# Media Release

**11 November 2026**

## UDIA releases Housing Policy Scorecard, showing mixed alignment of major parties to industry wants

Ahead of the 2026 State Election, the Urban Development Institute of Australia, Victoria (UDIA) has unveiled a new housing policy scorecard which assesses Victorian Labor and the Liberal-National Coalition's housing policies on whether they will address housing supply roadblocks in Victoria.

The Housing Policy Scorecard has been launched to give Victorian voters, media, and industry a clear, evidence-based framework for assessing major parties' housing policies against what is actually needed to boost housing supply, improve affordability and restore Victoria as the nation's premier destination for investment.

All assessments have been made based on publicly announced policy.

**The UDIA Scorecard found that:**

- Both parties have strongest industry alignment on prioritising planning and approvals, with Labor focused on densification of established suburbs and the Coalition focused on unlocking greenfield development in growth areas. The Coalition's commitments to clearer referral authority approval timeframes are welcomed but their promise to reverse recent streamlined planning processes is concerning to industry.
- The parties have lowest alignment with industry on property taxes, with Labor committing to review Absentee Owner Surcharge and Foreign Purchaser Additional Duty, and Coalition increasing the first home buyer exemption threshold to $1 million. While both parties have made incremental land tax reform announcements, neither party has committed to reviewing the Windfall Gains Tax (WGT). The modest steps are welcomed by industry but do not go far enough to materially lower the cost of building or purchasing a new home.
- The Coalition is more aligned with industry on investing in growth area infrastructure than Labor, with its commitment to reforming the Growth Areas Infrastructure Contribution (GAIC), and supporting a long-term regional investment framework.
- Labor is more aligned with industry with its commitments to invest in skills and training a future home-building workforce and supporting modern methods of construction. The Coalition so far has committed to halving eligible apprentice training costs for employers and establishing ten new technical colleges.

**UDIA Victoria**
**Address:** Level 1 the Commons, 55 Collins Street Melbourne VIC 3000
**Email:** info@udiavic.com.au | **Phone:** 03 9832 9600

When elected, Victoria's next Government will be responsible for addressing the state's acute housing supply crisis, with Victoria falling consistently short of its National Housing Accord targets. For years, the development industry – one of the biggest contributors to the state's economy – has been held back or pushed to other states by restrictive taxes, unrealistic housing density policy, planning red tape, and an overreliance on private developers to fund roads, parks and community infrastructure.

Linda Allison, CEO UDIA Victoria, said the scorecard ultimately shows the major parties must commit to doing more to tackle the crisis.

"While both major parties show strengths in different housing policy areas, the scorecard ultimately shows our housing crisis isn't at the top of either party's political agenda. This is despite it threatening to become one of the greatest problems of Victorians' lifetimes."

"The lack of commitment is especially evident when it comes to reviewing tax settings. Windfall Gains Tax is a handbrake on investment and generates minimal state revenue, yet neither Labor nor the Coalition have committed to reviewing it. This inaction is holding back industry and putting the brake on homes, and reinforcing Victoria's low standing as a place to do business" said Ms Allison.

"Restrictive policy settings are making building homes in Victoria extremely difficult when they should be making it easier. Taxes, red tape, density targets, and infrastructure contributions are slowing developers down and driving up costs. It's why Victoria continues to fall 25,000 homes short of housing targets every year."

Ms Allison said the scorecard should be a call to action for both sides of politics ahead of the November election.

"With the election approaching, Victorians need policies that enable industry to build homes faster and easier. That means genuine tax reform, a transparent infrastructure pipeline tied to where growth is happening, and enforceable timeframes to get approvals moving." concluded Ms Allison.

ENDS

**Media contacts and request for interview**

**Name:** Sam Sinclair
Six O'Clock Advisory
**Phone:** 0415 515 233
**Email:** s.sinclair@sixoclock.com.au

## UDIA Victoria Housing Policy Scorecard – overall summary

| | LABOR GOVERNMENT | LIBERAL-NATIONAL COALITION | |
|---|---|---|---|
| **INDUSTRY ASK** | **ALIGNMENT** | **ALIGNMENT** | **UDIA ASSESSMENT** |
| Put housing first by prioritising planning and supply | **Substantially aligned** | **Substantially aligned** | Both sides support faster approvals. The Government's focus is on increasing density in established suburbs. While the Opposition has concentrated on unlocking more greenfield development. UDIA is asking both parties to commit to accelerating approvals across all sectors. |
| Reform property taxes and cut the cost on new housing | **Limited alignment** | **Limited alignment** | The Opposition's lower tax guarantee and first-home-buyer relief align in part; but key UDIA reforms, including abolishing Windfall Gains Tax remain unaddressed. The Labor Government has announced a review of Absentee Owner Surcharge, though this does not offset the significantly tax hikes it has presided over for the last 15 years. |
| Prioritise infrastructure where growth is occurring fastest | **Limited alignment** | **Partially aligned** | Both acknowledge infrastructure needs, but neither has committed to a housing-linked 10-year pipeline of enabling infrastructure and contribution reforms. Labor has consistently pushed infrastructure costs in growth areas onto the private sector and has introduced new contribution regimes in activity centres and the SRL precincts. |
| Remove industry roadblocks and back housing jobs | **Partially aligned** | **Limited alignment** | Labor has active skills and workforce initiatives to support industry productivity improvements and workforce growth; the Coalition has committed to halving eligible apprentice training costs for employers and establishing ten technical colleges. |