

Housing Australia Investment Mandate Amendment (2025 Measures No. 1) Direction 2025

I, Clare O’Neil, Minister for Housing and Minister for Homelessness, make the following direction.

Dated 7 March 2025

Clare O’Neil

Minister for Housing

Minister for Homelessness

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1 Name

This instrument is the *Housing Australia Investment Mandate Amendment (2025 Measures No. 1) Direction 2025*.

2 Commencement

(1) Each provision of this instrument specified in column 1 of the table commences, or is taken to have commenced, in accordance with column 2 of the table. Any other statement in column 2 has effect according to its terms.

| Commencement information | | |
| --- | --- | --- |
| Column 1 | Column 2 | Column 3 |
| Provisions | Commencement | Date/Details |
| 1. The whole of this instrument | The day after this instrument is registered. |  |

Note: This table relates only to the provisions of this instrument as originally made. It will not be amended to deal with any later amendments of this instrument.

(2) Any information in column 3 of the table is not part of this instrument. Information may be inserted in this column, or information in it may be edited, in any published version of this instrument.

3 Authority

This instrument is made under the *Housing Australia Act 2018.*

4 Schedules

Each instrument that is specified in a Schedule to this instrument is amended or repealed as set out in the applicable items in the Schedule concerned, and any other item in a Schedule to this instrument has effect according to its terms.

Schedule 1—Amendments

Housing Australia Investment Mandate Direction 2018

1 Subsection 11(4)

Repeal the subsection, substitute:

(4) For each allocation, being an amount that relates to a particular loan to a registered community housing provider, Housing Australia must, within the time periods set out in subsection (4A):

(a) repay to the Commonwealth an amount equal to the loan; and

(b) pay an amount to the Commonwealth to cover the Commonwealth’s cost of borrowing relating to the loan.

Note: The amount referred to in paragraph (a) is to be credited to the Housing Australia Special Account established under subsection 47A(1) of the Act. The amount referred to in paragraph (b) does not affect the Housing Australia Special Account.

(4A) Housing Australia must pay or repay the amounts to the Commonwealth before the end of the 6-month period which begins on the earliest of the following:

(a) the day the registered community housing provider repays the loan;

(b) the day the registered community housing provider is required to repay the loan;

(c) the day Housing Australia raises finance by the issue of bonds for a purpose that relates to the loan.

Note: The AHBA operates by Housing Australia making loans to registered community housing providers, using money borrowed from the Commonwealth, and by raising finance by the issue of bonds on the commercial market (see Part 3).

(4B) Upon receiving a written request from Housing Australia in relation to a particular loan or loans, the Minister may extend the time for Housing Australia to pay or repay an amount to the Commonwealth if the Minister is satisfied it is appropriate in all the circumstances to do so.