

More Homes

More Opportunity

www.vic.gov.au/more-homes





The work we've done with our Housing Statement has set us up for success.

We are now the number one state for approving new homes and the number one state for building them.

But Australia is still in a housing crisis. **We must do more.**

That's why we're **building more homes and more opportunity** for all Victorians.

More opportunity to **buy a home, start a family** and **build your long-term wealth.**

More opportunity to **live where you want, near the things you need** and **the people you love.**

It's also an opportunity to build even better communities, with more parks and open space and more funding for transport, schools and services.

And for renters, more rights for you will mean more respect.

Whether it's more homes and height at 50 train stations, to deliver more affordable options in the suburbs...

...or more family homes and backyards with ten years' worth of new greenfield land.

...or more social and affordable homes for Victorians who need them.

Every new home in Melbourne or regional Victoria is another opportunity.

We need to get a generation of young people into homes.

We know there's only one way out of the housing crisis: build our way out.

So let's build more homes and more opportunity for all.

A stylized, handwritten signature in black ink, appearing to read "Jacinta Allan".

JACINTA ALLAN MP
Premier of Victoria

October 2024



Building on its
Housing Statement,
the Victorian
Government has
announced:

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More homes near train stations: 50 new activity centres

The Victorian Government will deliver more homes in 50 new **'train and tram zone'** activity centres at suburban train stations.

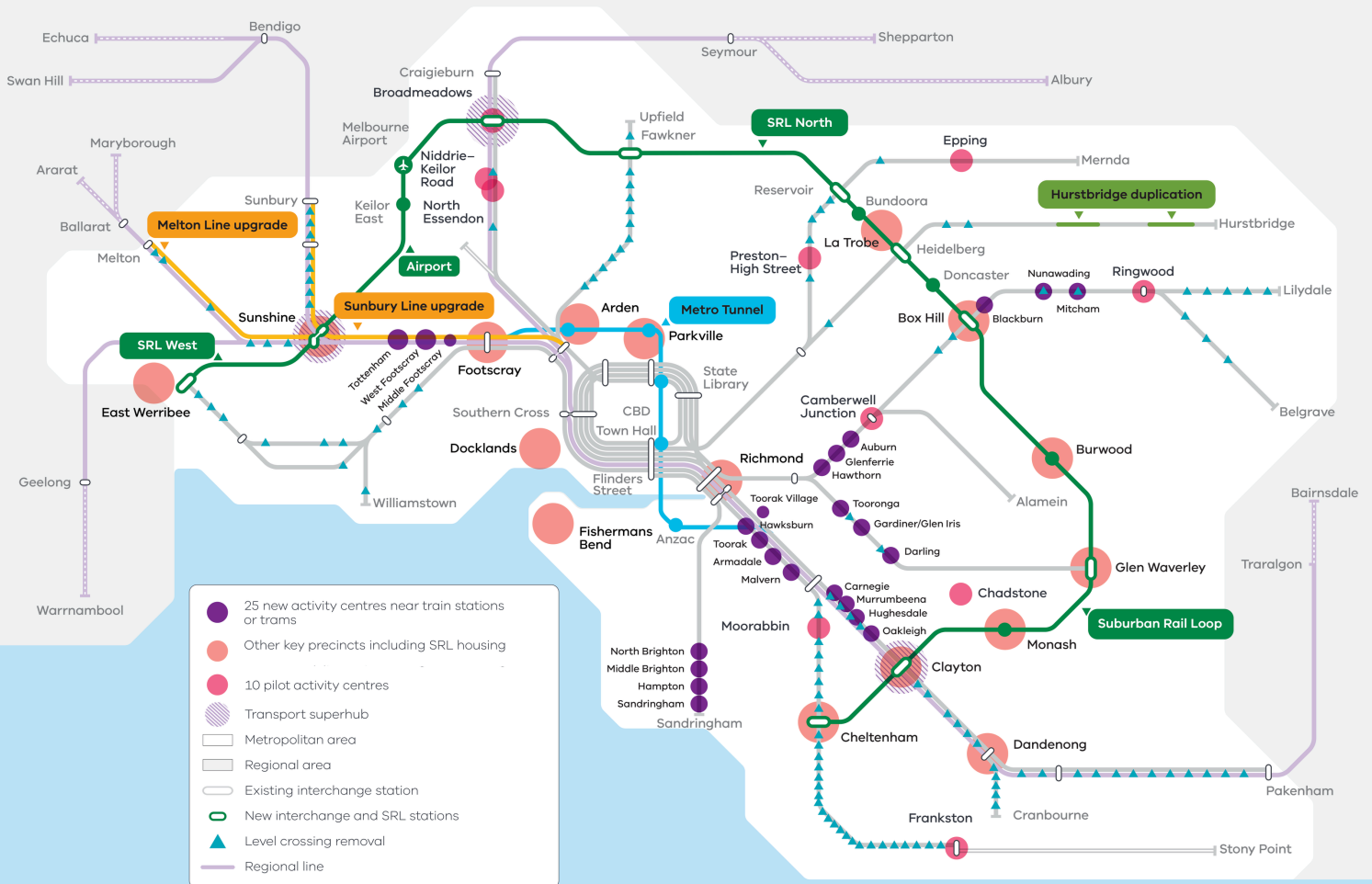
These zones, based around public transport, will **deliver more homes for young people, families and downsizers in Melbourne's suburbs.**

This is an expansion of the Government's Activity Centre program.

These 50 new activity centres will encourage more than 300,000 additional homes around Melbourne's train lines by 2051.

The first 25 centres will be delivered in two tranches over the next 12 months, with timelines to be communicated clearly. The process for all 50 new centres is expected to be complete by 2026.

First 25 locations announced



For illustrative purposes, subject to further detailed technical investigations and consultations

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More homes near train stations: 50 new activity centres

First 25 locations

The future Sunbury to Cranbourne-Pakenham line using the Metro Tunnel:

- Carnegie Station
- Hughesdale Station
- Murrumbeena Station
- Oakleigh Station
- Middle Footscray Station*
- West Footscray Station
- Tottenham Station

Belgrave/Lilydale Line:

- Hawthorn Station
- Glenferrie Station
- Auburn Station
- Blackburn Station
- Nunawading Station
- Mitcham Station

Frankston Line:

- Toorak Station
- Toorak Village* (58 tram)
- Hawksburn Station
- Armadale Station
- Malvern Station

Sandringham Line:

- North Brighton Station
- Middle Brighton Station
- Hampton Station
- Sandringham Station

Glen Waverley line:

- Tooronga Station
- Darling Station
- Gardiner & Glen Iris Stations (combined)

Toorak Village and Middle Footscray are smaller 'neighbourhood' activity centres.

The locations for the remaining 25 of 50 'train and tram zone' activity centres will be announced in late 2024.

These locations were recommended based on an analysis of transport capacity, access to jobs and services, and environmental considerations.

This builds on the 10 pilot Activity Centres the Government is already delivering in Broadmeadows, Camberwell, Chadstone, Epping, Frankston, Moorabbin, Niddrie, North Essendon, Preston and Ringwood.

What will they look like

Through this program of 50 new activity centres, **the vision is for taller buildings in the immediate 'core' where the train station and commercial centre is located.**

Streamlined planning will apply in this core. In areas where the train station is very residential, the core could be very small, with more modest height limits compared to larger stations.

In the walkable 'catchments' up to 800 metres surrounding this core, the vision is for gentler, scaled height limits and more low-rise apartments and townhouses alongside existing homes.

Normal planning processes including notice and third-party appeal provisions will continue to apply in these catchment areas, and change will be sensitive and incremental - occurring over time.

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Key questions: activity centres

What does activity centre planning mean for heritage or my right to have a say?

This program will not alter the rights of residents in the catchment areas to know, have their say, to appeal, and this program will not alter heritage or landscape overlays in the catchment areas.

How it works in every community will be designed in consultation with locals. This process will take time and opportunities to have your say will be communicated widely.

This engagement and planning process will ensure plans are tailored and appropriate for each community.

Why near public transport?

Because **Victorians want more homes close to public transport, jobs and services.**

The time is right. Melbourne's train network has completely transformed over the last ten years, with more services, more than 50 new or upgraded stations, 84 level crossings gone for good, more to go – and the Metro Tunnel on its way next year.

Decisions to add more activity centres at train stations follow community feedback on the 10 draft Activity Centre Plans, where Victorians emphasised the importance of transport connections.

Additionally, more than 70 upgrades to schools and kinders near each of the first 25 centres to be announced have been funded by the Government since 2016.

How big will the core and catchment areas be?

First, planning work must take place at a local level. This involves a street by street, metre by metre study of the community.

This will happen progressively as the 50 new activity centres are delivered by 2026.

The core is proposed to be the train station and its immediate vicinity, such as the main commercial/shopping area.

In areas that are more residential, the core could be small, with modest height limits compared to larger stations.

Catchment areas are proposed to be ten minutes walk (or 800 metres) from the core.

In the catchment areas, the vision is for gentler, scaled height limits and more low-rise apartments and townhouses alongside existing homes.

Plans for all activity centres will be different, because all communities are different.

Government will work with councils and locals to understand their priorities and help enhance what's important about their neighbourhood.

How do I learn more?

Planning work hasn't started for the 50 new activity centres, but planning for the 10 centres announced last year is underway.

To get an idea of the journey to date and the plans for these 10 first activity centres, visit engage.vic.gov.au/activitycentres

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Off-the-plan tax concessions to build more homes

The Victorian Government is slashing stamp duty on off-the-plan apartments, units and townhouses to cut upfront costs, speed up building, and make it more affordable for everyone to buy off-the-plan.

Current concession

Currently, first home buyers and owner-occupiers can access a stamp duty concession when they buy off-the-plan, allowing construction costs to be deducted from the sale price when calculating how much stamp duty they owe.

This is currently capped for first home buyers and owner-occupiers.

To access the concession, the reduced value for stamp duty calculations following the deduction of construction costs must be under thresholds of \$750,000 for first home buyers and \$550,000 for owner occupiers – otherwise the concession isn't available.

New extended concession

Anyone buying an apartment, unit or townhouse off-the-plan can claim the concession – that means first home buyers, owner-occupiers and investors.

Thresholds will be removed so the concession is available for apartments, units and townhouses of any value.

The 12-month extended concession applies from 21 October 2024 and it will allow a 100 per cent deduction of outstanding construction and refurbishment costs when determining how much stamp duty is owed.

Why? It's all about supply.

This gets more homes built.

By cutting upfront costs for more buyers, developers of new home projects can expect more pre-sales.

That helps developments meet finance requirements faster so they can start the construction of new homes sooner.

That's how this plan boosts housing supply.

More apartments, units and townhouses means more homes for young people and families to rent or buy.

How do I learn more?

This is an extension of an existing concession. The existing concession will continue to apply during and after this 12-month period.

To read more about the range of concessions available to buyers and how they are calculated, visit sro.vic.gov.au/offtheplan

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Key questions: tax concessions

How much will a buyer save?

The amount you save depends on how much construction has occurred.

Generally, someone buying an apartment off-the-plan is likely to pay about a quarter of the stamp duty they would pay without the off-the-plan concession.

A Victorian using this concession who buys off-the-plan before any construction work starts could pay around **\$28,000 less stamp duty on a \$620,000 apartment – with duty slashed from around \$32,000 to around \$4,000.**

What properties are eligible?

An eligible apartment, unit or townhouse is one that is in a strata subdivision – meaning they retain common property such as a driveway or a shared hallway.

House and land packages or other dwellings that are not part of a strata subdivision are not eligible for the extended concession. However, first home buyers and owner occupiers can still utilise the existing concession on these properties.

How do I know the value of outstanding construction?

It's the same process as for the existing concession and is well understood by industry, with the relevant information provided by the builder or developer in line with guidance from the State Revenue Office.

In simple terms – if the building hasn't been built yet – then you're only paying stamp duty on the land value.

How is it calculated?

When the new off-the-plan concession applies, you can deduct 100 per cent of the construction or refurbishment costs incurred on or after the contract date from the dutiable value of your property.

Land transfer duty will then be calculated on this reduced amount. Other concessions that you may be eligible for will also apply based on this reduced amount.

The method of calculating the off-the-plan value for this new concession will be the same as for the existing concession.

For example

Michelle is eligible for the concession, and she buys an eligible apartment off-the-plan for \$1 million before any construction work has begun.

The vendor advises Michelle that \$750,000 of the contract price will be spent on constructing her apartment.

Michelle can deduct 100 per cent of the construction costs when calculating the dutiable value of the property. That \$750,000 is now subtracted from the dutiable value of the home.

This means the amount Michelle pays in stamp duty is effectively calculated as if she purchased a \$250,000 property, not a \$1 million property.

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More infrastructure funding where homes are getting built

The Victorian Government will work with key members of its Housing Affordability Partnership to deliver long-term change that links more homes with more infrastructure.

Under this plan, all suburbs that build more homes will get more funding for the things they need, including:

- roads, paths, and public transport
- new and upgraded schools
- upgraded health & community facilities
- parks, playgrounds, sport and recreation, open space – and more

The need for change

Developers already contribute to the community through a system of developer contributions, paid to councils or the state.

Currently, 43 of 79 councils collect developer contributions in different ways.

This system has delivered a lot of local benefits, but **it's not in the right areas – like many inner-suburbs** - and the admin burden adds delays. Ultimately, it just isn't doing the job of providing more infrastructure funding to growing suburbs.

Participating in “a collaborative approach for liveable communities”, the industry working group will meet from November 2024, looking at models for change to find one that works for industry, councils, Government, and communities.

It will report back in March 2025 with options that help Victoria's suburbs grow sustainably, by delivering community infrastructure alongside new home projects.

Starting in 10 activity centres

The Government will introduce a simple developer contribution pilot in 10 growing areas close to jobs, transport and services where more homes are coming under Victoria's Activity Centre program: **Broadmeadows, Camberwell, Chadstone, Epping, Frankston, Moorabbin, Niddrie, North Essendon, Preston and Ringwood.**

The move will kickstart more funding for local infrastructure in these activity centres while Government and industry work on a long-term statewide system.

These contributions will start on 1 January 2027 to give industry time to prepare. Government will engage with industry before announcing fees, which won't necessarily be considered a benchmark for statewide reform.

\$150 million for outer suburbs

This year, the Government will open a new, \$150 million round of Growth Area Infrastructure Contributions funding for communities in Cardinia, Casey, Hume, Melton, Mitchell, Whittlesea and Wyndham.

This is an existing contributions scheme. The new round will focus on improving transport. Successful projects and final funding amounts will be confirmed next year.

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A ten year pipeline of land for family homes and backyards

The Victorian Government is delivering Victoria's longest ever pipeline of new land for new homes and backyards that are great for big, growing families.

The Government has released a landmark plan for **27 additional greenfield areas across Melbourne's outer south-east, north, and west** to be released over the next 10 years – committing to providing the space and completing the planning work to deliver 180,000 new homes over the decade.

The plan provides concrete timelines for industry and community. The structure planning process will ensure these areas are ready for development, with the release of unzoned land sequenced to align with the provision of infrastructure.

The plan also reinforces Victoria's strategy to ensure **30 per cent** of new housing growth goes in outer-suburban and greenfield areas, with **70 per cent** going in established suburbs close to jobs, transport and services - because Victorians deserve more housing choices wherever they want to live.

Where are they located

The first three greenfield plans set to be released in 2024-25 include:

- Northern Freight Precinct
- Cardinia Creek South Part 2
- Kororoit Part 2

These build on the seven Melbourne greenfield plans under preparation.

To view the ten year plan, visit vic.gov.au/more-homes

Plus more homes near train stations

Government is finding more room for homes in established areas, close to trains.

In addition to the plans for more apartments, units and townhouses in 50 'train and tram zone' activity centres, the Government is:

- Unlocking additional surplus government land near trains for more homes, in **Oakleigh** and **Footscray**.
- Progressing more housing projects in **Alphington, Coburg, Malvern and Preston**.
- Preparing to release ten further sites for more homes.

Next steps are also underway for the mega home project in Arden, where 20,000 people will live 2km from the CBD on the doorstep of the Metro Tunnel.

Helping builders get on with it

The key part of the 10-year plan is the horizon it gives to home builders – they can see exactly where the opportunities lie for their sector and look ahead with confidence.

From 2025, the Victorian Planning Authority will be integrated with the Department of Transport and Planning, bringing components together to cut delays and duplication and deliver faster and better structure planning.

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Tough new building watchdog for buyer peace of mind

The Victorian Government will deliver more protections for Victorian homebuyers, giving them peace of mind whether they're building, buying or renovating a home.

The Government will replace the building regulator with a new more powerful watchdog – the **Building & Plumbing Commission** – to oversee building and plumbing industries across the state.

For the first time, it will bring together all aspects of building quality control – regulation, insurance and dispute resolution – into a single agency.

The watchdog will get tough new powers to protect families and their homes.

Tough new powers

Currently, the regulator can only direct builders to fix substandard work before occupants move in.

Under new rules, the Building & Plumbing Commission will be able to direct builders to fix work before *and after* move-in day.

The Government will work with industry to define the eligible time period.

New powers will also enable the watchdog to **stop apartments with serious defects from being sold**. There will also be increased reporting requirements before occupancy certificates are signed off on new builds.

Inspection blitz & boots on ground

While most builders do the right thing, some dodgy operators continue to cut corners and break rules.

It's why the watchdog will be resourced with new boots on the ground, with a 50 per cent increase in auditors and frontline inspectors, as part of a \$63.3 million investment in this year's Budget.

The watchdog will also be tasked with leading an inspection blitz, including a **crackdown on unregistered building and plumbing work**.

Strong financial protection

Victorians will have better access to insurance if things go wrong – eliminating the need for complex and costly legal claims against builders who do the wrong thing.

Apartment buyers will also have stronger financial protection, with **developers required to provide a bond** to cover the cost of fixing poor work for buildings over three storeys.

The new bond will be the first step towards introducing a new 10-year insurance product for apartment buildings, with next steps to be developed in consultation with an industry working group.

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More townhouses in the suburbs thanks to easier subdivisions

The Victorian Government will make it easier, faster and cheaper for Victorians to divide their blocks and build more homes.

This is a plan to make Victoria the 'townhouse capital'.

The Government will immediately commence an implementation review into how to fix the current system, where **subdivisions take too long** and often discourage home building.

It will examine how our planning and building systems can be streamlined, so more Victorians can add a second home, build two new homes, or subdivide a block into two lots for a townhouse.

What are the options?

Options on the table include **faster 10-day subdivisions** (down from 60 days and often longer), criteria-based planning permit exemptions, or no requirement for a planning permit at all.

As part of the review, the Department of Transport and Planning will look at how approvals can be fast-tracked – while maintaining standards to ensure Victorians can rely on a good quality home.

Clear protections will remain in place for **trees and car parks**, and overlay permit requirements (such as in flood or heritage overlays) will still apply.

Why townhouses?

Townhouses are a great choice for young people trying to buy a home with **multiple bedrooms, a backyard and a carport**.

They can be built more easily in established suburbs and they fit in well with all streetscapes.

It also helps owners make money off an investment while they build someone else a home.

By making it easier for homeowners to subdivide their land, it will be easier for more Victorians to find a home in an established suburb – close to transport, jobs, schools and services.

What about granny flats?

Similar changes have already been made for granny flats. In 2023, the Government allowed homeowners to build *small* second homes, such as granny flats, without a planning permit.

When is this happening?

Government will consult with industry and consider final options with the aim of implementing the reforms by April 2025.

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More homes in the regions and a boost for regional councils

More social homes

The Government will deliver **1,300 social and affordable homes across regional Victoria** through the Regional Housing Fund.

The \$1 billion Fund ensures everyone has the dignity of a roof over their head – no matter where they live.

The Government has announced the regions where the first 1,000 homes will go.

This includes 238 homes in the Barwon region, 162 homes in Loddon, and 140 homes in Goulburn.

More local funding

The Government will create a simpler, fairer system for property developers to contribute to funding for local infrastructure, parks and services in the areas where they build more homes.

This means a developer contributions system would – for the first time – serve all communities in regional Victoria, not just some.

A review will specifically look at **unique infrastructure needs** of regional Victoria – so those needs can be met.

More planning work

To **boost planning capacity in regional councils**, the Government will contribute \$500,000 towards a Regional Planner Cadetship Program.

The program will directly address a state shortage of planners that is slowing planning processes in many councils in rural and regional areas – and slowing down new homes.

A Regional Planning Hubs program also helps regional and rural councils to plan their local communities.



Social and affordable home plans in regional Victoria

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Buildings get fast-tracked if they are designed and built well

The Victorian Government will change planning rules to promote, reward and speed up townhouses and apartment buildings that are designed and built the best.

The Government will turbocharge its Future Homes program for more affordable, high-quality, architecturally designed homes by:

- Rewarding affordable, well-designed buildings – and developers who put in the effort to build them – by granting them a **fast track through the planning system**
- Expanding the ‘design book’ of great designs by including existing buildings that have made a mark and are loved by residents and the community
- Letting Victorians have their say for the first time on how Victoria’s streetscapes and buildings should look
- Building real life examples of ‘design book’ homes on government land so Victorians can explore them – and then move in.

The goal is a new era of housing design that **looks great on the outside and feels solid as a rock on the inside.**

Grand designs, without the grand cost

Victorians deserve homes that are affordable to build, buy and live in - and which will stand the test of time in quality, design, look and sustainability.

All homes are beautiful, but the system shouldn’t be set up to reward buildings that detract from Victoria’s stand-out history of architectural diversity or won’t hold up in quality or sustainability.

Great design fast track

The Government will introduce a new, fast-tracked pathway for buildings with homes that meet the test of build quality, good design and sustainability – **so developers can build better homes** without the additional costs and delays.

The Great Design Fast Track will focus on townhouse and apartment projects of three to six storeys in height.

Locals would retain the right to know what’s going on and have their say. It would apply statewide and work similar to existing current development facilitation pathways.

An example of a well-designed home project in East Brunswick.



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Buildings get fast-tracked if they are designed and built well

State Design Book

The Government will expand its State Design Book of 'future homes' by introducing the **best examples of good, affordable designs** that are already built. It will be a showcase of great buildings that were viable to deliver.

Eligible designs will encourage sustainable, family friendly and accessible homes, with communal spaces and gardens.

Have Your Say

The design book will also be thrown open to the public for them to **nominate great buildings they live in or love** – which they think meet the good design criteria and deserve to be replicated across the state.

Never before have Victorians had this kind of say on the future architectural 'look and feel' of their streets.

Design Displays

The Government will secure government-owned land for innovative 'demonstration' housing developments.

They will showcase high quality design, liveability and sustainability.

Victorians can also have a chance to explore these buildings in person before they become homes to buy or rent.

A well-designed, high-quality building in South Melbourne that could be included in the State Design Book.



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More rights for renters to make the system fairer

Stop landlords making dubious bond claims without providing evidence

So many renters have a story about their bond being withheld for no good reason.

Sometimes they've been told there's damage to a wall or floor, but there's no photos provided and no receipts for repair attached.

Even if the damage is real, tenants still deserve to know it's been properly recorded and costed.

The Victorian Government will **crackdown on a culture of dubious bond claims.**

It will do this by mandating requirements for evidence – and imposing financial penalties for people doing the wrong thing.

Ban the extra fees that get charged when tenants pay their rent

More and more renters are paying on third-party 'rent tech' apps.

These platforms can make paying rent more convenient, but **if there are hidden fees and charges, tenants end up paying more than what they owe.**

There is currently a fee-free option required under the law, but often this is made highly inconvenient for the renter – like having to pay in person at the Post Office.

The Victorian Government will ban apps, agents and providers from charging tenants a fee just for paying their rent – regardless of the payment method used.

Ban 'no fault' evictions

Under the Victorian Government's changes, all remaining 'no reason' notices to vacate in the law will be removed.

It means **'no fault' evictions for fixed-term agreements will not be permitted.**

A tenant can still be evicted for the usual reasons such as damage, not paying rent or if the owner is moving back in.

But with this change, a tenant can't be evicted without a valid reason.

Ban apps from charging 'background check' fees for rental applications

It isn't fair if tenants must pay an extra fee as part of the application process because the agent or provider wants to check their rental 'blacklist' history.

The Victorian Government will **prohibit a rental provider, their agent or a third party app from passing these costs onto tenants.**

If an agent wants to check a residential tenancy database, they still can do so, but at their own cost.

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More rights for renters to make the system fairer

Cap costs for breaking a lease

If a tenant breaks a rental agreement, the rental provider is entitled to compensation for lost rent. But this **compensation should be fair and reasonable**.

For fixed term agreements of five years or less, the Victorian Government will set a cap: for example, one week's rent based on the proportion of remaining months of the agreement, up to a maximum of four weeks.

If that cap was in place, it would mean a tenant in this situation won't pay more than four weeks' rent for breaking the lease.

The Government will consult further before legislating, to make sure this is the right limit.

Clarify that you can have an extra key or fob if you need it

If you live in a secure apartment building, losing your fob can be very disruptive if you weren't previously allowed to have a spare.

The Victorian Government will clarify that when you request an additional electronic key or security fob for a tenant or someone else who lives at the house, the **agent should provide it – and can't unreasonably deny it**.

It will also be an offence under the law for an electronic key or security device to be terminated unless it's part of the process of terminating a rental agreement.

Nation-leading change

The Victorian Government has implemented more than **130 nation-leading rental reforms** to restore fairness and respect for renters.

Other reforms include creating **Rental Dispute Resolution Victoria**, creating a portable bonds scheme, and establishing the renting taskforce to crack down on dodgy landlords.

To learn about what's changed, visit consumer.vic.gov.au/housing/renting

How more homes helps renters

The Victorian Government's plan to build more homes - whether near train stations, across established suburbs, and in growing outer-suburban and regional areas - is about providing **more homes to buy or to rent**.

Increasing the number of properties available for tenants to rent will keep downward pressure on rent prices, and **give tenants more choices where they want to live** – near the things they need, the lifestyle they lead, and the people they love.

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\$30 million for more parks and you tell us where they go

The Victorian Government will launch **Pick My Park**, a program that will create and upgrade more green spaces in growing suburbs and let you vote on where to spend \$30 million worth of grants to deliver them.

Pick My Park will let Victorians 16 and over to **propose ideas for new parks or park upgrades** in their growing community and then submit them to the public for their vote.

When the votes get counted, **the most popular ideas will get a grant** to deliver the local project.

That could be a new park, a green space, a 'pocket park', a park upgrade, a playground, a basketball court, a sporting field, a BBQ, fitness equipment, tree planting, accessibility upgrades, new landscaping, shade and seating, and more.

**Submit your idea, cast your vote, pick your park.
It's that simple.**



Parks like this one in Surrey Hills are an essential part of a growing community.

Where will the parks go?

Pick My Park will target **areas that are building more homes** – particularly those that have less access to open space.

Geographical quotas will apply so all growing areas share in funding, and a set portion of the funding pool will be reserved for growing urban areas in regional Victoria.

When will Pick My Park start?

Next year, and final program guidelines will be released ahead of submissions opening.

There will be guidelines to make sure ideas submitted to the public for their vote are sensible and able to be delivered.

Councils and local groups can also submit ideas. All projects will need the support of landowners, such as council, to proceed.

We acknowledge the Traditional Owners of Country throughout Victoria and pay our respect to them, their culture, and their Elders past and present.

To receive an accessible version of this document, visit www.vic.gov.au/more-homes

