Election Housing Policy Scorecard

UDIA Victoria

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Introduction

UDIA Victoria's Housing Policy Scorecard assesses the housing policies announced by the Victorian Labor Government and the Liberal-National Coalition against the priorities in *Building Homes: Backing Industry*, UDIA Victoria's 2026 State Election Platform. It assesses how each party's policies addresses the priority policy barriers having the greatest impact on housing affordability and supply in Victoria.

For the Government, this includes relevant policies already legislated, funded or implemented. For the Coalition, it includes current policy commitments and any available details. Criticism of an existing policy is not assessed as a commitment to change it. The scorecard is a point-in-time assessment of alignment with UDIA Victoria's platform and not a comprehensive assessment of each party's full housing agenda. Ratings may change as further policies, costings and implementation details are released.

Executive Summary

UDIA Victoria's Housing Policy Scorecard compares the announced policies of the Labor Government and Liberal-National Coalition with the recommendations in *Building Homes: Backing Industry*, across four election platform priorities. It finds the strongest shared alignment on planning and housing supply, where both parties have announced or have implemented reforms.

Property tax reform remains a significant gap. Both parties have made modest commitments. However, neither has addressed key priorities such as abolishing Windfall Gains Tax or delivering broader reform to taxes hampering investment and affordability.

On infrastructure, neither has committed to a delivery pipeline of enabling infrastructure for the growth areas. Labor has implemented some workforce support measures, while the Coalition has announced apprenticeship support for businesses and establishing new technical colleges.

The scorecard highlights that both parties need to do more if they are truly committed to improving the cost to build and buy new housing in Victoria.

UDIA Victoria Housing Policy Scorecard

UDIA Victoria has assessed the housing policies announced by the Victorian Labor Government and Liberal-Nationals Opposition against the recommendations in Building Homes, Backing Industry: UDIA Victoria's 2026 State Election Platform.

	LABOR GOVERNMENT	LIBERAL-NATIONAL COALITION	
INDUSTRY ASK	**ALIGNMENT**	**ALIGNMENT**	**UDIA ASSESSMENT**
1. 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.
2. 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.
3. 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.
4. 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 .

1. Put housing first by prioritising planning and supply

Guarantee land supply, streamline strategic planning and accelerate approvals.

	LABOR GOVERNMENT		LIBERAL-NATIONAL COALITION	
INDUSTRY ASK	**ALIGNMENT**	**UDIA ASSESSMENT**	**ALIGNMENT**	**UDIA ASSESSMENT**
1. Committed land supply security	**Substantially aligned**	Plan for Victoria sets housing targets and the Government has a 10-year greenfield plan for delivering new housing, but new PSPs are delivering fewer and more costly homes as a result of ongoing reductions in developable land.	**Partially aligned**	The Coalition has committed to fast-tracking approvals in growth areas but has not published any further details.
2. Fast-tracked strategic structure planning	**Substantially aligned**	The Better Decisions Made Faster reforms provide proportionate pathways for permits and amendments. The Development Facilitation Program has enabled faster approval times for eligible projects.	**Partially aligned**	Fast-tracking growth area approvals aligns with the industry's recommendation, but detailed PSP processes, timeframes and resourcing have not been released. Repealing measures that have provide greater certainty and confidence, especially for established area development is concerning.
3. Third-party and referral authority accountability	**Partially aligned**	Government initiatives are aimed at quicker servicing and planning decisions, but enforceable statutory timeframes and meaningful penalties for non-performance have not been fully adopted.	**Fully aligned**	The Coalition has committed to cultural heritage approval timeframes and annual approval audits, together with clearer timelines and annual performance audits for Melbourne Water. These measures align with industry's recommendation.

2. Reform property taxes and cut the cost on new housing

Restore investor confidence and improve the feasibility and affordability of new housing.

	LABOR GOVERNMENT		LIBERAL-NATIONAL COALITION	
INDUSTRY ASK	**ALIGNMENT**	**UDIA ASSESSMENT**	**ALIGNMENT**	**UDIA ASSESSMENT**
1. No new or increased property taxes	**Fully aligned**	The Government has made this commitment. New and expanded taxes, charges and levies have contributed significantly to the cost of new housing.	**Fully aligned**	The Opposition's Lower Taxes Guarantee states it will not introduce new taxes or increase existing taxes and will reduce selected taxes, fees and charges.
2. Abolish the Windfall Gains Tax	**Not aligned**	The Windfall Gains Tax remains and there is no Government commitment to abolish or review it.	**No policy announced**	The Opposition has criticised the tax. However, they have not committed to abolishing or reviewing it.
3. Reduce investment surcharges, include FPAD	**Limited alignment**	The government will review Absentee Owner Surcharge and Foreign Purchase Additional Duty. However, this does not constitute a reduction in the overall property tax burden and no other review details have been provided.	**No policy announced**	No current detailed commitment has been identified to abolish, reduce or suspend FPAD for off-the-plan purchases.
4. Review stamp duty concessions, rates and exemptions	**Limited alignment**	The temporary off-the-plan concession has been broadened and extended to April 2027. It is temporary and does not amount to a comprehensive review or indexation of duty settings. Incentives for down sizers, or concessions for first homebuyers have not been reviewed for many years.	**Partially aligned**	The proposed first-home-buyer exemption threshold of $1 million provides material relief, but does not address rate indexation, downsizers or broader off-the-plan investment settings.

3. Prioritise infrastructure where growth is occurring fastest

Align transparent infrastructure investment with the locations where growth is occurring fastest.

	LABOR GOVERNMENT		LIBERAL-NATIONAL COALITION	
INDUSTRY ASK	**ALIGNMENT**	**UDIA ASSESSMENT**	**ALIGNMENT**	**UDIA ASSESSMENT**
1. Transparent 10-year delivery pipeline	**Limited alignment**	The State Budget provides forward infrastructure investment, but there is no clear policy to prioritise infrastructure to Melbourne's fastest growing areas.	**Limited alignment**	The Opposition has committed to investing in growth area infrastructure, However, they have not committed to releasing a housing-linked pipeline with project and delivery details.
2. Prioritise investment in key growth corridors	**Not aligned**	Limited investment is occurring in growth-areas. UDIA is seeking a more systematic commitment that follows actual population and housing delivery. Government has failed to keep up with investment in growth area infrastructure for many years.	**Limited alignment**	Commitments to infrastructure in the right places and a regional growth framework are aligned, but priority projects, funding and timing remain limited.
3. Reinvest GAIC funding efficiently and transparently	**Not aligned**	GAIC collection data is published and 2026 legislative reforms change its administration, but real-time reporting of allocations and project delivery timeframes has not been delivered. Deployment of funds is slow and the nexus between funds collected and infrastructure investment is weak.	**Partially aligned**	The Coalition has committed to reforming GAIC so contributions are deployed earlier for infrastructure in the growth communities where they are collected. This aligns in part with UDIA's recommendation, but does not include the real-time reporting of collections, allocations and project delivery timeframes.
4. Regional servicing strategy	**Partially aligned**	Regional strategies, housing programs and infrastructure investment are active, but a single coordinated servicing strategy aligned to housing targets is not yet in place.	**Partially aligned**	A proposed framework for regional infrastructure investment and population growth aligns in principle, but operational detail and funding are not announced.
5. Integrated regional transport and land use planning	**Limited alignment**	Plan for Victoria and new regional-strategy provisions support integration, but clearer funded delivery pathways tied to regional housing targets are still needed.	**Partially aligned**	The Opposition supports a regional growth framework and infrastructure investment, but has not published transport and land-use details.

4. Remove industry roadblocks and back housing jobs

Support a skilled, productive and resilient home-building workforce.

	LABOR GOVERNMENT		LIBERAL-NATIONAL COALITION	
INDUSTRY ASK	**ALIGNMENT**	**UDIA ASSESSMENT**	**ALIGNMENT**	**UDIA ASSESSMENT**
1. Skilling, training and credentialing	**Partially aligned**	Free TAFE, vocational investment and the Future of Housing Construction Centre of Excellence support workforce capacity. Faster credentialing and transitions into shortage roles require further reform.	**Partially aligned**	The Coalition has committed to halving eligible apprentice training costs for employers and establishing ten new technical colleges.
2. Modern and efficient methods of construction	**Partially aligned**	The Government has released an MMC statement, is reviewing regulatory barriers, supporting specialised training and using MMC in housing delivery. Broader approvals, certification, incentives and procurement targets remain outstanding.	**No policy announced**	No commitment has been made on faster, certification, financial incentives, public procurement targets or manufacturing support.

5. Methodology

The scorecard assesses publicly announced policies current to against the recommendations in UDIA Victoria's 2026 State Election Platform. Government actions already legislated, funded or operating were considered alongside its announced future commitments. Opposition policies were assessed only where a current commitment could be identified; criticism of an existing policy was not treated as a commitment to repeal or reform it.

RATING	DEFINITION	EVIDENCE THRESHOLD
Fully aligned	Meets industry recommendation in full.	A clear and specific commitment addresses all material elements of the UDIA recommendation. Funding, timing and delivery mechanisms are identified where relevant, or implementation is already underway.
Substantially aligned	Addresses most of the industry's recommendation with limited deviation.	A clear commitment addresses most material elements of the recommendation. Any gaps in scope, funding, timing or implementation are limited and do not undermine the intended outcome.
Partially aligned	Supports the general intent of industry's recommendation, but significant elements remain outstanding or insufficient detail is available.	A relevant commitment addresses a meaningful part of the recommendation, but significant elements remain incomplete, unclear or uncommitted.
Limited alignment	Addresses only part of a specific recommendation.	A measure or commitment addresses only a narrow part of the recommendation. Its scope, funding, timing or delivery arrangements are insufficient to achieve the outcome sought by UDIA.
Not aligned	Conflicts with or fails to address industry's recommendation.	A current or announced policy conflicts with the recommendation, explicitly rejects it, or would produce an outcome inconsistent with industry's recommendation.
No policy announced	No policy announced	No clear commitment or announcement has been made. General statements of intent, criticism of an existing policy or broad political aspirations are insufficient.

Important information

- This scorecard measures alignment with UDIA Victoria's election platform. It is not an assessment of every aspect of a party's housing, renter, homelessness or social-housing agenda.
- A Government policy may be partially aligned where the direction is positive but delivery is incomplete. An Opposition policy may be rated no announced policy where further commitments are expected before the election.
- Ratings will be updated when new policies, costings, legislation, budgets or implementation details are released.

About UDIA Victoria

The Urban Development Industry of Australia, Victoria (UDIA) is a non-partisan not-for-profit research, advocacy and educational organisation supported by a membership of land use and property development entities, across the private sector and Victoria's public service.

UDIA Victoria is focused on establishing the right policy, regulatory and taxation settings to enable the residential development industry to build more homes than ever before, for Victoria's growing population.

We apply a rigorous, research and evidence-based approach to developing policy advice for decision-makers, at all levels of government.

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