

Housing and Building

The Hon Harriet Shing MP

FRIDAY 6 JUNE 2025



PORTFOLIO OVERVIEW

The portfolio is focussed on:

- Growing housing supply across Victoria
- Strengthening regulatory oversight of the building industry
- Reinforcing homebuyer confidence in the industry
- Growing social and affordable housing
- Improving social homes so they are great places to live
- Enabling Aboriginal self-determination and more homes
- Addressing homelessness.



INVESTING IN MORE HOMES

The 2025-26 Victorian Budget invests in improving access to more and better homes. It includes:

- \$249 million for the Commonwealth Housing Support Program
- continued delivery of building reforms
- progress in the high-rise redevelopment program to deliver more and better homes
- \$61.1 million to make homelessness rare, brief and non-recurring.

This year's budget brings new investment in social housing and homelessness since 2015 to over \$10 billion.



THE HOUSING SUPPORT PROGRAM

We are partnering with the Commonwealth to deliver Victoria's \$249 million share of the Housing Support Program, which will:

- Fast track 4,000 homes through enabling infrastructure such as roads, sewerage and water
- Invest \$101 million to support the delivery of around 868 social and affordable homes



REDEVELOPING OLDER HIGH RISE

Redevelopment of our high-rise public housing towers is well underway.

- 36 per cent increase in social homes across first three estates, 110 per cent more in North Melbourne, 26 per cent more in Carlton and 11 per cent more in Flemington
- Elgin Towers, Carlton: 248 public housing homes includes larger 4 and 5-bedroom homes
- North Melbourne: 143 social homes to be replaced by 700+ homes including 300 social homes and 400 affordable and market rental homes
- Flemington: 360 social homes to be replaced by 700+ homes including 400 social homes and 300 affordable rental homes.
- All activities are delivering better homes for residents and increasing supply for Victorians waiting for housing



Building Confidence

We're creating a watchdog with the teeth it needs to reinforce consumer confidence in the building industry .

Reforms to the VBA have been necessary to address regulatory framework fragmentation and enforcement and accountability gaps.

By consolidating the VBA, Domestic Building Dispute Resolution Victoria (DBDRV), and the Domestic Building Insurance (DBI) function of the Victorian Managed Insurance Authority (VMIA), the BPC creates a unified 'one -stop shop' for regulation, dispute resolution and insurance.

The BPC is designed to provide stronger safeguards for homeowners, ensuring better oversight and accountability in the building and plumbing industries, improving the consumer experience of the system and ultimately work to improve the quality of new buildings.

With Victoria's target of delivering 800,000 homes over the next decade, the BPC plays a critical role in maintaining quality and safety standards.

The BPC will have new powers to:



Compel builders to fix defects even after occupation.



Prohibit the sale of apartments with serious defects until rectified.



Regulate DBI and dispute resolution as well as compliance and discipline across building and plumbing.



Mandate that developers notify BPC before final occupation of apartments more than 3 storeys.



Suspend builders who fail financial checks.

Building Confidence

The *Building Legislation Amendment (Buyer Protections) Act 2025* enhances consumer protections by delivering reforms in several key areas:

Integrated Building Regulator

The creation of a 'One Stop Shop' Building & Plumbing Commission (formerly the VBA) to integrate all aspects of building quality control (building and plumbing regulation, insurance and dispute resolution) with enhanced enforcement and disciplinary powers.

Statutory Insurance Scheme

DBI will transition to a 'first resort' warranty product. This will improve access to DBI because consumers will be able to make an insurance claim through processes which are prevented from being manipulated by bad -faith operators.

Developer Bond Scheme

Developers of new apartment buildings four storeys or higher will be required to issue a developer bond prior to applying for an occupancy permit.

Rectification Orders

New powers will be granted to the BPC to issue a Rectification Order (RO) on the person who carried out the work or a developer (for class 2 buildings four storeys or higher) if it is satisfied the building work is defective,* non -compliant or incomplete.

*Using the standard definition of 'defect' in the *Domestic Building Contracts Act 1995* .



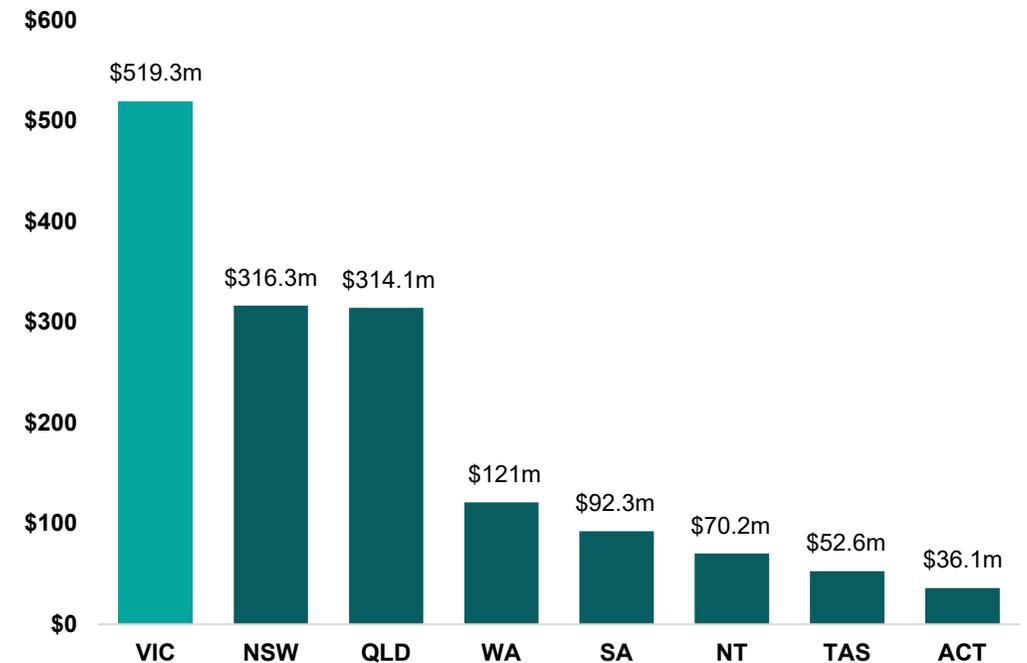
MORE FUNDING TO ADDRESS HOMELESSNESS

\$61.1 million more to address homelessness

Victoria continues to invest the most of any state and territory in homelessness services, including:

- \$445 million since 2021-22 in Housing First to support over 3,500 households
- Supportive housing facilities will grow to over 360 beds in 2025-26, an increase of 300 places in six years
- Over \$80 million will continue to be invested in 2025-26 to intervene early and address youth homelessness
- Young people aged 15 to 24 years presenting alone for help has decreased 33% per cent since 2012-13
- 130 new beds for young people will continue to be delivered in 2025-26.

Government output spending on homelessness services
2023-24

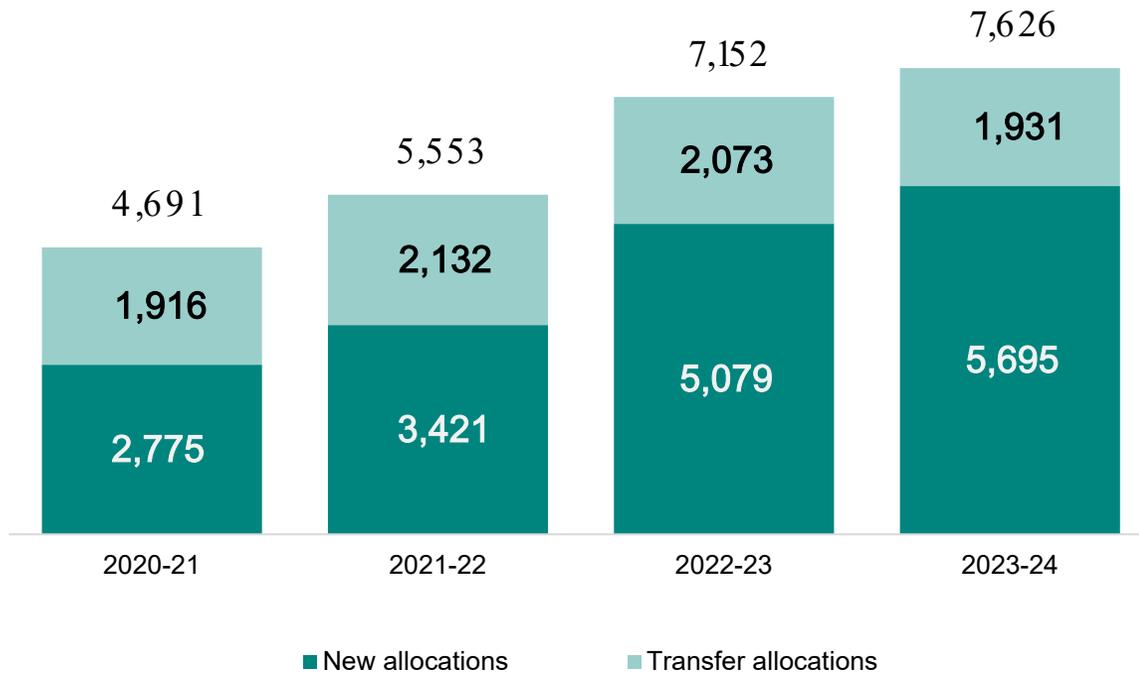


<https://www.pc.gov.au/ongoing/report-on-government-services/2025/data-downloads>
From section G: Housing and Homelessness, in the Homelessness Table 19, Tab 19A.1

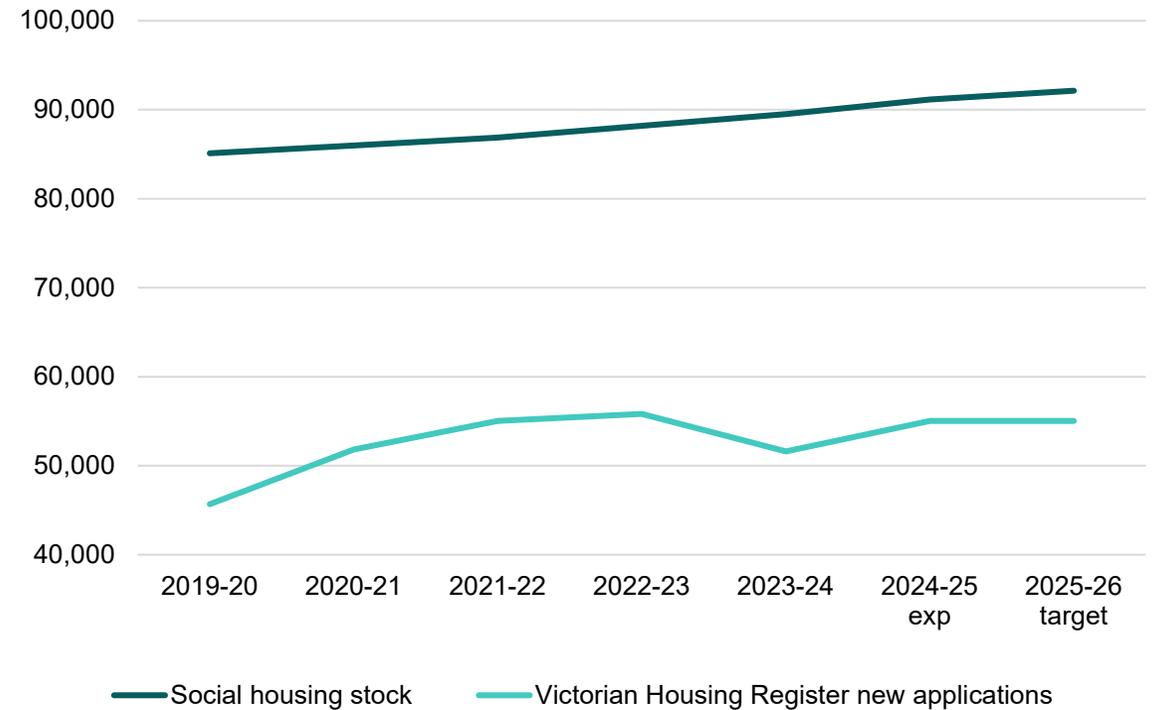
Note - graph includes some family violence funding

MORE PEOPLE ARE GETTING SOCIAL HOUSING

Social housing allocations 2020 -2021 to 2023-24



Social housing vs demand on the Victorian Housing Register



VICTORIA BUILDS MORE HOMES AND MORE SOCIAL HOMES

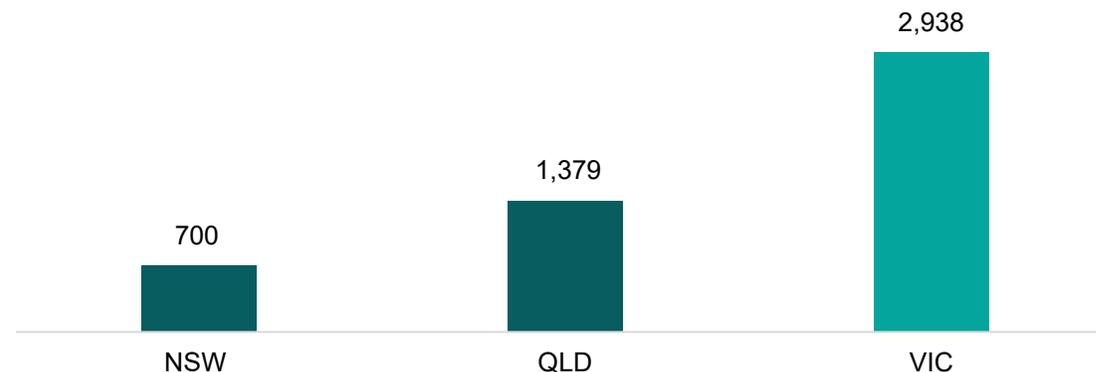
Victoria :

- Completed 60,049 new residential dwellings in 2024 – the highest in the nation
- Grew completions by 7 per cent between 2023 and 2024
- Delivered the most social homes in 2023-24
- Had the most residential approvals in 2024
- Delivered in line with its share of the National Accord target
- Continued progress to its more ambitious target of 800,000 homes over ten years.

New residential dwelling completions



New social housing delivered in 2023-24



KEY ACHIEVEMENTS

- The \$6.3 billion Big Housing Build and Regional Housing Fund is delivering more than 13,300 homes, with an additional 2,600 homes delivered through Homes Victoria's broader capital program.
- Across the capital program, more than 12,000 homes are completed or underway.
- Over 2,300 social homes are projected for completion in 2024-25, including under the Social Housing Growth Fund, such as:
 - ✓ Harvest Square, Brunswick West (119 homes)
 - ✓ Abbotsford Street, North Melbourne (127 homes)
 - ✓ Tyner Road, Wantirna South (118 homes)
 - ✓ Centre Road ('Halcyon Walk'), Brighton East Stages 2 and 3 (116 homes)
 - ✓ Templeton Street, Wangaratta (44 homes)
 - ✓ Wardens Walk, Coburg (140 homes)
 - ✓ High Street, Mount Waverley (96 homes)
 - ✓ Unity Drive, Mount Duneed (41 homes)
 - ✓ Mackenzie Street West ('Golden Square'), Bendigo (35 homes)