

Building
more homes.

South
Australian
Labor

For the
Future





Contents

Foreword	5
Report Cards	8
Building More Homes	12
Biggest Ever Land Release	22
Record Investments in Infrastructure	25
Smart Design and Thoughtful Planning	30
The Right Home for all South Australians	36
More for Renters	48
A Record Investment in Skills	50
Our Plan for the Future	54



Foreword

South Australia is experiencing its strongest period of economic growth ever.

The expansion of naval shipbuilding, the start of AUKUS, major infrastructure investment and a booming minerals sector, mean that our state is entering an unprecedented time of opportunity.

By 2031, South Australia will reach two million people and every one of these people will need a place to call home.

Over the last 10 years we have built an average of 10,900 houses a year.

Since coming to government, we have seen that number rise to a record high of 12,870 – nearly 20% higher than our long-term average.

But this will not be enough.

To deliver on the economic opportunity before us we will need to build more houses each year, every year, from now on.

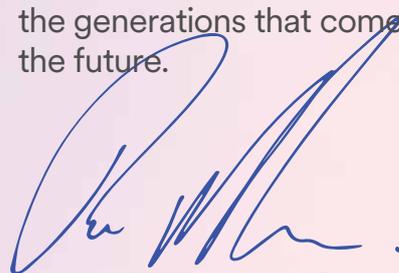
Building more houses will deliver homes for all South Australians and put much needed capacity back into the market.

We are working in partnership with industry to meet our ambition because together we can achieve great things.

My government has led the way by delivering real changes to super-charge our housing industry.

We have implemented the Housing Roadmap, delivered the Greater Adelaide Regional Plan, are rezoning more land for houses than ever before and have invested record amounts in critical infrastructure and skills to get the job done.

We are determined to leverage the momentum already underway, ensuring our great state grows with confidence, sustainability and ambition - for our children and theirs, and for the generations that come long into the future.



Peter Malinauskas MP
Premier for South Australia



WHAT WE WILL DO

The Malinauskas Labor Government will take to the election a plan to lead the nation with bold new initiatives that build on the work already underway - maximising housing supply and increasing access to affordable homes for all South Australians.

1 \$1 Billion Fast-Track Fund

2 Stamp Duty Relief for Downsizing Seniors

3 Comprehensive Housing Skills Package

4 Portable Rental Bonds



5 2000 New Rent to Own Homes

6 Restoring the Trust

7 Expanding HomeStart to Make it Easier for First Home Buyers

8 Construction Timeframe Action Plan

REPORT CARDS

Housing has been elevated to a top priority in our first term of government, backed by real action and investment, something reinforced time and time again by independent commentators.

Their report cards show that our efforts are nation-leading, making a real and measurable difference to a problem that is challenging governments around the world.



Top spot for Construction Work – 21.9% above its decade norm.

STATE OF THE STATES REPORT,
OCTOBER 2025



Confidence in South Australia's property sector ranked highest in the nation.

INDUSTRY SENTIMENT SURVEY,
SEPTEMBER 2025



Best performing in the nation for new homes under construction.

SPRING HOUSING SCORECARD, 2025



South Australia's planning system ranked as the best performing.

REGULATION RUMBLE,
NOVEMBER 2025



South Australia leads the nation on dwelling starts – 22.8% above the decade average.

BUILDING ACTIVITY, 2024-2025



South Australia's housing construction sector most confident and we are approving homes faster than any other state.

SMALL BUSINESS CONDITIONS REPORT, 2026





More houses are being built than ever before with the highest completion rate recorded in 2024-25



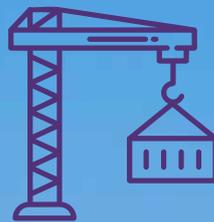
Releasing land for more than 50,000 new homes across Greater Adelaide



Planning timeframes reduced by up to 18 months



Unprecedented \$1.5 billion investment in water and sewer, delivering services 40,000 + new homes



More cranes in Adelaide's skyline than ever before



Building approvals are up by 31% in the last year





6,877

\$800 million Australian first agreement with the Albanese Federal Government to build 6,877 homes for South Australian first homebuyers



Adelaide's tallest buildings ever are being approved and constructed

Keystone Tower
183m and
37 storeys

Adelaide Festival Tower 2
160m and
38 storeys



Public housing stock increased for the first time in a generation



Average construction timeframes have reduced

> What we have done

BUILDING MORE HOMES

We have taken unprecedented steps to reform our housing system.

Led by our comprehensive Housing Roadmap we have delivered real changes and record investments that are super charging our housing sector.





More Homes for South Aus

HOUSING ROADMAP

The Housing Roadmap sets out a nation-leading strategy to build more homes for South Australians.

- We've created a new 'super' Ministerial portfolio, bringing together for the first time the agencies responsible for planning, housing and urban development, public housing and water.
- We've backed action with accountability by working with industry leaders through a formal oversight committee to ensure transparent delivery.
- We've set deliverables to ensure a sharper focus on coordination and innovation to streamline and super charge our housing sector.



Australians



> What we have done

BUILT MORE HOMES THAN EVER BEFORE

In 2024-25, 12,870 houses were completed. **That is a record number** and nearly 20% higher than our long-term average.





> What we have done

A BLUEPRINT FOR THE FUTURE

In 2025, we released the Greater Adelaide Regional Plan (GARP), setting out a once in a generation blueprint for how Greater Adelaide will grow in a managed, connected and environmentally sustainable way.

The GARP

- Maps where an additional 315,000 homes and hundreds of thousands of jobs will be located.
- Reserves land for essential infrastructure such as hospitals, roads, public transport, schools and emergency services.
- Sets clear targets to increase our urban tree canopy and identifies areas for open space in our suburbs.
- Preserves up to 1,000 hectares for a new Northern Parklands to ensure open green space and sporting facilities for future generations.

We have also delivered a clear, long-term vision for growth through *South Australia's Transport Strategy* and *20-year Infrastructure Strategy*, ensuring the state is prepared for future demand.





By 2050, Greater Adelaide's population is expected to grow by an additional 670,000 people and the GARP means we will be prepared for this growth.

IMPROVING OUR PLANNING SYSTEM

We have one of the nation’s most efficient planning systems and our continuous improvements are making it faster and easier to build homes.

Since 2022 we have

- Streamlined code amendment and land division processes.
- Delivered the award-winning Land Supply Dashboard to lift efficiency and transparency.
- Established the State Government Land Division Assessment Panel to bring development-ready land to market faster.
- Implemented a new outline planning consent assessment tool.
- Passed legislation enabling electronic lodgement of land division dealings.

And our reforms are working, with planning timeframes cut by up to 18 months.

A new Coordinator-General has also been appointed to drive major projects, ensuring housing, transport, and energy developments are delivered faster, smarter, and in line with the state’s strategic priorities.



> What we have done

BIGGEST EVER LAND RELEASE

We are rapidly rezoning land to unlock tens of thousands of new potential housing allotments across the State.

Since 2023, over 20,000 lots have been rezoned, meaning more homes in key areas such as Southwark, Onkaparinga Heights, Playford Alive, Seaton and Concordia.

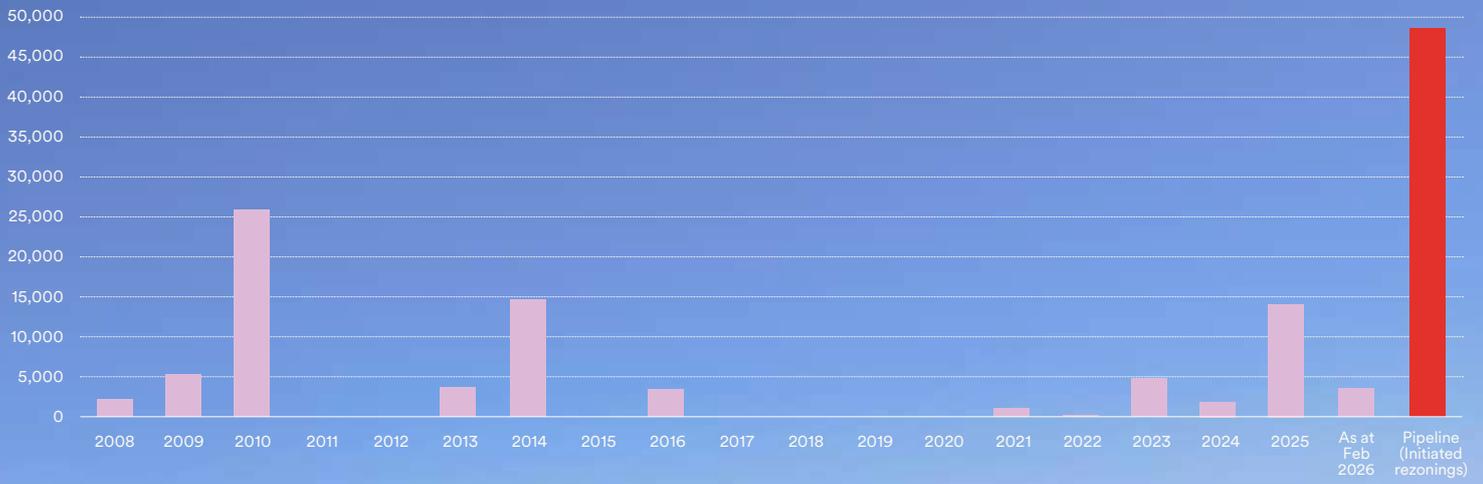
In the next two years, more than 30,000 new lots are expected to be rezoned in Dry Creek, Murray Bridge, Sellicks Beach, Smithfield and Kudla.

A second term Malinauskas Labor Government will have state-led Code Amendments to re-zone Roseworthy — unlocking the potential for tens of thousands of new homes.

These rezonings are laying the foundations for the new homes that will meet South Australia's growing housing needs in the coming decades.



Major Land Rezoning for Homes



> What we have done



We have already installed more than 30,000 meters of new water and wastewater pipes – longer than 180 Adelaide Ovals.

RECORD INVESTMENT IN INFRASTRUCTURE

Water infrastructure may not be glamorous, but it is the backbone of housing growth.

The Malinauskas Labor Government has made an unprecedented \$1.5 billion investment to grow our water and sewer networks, delivering services to an estimated 40,000 new homes across the state.

This historic investment is being made in partnership with industry through the establishment of a new augmentation fee structure.

Extensive work has already been carried out to unlock capacity for new homes in Angle Vale, Munno Para, Riverlea and Roseworthy.

And we have not stopped there.

We have recently partnered with the Albanese Federal Government, receiving \$300 million for water infrastructure in the North to deliver an extra 4,000 homes.

Every day, crews are working across Adelaide's growth fronts to deliver critical infrastructure — installing pipes, tanks, valves and pump stations, to support our emerging communities.

This stands in stark contrast to the previous Liberal Government's \$172 million spend on water infrastructure over four years, including just \$20 million in northern growth areas.



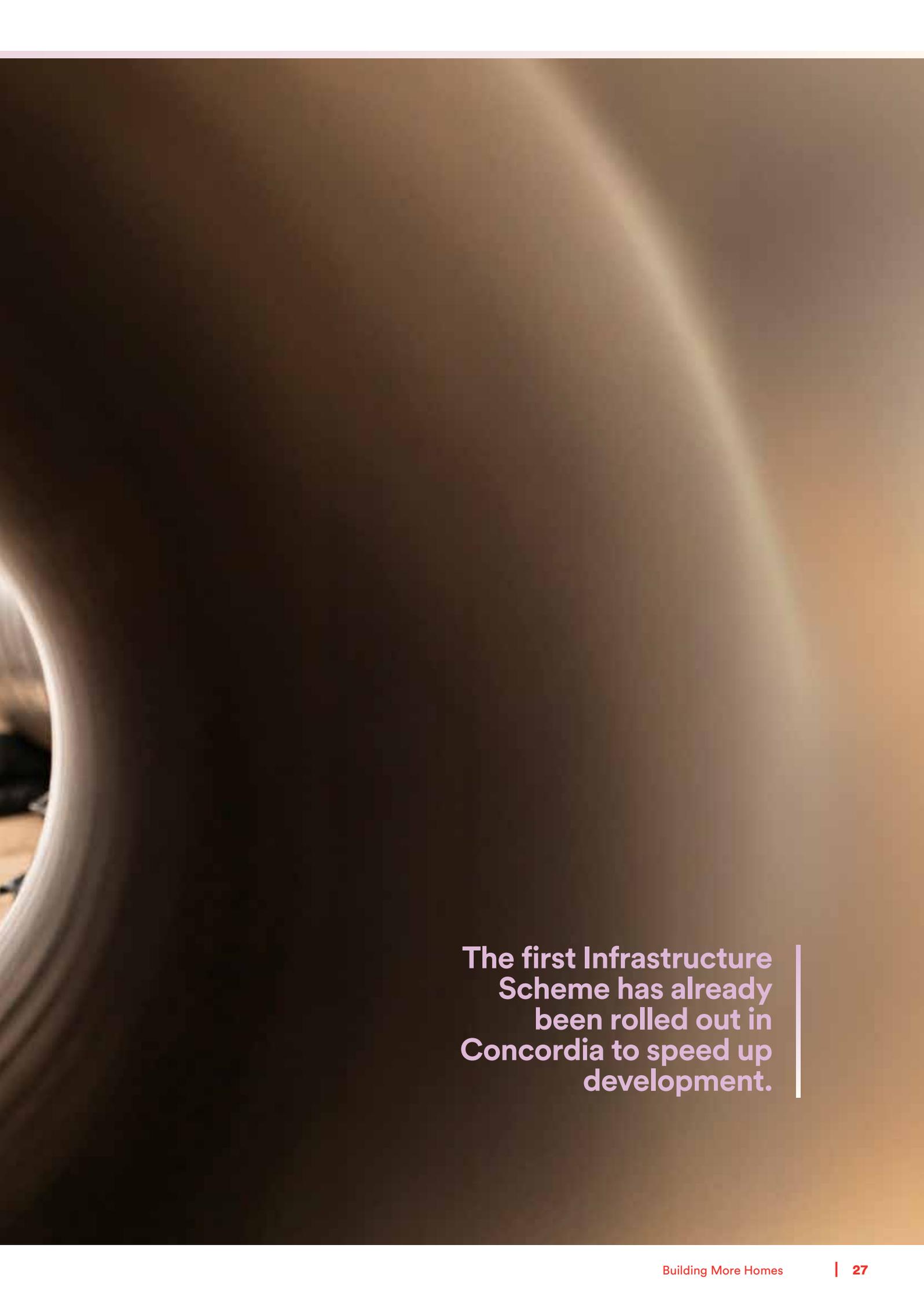
> What we have done

DELIVERED A NEW APPROACH TO ESSENTIAL INFRASTRUCTURE

We are avoiding the development mistakes of the past by taking a fresh approach to essential infrastructure.

A key initiative of the Housing Roadmap, Infrastructure Schemes will ensure that greenfield developments are delivered faster, and with essential infrastructure already in place.





**The first Infrastructure
Scheme has already
been rolled out in
Concordia to speed up
development.**

DELIVERING MORE INFRASTRUCTURE FOR THE NORTH

The Malinauskas Labor Government has demonstrated our commitment to building the infrastructure that enables our communities in the north to grow in a safe, supported and connected way.

- Investing hundreds of millions of dollars to improve safety and travel times.
- Committing to a significant upgrade to the Heaslip and Curtis Road Intersection, commencing in early 2026.
- Replacing the Curtis Road rail level crossing with a complete grade separation.
- Investing in essential services to support our growing northern population.
- Building a new state of the art \$155.3 million high school at Eyre.
- Building a new birth to Year 6 school in Northern Metropolitan Adelaide.
- Securing a nine hectare site in Concordia for a new Greater Northern Adelaide Hospital to service the growing outer northern suburbs and Barossa Valley region.
- Delivering a nearly \$200 million provision for new policing infrastructure requirements including a new Two Wells Police Station.
- Preserving the longest rail corridor in recent history to support growing northern communities.





ARTIST IMPRESSION

SMART DESIGN AND THOUGHTFUL PLANNING



DELIVERING THOUSANDS OF EXTRA HOMES IN EXISTING COMMUNITIES

While planning for future large-scale greenfield growth is underway, well planned strategic infill remains critical.

Our approach will see more homes built in key communities across the state.

BOWDEN	Approximately 2,500 homes, with at least 15% affordable
SOUTHWARK GROUNDS	1,300 homes, with at least 20% affordable
NOARLUNGA	626 homes, with at least 15% affordable
PROSPECT CORNER	208 homes, with at least 55% affordable
GREATER SEATON	1,315 homes, with at least 15% affordable
PLAYFORD ALIVE	Newton Boulevard 282 homes, with at least 60% affordable
PLAYFORD ALIVE	Eastern Precinct 1,300 homes plus 5 apartment sites estimated to deliver approximately 180 homes, with at least 30% affordable

> What we have done

DELIVERED REAL REFORMS THAT PRESERVE OUR ENVIRONMENT AND HERITAGE

We are committed to using the planning process to preserve the things that make our communities excellent places to live.

- Delivered our election commitment to strengthen our tree canopy laws by establishing tree loss regulations that meet Australia's best practice standards.
- Protected hundreds of homes as historic 'representative buildings' – providing them with extra protection against demolition.
- Adopted the Inter-War Housing Heritage code amendment to protect more homes in the City of Norwood, Payneham and St Peters and Heathpool.
- Provided grant funding of up to \$600,000 to local councils to better protect the state's heritage and streetscapes.
- Written to the State Planning Commissioner to further protect heritage from demolition by neglect.

Southwark

In 2023, our government acted, acquiring the 8.4-hectare former West End Brewery site at Thebarton.

Since then, we have consulted extensively with the local community to ensure development is meaningful and respectful.

Southwark will deliver 1,300 homes for South Australian families, with 20% reserved for affordable housing.

The first homes sold within weeks of release and are now coming out of the ground, with the first residents to move in at the end of 2026.



> What we have done

Magill

Our commitment to thoughtfully planned strategic infill has been exemplified by our recent plan to redevelop the Magill Campus.

Developed in consultation with the local community, the Magill Plan sets out a long-term vision for a green, inclusive and sustainable neighbourhood that protects community assets and responds to a growing housing and aged care demand across Adelaide.



IMPROVING NEIGHBOURHOODS BY GETTING CARS OFF STREETS

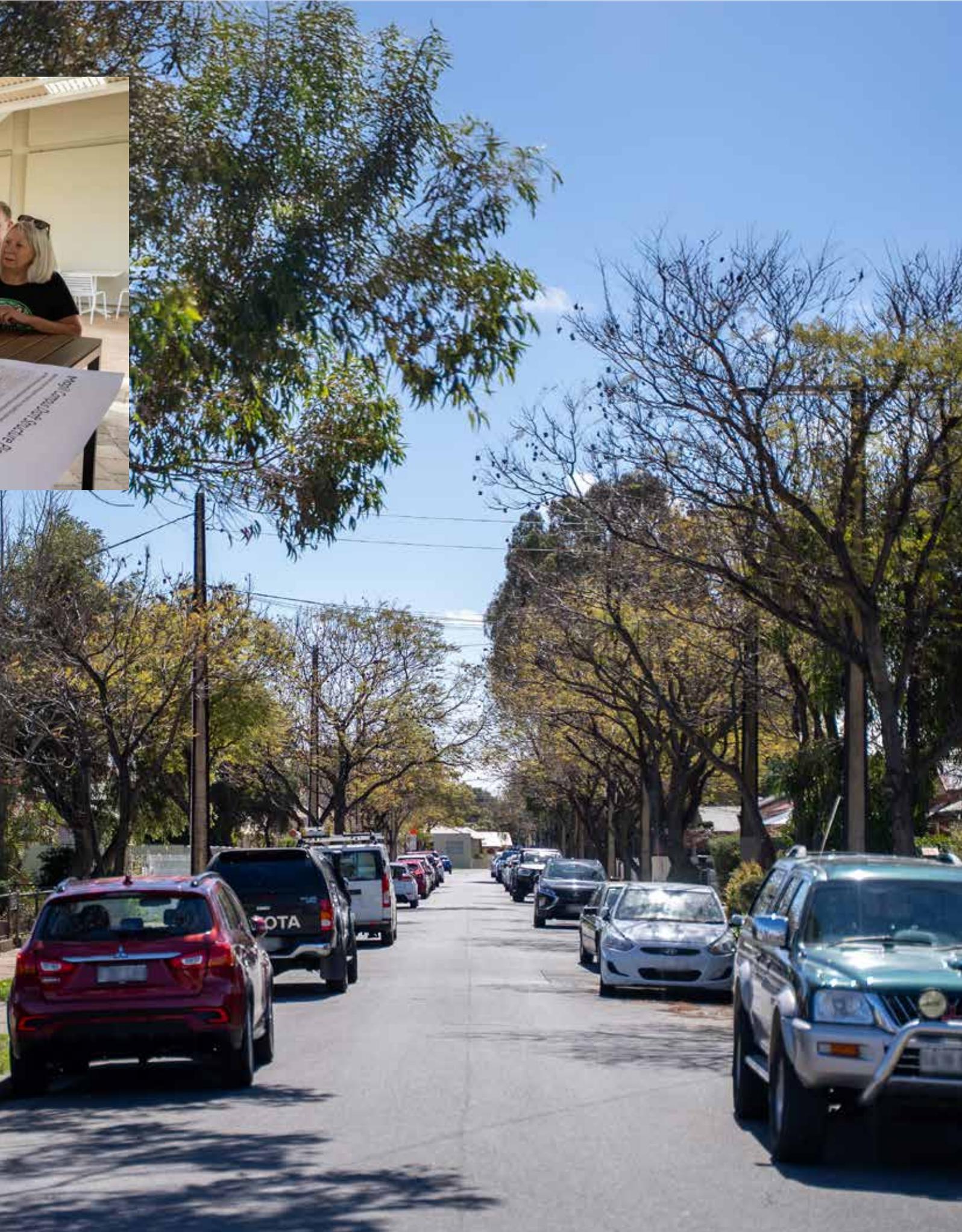
We understand that communities want the government to take action to reduce congestion on our suburban streets, by ensuring new homes are built with parking that meets the needs of modern households.

In 2025, we introduced to parliament legislative reforms to update vehicle parking standards. These changes responded directly to community concerns about overcrowded streets, safety risks and declining neighbourhood amenity.

However, the Liberals flagged amendments that would undermine these reforms and entrench the status quo. By blocking these sensible changes, and aligning with the Greens, communities are left to bear the impacts of inadequate parking standards.

We are taking to the election a plan to ensure

- 🏠 One-bedroom dwellings will have one off-street car park.
- 🏠 Dwellings with two or more bedrooms will have at least two off-street car parks.
- 🏠 Minimum garage and parking dimensions are increased to accommodate the largest passenger and utility vehicles sold in Australia - allowing all vehicles to be parked properly and doors to be opened safely.





**MORE
OPPORTUNITIES
FOR THE RIGHT
HOMES**





DELIVERED MORE FOR FIRST HOME BUYERS THAN EVER BEFORE

We have opened the door to home ownership for more South Australians by delivering significant extra support for first home buyers.

- Abolished stamp duty for all first home buyers building and purchasing a new home, regardless of the price. This initiative has provided stamp duty relief to 8,495 first home buyers saving them \$157 million.
- Expanded the First Home Owner grant of up to \$15,000 to all eligible first home buyers.
- Introduced a new 2 per cent deposit HomeStart loan – HomeStart is now seeing record annual lending of \$1.4 billion, with 62% of new loans going to first home buyers.

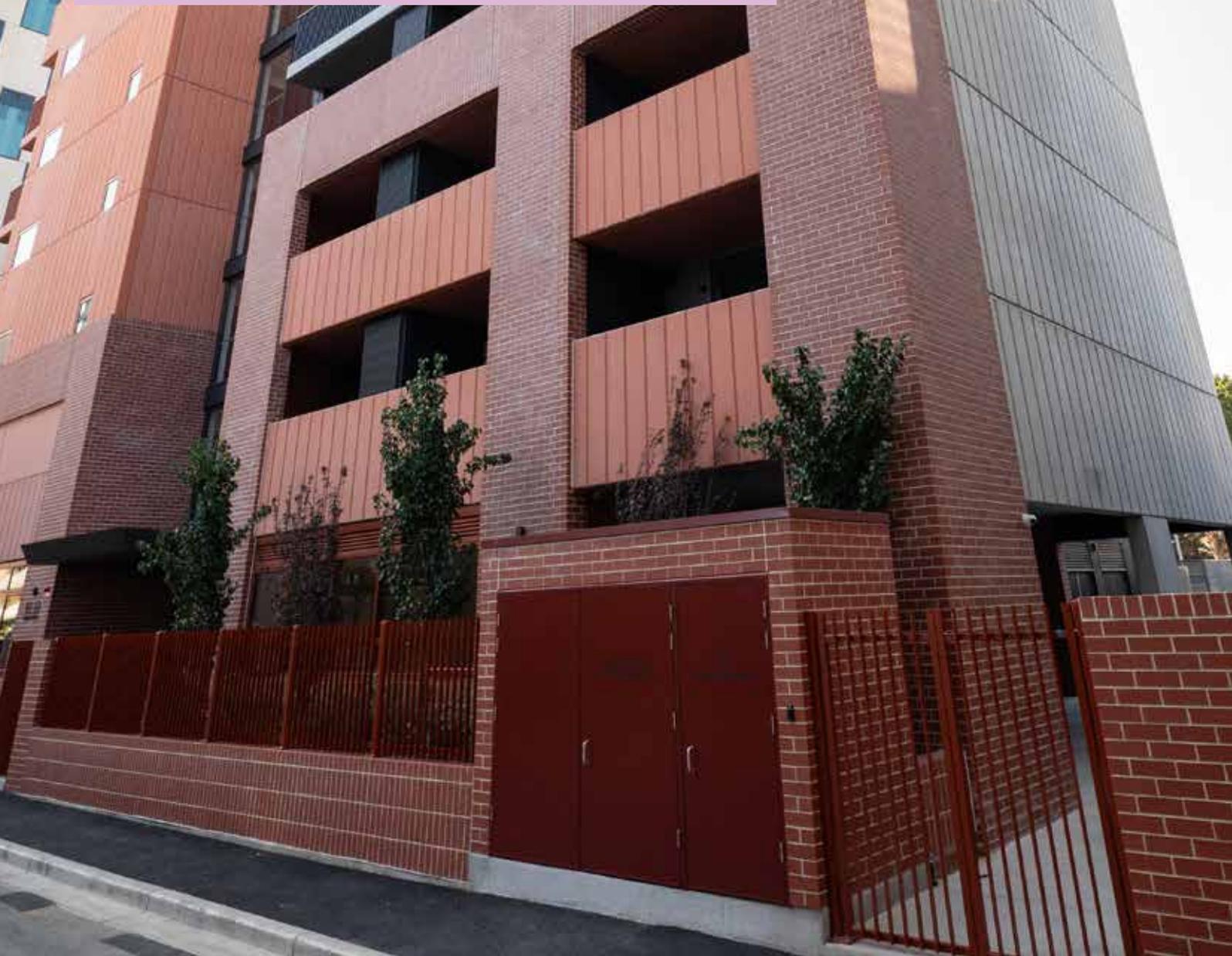
We have partnered with the Albanese Federal Government to deliver a nation-first \$801.5 million deal, which will see 6,877 new homes for South Australian first home buyers.

- \$50 million 3-year concessional loan to deliver a new first home buyer-only precinct of 400 homes in Playford Alive.
- \$184 million in concessional loans to deliver 1,700 homes at multiple urban renewal projects across Adelaide.
- \$133.6 million in grant funding, matched by the State Government, to deliver 750 additional homes for first home buyers.

Together, we are giving all South Australians a genuine and achievable opportunity to own their first home and build their future with confidence.

> What we have done

NEW AND IMPROVED PUBLIC HOUSING



BIGGEST PUBLIC HOUSING EXPANSION IN A GENERATION

We came to government with an ambitious agenda to build over 1,000 new Housing Trust homes and we have delivered.

- Achieved the first significant net increase to South Australian public housing stock in a generation.
- Restored the South Australian Housing Trust in both name and purpose.
- Built 1,090 new public homes, including 150 in Regional South Australia.
- Majorly refurbished 350 vacant properties, bringing them back into use for families who need them the most.
- A statewide maintenance blitz, improving the safety and comfort of 3,000 tenanted homes.
- Reversed the former Liberal Government's planned sell-off of 580 public homes.

INCREASED SECURITY AND TARGETING ANTI-SOCIAL BEHAVIOUR

The Malinauskas Labor Government has implemented a range of measures to increase security, decrease anti-social behaviour and improve amenity.

- Delivered a new Good Neighbour Policy which strengthens the three-strikes policy by eliminating verbal warnings and making those who engage in anti-social behaviour take steps to amend it – immediately.
- Committed to upgrading Bentzen Court.
- Increased security at Bentzen Court, Elliot Lodge and Gilberton and appointed a dedicated housing officer at all three sites.
- Increased security patrols, cleaning efforts and security-focussed refurbishments across the board.

And these measures are working, with data showing anti-social behaviour reports and police call outs dropping and residents feeling safer and more supported.

We understand that Housing Trust properties can be life-changing and are committed to doing all that we can to build on the record achievements of our first term.

> What we have done

DELIVERED MORE HOUSING OPTIONS FOR EVERYONE

We understand that people want choice and flexibility in the way that they live and so we have taken steps to ensure that housing options are available for everyone.





DELIVERING MORE HOUSING FOR OUR REGIONS AND REGIONAL WORKERS

In 2023, we cemented the importance of regional housing by establishing the Office for Regional Housing and investing \$30 million dollars to increase the supply of affordable homes in our regions.

- Unlocked and fast-tracked 275 new homes and housing allotments in Bordertown, Cowell, Cummins, Mount Gambier, Orroroo, Port Broughton, Kimba, Cleve, Loxton and Port Augusta.
- Delivered 40 new homes under the Regional Key Worker Housing Scheme, providing housing for essential government employees in Port Augusta, Mount Gambier, Kadina, Renmark, Moonta Bay, Kingscote, Ceduna and Bordertown.
- Established a Regional Modular Housing Pilot project to demonstrate that modern, modular and transportable homes are a viable, high-quality and cost-effective option for key worker housing in small rural communities.
- Initiated development partnerships in Port Pirie, Port Lincoln, and Port for up to 15 homes in each location for police, teachers and nurses - each underpinned by secure 10-year leases.
- Unlocked 1.7 hectares of state government land in Whyalla, with the successful developer committing to the delivery of 10 key worker homes and 20 serviced allotments for sale on the private market.

> What we have done

MORE AGED CARE PLACES FOR OLDER SOUTH AUSTRALIANS

The Malinauskas Labor Government was the first in Australia to recognise the growing issue of older people stuck in our hospitals waiting for a residential aged care placement.

While aged care is not a state responsibility, our government has not just sat back and relied on the Commonwealth, instead we have led the nation in creating a planning system that encourages providers to build more aged care beds.

We will also take to the election a commitment to master plan the existing Women's and Children's site for diverse housing options for older South Australians and encourage extra development with a \$250 million no interest loan scheme for aged care providers.





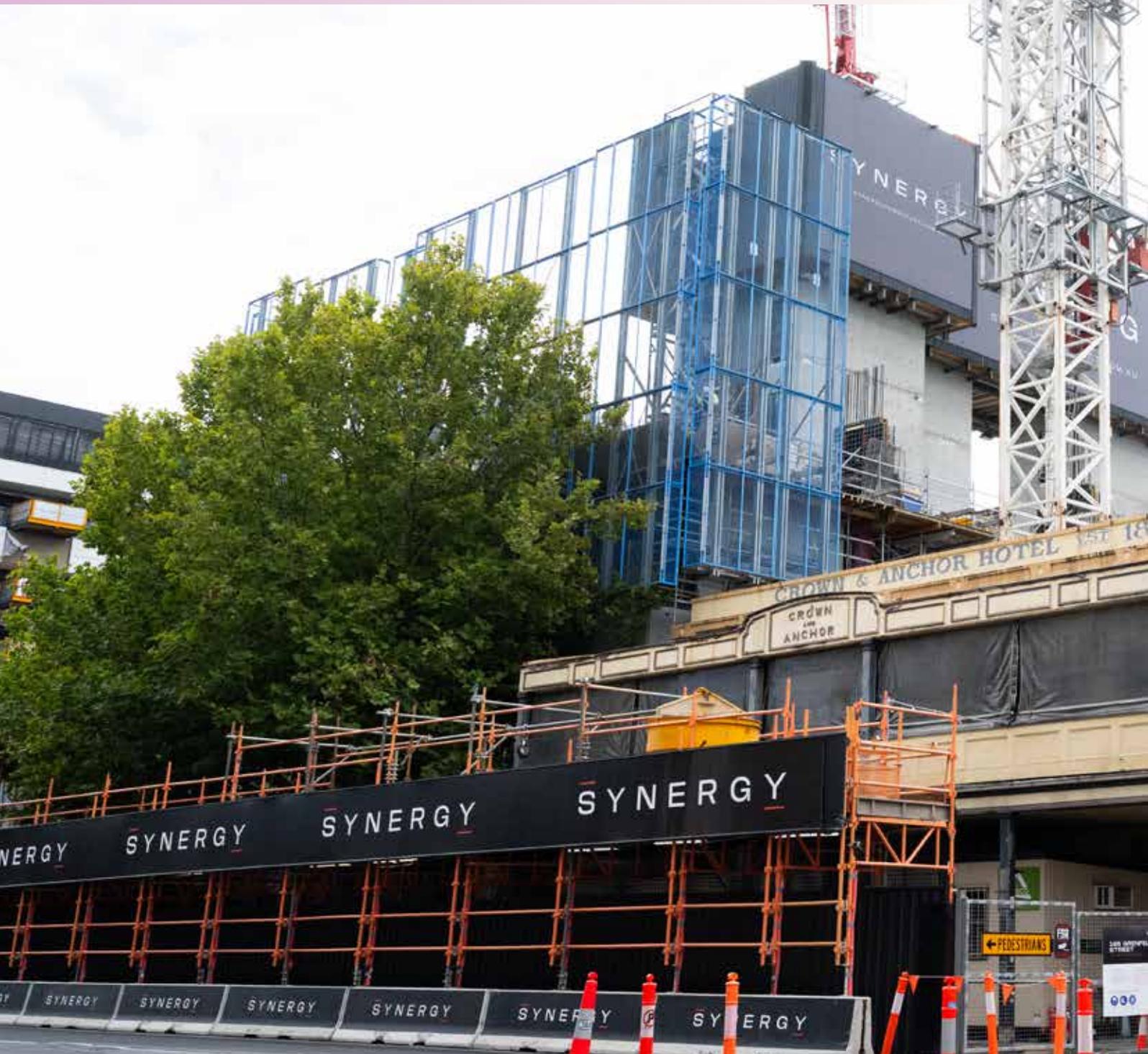
> What we have done

STUDENT ACCOMMODATION

Education is critically important to South Australia.

AUKUS and the brand-new Adelaide University present an opportunity that we must embrace.

To accommodate the increased number of interstate and overseas students, we are overseeing a significant expansion of purpose-built student accommodation.





MORE FOR RENTERS

In a competitive housing market, it is essential that we strike the right balance between the rights of tenants and landlords.

When we came to government, we understood that there was more that could be done to improve the rental market, and we have acted - delivering the biggest reforms to the rental system since the introduction of the *Residential Tenancies Act* in 1995.

- Banned rent bidding
- Made rental bonds more affordable
- Introduced the right for renters to have pets in their homes, with clear guidelines
- Capped rent increases at once every 12 months
- Implemented new termination requirements for leases, meaning landlords will now need prescribed grounds to terminate or not renew a tenancy
- Increased the notice period to end a fixed term tenancy from 28 to 60 days
- Capped routine inspections at 4 per year
- Better protected tenants' information
- Mandated that rental properties must comply with minimum housing standards
- Provided better support for tenants experiencing domestic abuse.

These sensible measures, get the balance right.



Pets in rentals



Minimum housing standards



Banned rent bidding



Capped rent increases





A RECORD INVESTMENT IN SKILLS





> What we have done

DELIVERED A RECORD INVESTMENT IN THE ESSENTIAL SKILLS WE NEED

Building South Australia relies on skilled people and that's why the Malinauskas Labor Government is making record investments in education and training.

At the last election, we laid out a comprehensive plan to tackle what we saw as a looming construction skills crisis, and we have delivered.



Partnered with industry delivering \$8.8 million in skills investments and programs like the Master Builders' *Born to Build*.



Secured a record funding deal with the Commonwealth receiving \$2.3 billion dollars through the National Skills Agreement which is delivering over 160,000 new funded training places in careers including building and construction.



Re-built TAFE recording the nation's largest increase in apprenticeship and traineeship commencements in the year to March 2025, with more than 9,225 people starting training and more than half of those now studying a trade.



**Brought back
Technical Colleges**
We built five new
Technical Colleges,
which are now
seeing young
people graduating
with the critical
skills our state
needs.



DELIVERED

**We remain committed to delivering the skills South
Australians need now and for the future.**

WHAT WE WILL DO

It's been a busy four years,

and a Malinauskas Labor Government will continue that momentum, taking to the election a nation-leading package of bold initiatives that maximise housing supply, ensuring more South Australians can access an affordable home.





NEW

A man in a blue suit jacket is seen from the back, looking at a display board. In the background, there is a black metal railing, a woman with blonde hair, and other people. The setting appears to be an outdoor event or construction site with buildings and trees in the distance.

\$1 BILLION TO FAST-TRACK MORE HOMES



NEW





\$500 MILLION HOUSING FAST-TRACK FUND

We will establish a \$500 million Housing Fast-Track Fund to drive the development of the right homes in the right locations by enabling the government to have greater flexibility to secure strategic parcels of land for housing development.

This 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 acquired with the clear intention that it be developed.

Once the homes on the acquired sites are delivered and sold, the proceeds will be recycled back into the Fund, allowing it to be replenished and expanded over time.

\$500 MILLION APARTMENT FAST-TRACK FUND

We will unlock more apartment developments in the city, targeting shovel-ready projects by implementing a \$500 million Apartment Fast-Track Fund to unlock apartment developments in the CBD and accelerate the delivery of more homes for South Australians.

We are also lifting heights in our city through code amendments, enabling taller buildings including apartments, and providing more confidence for the development sector.

NEW

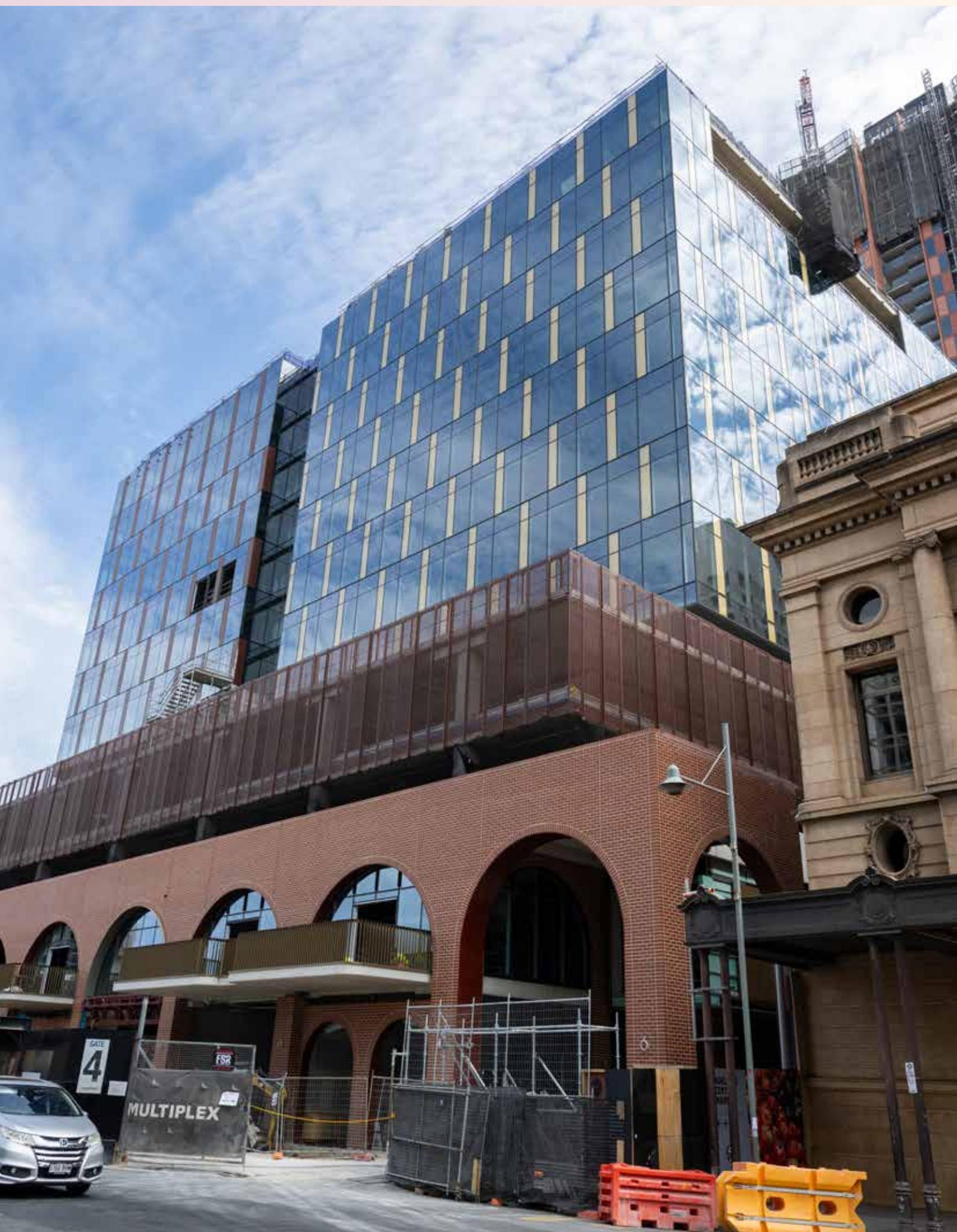
Downsizing

We will provide full stamp duty relief to encourage older residents who want to downsize, to the right size, their principal place of residence.

The program will be available to South Australians who are over 60 and want to buy smaller property at a value threshold of \$2 million.

This stamp duty relief will apply to new homes, off the plan apartments, and vacant land that will be built on.





NEW

MORE SKILLED SOUTH AUSTRALIANS TO BUILD OUR HOMES

We will deliver the skilled workforce we need to deliver the state's housing construction priorities

- We will create over 1,000 new university, trade and entry opportunities to study essential skills such as construction management, civil and structural engineering, carpentry, electrical, plumbing and bricklaying.
- We will engage 250 additional apprentices, with a focus on mature-aged students engaged through contractors used by the Housing Trust, SA Water, Renewal SA and other government agencies. This work will super-charge the existing apprenticeship programs already in place in these agencies.
- We will work with industry to engage and support more construction apprentices and trainees.

We will also construct a new \$25.5 million-dollar multi-trade facility in Mount Barker to support 1,200 additional apprentices in plumbing, electrical, carpentry and wet-trades and deliver three more technical colleges at Marden, Gawler and Murray Bridge.



Construction Management



Electrical



Plumbing



Civil and Structural Engineering



Carpentry



Bricklaying





We will expand the Building Ideas TV program to further support the building and construction industry.

We will expand the Master Builder's Born to Build program to promote trade careers.

NEW



PORTABLE RENTAL BONDS

We will reduce the financial stress of moving between rental properties by allowing renters to digitally transfer their bond from one rental property to the next.



2000 RENT TO OWN HOMES

We will create an exciting new pathway to home ownership for families and long-term renters through our Rent to Own Homes program, delivering 2,000 new homes over the next eight years giving everyday working South Australians a real opportunity to achieve the Australian dream.

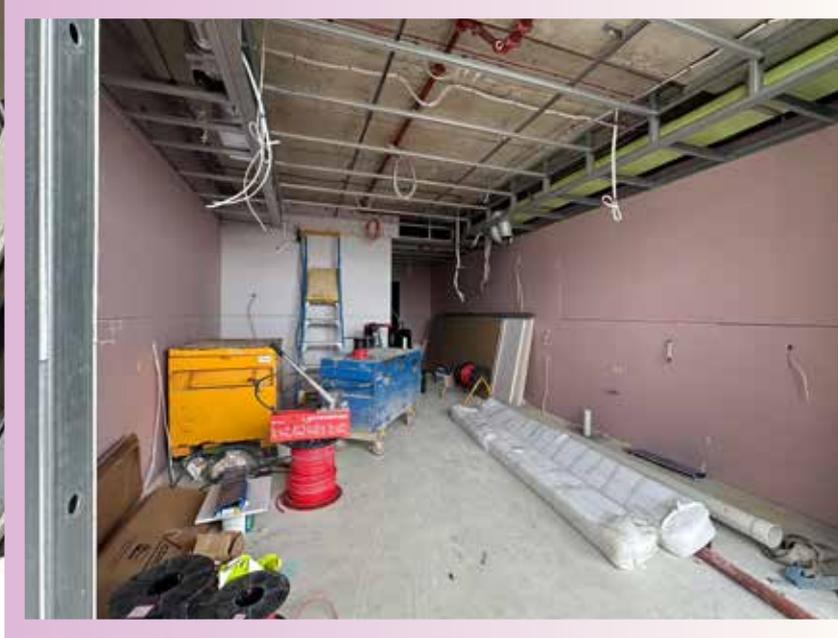
Under the program

- Homes will be leased for up to three years at an affordable rent — 75% of market rate — allowing tenants to save for a deposit while preparing to buy.
- The purchase price will be locked in at the start of the lease, protecting participants from future property market increases.
- Applicants may also be able to access the State Government’s First Home Owner Grant and Stamp Duty concession for first home buyers saving tens of thousands of Dollars.
- Homes will be built by the government, using mostly South Australian labour and materials, and designed for efficiency and quality.
- Sale proceeds will be reinvested into the program, enabling more homes to be built and ensuring the initiative continues long into the future.



NEW





RESTORING THE TRUST

We will continue our commitment to invest in public housing to support those in need by

- Building an additional 200 supported accommodation places to manage more complex tenants and those with specialised needs. This will make Housing Trust homes and the communities they are in even safer.
- Significantly upgrading 300 Housing Trust homes to bring them back into stock so they can be tenanted by families in need. This investment will help to lower public housing vacancy rates.





HOMESTART EXPANSION

We will make it easier for first home buyers to enter the market.

- We will extend the income threshold for the Advantage Loan and Starter Loan products to \$110,000.
- We will help HomeStart extend the shared equity model to include multi-storey apartments.
- We will create a one-stop online shop for HomeStart and HomeSeeker customers looking for assistance to buy their first home.
- We will extend the HomeStart Graduate Loan to include firefighters, police and all Tech College graduates - providing more of our essential workers with the opportunity to train, live, work and stay in South Australia.



FASTER DELIVERY AND BETTER QUALITY

We're committed to building on our record gains in housing completion timeframes

ARTIST IMPRESSION

Construction Timeframe Action Plan

Building on the existing work of the Housing Roadmap, we will work with the construction sector and industry bodies to develop an action plan to cut the time it takes to build homes in South Australia.

Through the Housing Oversight Committee we will examine practical, on-the-ground issues such as supply chain and regulatory barriers, to ensure that issues which are slowing down construction are identified and resolved quickly.



