

Section 7.32 Affordable Housing Contributions – Rates



Quarterly Indexation: Current rates from 1 December 2025
Index rate: 2.2% ([Sales tables June 2025 quarter](#)) released December 2025

Contribution rates are adjusted quarterly within one week of the first days of March, June, September, and December, to ensure the contributions reflect the costs associated with the provision of affordable housing over time.

Rates will be adjusted with reference to movement in the median price for strata dwellings in Newcastle. The median strata price is published quarterly in the NSW Government's Rent and Sales Report.

Suburb	Rate (\$/sqm GFA)
Adamstown	\$ 96.07
Adamstown Heights	\$82.78
Bar Beach	\$128.77
Beresfield	\$67.45
Birmingham Gardens	\$73.58
Broadmeadow	\$89.94
Carrington	\$89.94
Cooks Hill	\$128.77
Elemore Vale	\$65.41
Fletcher	\$62.34
Georgetown	\$79.72
Hamilton	\$102.20
Hamilton East	\$128.77
Hamilton North	\$102.20
Hamilton South	\$128.77
Islington	\$102.20
Jesmond	\$73.58
Kotara	\$82.78
Lambton	\$97.09
Maryland	\$75.63
Maryville	\$102.20
Mayfield	\$79.72
Mayfield East	\$79.72
Mayfeild West	\$71.54
Merewether	\$106.29
Merewether Heights	\$106.29
Minmi	\$68.47
New Lambton	\$97.09
New Lambton Heights	\$97.09
Newcastle	\$151.26
Newcastle East	\$151.26
Newcastle West	\$91.98
North Lambton	\$75.63
Rankin Park	\$77.67
Shortland	\$71.54

Suburb	Rate (\$/sqm GFA)
Stockton	\$98.11
Tarro	\$64.39
The Hill	\$126.73
The Junction	\$106.29
Tighes Hill	\$102.20
Wallsend	\$73.58
Warabrook	\$79.72
Waratah	\$73.58
Waratah West	\$73.58
Wickham	\$91.98

Identified Areas		
Area		Rate
Broadmeadow	A	\$328.06
	B	\$261.63
Stockton		\$387.34
Western Corridor*		\$306,600.00

*Western corridor \$/ha of NDA