



MIGRATION AND HOUSING PLEDGE



CAPPING MIGRATION BASED ON HOW MANY HOMES AUSTRALIA BUILDS

The Coalition will end mass migration by making sure Australia only brings in as many migrants as it can house.

This is not about migrants, it is about mass migration running ahead of housing.

It is about a system that is out of control and has grown too quickly for the homes, roads, hospitals, schools and services Australia can provide.



THE PROBLEM

Australians are finding it harder to rent, harder to buy their first home, and harder to find a home big enough for their family.

Since Labor was elected it has brought in a record 1.4 million people.

In that same period, our population has grown by 1.8 million.

With Labor's rate of housing construction, there is a shortfall of about 400,000 homes.

To put that into perspective Labor's housing shortfall is roughly the size of Canberra's population.

When immigration runs ahead of new homes, families feel it at rental inspections, in higher rents, in longer commutes, and in the pressure placed on local services.

A migration intake that Australia cannot house is not fair to the people already here, and it is not fair to the people coming here either.

A successful immigration program has to be matched to the country's capacity.



THE COMMITMENT

The Coalition will end mass migration and build more houses at a lower cost.

Each year, net overseas migration will be tied to the number of new homes completed.

If Australia builds the homes, Australia can welcome the people.

If Australia does not build enough homes, Australia cannot keep bringing people in at a pace the country cannot handle.

That is a clear and practical rule.

Immigration must be sized to the country.



WHAT THIS MEANS IN REAL LIFE

Think of a young couple trying to rent their first home.

They both work, they save and they do the right thing.

But every weekend, they turn up to inspections with dozens of other people, and the rent keeps rising.

They are not imagining the pressure.

When population growth keeps running ahead of new housing, the queue gets longer.

Our pledge is about easing that pressure by making sure immigration is linked to the homes Australia actually builds.



HOUSING SUPPLY MATTERS TOO

Ending mass migration is only one part of the answer.

Australia also needs to build more homes.

The Coalition will tackle both sides of the housing crisis: a migration program sized to the country, and a housing supply plan that gets more homes built faster.

That means making homes cheaper to build and investing in the basic infrastructure needed to unlock new housing, including water, sewerage, power and access roads.

The approach is straightforward:

- only bring in who we can house;
- make homes cheaper to build; and
- get the infrastructure in the ground so homes can be connected.





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MAKING HOMES CHEAPER

The Coalition will make homes cheaper by slashing the National Construction Code.

The Code has become a vehicle for over-compliance and wish lists, rather than safety.

Radical changes in 2022 required all new homes to meet energy efficiency and accessibility standards which added up to \$70,000 to the cost of a new home.

For example, accessibility requirements include:

- Step free entry into the home.
- No raised threshold, curbs or steps into showers.
- Reinforcement of bathroom and toilet walls for the future installation of grab rails.

Energy efficiency standards, including a 7 star rating system, means builders have to increase thermal comfort such as:

- double-glazed windows.
- increased insulation.
- ventilation strategies, like ceiling fans.

We'll make these changes optional.

This policy is about giving purchasers the choice to build a cheaper home so young Australians get into the housing market.

By bringing down the cost of compliance with the National Construction Code, it is estimated to increase housing supply by 120,000 homes over the next 10 years.

The Coalition will keep working on other ways to bring the 2,350 page Code down to around 200 pages, as it was in 1988.

\$5 BILLION HOUSING INFRASTRUCTURE FUND

Too many housing projects are stuck because the basic infrastructure is not in place.

The Coalition will establish a \$5 billion Housing Infrastructure Fund to accelerate more housing supply.

30 per cent of the Fund will be reserved for regional areas.

It will support the last-mile infrastructure needed to get homes connected, such as: water, sewerage, utilities and access roads.

The Fund will be available directly to local councils and developers, rather than being tied up in Canberra bureaucracy.

The Coalition estimates the Fund could unlock up to 400,000 homes.

OTHER HOUSING FAIRNESS MEASURES

The Coalition will also ensure housing support is focused on Australians.

Non-citizens will be banned from the 5 per cent Deposit Scheme.

We will keep in place the ban on temporary residents buying existing homes until housing catches up.

Temporary migration will be tightened, and the skilled migration program will be focused on quality.

KEY FACTS

- Ending mass migration means we will tie net overseas migration to the number of new homes completed.
- Australia will only bring in as many migrants as it can house.
- The policy will be reported publicly each year.
- Temporary migration will be tightened.
- The skilled migration program will be focused on quality.
- Non-citizens will be banned from the 5 per cent Deposit Scheme.
- Keep the ban on temporary residents buying existing homes until housing catches up.
- The Coalition will also pursue housing supply measures to get more homes built faster.

Ending mass migration will put Australians looking for a home first by making sure migration is matched to housing supply.

To find out more go to:

www.liberal.org.au/our-plan

