



# **National Housing Finance and Investment Corporation Investment Mandate Amendment (Price Cap Update) Direction 2022**

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I, Michael Sukkar, Assistant Treasurer, Minister for Housing, and Minister for Homelessness, Social and Community Housing, make the following direction.

Dated 9 April 2022

Michael Sukkar  
Assistant Treasurer  
Minister for Housing  
Minister for Homelessness, Social and Community Housing

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## 1 Name

This instrument is the *National Housing Finance and Investment Corporation Investment Mandate Amendment (Price Cap Update) Direction 2022*.

## 2 Commencement

- (1) Each provision of this instrument specified in column 1 of the table commences, or is taken to have commenced, in accordance with column 2 of the table. Any other statement in column 2 has effect according to its terms.

Commencement information		
Column 1	Column 2	Column 3
Provisions	Commencement	Date/Details
1. The whole of this instrument	Immediately after the commencement of the <i>National Housing Finance and Investment Corporation Investment Mandate Amendment (Review Measures) Direction 2022</i> .	

Note: This table relates only to the provisions of this instrument as originally made. It will not be amended to deal with any later amendments of this instrument.

- (2) Any information in column 3 of the table is not part of this instrument. Information may be inserted in this column, or information in it may be edited, in any published version of this instrument.

## 3 Authority

This instrument is made under the *National Housing Finance and Investment Corporation Act 2018*.

## 4 Schedules

Each instrument that is specified in a Schedule to this instrument is amended or repealed as set out in the applicable items in the Schedule concerned, and any other item in a Schedule to this instrument has effect according to its terms.

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## Schedule 1—Amendments

### *National Housing Finance and Investment Corporation Investment Mandate Direction 2018*

#### 1 Subsection 29F(1)

Repeal the subsection, substitute:

- (1) For the purposes of paragraph 29C(2)(g), for a loan that is not subject to a New Home Guarantee, the price cap for the area in which a residential property is located is the amount set out in the following table.

Price Cap for an area		
Item	Area	Price cap
1	New South Wales—capital city and regional centre	\$900,000
2	New South Wales—other	\$750,000
3	Victoria—capital city and regional centre	\$800,000
4	Victoria—other	\$650,000
5	Queensland—capital city and regional centre	\$700,000
6	Queensland—other	\$550,000
7	Western Australia—capital city	\$600,000
8	Western Australia—other	\$450,000
9	South Australia—capital city	\$600,000
10	South Australia—other	\$450,000
11	Tasmania—capital city	\$600,000
12	Tasmania—other	\$450,000
13	Australian Capital Territory	\$750,000
14	Northern Territory	\$600,000
15	Jervis Bay Territory and Norfolk Island	\$550,000
16	Christmas Island and Cocos (Keeling) Islands	\$400,000

#### 2 At the end of the instrument

Add:

### **Division 3—Amendments made by the National Housing Finance and Investment Corporation Investment Mandate Amendment (Price Cap Update) Direction 2022**

#### 38 Application of subsection 29F(1)

Subsection 29F(1), as amended by the *National Housing Finance and Investment Corporation Investment Mandate Amendment (Price Cap Update) Direction 2022*, applies to financial years starting on or after 1 July 2022.