

Homes for NSW Strategy 2025-2035

Reforming how
we plan, build
and manage
social and
affordable
housing in NSW

The Homes for NSW
Strategy is a 10-year
plan to transform the
social housing and
homelessness system
– putting people first,
delivering quality new
homes, and building
a fairer system for
generations to come.



[nsw.gov.au/
homes-for-
nsw-strategy](https://nsw.gov.au/homes-for-nsw-strategy)



Our priorities

Customer-driven service

We're building a system that is genuinely person-centred – one that's fair, inclusive and empowers people to have greater control over their home and their future. We are:

Abolishing 2, 5, and 10-year fixed-term leases to support stability

Reviewing the 'two-offer' policy to support choice

Transforming our customer service culture to support positive experiences

Aligning standards across providers to support consistency and fairness

Embedding customer feedback to shape ongoing improvement

More and better homes

We're not just building more homes – we're building better ones. Designed to support tenant and community wellbeing, our quality new homes are accessible, sustainable and well-located.

\$6.6 billion to deliver new social, affordable and key worker housing

8,400 new social homes at least half for women and children escaping violence

1,200 affordable homes for people on low incomes

6,000 homes upgraded with energy saving enhancements

Improved property design for lasting quality, value and sustainability



Everyone in NSW should have access to a decent home and support if they need it.



Maintenance matters

We're investing in maintenance to improve the quality, comfort and energy efficiency of social housing, supporting better outcomes for tenants and communities.

\$1 billion to directly improve the quality of public homes

33,500 public and Aboriginal homes upgraded to make them safe and liveable

Improved maintenance system for better value and tenant outcomes

Strengthened engagement for thriving tenancies and cohesive communities

A system that works

We're bringing together government, providers and communities to build a sustainable social housing system that lays the foundation for generational reform. We are:

Growing the community housing sector to support sector viability

Growing the Aboriginal community-controlled sector to strengthen cultural safety

Establishing local collaboration networks for coordinated care responses

Developing a shared measurement framework to track system-wide progress