At **Housing All Australians,** we unlock the power of the private sector to tackle Australia's housing crisis – fast, practical, and at scale. We are working to ensure every Australian has a safe place to call home.

PRADS

Unlocking Affordable Housing Through Digital Innovation.

Australia's housing crisis is too big for government to solve alone. The Progressive Residential Affordability Development Solution (PRADS) is a groundbreaking digital platform being developed to enable affordable rental housing delivery at scale by the private sector.

It provides government with the transparency and accountability needed to confidently allow private sector ownership and management of affordable housing, creating a bankable, investable asset class.

PRADS will be designed to operate in partnership with state and territory Housing Registrars, who will maintain custody of all affordable housing data in the public interest.

Each state and territory will control its own data and enforcement responsibilities, using PRADS to monitor compliance, holding all stakeholders accountable.

The platform's uniform approach will enable data aggregation, providing unprecedented insights to shape future housing policy at both state and federal levels.

How It Works

The platform's key innovation lies in transforming government incentives, such as:

- **Density bonuses**
- **Fast track approvals**
- **Reduced infrastructure contributions**
- **GST exemptions**
- **Land tax relief**
- **Stamp duty concessions**
- **ACT Lease Variation Charge remissions**
- **Federal build to rent incentives such as reduced withholding tax and increased depreciation allowances**

into affordable rental housing, that is **genuinely** affordable in the specific municipality where it is created.

Using real time local market data, PRADS will determine the appropriate rental discount needed to ensure housing is truly affordable for eligible workers in each location, rather than applying a one size fits all approach.

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Some supporters of the PRADS initiative include:

CommonwealthBank · metricon · REA Group · HIA · mirvac · Urban Development Institute of Australia · Property Council of Australia · MAV Municipal Association of Victoria · national shelter

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Why It Works

- Affordable housing obligations will be secured through restrictive covenants registered on property titles for the agreed period.
- **This covenant mechanism is critical** to unlocking private sector investment, as it enables properties to be sold to investors and superannuation funds while maintaining affordability requirements.
- The covenant "runs with the land", meaning it binds all current and future owners regardless of sale or transfer. **This ensures that affordable housing commitments are legally enforceable throughout the covenant period.**
- Properties can change hands multiple times, yet the affordable rental obligations remain on title. This provides investors with certainty whilst protecting the public interest.
- Developers are able to develop and manage affordable housing projects themselves, taking advantage of federal government BTR incentives, as **PRADS** provides the **real-time digital monitoring that enables government oversight.**

Because PRADS monitors compliance digitally, property management can be opened to the private sector, enabling investors to use their preferred property managers rather than being restricted to community housing providers.

The Housing Registrar will be able to monitor ongoing compliance through PRADS, ensuring that rental obligations are met by all property owners and managers, both not-for-profits, i.e. CHPs and private organisations, throughout the covenant period.

Through real-time monitoring & compliance verification managed by Housing Registrars using PRADS, governments, developers, investors, CHPs, superannuation funds, and build-to-rent operators will have confidence to invest in and manage affordable housing at scale.

Governments will be able to demonstrate that planning concessions and tax benefits deliver genuine affordable outcomes for eligible workers in their local area, and will be able to verify ongoing compliance.

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This transparency will transform affordable housing from a compliance burden into an attractive investment opportunity.

It will help mobilise the private capital needed to address Australia's housing crisis while ensuring incentives achieve their intended social outcomes.