Warnervale, NSW 2259

DPN

WARNER PARK

Artist impression only, refer to build contract for final indicative design

DWELLING 1	DWELLING 2	TOTAL PRICE $1,319,200*

3 | 2 | 1 | 2 | 1 | 1

Lot 146

Dual income design featuring one property with two rental incomes.

A/S/M/H Soil & Site classifications, up to 1.25m of land fall & retaining walls, BAL12.5 allowances, Fee's (incl Sec 7.11 Developer Contributions) up to $21,000. Sewer/Water upgrade up to $10,000. Extra Landscaping, Fencing & Turf Allowance for a lot over 450sqm. Internet service provisions x 2, One additional Water Metre connected from an existing one, Floor Plan & house size may require slight modifications to suit lot dimensions and contours.

LAND SIZE	462.00SQM
HOUSE SIZE	143.44 + 87.51SQM
REGISTRATION	DECEMBER 2026
LAND PRICE	$623,700
HOUSE PRICE	$695,500

VACANCY 1.0%

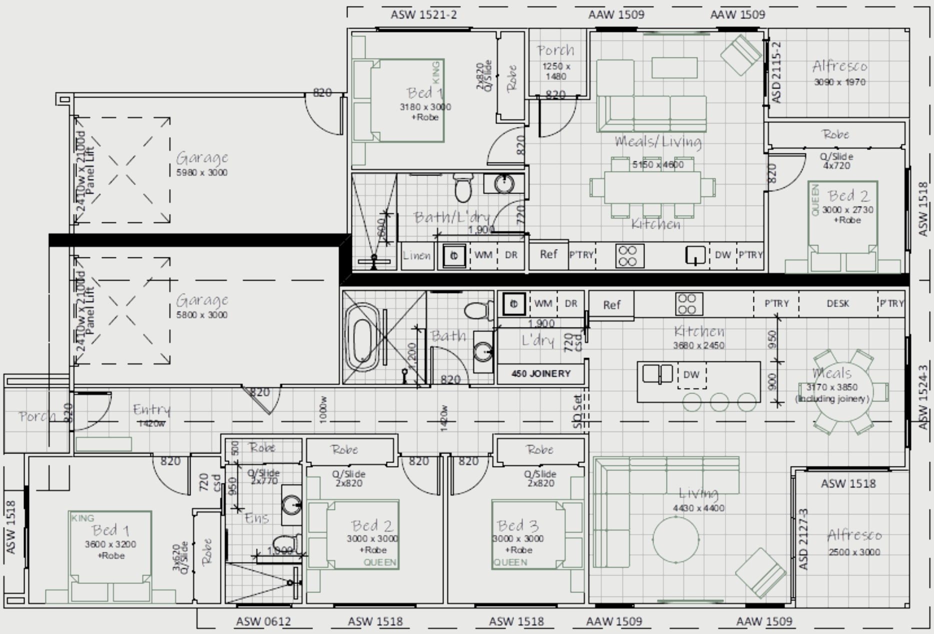
RENTAL YIELD 4.6-5.0% $1170-$1270

Rental Appraisal
3 Bed, 2 Bath, 1 Car - $650 to $700
2 Bed, 1 Bath, 1 Car - $520 to $570

*There may be additional cost outside of the build contract that relate to the connection of the NBN / Opticomm services. These cannot be ascertained at the time of sale.

Warnervale

WARNER PARK

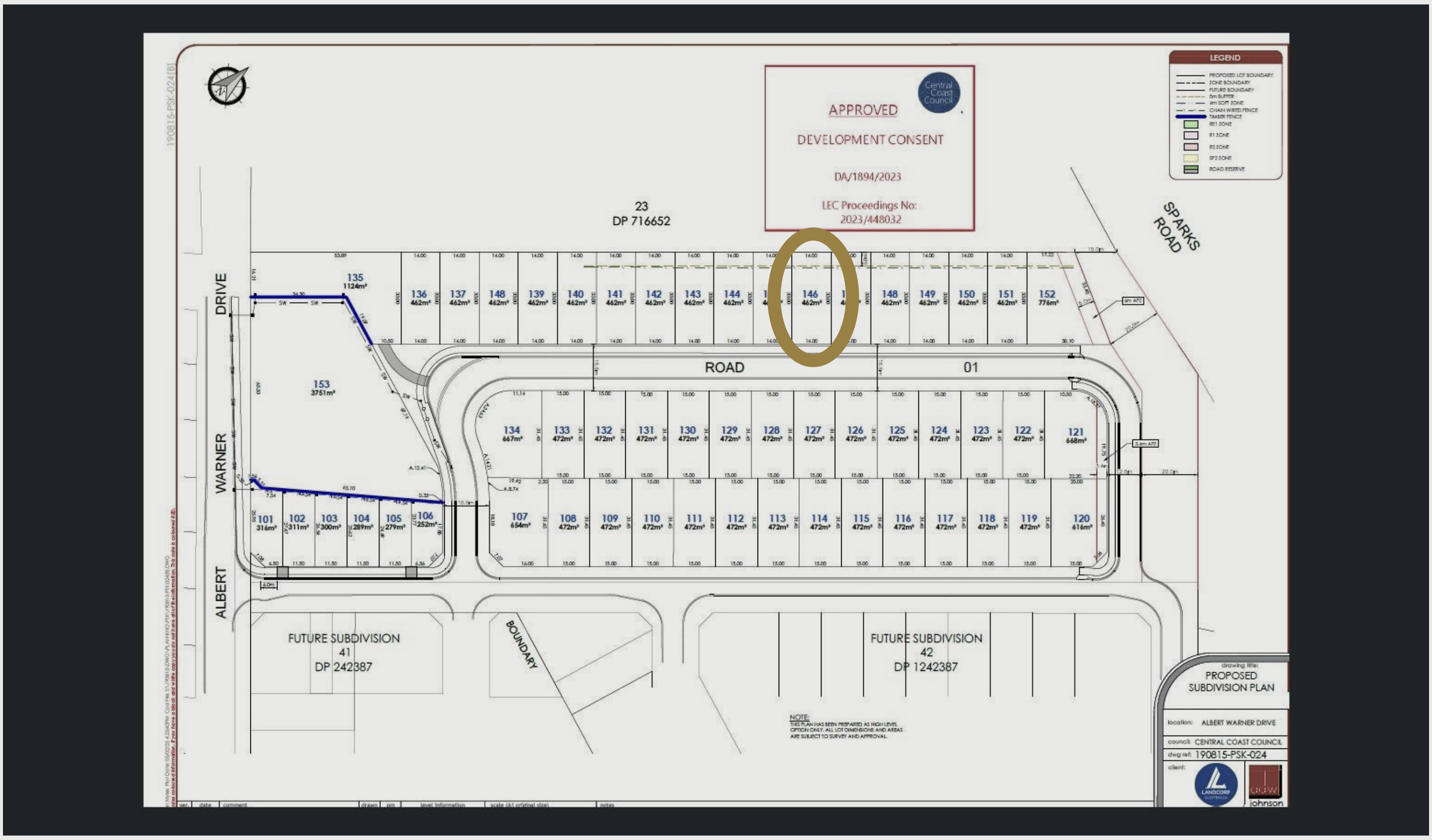


Floor plan subject to change due to Council approval requirements.

REGISTRATION	APPROVAL TIME	SITE PREP	BUILD TIME
December 2026 [1]	12-28 weeks [2]	3-6 weeks [3]	35-39 weeks [4]

[1] Registration date is an estimate only and may vary due to Developer or Approval delays, outside of DPN's control.
[2] Approval time for build by Council is an estimate only and may vary due to delays by Council, outside of DPN's control.
[3] Site preparation timeframes are indicative and subject to site conditions and approvals, outside of DPN's control.
[4] Build time frame guarantees listed are an average for most housing product types. Specific build times will be detailed in the construction contract. These time frames vary due to property type, site location, council requirements and state legislation. The build contract will include the specific time frame wet weather exclusions, public holiday extensions and industry closure periods, along with liquidated damages payable to the purchaser for any delays beyond the guaranteed build time, which are conditional to the purchaser meeting all payment schedule obligations as detailed. Fixed pricing is dependent on commencing construction within the time frame detailed in the contract.

STAGE PLAN

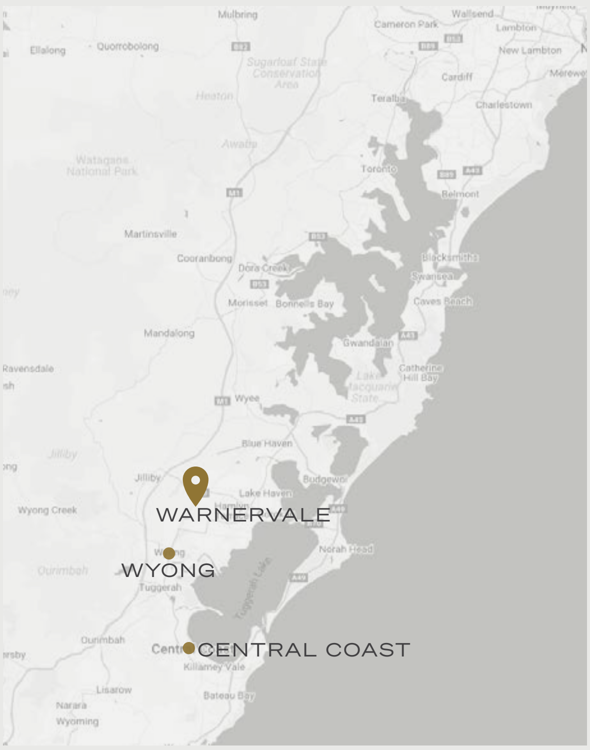

APPROVED
DEVELOPMENT CONSENT
DA/1894/2023
LEC Proceedings No:
2023/448032
Central Coast Council
LEGEND
23
DP 716652
SPARKS ROAD
ALBERT WARNER DRIVE
ROAD
01
FUTURE SUBDIVISION
41
DP 242387
BOUNDARY
FUTURE SUBDIVISION
42
DP 1242387
PROPOSED SUBDIVISION PLAN
ALBERT WARNER DRIVE
CENTRAL COAST COUNCIL
190815-PSK-024

ESTATE


Warner Park
WYONG HOSPITAL
TUGGERAH LAKES
BLUE HAVEN
WARNERVALE PUBLIC SCHOOL
WARNERVALE TRAIN STATIOM


OpenLot.com.au
Turret Circuit
Albert Warner Dr
Celestial Dr
Galaxy Circuit
Starlet Rd
OpenLot.com.au
Warner Park Estate - 23-35 Albert Warner Drive, Warnervale NSW 2259

Location



Located within the Central Coast LGA and approximately 15 minutes north of Wyong, Warnervale benefits from the broader growth and infrastructure investment occurring across the Central Coast region. According to the 2021 Census, the Central Coast LGA recorded:

POPULATION	346,596
FAMILIES	94,861
DWELLINGS	157,706
MEDIAN AGE	43
CHILDREN/FAMILY	1.8
PEOPLE/HOUSE	2.5

AGE	
20-34 (LIKELY TO RENT)	16.3%
35-44 (FIRST HOMEBUYERS)	11.9%
45-59 (UPGRADERS)	19.2%
60+ (DOWNSIZERS)	28.7%

TENURE	
RENTERS	27.5%
OWNER OCCUPIED	68.5%
OTHER*	4.0%

COMPREHENSIVE INCLUSIONS

ensuring your property is ready for rental at completion

DESIGN/PLANNING

- Free site inspection
- Architectural drawings required for Council approval
- Structural design for Council approval
- Detailed contour and identification surveys and Geotech soil classification reports
- Basix and NatHERS compliance reports
- Council Complying Development Application (CDC),
- Construction Certificate (CC), Final Occupation Certificate (OC) and fees
- Local water authority applications, location diagram, plumbing and drainage inspections
- Preparation of “Statement of Environmental Effects” (SOEE)

STATUTORY REQUIREMENTS

- Temporary fencing to site
- Safety signage
- Insurances - Home Building Compensation Fund Insurance (HBCF),
- Public Liability Insurance, Builders Risk Insurance, Long Service Levy
- Sediment control fencing
- Termite protection and certification
- Site toilet
- All building materials to comply with Australian Standards
- All weather access to site
- Scaffolding as required by local authority.
- 6-year structural guarantee and 2 year non-structural guarantee
- 3 months Maintenance Period

KITCHEN

- Westinghouse 60cm under bench electric oven
- Westinghouse 60cm four element electric induction cooktop
- Westinghouse 60cm integrated range hood
- Westinghouse 60cm Stainless Steel Dishwasher
- Westinghouse designer microwave
- Custom made designer Kitchen with bulkheads
- 20mm stone bench tops from builder’s designer range
- Laminate or Polytec range doors and panels
- Melamine shelving to pantries
- Wall cabinetry with solid backs
- Floor cupboards with solid backs
- Handless square edge doors and drawers with quality soft close mechanisms (handles only if required)
- Bank of four drawers with metal sides and cutlery tray
- PARISI Quadro stainless steel sink and drainer
- PARISI flick mixer tap to sink D
- Mosaic tile splashback to underside of overhead cupboards
- LED lighting strip to underside of overhead cupboards

LAUNDRY

- Waterproofing to Australian Standards
- PARISI Quadro Drop-in Laundry tub sink
- PARISI sink mixer tapware
- Hot and cold washing machine connections
- Custom made Polytec benchtop
- Cupboard
- Ceramic tiles to floors - 300 x 600mm
- **Ceramic tiles to walls - 300 x 600mm (floor to ceiling)**
- Ceramic tiles to splashback - to underside of cupboards
- Overhead cupboards for linen storage (Typically in a secondary dwelling where no cupboard shown)
- Melamine shelving to linen cupboards (if shown on plan)
- External laundry door - Humes XF1 solid core with translucent glass

BATHROOMS AND ENSUITES

- Waterproofing to Australian Standards in all wet areas
- Obscure privacy glazing to windows
- Semi Frameless (or frameless) clear glass shower screens (as shown on plan)
- Frameless polished pencil edged mirrors above vanity basins
- Wall-hung designer vanities with high grade ceramic basins and
- Polytec soft close doors and draws
- Free standing designer white acrylic baths (as shown on plan)
- • PARISI mixer taps throughout
- PARISI towel rails
- PARISI toilet roll holders
- PARISI designer shower head
- Ceramic tiles to bathroom floor - 300 × 600mm
- **Ceramic tiles to walls - 300 x 600mm (floor to ceiling)**
- **Ceramic tiles to shower - 300 x 600mm (floor to ceiling)**
- Vitreous white China designer toilet suite close coupled with soft close seat
- Exhaust fan to applicable areas
- LED Downlights

LIVING AND ALFRESCO AREAS

- Quality carpet with premium underlay to office, study, media & second story stairs (if shown on plans)
- Melamine shelving to linen cupboards
- Blinds - Roller Block out blinds to all applicable windows and sliding doors
- Ceramic tiles to kitchen and living areas - 300 × 600mm
- Ceramic tiles to front entrance porch - 600×600mm
- Ceramic tiles to Alfresco - 600×600mm
- Office/study nook bench tops in Polytec (if noted on plan)
- **RINNAI Air Conditioning - Ducted reverse cycle to all internal living areas (7 year warranty)**

BEDROOMS

- Wardrobe Doors – Soft Close Mirror sliding doors with aluminum frames A
- Built in or walk in robes with melamine shelfs and hanging poles (as per plan)
- Internal Doors - Hume HST1 series
- Designer Metal Doorstops to applicable doors
- Blinds - Roller Block out blinds to all applicable windows
- Gainsborough Door handles - Lever series to all applicable doors
- Quality carpet with premium underlay to bedrooms C
- Square set ceilings
- **RINNAI Air Conditioning - Ducted reverse cycle to all bedrooms (7 year warranty)**

INTERNAL AND EXTERNAL FEATURES

- All standard site costs and pier excavation
- Concrete slab to A/S/M/H-Class requirements
- Termite barrier control system
- Timber frame and trusses - Engineered and T2 treated (External 90mm and Internal 70mm)
- House constructed for “N2” wind rating conditions (W33)
- Aluminium windows and sliding doors with glass to Australian Standards
- Fly screens to all windows and sliding doors
- • Austral Bricks (Standard 76, Universal 76, Exposure Grade, Everyday Life, Urban One, Whitsundays, Wilderness)
- Roof pitch as per plan
- Metal fascia and gutter with PVC painted downpipes
- Skylights - Solar Tube 160 DS Skylight (if noted on plan)
- Concrete driveway coloured and sealed from garage to property boundary
- Retaining walls - Engineered using concrete sleepers or masonary blockwork (if noted on plan)
- Metal Colourbond Panel Lift garage doors with remote controls
- Ceramic tiled alfresco, front entrance veranda and porches (Pergolas/Patios in plain concrete)
- Locks to all operable windows and external doors
- Front security door - Metal frame with metal perforated mesh
- Front and backyards terraced, benched and batteredm(subject to builder’s discretion and site conditions)
- KINGSPAN steel Colourbond water tank and pump up to 5000ltr (or as shown on plan)
- Sewer and storm water connections to existing serviceable points on regular rectangular shaped allotments
- RINNAI hot water electric heat pump
- Weathertex or Hardies cladding profiles
- Metal roof sheeting or concrete roof tiles and sarking (as per plan or estate covenant)
- TV Antenna, clothesline, and precast concrete letterbox
- Water connection from the allotments existing pre-tapped water main
- 500 KPA water pressure limiting device
- Two external garden taps per dwelling
- Landscaping and Plants to front yard (or to estate covenants or Council specifications)
- Kikuyu Grass – turfed and or seeded to front and rear yards
- Fencing and side passage gates (as per covenant)
- Surface water drains and pit (if shown on plans or as required)
- Internal walls and ceilings lined with 10mm plasterboard
- Internal wet areas lined with 6mm villa board
- Ceiling Height 2450mm and square set throughout (or as per plan)
- Insulation – R2.5 Glasswool batts to external perimeter walls, R5 Glasswool batts to roof space (excluding garage) and R2 Glasswool batts to Internal Party walls (as per NatHERS and Basix)
- • Gainsborough door handles - Tri-Lock G2 series to front door and lever series to internals
- Front door - Humes Nexus NEX 100 with frosted glass (size as per plan)
- Weather stripping to hinged external doors
- Internal Doors - Hume HST1 series
- Designer Metal Doorstops to all applicable doors
- Architraves and Skirting - Humes DAR 66×11mm pine timber
- Painting - Dulux or Taubmans low sheen wash and wear to external cladding. Semi-Gloss enamel to internal and external trims, doors, architraves and skirting, PVC downpipes. Three coat system to all internal walls, ceilings, eaves and quad.

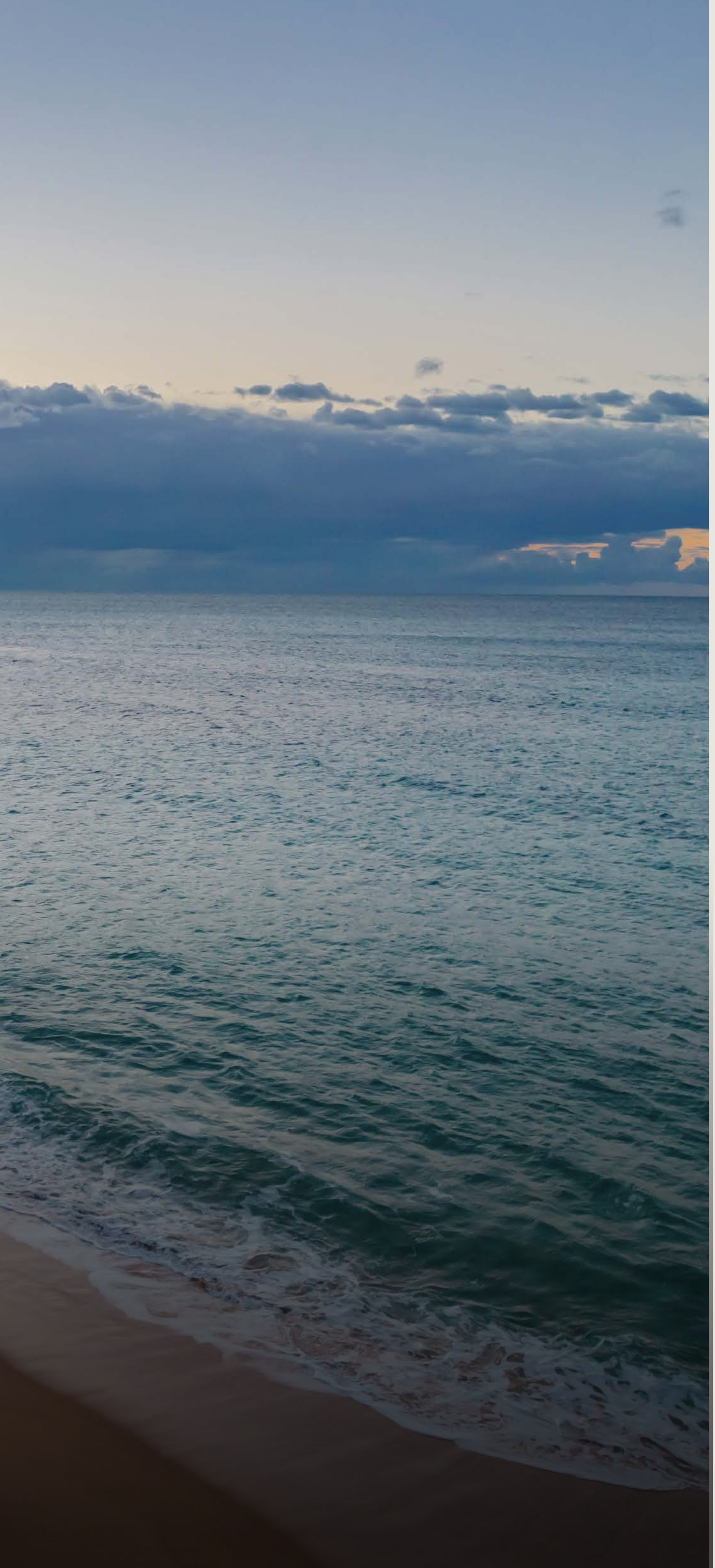
ELECTRICAL / COMMUNICATIONS

- Provision for an Internet Service provision (via a fibre optic hub) with 14 Metre conduit allowance to the underside of the meter box
- **RINNAI Air Conditioning - Ducted reverse cycle to all bedrooms and internal living areas. (7 year warranty)**
- • RINNAI hot water electric heat pump
- LED downlights to living areas, bedrooms, bathrooms, laundry and alfresco. LED lightingstrip to underside of overhead kitchen cupboards. LED twin battens to garage and sensorlights to garage entrance
- Two TV outlets
- One phone or data point
- Smoke detectors to Australian Standards (hard wired with battery backup)
- Single and double power points throughout internal areas
- NBN optical fiber hub connected to inside of garage
- • Telstra and NBN conduit with 14 metre allowance to underside of meter box
- Mains power with 14 metre allowance from existing supply point
- Single phase underground power connection from existing supply point
- Meter box installed to the side at nearest mains connection point
- Two external single power point and one single powerpoint to alfresco
- One two-way lighting switch
- Exhaust fan to applicable areas

SAFETY AND SECURITY

- Safety switch and circuit breakers at main switch board
- Smoke detectors to Australian Standards
- Locks to all windows and doors (excluding screens)
- Front security door - Metal frame and metal perforated mesh
- Glass supplied to Australian Standards

CENTRAL COAST
new south wales



The Central Coast is projected to add over 50,000 additional residents over the next decade.

WHY INVEST IN THE CENTRAL COAST?

Central Coast, an idyllic and vibrant region nestled in the heart of NSW. Perfectly situated just an hour's drive north of Sydney and offering a serene escape from the bustling metropolitan lifestyle.

Blessed with a stunning coastline and lush hinterlands, the Central Coast boasts a flourishing tourism sector, complemented by its renowned beaches, vibrant arts scene, and a diverse array of cafes and restaurants. The region's economy is further bolstered by its growing university campus, health services, and retail opportunities, making it an attractive location for residents.

The Central Coast has a population of 362,000 and is projected to grow to 415,000 by 2036

Low vacancy rate of 1.2% for the region

Strategically located within 1 hr of both Sydney and Newcastle

Extensive infrastructure planned to support continued growth

Loves Lane Festival, Central Coast

KEY INVESTMENT
drivers

Economy

The region showcases a robust and burgeoning economy, as of 2023 the Gross Regional Product of the Central Coast is $17.5bn, a significant contributor to the NSW economy. The region provides over 130,000 local jobs with key sectors including health care, construction, retail and education driving employment.

The Central Coast is also known for its innovation in agribusiness, underpinned by its rich agricultural land, and its growing tertiary education sector. Proximity to Sydney and well-developed transport links bolster the region's appeal for residents. Similarly, 1 hr to its north, Newcastle provides further employment and business opportunities.

Population

Home to 362,000 people with a median age of 43 years. The population is projected to grow by additional 53,000 residents to a total of 415,000 by 2036.

Limited supply

With a low vacancy rate of 1.2% and compounded by record national immigration levels, which is expected to worsen housing supply and affordability issues. An additional 53,000 new residents are projected for the region, which will require over 1,700 dwellings to be built p.a. in the Central Coast over the next decade.

Affordability

The median house for the Central Coast is $1,085,000, compared with Greater Sydney at $1,396,000 which provides an ideal opportunity for families relocating, and those looking to rent.

Lifestyle

The Central Coast of NSW is the epitome of a relaxed coastal lifestyle combined with vibrant community living. Embracing the region means finding oneself among golden beaches, expansive waterways, and lush bushland—a perfect canvas for both adventure and serenity.

Not just a scenic wonder but also a hub for community engagement and family-friendly activities, the region flourishes with a variety of shopping districts, from quaint local markets offering fresh produce and artisanal goods to modern shopping centres that cater to every need. Culinary enthusiasts delight in the range of dining options, where fresh seafood is a staple and outdoor dining takes advantage of the enviable climate.

Culturally, the Central Coast is a treasure trove of creativity and expression, with art studios, galleries, and performing arts venues dotting the landscape. With its close proximity to Sydney and Newcastle, the Central Coast offers an idyllic lifestyle for those seeking to balance the tranquillity of coastal living with the convenience and opportunities of city life, making it an increasingly popular choice for families, professionals, and retirees alike.

CENTRAL COAST
infrastructure

Gosford

Gosford CBD stands as a central pillar of the Central Coast, epitomizing the region's growth and potential. The city's revitalization efforts, including waterfront development and the construction of new residential and commercial spaces, reflect its integral role in the region's progression.

Transport

The recent upgrade of the Pacific Motorway and the completion of the NorthConnex tunnel dramatically improve the connection between the Central Coast and Sydney, enhancing the flow of goods, services, and travel for residents.

Public transport is also seeing significant improvements, with the region's rail and bus services being expanded to meet the growing demand. Additionally, the NSW Government has injected funding to provide the business case for a high-speed rail network between Sydney and Newcastle, which would open up further business and employment opportunities for residents.

Airport

The Central Coast is connected to three major airports all within driving distance. Sydney International Airport is now just 1:10 hrs away due to the new NorthConnex tunnel, providing convenient access to Australia's busiest airport. Newcastle Airport is also just over an hour drive away, along with the soon to open Western Sydney International Airport which will provide further alternatives.

Education

The Central Coast is a thriving educational hub, offering a spectrum of opportunities for lifelong learning. The presence of the University of Newcastle's campus in Ourimbah exemplifies higher education possibilities, blending a range of undergraduate and postgraduate programs with cutting-edge research facilities.

TAFE NSW also has a strong presence on the Central Coast, with campuses in Gosford and Wyong, providing vocational training and education that cater to the evolving needs of the local and global job markets.

UPCOMING PROJECTS

$200m Wyong Hospital redevelopment
$40m to commence planning Gosford Bypass
High-speed Rail network, business case funding – Multi-billion dollar project
Significant Council road works program for 23/24 valued at $40m, over 46 individual projects

Norah Head Lighthouse

CONTACT US

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e hello@dpn.com.au
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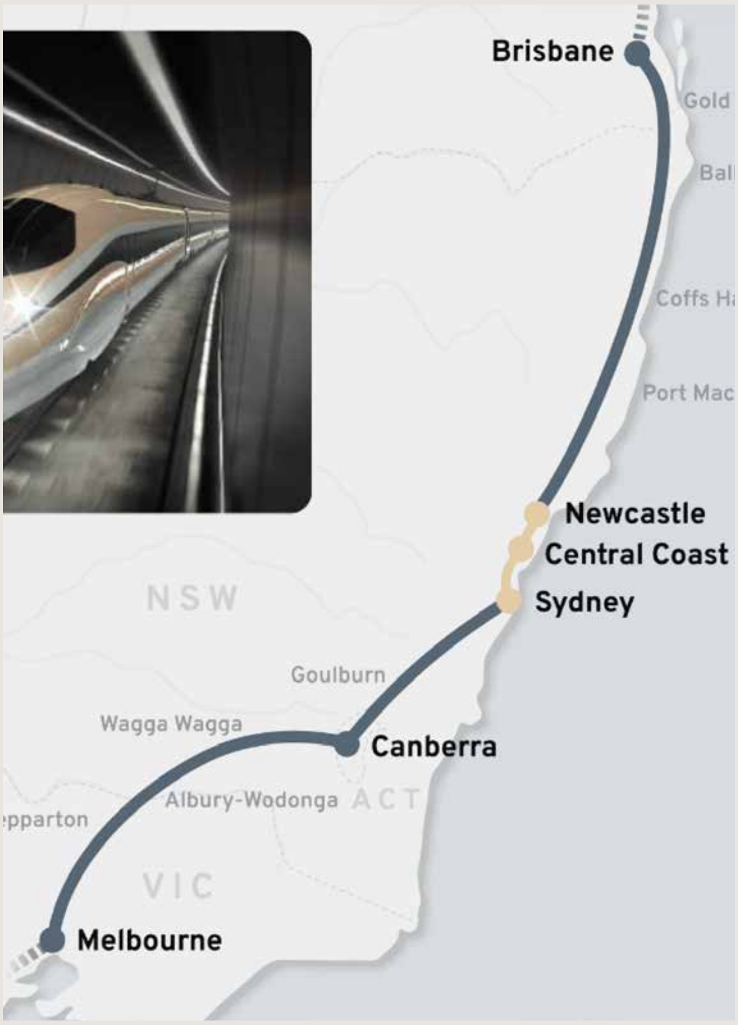
WHAT WILL HIGH-SPEED RAIL DO TO PROPERTY PRICES?

PM Albanese has signalled we'll see funding for Australia's first high-speed rail network in a matter of weeks. Investors looking for property profits along the route will need to get their skates on.



BELLE PROPERTY NEWSLETTER
17TH FEBRUARY 2026
Luke Hopewell

After more than a few false starts, the white elephant that is high-speed rail might finally be leaving the station between Sydney and Newcastle. With the starting horn well and truly sounded now, you might want to get your ducks in a row if you're looking to invest in property along the route.

Update: while we originally published this story in November 2025, we have just heard that the PM will make an announcement on funding for HSR in the coming weeks. As a result, we have updated and reshared this piece.

What's happening?

Recent news from the high-speed rail authority was probably overhyped on your evening news bulletin. It was more of a plan to announce a plan. Soon. PM Albanese appeared on ABC Radio on 17 February, hinting that we'd be hearing about big funding announcements for future speedy trains in a matter of "weeks".

While the PM's office gets its papers shuffled neatly for an announcement, nearly 30 boreholes are being drilled along the corridor as part of the High Speed Rail Authority's (HSRA) business case for the route. That work will guide decisions on tunnel depths, how to cross the Hawkesbury River, and how to carve through the sandstone escarpment into the Central Coast. The government has committed 500 million dollars to planning and corridor protection for this first stage, with the business case due by the end of the year. If you're playing along at home, it feels a bit like that scene from The Castle where "Dale dug a hole".

If completed, the high-speed rail link between Sydney and Newcastle via the Central Coast would significantly reduce travel times between the three locales. Sydney to the Central Coast would take around half an hour, compared with the 90 minutes it currently takes. Sydney to Newcastle, meanwhile, would be cut to an hour, down from the 2.5+ hours it takes now.

Regardless of the material involved in the announcement, property values in the right postcodes won't wait for a ribbon-cutting. Property prices are set to go up from what Cotality told me is called "the announcement effect".

The 'announcement effect'

Tim Lawless, research director at Cotality (formerly CoreLogic), believes the impact on housing values tends to begin long before the first sleepers are laid.

He pointed to Sydney Metro's first stage from Cherrybrook to Chatswood as a blueprint. "Most of the growth happened before it was even completed," he told me in an interview. "Investors start to target that market, and maybe owner-occupiers as well. It's just about getting in early."

That speculation phase can deliver sharp gains for neighbourhoods that are expected to benefit from improved connectivity. The catch: it's not without risk. Lawless noted Sydney's high-speed rail has been announced "many times in the past", and buying on promises rather than progress can leave investors holding the bag if timelines slip.

Where property prices will start going up first

If high-speed rail actually arrives, the Central Coast becomes a standout beneficiary. It already sits within Sydney's formal statistical boundary, yet remains cheaper than most of Greater Sydney with a median value around one million dollars.

"It's a pretty affordable market, even though it's seen significant growth," Lawless said, adding that the growth has come off a relatively low base. Shaving an hour off the rail trip would fundamentally shift the lifestyle-to-commute trade-off. More people could live near the beach and still work in Sydney without the current productivity and fatigue penalty.

Given the choice between the Central Coast and outer-west Sydney at similar price points, Lawless argues many would choose the coast for climate, amenity and liveability alone. Faster rail simply tilts the scales further.

The calculus extends all the way to the end of the line in Newcastle, where property prices would also see themselves elevating as Sydney becomes closer than ever thanks to the new rail link.

Look beyond NSW entirely and the picture gets more interesting. A future line running from Sydney to Brisbane would drop stops into a string of coastal cities that have long struggled with limited access but enviable lifestyles: Port Macquarie, Coffs Harbour, Ballina and others.

"Anywhere that was connected with high-speed rail would be a beneficiary from a housing pricing perspective," Lawless said. For hybrid workers who only need to be in-office a couple of days a week, being within a two-hour high-speed commute turns "too far" into "suddenly realistic".

That might help relieve pressure on capital cities by shifting demand into more affordable regional markets – if, and only if, transport is accompanied by schools, health services and local infrastructure to support population growth. Without that, rail could create boomtown strain rather than balance.

Will your property prices go down because of high-speed rail?

One common question is whether improving access to cheaper regions cools growth in the city itself. Lawless thinks that's unlikely.

This isn't a zero-sum reshuffle where regional gains mean metropolitan losses. Faster rail broadens the practical commuter belt, expanding rather than cannibalising Sydney's buyer pool.

The only pockets that could suffer are those too close to the tracks or stations, where noise and disruption outweigh convenience – and even then, Lawless expects those cases to be rare given the likely use of tunnels.

So while high-speed rail is still in the planning and soil-testing stage, property is set to move around the areas that are likely to see connections. The property market rarely waits for certainty.

AUSTRALIAN HOUSING SHORTAGE PUSHES HOUSE PRICES HIGHER IN 2026 | KPMG

House prices are forecast to surge again in 2026 after a late-2025 demand shock caught forecasters off guard, intensifying competition at the affordable end of the market

Australia's housing shortage is driving price growth into 2026, with new KPMG forecasts tipping a nation-wide surge despite interest rate uncertainty.

REALESTATE.COM.AU
28TH JANUARY 2026
David Bonaddio

For buyers, it means tight conditions are likely to persist even as uncertainty hangs over where interest rates are heading.

New projections from KPMG suggest national house prices will rise 7.7 per cent this year, with growth expected across every capital city despite borrowing constraints and affordability pressures.

KPMG chief economist Dr Brendan Rynne said the strength of the housing market in the second half of 2025 surprised forecasters, with government policy playing a bigger role in accelerating demand than anticipated.

The expansion of the five per cent deposit scheme last year turbocharged activity at the lower end of the market, pushing more buyers into competition in cities where housing supply was already tight.

In Brisbane and Perth, around two-thirds of annual price growth occurred in the second half of the year, while close to three-quarters of Hobart and Canberra's gains were concentrated in the same period.

"The strong momentum in the first half of 2025 should have moderated as affordability pressures continued to spook buyers," Dr Rynne said.

"But instead, the second half of last year accelerated growth further, especially in already overheated cities."

Dr Rynne said Australia's housing problem was not cyclical but structural, driven by decades of underbuilding, particularly in the apartment sector.

"Massively undersupplied, and not as a recent phenomenon, but as the result of decades of compounding structural shortfalls," he said.

That imbalance has been compounded by construction costs that surged during the pandemic and never returned to pre-COVID levels.

While supply chains have stabilised, build prices have reset at a higher baseline, leaving many projects marginal or unviable.

"What followed was slower growth, but not deflation," Dr Rynne said.

Labour shortages remain a key constraint, with construction wages under pressure from competition with major infrastructure and energy projects.

"Those skills are highly transferable, and we simply don't have enough qualified tradespeople to materially ease cost pressures," Dr Rynne said.

Mortgage Choice broker Rhys Elmi said investors were increasingly targeting coastal and lifestyle markets, reflecting population shifts and the persistence of working from home.

"The idea of having a holiday house and being able to work from it has really stuck," Mr Elmi said.

"Experienced investors focus on long-term trends, and if working from home is here to stay, I don't think we'll see that demand pattern reverse in a big way."

Mr Elmi said interest rates were now having a greater psychological impact on buyers than a purely mathematical one.

"One rate rise will have a negative impact, particularly from a borrowing perspective," he said.

"It creates hesitation. It might not hit every part of the market equally, but it can cause a standstill."

Industry groups warn that even as demand accelerates, housing supply is being choked by taxation and government-imposed costs that fall most heavily on new construction.

The Housing Industry Association has urged the federal government to rule out further changes to negative gearing and capital gains tax, warning that policy instability risks discouraging the investment needed to deliver new homes.

HIA chief economist Tim Reardon said housing was already one of the most heavily taxed sectors in the Australian economy, with charges applied at every stage of the housing lifecycle.

“The worst own goal in housing tax policy has been the taxes imposed on foreign institutions, particularly foreign banks, that build apartment complexes,” Mr Reardon said.

“They’ve raised very little revenue, but they’ve stopped an enormous volume of homes from being built.”

Mr Reardon said cascading fees, infrastructure charges and taxes imposed on land supply had driven land prices to rise at roughly three times the rate of construction costs over the past 25 years.

Those costs are then compounded by stamp duty and GST, further undermining project feasibility.

HIA estimates around $570,000 in taxes, fees and charges are embedded in the cost of a typical new house-and-land package.

Investors commence more than 40 per cent of new homes nationally, and a far higher share of apartments.

“We’re now commencing around half the number of apartments we were building a decade ago,” Mr Reardon said.

“When you discourage investors, you don’t free up housing, you stop it being built.”

Mr Reardon warned renters would ultimately pay the highest price if investor participation in new construction fell further.

“Renters would pay the highest price,” he said.

“The goal should be a minimum three per cent rental vacancy rate, and we only get there by reducing the upfront tax burden on new housing, not increasing it.”

By the numbers

KPMG’s forecasts show price growth will remain uneven across the capitals in 2026, with the strongest gains concentrated in markets where population growth and supply constraints are most acute.

Perth is expected to be the standout performer, with house prices forecast to rise 12.8 per cent in 2026, followed by Brisbane (10.9 per cent) and Darwin (10.5 per cent). Adelaide is tipped to record growth of 8.2 per cent, while Melbourne (6.8 per cent), Sydney (5.8 per cent), Hobart (5.4 per cent) and Canberra (4.7 per cent) are forecast to see more moderate gains.

KPMG forecasts show house and unit price growth across Australian capital cities in 2026, with Perth, Brisbane and Darwin leading gains.

Unit prices are projected to rise at similar or faster rates than houses in several cities, led by Darwin (13.4 per cent) and Perth (11.6 per cent).

Melbourne units are forecast to increase 7.3 per cent, Brisbane 7.8 per cent, Adelaide 6.6 per cent, Sydney 5.3 per cent, Hobart 5.1 per cent and Canberra 4.9 per cent, as affordability pressures continue to push buyers toward apartments.

Rents are forecast to rise by around 3.5 per cent a year through 2026 and 2027, remaining above the long-run average as housing supply continues to lag population growth.

KPMG said rental conditions would remain tight until dwelling construction materially lifted, warning that population growth over recent years had far outpaced the delivery of new homes, particularly in the apartment sector.

Without a sustained increase in new supply, the consultancy said rental growth was likely to remain elevated relative to wages, prolonging affordability pressures for tenants and reinforcing the structural challenges facing the housing market nationally.