



Tabled, by leave,
Minister Jackson
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Clerk of the Parliaments
13 / 02 / 2025

HOUSING AMENDMENT BILL 2025
STATEMENT OF PUBLIC INTEREST

Need: Why is the policy needed based on factual evidence and stakeholder input?

The Housing Amendment Bill 2025 (**the Bill**) is needed, to amend the *Housing Act 2001*, to provide the Minister for Housing with express powers to acquire, hold, develop, lease, dispose of and otherwise deal with property (including residential property), consistent with the objects of the Housing Act.

These powers will promote the implementation of the 2024-25 Budget's \$6.6 billion Building Homes for NSW program which allocated \$4 billion over four years to the Department of Communities and Justice (**DCJ**) (Homes NSW division) to support delivery of 8,400 social homes.

Objectives: What is the policy's objective couched in terms of the public interest?

These powers will promote the implementation of the 2024-25 Budget's \$6.6 billion Building Homes for NSW program so DCJ's Homes NSW division can deliver 8,400 new social homes.

The Budget decision, and the Bill's amendments to the Housing Act, support the Government's election commitment to establish Homes NSW, so it can deliver more quality social homes for people and families in need.

Options: What alternative policies and mechanisms were considered in advance of the Bill?

Legislative amendment is the only possible option to give the Minister express powers to deal with land and property for the purposes of the Housing Act.

Analysis: What were the pros/cons and benefits/costs of each option considered?

Express powers to deal with land and property will provide certainty about the Minister's functions in relation to land and property to promote the objectives of the Housing Act and the Government's commitment to deliver more social housing.

Pathway: What are the timetable and steps for the policy's rollout and who will administer it?

The Bill is proposed to take effect on assent, so that activity to acquire land and property can occur quickly, so the next steps of development, construction and delivery of new social, affordable and other homes can be progressed.

The Bill will be administered by the Minister for Housing, and implemented by DCJ's Homes NSW division, and other functions in the department.

Consultation: Were the views of affected stakeholders sought and considered in making the policy?

The views and advice of affected NSW Government stakeholders were canvassed and incorporated into the Bill, across a range of departmental and regulatory functions.