



New South Wales

Community Housing Providers (Adoption of National Law) Amendment Bill 2025

Explanatory note

This explanatory note relates to this Bill as introduced into Parliament.

Overview of Bill

The object of this Bill is to amend the *Community Housing Providers (Adoption of National Law) Act 2012 (the Act)* to—

- (a) establish State-wide registers of affordable housing assets and affordable housing managers (the *registers*), and
- (b) require affordable housing to be managed in accordance with guidelines approved by the Minister.

Outline of provisions

Clause 1 sets out the name, also called the short title, of the proposed Act.

Clause 2 provides for the commencement of the proposed Act on a day or days to be appointed by proclamation.

Schedule 1 Amendment of Community Housing Providers (Adoption of National Law) Act 2012 No 59

Schedule 1[1] replaces the definitions section to update definitions used in the Act.

Schedule 1[2] provides that assistance given to a community housing provider by the Australian Government through a Housing Australia program is declared to be a community housing asset of the provider.

Schedule 1[3] provides that the following are Housing Agencies for the Act—

- (a) the Aboriginal Housing Office constituted by the *Aboriginal Housing Act 1998*,
- (b) the New South Wales Land and Housing Corporation constituted by the *Housing Act 2001*,
- (c) the Secretary of the department in which the Act is administered.

Schedule 1[5] requires a Housing Agency to give the Registrar information about matters likely to affect a community housing provider's performance under the National Regulatory Code set out in the *Community Housing Providers National Law (NSW)*, Schedule 1.

Schedule 1[7] inserts proposed Part 3A to establish and provide for the operation of registers of affordable housing and affordable housing managers (the **registers**) and for the management of affordable housing.

Schedule 1[8] provides for transitional arrangements relating to the registers.

Schedule 1[9] provides for the appointment of an Acting Registrar.

Schedule 1[4] and [6] make consequential amendments.

Schedule 2 Amendment of other legislation

Schedule 2.1 makes consequential amendments to the *Environmental Planning and Assessment Regulation 2021*.

Schedule 2.2 makes consequential amendments to *State Environmental Planning Policy (Housing) 2021*.

Schedule 2.3 makes consequential amendments to *State Environmental Planning Policy (Precincts—Central River City) 2021*.