



For the
community
creators



UDIA WA

Policy Priorities

Deliver the homes we need, faster
September 2026

From the CEO

Western Australia remains well positioned to provide diverse living options in thriving, connected communities. Yet as our population continues to grow and housing demand intensifies, addressing the acute housing challenge and delivering the homes we need, faster must remain a priority for all levels of government, working collaboratively with industry. Housing supply, housing affordability and housing choice are fundamental to supporting our economy, attracting and retaining workers, and ensuring future generations of Western Australians have access to a place to call home.

As the peak body representing the urban development industry in Western Australia, UDIA WA brings together the expertise and practical experience needed to help shape effective solutions across the housing continuum. Our members deliver most new housing across the State and are a critical partner in creating communities and supporting economic growth. The industry's contribution extends far beyond housing delivery through significant private sector investment, job creation and the provision of essential infrastructure and community amenities. This reinforces the importance of policy settings that effectively leverage industry capability, investment and innovation to accelerate housing supply and choice.

These Policy Priorities set out UDIA WA's advocacy agenda, reviewed and refreshed annually. Aligned with our FY27-FY29 Strategic Plan and guided by our overarching organisational strategic focus of **Reform. Results. Resilience.**, they identify practical actions to unlock housing supply through targeted reform, effective implementation and meaningful outcomes, while strengthening our collective capacity to meet future housing needs.

Our priorities focus on four areas where government action can have the greatest impact:

- **Enabling investment** – securing and leveraging investment that supports housing delivery and choice;
- **Infrastructure** – strengthening infrastructure planning, funding and delivery certainty;
- **Delivery capacity** – addressing labour and construction capacity constraints; and
- **Approvals reform** – cutting red and green tape.

Underpinning these priorities is a commitment to policy settings that are planning-led, evidence-based and focused on delivery. We advocate for an approach that recognises market conditions and commercial realities, supports timely and accountable decision-making, plans infrastructure ahead of demand, engages communities constructively in shaping future growth, and avoids measures that unnecessarily constrain housing supply, affordability or choice. These principles provide a framework for assessing reforms and ensuring commitments translate into practical implementation and homes on the ground.

Meaningful progress will require collaboration. Government cannot solve the housing challenge alone, nor can industry. Funding commitments and policy announcements are important and welcome, but implementation and delivery are what ultimately determine their success. Together, we can create a more responsive housing system, deliver greater housing choice and affordability, and enable more Western Australians to access the homes and communities they need to live better lives.



Tanya Steinbeck
Chief Executive Officer
UDIA WA

WA Development Industry Economic Impact

Employment



172,500 Employees

are directly employed in the construction sector (February 2026) and an additional ~72,500 jobs supported through flow-on activity.



12.9%

of Western Australia's total Full-Time Labour Force



\$15.03 Billion

in income (wages and salaries) generated from WA construction sector (2024-25). This equates to **12.5% of total employee compensation** across all WA industries and has increased ~60% in the past 3-4 years.



1.12x

the employment of the Mining sector (February 2026). Construction has retained the largest employment sector in WA since August 2025.

Gross State Product



\$28.5 Billion

directly contributed by WA construction industry contribution to WA Gross State Product in 2024-25, which is 6.2% of total contribution to GSP by all industries in WA.



1.84x

direct GSP contribution of the WA Finance & Insurance sector.



\$20 Billion

further contributed to WA GSP through flow-on demand for goods and services.



\$48.5 Billion

in total direct and indirect contributions to the WA state economy.

Tax



\$4.3 Billion

directly contributed by the WA property sector in property taxes to State Government revenue in 2024-25 (inclusive of land tax and stamp duties).



+27%

increase in direct property taxation revenue in last three years.



29%

of all WA State Government taxation revenue received was from property taxes in 2024-2025 (\$14.8 Billion overall).



78%

of property taxation revenue was from stamp duties in 2024-2025 (\$3.5 Billion).

Deliver the homes we need, faster

Strategic focus areas



Enabling investment

Secure and leverage State and Federal funding to facilitate delivery of housing supply and choice across the continuum.



Infrastructure

Strengthen infrastructure planning, funding and delivery certainty to support growth and resilient communities.



Delivery capacity

Address labour and construction capacity constraints for and through a sustainable housing pipeline.



Approvals reform

Cut red and green tape to improve certainty, speed and balanced land use, environmental and economic outcomes.

Guiding policy principles



First, do no harm

Avoid further layering of regulation, policy, taxes or charges that increase costs and undermine housing feasibility, affordability or delivery.



Planning-led decision-making

Ensure planning leads the integration and resolution of land use, infrastructure and environmental considerations.



Infrastructure at the right time

Shift from a 'just in time' to 'at the right time' approach to planning, funding and delivering critical infrastructure ahead of housing demand, supported by transparent funding and cost-sharing arrangements.



Facilitative and accountable culture

Enable a facilitative culture across government that empowers timely and risk-based decision making, with clear accountability and performance frameworks aligned to housing delivery outcomes.



Viability and capacity to deliver

Recognise market conditions and commercial realities, and support viability, innovation, workforce productivity and delivery capacity to increase housing choice, diversity, quality and supply.



Informed community participation

Support planning and engagement processes that improve understanding of housing needs, growth challenges and trade-offs, enabling communities to participate meaningfully in shaping thriving, connected communities.

UDIA WA Policy Priority Actions for Government

Enabling investment	• Maximise WA's share of the Housing Australian Future Fund (HAFF) and National Housing Accord funding, to deliver projects and initiatives that support delivery by the private and Community Housing Provider sectors. • Seek Federal funding to modernise WA's planning and development system through an integrated digital platform that improves land and housing supply pipeline forecasting and monitoring, in addition to streamlining planning applications & approvals management. • Secure matching Federal funding to expand eligibility and increase the per-dwelling contribution for the Infrastructure Development Fund. • Commit to a comprehensive review of property taxes. In the interim: ◊ maintain the OTP stamp duty concession; ◊ remove the requirement or at least impose a moratorium on public art contributions for built form in residential areas; ◊ impose a moratorium on the Foreign Buyer Surcharge.
Infrastructure	• Maintain and build on the current annual level of investment in critical housing enabling infrastructure. • Provide certainty for future infrastructure delivery, through establishment of an "identified infrastructure item" schedule, which supports the progression of planning approvals ahead of funding announcements. • Establish a centrally controlled body, ideally within Treasury, with a clear mandate and accountability measures for the coordination and delivery of crucial infrastructure to unlock new homes. • Review the trigger for infrastructure agencies to commence strategic planning when growth areas are identified. • Seek to boost capacity for long lead infrastructure items to be 'Made in WA'. • Leverage the Metropolitan Region Improvement Fund and Royalties for Regions to enable the acquisition and reserving of land, accelerate planning and deliver critical infrastructure requirements. • Improve transparency around infrastructure and development contributions funding, including through templated infrastructure costings, and ensure equitable cost sharing across Government, the private sector and new and existing communities.
Delivery capacity	• Engage industry to develop the Perth & Peel@3.5m action plan to guide effective implementation, ensuring clear housing delivery outcomes, priorities and accountability mechanisms. • Unlock new delivery-ready housing opportunities by strengthening existing proponent-led planning pathways, with transparent assessment criteria, early agency engagement and coordinated infrastructure planning. • Establish a cross Government and industry Task Force to develop and oversee implementation of a housing delivery focused workforce, productivity and innovation strategy. • Work with industry to ensure the settings for Keystart commercial financing facility products (e.g. for low-cost mezzanine finance and stock underwriting) are fit-for-purpose to support higher density infill at scale. • Unlock productivity gains and supply through initiatives to support a stronger medium density housing pipeline e.g.: ◊ Support the adoption of modern methods of construction through funding incentives, standardised approvals, and improved financing pathways; ◊ For central metropolitan sub-region areas coded R20-R50, enable density uplift on well-located lots >2,500sqm, subject to appropriate design and amenity criteria.
Approvals reform	• Effectively implement the recently committed industry-supported regulatory, policy and practice reforms to improve planning system efficiency. • Re-establish DPLH's leadership role in coordinating development outcomes, reducing reliance on decision-making by consensus. • Adopt and report on culture and outcome-orientated KPIs and metrics for approval and service agencies. • Collaborate on assessment and approvals bilateral agreements, and further streamlining, to ensure a workable pathway and avoid unintended consequences for housing. • Engage with industry in responding to the Commonwealth Restoration Contribution Fund Framework, and opportunities for an aligned State approach. • Take early steps to accelerate regional environmental planning, prioritising Perth and Peel growth corridors. • Adopt a planning-led approach to urban water strategy and approvals by better integrating DWER assessment functions, having expertise in DPLH and/or utilising consultants. • Address unnecessary impacts on housing yield and costs due to conflicting policy objectives (e.g. bushfire, tree canopy and retention). • Progress industry-supported reforms to ensure a consistent basis state-wide for the adoption of Land Lease Communities as a permissible land use, with a legal and policy framework which facilitates wider roll-out.



About UDIA WA

The Urban Development Institute of Australia WA (UDIA WA) is the leading peak body representing the urban development industry in Western Australia. We represent member organisations across the entire housing supply chain, from both the private and public sector, and we have been representing industry in WA for over 50 years.

We inform and engage government and industry, enabling better policy and better business decisions aligned with our Purpose, Vision, and Mission.

Our Purpose

Great places + Housing choice = Better lives

Our Vision

Diverse living options in thriving, connected communities

Our Mission

Shape the system. Strengthen the industry. Deliver lasting member value and community impact.

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