

MEDIA RELEASE

New budget incentives help find the missing middle

FOR IMMEDIATE RELEASE

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Master Builders ACT welcomes LVC reductions and stamp duty reforms but says planning efficiency remains critical to delivering more homes.

Master Builders ACT today welcomed the ACT Government's decision to temporarily reduce the Lease Variation Charge (LVC) by 50 per cent for eligible Missing Middle Housing developments, describing it as a timely measure to support housing delivery in established suburbs.

Master Builders ACT CEO Anna Neelagama said the stimulus comes at a critical time for the residential building sector.

'The Government has listened to industry's calls for changes to LVC to boost Canberra's housing supply, and today's announcement is a welcome first step.

'Residential building activity has slowed significantly, with detached housing approvals and completions at historic lows. In this environment, the Missing Middle will play an increasingly important role in delivering the homes Canberra needs.'

Master Builders ACT notes that the outlook for future land release, particularly detached housing, has fallen short of industry expectations, and that the pipeline of Missing Middle projects will be crucial to maintain residential building activity and support housing supply.

'The Missing Middle will be doing much of the heavy lifting in delivering the Government's housing ambitions through to 2030 and beyond,' said Ms Neelagama.

'A 50 per cent discount on LVC is a welcome support measure, and incentives such as this are essential to making projects stack up for builders, developers, and homeowners alike.'

Together, we build better. 

Master Builders ACT also welcomed the Government's decision to make stamp duty concessions permanent for first-home buyers and unit title developments.

'The gradual phase-out of stamp duty has been a long-held commitment of the ACT Government. It is pleasing to see first-home buyers receive certainty that they will not face this tax when entering the market.

'Measures that stimulate off-the-plan apartment purchases and support new unit developments are particularly welcome at a time when market confidence remains mixed and project feasibility continues to be challenged.

'Stimulus measures alone will not solve Canberra's housing challenge. To maximise the benefit of these initiatives, the ACT Government must continue to improve the efficiency, timeliness and certainty of the planning system. Streamlined approvals and investment in our future building and construction workforce are both essential to ensure Canberra can keep building.'

[Master Builders ACT's 2026–27 ACT Budget Submission](#) highlighted the need for targeted measures to stimulate housing supply, support project feasibility and accelerate housing delivery across the Territory.

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