



# NATIONAL HOUSING RESEARCH PROGRAM FUNDING ROUND 2025

## **Research Agenda**

## Table of contents

<b>1.</b>	<b>Purpose .....</b>	<b>1</b>
<b>2.</b>	<b>Policy Development Research Model .....</b>	<b>2</b>
	Inquiries .....	2
	First Nations Housing Research projects .....	5
	Investigative Panels .....	5
	Research projects.....	7
	Unsolicited data projects .....	7
<b>3.</b>	<b>Inquiries .....</b>	<b>8</b>
	2025A Inquiry into housing system resilience in a changing climate .....	8
<b>4.</b>	<b>First Nations housing research projects.....</b>	<b>10</b>
	2025B First Nations housing data sovereignty .....	10
<b>5.</b>	<b>Investigative Panels .....</b>	<b>11</b>
	2025C Investigative Panel into adaptive reuse .....	11
	2025D Investigative panel - barriers and enablers of offsite construction .....	12
<b>6.</b>	<b>Research projects.....</b>	<b>13</b>
	2025E Determining the balance of housing assistance channels .....	13
	2025F Private rental system reform.....	14
	2025G National typology of lodging houses .....	15
	2025H Predictive analytics and housing stress .....	16
	2025I Strata titled properties and owners' corporation models .....	17
	2025J Shared ownership models.....	18
<b>7.</b>	<b>Unsolicited data projects.....</b>	<b>19</b>
	2025K Unsolicited data projects to inform housing and homelessness policy in Australia.....	19
<b>8.</b>	<b>National Housing Research Program Funding Round 2025 .....</b>	<b>20</b>

# 1. Purpose

The National Housing Research Program (NHRP) is building an evidence-base of practical applied research to support policy development, and is adding new knowledge to housing, homelessness, cities, urban policy and related disciplines. The NHRP Research Agenda is updated annually to provide direction in the development of this evidence-base and to set priorities for the annual funding round. The Research Agenda is developed through consultation with government Housing Chief Executives and senior officers, the Australian Government, relevant state and territory government departments, Research Centre Directors, the AHURI Board and the NHRP Research Panel.

The purpose of this document is to present the AHURI NHRP 2025 Research Agenda.

The 2025 Research Agenda is structured around one Inquiry topic, a First Nations housing research project, two Investigative Panels and topics provided for six Research projects as well as an Unsolicited Data topic.

These topics have direct relevance to policy development priorities and call for research to inform practice and policy reforms.

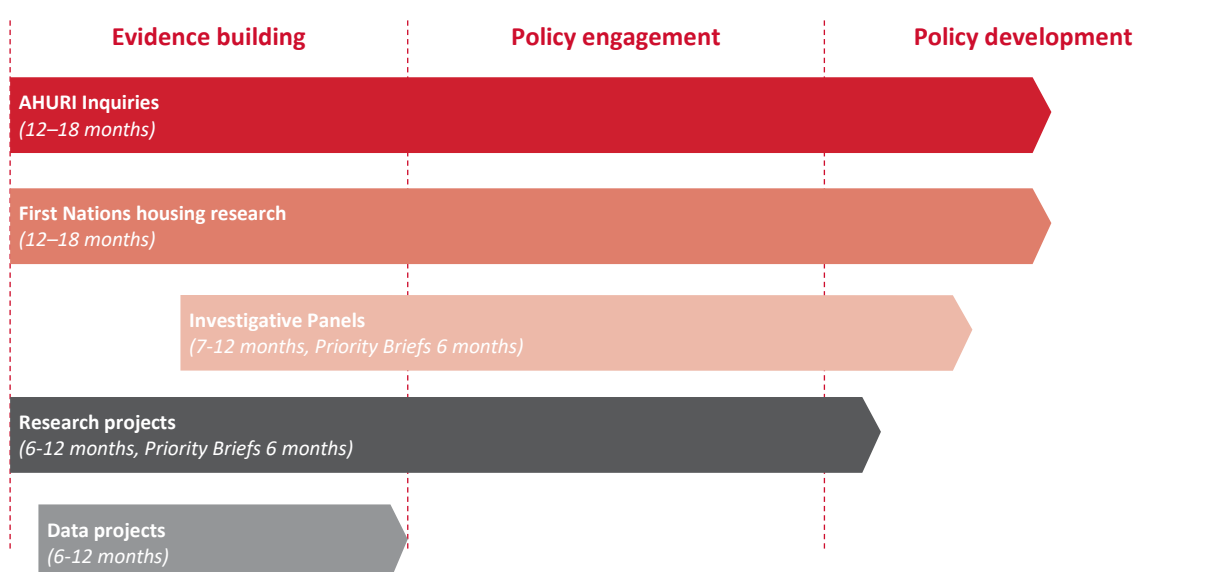
**Throughout this document – unless referring to a type or name of an organisation or the specific words of a respondent in a quote – we use the term ‘First Nations’. We acknowledge that the terminology used in this space is contested and that the terms ‘Aboriginal and Torres Strait Islander peoples’ or ‘Indigenous Australians’ may be preferred by some individuals and groups.**

## 2. Policy Development Research Model

The Policy Development Research Model facilitates engagement between the research and policy communities. Policy development research integrates the traditionally separate processes of evidence building and policy development into one set of practices. The Policy Development Research Model demands a high degree of collaboration within and between the policy and research communities.

This occurs through specialised research vehicles developed by AHURI, in which research and policy engagement are integrated. These vehicles include AHURI Inquiries, First Nations housing research projects, Investigative Panels, and Research projects, which are established to address identified policy research priorities (Figure 1). AHURI identifies policy research priority issues through direct consultation with senior officials in the Australian Government, state and territory government Housing Chief Executives, Research Centre Directors and the NHRP Research Panel. The agenda is agreed by senior officials and endorsed by the AHURI Board.

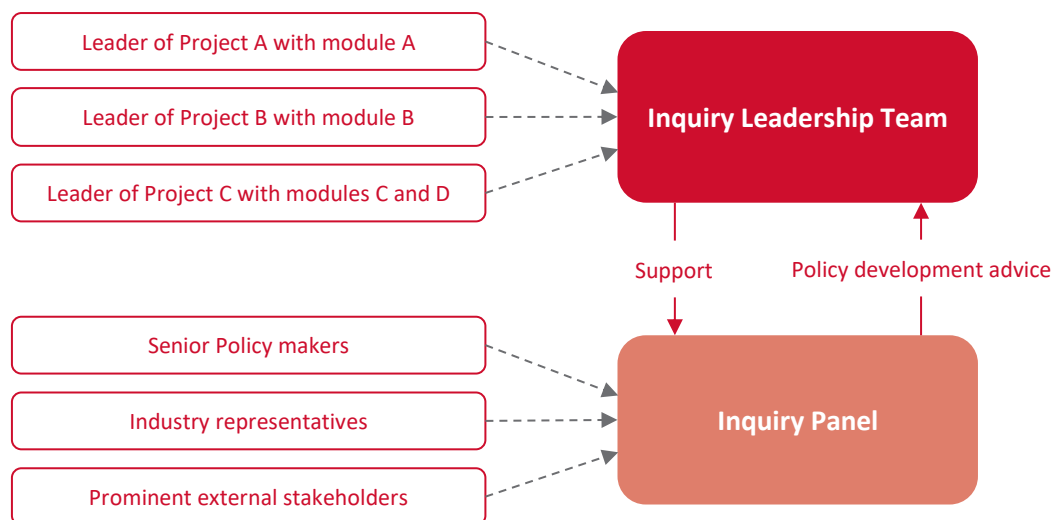
Figure 1: Policy development research



### Inquiries

An Inquiry is led by academics with the expertise to develop the Inquiry Program which provides the overall logic and the framework of the Inquiry. This Inquiry Leadership Team also conduct a suite of independent, original research modules to advance knowledge to address the policy issue. The Inquiry Panel draws a mix of policy and practice expertise from government, non-government and private sectors together to consider the evidence and the outcomes of the research to address the policy issue and to make particular recommendations for policy development and/or practice innovation (Figure 2).

Figure 2: Inquiry key personnel structure



The Inquiry Leadership Team authors the materials for the Inquiry Panel and all publications for the Inquiry. The Final Report for the Inquiry and for each of the modules are published over the course of the Inquiry in the AHURI journal series. These Final Reports are double blind peer reviewed. Example of the structure and outputs expected in an Inquiry are depicted in Figures 3-5.

Figure 3 illustrates the standard structure of an Inquiry program – two Inquiry Panel meetings to engage with senior stakeholders early in the research process, and again as findings are being analysed.

Figure 3: Inquiry structure and outputs: Two Panel meetings

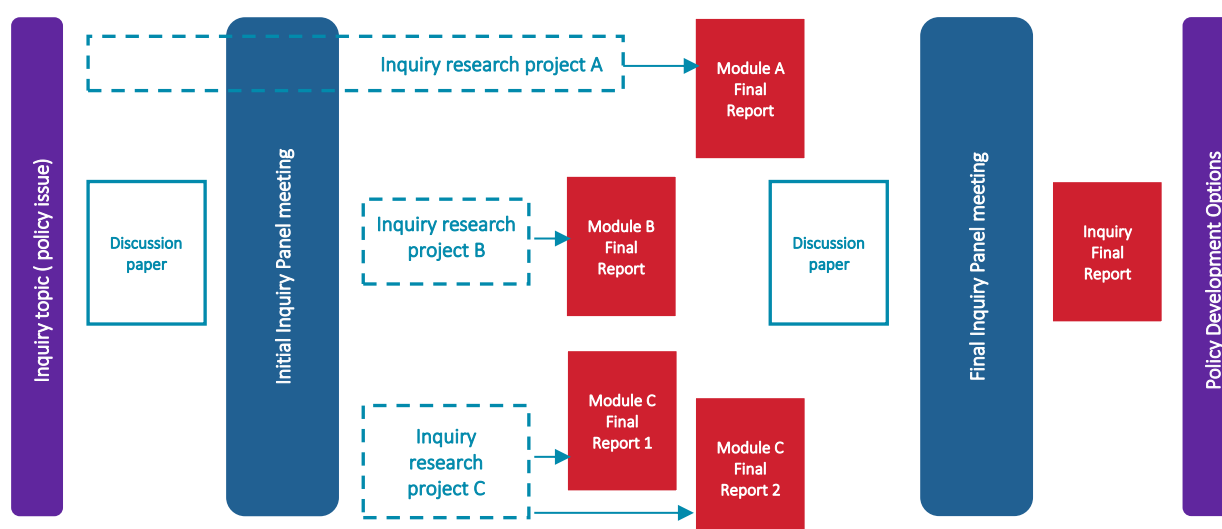


Figure 4 represents an alternative structure, in which the first Inquiry Panel meeting is substituted with a broader consultation.

Figure 4: Inquiry structure and outputs: Consultation instead of first Panel meeting

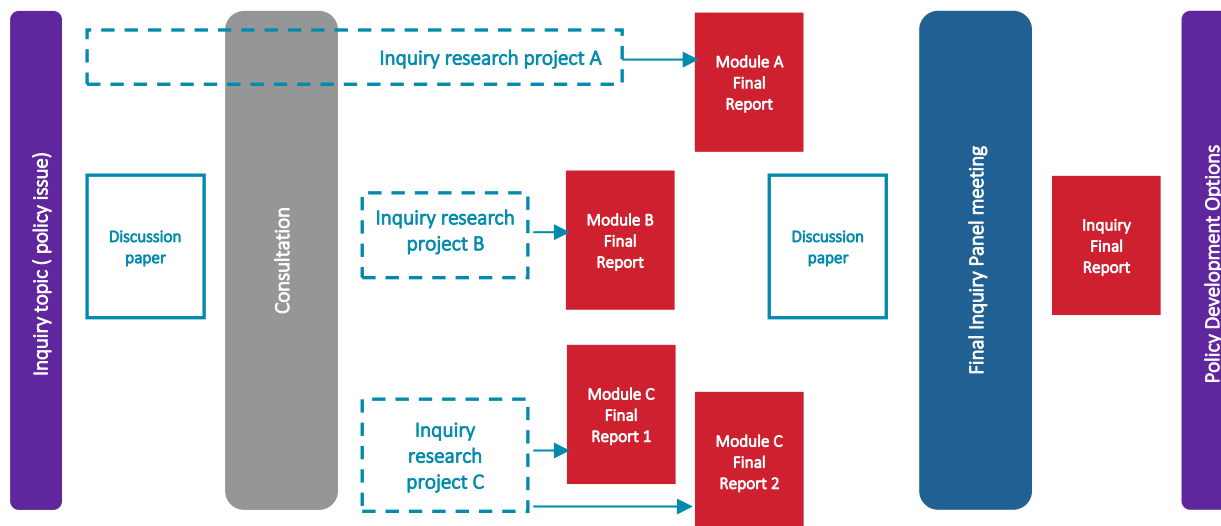
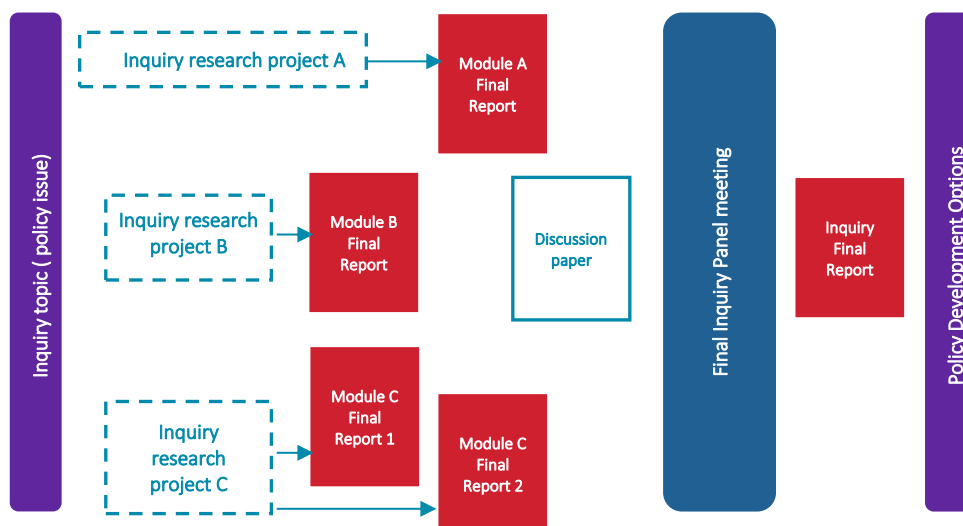


Figure 5 illustrated a leaner Inquiry program, in which there is no initial Inquiry Panel meeting.

Figure 5: Inquiry structure and outputs: Two Panel meetings



In the NHRP 2025 Funding Round, one Inquiry will be funded—focussed on a pressing policy issue, as listed below and detailed in Chapter 3:

- 2025A Inquiry into housing system resilience in a changing climate.

## First Nations Housing Research projects

Closing the Gap priority reform areas are grounded in the insight that in order to achieve better outcomes, First Nations people, communities and organisations need to be empowered in genuine partnerships and in the design and delivery of policies, programs and services. NHRP First Nations housing research aims to apply this approach to engage First Nations communities in a generative process to shape research, including the development of genuine partnerships and a focus on First Nations data sovereignty.

The issues under consideration for this topic align with Closing the Gap *Target 9: People can secure appropriate, affordable housing that is aligned with their priorities and need.*

The proposed topic for First Nations Housing Research in the 2025 Funding Round is:

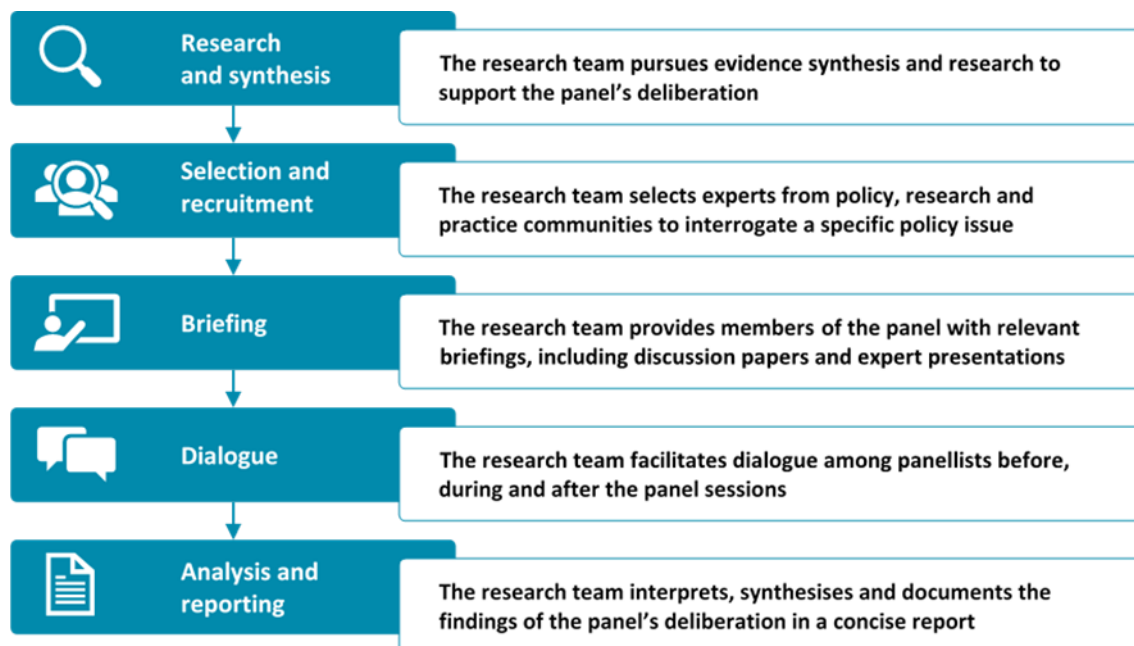
- **2025B** First Nations housing data sovereignty.

## Investigative Panels

Investigative Panels are designed to bring about direct engagement between experts from the research and policy communities, and practitioners from industry and community sectors, to interrogate a specific policy or practice question. They are best suited to research examining new or emerging policy issues, for which rapid evidence building is required.

The Investigative Panel is a research method that draws together elements of key informant interview and focus group approaches, to generate new knowledge through the expert panel discussions. The Panel may be called together for one or more meetings, depending on the research approach. The research approach may also include other research activities or methods, such as a literature review, interviews or secondary data analysis, but the information from the Panel members is an important contribution to the research. Panel members are chosen for their expertise and knowledge about the subject. The Final Report is, however, authored by the researcher(s) and contributions from individual Panel members are not attributed or identifiable. Typical processes involved in an Investigative Panel are shown in Figure 6.

Figure 6: Investigative Panel process



An Investigative Panel is deemed the most appropriate method to address the topics listed below and detailed in Chapter 5:

- **2025C** Investigative Panel into adaptive reuse
- **2025D** Investigative Panel into the barriers and enablers of offsite construction.



## Research projects

The NHRP Funding Round 2025 will include funding for Research projects which include the opportunity to present an unsolicited data topic, to ensure coverage of a broad range of policy issues and more varied research delivery output timelines. Research projects use a wide variety of research methods to tackle the research topic. Research projects may vary in scale and can range across discrete secondary data analysis to limited primary data collection exercises. These are listed below and detailed in Chapter 6.

- **2025E** Determining the balance of housing assistance channels
- **2025F** Private rental system reform
- **2025G** National typology of lodging houses
- **2025H** Predictive analytics and housing stress
- **2025I** Strata titled properties and owners' corporation models
- **2025J** Shared ownership models.

## Unsolicited data projects

The NHRP Funding Round 2025 will include funding data projects addressing topics not solicited in the previous sections of the research agenda. This opportunity provides an avenue for emerging policy research relevant to housing and homelessness policy.

This category of project will undergo additional scrutiny – these applications need to demonstrate the policy priority being addressed, including justification for the inclusion of the specific policy issue, and why this issue should be considered alongside the research priorities already identified by senior policy makers.

- **2025 K** Unsolicited data projects to inform housing and homelessness policy.

### 3. Inquiries

#### 2025A Inquiry into housing system resilience in a changing climate

**Policy issue:** Australia's housing system is increasingly impacted by climate events and extreme weather patterns. This includes loss of housing stock through flood and fire events, and threats to low-lying coastal properties through rising sea levels and coastal erosion. Building design contributes to inadequate thermal performance of housing, as well as climate resilience.

**How can Australia's housing system be made more resilient to a changing climate?**

##### **Context**

Australia's changing climate conditions include the escalation of severity and frequency of flood and fire events, severe storm activity, and extreme weather patterns. Each of these present significant risks for the nation's housing stock.

In areas that have experienced repeated weather events, for example, housing costs have worsened due to increased requirements for climate and disaster resilience of new buildings. Insurance costs in these areas have typically risen dramatically, and insurers have deemed some location uninsurable. This reduces available housing supply, forcing individual landowners to depart, and leading to consideration of planned housing retreats for entire communities in some locations.

There is growing policy focus in Australia on reducing emissions, improving the energy efficiency of housing stock and retrofitting for improved thermal performance. The United Nations Sustainable Development Goals (SDGs) provide a broad framework for climate action; many of the sustainable development goals are dependent on adequate housing, either directly or indirectly. However, the SDGs are not well-integrated into Australian policy decision making.

To date, the greatest impacts of changing climate on Australian housing stock has been in regional and remote areas. Climate change will increasingly impact more densely populated urban areas. There is a need to understand the resilience of Australia's housing systems at a property and community level.

There is interest in better understanding the vulnerability of Australia's housing stock to climate change, and what strategies can enhance its resilience to climate change. The roles of federal, state and local governments, and of local communities, deserves attention, along with the coordination between these actors. The differing challenges – and differing response options – in urban, peri-urban, regional and remote locations is also of interest.

### ***Opportunities***

Researchers might:

- Investigate the scale of climate vulnerability in the Australian housing system
- Examine retrofitting practices of housing conducted at scale, considering regulations and standards, cost effectiveness, incentivisation and the impact of split incentives for landlords and tenants
- Review the impact of insurance pricing in forcing changes to housing construction – as well as relocation – and the obligations on governments to facilitate positive outcomes for households displaced or impacted by changing risk profiles
- Identify learnings that can be drawn from traditional land management practices
- Review community engagement in preparing communities, rezoning and changing land use, adopting new land management to natural conditions and risks
- Consider the role of planning in decisions to relocate communities or to rebuild
- Present examples of practical and effective climate action at local, state and federal government levels that has increased the resilience of Australia's housing stock.

## 4. First Nations housing research projects

### 2025B First Nations housing data sovereignty

**Policy issue:** Closing the Gap identifies that ‘more needs to be done and differently’ to improve outcomes for First Nations people and communities, and articulate necessary changes to ways of working to lead to better outcomes.

**How do we ensure data sovereignty for First Nations people in the development of housing and homelessness programs?**

#### **Context**

Closing the Gap (CTG) provides a framework to address systemic disadvantage amongst First Nations people. Target 9 of CTG is that people can secure appropriate, affordable housing that is aligned with their priorities and need. A number of other CTG targets are also dependent on quality housing outcomes.

CTG is underpinned by the belief that when First Nations people have a genuine say in the design and delivery of policies, programs and services that affect them, better life outcomes are achieved. CTG priority reform areas are designed to change the ways of working with First Nations people. They are:

1. Formal partnerships and shared decision making
2. Building the community controlled sector
3. Transforming government organisation, and
4. Shared access to data and information.

A framework on governance of indigenous data is being developed across the Australian Public Service, with First Nations partners. The Framework aims to improve the accessibility and timeliness of government-held data for First Nations people, and will explore intersections between government objectives and Indigenous Data Sovereignty principles.

Informed by these ways of working, there is an interest in understanding data sovereignty for First Nations people in the development of housing and homelessness policy and programs

#### **Opportunities**

Researchers might:

- Examine the ways data collection is undertaken and how data is created or collected, accessed and used to support the development of policy and programs
- Identify data gaps and opportunities to improve data quality and comprehensiveness
- Consider the ownership and management practices recognising the rights of First Nations people
- Consider international developments and emerging practices in Australia
- Consider learnings from other research framed by CTG ways of working.

## 5. Investigative Panels

### 2025C Investigative Panel into adaptive reuse

**Policy issue:** There is interest in the adaptive reuse of non-residential buildings, including conversion of office buildings, hotels and motels for housing use as an opportunity to avoid demolition and waste and increase supply of housing.

**How feasible is this conversion and what is required to enable and manage this practice, including incentives, standards, and regulation?**

#### **Context**

In recent years there has been interest in the adaptive reuse of office buildings, hotels, motels, and aged care facilities to help address housing supply shortfalls and to avoid demolition and waste. Some programs have aimed to convert these facilities into social and affordable housing, key worker housing in regional markets, or for the private rental or homeownership markets.

There has also been growing interest in the adaptive reuse of office buildings as a response to both housing supply challenges and the underutilisation of CBD office buildings in the pandemic era. While there have been good examples of adaptive reuse of office towers in previous decades, the number of conversions in recent years has not reflected the level of public commentary on the issue.

There are a number of potential protagonists in adaptive reuse practices, including private sector property owners, developers, planners, local and state governments, and financiers.

There are considerations of built form that enable or impede adaptive reuse, as well as regulatory challenges. The role of government in delivering or enabling adaptive reuse is of interest.

Ultimately, land and development economics enables or hinders this process. There are planning considerations regarding population and demographic change of neighbourhoods, loss of non-residential uses, and infrastructure suitability and provision.

#### **Opportunities**

Researchers might:

- Provide an account of recent adaptive reuse practices in Australia and internationally
- Catalogue the regulatory and economic considerations in determining suitability of buildings to adaptive reuse for residential purposes
- Develop a framework to understand the built form, scale, opportunities and barriers to adaptive reuse
- Consider the advantages and shortcomings of adaptive reuse practices from circular economy, housing supply, and financing perspectives
- Consider the impact of adaptive reuse on the shape and functioning of communities and cities.

## 2025D Investigative panel - barriers and enablers of offsite construction

**Policy issue:** Innovations in recent decades have enabled increasingly modular housing construction, ranging from pre-assembly of panels and components, through modular construction of whole rooms, to offsite construction of complete dwellings. In practice, adoption of offsite construction remains limited.

**How can governments encourage and lead innovation in housing construction to accelerate supply and deliver affordable products?**

### Context

Modular and offsite construction are processes in which large portions of the project are fabricated away from the job site. The approach includes pre-assembly of framing, production of panels to be assembled onsite, buildings produced in modules to be later put together on site, and buildings produced entirely offsite. Each of these approaches offer potential cost and timeliness benefits (e.g. reducing weather delays), and can draw on alternative supply chains (a significant benefit in a context of constrained material supply). There are also potential benefits in reduction of waste materials, quality control and building performance.

However, challenges remain which may impede adoption of offsite approaches, including planning and building regulatory systems, as well as financing. Consumer demand for offsite construction and the industry's capacity for substantial growth remain uncertain. Overall, impediments and enablers for the wider adoption of modular and offsite construction processes are not well evidenced.

The benefits of offsite construction for remote and regional housing are of particular interest, including workforce concentration opportunities in less populated locations. There is also interest in whether government encouragement of adoption of offsite construction approaches can increase housing supply, and the ways in which this can enhance affordability, energy efficiency, and waste reduction.

### Opportunities

Researchers might:

- Map existing practices in offsite construction
- Identify the benefits and drawbacks of offsite construction, including panel, module and whole building scales
- Identify the financing, legal and regulatory impediments and enablers to modular and off-site construction
- Evaluate the productivity (cost savings, speed of delivery) and environmental benefits of offsite construction approaches, as well as lifetime management and repair costs
- Explore the ways in which governments can enable or encourage greater adoption of offsite construction approaches and other innovations in residential construction
- Explain the legal and regulatory implications of adopting non-traditional construction practices at scale within the Australian housing construction industry.

## 6. Research projects

### 2025E Determining the balance of housing assistance channels

**Policy issue:** Housing assistance includes a variety of support channels, including provision of public and community housing, funding of affordable housing, head leasing, income support and tenancy sustainment programs for lower income private renters, assistance with first home ownership, and a range of housing related tax concessions. The relative emphasis of governments on different forms of housing assistance has been subject to change based on a variety of influences.

**How do—and should—governments determine the balance of housing assistance channels? What is the program logic for housing assistance strategies?**

#### **Context**

In Australia, and internationally, a wide array of housing assistance channels have been implemented by different government agencies at federal, state and local level, as well as by community sectors.

These channels are intended to engage varying levels of subsidy, with differing housing outcome priorities, to relevant households and cohorts. The scale of investment in each form of housing assistance is dependent on the need being addressed—but also on the financial resources and prioritisation of the providing agency.

The Australian government is developing a National Housing and Homelessness Plan, the state and territory governments each have housing and homelessness strategies (required under the NHHA), and many local governments are developing their own housing strategies. While these strategies tend to identify the range of housing supports provided, they do not articulate the method of determining the relative weighting of funding to each program.

There is interest in examining the program logic for how governments determine the balance of housing assistance channels they provide, how they seek to complement other assistance channels, and what best practice in developing these balances could be. Further, there is interest in how governments reshape the mix of channels in response to shifting need profiles.

#### **Opportunities**

Researchers might:

- Consider the balance of public and community housing provision, and the implications for tenants and potential tenants
- Consider the balance of social and affordable housing, and the relative benefits of deeper or shallower subsidies
- Examine the market disruptions created by forms of housing assistance
- Consider the coordination of private rental system assistance streams at federal and state levels, including the targeting of these assistance streams
- Consider the political economy of housing assistance prioritisation.

## 2025F Private rental system reform

**Policy issue:** The Australian rental system remains inefficient and provides poor protection to tenants. Reform has been piecemeal, driven by partisan politics, and the impact of potential reforms is not well understood.

**How can Australian jurisdictions transition to a better-functioning rental system that provides better outcomes for tenants and landlords?**

### **Context**

The Australian private rental sector is characterised by insecure occupancy compared to social rental and home ownership, with regulatory systems oriented around a transitional rather than long term tenure. There is a need to recalibrate Australia's private rental systems from focus on an investment vehicle for small scale investors, to a system that is designed to provide shelter and a sense of home for residents.

Growth in the number and diversity of rental households, the increasing duration or permanence of rental tenure for many households, the advent of institutional investor landlords, and the growth of short-term lettings enabled by online platforms are all impacting the functioning of the existing private rental system.

International experience demonstrates that it is possible to have a large private rental sector with small scale investors and higher levels of secure occupancy for tenants. For Australia to achieve this, a coordinated program of reforms is needed to policy settings, regulatory frameworks and the enforcement of regulations. However, to date most rental reforms have been piecemeal, with each jurisdiction pursuing separate regulatory reforms, with less focus on enforcement or on structural factors such as the business models of the real estate management sector.

There is interest in understanding the processes and changes required to improve the way in which the rental system works. Transitioning Australia to a better functioning rental system would involve addressing various aspects to ensure fairness, transparency, and efficiency for both landlords and tenants.

### **Opportunities**

Researchers might:

- Evaluate the drivers and incentives for additional rental supply
- Examine the motivations, incentives, and barriers of key stakeholder groups in the private rental system
- Consider policy differences and learnings from across Australia
- Identify the characteristics of a well-functioning rental system in an Australian context
- Determine the critical changes and the pathway to reforms required achieve this preferred system.



## 2025G National typology of lodging houses

**Policy issue:** Lodging houses persist as a form of accommodation for low-income persons with variable interaction with regulatory systems. While not without risk, there are benefits from this marginal form of accommodation, which may be impacted by tenancy reforms in the private rental market.

**What are the advantages and disadvantages of existing forms of lodging house, what new models are emerging, and how is this accommodation impacted by rental reforms?**

### **Context**

Lodging houses (also termed boarding or rooming houses) are a form of communal rental accommodation owned and managed by a private landlord. They typically provide a lockable bedroom and access to shared facilities such as bathrooms and communal areas.

Most jurisdictions regulate some types of lodging houses, while planning regimes such as NSW have facilitated growth. Across Australia, however, planning is challenged by the lack of clear categorisation of this form of housing.

Distinctions might be drawn between privately funded lodging houses, supported residential services, and rooming houses provided by community housing organisations. Temporary or transitional accommodation provision is potentially related. The interaction of disability supports with lodging houses is an area of complexity; there are tensions between minimum standards for tenure and for disability support.

There is a need to understand the contemporary and emerging roles lodging houses play, the drivers of new models, their appropriateness for tenants, and linkages to other parts of the housing and homelessness system.

### **Opportunities**

Researchers might:

- Map, compare and critically analyse the different regulatory and planning approaches that relate to the provision of lodging houses in each state and territory
- Identify key issues facing tenants and owners in the sector, and critically assess the appropriateness for tenants
- Critically analyse the market drivers of new lodging house provision, and the impacts of rental reforms
- Examine the interaction between disability support channels and lodging housing regulation.

## 2025H Predictive analytics and housing stress

**Policy issue:** Housing affordability stress can cause households considerable financial hardship, emotional distress and can lead to loss of housing and homelessness. Measures of current housing affordability stress do not equip governments to effectively intervene or prevent households falling into hardship.

**How can governments get better at determining which households are at risk of imminent housing affordability stress in order to develop point in time preventive interventions to protect households from long-lasting financial and other consequences?**

### **Context**

The 30:40 indicator is a common measure of housing affordability stress for individuals and households. Other individual indicators include rental stress and mortgage stress, where a high proportion of household income is spent on rent or mortgage, and households' self-assessment of their financial situation. Personal life events, such as job loss, illness or divorce, can also trigger housing affordability stress. Age and other demographic characteristics can also be a factor.

System indicators of current housing stress include mortgage delinquency rates, homelessness rates, overcrowding, social housing waiting lists, interest rates (impacting mortgage affordability), unemployment, and real estate market trends. Monitoring these indicators can help policymakers to understand or predict housing stress and develop targeted interventions to address the underlying issues.

Some organisations, such as banks and telecommunications companies, have developed sophisticated methods to identify customers who are at-risk of entering financial stress, drawing on lead indicators which foreshadow financial difficulty. There is interest in developing predictive analytics for housing affordability stress that could be used by governments (or the sector) to target point in time intervention strategies to prevent or intervene early when households are entering housing affordability stress.

### **Opportunities**

Researchers might:

- Examine current practices in predicting financial stress, including housing affordability stress
- Develop case studies of effective models and lead indicators to predict early signs of housing affordability stress
- Identify key points of risk
- Develop indicators and ways of measuring them.

## 20251      **Strata titled properties and owners' corporation models**

**Policy issue:** An increasing proportion of Australian households live in housing within multi-owned (strata titled) properties with common ownership models (owners' corporations). However, multiple titles and the cost of shared services and management responsibilities are often cited as a barrier to increased apartment living, and to retrofitting for improved energy efficiency.

**What are the benefits and deficits of multiple ownership models, what policy and regulatory reforms would improve them?**

### **Context**

One of the perceived barriers to greater adoption of apartment living in Australia is stigma surrounding strata titles – the associated costs, as well as owner corporation behaviour. With strata titled properties, most plant and equipment, circulation spaces, service areas, landscaped areas, and structural components of the building are shared between units and jointly owned by all owners (as common property), so collective decision-making is required by owners. This has been linked to under-resourced facilities management and maintenance, resistance to retrofitting for improved sustainability, as well as to prohibitive financial costs.

In many cases, strata titled properties in the same building are owned by a mix of owner occupiers and landlord investors, who may have differing priorities in maintenance and amenity of shared property. Owner corporations' decision making, governed by individual owners and often managed by professional (for profit) body corporate management companies, may not always reflect the needs of tenants renting privately within the building.

These models pose challenges for decision making processes, with trade-offs between consensus decision making and the speed of decision making, conflict resolution, resource allocation, long term planning, and inclusivity and participation.

There is interest in identifying opportunities for policy and regulatory reform which would improve the experience of residents and owners of strata titled and other shared ownership property models.

### **Opportunities**

Researchers might:

- Consider ways in which the greater inherent complexity of managing strata properties over freehold property (e.g. collective decision-making) is compounded by non-resident (landlord) owners with potentially lower incentives to rectify issues and invest in improvements to amenity and performance
- Examine the interactions between strata property arrangements and rental regulations
- Undertake a comparative analysis of multiple ownership arrangements under different models, both within Australia and internationally
- Examine how strata titling of properties impacts renters.

## 2025J Shared ownership models

**Policy issue:** A small but growing number of Australian households live in housing characterised by shared ownership models – including co-housing and housing cooperatives.

**What are the benefits and deficits of different shared ownership models, what policy and regulatory reforms could facilitate their growth?**

### **Context**

As Australia's private rental markets struggle to meet demand, and home purchase prices remain out of reach for many, there is growing interest in shared ownership models.

There are a variety of models of management and development of residential properties with collective ownership attributes – such as collaborative housing, co-housing and cooperative housing – which aspire to collective or collaborative approaches. However, they remain relatively uncommon in Australia.

While these models offer numerous potential benefits, such as improved affordability, social support, and sustainable living, they also pose challenges for households unfamiliar with their operation, and with financial lending institutions oriented to support more 'conventional' forms of ownership.

There is interest in understanding the range of shared ownership models currently appearing in Australia, the potential for further innovation, and the benefits and risks for stakeholders. There is further interest in identifying opportunities for policy and regulatory reform which would improve the experience of residents and owners of shared ownership property models.

### **Opportunities**

Researchers might:

- Undertake a comparative analysis of shared ownership arrangements under different models, both within Australia and internationally
- Examine ways in which the inherent complexity, and relative unfamiliarity, of shared ownership models is a barrier to financing
- Identify policy and regulatory settings that enable or impede shared ownership of property
- Consider the potential expanded role of shared ownership modes for households at different life stages.

## 7. Unsolicited data projects

### 2025K Unsolicited data projects to inform housing and homelessness policy in Australia

*Policy issue: New waves of panel data in key national datasets and new data sets (including data linkages) present opportunities for new evidence on housing issues.*

*What are the changing characteristics of Australia's housing systems?*

#### **Context**

**Applications for data projects need to demonstrate the policy priority being addressed, including justification for the inclusion of the specific policy issue, and why this issue should be considered alongside the research priorities already identified by senior policy makers.**

To support policy development in housing and homelessness, the AHURI NHRP has, over time, analysed systematically a range of key secondary datasets (e.g. AIHW, ABS, HILDA) to provide a series of fundamental statistics about housing and homelessness in Australia. New ways of understanding policy issues or ways of responding to questions of relevance for policy can be developed through research approaches using these datasets or incorporating new datasets as they become available.

As new data becomes available or datasets are updated, there is opportunity to update the understanding of an enduring policy issue, or to reveal new insights or findings to inform policy development. Increasingly, governments are providing access to linked data sets, which can also support the understanding of housing and homelessness issues.

Data projects may include a national picture and comparisons across areas such as states and territories, and explore policy issues in relation to the following themes: affordable housing supply and tenure change in home ownership, private rental and social housing; the housing system; housing need; homelessness; Indigenous housing; urban and regional infrastructure and planning; housing and labour markets; housing finance; housing assistance; non-shelter outcomes; and demographics in relation to different housing need cohorts.

Applications must demonstrate critical engagement with recent developments in methodology and awareness of the current policy and practice context.

The final outputs for data projects need to be peer-reviewed reports, and may also include novel visuals or technical reports but not datasets.

## 8. National Housing Research Program Funding Round 2025

The annual NHRP Funding Round opens with the publication of the *NHRP Research Agenda 2025* which calls for research funding applications.

The annual NHRP Funding Round 2025 capacity building component consists of one Scholarship Top-up for a postgraduate student at each AHURI Research Centre, and their attendance at the annual postgraduate symposium.

	Opening	Closing
NHRP Funding Round	Tuesday 7 May 2024	Friday 5 July 2024 12 noon AEST
Scholarship Top-up	Tuesday 7 May 2024	Wednesday 30 April 2025 COB AEST