

FACT SHEET

Housing Land Supply Amendment Bill 2023

The Housing Land Supply Amendment Bill 2023 (the Bill) proposes to amend the *Housing Land Supply Act 2018* (the Act) by extending the timeframe for making Housing Land Supply Orders until the end of 2032.

The Act was developed following the then Premier's Housing Summit in 2018. It was introduced as a more direct process for rezoning and modifying planning scheme requirements for eligible government land to facilitate housing, particularly for social and affordable housing developments.

The Act targets land that is suitable for residential purposes through the making of Housing Land Supply Orders. It replaces the normal planning scheme amendment processes under the *Land Use Planning and Approvals Act 1993*. While providing shorter timeframes for the assessment and approval of specific land, it maintains the same rigorous assessment criteria from the normal process along with specific criteria for determining the suitability of the land for residential development.

The making of a Housing Land Supply Order under the Act vests the land with Homes Tasmania for delivery through the *Homes Tasmania Act 2022*, ensuring that a share of new housing constructions is provided as social and affordable housing options.

The Act has proven effective in providing a direct and efficient process for rezoning suitable Government land for housing. To date, 12 Housing Land Supply Orders have been declared under the Act resulting in the rezoning of around 61 hectares of land for housing across the State.

The ability to make Housing Land Supply Orders under the Act ceased on the 20 July 2023, 5 years after the commencement of the Act. The Act was primarily made as a short-term response to increase the supply of land for housing. It provided 5 years for the initial stock of suitable government land to be rezoned. In 2021, the scope of land to which Orders could apply was extended to include newly acquired land. The success of the Act, and this ability for Homes Tasmania to now bring forward newly acquired land, underpins the need to extend its operation.

The continued demand for housing requires more to be done to help achieve the Tasmanian Government's 10-year plan to deliver an additional 10,000 social and affordable homes by 2032. Extension of the Act to align with this 10-year plan provides further assistance by enabling the current draft Orders to be finalised and enable more suitable government land to be considered for rezoning and more social and affordable housing.