



**REIA's  
Federal Election  
Guide**



OVER 100 YEARS OF SERVING  
THE REAL ESTATE INDUSTRY

REIA

As the 2025 Federal Election approaches, policy shifts and economic signals are shaping the real estate and housing landscape. This election presents an opportunity to reshape housing policy. A well-functioning housing system creates resilient small businesses, thriving communities and has strong economic spillovers in terms of increased housing market turnovers and employment growth.

The Real Estate Institute of Australia worked closely with your State and Territory Real Estate Institutes and industry to develop our [7-Point Election Commitments: A Home for all Australians](#), which outlines critical policies and reforms to address the barriers that are holding back more Australians from home ownership. Our requests also include targeted support for the Anti-Money Laundering and Counter-Terrorism Financing (AML/CTF) regime that will apply to the real estate sector next year, as well as support for our small businesses and workforce.

REIA requested that the major Australian political parties (The Coalition, The Australian Labor Party and the Australian Greens) provide their key policy positions and responses to our election commitments; both Labor and the Coalition have provided formal responses. This document compares the policies of major political parties, giving real estate professionals, home buyers and renters the insights they need to advocate for a market that works for business and communities. We encourage you to share this with your networks to facilitate informed voting on 3 May 2025.

Both the Coalition and Labor's policies are centered around bolstering first home buyer support, though their approaches differ. They have indicated a strong commitment to supporting small businesses and strengthening the workforce, ensuring economic growth and job security.

The Coalition's election commitments are focused on cutting red tape for small businesses, helping first-home buyers enter the property market through policies like early superannuation access for deposits and tax offsets on mortgage payments, expanding the Home Guarantee Scheme and supporting construction. They also aim to rebalance migration intakes to ease housing demand while boosting economic productivity and ensuring national security.









Labor's housing plan centers on expanding the Help to Buy shared equity and First Home Guarantee scheme and a \$10 billion pledge to go towards facilitating the building of 100,000 new homes exclusively for first-home buyers. They support the maintenance of the current Build to Rent taxation settings and are committed to the National Housing Accord. In terms of broader cost-of-living measures, they are targeting direct energy bill relief, together with tax cuts in a suite of demand-side support that aims to provide financial relief for businesses and households.

Meanwhile, the Greens are advocating for radical housing reforms, including a national rent freeze, increased taxes on property investors, and major investments in public housing. Critically, the Greens also oppose negative gearing and current capital gains tax (CGT) settings—policies that would reduce housing market flexibility, noting that both major parties have committed to not changing current settings. The Greens have not responded to our commitment requests, but their policies can be viewed [here](#).

The table below presents the responses from the Coalition and the Australian Labor Party. Each party was asked to address REIA's requests, indicate their commitment to each request, and outline the actions they would take to fulfill those requests.



COMMITMENT		LABOR	COMMENTS	COALITION	COMMENTS
1	<p><b>Increase Housing Supply</b></p> <ul style="list-style-type: none"> <li>• Fast-track the implementation of the National Housing and Homelessness Plan to address Australia's critical housing shortfall.</li> <li>• Deliver on the National Housing Accord goal to build one million new well located homes over 5 years from mid-2024.</li> <li>• Offer concessions, such as reduced stamp duty, for downsizers to encourage turnover of larger homes freeing them for younger families.</li> </ul>		The Albanese Government's \$43 billion housing plan is tackling Australia's housing crisis by making it easier to buy, better to rent, and by building more homes. Federal Labor is committed to a comprehensive national Housing and Homelessness Plan that aligns the policies and investments of all levels of Government -Federal, State and Local- to meet our housing challenges.		The Coalition will unlock up to 500,000 news homes through our \$5 billion Housing Infrastructure Program. This will invest in enabling infrastructure such as water, power, sewerage, and access roads to unlock the supply of shovel-ready new housing developments.
			Only Labor is committed to the National Housing Accord and only Labor support having an ambitious housing supply target.		Industry experts predict Labor will fall at least 400,000 homes short of its promise to deliver 1.2 million homes over the next five years. The Coalition will unlock up to 500,000 new homes through our \$5 billion Housing Infrastructure Program. And we will cut red and green tape by freezing any changes to the National Construction Code for 10 years, allowing builders to get on with the job of building new homes across the country.
			Labor will continue to look at measures to ensure that everyone has a home that suits their needs. While stamp duty is a matter for States and Territory Government, the Commonwealth will continue to support households to downsize by allowing people to put \$300,000 from the sale of the family home into their superannuation.		While the Coalition recognises that transfer taxation is often a consideration for home buyers, stamp duty is a matter for state and territory governments.
2	<p><b>Incentives for First Home Buyers</b></p> <ul style="list-style-type: none"> <li>• Expand Commonwealth Government deposit assistance schemes.</li> <li>• Adjust lending criteria including a reduction of buffer requirements and risk weighting for first-home buyers.</li> <li>• Allow voluntary and flexible use of compulsory superannuation to offset mortgage costs.</li> </ul>		A re-elected Labor Government will expand the Home Guarantee Scheme to all first home buyers – no caps on income or places.		A Dutton Coalition Government will boost the Home Guarantee Scheme, a former Coalition Government initiative to help first home buyers save for a deposit. The Coalition will increase income and property price caps. Places under the First Home Buyer Guarantee and Regional First Home Buyer Guarantee will be uncapped. The Coalition is proud of establishing the Scheme, which has helped more than 200,000 eligible home buyers to make home ownership a reality. In fact, 1 in 3 first home buyers took up the Scheme in 2023-2024.
			Labor will retain APRA as an independent statutory authority responsible for ensuring stability of the financial system. However, we have issued APRA with a revised investment mandate requiring it to consider the housing needs of Australians when setting prudential controls on financial institutions.		A Dutton Coalition Government will reform the Australian Prudential Regulation Authority (APRA) to drive home ownership following years of neglect under Labor. We will make it clear that APRA, by amending their Statement of Expectations, must consider the impact of its rules on access to housing—particularly for first-home buyers. That means reducing the overly cautious serviceability buffer, which was introduced when rates were near zero but remains unchanged even as the cash rate sits above four per cent. A Dutton Coalition Government will also require APRA to adjust the capital treatment of loans backed by Lenders Mortgage Insurance.
			Labor does not support raiding your super to buy a home. This will only push up house prices and reduce retirement incomes.		A Dutton Coalition Government will give first home buyers the ability to harness their superannuation to get into the property market. The Coalition will allow first home buyers to access up to \$50,000, or up to 40 per cent, from their superannuation to buy their first home - the scheme will apply to both new and existing homes. To ensure financial stability in retirement, these withdrawals must be repaid when the home is sold, including a share of any capital gain. The Coalition will also allow first-time buyers of newly built homes to be able to deduct interest payments on up to \$650,000 of their mortgage from their assessable income for the first five years of their mortgage.

COMMITMENT		LABOR	COMMENTS	COALITION	COMMENTS
3	<b>Build-to-Rent (BTR) as a Supplement to the Rental Market</b> <ul style="list-style-type: none"> <li>• Retain current taxation settings to encourage Build-to-Rent (BTR) investments.</li> <li>• Prioritize partnerships with institutional investors to fund larger-scale BTR projects in high-demand urban areas.</li> </ul>		Only a Labor Government is committed to retaining the current tax settings to encourage investment in Build to Rent developments. Measures actively opposed by both the Greens and Liberal National Parties.		With their Build-to-Rent policy, Labor has prioritised corporate home ownership over individual ownership. The Coalition remains steadfast in our commitment to continue to be the party of homeownership and first home buyers, and we have a proven track record to back this up. We want Australians owning homes.
			We will continue to prioritise institutional investment in new housing supply.		The Coalition believes that home ownership provides economic security and independence and should be achievable for every Australian. Owning a home provides a secure base for the family unit and becomes a source of pride as well as the primary asset of household wealth. We believe that the aspiration of home ownership should be in reach for all Australians.
4	<b>Tax Stability and Investment Incentives</b> <ul style="list-style-type: none"> <li>• Retain current Capital Gains Tax (CGT) and Negative Gearing tax settings.</li> </ul>		Labor is focused on measures that will build more homes. Changing these tax settings will not see more homes built.		The Coalition will retain the current taxation arrangements for Capital Gains Tax and Negative Gearing and will continue to fight against attempts from Labor and the Greens to abolish negative gearing and the CGT discount.
5	<b>Phased Stamp Duty Removal</b> <ul style="list-style-type: none"> <li>• Undertake a Commonwealth inquiry into the impacts of state and territory property taxation frameworks (i.e. Stamp Duty and Land Tax) and its impacts on housing supply and affordability, with a view to phasing out stamp duty and considering more efficient taxation options.</li> </ul>		The Albanese Government established the National Housing Accord to coordinate the efforts of Federal, State and Local Governments to boost the supply of housing and to improve affordability. The Constitution makes clear the responsibilities of each level of Government and tax settings, such as Stamp Duty and Land Tax, are solely matters for the State and Territory Governments.		While the Coalition recognises that transfer taxation is often a consideration for home buyers, stamp duty is a matter for state and territory governments.

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Supporting Small businesses in minimising regulatory burden

• Maintain the small business exemption under the Privacy Act 1988.



The Albanese Government is committed to stronger privacy protections for Australians. The Government's landmark legislation that passed the parliament in November 2024 strengthens privacy protections for all Australians, including through the creation of a statutory tort for serious invasions of privacy and targeted criminal offences to respond to doxxing, and by enabling the development of a Children's Online Privacy Code. This legislation is just the first stage of the Government's commitment to providing individuals with greater control over their personal information.



The Coalition does not propose to remove the small business exemption under the Privacy Act 1988. We recognise the importance of balancing the right for Australians to have their privacy protected and ensuring that small businesses are not subject to excessive regulatory costs.

• Collaborate with industry stakeholders to assist small businesses in meeting AML/ CTF obligations to encourage compliance without excessive administrative burdens.



The Government will commence the process for targeted stakeholder engagement on draft provisions to inform a further tranche of privacy reform. The Anti-Money Laundering and Counter-Terrorism Financing Amendment Bill 2024 delivered significant, long overdue reform to combat serious and organised crime by strengthening Australia's protection against money laundering and terrorism financing.



The Coalition opposed the Albanese Government's AML/CTF legislation because of the large financial and regulatory burden it would place on affected small businesses. Unfortunately Labor were able to pass this legislation with the help of the Australian Greens and Senator Gerard Rennick. A Coalition Government will work with stakeholders to ensure the impact on small businesses from these obligations is minimised.

Each year, billions of dollars of illicit funds are generated from illegal activities such as drug trafficking, tax evasion, people smuggling, cybercrime, arms trafficking and other illegal and corrupt practices. The real estate sector is globally and domestically recognised as high risk for money laundering. In the last two years, 68 per cent of criminal assets restrained by the AFP were real estate.

• Provide direct business offsets or subsidies to support administrative and implementation costs of the incoming AML/CTF obligations.



The AML/CTF reforms passed by Parliament in December 2024 reduces the regulatory burden on small business by simplifying and modernising the regime. The Government has invested over \$160 million to enable AUSTRAC to proactively and comprehensively support businesses to understand and meet their AML/CTF obligations - including providing starter packs and tailored guidance to the real estate sector.



The Government has been unclear about the direct cost their AML/CTF changes will have on affected small businesses, providing only an estimate. If elected, the Coalition will consider what assistance or support can be provided to small businesses affected by the AML/CTF changes.

The Government will continue to work closely with business on the AML/CTF Rules and AUSTRAC guidance before the new regime comes into effect in 2026. We will continue to engage closely with stakeholders to ensure changes to the Privacy Act will appropriately balance strengthening privacy protections for individuals with impacts on businesses and the broader economy.

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## Workforce Capability

• Prioritise the real estate and property services as a primary regulatory focus for the Australian Skills Quality Authority.

OTHER

In October 2023 the Albanese government established a new Integrity Unit within Australian Skills Quality Authority (ASQA), bolstered by a \$33.3 million investment to ensure it is adequately equipped and has the technology and data-matching capability to identify and respond proactively to unethical and potentially illegal activity in the sector. This includes scrutiny of RTOs with real estate and property services qualifications on their scope of delivery.

The ASQA integrity unit works in conjunction with Home Affairs, the Australian Federal Police and other Commonwealth and State law enforcement agencies to conduct intense compliance checks on high-risk providers – ensuring a safer VET sector for all students and the community. The Integrity Unit includes a confidential VET tip-off line for current and former students, staff, and other potential whistle-blowers.

Since its launch ASQA has received more than 3,200 tip-offs with around 60% leading to actionable intelligence. In October 2023 ASQA also issued a sector alert concerning practices by RTOs delivering training and assessment in the real estate sector, demonstrating a specific focus on the real estate and property services sector for regulatory activity.

Under the leadership of the Albanese government, it was agreed by all Skills Ministers to give stronger powers to ASQA to scrutinise people managing, overseeing and controlling all registered training organisations (RTOs).

The changes have given greater scope to ASQA to keep sub-standard, unethical, dishonest or non-compliant practices out of the sector by requiring RTOs to comply with Fit and Proper persons requirements as a condition of registration. This was a recommendation made to the previous government by the Braithwaite Review in 2018 – and was never acted on by them. Legislation passed in March 2024 has increased ASQAs powers and created tougher penalties for unlawful providers.

A further \$4.7million was committed in the 2025-26 budget for ASQA to undertake surge enforcement activity to respond to the fraudulent issuance of VET qualifications - including on investigations generated through the confidential ASQA tipoff line. The Albanese government will continue to support ASQA to take action to drive a high- quality and respected VET sector, including in the real estate and property services sector.

OTHER

The Australian Skills Quality Authority (ASQA) should be proactive in responding to emerging regulatory issues across the training system. We will ensure ASQA is focused on delivering on this expectation.

COMMITMENT		LABOR	COMMENTS	COALITION	COMMENTS
7	Workforce Capability				
	<ul style="list-style-type: none"> <li>Inclusion of property managers in the priority Skilled Occupation List to attract skilled migrants into the workforce.</li> <li>Include property manager qualifications in the Australian Apprenticeships Incentive System Priority List.</li> </ul>	OTHER	<p>The government established Jobs and Skills Australia (JSA) in 2022 as a central economic advisory body providing independent advice on current, emerging and future workforce skills, and training needs to improve employment opportunities and economic growth. Inclusion on the Core Skills Occupation List is determined through independent analysis and consultation by JSA.</p>	OTHER	<p>The Coalition will review the Skilled Occupation List to ensure that it has the flexibility to assist in addressing the labour force shortages in specific areas of Australia and in specific sectors such as housing and construction.</p>
		OTHER	<p>The Albanese government commissioned a strategic review of the Australian Apprenticeships Incentive System which was released earlier this year. The Review made recommendations on how to support high quality apprenticeships and ensure the incentives system is effective and responsive to the needs of the labour market, apprentices and employers.</p> <p>As an initial response to the Review, the Australian Government is providing additional investment to extend current Australian Apprenticeship Incentives System settings, provide targeted cost of living support to apprentices and drive apprenticeship outcomes in high priority construction occupations.</p> <p>The setting of priority occupations is a key consideration of the government in its response to the Review. Close consultation with industry on the government response is currently underway, to enable implementation of changes to the Australian Apprenticeship Incentive System before the end of 2025.</p>	OTHER	<p>We will review the Australian Apprentice Priority List with a focus on housing and construction skills. Demand for critical skills will form part of this review.</p>