

FACT SHEET

Tasmanian Homes and Housing bill 2026

The *Tasmanian Homes and Housing Bill 2026* will transfer the housing functions currently vested in Homes Tasmania to Building Tasmania; implement the Machinery of Government changes needed to realise this objective, wind-up Homes Tasmania; and ensure the continuity of housing and homelessness services.

While preserving the strengths of the current framework, the Bill streamlines and modernises the legislative provisions that govern housing to better support its delivery at a time when the need for housing and housing assistance is high.

The Bill recognises Building Tasmania's role as Tasmania's housing agency and equips it to acquire, own, develop and manage land and assets; deliver housing programs; support housing and homelessness services; and work with government, community and private sector partners to improve housing outcomes.

The Bill responds to the Premier's announcement in the 2026 State of the State Address and follows the establishment of Building Tasmania on 2 July 2026, with a mandate to better align the delivery of public infrastructure, including housing.

This Bill enables Building Tasmania to assume responsibility for housing policy, programs, assets, investment, housing delivery and service delivery. It:

- establishes Building Tasmania as the housing agency, responsible for delivering social and affordable housing, homelessness and crisis services;
- transfers the housing functions to Building Tasmania, establishing the functions, powers and delegations needed to vest these responsibilities in Building Tasmania as part of the General Government Sector;
- incorporates several legislative refinements that streamline and simplify the legislative provisions that govern the capital investment, land management and housing delivery functions to facilitate its smooth and timely delivery; and
- winds-up Homes Tasmania as a board-led, statutory authority and Public Non-Financial Corporation, and introduces the transfer and savings provisions needed to implement this Machinery of Government change.

The Tasmanian Government recognises broader housing policy issues warrant further consultation. Accordingly, these reforms entail a staged approach. The Bill focuses on the transfer of functions and allows for future reforms to be considered through consultation with the housing sector, industry and other stakeholders.

The Tasmanian housing system fulfils a vital role as a provider of social and affordable housing, homelessness and crisis services, and delivering new housing. The Bill recognises the important contribution the housing agency and the wider sector and the value of partnerships and collaboration between all three levels of government and with community, not-for-profit, and private sector partners.

This new Bill has been developed given the scale of the changes required. This approach provides a clear and more coherent legislative framework. Upon commencement it will vest direct tenancy management responsibility for approximately 5,000 social housing households with ownership of over 13,700 dwellings in total, and the government's commitment to deliver an additional 10,000 social and affordable homes by 2032 in Building Tasmania.

Importantly, these reforms do not alter the Tasmanian Government's commitment to tenants, applicants for housing assistance, community housing providers, homelessness services, industry and other partners. Existing services, tenancies, applications, deeds, contracts and agreements will continue uninterrupted.

Housing is fundamental to community wellbeing, builds strong communities and a healthy economy. Across Australia, housing demand continues to exceed supply, placing significant pressure on households and service systems.

These reforms will strengthen whole-of-government coordination and support the delivery of the government's housing agenda, including the Tasmanian Housing Strategy and commitment to deliver new social and affordable homes.

The transfer and Bill's commencement is scheduled for 1 July 2027.