

# Bigger, bolder action on housing for South Australia

## Why it matters to South Australia

- 1 South Australia is leading the nation on housing policy reform but is still projected to fall 25,000 homes short by 2029.
- 2 House prices in Adelaide have increased by 77% over the last five years, and 2,000 South Australians sleep rough each night.
- 3 Construction costs have increased over 40% in South Australia over last five years, and poor construction productivity is costing South Australia around \$3.3 billion a year.



There are faster ways to build houses through modern methods of construction, but insufficient scale, unfit regulation and skills gaps are holding South Australia back.

## SA Government opportunity

Grow prefab to 10%+ of all new homes by 2030



### Seed the Pipeline

Combine procurement and commit to reaching 400 new social & affordable prefab homes by 2027 - or at least 50%

Seed prototypes and invest in innovation

Procure in-demand prefab housing types, where capacity already exists



### Modernise Regulations

Define prefab in planning and building rules

Extend SA reforms on fast-tracked approvals & design requirements to cover prefab

Reduce financial barriers for builders, leading by example with banks and insurers



### Mobilise Skills

Roll out microcredentials for modern construction

Leverage manufacturing talent via Tonsley, TAFE and tech colleges

Market the exciting new 'gamer' face of construction careers

**With smart, coordinated, long-term policy, prefab can boost supply, lift productivity & support secure, modern construction jobs.**

## What prefab delivers

Prefabricated housing done right, delivers:



Faster construction



Higher build quality



Certainty on build time and cost



Reduced costs over time



Lower environmental impact



**South Australians are ready for prefab housing to be part of the housing-crisis solution.**

An AMPLIFY poll found that:

**#1**

South Australians rank housing as the top priority for government.

**73%**

of South Australians support expanding the use of pre-fab homes.

# Unlocking South Australia's Housing Potential

## Community voices



*Let's build those homes 30% quicker so people can start to live in them. As long as the building regulations are adhered to, this is a great way to get houses built quicker. Developers can build these as well as Mum and Dad investors. We could also have fab prefab tiny homes for our most vulnerable community members.*

– 52-year-old with mortgage;  
Coalition voter



*Already in other countries and already taken place in AUS. More cost effective and more efficient requiring less trades to complete it. We need more houses quicker and with less cost.*

– 40-year-old with mortgage;  
ALP voter



*This is a new form of building homes and is – in my opinion – a natural progression for the construction industry to follow. Due to the increased productivity of homes, it directly addresses the current need for housing supply and quickly. I think this reform is strong, practical, achievable, and evidence clearly shows it works in other countries and has done for a long time.*

– 25-year-old renter; Greens voter

## This is also supported by:



## Prefab definition:

When we talk about 'prefab' we mean a range of modern methods of construction (MMC), including prefabricated and modular building technologies. Prefab housing involves both offsite and onsite construction that incorporates advanced manufacturing techniques, digital technologies, and standardised design principles.

It encompasses a variety of products, such as volumetric modular construction (3D), panelised & kit-of-parts systems (2D), hybrid methods, and sub-assemblies (1D), as well as process innovations like design for manufacture and assembly (DfMA), digital design integration, and collaborative procurement.



**To continue our conversation,  
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