

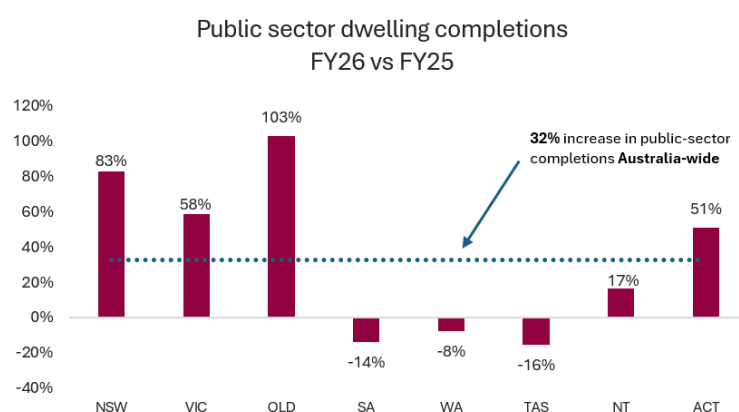
Public-sector home completions increase by 32 per cent in 2025-26 as peak body warns funding cliff looms

ABS Building Activity data released today, shows a strong increase in public-sector housing construction nationally, driven by the eastern states. Australian Community Housing says enduring and steady funding is critical to consolidate hard-won gains.

ABS Building Activity data released today shows the construction of **nearly 4,000 public sector homes** were completed in **2025-26**, up more than **30% on the previous year**, remaining close to a decade high.

Public-sector dwelling **completions in 2025-26** recorded the most significant jump in **Queensland +103%**; followed by **New South Wales +83%**; **Victoria +58%**; the **Australian Capital Territory +51%**; and the **Northern Territory +17%**.

Tasmania, South Australia and Western Australia recorded reductions in completions, -**16%**, -**14%** and -**33%**, respectively.



Source: ABS Building Activity, Australian Community Housing

ACH CEO Mark Degotardi said the figures indicate social housing construction is heading in the right direction and called for continued investment across public and community housing sectors.

"Until recently, the pipeline for new social homes had been dwindling ABS data shows public-sector home completions hit an all-time low back in 2020. All while, the need for social and affordable homes continued to grow significantly." Mr Degotardi said.

"It is heartening to see the ABS data today. Each of these completed homes means a secure house that can change lives. For families under cost-of-living pressure, a stable home means children staying at the same school and money for food, power and other bills"

"But many more households are still waiting, and a funding cliff looms at next year's Federal Budget. Rents remain high, and more working families, older women and young people are being priced out of the private rental market," Mr Degotardi said.

"Social and affordable housing construction needs to keep growing beyond 2029 when the current funding programs ends. The Australian Government's Housing Australia Future Fund has made a start however to plan and build homes year after year requires permanent funding for both public and community housing."

"ACH is calling for at least 6 per cent of Australia's housing stock to be social and affordable homes by 2050, with a longer-term ambition of 10 per cent. This is critical nation-building infrastructure, made all the more important by difficult economic times." Mr Degotardi said.

Data note: The ABS classifies the sector of a dwelling according to ownership. The ownership of a building is classified as either private sector or public sector, according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

MEDIA ALERT

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About Australian Community Housing

Australian Community Housing is the national peak body for Community Housing Providers (CHPs). CHPs are not-for-profit organisations that manage, own and develop social and affordable housing working alongside the public housing system. Unlike private landlords, CHPs are focused on people, not profit and reinvest every dollar back into homes, services and communities. ACH's member CHPs collectively manage and own around 149,000 homes across the country providing:

- **Social Housing** – for people on very low incomes who cannot access suitable accommodation in the private rental market, often for people with specific needs such as individuals experiencing homelessness, escaping domestic and family violence, or living with disability.
- **Affordable Housing** – rented at below-market rates, affordable housing helps key and essential workers, as well as people on low to moderate incomes, to live closer to where they work and study.
- **Specialist Disability Accommodation** – purpose-built housing designed for people with disability and high support needs, enabling independence, accessibility, and tailored support services.
- **Transitional Housing** – short-term supported housing that helps people move from homelessness into longer-term, stable housing options.

CHPs are registered under government regulatory frameworks and are regularly assessed against service, governance and financial performance standards.

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