

NORTHERN TERRITORY HOUSING STRATEGY - SCAFFOLD

Purpose

Strengthen the Northern Territory housing system to support economic growth, workforce participation and safe, connected communities, by increasing supply, and improving access and system performance.

Opportunities

The Northern Territory is positioned to support strong economic activity and attract a growing population across our major towns and regional centres.

While construction at scale in the Northern Territory can be impacted by high construction costs, workforce constraints and environmental and market feasibility challenges, there are opportunities to increase land availability in key locations and reduce barriers to development. There are also opportunities to leverage national funding and reform programs to support more coordinated housing planning and delivery across the short, medium and long term.

Alignment with Government Priorities

The Housing Strategy supports the Government's key reform priorities by:

- **Rebuilding the Economy** – Increasing housing supply and enabling development to support investment and workforce growth.
- **Restoring the Territory Lifestyle** – Improving access to safe, appropriate and affordable housing to support strong, connected communities.
- **Reducing Crime** – Strengthening housing stability, reducing overcrowding and supporting safer communities through improved tenancy outcomes.

The Strategy aligns with the *NT Homelessness Strategy 2025–2030* to provide a coordinated approach across the housing system.

To realise these opportunities, the Strategy focuses on five strategic pillars that address the key enablers to increasing supply, and improving access and system performance across the Territory.

Strategy Framework

VISION				
A strong housing system that supports a growing workforce, attracts investment and delivers safe, appropriate and affordable homes across urban, regional and remote communities.				
STRATEGIC PILLARS				
Accelerate land access and approvals	Strengthen the construction and development system	Deliver housing in regional and remote NT	Improve affordability and access	Strengthen social housing and asset performance
<ul style="list-style-type: none"> ➤ Maintain a transparent pipeline of development-ready land ➤ Invest in enabling infrastructure in priority locations ➤ Address feasibility constraints and market conditions where private delivery is not available 	<ul style="list-style-type: none"> ➤ Better coordinate regulatory, approval and construction processes ➤ Support workforce development and local industry capability ➤ Provide a consistent pipeline of work to build capacity ➤ Improve coordination across government and industry to strengthen supply chains 	<ul style="list-style-type: none"> ➤ Partner with communities, local government and industry to better understand community housing needs ➤ Improve land tenure and service coordination ➤ Invest to enable delivery in high-cost and thin markets ➤ Strengthen Aboriginal employment and local participation 	<ul style="list-style-type: none"> ➤ Expand affordable rental options ➤ Support pathways into home ownership ➤ Improve access for low to moderate income households ➤ Support a stable and functional rental market 	<ul style="list-style-type: none"> ➤ Improve asset management and lifecycle planning ➤ Lift housing quality, safety and sustainability ➤ Modernise tenancy management and accountability ➤ Renew and rebalance ageing housing stock ➤ Improve housing suitability
HOW WE WILL WORK				
Partner with industry, Aboriginal organisations and government; focus on practical, evidence-based solutions; be clear on enabling vs investing; align with the Homelessness Strategy.				
HOW WE WILL MEASURE SUCCESS				
<p>Increased housing completions and reduced development timeframes.</p> <p>Increased public and private investment in housing.</p> <p>Improved housing conditions, particularly in remote communities.</p> <p>Greater access to secure housing across rental, social and ownership pathways.</p> <p>Territory rents and mortgage repayments remain more affordable than the national average.</p>				