



Community housing providers welcome Commonwealth bill mandating affordable housing on public land

July 2026

Australian Community Housing (ACH), the peak body representing the nation's community housing providers, has welcomed the Commonwealth Land (Affordable Housing) Bill 2026, introduced to the Senate today by Senator David Pocock.

Under the draft bill, at least 30% of new residential developments on Commonwealth land would be reserved as affordable housing whenever that land is sold or long leased. Homes would be managed by registered not-for-profit community housing providers (CHPs) and let to eligible low- and moderate-income households, with capped rent.

ACH CEO Mark Degotardi said this is fundamentally about fairness - making sure public land delivers a genuine public benefit.

“When Commonwealth land is suitable for housing, it should deliver a lasting public benefit - including homes people can actually afford,” Mr Degotardi said.

Land, he said, remains one of the biggest barriers standing in the way of more affordable housing supply.

“This bill recognises that Commonwealth land is a public asset. When it’s released for residential development, it should leave behind a permanent legacy of affordable homes for the community.”

Mr Degotardi also commended the bill's requirement that affordable housing be delivered through registered not-for-profit community housing providers.

“CHPs are regulated, not for profit, purpose-driven organisations. We manage affordable housing that benefits tenants over the long term,” he said. “That means this scheme will have durability and integrity, long after the land has left Commonwealth hands.”

For the households who end up in these homes, he said, the difference can be life changing.



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“It means being able to live near work, keep the kids in the same school, stay connected to community and build a stable life.”

Mr Degotardi said community housing providers stood ready to take on the role the bill envisages for them.

“Our members already manage tens of thousands of social and affordable homes across the country. If we’re given the pipeline and the land, we will deliver.”

He added that the bill is a practical and important lever that can stand alongside other key reforms.

"Australian Community Housing acknowledges the vital work this Federal Government has undertaken through initiatives like the Housing Australia Future Fund. Senator Pocock's bill represents another critical piece of the puzzle, one that can complement planning reform and a long-term national pipeline of social and affordable housing."