

Economic Development Queensland

INFRASTRUCTURE ACTIVATION FUND

Partner to accelerate infrastructure and deliver more places to call home

The Infrastructure Activation Fund (IAF) is a joint Australian and Queensland Government initiative investing in catalyst infrastructure that unlocks development-ready land and accelerates houses for first home buyers.

IAF is part of the Australian Government's Homes for Australia Plan and is being delivered in partnership with the Queensland Government to unlock homes and help more Queenslanders find a place to call home.

Economic Development Queensland (EDQ) leads delivery of this program on behalf of the Queensland Government, working with developers, local governments and utility providers.

51,000+
homes expected to be accelerated

20,500+
First Home Buyer opportunities

$2.4B
joint infrastructure investment program

Who should apply for IAF?

EDQ and the Australian Government are looking to partner with developers, local governments and utility providers to help fast-track homes across Southern Thornlands, Waraba and Mount Peter Priority Development Areas (PDAs), as well as other key growth areas in PDAs.

Australian Government | DELIVERING FOR QUEENSLAND | Queensland Government



1. Explore your opportunity

Understand whether your project is eligible, who can apply and what infrastructure can be funded.

Eligible projects must

Deliver catalyst infrastructure
Water, sewer or transport infrastructure identified in relevant planning or agreed by EDQ.

Start on time
Commence within 24 months and be delivered within three years.

Not be complete already
The project cannot be completed or commenced before the funding agreement is executed.

Support housing
Facilitate residential development in Mount Peter, Southern Thornlands, Waraba or an identified PDA growth front and service houses that are suitable for first home buyers.

Meet developer commitments
Developers delivering dwellings enter an Memorandum of Understanding (MOU) and support First Home Buyer outcomes and reporting.

Finish by 2031

Funding available

Funding	Best suited to	Key feature
Grants	Larger, high-cost infrastructure supporting a broader PDA or significant early stages.	May be delivered by councils, utility providers, EDQ or industry.
Interest-free loans	Major enabling works and localised trunk infra-structure supporting development fronts.	Repayment required within five (5) years of first drawdown.

Co-contributions strengthen an application

While not a requirement, higher priority may be given to projects with an applicant or delivery partner co-contribution. For Market Initiatives, the contribution as a percentage of total project cost is considered during assessment.


Mount Peter PDA, image is indicative for illustration only

2. Build your application

Demonstrate how your project will unlock housing supply and deliver more places to call home.

Assessment criteria

Addressing demand
Show that missing infrastructure is a major barrier to residential land supply and that the project aligns with infrastructure priorities. Connect the infrastructure to homes delivered by 2034, first home buyer opportunities, broader benefits and co-contribution.

Capacity & experience
Provide evidence of expertise, delivery capacity and, where relevant, loan repayment ability.

Delivery approach
Show a credible methodology, approvals status, budget, schedule and risk approach.

Value
Demonstrate value for money relative to the project costs.

Apply easily online at edq.qld.gov.au

Building a successful IAF application

Define the opportunity
Identify the infrastructure needed to unlock housing supply

Demonstrate readiness
Show delivery capability, approvals status and project readiness

Quantify the benefits
Demonstrate housing outcomes, first home buyer opportunities

Commit to delivery
Meet program requirements, reporting and delivery milestones

Decision and contracting

Funding recommendations are considered and endorsed swiftly and EDQ will work with each delivery partner to execute a funding agreement within four months.


Greater Flagstone PDA

3. If your application is successful

Meet program requirements, deliver infrastructure and help create more places to call home.

Funding agreements and first home buyer commitments

Developers directly delivering homes
in a PDA must enter a MOU and execute a funding agreement with EDQ within four (4) months of the letter of offer before receiving funding.

At least 35% of homes
in each development area will be reserved for an initial 3 month period for first home buyers.

Industry will report
dwelling delivery and first home buyer sales data.

Councils, utility providers and delivery partners
must execute a funding agreement with EDQ within four (4) months of the letter of offer before receiving funding.

Funding recipients
must meet agreement obligations for infrastructure delivery and report dwelling delivery outcomes and First Home Buyer sales linked to funded projects.

Delivery partner data
supports bi-annual reporting to the Australian Government.

Before you apply

- ☐ Confirm the proposed works are catalyst infrastructure
- ☐ Demonstrate the direct link to housing supply
- ☐ Check commencement and completion timeframes
- ☐ Quantify homes and wider benefits
- ☐ Show delivery readiness, capability and risk management
- ☐ Explain the proposed co-contribution and reporting approach

Economic Development Queensland

For further information contact **IAF@edq.qld.gov.au**