

**AMPLIFY
AMPLIFY**

Removing the regulatory handbrake

Submission to the Productivity Commission's inquiry into housing supply regulation

June 2026



AMPLIFY welcomes the opportunity to make this submission to the Productivity Commission's inquiry into housing supply regulation.

AMPLIFY brings to this inquiry the largest engagement and research program with the community ever conducted on Australian housing policy.

This submission addresses each of the three areas covered by the terms of reference and includes a focus on the architecture and coordination needed to effectively implement the reforms and to hold governments to account should they fail to do so. AMPLIFY's housing policy platform is attached and forms the basis of this submission.

For more information: amplifyaus.org

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About AMPLIFY

AMPLIFY is an independent organisation that brings Australians together to confront hard truths, shape bold solutions, and advocate for change. Our work on housing policy includes the largest engagement and research program with the community ever conducted in Australia.

AMPLIFY's housing policy platform, "Solving Australia's Housing Crisis: A promise broken, a plan to rebuild it" (April 2026), was built with more than 18,000 Australians. This was done using tools, such as surveys, focus groups, generative polling, and the National Housing AMPLIFICATION - Australia's first national public deliberation on housing policy, held in February 2025.¹ The platform reflects the demonstrated housing reform preferences of the community, is informed by more than 40 housing experts, and is grounded in the best available evidence.

¹ AMPLIFY (April 2026). *Solving Australia's Housing Crisis: A promise broken, a plan to rebuild it*. Includes detailed methodology for the National Housing AMPLIFICATION (February 2025).

Part A: Why are we submitting?

Executive summary

Through its earlier inquiries, the Commission has firmly established that our housing system is failing Australians. This review offers an opportunity to focus on the most urgent and impactful changes that need to be made and to create greater accountability around their implementation.

Our submission adds to the work of the Commission by sharing deep community insights that reflect the community's expectations and frustrations and also the solutions which are most supported by them.

AMPLIFY's housing policy platform reflects the demonstrated preferences of more than 18,000 Australians. Across every reform area in this submission, support sits between 62 and 81 per cent. These areas fall into four "shifts"; more housing supply, a better tax system for housing, protecting renters & supporting vulnerable Australians and delivery architecture for a crisis. The reforms recommended in this submission are specific subsets of these shifts.

Matter 1, approval processes. Standardise low-risk approvals through nationally recognised pattern books, deemed-to-comply pathways and AI-assisted assessment. Codify repeatable modern-methods-of-construction components for one-time national compliance, and pair this with standardised and digitised evidence packages that certifiers are skilled to address.

Matter 2, availability and use of land. Publish a national register of land readiness so those with an interest - developers, investors,

builders, governments and the public - know where serviced, titled, zoned land actually exists. Tie federal and state infrastructure funding to delivered serviced lots and titles rather than announcements.

Matter 3, infrastructure. Establish a single accountable coordinator per major growth area, producing a consolidated plan for homes, infrastructure and services, and delivering against it. Funding releases as the plan delivers.

Cross-cutting architecture and coordination. Set a national red tape reduction target with consequences. Actively harmonise the parallel federal and state regulatory reform processes touching housing. Establish a small empowered national housing delivery unit inside the Department of the Prime Minister and Cabinet to bring the authority, transparency and pace the national housing crisis demands.



The community mandate

For 18 months, AMPLIFY has been working with the wider Australian community on housing policy.

Two things are clear from our research. First, Australians want bold reforms in housing policy and consistently tell us they are frustrated by the pace of change and the lack of ambition from Governments across the country. Second, Australians have lost confidence in governments' ability to deliver the housing needed to address the crisis.

We have been encouraging governments to be bold, not to tinker. The community expects step-change, not incremental change. The Productivity Commission, and Chair Danielle Wood in particular, has been a strong public voice for housing productivity and red tape reform. This submission supports that direction. Our work with the community shows that the majority of Australians share that view.

Below is a non-exhaustive list of community listening exercises we have undertaken that have informed our policy platform and this submission to the PC:

- **National Housing AMPLIFICATION** (Stanford-method deliberative poll, February 2025; n=102 nationally representative and randomly selected Australians; 25 experts; three days)²
- **AMPLIFY Home Truths** – quarterly editions (scorecard of housing delivery containing a community confidence index based on national surveys, E.G. April 2026 edition, n=4,253).³

- **AMPLIFY Pulse 3** (YouGov, August 2025; n=1,501; weighted nationally).⁴
- **AMPLIFY/YouGov national survey** (May 2025; prefabrication and MMC focus).⁵
- **Housing Density Done Well** (April 2026, n=2,517, survey respondents equally taken from five major cities)⁶
- **Online Generative Polling** (December 2025, n=242, respondents were from the seat of Curtin and opted in)⁷

What the Commission's work means for the reforms we recommend

Two findings from the Productivity Commission's work carry the most weight.

The first piece of work, *Creating a more dynamic and resilient economy*, showed that regulation adds between \$135,000 and \$320,000 to a new house and between \$40,000 and \$175,000 to a new apartment.⁸ Those figures are not a measure of unnecessary regulation. A considerable portion pays for safety, environmental and amenity outcomes the community values and would not want removed. The relevant question for this inquiry is how much of the cost reflects friction rather than function or "excessive" standards that exceed sensible minimum standards. The Commission's work identified many "handbrakes":

- Multiple regulators assessing the same thing.
- Multiple jurisdictions defining compliance differently.
- Project-by-project assessment of repeatable forms.

² AMPLIFY (February 2025). [National Housing AMPLIFICATION](#): Australia's first mass public deliberation on housing policy. Methodology adapted from Stanford Deliberative Polling; n=102; 25 expert briefers; three days.

³ AMPLIFY (April 2026). [Home Truths Edition 3](#). National survey, n=4,253.

⁴ AMPLIFY and YouGov (August 2025). [AMPLIFY Pulse 3 - Productivity findings](#). National survey, n=1,501, weighted by age, gender, state and voting intention.

⁵ AMPLIFY and YouGov (May 2025). [Prefabrication and modern methods of construction national survey for AMPLIFY](#).

⁶ AMPLIFY Density Done Well survey (April 2026).

⁷ AMPLIFY (2026). [Can we poll better?](#)

⁸ Productivity Commission (2025). [Creating a more dynamic and resilient economy](#).

Friction can be reduced without compromising the legitimate purposes of regulation. That is where Australians wish to see change and so that is where our submission concentrates.

The second piece of work, *Housing construction productivity: Can we fix it?*, shows that Australia builds approximately half as many homes per hour worked as it did 30 years ago.⁹ A productivity decline of that scale (when basically every other sector of the economy has increased its levels of productivity) points to system-level failures.

Project-based regulation as well as regulatory variation across jurisdictions has prevented standardisation, approval pathways meant for complex projects are being overused for simple, repeatable projects, and there is a failure to enable more productive methods of construction. The reforms set out below address those system features.

The implication for the Commission's recommendations is that even modest reductions in friction, applied at scale, could produce material effects on the cost and pace of supply. The reforms in this submission are designed to extract friction. They are not designed to relax the legitimate purposes regulation serves.



⁹ Productivity Commission (2025). [Housing Construction: Can we fix it?](#)

Part B – Context for our recommendations

Principles guiding our recommendations

Consistent with the approach AMPLIFY took to the recent National Construction Code streamlining consultation, this submission sets out principles rather than specific design recommendations, which should be for technical experts. AMPLIFY's role is to bring the community mandate, and a clear principles framework, so that whatever is designed coheres with what Australians have endorsed.

1. The scale of reform must match the scale of the crisis. Incremental adjustment will not close the gap to the National Housing Accord. The Australian Government's reform program should be sized to the productivity decline and regulatory cost the PC has itself measured.

2. Safety, environmental and amenity protections are the floor, but where that floor sits is itself a policy choice that deserves scrutiny. Reducing regulatory friction is not the same as relaxing essential standards. That distinction only holds if current standards reflect minimum necessary and community accepted outcomes rather than prescription that has drifted beyond its original purpose.

3. Regulatory certainty enables productive investment. Investors, builders and manufacturers respond to certainty about what is allowed and how compliance is proven. Ambiguity, frequent change and parallel processes deter productive investment.

4. Approval pathways should match the risk. Project-by-project assessment is appropriate for high-risk and novel projects. It is not appropriate for many detached, townhouse and small-apartment forms that dominate the volume pipeline.

5. National consistency is a prerequisite, not a preference. Modern methods of construction and standardised low-risk approvals only scale if compliance proven in one jurisdiction is accepted in another. Variation that produces no additional benefit should be removed.

6. The reform ecosystem must be actively coordinated. Parallel federal and state regulatory reform processes must be joined up and sequenced, not run in siloes. National coordination must urgently align both existing and new rules, with consequences for non-compliance.

7. Government funding should reward delivery, not announcement. Commonwealth, state and territory funding tied to delivered serviced lots, dwellings and titles is the most direct lever to align state and local regulatory effort with the National Housing Accord or other housing supply target.

Part C – Recommendations

Matter 1: approval processes

The reforms suggested below align to our “More housing supply” shift, by slashing planning and building red tape as well as using faster, modern ways to build homes.

AMPLIFY has two recommendations on this matter. Both target the binding constraints the Commission has already quantified: the variation in approval times, and the per-unit regulatory cost imposed by treating repeatable forms as bespoke.

Recommendation 1A. Standardise low-risk approvals through pattern books, deemed-to-comply pathways and AI-assisted assessment

The current system treats house and townhouse applications harshly, positioning some homes to be a bespoke risk to be assessed from scratch. The volume of repeatable forms in the National Housing Accord pipeline does not justify that treatment.

In NSW alone, approval times vary ninefold between the fastest and slowest councils¹⁰, and an additional six-month delay adds roughly \$18,700 in financing cost per home in a typical townhouse development.¹¹ There is no plausible safety, environmental or amenity outcome that justifies that variance.

The reform should do three things.

- **Establish nationally recognised pattern books** for typical detached, townhouse and small-apartment forms, with a defined deemed-to-comply pathway for applications that conform. Our expectation is that this would cover most of the country, whilst retaining some flexibility for outlier climates and locations around the country.

- **Apply AI-assisted assessment** to identify duplication and friction across local, state and federal regulatory layers. The same compliance check should not be performed three times by three regulators.
- **Hold the pathway** to clear safety and quality outcomes. The pathway is faster because of standardisation and digital evidence, not necessarily because the standards are lower.

The community's view

62% of Australians support slashing planning and building red tape (15% oppose), and at the National Housing AMPLIFICATION the community backed cutting regulatory overlap and duplication so long as safety and quality standards are maintained.¹²

Community responses:

"The inner west still has a lot of restrictions and DAs are so backlogged."

– *Female, 18-24 from New South Wales, Mortgage holder, Greens voter*

"State councils need to be more proactive in approvals for new housing and not be influenced by the Not in my back yard protagonists."

– *Male, 65-74 from South Australia, Renter, Labor voter*

"Red tape in getting fast approval to build more housing is not being dealt with" – *Male, 35-44 from Western Australia, Renter, Other voter*

¹⁰ In FY 2023-24 up to 30 June 2024 [Liverpool has the slowest average assessment time with 256 days for 730 assessments. On the flip side, Narrandera has the fastest average determination time with 20 days for 48 assessments.](#)

¹¹ Grattan Institute [More homes, Better cities](#). (2025)

¹² AMPLIFY housing policy platform (April 2026), Reform 2 (n=4,253); National Housing AMPLIFICATION (February 2025), n=102.



Recommendation 1B. Codify repeatable modern-methods-of-construction components for one-time national compliance

Modern methods of construction account for fewer than 5 per cent of new homes in Australia, against 20 per cent in parts of Europe and Asia.¹³ Independent modelling for AMPLIFY estimates MMC scaling could deliver up to 192,000 additional homes over 20 years and \$87 billion in additional output.¹⁴ The binding constraint is not the technology. It is the requirement to re-prove the same component in each state.

The reform should do three things.

- **Establish a national repository of pre-validated MMC performance solutions by typology** (e.g., volumetric modular apartments, panelised systems, hybrid MMC) and by critical interface (fire, acoustic, moisture, structural inter-module connections, transport/lifting).
- **Standardise and digitise (where possible) evidence packages** for common compliance pathways, moving move toward “machine-readable compliance” (e.g., DTS-equivalence arguments, verification methods, material/system testing regimes).

- **Upskill and accredit certifiers for MMC** on: system-based assurance (factory QA/QC, traceability, tolerances, transport and lifting, inter-module interfaces); evidence evaluation (testing, verification methods, and performance-solution documentation); and risk-based inspection regimes.

The community's view

Modern methods of construction were the most strongly supported housing reform at the National Housing AMPLIFICATION, backed by up to 96% after deliberation (67% in national survey), and 91% support government intervention to grow the prefabricated housing industry.¹⁵

Community responses:

“actively encourage construction of more streamlined housing options (eg: modular)”
 – Female, 45-54 from South Australia, Renter, Greens voter

“They haven't done anything to support building modular homes and the like”
 – Male, 45-54 from Western Australia, Owns home outright, Labor voter

¹³ PrefabAUS Industry Roadmap. See also McKinsey (2019), [Modular Construction: From Projects to Products](#).

¹⁴ Hartigan & Associates (2025). [Accelerating Australia's Housing Supply](#).

¹⁵ AMPLIFY housing policy platform (April 2026) and National Housing AMPLIFICATION (February 2025), n=102; AMPLIFY-YouGov Pulse (May 2025), prefab support 70%, n=1,511.

Matter 2: availability and use of land for housing

The reforms suggested below align to our "More housing supply" shift, by making clear when land is ready to be built on.

An estimated 82,500 new homes that could begin construction today are yet to break ground due to a lack of sewers, roads and other enabling infrastructure.¹⁶ Land released is not the same as land ready. The Commonwealth currently funds infrastructure on announcement rather than delivery, so industry and the public cannot tell when announcements will translate into buildable sites.

Recommendation 2A. Publish a national register of land readiness

A register of this kind is what makes the 82,500 figure above actionable. It solves the problem the Commission has identified in three ways.

First, it surfaces the bottleneck. Today there is no public view of which of those parcels are stuck, what infrastructure is missing, or which authority is responsible. The register names each one.

Second, it is the precondition for outcome-based federal funding: the Commonwealth cannot release funding against delivered serviced lots if no one can tell which lots are actually serviced.

Third, it gives the four planning streams (land release, infrastructure, utilities, federal funding) a single shared picture of where land is and is not ready. That shared picture is the basis for coordination. Without it, coordination by goodwill is the only option, and goodwill has been tried.

- The pipeline is opaque today. The register names every parcel of residential land in the pipeline and records its current zoning, servicing status (sewer, water, power

capacity), titles released, and trunk infrastructure delivery timeline. Anyone (a developer, a financier, a council, a voter) can see exactly which land is buildable and which is stuck waiting for infrastructure.

- No level of government holds the master dataset. The Commonwealth maintains the register; states and councils contribute the underlying data. It refreshes quarterly and is publicly accessible. The register becomes the single source of truth all three layers of government, and the market, work from.
- Federal infrastructure funding currently releases on announcement, not delivery. The register makes outcome-based funding possible. Tie federal infrastructure funding (the \$2 billion Local Infrastructure Fund and equivalents) to delivered serviced lots and titles, verified against the register, not against the original announcement.

The community's view

67% of Australians want more homes built more quickly, rising to 94% once they have weighed the evidence (AMPLIFICATION), and 84% want the community more involved in shaping housing decisions, exactly the visibility a public land register provides.¹⁷

Community responses:

"Not enough land released at decent prices for people to build homes."

– Male, 65-74 from Australian Capital Territory, Owns home outright, Coalition voter

"the hinterland has vacant land by the acre with a bit more infrastructure and help from all forms of government building should go ahead"

– Male, 75+ from Queensland, Owns home outright, Labor voter

¹⁶ NGAA (2025). [Beyond Bricks](#).

¹⁷ AMPLIFY housing policy platform (April 2026); AMPLIFY Home Truths Edition 3 (April 2026), n=4,253; National Housing AMPLIFICATION (February 2025), n=102.

Matter 3: infrastructure servicing

The reforms suggested below align to our "More housing supply" shift, by better coordinating the infrastructure needed for new homes.

The coordination failure between land release, infrastructure planning, service utility planning and federal funding is producing two bad outcomes: land that is rezoned but unserviced, and land that is serviced but unzoned.¹⁸ These are not edge cases. Across Australia's growth corridors, councils rezone land for thousands of homes that water and sewer authorities have no plan to service for years. Major infrastructure investments, conversely, are made on planning assumptions that residential rezoning later fails to validate. Each of the four planning streams runs on its own timeline, against its own metrics, with no body accountable for whether they line up.¹⁹ The Commonwealth has recognised this problem in the recent Budget, which makes the new \$2 billion Local Infrastructure Fund conditional on state housing reform commitments. This submission supports that direction and would push it further.²⁰

Recommendation 3A. A single coordinator per growth area, with federal funding tied to delivery

Within any single growth area, four planning streams (land release, infrastructure, utility servicing and federal funding) run on separate timelines, and no single body is accountable for whether they line up. The result is land that is rezoned but unserviced, and serviced land that is never rezoned. The National Housing Supply and Affordability Council has identified infrastructure servicing and sequencing as a binding constraint on bringing zoned land to market.²¹ A coordinator does not add a layer; it consolidates the four streams into one dated, costed plan with a single accountable owner - which is also what makes outcome-based federal funding possible.

The reform should do two things.

- **Establish a single accountable body for each major growth area**, producing a consolidated plan for homes, transport, water, sewer, power, schools, health and open space - publishable, dated, and resourced.
- **Release federal funding** (the Local Infrastructure Fund and equivalents) as that plan delivers, not on signing.

The community's view

73% of Australians support additional medium density housing if "new homes are built alongside investment in new public transport." Even those who fall into the archetype of wanting to "Preserve Existing Character and Community" support this 52% to 39% (9% don't know).²²

Community responses:

"In our area the biggest problem is infrastructure!! They are building a lot of houses, but we don't have infrastructure to cope with the increase!"
– Male, 75+ from Victoria, Mortgage holder, One Nation voter

"Building homes also needs to be near infrastructure in order to provide for the community."
– Male, 25-34 from Victoria, Mortgage holder, Labor voter

"In low cost housing developments there needs to be administrative infrastructure in situ. Eg., medical and security facilities as well as Centrelink and recreational facilities."
– Male, 75+ from Western Australia, Owns home outright, Labor voter

18 National Housing Supply and Affordability Council (2025). [State of the Housing System 2025](#).

19 Infrastructure Australia. See <https://www.infrastructureaustralia.gov.au/> for the Annual Infrastructure Assessment and pipeline oversight role.

20 Australian Government, 2026-27 Budget. The \$2 billion Local Infrastructure Fund is conditional on state and territory housing reform commitments. See <https://www.infrastructure.gov.au/territories-regions/cities/housing-support-program>

21 National Housing Supply and Affordability Council (2025). [State of the Housing System 2025](#).

22 [AMPLIFY Density Done Well survey](#), (April 2026).

Cross-cutting architecture and regulatory coordination

In AMPLIFY's view, the regulatory cost the Commission has measured is, in significant part, a fragmentation cost. Reform across the system requires coordination across the system, and no body currently has both the remit and the authority to provide it. The experience of slow growth in Modern Methods of Construction, as shown below, is a pertinent example of this malaise:

WHY COORDINATION IS THE LIVE PROBLEM

The recent NSW Modern Methods of Construction legislation is bittersweet. NSW has worked out a policy response and made real progress, which is welcome. At the same time, five federal regulatory processes touching the same territory are running in parallel: the National Construction Code streamlining, the housing environmental approvals fast-track, the Local Infrastructure Fund conditionality, the NHA Planning Blueprint, and the ABCB Certification Scheme for MMC. At least two big states (Victoria and Queensland) are running their own processes. Industry is being asked to engage with five or more parallel reform tracks at once, each with different timelines and frames.

WHO IS IN CHARGE OF PREVENTING FURTHER RED TAPE FROM JURISDICTIONS THAT ARE NOT TALKING TO EACH OTHER?

No body currently has both remit and authority. NHSAC monitors. The Department of the Prime Minister and Cabinet convenes. The housing portfolio makes policy but cannot direct portfolios outside its remit. Treasury holds the funding levers but does not run the planning or building systems. The terms of reference recognise this implicitly through the National Planning Reform Blueprint reference, but the coordination architecture itself is not the subject of the inquiry. We recommend that it become one.

Recommendation 4A. A national red tape reduction target with consequences

A reduction target only changes behaviour if someone is named to meet it and something follows from missing it. Targets set without accountability or consequence have not shifted the cost and time of approvals. The reform should do three things.

- **Set a measurable national reduction target** for the cost and time profile of housing approvals, with named accountability and published progress.
- **Use AI-assisted regulatory review** systematically to identify overlap and duplication across local, state and federal regulatory layers.
- **Calibrate access to discretionary Commonwealth funding** (including the Local Infrastructure Fund) to progress against the target.

The community's view

62% of Australians support reducing red tape, and fewer than 40% trust the federal government to deliver on housing, support for targets that carry real consequences for failure to deliver.²³

Community responses:

"The red tape is extraordinary."

– Female, 55-64 from Tasmania, Owns home outright, Independent voter

"Whilst we do still need regulations, a long hard look at the Code is long overdue."

– Female, 75+ from Queensland, Owns home outright, Coalition voter

"There doesn't seem to be any progress or signs that they are working on policy or with the other layers of government to eliminate unnecessary red tape"

– Female, 45-54 from Queensland, Owns home outright, Labor voter

Recommendation 4B. Active harmonisation of parallel regulatory reform processes

Harmonisation should be a standing feature of how regulatory reform is run, not argued case by case. Wherever federal and state processes touch the same field, they should be sequenced and joined so that work done once counts everywhere – regardless of which area is being reformed.

The reform should do three things.

- **Sequence and join federal and state regulatory reform processes** that touch the same field, rather than running them in parallel; industry should not have to engage five processes producing five outcomes.
- **Make national consistency the default** where variation produces no additional outcome, and require any variation to be justified by jurisdictional need, not historical accident.
- **Name an entity responsible** for sequencing parallel federal and state reform processes, with authority to require joining up where overlap exists.

The community's view

62% of Australians support slashing red tape, including making the National Construction Code genuinely national, and the community backs reducing regulatory overlap across jurisdictions while holding safety and quality standards.²⁴

Community responses:

"real change/improvements in this regard will take a concerted cooperative, aggregate effort and determination by all bureaucratic and individual/personal entities in this country"

– Male, 65-74 from Australian Capital Territory, Mortgage holder, Independent voter

"Needs to be better cooperation between the different levels of government"

– Male, 75+ from Queensland, Owns home outright, Independent voter

24 AMPLIFY housing policy platform (April 2026), Reform 2; National Housing AMPLIFICATION (February 2025), n=102.



Recommendation 4C. A national housing delivery unit in the Department of the Prime Minister and Cabinet

No existing body has both the remit and the authority to drive delivery across portfolios: NHSAC monitors, PM&C convenes, the housing portfolio cannot direct portfolios outside its remit, and Treasury holds funding and policy levers but does not run the planning or building systems.

The reform should do three things:

- **Establish a small, empowered, cross-portfolio unit** (treasury, skills, immigration, infrastructure, housing), housed in PM&C rather than the housing portfolio so it has the authority to drive cross-portfolio coordination.
- **Run monthly delivery stocktakes** with state and territory leaders, supplementing quarterly NHSAC reporting.
- **Report publicly on delivery progress** at national, state and local levels.



The community's view

Fewer than 40% of Australians trust the federal government to tackle housing and fewer than half feel confident about their own housing; Victoria, on track to deliver 88% of its NHA target, records just 33% resident satisfaction, showing output alone does not rebuild trust. 84% want the community more involved. Further, 49% of people think the Federal Government is most at fault for the increasing cost of building new homes, more than any other alternative.

Community responses:

"We need stronger leadership when it comes regulations for building Homes and houses"

– Female, 45-54 from Western Australia, Owns home outright, Other voter

"the federal government should do something cause this crisis is getting out of hand"

– Male, 25-34 from New South Wales, Mortgage holder, Greens voter

"i really wish the federal and state government would make housing a matter of urgency in Australia"

– Male, 18-24 from Australian Capital Territory, Renter, Independent voter

Part D – Prioritisation and future engagement

Prioritised reform list

	REFORM	WHY WE EXPECT SUPPLY IMPACT
TIER 1 <i>Largest supply impact</i>	Single coordinator per growth area with federal funding tied to delivery (matter 3)	One-third of the residential land pipeline lacks basic infrastructure. Coordinating land release with infrastructure delivery, and paying for it on delivered serviced lots rather than announcements, unlocks supply currently rezoned but not buildable.
	Codify repeatable MMC components for one-time national compliance, with federal procurement pipeline (matter 1)	MMC is at 5 per cent of Australian new homes against 20 per cent in comparable economies. Removing the requirement to re-certify in each state, combined with volume certainty through federal procurement, unlocks both the technology and the capacity investment. Independent modelling: up to 192,000 additional homes over 20 years.
	Standardised low-risk approvals via pattern books, deemed-to-comply and AI-assisted assessment (matter 1)	Direct effect on approval time and financing cost across the largest volume of housing forms. NSW data shows ninefold variation in approval times between councils; standardised pathways close that gap.

	REFORM	WHY WE EXPECT SUPPLY IMPACT
TIER 2 <i>Substantial supply impact</i>	Public land-readiness register (matter 2)	Information and accountability reform. Makes visible where serviced, titled, zoned land actually exists. Effect is indirect but compounding: poor visibility is itself a binding constraint on the pipeline.
	National red tape reduction target with consequences (cross-cutting)	Sets the system-level objective the other reforms deliver against. Calibrating discretionary Commonwealth funding to progress is the direct lever.
	Active harmonisation of parallel regulatory reform processes (cross-cutting)	Industry is engaging with five or more parallel reform tracks. Joining them up multiplies the impact of each individual reform.

TIER 3
Enabling and supporting

REFORM

National housing delivery unit in PM&C (cross-cutting)

WHY WE EXPECT SUPPLY IMPACT

Enabling reform. Does not itself produce homes, but is the cross-portfolio mechanism through which the other reforms hold together.

Engagement and next steps

AMPLIFY is available to support the Productivity Commission through the interim and final report stages. We can provide additional community evidence, including state and territory cuts of our Home Truths Edition 3 survey, full methodology and findings from the National Housing AMPLIFICATION, and the underlying modelling that informs our MMC recommendations.

We would welcome the opportunity to discuss any of the recommendations above directly with the Commission.



**For more information visit
www.amplifyaus.org**

