



Budget 2024–25

Building more homes for Australians

Building more homes and better transport for cities, regions and suburbs

Help to build, rent and buy

Addressing housing pressures

This Budget invests a further \$6.2 billion in specific housing initiatives, taking the Government's total new investment since 2022 to \$32 billion.

This investment expands on initiatives already being delivered through the National Housing Accord, Housing Australia Future Fund and Social Housing Accelerator.

Supporting more homes

The Government is making available a further \$1 billion to states and territories to deliver new housing – including for connecting essential services such as water, power, sewerage and roads.

This investment expands on the \$500 million already committed through the Housing Support Program to support enabling infrastructure to unlock more homes.

More help for renters

A \$1.9 billion investment will increase the maximum rates of Commonwealth Rent Assistance by a further 10 per cent to further alleviate rental stress.

This builds on the 15 per cent increase already made in September 2023, taking the increase to Commonwealth Rent Assistance maximum rates to over 40 per cent since May 2022 including indexation. Nearly 1 million households receiving the maximum rate of Commonwealth Rent Assistance, around one quarter of all renters, will be better off.

More housing for students

To deliver more accommodation for students and to reduce pressure on the private rental market, the Government will work with the higher education sector to develop regulations requiring universities to increase their supply of student accommodation.

More housing support for vulnerable Australians

The Budget includes funding for a new five-year, \$9.3 billion National Agreement on Social Housing and Homelessness with states and territories. This represents an increase of \$423 million.

Under the agreement, the Commonwealth will double its dedicated funding for homelessness services to \$400 million a year – funding that states and territories must match.

The Government is targeting the \$1 billion increase to the National Housing Infrastructure Facility to better support housing for women and children experiencing domestic violence and for youth. The funding is being rebalanced to provide more up-front grants to support states and territories and community housing providers to deliver more housing for these cohorts.

Other measures to support housing

The Government is:

- Providing \$88.8 million for 20,000 new fee-free TAFE places, including increased access to pre-apprenticeship programs, in

courses relevant to the construction sector.

- Providing an additional \$1.9 billion in concessional loans to community housing providers and other charities to support delivery of new social and affordable homes under the Housing Australia Future Fund and National Housing Accord.
- Making a landmark \$4 billion joint investment with the Northern Territory Government to improve conditions and address overcrowding in remote housing in the Northern Territory.
- Allowing foreign investors to purchase established Build to Rent developments with a lower foreign investment fee, conditional on the property continuing to be operated as a Build to Rent development.

Better transport for cities, regions and suburbs

Investing in infrastructure

The Government is committed to investing in the infrastructure Australia needs by providing \$9.5 billion over the forward estimates, and \$16.5 billion over 10 years, for projects that improve productivity, liveability, and sustainability. All while maintaining focus on ensuring the deliverability of the over \$120 billion, ten-year infrastructure investment pipeline.

For a breakdown of state-by-state infrastructure investments, refer to pages 24 and 25 of the [Budget overview](#).

Better transport for Western Sydney

The Government is committed to unlocking the potential of Western Sydney, investing \$2 billion into planning and delivering more efficient regional transport networks that will transform the way communities live and move within Western Sydney and connect people to jobs in the region. This includes:

- \$1.9 billion to plan and build roads and rail

- \$100 million for rapid bus infrastructure and \$20 million additional funding for planning to extend the rail line from the Aerotropolis to Macarthur
- \$302.6 million to enable operations for Western Sydney International (Nancy-Bird Walton) Airport

Meeting the infrastructure needs of South East Queensland

The Government is investing \$2.2 billion in well-planned infrastructure to better integrate the South East Queensland region, accommodate future growth, and support economic development. This includes:

- \$1.4 billion to enhance rail connectivity between Brisbane and the Sunshine Coast
- \$431.7 million for the Coomera Connector Stage 1 project and \$39.4 million for the relocation of the Loganlea Station

Better connections for regional and remote communities

A further \$101.9 million is committed to upgrade regional airports and remote airstrips, delivering better connections and more resilient infrastructure for communities. A further \$40 million will be invested to support the roll-out of additional community wi-fi in remote and regional Australia.