



\$1 Billion to Fast-Track More South Australian Homes

South
Australian
Labor

For the
Future



Foreword

There is unprecedented momentum in South Australia's housing construction sector with more homes being built than ever before in our state's history.

This is no accident. It is the result of a deliberate suite of policies we have implemented to super charge construction and get more South Australians into homes.

My government is resolute in its commitment to release land and invest in the infrastructure that unlocks housing development, fuelling our state's economic momentum.

We are determined to pursue every pathway to increase the number of houses being built and we want them to get to market faster.

Significant strategic opportunities are arising for more housing land, such as the Commonwealth's divestment of the Hampstead and Warradale Barracks, transport corridors and in the Greater Adelaide Regional Plan growth areas - and my government is determined to act to capitalise on these opportunities.

We want to build on our success at places like Bowden, Prospect and Southwark by pursuing new development opportunities, while cutting through some of the past challenges that have resulted in prime sites laying idle for too long.

That's why the Malinauskas Labor Government will take to the election a plan to establish a new \$500 million Housing Fast-Track Fund to purchase strategic land holdings so that they can be fast-tracked for development to provide much needed residential housing in prime locations.

The Housing Fast-Track Fund represents a significant opportunity to collaborate with industry to deliver more homes - because when we work together we can speed-up development and ensure that all South Australians have a real chance to own a home, now and in the future.

We have also seen far too many projects, particularly in the city, that receive planning approval but fail to progress to construction, ultimately resulting in thousands of prospective homes never being delivered.

These failures are a lost opportunity to increase our housing supply.

On top of our \$500 million Housing Fast-Track Fund, the Malinauskas Labor Government will take to the election a plan to establish an additional \$500 million Apartment Fast-Track Fund, to support industry to unlock more homes in our city.

These two dedicated funds will work hand in hand to support housing growth at a pace we have never seen before.



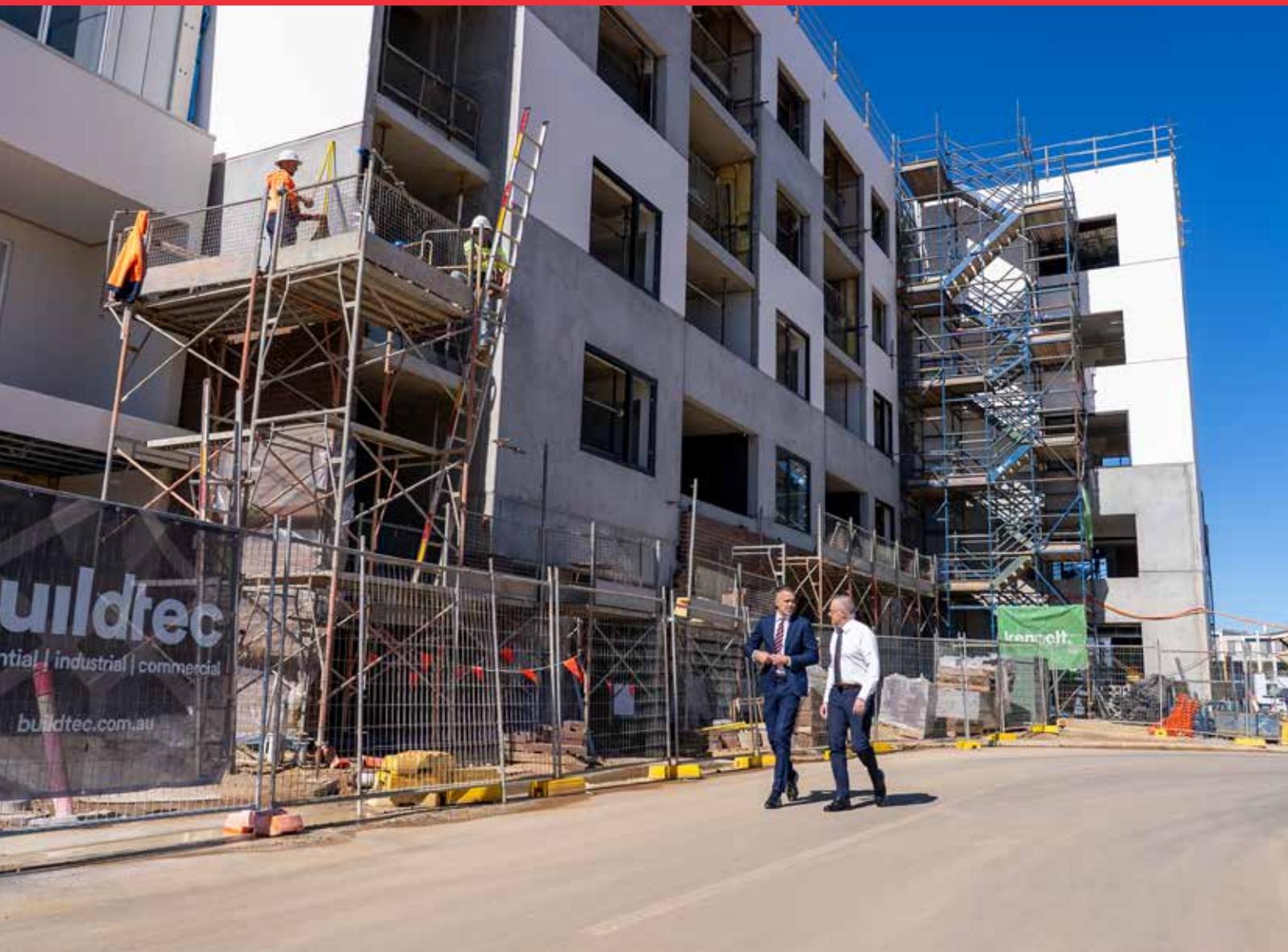
Peter Malinauskas MP
Premier for South Australia



Labor's \$1 Billion Dollar Plan to Fast-Track More South Australian Homes

1 Establish a \$500 million
Housing Fast-Track Fund

2 Establish a \$500 million
Apartment Fast-Track Fund



MORE HOMES FOR SOUTH AUSTRALIANS

Everyone deserves the opportunity to own their own home and the Malinauskas Labor Government has led the way in increasing housing supply.

- Building more homes than ever
- Releasing land for more than 50,000 new homes across Greater Adelaide
- Growing our building approvals by 31% in the last year
- Reducing average construction timeframes
- Unprecedented \$1.5 billion investment in water and sewer networks, delivering services to unlock significant new housing capacity
- Secured a historic \$800 million Australian first agreement with the Albanese Federal Government to build 6,877 homes for South Australian first homebuyers

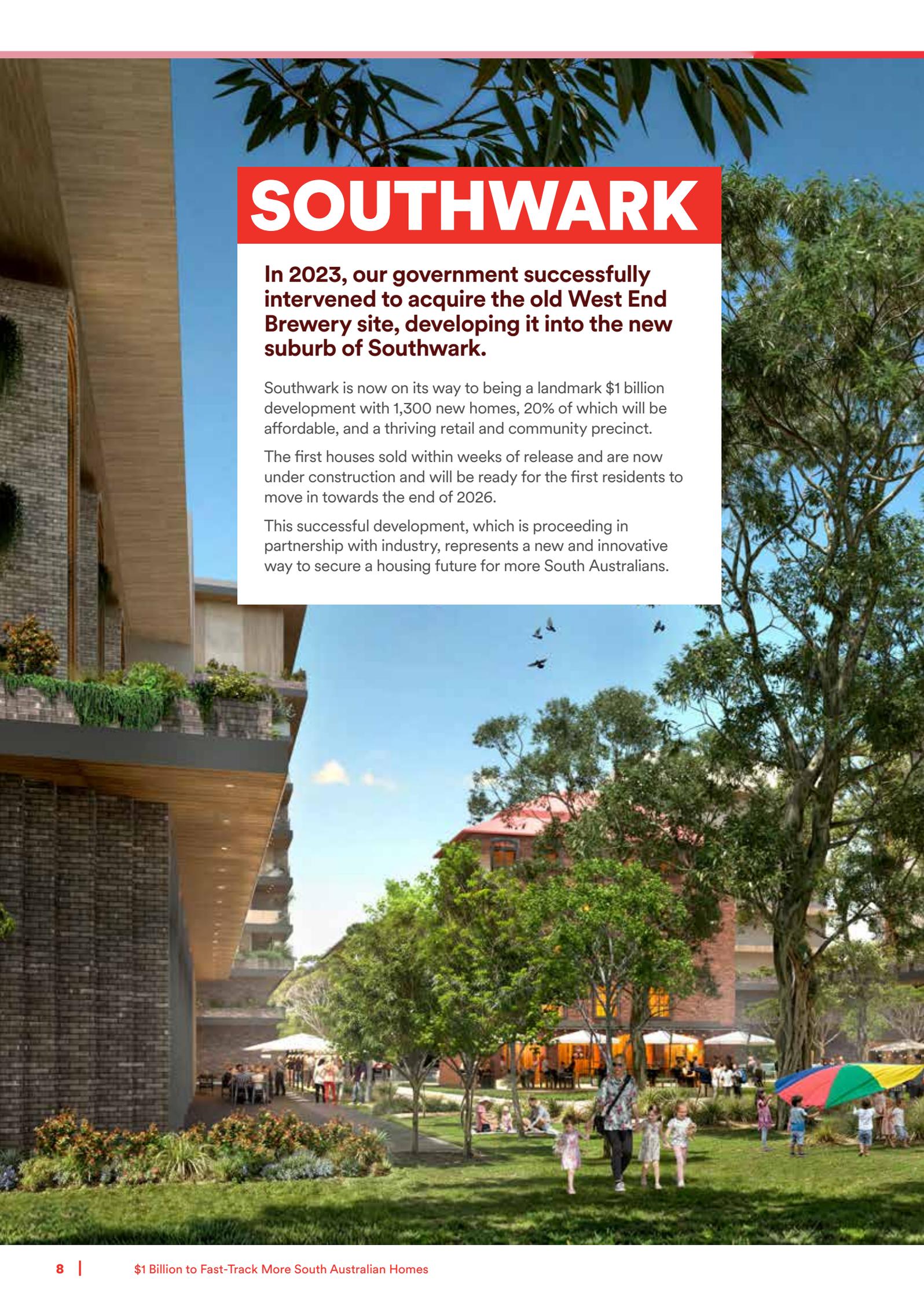
We understand that one of the toughest challenges to increasing housing supply is finding the right land, in the right location, and ensuring that homes start coming out of the ground.

In the past, we have seen countless opportunities for more homes wasted, with substantial land parcels sitting empty with few plans for development.

These include the Le Cornu site in North Adelaide, which sat long abandoned, and key underutilised sites along transport corridors including Greenhill Road, Port Road and Anzac Highway.





An architectural rendering of a modern residential development. The scene features a multi-story brick building with a prominent balcony on the left. In the foreground, there is a lush green lawn with several young trees and a large, colorful umbrella. People, including children and adults, are seen walking and playing on the lawn. In the background, a larger brick building with a red roof is visible, surrounded by more trees. The sky is blue with a few birds flying. A red banner at the top contains the word 'SOUTHWARK' in white capital letters.

SOUTHWARK

In 2023, our government successfully intervened to acquire the old West End Brewery site, developing it into the new suburb of Southwark.

Southwark is now on its way to being a landmark \$1 billion development with 1,300 new homes, 20% of which will be affordable, and a thriving retail and community precinct.

The first houses sold within weeks of release and are now under construction and will be ready for the first residents to move in towards the end of 2026.

This successful development, which is proceeding in partnership with industry, represents a new and innovative way to secure a housing future for more South Australians.



OUR \$500 MILLION HOUSING FAST-TRACK FUND

The success of Southwark shows that strategic government land purchases have the ability to spur action.

And that is why the Malinauskas Labor Government will act, taking to the election a plan to establish a \$500 million Housing Fast-Track Fund to strategically secure land when it is on the market for housing development, and to directly influence housing supply for both current and future needs.

Our Housing Fast-Track Fund will drive the development of the right homes in the right locations by enabling the government to secure strategic parcels of land for housing development.

Our Fund will enable the government to pursue the optimal outcomes for land, aligned with the state's planning and infrastructure priorities, and ensure that land is purchased with the clear intention that it be developed.

Strategic urban infill sites and those with existing enabling infrastructure will be prioritised.

We will prioritise strategic urban infill sites and those with enabling infrastructure.

The Housing Fast-Track Fund will speed up developments and build more vibrant and accessible communities for all South Australians.





LABOR'S \$500 MILLION APARTMENT FAST-TRACK FUND

We are doing everything we can to get the policy settings right to enable more homes to be built - and this effort is seeing results, but we know there is more to do.

Too often, developers struggle to meet the pre-sale financing requirements for well-located, high-quality apartment projects that would provide more homes for South Australians.

The Property Council of Australia October 2025 report, *Ready, Set, Grow: South Australia's Prosperity Roadmap*, identifies 37 apartment buildings in the city and North Adelaide that have received planning approval but are not under construction – the equivalent of 4,400 unbuilt homes.

This is why the Malinauskas Labor Government will take to the election a plan to commit \$500 million to offer a pre-sale guarantee for eligible residential developments, providing financial security to get these projects off the ground.

The commitment will underwrite a portion of planned dwellings in each project, supporting developers to achieve pre-sale financing thresholds for viable developments.

The parameters of the Fund will be finalised in direct consultation with industry, with a focus on shovel-ready projects through developers with a proven track record of delivering high-quality projects at scale.

This means developers will be able to invest with confidence knowing they are backed by the government, while more apartments in the heart of our city will be available for South Australian students, professionals and families.

Our commitment builds on the recent agreement with Adelaide Airport to significantly raise building heights, through faster planning approvals in key precincts in our city.

These changes will support housing growth across our city like we have never seen before.

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