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Homes NSW

By email: [theplan@homes.nsw.gov.au](mailto:theplan@homes.nsw.gov.au)

Dear Homes NSW team,

## Homes for NSW Plan

HIA has read with interest the Homes for NSW Discussion Paper, and particularly the intention to deliver more and better homes and develop a system that is flexible enough to respond to emerging needs and new approaches. As the national peak body representing the residential building industry, HIA counts among our members the range of builders, designers, suppliers and tradespeople the NSW government will be relying on to both deliver and maintain these homes.

The Discussion Paper references a pilot of the use of Modern Methods of Construction (MMC) to drive more cost-efficient housing delivery. Undoubtedly there will be challenges and roadblocks as well as benefits encountered in utilisation of increased prefabrication and modular building elements. The lessons learned from the pilot will be of benefit to the entire residential construction industry, including informing the development of building legislation, codes and standards tailored to enable expanded adoption of these forms of construction delivery. HIA is continuing our involvement with the MMC Taskforce in NSW and we look forward to these ongoing discussions with the NSW Government and other stakeholder groups.

The Discussion Paper makes no reference to the build-to-rent (BTR) model and how it may incorporate and expand the delivery of affordable housing. We encourage Homes NSW to consider how the BTR model may support the objectives of the Homes for NSW plan. This should include working with the broader residential building industry and the relevant government departments on improved policy settings to enhance feasibility of these projects.

Feedback from our members suggests there are numerous difficulties in contracting to government agencies such as Homes NSW. As part of the Homes for NSW Plan, HIA encourages a review of the NSW government contracting requirements, to simplify the process for small businesses and increase the pool of builders and contractors available to the NSW Government. This should increase the flexibility and responsiveness of the organisation to emerging and changing needs in housing delivery and maintenance.

Should you require any further information regarding this matter, please contact HIA Assistant Director Building NSW Joshua Burg on 02 9978 3365 or [j.burg@hia.com.au](mailto:j.burg@hia.com.au).

Yours sincerely

HOUSING INDUSTRY ASSOCIATION LIMITED

Brad Armitage

Executive Director NSW