

Housing Australia Investment Mandate Amendment (Delivering on Our 2025 Election Commitment) Direction 2025

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

Dated 22 August 2025

Clare O’Neil

Minister for Housing

Minister for Homelessness

Minister for Cities

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1 Name

This instrument is the *Housing Australia Investment Mandate Amendment (Delivering on Our 2025 Election Commitment) 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 | 1 October 2025. | 1 October 2025 |

Note: This table relates only to the provisions of this instrument as originally made.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Each instrument that is specified in a Schedule to this instrument is amended or repealed as set out in the applicable items in the Schedule concerned, and any other item in a Schedule to this instrument has effect according to its terms.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 Section 28ZF

Omit “up to 35,000”.

2 Section 28ZF

Omit “up to an additional 5,000 guarantees for each of the 2022-23, 2023-24, 2024-25 and 2025‑26 financial years”, substitute “guarantees each financial year from 2022-23 for loans”.

3 At the end of section 28ZF (after the final sentence)

Add “The Regional First Home Buyer Guarantee stream is now closed, and further Regional First Home Buyer Guarantees cannot be issued under this stream.”

4 Paragraph 29D(1)(b)

Omit “resident; and”, substitute “resident.”.

5 Paragraph 29D(1)(c)

Repeal the paragraph.

6 Paragraph 29D(3)(c)

Repeal the paragraph.

7 Paragraph 29D(3A)(d)

Repeal the paragraph.

8 Section 29E

Repeal the section.

9 Subsection 29F(1) (table)

Repeal the table, substitute:

| Price cap for an area | | |
| --- | --- | --- |
| Item | Area | Price cap |
| 1 | New South Wales—capital city and regional centre | $1,500,000 |
| 2 | New South Wales—other | $800,000 |
| 3 | Victoria—capital city and regional centre | $950,000 |
| 4 | Victoria—other | $650,000 |
| 5 | Queensland—capital city and regional centre | $1,000,000 |
| 6 | Queensland—other | $700,000 |
| 7 | Western Australia—capital city | $850,000 |
| 8 | Western Australia—other | $600,000 |
| 9 | South Australia—capital city | $900,000 |
| 10 | South Australia—other | $500,000 |
| 11 | Tasmania—capital city | $700,000 |
| 12 | Tasmania—other | $550,000 |
| 13 | Australian Capital Territory | $1,000,000 |
| 14 | Northern Territory | $600,000 |
| 15 | Jervis Bay Territory and Norfolk Island | $550,000 |
| 16 | Christmas Island and Cocos (Keeling) Islands | $400,000 |

10 Section 29I

Repeal the section, substitute:

29I First home guarantees

Subject to this Part, Housing Australia may issue guarantees under this section (***First Home Guarantees***).

11 Section 29IB

Repeal the section, substitute:

29IB Family Home Guarantees

Subject to this Part, Housing Australia may issue guarantees under this section (***Family Home Guarantees***).

12 At the end of section 29IBA

Add:

Regional First Home Buyer Guarantees cannot be issued on or after 1 October 2025

(9) Housing Australia must not issue any Regional First Home Buyer Guarantees on or after 1 October 2025.

13 After paragraph 29L(1)(ca)

Insert:

(cb) the number of guarantees issued under the Home Guarantee Scheme during the 6 month period; and

(cc) for guarantees issued under the Home Guarantee Scheme in relation to dwellings located in regional areas—the following information in relation to the 6 month period:

(i) the number of such guarantees issued;

(ii) the number of borrowers;

(iii) the number of dwellings purchased;

(iv) the number of dwellings purchased in each Statistical Area Level 4 area;

14 Subsection 29L(2)

Omit “(c) and (ca)”, substitute “(c), (ca), (cb) and (cc)”.

15 At the end of section 29L

Add:

Counting of guarantees

(4) For the purposes of this section:

(a) a guarantee is issued in the financial year during which its issue is approved by Housing Australia, even if the arrangement relating to the guarantee is entered into in a later financial year; and

(b) a guarantee issued in relation to a loan that satisfies subsection 29C(4) is disregarded.

16 At the end of Part 7

Add:

Division 9—Amendments made by the Housing Australia Investment Mandate Amendment (Delivering on Our 2025 Election Commitment) Direction 2025

44 Application of amendments

(1) The amendments made by Schedule 1 to the *Housing Australia Investment Mandate Amendment (Delivering on Our 2025 Election Commitment) Direction 2025* apply to guarantees issued on or after the commencement day.

(2) For the purposes of this section:

(a) a guarantee is issued before the commencement day if its issue is approved by Housing Australia before the commencement day, even if the arrangement relating to the guarantee is entered into after the commencement day; and

(b) a guarantee issued in relation to a loan that satisfies subsection 29C(4) is disregarded.

(3) In this section:

***commencement day*** means the day on which the *Housing Australia Investment Mandate Amendment (Delivering on Our 2025 Election Commitment) Direction 2025* commences.

45 Application—Housing Australia reporting requirements

Paragraphs 29L(1)(cb) and (cc), as inserted by the *Housing Australia Investment Mandate Amendment (Delivering on Our 2025 Election Commitment) Direction 2025*, apply to a report for a 6 month period commencing on or after 1 July 2025.