

National Competition Policy – Bilateral Schedule

FEDERATION FUNDING AGREEMENT – Affordable Housing, Community Services and Other

Table 1: Formalities and operation of schedule							
Parties	Commonwealth Queensland						
Duration	This Schedule is expected to expire on 31 December 2034.						
Purpose	This Schedule will support the delivery of the National Competition Policy multilateral Schedule. It contains Queensland’s Jurisdiction-Specific Reform Plan that details how Queensland will deliver the Objectives and Performance Requirements of the multilateral Schedule.						
Estimated financial contributions	Table a				% of maximum funding allocation	Maximum funding allocation (\$ million)	
	(\$ million)						
	National competition principles						
	Output 1	Performance milestone 1			100%	5.0	
	Estimated total budget					5.0	
	Table b						
	(\$ million)	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	Total
	Estimated total budget	0.0	5.0	0.0	0.0	0.0	5.0
	Less estimated National Partnership Payments	0.0	5.0	0.0	0.0	0.0	5.0
	Queensland	0.0	0.0	0.0	0.0	0.0	0.0
	2027-28: National Competition Principles, Output 1						
	<i>Note: Payment arrangements are indicative as determined by the reporting requirements under clauses 41 to 45 of the NCP FFA</i>						

Table 2: Performance requirements		Delivery Mechanism			
Output	Performance Milestones	Implementation approach	Delivery date	Payment	Dependencies
National Competition Principles					
Implement the National Competition Principles	<p>1. State and Territory Parties will provide evidence that they have:</p> <p>a) updated policies and processes to assess the competition impacts of their major policy decisions, per the requirements in Schedule 1 of the Intergovernmental Agreement on National Competition Policy;</p> <p>b) updated their competitive neutrality policies and processes, per the requirements in Schedule 4 of the</p>	<p>Queensland will publish a timetable by the end of 2025 that will identify how the revitalised National Competition Principles will be implemented.</p> <p>Queensland will update this JSRP detailing the processes that will determine specific implementation actions and specify the implementation actions required to give effect to the revitalised National Competition Principles.</p> <p>Towards Schedule 1 of the Intergovernmental Agreement on National Competition Policy (IGA), Queensland will review its rules, policies, procedures and processes against the requirements set out in the Schedule to ensure they are consistent with the requirements by 31 December 2026. This will include:</p> <ul style="list-style-type: none"> • participation in the national working group on Competition Impact Assessments and Single National Market to ensure a consistent approach with other jurisdictions where appropriate; and • review and update of key Queensland government policy and administrative documents to include updated and extended competition impact assessment guidance and requirements in line with the Schedule. <p>Towards Schedule 4 of the IGA, Queensland will review its rules, policies, procedures and processes against the requirements set out in the Schedule to ensure they are consistent with the requirements by 31 December 2026. This will include:</p> <ul style="list-style-type: none"> • participation in the national working group on Competitive Neutrality to ensure a consistent approach with other jurisdictions, where appropriate; • a review of Queensland's competitive neutrality regime to take account of, among other things, the requirements set out in Schedule 4 including coverage of the regime and treatment of multijurisdictional business activities, start-ups and debt neutrality; and 	31 December 2026	\$5,000m	N/A

	<p>Intergovernmental Agreement on National Competition Policy;</p> <p>c) established or updated processes to ensure regulators in their jurisdictions consider the impact of their decisions on national competition where necessary, per the requirements in Schedule 5 of the Intergovernmental Agreement on National Competition Policy; and</p> <p>d) established or updated an efficient charging guide for government-delivered goods and services where necessary, per the requirements in Schedule 6 of the</p>	<ul style="list-style-type: none"> • following this review, ensuring appropriate changes to the competitive neutrality regime where the review has shown these are required for compliance with the Schedule. <p>Towards Schedule 5 of the IGA, Queensland will review its rules, policies, procedures and processes against the requirements set out in the Schedule to ensure they are consistent with the requirements by 31 December 2026. This will include:</p> <ul style="list-style-type: none"> • participation in the national working group on Competition Impact Assessments and Single National Market to ensure a consistent approach with other jurisdictions where appropriate; and • reviewing the compliance of Queensland regulators (and associated regulatory arrangements) with the requirements in Schedule 5 to promote national markets; and following this review, ensuring appropriate changes to regulatory processes and decision-making frameworks where the review has shown these are required for compliance with the Schedule. <p>Towards Schedule 6 of the IGA, Queensland will review its rules, policies, procedures and processes against the requirements set out in the Schedule to ensure they are consistent with the requirements by 31 December 2026. This will include:</p> <ul style="list-style-type: none"> • participation in the national working group on efficient government charging to ensure a consistent approach with other jurisdictions where appropriate; • review of existing State policies and guidelines, especially those concerning principles for fees and charges and costing to ensure that efficient charging principles and procedures are a core element of the Queensland government's charging policies and principles; and • following this review, ensuring appropriate changes to the policies and guidelines where the review has shown these are required for compliance with the Schedule. 		
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	Intergovernmental Agreement on National Competition Policy.				
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The Parties have confirmed their commitment to this schedule as follows:

Signed for and on behalf of the Commonwealth of Australia by



The Honourable Jim Chalmers MP
Treasurer

01 / 05 / 2026

Signed for and on behalf of the State of Queensland by



The Honourable David Janetzki MP
Treasurer, and Minister for Energy and Minister for Home Ownership

06 / 06 / 26

Annexure A

Queensland is not seeking a determination of the maximum funding allocation for these Performance Requirements at this stage. Queensland will update the JSRP at a later date with an implementation approach for the Tranche 1 reforms.

Queensland will incorporate appropriate detail in an updated JSRP to demonstrate that the planning and zoning regime, including previously implemented substantial planning reforms, align with and address several of the key elements of the Performance Requirements under Output 1.

Table 2: Performance requirements		Delivery Mechanism	
Output	Performance Milestones	Implementation approach	Delivery date
Reform: Liberalise and standardise commercial zoning rules and review planning requirements to ensure they do not distort competition			
Project 1: Implement measures to limit anti-competitive objections to development	<ol style="list-style-type: none"> 1. State and Territory Parties review their respective commercial zoning rules and planning requirements against Guidelines to identify how the achieve the Project 1 Output. 2. State and Territory Parties respectively implement reforms to limit anti-competitive objections to commercial development. 	<p>Queensland is actively progressing a range of government priority initiatives related to planning frameworks, policies and regulations. These include:</p> <ul style="list-style-type: none"> • The Queensland Productivity Commission is undertaking an Inquiry relating to opportunities to improve productivity of the construction sector. The Inquiry will examine factors affecting Queensland's productivity performance including commonwealth, state and local government legislation and regulation, industrial relations matters, procurement policies and labour force needs (individually, cumulatively or through duplication) and opportunities for improvement. The final report was provided to government on 24 October 2025 for consideration. • The Queensland Government is currently developing 13 new regional plans, in conjunction with infrastructure plans, to support Queensland's targets under the <i>Securing our Housing Foundations Plan</i> and appropriately respond to region-specific challenges and opportunities. 	<p>To be confirmed following finalisation of the Government's Response to the Queensland Productivity Commission inquiry in 2026</p>
Project 2: Remove anti-competitive considerations from planning,	<ol style="list-style-type: none"> 1. State and Territory Parties review their respective planning, rezoning and development processes against Guidelines to 		<p>Queensland Productivity Commission inquiry into productivity of the building and construction sector in Queensland</p>

<p>rezoning and development processes</p>	<p>identify how to achieve the Project 2 Output.</p> <ol style="list-style-type: none"> 2. State and Territory Parties implement reforms to remove anti-competitive elements from their respective planning, rezoning and development processes in local government areas. 	<p>The significant planning and construction-related priorities currently being progressed by the Queensland Government will inform and impact consideration of planning frameworks and policies.</p> <p>As such, in the context of these priorities, any further consideration of this reform would be progressed in 2026, to inform Queensland's updated JSRP to be submitted by 30 June 2027.</p>	
<p>Project 3: In development control instruments, increase the number of purposes for which land can be used</p>	<ol style="list-style-type: none"> 1. State and Territory Parties review their development control instruments against Guidelines to identify how to achieve the Project 3 Output. 2. State and Territory Parties in their respective development control instruments implement reforms to increase the number of commercial purposes for which land can be used in local government areas. 		
<p>Project 4: Streamline criteria and processes for development assessment and rezoning</p>	<ol style="list-style-type: none"> 1. State and Territory Parties review their respective criteria and processes for development assessment and rezoning against Guidelines to identify how to achieve the Project 4 Output. 2. State and Territory Parties implement reforms to 		

	streamline their respective criteria and processes for commercial development assessment and rezoning in local government areas.			
Reform: Lower barriers to the adoption of overseas standards in regulation				
<p>Project 1: Establish and apply the Guidelines for recognising and adopting voluntary standards (including international and overseas voluntary standards) in legislation</p>	<ol style="list-style-type: none"> 1. State and Territory Parties consult government and industry stakeholders on the draft Guidelines. 2. Based on identification of priority areas through the Council on Federal Financial Relations, State and Territory Parties review references to voluntary standards in their respective legislation. 3. State and Territory Parties implement measures in their respective legislation to reduce regulatory compliance costs and improve competition. 	<p>Queensland intends to implement reform actions to deliver these Performance Requirements.</p> <p>The delivery of Performance milestones 1 and 2 is contingent on Queensland's committed participation in (1) the development of Guidelines for recognising and adopting voluntary standards (including international and overseas voluntary standards) in legislation; and (2) the identification of priority areas through the Council on Federal Financial Relations.</p> <p>The delivery of Performance milestone 3 is contingent on Performance milestones 1 and 2.</p> <p>Queensland will update the JSRP once the implementation approach has been determined following the delivery of Performance milestones 1 and 2.</p>	<p>To be confirmed following the delivery of Performance milestone 2</p>	<p>The development of Guidelines for recognising and adopting voluntary standards (including international and overseas voluntary standards) in legislation.</p> <p>The identification of priority areas through CFFR.</p>
Reform: Lower barriers to modern methods of construction				
<p>Project 1: Legislate nationally consistent definitions of prefabricated and</p>	<ol style="list-style-type: none"> 1. State and Territory Parties, through the Australian Building Codes Board, participate in the development of a national definition of prefabricated and modular construction 	<p>Queensland intends to participate in the work to deliver these Performance Requirements.</p> <p>The delivery of Performance milestone 1 is contingent on Queensland's committed participation in the Australian Building Codes Board Steering Committee and Jurisdictional Working Group, which are responsible for the development of a national definition of prefabricated and modular construction through the National Construction Code.</p>	<p>To be confirmed following the delivery of Performance Milestone 1</p>	<p>Through the Australian Building Codes Board: development of a national definition of prefabricated and modular construction</p>

<p>modular construction</p>	<p>through the National Construction Code.</p> <p>2. State and Territory Parties adopt the national definition of prefabricated and modular construction in their relevant legislation to create a nationally consistent definition.</p>	<p>The delivery of Performance milestone 2 is contingent on Performance milestone 1.</p> <p>Queensland will update the JSRP once the implementation approach has been determined following delivery of Performance milestone 1.</p>		<p>through the National Construction Code.</p>
<p>Project 2: National Voluntary manufacturer certification scheme to verify compliance with the National Construction Code and ensure a chance of responsibility between off-site and on-site construction</p>	<p>1. State and Territory Parties remove any legislative barriers to the acceptance of manufacturer's certificates for National Construction Code compliance where these certificates are issued in accordance with the national manufacturer certification scheme.</p>	<p>Queensland intends to participate in the work to deliver these Performance Requirements.</p> <p>The delivery of the Performance Requirement is contingent on Queensland's committed participation in the Australian Building Codes Board Steering Committee and Jurisdictional Working Group, which are responsible for the development of the scheme.</p> <p>Queensland will update the JSRP once the implementation approach has been determined.</p>	<p>To be confirmed following the delivery of Project 1 Performance milestone 1.</p>	<p>Through the Australian Building Codes Board: development of a national definition of prefabricated and modular construction through the National Construction Code.</p>
<p>Project 3: Regulatory neutrality between modern and conventional methods of construction in state and territory planning and building legislation,</p>	<p>1. State and Territory Parties, through the Planning Ministers' Meeting, review their respective planning systems with respect to off-site construction methods to identify where the regulatory burden materially exceeds that for on-site construction</p>	<p>In respect to Performance milestones 1 and 2, Queensland will engage through the Planning Ministers' Meeting with respect to relevant planning issues and in the development of Guidelines that remove unnecessarily burdensome regulatory requirements for off-site construction based on issues identified.</p> <p>However, the extent of this engagement and any resulting actions under the Performance Requirements will need to be further considered in the context of Queensland's other planning priorities. Queensland will update the JSRP with further detail once the implementation approach has been determined following engagement on Performance milestones 1 and 2.</p>	<p>To be confirmed</p>	<p>Through the Planning Ministers' Meeting: development of a terms of reference for a review of the planning system with respect to off-site construction methods.</p> <p>Through the Planning Ministers' Meeting: development of</p>

<p>including that of Local Government Planning Schemes</p>	<p>methods and does not appropriately balance this additional burden with the costs (including restrictions to competition).</p> <p>2. State and Territory Parties, through the Planning Ministers' Meeting, participate in developing Guidelines that detail reforms required to remove unnecessarily burdensome regulatory requirements for off-site construction based on issues identified in the jurisdictional legislation reviews.</p> <p>3. After completing Performance Milestones 1 and 2, State and Territory Parties amend their respective planning systems to achieve regulatory neutrality.</p>			<p>Guidelines that detail reforms required to remove unnecessarily burdensome regulatory requirements for off-site construction based on issues identified in the jurisdictional and national levels.</p>
<p>Project 4: Regulatory neutrality between modern and conventional methods of construction in house and building</p>	<p>1. State and Territory Parties lead a review of house and building consumer protections through the Building Ministers' Meeting to identify disparities between consumer protections for</p>	<p>Queensland intends to participate in the work to progress to deliver these Performance milestones.</p> <p>The delivery of the Performance milestones 1 and 2 is contingent on Queensland's committed participation in (1) a review of house and building consumer protections through the Building Ministers' Meeting to identify disparities between consumer protections for modern and conventional methods of construction; and (2) the development of Guidelines through the Building Ministers' Meeting that detail reforms required to establish regulatory neutrality between modern and conventional methods of</p>	<p>To be confirmed</p>	<p>Through the Building Ministers' Meeting: development of a terms of reference for a review of house and building consumer protections to identify disparities between consumer protections for modern and</p>

<p>consumer protections.</p>	<p>modern and conventional methods of construction.</p> <p>2. State and Territory Parties participate in development Guidelines through the Building Ministers' Meeting that detail reforms required to establish regulatory neutrality between modern and conventional methods of construction in house and building consumer protections, based on the issues identified in the review.</p> <p>3. After completing Performance Milestones 1 and 2, State and Territory Parties amend their respective consumer protections for houses and buildings including to provide appropriate enforcement mechanisms.</p>	<p>construction in house and building consumer protections, based on the issues identified in the review.</p> <p>The delivery of Performance milestone 3 is contingent on Performance milestones 1 and 2.</p> <p>Queensland will update the JSRP once the implementation approach has been determined following the delivery of Performance milestones 1 and 2.</p>	<p>conventional methods of construction.</p> <p>Through the Building Ministers' Meeting: development of Guidelines that detail reforms required to establish regulatory neutrality between modern and conventional methods of construction in house and building consumer protections.</p>
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