Government will contribute \$1.6 billion, including new funding of \$600 million made available through Restart NSW for the Housing Acceleration Fund. An additional \$1 billion from the state capital program will be redirected towards priority projects to support housing.

The NSW Government is investing heavily in infrastructure statewide, with millions of dollars committed to new and redeveloped hospitals, classrooms, better sporting facilities and transport hubs.

### More local infrastructure

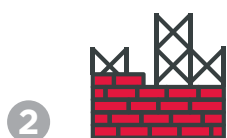
To bring forward the delivery of local infrastructure to support housing supply, the NSW Government will support up to \$500 million in additional borrowing by councils by halving the cost of council borrowing for eligible projects. This will give councils greater certainty in delivering essential local infrastructure including roads, stormwater facilities and public open spaces. An allocation of \$369 million will be made to councils for local infrastructure under the phase out of the Local Infrastructure Growth Scheme.



## STEPS TO INCREASING HOUSING SUPPLY



1 More land released and rezoned



2 Faster building approvals



3 Developers to make a greater contribution towards enabling infrastructure upfront to unlock housing supply



4 Councils assisted to build local infrastructure like roads, community centres and public open space



5 State funded capital works like public transport, schools and hospitals

## Reforming infrastructure contributions

The NSW Government is keen to ensure that developers make a fair and appropriate financial contribution towards the cost of infrastructure.

Development contributions help cover the cost of delivering infrastructure needed to support new communities and homes. Special Infrastructure Contributions (SIC) help fund the regional infrastructure that supports different communities across the state. They partially fund state or regional roads and land required for social infrastructure such as schools, health care and emergency services. SICs will be expanded to 10 additional areas across Sydney to help fund infrastructure in communities with significant housing growth.

The Local Infrastructure Growth Scheme (LIGS) has in the past been used to fund the gap between the maximum contribution that councils can charge developers and what it actually costs councils to deliver the infrastructure.

The NSW Government will continue to provide LIGS subsidies to certain areas for the next three years before ending the scheme. The subsidies will be gradually reduced and the cap on developer contributions gradually increased. The cap will be increased by \$5,000 on 1 January 2018, 1 July 2018 and 1 July 2019. At the end of 2019/20, the cap will be removed entirely and LIGS funding will cease. The phase-out of LIGS will help developers adjust to the change.

The LIGS will be closed to any other new areas. In these areas, the cap on developer contributions will be removed immediately. By removing the cap on contributions, the NSW Government will assist councils in these other areas to fund local infrastructure directly through their developer contributions. In these areas, if contribution rates exceed the current cap levels (\$20,000 for infill and \$30,000 for greenfield), contributions plans will be subject to review by IPART in accordance with the Essential Works List prior to allowing development to be charged the full apportioned contribution rate. This will help to put downward pressure on local infrastructure costs and ensure that only appropriate, efficient infrastructure is funded through developer contributions.

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# Focusing on results

## **Housing affordability is a long-term priority for the NSW Government.**

The NSW Government will establish a Premier's Priority on Housing Affordability which has a headline goal of increasing the number of dwelling completions to 61,000, on average, per financial year to 2020-21.

Two targets will contribute to achieving this goal: faster housing approvals (90 per cent of approvals determined within 40 days by 2019) and a new target of state-led rezoning for 10,000 additional dwellings in appropriate areas per financial year, on average, to 2020-21.

The NSW Government will also establish a ministerial task force on housing affordability to allocate priority infrastructure funding, hold government and councils accountable for the delivery of housing targets and drive the implementation of this strategy.

“We want everyone in  
New South Wales to  
be able to aspire to  
own their own home.”

– Gladys Berejiklian  
NSW Premier



