

# Property & Infrastructure

## Fast Facts '24

Take the lead

15 May 2024

### Key takeaways - Property & Construction

Unsurprisingly, the focus has been on social and affordable housing through increasing funding to existing initiatives.

- 1.2m new, well-located homes in 5 years by 30 June 2029
- \$6.2bn in social and affordable housing committed
  - \$1.9bn in funding 40,000 new social and affordable homes (Housing Australia Future Fund)
  - \$1bn to the National Housing Infrastructure Facility (NHIF) to provide more up-front grants to support states and territories to help clear infrastructure bottlenecks delaying the construction of new housing.
  - \$1.9bn to increase Commonwealth Rent Assistance maximum rates by 10 per cent
  - \$840m in funding for delivery of new remote housing in Northern Territory
  - \$423m to support social housing and homelessness services.
- Help to Buy program will assist people on low to moderate incomes to purchase a home with an equity contribution from the Government of up to 40% for new homes and 30% for existing homes
- Requiring universities to build more student accommodation to relieve pressure on the private rental market
- Increasing workforce capacity through investment in training and development.

### Key takeaways - Infrastructure

Commitment to \$120bn road and rail infrastructure pipeline. With new commitments of:

\$4.1bn over seven years from 2024–25 for 65 new priority infrastructure projects.

- \$10.1bn over 11 years from 2023–24 for existing projects in the Infrastructure Investment Program, including:
  - \$3.3bn for North-East Link in Victoria
  - \$1.2bn for the Direct Sunshine Coast Rail Line
  - \$1.4bn for METRONET projects in WA.

The Government will also reprofile \$2.1bn to beyond the forward estimates to better align with construction market conditions and project delivery timeframes.

### Opportunities

- Construction industry to benefit from the delivery of:
  - Social and affordable housing
  - University accommodation
  - Infrastructure works on housing estates and projects.

### Did the Budget measure up?

- The focus on new housing and accommodation should provide opportunities to the industry
- The funding and commitments to increasing housing are commendable but the success of the program will be in the implementation
- The big unknown is, is there capacity and productivity in the construction sector, in terms of labour and materials, to achieve these ambitious targets?

We score it: **3/5**



*Throwing money at something doesn't guarantee it will work. Just ask Kevin Costner about Waterworld.*



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