

NT Housing Strategy 2026-30

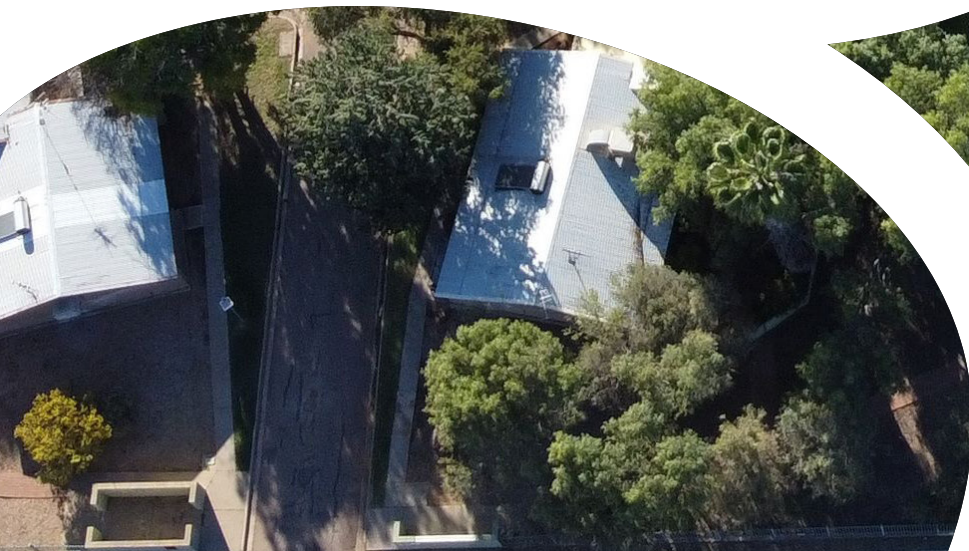


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Minister's Foreword

I am pleased to present the Northern Territory Housing Strategy 2026–2030.

This Strategy sets a clear direction to grow housing supply, support jobs and investment, and make sure more Territorians can access a safe, secure and affordable home. It recognises that housing is not just a social issue — it is essential economic infrastructure and a foundation for a stronger Territory.

If we want to grow the Territory, attract workers, deliver major projects and support strong communities, we need more housing in the right places. That means improving the way we plan, deliver and maintain housing across urban, regional and remote parts of the Northern Territory.

The Territory faces real housing pressures, shaped by our geography, climate, population growth and the cost of building across a vast and diverse jurisdiction. These challenges are significant, but so is the opportunity to do things differently and do them better.

This Strategy takes a practical, whole-of-system approach. It focuses on increasing supply, improving affordability and access, supporting construction and infrastructure, and making sure the housing system works better across the full continuum — from social housing and homelessness services through to rentals, home ownership and private market growth.

It also recognises that different communities face different challenges. A stronger housing system for the Territory must respond to the needs of Darwin, Alice Springs and our regional centres, as well as remote communities and homelands.

Delivering this Strategy will require partnership, coordination and sustained effort. Government has a central role to play, but lasting progress will also depend on working closely with industry, local government, the community housing sector, Aboriginal organisations and communities.

This is a Strategy focused on action. It is about getting the settings right, backing delivery, and creating the conditions for more homes, stronger communities and a more prosperous future for the Northern Territory. I look forward to working with Territorians to deliver this Strategy over the coming years and to improving housing outcomes across the Territory.



Steve Edgington MLA

Minister for Housing, Local Government and Community Development
Northern Territory Government



Introduction

The Northern Territory Government is focused on building a safer, stronger and more prosperous Territory, one where more people choose to live, work, visit and invest. Housing is central to that ambition. It underpins workforce growth, supports safer and more stable communities, and helps make the Territory a more affordable, liveable and attractive place to call home.

The Territory's housing system is shaped by unique geographic, climatic and market conditions. Across the Territory, work is already underway to increase supply, improve affordability and strengthen housing responses in urban, regional and remote communities.

The Northern Territory Housing Strategy 2026–2030 provides a clear framework to bring that effort together, strengthen coordination and focus action where it will make the biggest difference. Different responses will be needed across urban, regional, remote and homelands settings.

The Strategy is built around seven pillars covering supply, affordability, liveability and system performance. It is supported by regional snapshots of key demographics, local conditions and existing supply efforts across the Territory.

The Housing Strategy supports the Government's priorities to rebuild the economy, restore the Territory lifestyle and reduce crime. It also complements the Northern Territory Homelessness Strategy 2025–30.

Rebuilding the Economy

Housing supports economic growth by enabling workforce growth, regional development, investment and major projects across the Territory.

Restoring the Territory Lifestyle

Housing supports the Territory lifestyle by improving affordability, liveability and access to well-located homes.

Reducing Crime

Housing supports safer communities through stable housing, stronger tenant accountability and better pathways for people with complex needs.

Northern Territory Housing System



The Territory can meet growing housing demand by better aligning conditions that support supply

Sustained growth in housing demand is projected over the Strategy period.

The NT population is projected to increase by between 15,320 and 20,000 people by 2029–30.

Population growth will result in a sustained increase in housing demand over the Strategy period and requires a corresponding uplift in supply across urban, regional and remote markets (see Figure 1).

In the year ending December 2025, the Territory population grew by 4,240 persons. This implies an additional 1,514 houses were required, assuming 2.8 persons per dwelling to maintain current vacancy rates.

The Territory population is forecast to grow by an average of 1.2% per annum between 2025-26 and 2029-30 (Budget 2026-27).

The Territory population will grow from 265,895 persons in 2024-25 to 281,679 persons in 2029-30, an increase of 15,784 persons. Housing an additional 15,784 people will require an additional 5,637 dwellings.

The Northern Territory Government’s Rebuilding the Economy Strategy aspires to grow the Territory population by 4,000 persons per annum to meet workforce and skills requirements and support economic growth.

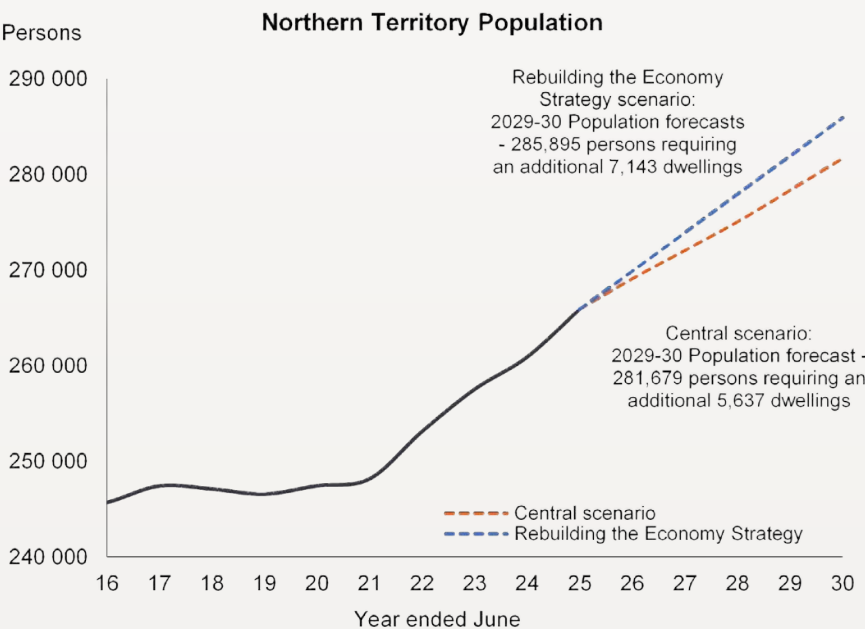
Under this scenario, the Territory population would grow from 265,895 persons in 2024-25 to 285,895 persons in 2029-30, an increase of 20,000 persons.

To support this population growth, the Territory would require an additional 7,143 dwellings to maintain the status quo.

The Territory labour market reported 6,400 vacancies in February 2026. This is expected to grow as Core Lithium mining operations resume, Arafura Rare Earths Nolans project begins construction and Beetaloo gas projects progress towards development.

In addition, growth in housing supply is required to reduce overcrowding in remote communities. The \$4 billion remote housing package jointly funded by the NT and Commonwealth Governments is intended to halve overcrowding between 2024 and 2034. This requires the construction of around 2,200 houses over this period.

Figure 1: Population Growth



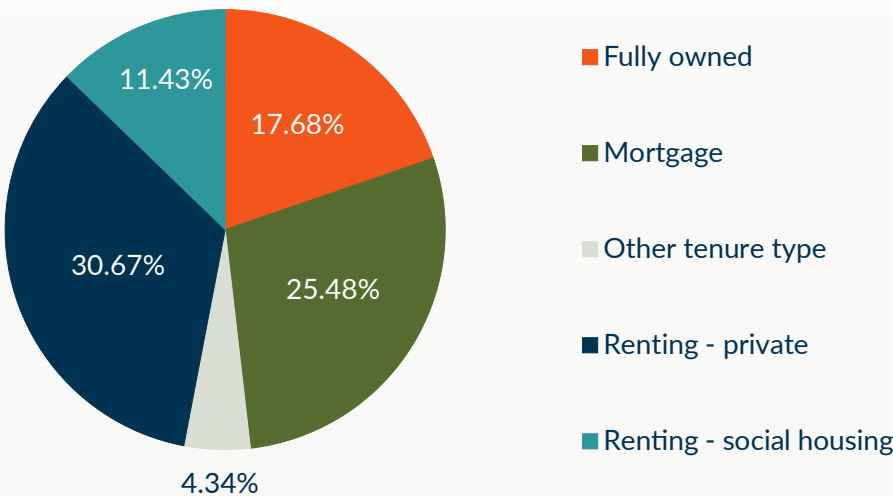
The structure of the NT housing system is different to the rest of Australia

The NT has lower home ownership and a higher reliance on rental housing than Australia overall.

Nearly three times the proportion of people are renting in social housing in the NT compared with Australia, while home ownership rates are substantially lower.

This reduces movement across tenure types and increases reliance on new supply to meet demand (see Figure 2).

Figure 2: Housing market composition



Housing supply has not kept pace with demand over the past 5 to 10 years.

This is particularly the case in the rental market. This tightening housing market is reflected in a range of indicators:

- Darwin median house prices rose by 22.7% in the year to December 2025.
- Darwin average house rents grew by 13.8% in the year to December 2025.
- Darwin rental vacancy rates fell to 1-2% in 2025.
- Overcrowding rates in remote NT are the highest in Australia.
- Wait times for social housing in urban centres are generally 6-8 years or higher.

Key measures of housing supply have been weak over the past 10 years, with some recent signs of recovery.

Residential building approvals declined to historically low levels over 2021 to 2024. Since 2024 they have been steadily increasing, growing by 11.1% in the year to April 2026. Residential building activity was relatively flat between 2019 and 2024, and grew by 16.9% in 2025.

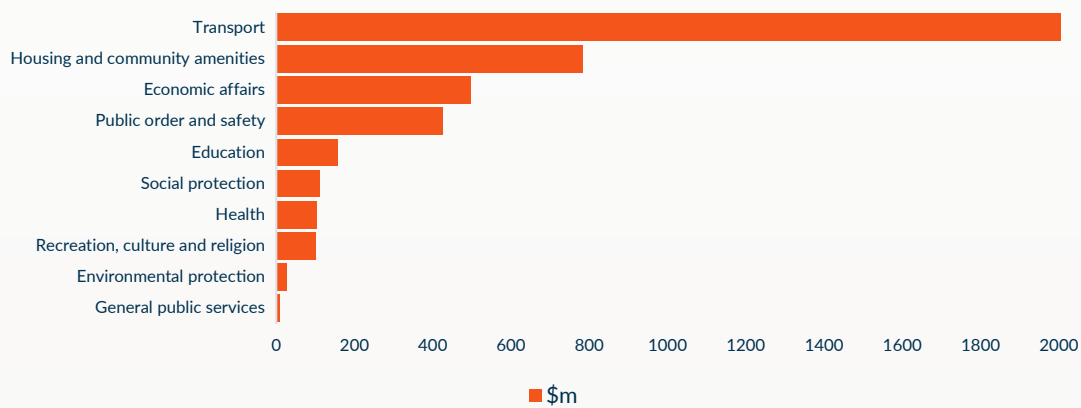
These indicators suggest a pressing need to build on recent progress to further accelerate the growth of housing supply. This reflects the national picture, as articulated in the national Housing Accord. This sets an aspirational target of one million new well-located homes over 5 years from mid-2024 to mid-2029.

The NT Government has already put in place a range of measures to accelerate supply

Housing is already a major area of public expenditure. In the 2026–27 Budget, housing and community amenities is the second largest COFOG-A category (see Figure 3). This level of investment demonstrates the government's commitment to deliver.

There has been focused effort to increase residential land supply, including through increases in the release of residential titled lots. Land release continues through the development of Crown land projects at Holtze, Zuccoli, Northcrest, Kilgariff and private developments at Marrara Gardens, Durack Heights and Humpty Doo.

Figure 3: 2026-27 capital works programs by COFOG-A category



Delivery outcomes over 2026–2030 depend on converting this investment into supply through coordinated land release, infrastructure delivery, planning pathways and development sequencing.

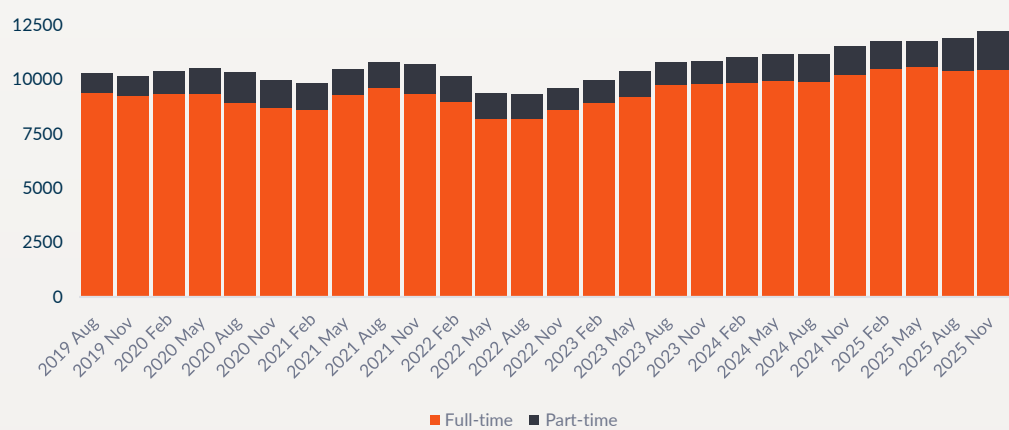
The HomeGrown Territory Grant and FreshStart Territory Grant have been established to encourage Territorians to increase the rate of home ownership.

In recent budgets, the Commonwealth Government has also announced a range of policy changes and investments intended to boost housing supply, including concessional financing through the Housing Australia Future Fund (HAFF) and increased investment in land servicing.

Through the Remote Housing Package, the NT and Commonwealth Governments have committed \$4 billion over 10 years from 2024-2034 to halve overcrowding in remote communities. This package is being implemented in partnership with Aboriginal Housing NT and the four NT Land Councils.

The delivery base has strengthened. The construction sector workforce has increased over the post-COVID period, indicating greater capacity to deliver housing and enabling infrastructure (see Figure 4). Sustained delivery at scale requires alignment of land supply, infrastructure, planning and market conditions.

Figure 4: Construction workforce growth



Housing system dynamics vary across the Territory

- **Darwin and Palmerston** form the NT's major urban market and have seen the strongest increase in demand through higher population growth. Darwin and Palmerston's population growth is fuelled by economic activity and by people relocating from elsewhere in the NT or interstate for jobs. Darwin and Palmerston's housing market is tight, with very low vacancy rates and rapid growth in rents and house prices. On the supply side, Darwin and Palmerston benefit from an established and long-term pipeline of ongoing land development projects, including both new suburbs and infill developments. Both Darwin and Palmerston have pockets of high concentrations (greater than 10-15%) of social housing.
- **Regional towns** (including Alice Springs, Katherine, Tennant Creek and Nhulunbuy) have much smaller housing markets and slower growth, but still show demand pressures. In **Alice Springs**, rental conditions are tight (2-3% vacancy), with rents rising. **Katherine and Tennant Creek**, with even smaller markets, have very limited private housing activity; rental markets are tight and median house prices remain under \$400k. In **Nhulunbuy**, there is a very small private market and the mining transition is likely to lead to a change in market conditions towards the end of the decade.
- A major challenge in **regional centres** is attracting private investment for new housing. New housing supply is constrained by limited land availability, high construction costs and challenges accessing finance in volatile markets. This has resulted in chronic undersupply of rentals for workers in these towns. For example, Katherine has struggled with a shortage of rental housing for low and middle-income workers, partly because developers are wary of low long-term returns. Regional housing demand is also heavily tied to government or industry projects – a new mine or defence investment can spike local demand suddenly. These towns have had volatile housing cycles and often rely on public housing or employer-provided housing for many residents.
- In the NT's 73 **remote communities**, overcrowding rates are the highest in Australia. Demand for new housing is driven by a young, growing Aboriginal population. People often live in multi-generational households due to a chronic shortage of houses. The supply in remote areas is almost entirely government-delivered. Through the Remote Housing Package, the NT and Australian Governments have committed \$4 billion over 10 years with the objective of halving overcrowding. Remote housing delivery is complicated by logistical delays (including seasonal), workforce shortages, high costs and land tenure issues.
- Housing in the NT's approximately 400 **homelands and outstations** forms an important part of the NT housing system. Investment in homelands housing is limited by land tenure arrangements and unclear funding responsibilities.

Projected demand, existing investment, system constraints and delivery capacity point to a single requirement: housing supply must be enabled through coordinated system settings.

The Strategy therefore focuses on the conditions that determine whether supply keeps pace with demand over 2026–2030 – land release, infrastructure sequencing, planning efficiency, housing pathways and delivery capacity.

What we heard

Stakeholder consultations highlighted several consistent messages for the Housing Strategy.

- ***Housing is essential economic infrastructure.***
It underpins growth and should be recognised as a key enabler of Rebuilding the Economy.
- ***The NT needs place-based solutions.***
Housing markets vary across the Territory, so responses must reflect local conditions.
- ***Regional planning is critical.***
It should align housing demand with land, infrastructure and workforce needs.
- ***Investment needs certainty.***
Industry and non-government partners need confidence to invest for the long term.
- ***Better information will drive innovation.***
Clear signals can support modern construction, resilient design and workforce growth.
- ***Government investment is lifting supply.***
Co-investment through the National Agreement on Social Housing and Homelessness and Housing Australia is supporting more social and affordable housing.
- ***Stronger coordination will unlock delivery.***
Better alignment across government is needed to remove barriers and support growth.



NT HOUSING STRATEGY ON A PAGE



NT HOUSING STRATEGY - ON A PAGE

VISION

Territorians have housing choices that strengthen communities and support a liveable and prosperous Northern Territory.

HOUSING STRATEGY PILLARS

- 1 Expand home ownership and private market pathways.**
 - 1.1 Support pathways into home ownership, including from public housing.
 - 1.2 Make it easier for Territorians to navigate home ownership options.
 - 1.3 Adjust home ownership policy settings to reflect market conditions.
- 2 Drive the release, development, and delivery of well-located serviced land.**
 - 2.1 Fund and sequence enabling infrastructure.
 - 2.2 Maintain a clear pipeline of development-ready land.
 - 2.3 Support coordinated land release by resolving land tenure and improving delivery coordination.
- 3 Deliver a planning system that optimises housing availability and diversity.**
 - 3.1 Effectively use existing and planned infrastructure to enable housing choice.
 - 3.2 Support mixed use and higher residential densities to increase housing options and opportunities for Territorians.
 - 3.3 Maintain a clear, efficient, and contemporary planning system to support timely housing delivery.
- 4 Strengthen construction sector capacity and delivery conditions.**
 - 4.1 Build construction capacity and workforce capability across the Territory.
 - 4.2 Implement measures to respond to market conditions, costs and supply chain constraints.
 - 4.3 Support construction approaches suited to Territory conditions.
- 5 Increase affordable rental options, including for key workers.**
 - 5.1 Leverage Commonwealth funding to deliver more affordable housing.
 - 5.2 Improve access to affordable rental options in locations with the greatest need.
 - 5.3 Support conditions for ongoing investor participation in Territory rental markets.
- 6 Deliver a fair and well-managed social housing system with stronger tenant accountability.**
 - 6.1 Support stable tenancies through greater tenant accountability.
 - 6.2 Strengthen asset management, maintenance and renewal to improve quality, safety and sustainability of stock.
 - 6.3 Reduce the density of social housing in high-risk areas.
 - 6.4 Maintain community housing as a complementary delivery model.
- 7 Partner with remote communities to deliver safe, sustainable homes.**
 - 7.1 Deliver the joint Commonwealth-NT remote housing investment through long-term partnerships.
 - 7.2 Support a pathway to community control.
 - 7.3 Make decisions about location and design that are informed by local conditions.
 - 7.4 Advocate for increased Commonwealth funding for homelands.

HOW WE WILL MEASURE SUCCESS

- Increased home ownership
- Increased housing completions and reduced development timeframes
- Increased affordable rental options
- Increased delivery of mid-density public housing
- Reduced overcrowding

HOW WE WILL WORK TOGETHER

Governance	Workforce	Innovation	Partnerships
We will deliver the Strategy through a whole-of-government and place-based approach, led by the Housing Strategy and Coordination Taskforce.	We will build and sustain the workforce needed to plan, deliver and maintain housing across the Territory. Housing is also critical to attracting and retaining workers in urban, regional and remote communities.	We will support innovative and adaptable approaches to design, construction, and tenancy management that respond to local conditions.	We will work with all levels of government, industry and financial institutions, the community services sector and communities to align investment, coordinate decisions and deliver housing.

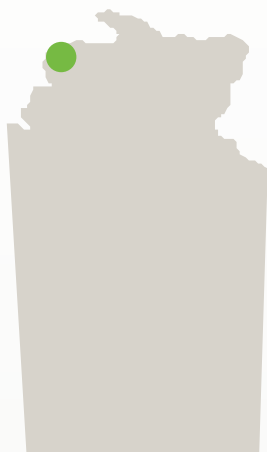


REGIONAL SNAPSHOTS



Greater Darwin Snapshot

DEMOGRAPHICS



139,902
residents

Source: ABS 2021 Census.



Average 2.6
people per
household in
private dwellings

HOMES STATS



53%
of homes are owned
outright or owned
with a mortgage



Year-ended change in
average house rent

+ 13.8%

\$600k

Median house
price as at June
quarter 2025

Source: ABS 2021 Census & NT Department of Treasury and Finance.

REGIONAL OVERVIEW

- Strong population and economic growth are placing pressure on the housing market, with high demand, low vacancies and upward pressure on rents and prices.
- Large-scale land release and enabling infrastructure are expanding supply in planned growth areas.
- A functioning market is responding through greenfield, infill and mixed-tenure development.
- Public housing renewal and mixed tenure developments are a focus, particularly in areas of concentrated social housing.

KEY EXISTING INITIATIVES AND COMMITMENTS

\$49.6 million (2025–2026) and \$48.1 million (2026–2027) in Holtze enabling infrastructure, unlocking up to 11,000 lots.

Farrar West progressing approx. 220-lot staged delivery by Larrakia Development Corporation, supported by \$11m towards enabling infrastructure.

Release of new residential titled lots across Zuccoli, Durack heights, Northcrest, Asche and other private developments.

HomeGrown Territory and FreshStart grants extended to September 2027 to support new home construction.

STRATEGIC INITIATIVES THAT WILL SUPPORT REGIONAL NEED

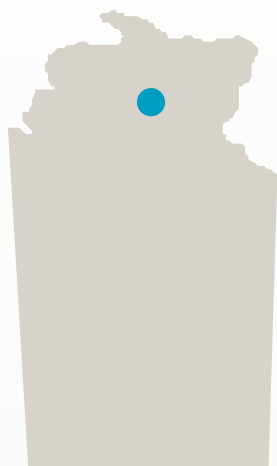
2.1 Fund and sequence enabling infrastructure.

5.1 Leverage Commonwealth funding to deliver more affordable housing.

6.2 Strengthen asset management, maintenance and renewal to improve quality, safety and sustainability of stock.

6.3 Reduce the density of public housing in high-risk areas.

Top End Snapshot



DEMOGRAPHICS



18,700
residents



36% of the region
is aged 24 years
and under

Source: NT Budget 2026-27 Budget and Regional Overview.

HOMES STATS



14.8%
of homes in West
Arnhem are owned
outright or owned
with a mortgage



Increase in % of fully-owned
homes in West Arnhem from
+3.1% 2016-2021

Source: ABS 2021 Census.

REGIONAL OVERVIEW

- Housing need is concentrated in large remote Aboriginal communities, with limited private market activity.
- Delivery is mainly government-led and shaped by remote housing investment cycles.
- Land tenure, logistics, transport costs and infrastructure constraints make delivery complex and expensive.
- Overcrowding remains acute and requires sustained partnerships with Land Councils, local organisations and communities to address increasing demand.

KEY EXISTING INITIATIVES AND COMMITMENTS

Ongoing remote housing construction across Wadeye, Maningrida, and Tiwi Islands communities.

Reduce overcrowding through implementation of the Remote Housing Agreement.

\$240 million joint Commonwealth–NT homelands investment funding ongoing upgrades across West Daly, West Arnhem, and Tiwi Islands.

Maningrida Local Decision-Making Agreement guiding community-led housing and homelands delivery.

STRATEGIC INITIATIVES THAT WILL SUPPORT REGIONAL NEED

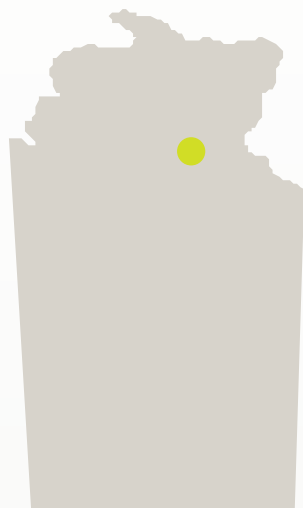
3.3 Maintain a clear, efficient and contemporary planning system to support timely housing delivery.

4.2 Implement measures to respond to market conditions, costs and supply chain constraints.

5.1 Leverage Commonwealth funding to deliver more affordable housing.

7.1 Deliver the joint Commonwealth–NT remote housing investment through long-term partnerships.

East Arnhem Snapshot



DEMOGRAPHICS



14,900
residents



40% of the region is
aged 24 years and
under

Source: NT Budget 2026-27 Budget and Regional Overview.

HOMES STATS



62.8%
of homes are
rented in East
Arnhem



Increase in the % of fully owned
homes from 2016-2021
+0.8%

Source: ABS 2021 Census.

REGIONAL OVERVIEW

- Housing demand is changing as Nhulunbuy transitions from its mining-led economy.
- Delivery is program-led and must align with Aboriginal land tenure, cultural governance and local decision-making.
- Geographic isolation and limited infrastructure increase construction costs and delivery timeframes.
- Strong regional networks provide a foundation for place-based housing solutions.

KEY EXISTING INITIATIVES AND COMMITMENTS

National Water Grid Fund – Gove Peninsula upgrades in Yirrkala and Gunyangara enabling housing and development.

East Arnhem remote housing delivery – Galiwin'ku and Ramingining under current Commonwealth–NT agreements.

East Arnhem subdivisions: Milingimbi Stage 1 (62 lots) Ramingining Stage 2 (35 lots) Galiwin'ku stage 3 (12 lots)

Ongoing remote housing construction across Galiwin'ku, Ramingining, Yirrkala, and Groote Eylandt communities.

STRATEGIC INITIATIVES THAT WILL SUPPORT REGIONAL NEED

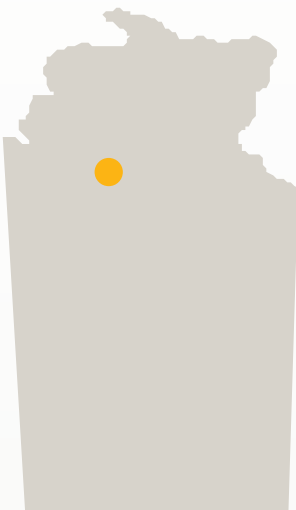
1.2 Make it easier for Territorians to navigate home ownership options.

3.3 Maintain a clear, efficient, and contemporary planning system to support timely housing delivery.

4.2 Implement measures to respond to market conditions, costs and supply chain constraints.

5.2 Support conditions for ongoing investor participation in Territory rental markets.

Big Rivers Snapshot



DEMOGRAPHICS



22,000
residents



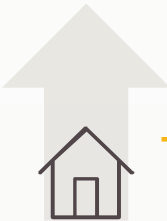
37% of the region
is aged 24 years
and under

Source: NT Budget 2026-27 Budget and Regional Overview.

HOMES STATS



35.8%
of homes in
Big Rivers are
mortgaged or fully
owned



Increase in % of fully-
owned homes from
+3.3% 2016-2021

Source: ABS 2021 Census.

REGIONAL OVERVIEW

- Katherine acts as the region's main service and housing hub, supporting surrounding communities.
- Defence activity, mining and major projects create workforce-driven demand peaks and market volatility.
- Government, employers and community housing providers help fill gaps in a small and sensitive private market.
- Housing planning needs to coordinate urban growth with remote community housing investment.

KEY EXISTING INITIATIVES AND COMMITMENTS

Katherine East provision for ~ 300 potential future residential lots. Progressing to detailed enabling infrastructure design.

SHAP delivering nine new social housing homes in Katherine East, completing mid-2026.

Minyerri new subdivision planned for 2025–2026 under NT–Commonwealth remote housing program.

HomeGrown Territory and FreshStart grants extended to September 2027 for new home construction.

STRATEGIC INITIATIVES THAT WILL SUPPORT REGIONAL NEED

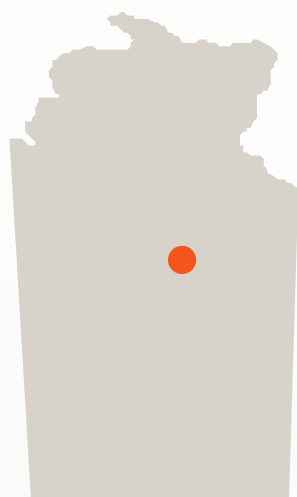
3.1 Effectively use existing and planned infrastructure to enable housing choice.

5.1 Leverage Commonwealth funding to deliver more affordable housing.

6.2 Strengthen asset management, maintenance, and renewal to improve quality, safety and sustainability of stock.

7.1 Deliver the joint Commonwealth–NT remote housing investment through long-term partnerships.

Barkly Snapshot



DEMOGRAPHICS

 **6,200** residents

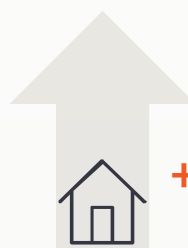


39% of people in Tennant Creek are aged 24 years and under

Source: NT Budget 2026-27 Budget and Regional Overview.

HOMES STATS

 **36.2%** of homes in the Barkly are mortgaged or fully owned



Increase in the % of fully owned homes from 2016-2021
+1.7%

Source: ABS 2021 Census.

REGIONAL OVERVIEW

- Tennant Creek anchors housing supply across a large region with limited alternative centres.
- Mining prospects and regional investment may increase demand for worker and community housing.
- Mixed-tenure models can help meet social, affordable and private housing needs within a small market.
- Social housing remain central, with planning needing to account for mobility from surrounding communities.

KEY EXISTING INITIATIVES AND COMMITMENTS

Tennant Creek land release progressing with \$1 million committed for planning and design (over 2 years) for the next stage of residential land release.

Ongoing remote housing construction across Ali Curung, Ampilatwatja, Canteen Creek, Epenarra, and Imangara.

SHAP funding delivering three new social housing dwellings in Tennant Creek.

Tennant Creek land release program and planning for around 50 additional residential lots.

STRATEGIC INITIATIVES THAT WILL SUPPORT REGIONAL NEED

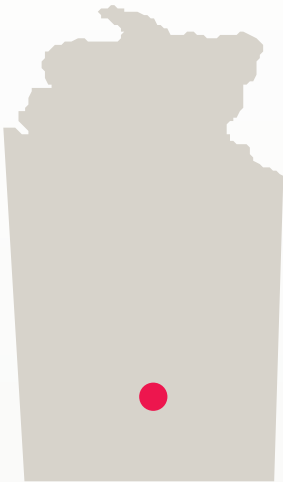
2.1 Fund and sequence enabling infrastructure.

5.1 Leverage Commonwealth funding to deliver more affordable housing.

6.2 Strengthen asset management, maintenance and renewal to improve quality, safety and sustainability of stock.

7.1 Deliver the joint Commonwealth-NT remote housing investment through long-term partnerships.

Central Australia Snapshot



DEMOGRAPHICS



43,400
residents



27 remote
communities

Source: NT Budget 2026-27 Budget and Regional Overview.

HOMES STATS



16.7%
of homes in
Central Australia
are fully owned



Year-ended change in average
+9.1% rent in Alice Springs

Source: ABS 2021 Census.

REGIONAL OVERVIEW

- Alice Springs is the main service and economic hub, with housing demand extending across the wider region.
- Urban housing, town camps and remote communities operate as connected but distinct housing systems.
- Overcrowding, tight rentals and infrastructure constraints continue to place pressure on the system.
- Major projects may increase future demand, requiring coordinated planning across government, industry and Aboriginal organisations.

KEY EXISTING INITIATIVES AND COMMITMENTS

Kilgariff Estate continuing staged land release with \$11 million committed for headworks and subdivision works.

St Mary's site progressing enabling works for social housing dwellings, targeting mid-2027 completion.

Ongoing remote housing construction across Central Australian communities and town camps.

SHAP will be delivering 12 homes in Araluen over the next two years.

STRATEGIC INITIATIVES THAT WILL SUPPORT REGIONAL NEED

2.1 Fund and sequence enabling infrastructure.

3.1 Effectively use existing and planned infrastructure to enable housing choice.

5.1 Leverage Commonwealth funding to deliver more affordable housing.

7.1 Deliver the joint Commonwealth-NT remote housing investment through long-term partnerships.

The Housing Strategy pillars

1

Expand home ownership and private market pathways

2

Drive the release, development, and delivery of well-located serviced land

3

Deliver a planning system that optimises housing availability and diversity

4

Strengthen construction sector capacity and delivery conditions

5

Increase affordable rental options, including for key workers

6

Deliver a fair and well-managed social housing system with stronger tenant accountability

7

Partner with remote communities to deliver safe, sustainable homes

1

Expand home ownership and private market pathways

Home ownership gives Territorians greater security and helps keep people in the Territory. A stronger private housing market also supports growth, jobs and investment.

This pillar is about making it easier to buy, build and rent by improving access to home ownership, unlocking housing choice and backing private investment.

1.1 Support pathways into home ownership, including from public housing.

We will make it easier for Territorians to move into home ownership through practical support and clearer pathways.

Key actions:

- Support eligible buyers and purchasers through the implementation of time-limited grant programs.
- Reduce upfront purchase costs through the House and Land Package Exemption on eligible transactions.

1.2 Make it easier for Territorians to navigate home ownership options.

We will make it easier for Territorians to understand their home ownership options, including land, finance and available support.

Key actions:

- Manage existing Residential Crown Land Developments to maintain an active pipeline of titled lots.
- Provide information on the pipeline of residential land release.
- Support private housing feasibility through concessional finance offered by the Territory Infrastructure Loan.

1.3 Adjust home ownership policy settings to reflect market conditions.

We will use data and industry feedback to keep Territory home ownership supports practical and effective.

Key actions:

- Work with industry and the private sector to understand how the housing market is changing over time.
- Monitor market data and conditions to inform home ownership settings, products and supports.
- Review Territory initiatives periodically to ensure they remain aligned to current market conditions.

Drive the release, development, and delivery of well-located serviced land

More housing depends on serviced land being available in the right locations. That means better coordination of land release, infrastructure, and delivery timing.

We will maintain a clear land pipeline, improve sequencing and move faster to resolve issues that delay delivery.

2.1 Fund and sequence enabling infrastructure.

Housing supply depends on infrastructure being delivered at the right time to support land release. We will improve coordination across government, utilities, and delivery partners to support timely progress.

Key actions:

- Fund and sequence enabling infrastructure, planning and delivery so land can be brought to market.
- Deliver staged enabling infrastructure in urban centres to support land release and housing delivery.

2.2 Maintain a clear pipeline of development-ready land.

A clear pipeline of development-ready land supports planning, coordination and confidence across the housing system.

We will maintain visibility of land supply and release priorities across the Territory, including forward planning for key urban and regional centres.

Key actions:

- Maintain a public residential land supply pipeline.
- Track land supply and release progress through regular internal reporting.

2.3 Support coordinated land release by resolving land tenure and improving delivery coordination.

We will support faster land release by resolving tenure issues and improving coordination across government, utilities and industry.

Key actions:

- Clarify tenure pathways and sequencing for priority residential land.
- Improve coordination across government, utilities, and delivery partners to support delivery.
- Resolve issues that affect land readiness and release.

Deliver a planning system that optimises housing availability and diversity

Planning shapes where housing goes, what gets built and how well it works over time. It also helps deliver more housing choice for Territorians.

We will use the planning system to expand housing choice, make better use of infrastructure and speed up delivery.

3.1 Effectively use existing and planned infrastructure to enable housing choice.

We will use planning decisions to make better use of existing and planned infrastructure and unlock more housing choice and delivery.

Key actions:

- Align land tenure, planning, and infrastructure sequencing for housing delivery.
- Coordinate servicing and land release to support timely residential development.
- Review the Land Supply for Social, Community and Affordable Housing Policy in Crown land release and development decisions where it can be accommodated.

3.2 Support mixed-use and higher residential densities to increase housing options and opportunities for Territorians.

We will support more mixed-use and medium-density housing in well-located areas close to jobs, services and transport. Clear planning settings will help deliver more housing choice while maintaining liveability.

Key actions:

- Support infill and medium-density development in well-located areas.
- Use Crown land release and redevelopment decisions to support a broader mix of housing, where required.

3.3 Maintain a clear, efficient, and contemporary planning system to support timely housing delivery.

We will keep the planning system clear and efficient so housing can be delivered faster and with greater certainty.

Key actions:

- Implement fast-track approval reforms to reduce approval timeframes.
- Improve regulatory efficiency through the Planning Reform Blueprint.

Strengthen construction sector capacity and delivery conditions

Housing supply depends on a construction sector that can deliver across the Territory. That means growing workforce capability, responding to cost and supply pressures, and backing building methods that suit Territory conditions.

4.1 Build construction capacity and workforce capability across the Territory.

We will grow construction capacity by building workforce development, supporting training and strengthening regional and remote capability.

Key actions:

- Provide a sustained pipeline of land release to support workforce certainty.
- Expand local workforce capability and Aboriginal participation through the NTRAI jobs, training and business hubs.
- Attract construction workforce from interstate and overseas.
- Expand delivery of relevant vocational education and training programs.

4.2 Implement measures to respond to market conditions, costs and supply chain constraints.

We will work with industry to respond to high costs, thin markets, workforce shortages and supply chain pressures that affect delivery in the Territory.

Key actions:

- Deliver build-ready, serviced land ahead of construction through the Land Servicing Program.
- Improve access to construction sites and supply chains through regional and remote road upgrades.

4.3 Support construction approaches suited to Territory conditions.

We will back construction approaches that suit Territory conditions, including distance, climate and market scale. This includes modern methods of construction where appropriate.

Key actions:

- Deliver housing at scale through the Remote Public Housing Program and broader remote housing agreements.
- Align housing delivery with local conditions through place-based design, servicing and delivery approaches.
- Explore innovative construction methods to support efficient delivery, particularly in remote and high-cost settings.

Increase affordable rental options, including for key workers

Affordable rental housing is essential economic infrastructure. Many Territorians rent, including key workers, such as childcare workers, nurses, teachers, hospitality staff, and other critical service roles.

We will enable the expansion of affordable rental options, target high-need locations, and support ongoing private investment in the Territory rental market.

5.1 Leverage Commonwealth funding to deliver more affordable housing.

We will use Commonwealth funding and national programs to expand affordable rental housing in ways that reflect Territory market conditions and attract and retain the workforce we need.

Key actions:

- Support the delivery of Territory affordable rental projects approved under the Housing Australia Future Fund and other schemes.
- Review the effectiveness of current and previous incentives and subsidy schemes in supporting rental housing affordability, to inform future policy settings.

5.2 Improve access to affordable rental options in locations with the greatest need.

We will target affordable rental supply to locations under the greatest pressure, with a focus on key workers and essential services. A place-based approach will respond to local market conditions, land availability and delivery feasibility.

Affordable rental housing is a workforce, service delivery and economic competitiveness enabler. It directly supports the Territory's ability to attract and retain workers, particularly in regional communities.

Key actions:

- Identify and support the delivery of priority regional supply projects, for example the Peko Road social and affordable housing project in Tennant Creek.
- Improve access to industry housing and government employee housing for NGO and essential workers to support service delivery and community outcomes.
- Increase affordable and key worker housing supply through mixed-tenure redevelopment and asset recycling projects under initiative 6.3.

5.3 Support conditions for ongoing investor participation in Territory rental markets.

We will support stable market conditions to encourage ongoing private investment in rental housing.

Key actions:

- Support stable market conditions that encourage private investment.
- Maintain clear settings and a well-functioning regulatory environment to support investor confidence.

Deliver a fair and well-managed social housing system with stronger tenant accountability

Tenant accountability is central to a fair and sustainable social housing system. Clear expectations, consistent tenancy management and appropriate consequences help protect housing assets, support safer communities and means social housing is available for those who need it most.

6.1 Support stable tenancies through greater tenant accountability.

We will improve tenancy management and strengthen accountability to help sustain tenancies and reduce pressure on the system.

Key actions:

- Maintain tenancy management capacity under National Agreement on Social Housing and Homelessness arrangements.
- Support tenancy sustainment through coordinated housing and homelessness responses.
- Apply the Tenant Accountability Policy Statement to strengthen expectations and system performance.
- Improve understanding of demand, waitlists and pathways to support better allocation and movement over time.

6.2 Strengthen asset management, maintenance, and renewal to improve quality, safety, and sustainability of stock.

We will improve asset management, maintenance and renewal to lift the quality and performance of social housing.

Key actions:

- Deliver planned maintenance across the public housing portfolio through existing asset management programs.
- Upgrade dwelling performance through the Social Housing Household Energy Performance Initiative.
- Support the construction of new social housing dwellings, including those funded through the Social Housing Accelerator Program and Housing Australia Future Fund.



6.3

Reduce the density of public housing in high-risk areas.

We will recycle and redevelop land and assets, including through redevelopment and mixed-tenure models where they deliver better outcomes, to reduce the density of public housing in high-risk areas.

Key actions:

- Increase the delivery of mid-density public housing and reduce concentrations of high-density public housing.
- Support mixed-tenure redevelopment where it improves outcomes and system performance, leveraging Housing Australia financing where possible.

6.4

Maintain community housing as a complementary delivery model.

We will back community housing where it can deliver better outcomes, strengthen system flexibility and complement public housing delivery.

Key actions:

- Maintain community housing delivery roles for approved Social Housing Accelerator Program projects.
- Work with the Community Housing sector to strengthen tenant accountability for social housing they manage.
- Support the community housing sector to access Commonwealth Government funding streams to strengthen asset management and system sustainability.



Partner with remote communities to deliver safe, sustainable homes

Remote housing must be shaped by local conditions and local voices. This pillar focuses on strong partnerships, local capability and a practical pathway to community control.

7.1 Deliver the joint Commonwealth–NT remote housing investment through long-term partnerships.

We will deliver long-term Commonwealth and Territory investment to improve the quality, availability and durability of housing in remote communities.

Key actions:

- Deliver new housing, repairs, and maintenance under the 10-Year Northern Territory Remote Housing Agreement.
- Deliver remote public housing outputs under the Remote Housing Agreement.

7.2 Support a pathway to community control.

We will support a staged pathway to community control, recognising that outcomes are stronger when communities help shape and manage housing.

Key actions:

- Operate shared decision-making through Remote Housing and Homelands partnership governance arrangements.
- Support Aboriginal employment and enterprise participation through NTRAI-funded workforce initiatives.
- Deliver the first phase of the transition of remote housing to community control, in line with commitments under the Remote Housing Agreement.



7.3 Make decisions about location and design that are informed by local conditions.

Housing in remote communities needs to be designed for local conditions. Decisions about location and design should reflect climate, community needs, service access and patterns of use.

Key actions:

- Improve performance of remote public housing through the Social Housing Household Energy Performance Initiative.
- Maintain housing habitability in remote communities through repairs and maintenance under the Remote Housing Agreement.
- Improve water security for housing through National Water Grid Fund First Nations water infrastructure projects.

7.4 Advocate for increased Commonwealth funding for homelands.

We will leverage existing partnerships with the Commonwealth Government to achieve better housing outcomes for homeland residents, recognising their place in NT housing system.

Key actions:

- Advocate for sustained Commonwealth investment to support homelands housing and infrastructure.
- Deliver critical repairs, maintenance, and infrastructure upgrades through the Homelands Housing and Infrastructure Program (HHIP).
- Work with Land Councils and Aboriginal Housing NT (AHNT) to identify regional priorities for homelands housing and infrastructure.





WAYS OF WORKING AND MEASURES OF SUCCESS



How we will work

Delivering this Strategy will require shared effort, clear roles and practical collaboration across the housing system.

GOVERNANCE

The Strategy will be delivered through a whole-of-government and place-based approaches, with shared accountability across Northern Territory Government agencies and clear oversight through the Housing Strategy and Coordination Taskforce.

A Housing Strategy Reference Group will meet regularly to share progress, identify emerging issues and monitor key market conditions.

WORKFORCE

A strong workforce is essential to housing delivery. We will:

- Build capability across planning, construction, maintenance, and tenancy management.
- Support local participation and Aboriginal employment.
- Maintain delivery pipelines that support workforce retention.

INNOVATION

We will encourage innovation so the housing system can respond to delivery constraints, local needs, and Territory conditions. We will:

- Support new approaches to housing design, construction, planning and delivery.
- Make learning, piloting and continuous improvement part of normal practice.
- Encourage collaboration across industry, communities and government to share what works.

PARTNERSHIPS

This Strategy will succeed through shared effort across government, industry, partners and communities. We will:

- Provide certainty to industry through a transparent pipeline of work.
- Reduce silos and barriers within government.
- Focus on approaches that are viable in Territory conditions.
- Work with the Commonwealth to support national housing priorities, including more well-located homes.



How we will measure success

We will develop clear measures and indicators to track progress, assess impact and support learning through planned evaluations.

Over the life of the Housing Strategy, we will work towards outcomes aligned with the seven strategic pillars.

Pillar	Short- & Medium-term Outcomes (2026 to 2029)	Long-term Outcomes (2030 and beyond)
1. Expand home ownership and private market pathways.	Increased uptake of Government home ownership programs	Increased home ownership
2. Drive the release, development and delivery of well-located serviced land.	Faster delivery of land to market	
3. Deliver a planning system that optimises housing availability and diversity.	Improved clarity and efficiency in the planning system	Increased housing completions and reduced development timeframes
4. Strengthen construction sector capacity and delivery conditions.	Improved construction feasibility, capacity and workforce capability	
5. Increase affordable rental options, including for key workers.	Increased affordable rental options	
6. Deliver a fair and well-managed social housing system with stronger tenant accountability.	Effective asset management, tenancy stability and accountability	Increased delivery of mid-density public housing
7. Partner with remote communities to deliver safe, sustainable homes.	Improved local remote capability and workforce participation	Reduced overcrowding



