

Allan Government's Housing Plans - More Homes Means More Opportunity

On 20 October 2024, Victorian Premier Jacinta Allan made the first of a series of daily announcements outlining the Allan's Government's More Homes, More Opportunity plans which will deliver more homes for Victorians.

The plan will have a range of initiatives including actions to address housing affordability and scarcity by increasing housing density in well-connected suburbs. With a concession reducing upfront costs for buyers, developers can expect more pre-sale success, helping to meet finance requirements faster and start the construction of new homes sooner.

The daily announcements are being rolled out, revealing key policy measures that will see more homes built in Victoria, this briefing paper will be updated as these announcements are made:

- Day 1:** Delivering 50 new "Train and Tram Zone" Activity Centres
- Day 2:** Off-the-plan stamp duty concessions
- Day 3:** Funding more infrastructure where homes are getting built
- Day 4:** Unlocking greenfield areas | Land near train stations
- Day 5:** Building & Plumbing Commission | Premier's Melbourne Press Club Address
- Day 6:** Regional housing plan
- Day 7:** Rental Taskforce
- Day 8:** A new era of affordable architectural heritage
- Day 9:** Pick My Park
- Day 10:** The Duties Amendment (More Homes) Bill
- Day 11:** More reforms for renters

Day 1: Delivering 50 new "Train and Tram Zone" Activity Centres

The Allan Government announced 50 new "Train and Tram Zone" Activity Centres at public transport stations that will deliver more homes for young people, families and downsizers in Melbourne's inner suburbs. The 50 new Activity Centres will encourage more than 300,000 additional homes around Melbourne's high-frequency train lines by 2051.

This initiative is an extension of the Government's Activity Centre program, that was announced as part of the [Housing Statement](#) released in 2023 and it complements the roll out [Victoria's Big Build](#). With time, we are seeing the Government's broader vision for Melbourne, and a course of action to achieve their ambitious target to build 2.24 million new homes by 2051.

The Metro Tunnel, the Level Crossing Removal Project, the North-East Link and the Suburban Rail Loop all tie into the government’s broader housing strategy, connecting Victorians to pre-existing or enhanced infrastructure in suburban areas where they work and want to live.

Locations

The first 25 of these “Train and Tram Zone” activity centres are located near high frequency train-lines, where infrastructure improvements are already underway.

- Connected to the [new Metro Tunnel](#): Carnegie, Hughesdale, Murrumbeena, Oakleigh, Middle Footscray, West Footscray and Tottenham Stations.
- Belgrave/Lilydale Line (and the existing Camberwell and Ringwood activity centres): Hawthorn, Glenferrie, Auburn, Blackburn, Nunawading and Mitcham Stations (5-minute peak train services).
- Frankston Line: Toorak, Hawksburn, Armadale and Malvern Stations (All level crossings on this line will go, and trains will return to the City Loop when the Metro Tunnel opens).
- Sandringham Line: North Brighton, Middle Brighton, Hampton and Sandringham Stations (8 trains per hour peak service).
- Glen Waverley line: Tooronga Station, Darling Station, plus a combined centre covering both Gardiner and Glen Iris Stations (nine trains per hour peak service).
- Toorak Village, is a built-up area along the Route 58 tram - this centre plus Middle Footscray are classified as smaller ‘neighbourhood activity centres’ to plan for more modest growth.



These locations are in addition to the pilot Activity Centres announced in the housing statement; Broadmeadows, Camberwell Junction, Chadstone, Epping, Frankston, Moorabbin, Niddrie (Keilor Road), North Essendon, Preston (High Street), and Ringwood.

The remaining 25 locations are to be announced later in the year.

What is an activity centre?

Activity Centres are key areas identified by the Victorian Government for increased housing density and development, aimed at delivering more homes close to essential services, jobs, and public transport.

These centres will allow for high-density housing developments, including taller buildings in the immediate “core” where the train station and built-up area is located. The walkable “catchments” up to 800 meters surrounding the core, will accommodate more moderate development.

As part of the government's broader housing strategy, Activity Centres are carefully selected locations to maximise existing infrastructure, such as transport links, schools, hospitals, and community facilities.

Heritage and landscape overlays will stay in place, and consultation with each community will heavily guide the unique design of each Activity Centre. This balance aims to ensure that while more homes are built, the qualities of these suburbs are not eroded.

To learn more about the Activity Centre program and the progress of the 10 initial Activity Centres currently being planned, visit [Engage Victoria - Activity Centres](#).

Day 2: Stamp Duty Concessions

The Allan Government announced a one-year stamp duty concession to make buying off-the-plan apartments, units, and townhouses more affordable and to accelerate housing construction in Victoria.

The announcement was two-fold:

- Anyone buying an apartment, unit or townhouse off-the-plan can claim the concession - not just first home buyers and owner-occupiers (i.e. investors will be eligible).
- Thresholds will be removed so the concession is available for apartments, units and townhouses of any value (i.e. the cap is removed).

The concession allows buyers to pay stamp duty based on the pre-construction land value, potentially saving buyers significant amounts—up to \$28,000 on a \$620,000 apartment, with duty slashed from around \$32,000 to around \$4,000.

To read more about the range of concessions available to buyers and how they are calculated, visit [State Revenue Office - Off-the-plan duty concession](#).

The initiative aims to ease upfront costs, support the construction sector, and increase housing supply whilst responding to industry concerns about slowed sales due to high interest rates.

Day 3: Funding more infrastructure where homes are getting built

The Allan Government announced the creation a new system for property developers to contribute to funding for local infrastructure, parks and services in the areas where they build more homes.

Under the plan, communities that build more homes will receive more funding for the things they need, including:

- roads, paths and public transport
- new and upgraded schools
- upgraded health and community facilities
- parks, playgrounds, sport and recreation spaces, and more.

The reforms will include the following:

- A new, simpler system will apply to all new home developments across Victoria, making it fairer and more consistent for property developers to contribute to local infrastructure (see below for further details)
- A pilot developer contribution system will be implemented in the initial [10 Activity Centres](#) across Melbourne to fund local infrastructure, parks, and services where more homes will be built near transport and jobs.
- Give seven growth areas across Melbourne's urban fringe access to \$150 million in infrastructure funding paid for by existing developer contributions (see below for further details)

New state-wide developer contributions for local infrastructure scheme

Developers are already contributing to local infrastructure, but the system lacks coherence, is complex and uncertain and therefore fails to provide more infrastructure to local communities. Currently, 43 out of 79 councils across the state collect developer contributions in various ways, with 133 separate plans in place. While this system has provided local benefits, it has significant flaws:

- It's inequitable, leaving many communities, including growing ones, without sufficient funding
- The contributions are often collected in the wrong areas, such as inner suburbs where more homes are being built near public transport

- The system is inconsistent, with some areas or even different sides of the same street applying charges while others do not
- Administratively, it is burdensome, causing delays and increasing costs due to complex processes

To address this, the Victorian Government will collaborate with members of the Housing Affordability Partnership to implement these reforms.

Activity Centre developer contributions scheme

Whilst the longer-term reform is being designed the Government will introduce a simple developer contribution pilot in the 10 pilot Activity Centres (See day 1 announcement for more details).

The pilot will mean every home built will result in more local infrastructure funding into these communities. This contributions scheme will commence 1 January 2027 to give industry time to prepare. There will be further engagement with industry prior to the announcement of these pilot fees. The proposed statewide developer contributions system could change the system in these pilot centres but this will be based on an industry group report back to Government.

More funding for seven growth areas

Complementing these “system-wide” local infrastructure announcements, the Allan Government also announced an additional \$150 million for Melbourne’s urban fringe. The funding mechanism will be a new round of the Growth Areas Infrastructure Contribution (GAIC) aimed at outer-suburban communities, with contributions from property developers.

The GAIC fund will support projects in Cardinia, Casey, Hume, Melton, Mitchell, Whittlesea and Wyndham.

Day 4: Unlocking greenfield areas and land near trains

The Allan Government has announced one of the largest one-off commitments to unlock land for housing and land development in the state's history, outlining a plan and timeline for 27 new greenfield areas over the next decade.

This plan will create a pipeline of available land for homes with backyards to be built in greenfield suburbs, catering specifically to growing families, aiming to achieve the following:

- Offer a decade long pipeline of new homes with backyards in greenfield areas designed for growing families.
- Work with industry to explore and deliver future opportunities in greenfield areas
- Assist builders and developers in starting projects by integrating and simplifying elements of the planning process

- Offer greater choice for home buyers and a balanced approach to development between the outer suburbs and inner city.

The 10-year plan aims to shift the trend, helping to achieve the Government's goal of having 70 percent of homes in Melbourne located in inner and established areas, with only 30 percent in outer-suburban 'greenfield' areas, reversing the current distribution. This plan looks to allocate space and outline the necessary planning efforts required to achieve this.

Planning processes and the role of developers

By launching a decade-long pipeline of new land for housing, the government aims to provide developers with a clear and stable framework for investment. The pipeline will outline how planning processes will be streamlined, enabling home builders to commence projects more efficiently while balancing development between outer suburbs and the inner city.

This landmark plan is projected to yield 180,000 new homes. By providing a transparent timeline for when these areas will be developed, the government aims to instil confidence in developers, encouraging early investment and prompt construction.

The government's efforts to streamline the planning process signify a shift towards facilitating development. By integrating various components of the planning system, the aim is to reduce bureaucratic delays that often hinder progress. This streamlined approach not only helps developers get projects underway more quickly but also assures them that their investments will align with community infrastructure needs and service provisions.

The Government will also improve the planning system to assist the commencement of construction, by integrating the with the Department of Transport and Planning from 1 January 2025. For the first time the four essential planning system elements will be working together – strategy, transport, statutory or spatial – in the one department.

In addition to this, the Government will provide a specialized concierge service to collaborate with councils and the industry to identify, address, and resolve the challenges hindering the development of zoned land.

By revisiting existing planning structures and enhancing the integration of various planning components, the government aims to reduce delays and improve the development process. This comprehensive approach includes building more affordable homes and supporting major infrastructure projects, thereby facilitating sustainable growth across the region.

Greenfield precincts

Over the next decade, 27 new greenfield areas will be developed across Melbourne's outer south-east, north, and west. The government is dedicated to providing the necessary space and completing planning efforts to facilitate the construction of 180,000 new homes.

The initial greenfield projects scheduled for 2024-25 will include employment and residential precincts, contributing to the overall strategy of creating liveable, well-serviced communities.

The first three greenfield plans set to be released in 2024-25 include:

- Northern Freight Precinct, an employment precinct in Whittlesea Council
- Cardinia Creek South, a residential precinct in Cardinia Council
- Kororoit, the western corridor within Melton Council adjacent to Caroline Springs.

These expand on the seven greenfield plans for Metropolitan Melbourne currently being developed as part of the [Victorian Planning Authority's work plan](#).

The government is addressing the historical imbalance in suburban growth by ensuring that future developments are more equitably distributed. The new plan envisions 70% of Melbourne's housing growth occurring in inner and established areas, with 30% in outer suburbs.

More homes near train stations

Building on other main infrastructure projects, the Premier also announced plans to unlock surplus government land for new homes near train stations, helping the delivery of around 9,000 residences across 45 sites in metropolitan Melbourne and regional Victoria.

This aspect of the plan will unlock surplus government land near train stations, progress major housing projects in four suburbs and prepare to release a further 10 sites to the market for housing development.

This initiative includes the release of two sites along the [Metro Tunnel's](#) train line, near Oakleigh and Footscray stations, that will provide approximately 240 homes, with at least 10% to dedicated to affordable housing.

This is all in addition to providing 13,300 new social and affordable homes—of which 10,000 are already under construction or completed. The Allan Labor Government is continuing the delivery of Australia's largest housing initiative, the Suburban Rail Loop with its six housing precincts, releasing this surplus land to further enhance housing development.

[VicTrack](#) who owns Victoria's rail land, buildings and infrastructure, is now set to oversee an EOI and proposal process for the upcoming plans in these areas.

These announcements come after the strong market response to, and success of the [Small Sites Pilot Program](#), which saw surplus government land unlocked in Present, Alphington, Coburg and Malvern.

A second round of this program led by Development Victoria will be released to unlock an additional ten sites to the market.

Arden Precinct

More major development is planned for the government owned [Arden Precinct](#). The government projects that this location will become the home to 20,000 residents, situated in the inner northwest of Melbourne. The Metro Tunnel train station servicing this community will open a year ahead of schedule in 2025.

The Arden Structure Plan promotes the development of around eight hectares of new green open space. This will include local parks, two community facilities, a proposed primary school, and a potential health facility to meet the needs of the community.

The shortlisted bidders set to proceed to the Request for Proposal stage, providing an opportunity to present development plans that are both sustainable and community focussed.

Day 5: Building & Plumbing Commission

The Allan Labor Government has announced that the Victorian Planning Authority will be replaced by a new building regulator. The Building & Plumbing Commission will integrate all aspects of building quality control—regulation, insurance, and dispute resolution—into one agency.

This change is intended to safeguard buyers by ensuring that the properties they purchase meet established quality standards. The watchdog will now have the authority to prevent the sale of apartments with significant defects.

Additionally, there will be strengthened reporting requirements before occupancy certificates are issued for new constructions. To ensure adherence to these new regulations, the watchdog will see a 50 percent increase in auditors and frontline inspectors.

These changes come after the Victorian Building Authority's CEO Anna Cronin commissioned an [independent review](#), addressing consumer concerns about past practices. The report validates what many have suspected: substantial changes are necessary to enhance protections for Victorians building or renovating their homes.

Legislative changes are expected in 2025 to reform processes and procedures around domestic building contracts. Consultation with industry and consumer groups will guide the implementation of these reforms, including the design and implementation of the new commission.

Insurance measures for buyers

As the state gears up to increase construction on thousands of new homes across the state, the introduction of this commission aims to prevent quality control issues. Buyers concerned about the quality of new constructions will now have access to improved insurance through the commission, reducing the necessity for legal action stemming from inadequate service delivery and project management.

For apartment buildings over 3-storeys, developers will now need to provide a bond to cover any costs associated with poor construction. The government has suggested that this is the first step towards a 10-insurance product for apartment buildings, with future steps to be formulated in collaboration with an industry working group.

Premier's address at the Melbourne Press Club: Two homes on one block

When addressing the Melbourne Press Club, the Premier announced that the Government will swiftly initiate an implementation review, exploring ways to streamline planning and building systems. This review will help homeowners add a second home, construct two new homes, or subdivide a block into two lots.

The Premier stressed during her announcement that this review is not about if or when these changes will occur, but how. She also stated that Melbourne will become the "city of town houses" signifying that this step is crucial for the Victorian property market.

The government is currently assessing options which include faster 10-day subdivisions, criteria-based planning permit exemptions, or no requirement for a planning permit at all, without impacting building standards.

These changes will not affect current measures in place regarding overlay permit requirements, tree removal or car parks. Previous planning changes, including that of [building granny flats](#) on existing properties without a planning permit will also stay in place.

Implementation of these reforms is expected to commence by April 2025 after consultation with industry.

Changes to planning permits encourages multi-generational living, downsizing and property diversification within a tight market, and heavily considers the needs and wants of young people and families within the state's most sought-after suburbs.

Day 6: Regional housing plan

Whilst the first 5 days of announcements primarily focussed on housing development in the inner and outer suburbs of Melbourne, the Premier has now announced the Government's vision for regional townships, adding to the [Big Housing Build](#) plan.

The \$1 billion [Regional Housing Fund](#) will see the delivery of 1,300 new social and affordable homes, with the first 1,000 homes announced in the following locations:

- 68 homes in Mallee
- 98 homes in Wimmera South-West
- 162 homes in Loddon
- 34 homes in Central Highlands
- 238 homes in Barwon
- 140 homes in Goulburn
- 110 homes in Ovens Murray
- 65 homes in Outer Gippsland

- 110 homes in Inner Gippsland

Significant progress has been made, with at least 180 new and upgraded homes already completed. This includes 50 transitional housing units designed to quickly provide shelter for those facing homelessness, as well as over 130 existing homes that have been upgraded.

Additionally, 70 new dwellings are being built to support flood-affected areas in Shepparton, Seymour, and Rochester, with 20 expected to be finished by the end of next year. Another 50 social and affordable homes are underway in Colac, and an additional 50 in Wodonga. More projects and locations will be announced as future plans are finalised.

The Premier has reiterated that whilst the previous announcements focused on inner and outer suburb development, these plans will also apply to rural and regional builds.

Regional infrastructure

The Allan Labor Government plans to establish a more straightforward and equitable system for property developers to contribute to funding local infrastructure, parks, and services in regional areas. This initiative will ensure that cities and towns that build more homes receive enhanced funding for essential needs such as roads, pathways, public transport, schools, healthcare facilities, and parks, along with sports fields and open spaces.

For the first time, the Government's proposal aims to implement a developer contributions system that benefits all communities in regional Victoria. Currently, only 14 of the state's regional councils—less than one-third—require some form of developer contribution for new housing developments, highlighting the need for reform.

The Government will collaborate with key members of its [Housing Affordability Partnership](#) to facilitate long-term changes. This working group will convene starting in November 2024 to explore potential models that meet the needs of the industry, councils, the Government, and local communities, with a report expected by March 2025.

Recognizing that regional Victoria has distinct needs compared to Melbourne, the Government's review will focus specifically on the unique infrastructure requirements of rural and regional areas to ensure they are adequately addressed.

Council support

To assist rural and regional councils in achieving their housing targets, the Labor Government is investing in a network of regional planners and providing the necessary resources and tools to increase housing development.

To enhance planning capacity in these councils, the Government is allocating \$500,000 to a Regional Planner Cadetship Program. This initiative is designed to encourage new planners to join the rural and regional local government workforce, directly addressing the state's shortage of planners that has been hindering planning processes and delaying the construction of new homes.

Additionally, the Government is implementing a [Regional Planning Hubs](#) program that places planning experts in regional and rural councils to support local community development. Both programs aim to streamline processes, improve communities, and accelerate homebuilding.

Current plans for rural and regional townships are as follows:

- Shepparton Southeast in City of Greater Shepparton – to deliver an additional 2,500 homes and 220 jobs
- Bannockburn Southeast in Golden Plains Shire – to deliver an additional 5,000 homes and 700 jobs
- East of Aberline in Warrnambool City Council – to deliver an additional 4,000 homes and 380 jobs
- Ballarat North in City of Ballarat – to deliver an additional 6,000 homes and 600 jobs
- Merrimu in Moorabool in Moorabool Shire Council – to deliver an additional 6,800 homes and 1,800 jobs.

Day 7: Rental Taskforce

The Premier pivoted towards how the government is assisting renters through the latest stream of housing reforms. The government is introducing measures which protect renters and taking stronger action against rental providers and estate agents who engage in misconduct.

When the taskforce finds properties that do not meet these standards, it collaborates with property agents and rental providers to ensure necessary repairs are made before a renter moves in. If a property remains unfixed and a renter occupies it, this constitutes an offense, and penalties will be enforced.

Since the introduction of the [Renting Taskforce](#) in March 2024, \$450,000 in fines has been issued for rental violations, including failing to advertise a property at a fixed price, and not lodging bonds with the Residential Tenancies Bond Authority. The taskforce has been actively monitoring the market and inspecting properties statewide to ensure that rentals are advertised fairly and that properties meet essential safety and liveability standards.

The government has also announced the new portable bond scheme. In 2025, renters will no longer have to pay two bonds simultaneously when moving; instead, they can easily transfer their existing bond to the new property.

Rental Dispute Resolution Victoria

The government is introducing [Rental Dispute Resolution Victoria \(RDRV\)](#) - a free, public dispute resolution service to assist renters in resolving simple disputes.

Renters will be able to contact RDRV in person, on the phone or online to access skilled dispute resolution experts who will facilitate communication between the parties to resolve conflicts, at no cost to either party involved.

This service will begin operation in 2025 with legislation set to be introduced in November to ensure that RDRV orders are binding and enforceable. The RDRV will sit within the Victorian Civil and Administrative Tribunal and will refer cases to Consumer Affairs Victoria for compliance and enforcement where necessary.

This policy aims to offer a quick and effective resolution method to avoid stress, reduce the length of current processes and minimize costs but removing the need for legal representation in most cases.

Day 8: A new era of affordable architectural heritage

The government have now announced how they will encourage visually well-designed homes. The plan is encouraging stylistic development by:

- Recognizing and rewarding affordable, well-designed buildings—and the developers who invest effort into creating them—by providing a fast track through the planning process.
- Expanding the 'design book' to include existing buildings that are cherished by residents and the community.
- Allowing Victorians to voice their opinions for the first time on the appearance of the state's streetscapes and buildings.
- Creating real-life examples of 'design book' homes on government-owned land so Victorians can experience them firsthand before moving in.

This plan will bring about change by shifting the focus to promote, reward, and expedite the construction of townhouses and apartment buildings that not only look impressive on the outside but also feel sturdy and reliable on the inside.

Great Design Fast Track

The Government will introduce a new fast-tracked pathway for residential buildings that meet high standards of quality, design, and sustainability—allowing developers to create better homes without the added costs and delays often associated with projects that may appear unconventional.

The Great Design Fast Track will focus on townhouse and apartment projects ranging from three to six stories. This initiative will be implemented statewide and will operate similarly to the existing Development Facilitation Pathway (DFP) for larger housing projects.

Local communities will retain the right to stay informed and provide input. Victorians will have a voice in shaping the architectural character of their streets beyond simply choosing where to live, mitigating criticisms surrounding around quick changes to neighbourhoods without community consultation.

This pathway accelerates projects through the system, giving developers confidence that their cost-sensitive projects won't get stuck in lengthy delays. By using this fast track, Victoria aims to empower architects and developers who take risks and strive to create visually appealing projects that enhance the value of neighbourhoods.

The Government will expand its [State Design Book](#) of future homes projects that are still on paper alongside artists' impressions, including examples of good, affordable designs that already exist.

Eligible designs need to promote sustainability, family-friendliness, and accessibility, featuring communal spaces and gardens. The design book will also outline best practices and guidelines for well-designed apartments and townhouses to support developers and reassure communities about the long-term quality of new homes.

Day 9: Pick My Park

The government is set to introduce Pick My Park, a program designed to create and enhance green spaces in expanding suburbs, allowing locals to vote on where and how park upgrade grants are directed and spent.

In 2025, Victorians aged 16 and older will be able to suggest ideas for new parks or upgrades in their expanding community, which will then be presented to the public for voting. These upgrades can include a variety of options such as new parks, green spaces, pocket parks, playgrounds, basketball courts, sports fields, BBQ areas, fitness equipment, tree planting, accessibility improvements, landscaping enhancements, shade and seating, urban greening, and more.

Grants for successful projects will vary from \$20,000 to \$250,000 and will be offered in two categories:

Park Upgrades: aimed at enhancing existing parks and open spaces.

New Urban Parks dedicated to converting underused land in expanding urban areas into new green spaces for the entire community to enjoy.

This update further illustrates how the government is connecting major and minor infrastructure projects to the broader housing plan. These initiatives are not just about putting a roof over more Victorians but ensuring that people are able to live in well planned communities with the services to support a growing population.

Geographical quotas will be implemented to ensure that all developing areas receive funding, with a designated portion of the funding allocated specifically for expanding urban areas in regional Victoria.

Councils and organizations are also encouraged to submit ideas. All projects must have the backing of landowners, including the local council, to move forward. The final program guidelines will be released prior to the opening of submissions next year.

Day 10: The Duties Amendment (More Homes) Bill

Premier Jacinta Allan closed out the 10 days of housing announcements by releasing her

plans for the upcoming [Duties Amendment \(More Homes\) Bill](#), which was brought to the parliament the same day with debate to continue throughout the week.

This Bill will introduce a 12-month stamp duty concession for off-the-plan purchases, aimed at lowering upfront costs and making it easier for all Victorians to buy strata subdivision homes, with the one-year stimulus aimed to tackle the housing crisis by increasing construction for renters and buyers.

Under this change, anyone purchasing an eligible property off-the-plan can access a stamp duty concession—not just first home buyers and owner-occupiers—and there will be no value thresholds, making the concession available for properties of any price.

Starting from October 21, the 12-month concession allows for a full deduction of outstanding construction and refurbishment costs when calculating stamp duty.

The savings for buyers will depend on the construction status. Typically, someone purchasing an apartment off-the-plan could pay about 25% of the stamp duty they would owe without the concession. To qualify, the apartment, unit, or townhouse must be part of a strata subdivision, meaning it shares common areas like driveways or hallways.

Ahead of the Bill being brought to parliament for debate, Opposition Leader John Pesutto went on ABC Radio Melbourne to say that if elected, he would scrap the plans in their current form. With the state election scheduled for 2026, many of these reforms will have finished up or will have commenced by the time the election cycle commences.

Debate on the Bill must be voted on in the lower house by 31 October.

New Housing Development

The Allan Labor Government has greenlit three new residential towers in Docklands, adding nearly 1,000 homes to the waterfront area, which offers a convenient lifestyle near transportation and employment.

Minister for Planning Sonya Kilkenny has granted two planning permits for the construction of 915 new homes across three towers at Collins Wharf, nearly doubling the number of homes already planned for the precinct.

The \$521 million Lendlease development features two 28-storey buildings with 349 and 375 apartments, along with a 16-storey building housing 191 apartments.

Day 11: More reforms for renters

Minister for Consumer Affairs Gabrielle Williams announced six measures the Labor Government will implement to enhance fairness in renting:

- Prevent landlords from making questionable bond claims without proof – show us the receipts.
- Prohibit ‘no fault’ evictions – ensuring you can’t be removed from your home without cause.
- Eliminate extra fees for paying your own rent, including charges on ‘rent tech’ apps.
- Ban fees for background checks during rental applications – applying should be free.
- Limit the costs associated with breaking a lease, preventing excessive compensation demands.

- Ensure you can request an extra key or fob for your apartment at no additional cost.

Additionally, the Government is supporting renters through their commitment to building more homes, increasing the availability of rental properties in desirable locations, close to essential amenities, lifestyle options, and family members.

These reforms will be rolled out in stages in the Victorian Parliament over the next 12 months, with some, including the ban on no reason notices, expected to be implemented by the end of the year. Additional reforms are also being considered.

These measures build on the Labor Government's ongoing efforts to protect renters, which include the launch of Rental Dispute Resolution Victoria, the creation of a portable bonds scheme, and the establishment of a renting taskforce to address issues with unscrupulous landlords and agents as outlined in Day 7's announcement.

Further information

For more information, please contact your Hawker Britton Victorian consultants Emma Webster on ewebster@hawkerbritton.com or Andy Gargett on agargett@hawkerbritton.com