

Outlook Insights: NSW Residential Outlook

Wednesday 19 February | Sydney

The Property Council's NSW Residential Outlook brought together industry leaders to explore the key policy, economic and workforce issues shaping the future of the residential market. The NSW Building Commissioner joined us for his first industry engagement, emphasising the importance of early intervention and proactive oversight to raise building standards, while Scott Langford of Housing Australia highlighted the need for collaboration, risk-sharing, and innovation to accelerate housing delivery. An expert panel then discussed whether NSW is on track to meeting its National Housing Accord target and what policy levers are yet to be pulled to address our chronic housing shortage.

Our speakers



I-r: Scott Langford (Housing Australia); Toby Long (Mirvac); Yvette Carr (Ethos Urban); Katie Stevenson (Property Council of Australia); Stephanie Ballango (Savills); Vanessa English (Frasers Property Australia); Tasha Burrell (Landcom); James Sherrard (NSW Building Commissioner); Adrian Harrington (Housing All Australians)

Insights

- **Housing supply challenges:** Rezoning alone won't fast-track projects—finance, construction costs, and approval delays all contribute to slow development pipelines.
- **Changes to building laws:** The government is working to streamline building laws and regulations to improve clarity and compliance.
- **Innovation and productivity:** Modular and off-site construction are being explored to enhance efficiency and reduce build times.
- **Housing Australia Future Fund (HAFF):** Round 1 generated diverse proposals; lessons learned will shape a more targeted Round 2 with clearer processes and industry collaboration.
- **Private sector role:** Build-to-Rent (BTR) and co-living models can diversify housing options, but feasibility and financing challenges remain.



There's a time to stop talking
and a time to start acting.

James Sherrard

Next steps

- **Clearer regulation:** Simplify building and planning frameworks to reduce red tape and speed up approvals.
- **Proactive collaboration:** Strengthen partnerships between government, industry, and community housing providers to meet ambitious housing targets.
- **Encouraging innovation:** Promote off-site construction, automation, and new delivery models to enhance housing supply.
- **Address workforce shortages:** Support training and upskilling initiatives to bring more Class 1 builders into Class 2 projects.
- **Long-term consistency:** Stable policy and investment are crucial to ensuring private sector confidence and sustained housing delivery.

Find out more about our Outlook
Event Series, [click here](#).



Scan the QR
code to view
photos from
our Residential
Outlook event on
Wednesday 19
February 2025.

Series Partner



Event Partners

