

DRAFT SECOND READING SPEECH

HON KERRY VINCENT MLC

Housing Land Supply Amendment Bill 2026

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Honourable Speaker, I move that the Bill now be read a second time.

This Amendment Bill proposes to amend the *Housing Land Supply Act 2018* to introduce efficiencies and time savings to the current process for rezoning land through Housing Land Supply Orders. It also proposes a minor amendment to the *Community Housing Providers National Law (Tasmania) Act 2013* to correct outdated references to other legislation.

The Housing Land Supply Act was developed following the then Premier's Housing Summit in 2018. The introduction of this Act was unanimously supported by both Houses of Parliament as a more direct process for rezoning and modifying planning scheme requirements for eligible government land to facilitate housing, particularly for social and affordable housing developments.

The Housing Land Supply Act targets land that is suitable for residential purposes and replaces the normal planning scheme amendment processes under the *Land Use Planning and Approvals Act 1993*. It maintains the same rigorous assessment criteria from the normal amendment process along with specific criteria for determining the suitability of the land for housing.

Honourable Speaker, it also provides a more comprehensive public consultation process, with more stakeholders directly notified and more locations available to view the draft Order and supporting documents during the consultation period.

The main benefit of the Housing Land Supply Order process is its focus on social and affordable housing. The making of a Housing Land Supply Order vests the land with Homes Tasmania for delivery through the *Homes Tasmania Act 2022*. This ensures that a share of new housing construction is allocated to those most in need.

Honourable Speaker, I acknowledge that we are in the process of transferring Homes Tasmania into the new Building Tasmania entity. This will result in legislative and administrative changes that will be resolved in the near future.

To date, seventeen (17) Housing Land Supply Orders have been made for land across all the three regions in the State. More than 70 hectares has now been rezoned for housing purposes and transferred to Homes Tasmania for delivery, which could deliver around 1000 new homes.

More draft Orders are currently being progressed and are part way through the assessment process under the Act. I understand Homes Tasmania is preparing several others.

Honourable Speaker, we have amended the Housing Land Supply Act twice in recent times. Firstly, to allow Homes Tasmania to bring forward newly acquired land and most recently in 2023 to extend the period for making Housing Land Supply Orders until the end of 2032. The success of this Act for rezoning land underpins the need to further improve its operation. With the continued demand for housing, more is being done across of number of sectors with interventions ranging well beyond the planning system.

Most importantly, the Bill will allow Housing Land Supply Orders to be finalised sooner to rapidly rezone suitable land. This gives Homes Tasmania the confidence to continue to identify new areas of land suitable for residential development and provide more housing options for Tasmanians. The other proposed administrative savings reduce unnecessary administrative tasks providing savings to the departments.

Honourable Speaker, currently the process requires that the 5 sitting day disallowance period must be completed in both Houses of Parliament before a Housing Land Supply Order can be made. This process works fine when we have available sitting periods. However, since 2018 there have been seven (7) times when an Order has been ready to be made, but we have had to wait up to 3 months until the Parliament resumes after the summer break. This has caused considerable delays for getting land rezoned, particularly at a time of increased housing demand.

Seventeen (17) Housing Land Supply Orders have now been made with scrutiny by this Parliament with no disallowance motions put forward. We all should have the confidence that process is being used appropriately. Consequently, the Bill proposes to move the disallowance period to after the making of an Order, therefore treating it as if it were a regulation under the *Acts Interpretation Act 1931*. The change importantly maintains Parliament scrutiny but does not unnecessarily delay the making of the Order. It also provides a longer disallowance period of 15 sitting days consistent with other regulations.

As I have mentioned, there are Housing Land Supply Orders currently going through the assessment process. The Bill includes a transitional provision for these Orders. These Orders will continue to be assessed in accordance with the current process, including the disallowance period before the making of the Order. This provides certainty and continuity of the assessment process for the current processes.

Honourable Speaker, the Bill also introduces a variety of other efficiencies for making Housing Land Supply Orders. I will now outline these key elements.

Currently the making of a Housing Land Supply Order involves the State Planning Office liaising with the Office of Parliamentary Counsel (OPC) several times to prepare a draft Order ready for public consultation, tabling in Parliament, and to make and give effect to the Order. Each stage of the process requires redrafting which only adds to the administrative tasks for the OPC and the State Planning Office. The Bill cuts down these administrative steps by enabling the State Planning Office to draft the Orders. This is achieved by not requiring an Order to be a 'statutory rule' for the purposes of the *Rules Publication Act 1931*.

The Bill also provides a more streamlined process for making and giving effect to an Order instead of the current two-step process with two different Gazette notices having to be published. This further reduces unnecessary administration for all involved in the process.

The Bill also enables a Housing Land Supply Order to clearly express the proposed planning requirements as they would appear in the planning scheme, such as the introduction of the specific area plan. This is particularly important in circumstances where modifications to the planning scheme requirements are proposed and assists the public consultation process by providing greater clarity on the proposed changes. Currently, Orders must contain a schedule listing planning provisions which are later redrafted by the Tasmanian Planning Commission to create a specific area plan for inclusion in the planning scheme. This is a further administrative saving.

The Bill also removes a reference in the Housing Land Supply Act to an old planning scheme that is no longer in effect.

Finally, the Bill proposes amendments to clarify who the 'relevant Minister' is for the purposes of the *Community Housing Providers National Law (Tasmania) Act 2013*. This Act currently references the former *Homes Act 1935* which has been replaced with the *Homes Tasmania Act 2022*. The Bill updates this reference to the current legislation. Future amendments will be likely in the near future to correspond with the transfer of Homes Tasmania into the new Building Tasmania entity.

Honourable Speaker, the Bill proposes to improve the efficiency of the process, reduce costs to government to administer the process and enables housing land supply orders to be made sooner, all without reducing the rigour and scrutiny in the process.

Honourable Speaker, I commend the Bill to the House.