

Media Release

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REIA PRESENTS 7-POINT ELECTION COMMITMENTS: A HOME FOR ALL AUSTRALIANS

With the impending announcement of the 2025 Federal Election, the Real Estate Institute of Australia (REIA) has unveiled a comprehensive election commitment plan to tackle Australia's ongoing housing challenges.

REIA has presented their election commitment requests to political parties and key independents, to address the country's housing affordability issues, boost supply, and streamline regulations, ultimately benefitting Australian families, the real estate industry, and the broader economy.

REIA President, Ms Leanne Pilkington, said, "The housing crisis in Australia demands urgent and effective action. Our Election Commitment Requests presents clear, actionable strategies that will address these critical issues and deliver tangible benefits for Australians across the nation. The plan calls for significant reforms that will help solve our housing shortage and reduce the financial pressure on renters and homebuyers.

"REIA's Election Commitment Plan comes at a time when housing affordability is at its lowest point since 1996. With mortgage repayments consuming a significant portion of household income and rental stress rising, REIA's strategy aims to address these issues head-on.

"REIA's plan provides a comprehensive response to supply issues and positions the real estate sector as a key partner in addressing the housing crisis.

"REIA's proposals are designed to guide political parties and independent candidates ahead of the next federal election. The real estate industry faces a range of challenges that directly impact its ability to thrive, particularly for small businesses and the broader workforce. To address these issues, two key proposals have emerged.

"REIA is advocating for support for small businesses in the sector, particularly around the implementation of the new anti-money laundering and counter-terrorism financing obligations.

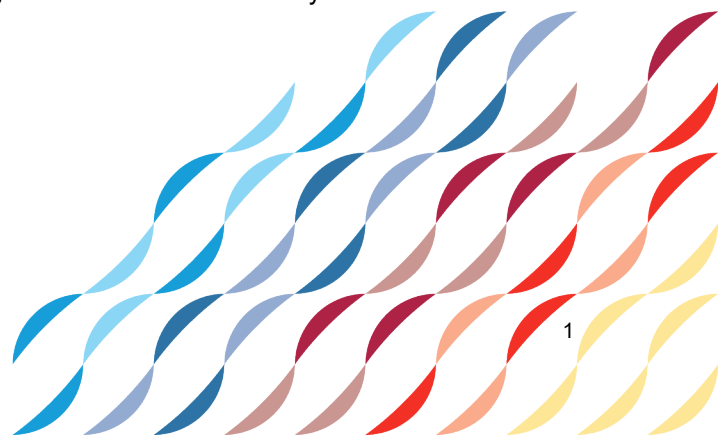
"REIA is pushing for the inclusion of real estate and property services, such as property managers, in critical workforce initiatives. These measures aim to build a highly skilled workforce capable of effectively managing Australia's \$3 trillion rental market. Together, these initiatives seek to enhance both sector compliance and workforce capability, which are crucial for sustaining the industry's growth and stability.

"By advocating for these reforms, REIA is not only aiming to resolve immediate housing market challenges but also laying the foundation for long-term housing stability and growth," Ms Pilkington concluded.

Key Elements of REIA's Vision for 2025

1. Fast-Tracking Housing Supply

A key focus of REIA's strategy is the acceleration of housing supply, particularly through the implementation of the National Housing and Homelessness Plan. The REIA is calling for the swift delivery of 1.2 million homes under the National Housing Accord, which aims to meet housing demands over these five years. This includes



initiatives to encourage older Australians to downsize, thereby freeing up larger family homes for younger buyers.



2. Supporting First-Home Buyers

REIA's plan also includes expanding current deposit assistance schemes and revising APRA's lending criteria to pave the pathway to homeownership for young Australians and key workers. By building on successful schemes like the 2023–24 Home Guarantee Scheme, the REIA aims to provide more opportunities for first-time buyers entering the property market.

3. Expanding Build-to-Rent Developments

To address the shortage of rental properties, particularly in urban areas, REIA is advocating for the expansion of the Build-to-Rent (BTR) model. The institute calls for maintaining current taxation settings and supporting institutional investment in these developments to increase and sustain the supply of long-term rental housing.

4. Ensuring Tax Stability

To preserve investor confidence and stability in the rental market, REIA is calling for the retention of the current negative gearing and capital gains tax exemptions. These policies are crucial for maintaining the flow of investment into the rental market and preventing upward pressure on rents.

5. Phasing Out Stamp Duty

REIA is calling for an inquiry into the impacts of state and territory property tax frameworks with a view to phasing out stamp duty. The proposed reforms aim to reduce the financial burden on property transactions and make housing more accessible for Australians.

6. Supporting Small Businesses

With many real estate agencies being small businesses, REIA is proposing measures to reduce regulatory burdens, particularly in relation to the impending anti-money laundering and counter-terrorism financing obligations. These changes will encourage small businesses' compliance while promoting sector compliance.

7. Workforce Capability

REIA also advocates for the inclusion of real estate and property services, including property managers, in the Skilled Occupation List and the Australian Apprenticeships Incentive System Priority List. This initiative will build a skilled and professional workforce capable of managing Australia's \$3 trillion rental market.

To view the REIA's 7-Point Election Commitments: A Home for all Australians click [here](#).

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Established in 1924, REIA is a federated body of State & Territory Real Estate Institutes representing 85% of Australian real estate agencies. We are a national advocate for the Australian real estate industry which is made up of 46,793 Australian businesses that employs 133,360 Australians.

For more information visit www.reia.com.au

