

Incoming Government Briefing for the Minister of Housing

Subject: Homes Tasmania

This brief provides an overview of Homes Tasmania, its operations, key stakeholders, priorities, and potential challenges you can expect to face as the Minister for Housing amidst the current housing crisis in Tasmania.

Who we are

Homes Tasmania is an independent statutory authority established under the *Homes Tasmania Act 2022*, with operations commencing on 1 December 2022. Our mission is to build opportunities for Tasmanians by delivering 10 000 new social and affordable homes by 2032, in line with the Tasmanian Housing Strategy 2023–2043 and its vision to end homelessness in Tasmania.

Homes Tasmania's primary responsibility is to deliver and manage housing and homelessness services. We focus on growing and managing the supply of social and affordable housing, supporting people in housing need, and improving housing outcomes through effective program and asset delivery. Strategic policy and system stewardship responsibilities now rest with the Department of State Growth.

What we do

Homes Tasmania is responsible for:

- **Social housing properties:** Homes Tasmania owns the vast majority of social housing dwellings in Tasmania. It manages around 5 300 itself including tenancy management, responsive maintenance and asset management. Community housing providers (including supported accommodation providers) manage approximately 9 800 homes—around 65 per cent of Tasmania's 15 050 social housing dwellings—well above the national average of 29 per cent. Further stock transfers are currently being considered. Community housing providers are responsible for tenancy management, responsive maintenance and contribute to strategic asset management decisions. Community housing providers are increasingly obtaining Commonwealth funding for additional social housing that is not necessarily owned by Homes Tasmania.
- **Housing development and supply:** Leading the construction and acquisition of new homes across the social and affordable spectrum, through capital works and land development, including in partnership with community housing providers and builders' panels.
- **Homelessness services:** Funding a statewide network of crisis accommodation and support programs. In 2025–26, over \$50 million in grants will be provided, including the Housing Connect Front Door and support services, Safe Spaces and outreach support for rough sleepers, shelters, long term supported accommodation facilities for adults, dedicated youth facilities, and youth at risk centres for young people facing homelessness under 16 years old.
- **Affordable land release:** Delivering land for residential development to improve housing affordability, including through partnerships with developers and local government.
- **MyHome shared equity program:** Assisting eligible Tasmanians into home ownership by providing shared equity contributions. Recent changes have expanded income thresholds and contribution levels. In 2024–25

Homes Tasmania took an equity share in 349 homes of which 62% are existing properties and 38% are newly constructed homes (to the end of May 2025).

- **Affordable rental programs:** These programs aim to support low-income Tasmanians and key workers, including those employed in essential services, who are increasingly priced out of the private rental market in high-demand areas. In addition to the new supply of affordable rental homes, Homes Tasmania delivers programs that offer incentives to property owners to access existing affordable rental homes with capped rents, guaranteed income, and two-year lease arrangements, including for people affected by family violence. Recent commitments are expanding these programs.
- **Operational policy and program design:** Developing operational housing policy and programs aligned with the Tasmanian Housing Strategy, focusing on Homes Tasmania's legislative functions.
- **Research and service improvement:** Collecting and analysing data on housing needs and outcomes to identify service gaps, guide program improvements, and support government accountability.

How we work

- **Governance under a Board:** Homes Tasmania is governed by a skills-based Board appointed by the Minister for Housing, with responsibilities outlined in the *Homes Tasmania Act 2022* and the Ministerial Statement of Expectations. The Board ensures strategic oversight and accountability for delivery.
- **Commercial approach:** Homes Tasmania is funded through a combination of an annual grant, including debt support payments that provide the ability to pay interest on debt sourced through TASCORP. Homes Tasmania can also generate its own income through land sales and through increases in equity realised when a MyHome property is sold or refinanced by the co-owner. A strategic land bank is maintained to enable housing development.
- **Operating model:** Delivery is structured through three operational programs (Community Infrastructure, Housing Policy and Programs, Tenancy Services) and three enabling units (CEO's Office, ICT Services, CFO's Office).
- **Collaboration:** We partner with government, industry, community housing providers, and the homelessness sector to strengthen Tasmania's housing system and deliver better outcomes.

Who we work with

Key stakeholders include:

- **Tasmanian Government:** Minister for Housing, Cabinet, and the Department of State Growth (responsible for housing system policy and oversight of the Tasmanian Housing Strategy).
- **Australian Government:** A key funding and policy partner, including through Housing Australia programs such as the Housing Australia Future Fund (HAFF) and National Housing Accord.
- **Tasmanians in housing need:** Social housing tenants, applicants, MyHome purchasers, key workers.
- **Service providers:** Housing Connect providers, community housing providers, homelessness organisations, disability services.
- **Advocacy and peak bodies:** Shelter Tasmania, TasCOSS and other representative groups.
- **Industry and private sector:** Builders, developers, landlords, agents, and financiers.
- **Local government:** Key to land use planning and approvals.
- **Financial Institutions:** Banks and lenders involved in home ownership and development finance.

Strategic direction and performance

Our operations are aligned with the *Tasmanian Housing Strategy 2023–2043*, which sets a 20-year vision to end homelessness. The first four-year Action Plan (2023–27) provides the framework for implementation. Not all the actions in the Action Plan are the responsibility of Homes Tasmania.

Key priorities:

- **Deliver more homes, faster** – Accelerate the supply of social and affordable housing across Tasmania through capital delivery, partnerships, land release, and planning reform.
- **Support people in need** – Strengthen access to safe, appropriate housing and wraparound support for Tasmanians experiencing homelessness, housing stress, or barriers to stable accommodation.
- **Improve affordability and market stability** – Expand affordable rental and home ownership options, including through targeted support for essential workers, renters under pressure, and low-income households.
- **Enable community and economic prosperity** – Leverage housing investment to stimulate local employment, strengthen communities, and support broader economic participation across the state.

Key performance indicators (KPIs) – published on the monthly Homes Tasmania Dashboard:

1. Deliver 10 000 homes by 2032 – over 4 300 delivered as of May 2025
2. Deliver 2 000 social homes by 2027
3. Increase accessible housing – Silver standard as baseline; Gold/Platinum where appropriate
4. Improve occupancy alignment – right housing for household size
5. Increase affordable rentals – track impact of rental incentive programs
6. Increase affordable ownership – track outcomes from MyHome
7. Release 800 residential lots

We also monitor broader system indicators such as affordability trends and waitlist profiles.

Housing Register

The Housing Register is the central waitlist for access to social housing in Tasmania. As at 31 May 2025, there were 5 097 active applications, with the majority seeking one-bedroom homes — highlighting acute pressure from single people and couples, many of whom are in insecure housing or homelessness.

Most allocations are made to those with the highest need, and Tasmania consistently outperforms other jurisdictions on this measure: over 92 per cent of allocations go to priority applicants, compared with national averages of around 87 per cent for public housing and 80 per cent for community housing. However, the average wait time for priority applicants remains high at 81 weeks.

These figures underscore the pressing demand for social housing and affordable housing in Tasmania and highlight the importance of continued efforts to expand housing supply and improve allocation efficiency.

What you can expect as Minister

You will likely receive highly personal and often distressing correspondence from constituents, often through Members of Parliament:

- **Crisis requests:** Appeals for urgent housing, especially from people sleeping rough, in unsafe housing, or experiencing family violence, disability, or health-related challenges.
- **System frustrations:** Concerns about access, Housing Connect processes, long wait times, or unsuitable housing.
- **Affordability pressures:** Rising living costs, limited rental supply, and unaffordable home ownership will dominate public sentiment.
- **Funding and service pressures** – Peak bodies and service providers may advocate for greater investment in housing and homelessness services. Common themes include calls for improved indexation of grants, funding models that keep pace with rising operating costs, and workforce concerns, such as staffing levels in youth shelters needed to ensure safe and sustainable service delivery.

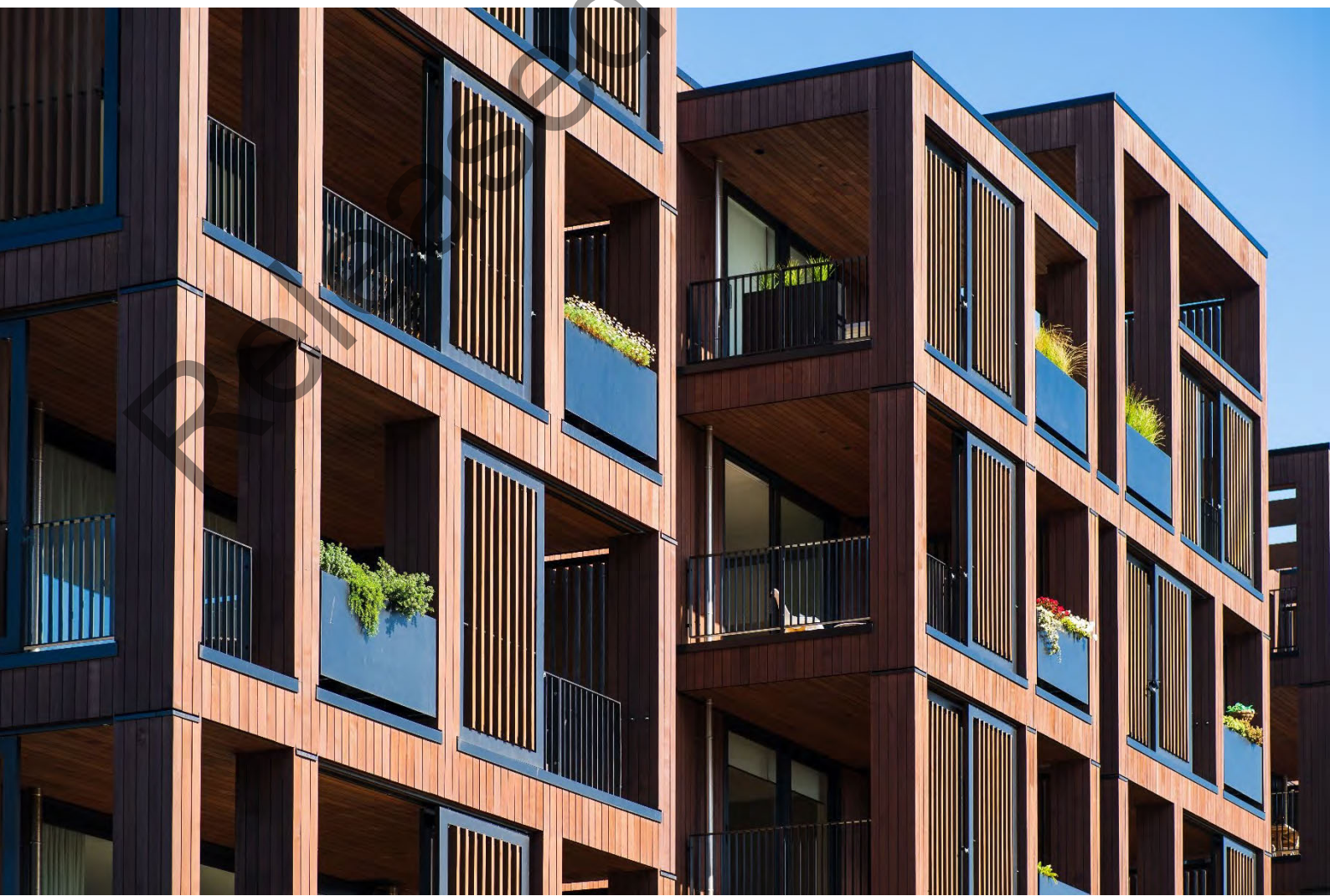
Your office will require strong systems for triage, referral, and escalation in partnership with Homes Tasmania and Housing Connect. Decisions about who gets housed are made by housing providers (not the Minister's office) in strict adherence to Tasmania's allocation policy.

Released under RTI



Australian Government

National Housing Accord 2022



Introduction

Housing supply challenges need to be addressed to ensure Australians have access to safe, stable and affordable housing, as well as better housing choices that are close to work, schools and transport. The residential building industry is facing capacity constraints; looking forward, building activity is expected to decline from recent peaks, further exacerbating supply and affordability pressures.

Affordable housing is critical for the wellbeing of Australians and the productivity of the Australian economy. However, Australia is facing acute housing pressures and too many Australians do not have access to affordable housing. The national rental vacancy rate is at a record low of 0.9 per cent, with advertised rents 10.2 per cent higher in capital cities and 9.7 per cent higher in regional areas over the 12 months to September 2022.

The Accord brings together all levels of government, investors, and the residential development, building and construction sector to unlock quality, affordable housing supply over the medium term. Relative to comparable countries, Australia has a low level of institutional investment in housing. At the same time, we have the world's third largest pool of capital in our superannuation system, which is hungry for investments that will deliver stable returns over the long term for the benefit of members.

The Accord lays the groundwork to improving affordability by addressing Australia's housing supply challenges and enabling the delivery of more social and affordable housing.

The Housing Accord includes:

- an initial, aspirational national target of delivering a total of one million new, well located homes over 5 years from 2024, and
- immediate and longer-term actions for all parties to support the delivery of more affordable homes.

Immediate actions – Commonwealth and states and territories

Commonwealth commitments	State and territory commitments
Up to 20,000 additional new, affordable dwellings Support an additional 10,000 affordable dwellings¹ over 5 years from 2024 through an availability payment model, to be delivered at an energy efficiency rating of seven stars or greater.²	- Build on the Commonwealth’s commitment to support an additional 10,000 affordable homes over 5 years from 2024, with in-kind or financial contributions that enable delivery of a combined total of up to 20,000 additional homes. - State and territory contributions can include new commitments or already announced but not yet committed projects and can occur earlier than 2024. Where projects are joint between a state or territory and the Commonwealth, dwellings will be apportioned based on relative contributions.
Collaborating to improve financing for new social and affordable housing projects Provide availability payments and other innovative financing techniques through the Housing Australia Future Fund (HAFF) and/or National Housing Infrastructure Facility (NHIF) that will seek to facilitate superannuation and institutional capital investment in social and affordable housing, alongside established state and territory programs.	Support the distribution of the HAFF, including through collaborative social and affordable housing projects with established state and territory programs, with further work to be undertaken on the model for the HAFF and the state and territory role in its roll-out.
Improving zoning, planning and land release Identify whether suitable Commonwealth land can assist as part of the contribution to delivering social and affordable housing.	- Undertake expedited zoning, planning and land release to deliver the joint commitment on social and affordable housing in well located areas, including looking for immediate opportunities to free up well located state land, for example in and around train stations and TAFE campuses including for affordable housing. - Commit to working with local governments to deliver planning and land-use reforms that will make housing supply more responsive to demand over time, with further work to be agreed under the Accord.

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- 1 For the purposes of this Accord, “affordable housing” is generally taken to refer to rental housing that is provided at below market rent to qualifying tenants (usually between 70 and 80 per cent of market rent). Where states include home ownership in their affordable housing policies and/or programs, this will be included in the definition of affordable housing alongside rental housing, where those policies are consistent with the objectives of the Accord to provide more long-term supply of affordable housing for those who need it.
- 2 Or the minimum standard set by the National Construction Code for new residential dwellings, as amended from time to time. Where a state or territory has a minimum energy efficiency requirement for new residential dwellings below that set out in the National Construction Code, dwellings built to at least that state or territory’s minimum standard will be acceptable under the Accord.

Commonwealth commitments		State and territory commitments
Making sure the right skills are available and improving access to social and affordable housing	Extend the Australian Skills Guarantee (including any sub-targets, e.g. women apprentices) to include apprentices on Government funded housing projects, in accordance with the broader approach to implementing the Guarantee.	- Improve access to social and affordable housing, including rental housing, by: - ensuring commitments made through the Accord contribute to increasing access to affordable housing beyond existing commitments; and - committing to building a strong and sustainable Community Housing Provider sector.

Commitments from the Australian Local Government Association (ALGA), institutional investors including superannuation funds, and residential development, building and construction industry representatives

ALGA	Institutional investors including superannuation funds	Residential development, building and construction industry representatives
Immediate actions Work with state and territory local government associations to advocate for a commitment from Australia's councils to support the delivery of social and affordable housing.	- Endorse the Accord and commit to increase investment in affordable housing where it is in the best financial interests of investors or members to do so. - Commit to working constructively with Accord parties and other institutional investors to optimise policy settings that facilitate institutional investment in affordable housing. - Build on constructive discussions to date to further develop workable financing approaches that will best leverage institutional capital to increase the supply of social and affordable housing including work on the importance of scale, the risk return profile of debt and equity exposure, and a clear investment pipeline.	- Publicly support and advocate among their members for a commitment to the delivery of the joint Commonwealth and state housing target and roll out of affordable housing. - Advocate for their members to build all new affordable homes delivered under the Accord at an energy efficiency standard of at least seven stars on average (or the highest efficiency rating available in each state), with a focus on passive design and low energy use. - Work with the National Housing Supply and Affordability Council to provide data and updates on the deliverability of the Accord commitments and the housing supply pipeline. - Work with the Commonwealth and state and territory governments on policy solutions to housing supply and affordability.

ALGA	Institutional investors including superannuation funds	Residential development, building and construction industry representatives
Areas for further work Participate in and support the development of the National Housing and Homelessness Plan, with a view to improving land supply and facilitating the construction of new homes.	Participate in and support the development of the National Housing and Homelessness Plan, with a view to supporting reforms that will encourage more institutional investment in housing.	Participate in and support the development of the National Housing and Homelessness Plan, with a view to facilitating stability in the housing supply pipeline and making housing supply more responsive to demand.

Areas for further work – Commonwealth and states and territories

	Commonwealth commitments <i>(jointly with the states and territories)</i>	State and territory commitments
Support for institutional investment	Commission the National Housing Supply and Affordability Council to review barriers to institutional investment, finance and innovation in housing (e.g. Build to Rent).	Participate in Commonwealth-led reviews of barriers to institutional investment, finance and innovation in housing.
Work with the community housing and not-for-profit sector	Work with Community Housing Providers and other relevant not-for-profit housing providers to ensure achievement of targets for social and affordable housing are met.	
Delivering on the commitments	- Finalise implementation schedules to deliver the affordable housing commitments outlined in the Accord. - Lead development and agreement to the National Housing and Homelessness Plan. - The National Housing Supply and Affordability Council will regularly advise on the suitability of the national target in consultation with the states and territories, and in response to ongoing monitoring of the capacity of the residential building industry.	Participate in and support the development of the National Housing and Homelessness Plan, including further reviewing land supply and zoning policies and pursuing reforms relevant to each state or territory to make housing supply more responsive to demand.

NATIONAL AGREEMENT ON SOCIAL HOUSING AND HOMELESSNESS

An agreement between:

- the Commonwealth of Australia; and
- the States and Territories of
 - ◆ New South Wales
 - ◆ Victoria
 - ◆ Queensland
 - ◆ Western Australia
 - ◆ South Australia
 - ◆ Tasmania
 - ◆ the Australian Capital Territory, and
 - ◆ the Northern Territory.

This Agreement will help people who are experiencing, or at risk of, homelessness and support the effective operation of Australia's social housing and homelessness services sectors.

National Agreement on Social Housing and Homelessness

OVERVIEW

1. The National Agreement on Social Housing and Homelessness (the Agreement) is created subject to the provisions of the *Federal Financial Relations Act 2009* (Cth) (the FFR Act) and the Intergovernmental Agreement on Federal Financial Relations (IGA FFR). It should be read in conjunction with the FFR Act, the IGA FFR and its Schedules, which provide information in relation to conditions for the States and Territories' (the States) receipt of Commonwealth financial assistance, monitoring and reporting, and payment arrangements.

Purpose

2. This Agreement will help people who are experiencing, or at risk of, homelessness and support the effective operation of Australia's social housing and homelessness services sectors.
3. In entering this Agreement, the Commonwealth and the States acknowledge they have a mutual interest in preventing homelessness and improving social housing, with particular regard to those experiencing disproportionate housing inequality and disadvantage.
4. This Agreement forms part of, and complements, a broader set of Commonwealth and State housing initiatives and joint Agreements.
5. This Agreement reinforces the Commonwealth and States' collective commitment to the National Agreement on Closing the Gap, including the Priority Reforms.
6. The Parties acknowledge that there are a range of factors outside the scope of this Agreement that impact the need for social housing and homelessness services.

Reporting Arrangements

7. This Agreement aims to improve transparency, data and reporting. The States will deliver a number of outputs, as set out in Part 2 – Objective, Principles and Outputs. These include annual reporting against the National Outcomes Framework and Statements of Assurance, as set out in Part 4 – Monitoring and Reporting.

Financial Arrangements

8. As set out in Part 5 – Financial Arrangements, in 2024-25, the Commonwealth will provide an estimated financial contribution to the States of \$1,779.0 million (GST exclusive) in respect of this Agreement, and the Commonwealth's financial contribution will be indexed annually.

PRELIMINARIES

9. This Agreement is a primary housing agreement for the purposes of Section 15C of the FFR Act. Bilateral schedules are supplementary housing agreements for the purposes of Section 15C of the FFR Act.
10. This Agreement is intended to provide financial assistance to support the delivery of social housing and homelessness services, and projects, the impact of which is to be monitored in line with the outcomes of this Agreement, as set out in the National Outcomes Framework (Schedule A).
 - (a) This Agreement continues the long history of cooperation between the Commonwealth and States to improve housing outcomes dating back to 1945. These joint efforts have generally been directed to those most in need through social housing and homelessness services, and recognise the significant economic and social benefits of secure housing.

PART 1 – FORMALITIES

Parties to this Agreement

11. This Agreement is between the Commonwealth of Australia (the Commonwealth) and the States and Territories (the States).

Term of the Agreement

12. This Agreement will commence on 1 July 2024, or when the Commonwealth and one other Party sign it, whichever is later. This Agreement may be reviewed, varied or terminated as set out in Part 3 – Governance Arrangements.
13. The Parties' ongoing commitment to funding social housing and homelessness services is not limited by the term of this Agreement.
14. Any bilateral schedules will commence once the Commonwealth and the relevant Party sign them.
15. Unless terminated earlier as agreed in writing by the relevant Parties, bilateral schedules will expire no later than 30 June 2029.

PART 2 – OBJECTIVE, PRINCIPLES AND OUTPUTS

Objective

16. The overarching objective of this Agreement is to help people who are experiencing, or at risk of, homelessness and support the effective operation of Australia's social housing and homelessness services sectors.

Principles

17. In implementing the Agreement, the Parties agree to uphold a joint stewardship model where:
- (a) transparency and accountability of public spending is to the Australian people
 - (b) data and evidence are shared to help drive reflection, continuous improvement and lessons that can be applied around the country
 - (c) there is sufficient flexibility for governments to deliver services that best meet the needs of communities and respond to emerging challenges and opportunities
 - (d) government investments and actions are, where appropriate and possible, coordinated to maximise impact and address acute housing needs.

Outputs

18. Consistent with Section 15C of the FFR Act, each State will deliver the following outputs to be eligible for financial assistance under this Agreement:
- (a) A publicly available housing and homelessness strategy that:
 - i. details State homelessness and social housing priority policy areas
 - ii. sets out reforms and initiatives that will contribute to reducing homelessness
 - iii. includes Aboriginal and Torres Strait Islander people as a national priority homelessness cohort (see subsection 15C(6) of the FFR Act)
 - iv. addresses any other target groups with disproportionate disadvantage that states have identified in their bilateral schedules
 - v. indicates the level of housing supply needed to respond to projected housing demand, and outlines the reforms and initiatives that will contribute to meeting this need, as required by subsection 15C(5)(a)(i) of the FFR Act
 - vi. is available on a publicly accessible website for the whole of the financial year, but for any period where it is not reasonably practicable that the strategy is available.
 - (b) Annual reporting against the National Outcomes Framework (Schedule A) and Statement of Assurance (Schedule B) to the relevant Commonwealth Minister (or a relevant Commonwealth official) in the manner set out in Part 4 – Monitoring and Reporting.
 - (c) Homelessness and social housing related data and data improvements, as set out in Schedules C and D.

19. For the purposes of sub-clause 18(a) and for the avoidance of doubt:
- (a) it is immaterial whether State housing and homelessness strategies are contained in a single document or multiple documents
 - (b) the Commonwealth's financial contribution to the State will not be reduced because the reforms and initiatives set out in the State's housing or homelessness strategies do not achieve their stated or intended aim
 - (c) the Commonwealth's financial contribution to the State will not be reduced if specific outcomes or targets in the Outcomes Framework are not achieved.
20. For the purposes of sub-clause 18(a), and for subsections 15C(5) and (6) of the FFR Act, the period for which a State must have a housing strategy or a homelessness strategy and make them available on a publicly accessible website is the whole of the financial year, but for any period where it is not reasonably practicable that the strategy is available, which may include a period:
- (a) during which the State is in caretaker
 - (b) during which the State is developing, reviewing or updating its strategies, so long as the sum of all such periods do not exceed eighteen months in any five year period
 - (c) during which there is a website outage; or
 - (d) set out in the relevant State's bilateral schedule for this purpose, as agreed between the Commonwealth and the relevant State.

PART 3 – GOVERNANCE ARRANGEMENTS

21. The Housing and Homelessness Ministerial Council (the Council), chaired by the Commonwealth Minister for Housing and Homelessness, and including all State housing ministers, provides joint ministerial oversight of housing and homelessness policy. The Council has an important role in improving collaboration, coordination, innovation and outcomes across the whole housing and homelessness system. The Council will:
- (a) steward the Agreement to ensure its strategic relevance as policy settings and the housing market evolve
 - (b) oversee the implementation and ongoing operation of the Agreement
 - (c) support evidence-informed decision making.

Roles

22. Parties to the Agreement acknowledge they have a joint role in supporting the effective functioning of the social housing and homelessness service sectors, while recognising that responsibility for the delivery of social housing and homelessness services, projects, reforms or initiatives rests with the States. Continued cooperation and collaboration

between all levels of government will be integral to achieving the Agreement's objective. Commonwealth and State policy responsibilities are listed in Schedule E.

23. Parties acknowledge the importance of their role in developing appropriate national data sets and data sharing arrangements.

Responsibilities

24. Under this Agreement, it is the responsibility of the Commonwealth to:

- (a) confirm the delivery of outputs as set out in Part 2
- (b) monitor and assess progress towards meeting the objective of this Agreement based on the National Outcomes Framework (Schedule A)
- (c) agree bilateral schedules with the States to support achieving this Agreement's objective and delivering outputs, while accounting for the specific needs and circumstances of each jurisdiction
- (d) provide financial assistance to the States in accordance with this Agreement.

25. Under this Agreement, it is the responsibility of the States to:

- (a) work towards achieving the objectives and outcomes detailed in the National Outcomes Framework (Schedule A). This includes:
 - i. delivering social housing services in partnership with relevant government and non-government entities
 - ii. implementing state-level reforms to improve the management of social housing stock and increase efficiency of stock allocation and utilisation
 - iii. delivering specialist homelessness services, in partnership with relevant non-government service providers, including crisis homelessness services, early intervention and prevention programs, and other support services for those experiencing or at risk of homelessness.
- (b) deliver the outputs consistent with Section 15C of the FFR Act and as set out in Part 2
- (c) ensure relevant social housing providers and agencies that provide homelessness services supply data for national data sets
- (d) agree a bilateral schedule with the Commonwealth that accounts for the specific needs and circumstances of each State
- (e) deliver on relevant outputs and outcomes agreed with the Commonwealth under relevant bilateral schedules

- (f) ensure that financial assistance provided under this Agreement is:
 - i. spent for the purposes of the Agreement; that is, on homelessness services and social housing
 - ii. spent in a way that delivers the greatest net benefit to the community or, alternatively, a pathway is established to improve the quality of spending (for example, effective evaluations).
- 26. All Parties have a responsibility to improve the national housing and homelessness evidence base. This includes but is not limited to a responsibility to:
 - (a) collect, compile and supply data to develop nationally consistent data sets (Schedule C)
 - (b) share data for the purposes of monitoring and reporting, and delivering improved outcomes under this Agreement. This includes providing Parties to the Agreement with reasonable access to relevant data sets for the purpose of research and policy development, including but not limited to purposes outlined in Schedule C.
- 27. All Parties will ensure that prior agreement is reached on the nature and content of any events, announcements, promotional material or publicity relating to activities under this Agreement, and that the roles of both Parties will be acknowledged and recognised appropriately.

Aboriginal and Torres Strait Islander people

- 28. The Agreement recognises the need to address the disproportionate housing inequality that affects Aboriginal and Torres Strait Islander people. This Agreement recognises that progress must be achieved through alignment with the Priority Reforms committed to in the National Agreement on Closing the Gap, which are:
 - (a) Priority Reform One: Formal Partnerships and Shared Decision Making
 - (b) Priority Reform Two: Building the Community-Controlled Sector
 - (c) Priority Reform Three: Transforming Government Organisations
 - (d) Priority Reform Four: Shared Access to Data and Information at a Regional Level.
- 29. All parties have responsibility to ensure their commitment under the National Agreement on Closing the Gap are met including implementing these Priority Reforms.
- 30. In line with all governments' commitments to these Priority Reforms, decisions that predominantly affect Aboriginal and Torres Strait Islander people will be decided by Partnership Bodies for each jurisdiction, made up of appropriate representation from Aboriginal and Torres Strait Islander communities, housing peak bodies (where available in the jurisdiction), and the State government. Existing structures, such as Closing the Gap

governance structures, may act as the Partnership Body for a jurisdiction where the existing structures are fit for this purpose. The Partnership Body will be responsible for:

- (a) ensuring the Principles of Genuine Partnership are undertaken on all funding decisions related to this Agreement which affect Aboriginal and Torres Strait Islander people, and
 - (b) monitoring and reporting on programs focused on Aboriginal and Torres Strait Islander people funded through this Agreement.
31. The Housing Policy Partnership (HPP) will provide oversight and assurance functions of arrangements relating specifically to Aboriginal and Torres Strait Islander people.
32. The Partnership Bodies will agree and implement for their jurisdictions:
- (a) outcomes frameworks focussed on Aboriginal and Torres Strait Islander people to supplement the National Outcomes Framework (Schedule A)
 - (b) a statement of assurance reporting framework focussed on Aboriginal and Torres Strait Islander people to supplement the broader framework as detailed in Schedule B.
33. Achieving improved housing and homelessness outcomes for Aboriginal and Torres Strait Islander people (including National Agreement on Closing the Gap targets) and implementing Priority Reforms will be the subject of a formal evaluation during this Agreement. The evaluation will be agreed through the relevant Partnership Body and the HPP.

Enforceability of the Agreement

34. The provisions of this Agreement as they relate to the FFR Act are legally enforceable. All other provisions are not intended to be legally enforceable. However, this does not lessen the Parties' commitment to this Agreement.

Review of the Agreement

35. As part of the shared commitment to improving homelessness and social housing outcomes, the Commonwealth, in consultation with the States, will commission an independent review of this Agreement. This review will be completed by no later than 1 July 2028.
36. The terms of reference of this review will be developed by the Commonwealth, in consultation with States. With respect to clause 35, all Parties commit to engaging and meaningfully considering any recommendations made by the reviewing body in the interests of continuous improvement.

Variation of the Agreement

37. The Agreement may be amended at any time by agreement in writing by all the Parties.

- 38. Bilateral schedules under this Agreement that have no impact on other Parties may be amended at any time by agreement in writing between the relevant Parties; that is, between the Commonwealth and the relevant State.
- 39. A Party to the Agreement may terminate their participation in the Agreement at any time by giving 12 months' notice of intention to do so, in writing, to all the other Parties.

Delegations

- 40. The Commonwealth Minister with portfolio responsibility for housing and homelessness is authorised to agree and amend the Agreement and schedules under this Agreement and to certify that outputs under this Agreement have been delivered.
- 41. Respective State Ministers with portfolio responsibility for housing and homelessness are authorised to agree and amend schedules to this Agreement.
- 42. The Council may delegate its responsibilities as they pertain to this Agreement to relevant officials reporting to the Council at their discretion (such as working groups made up of state officials).

Dispute resolution

- 43. Any Party may give notice to other Parties of a dispute under this Agreement.
- 44. Officials of relevant Parties will attempt to resolve any dispute in the first instance.
- 45. If a dispute cannot be resolved by officials, the matter may be escalated to the relevant Ministers.

PART 4 – MONITORING AND REPORTING

- 46. Progress towards achieving the objective of this Agreement will be monitored and reported annually against the National Outcomes Framework (Schedule A) as detailed in Schedule B. This includes:
 - (a) reporting against measures as agreed in the bilateral schedules
 - (b) reporting on relevant State government expenditure and relevant State government programs, reforms and initiatives.
- 47. From the second year of the Agreement onwards, annual reporting shared with the Council will provide an opportunity for Ministers to collectively review the Agreement's ongoing strategic relevance.
 - (a) Discussions pursuant to this clause will be held with regard to both the Agreement's objective and the broader housing policy context.

National Outcomes Framework

- 48. Progress against the Agreement's objective will be assessed against the National Outcomes Framework (Schedule A) and measured using the measures specified in bilateral schedules. These will comprise, at a minimum, the compulsory measures in the

National Outcomes Framework. State-specific measures will be agreed between relevant Parties and set out in the bilateral schedules.

49. The Parties recognise the National Outcomes Framework indicators and measures may require data improvements where necessary to improve data quality and reporting.

Statement of assurance

50. Each State will provide to the relevant Commonwealth Minister (or a relevant Commonwealth official) an annual statement of assurance. The statement will take the form as detailed in Schedule B and with reference to the bilateral schedules.
51. The Commonwealth will publish statements on a public website where details of this Agreement are also published. States may also choose to publish the statements on their websites.
52. Parties will work together to improve the quality and utility of the information provided in the statements of assurance.

National reporting and analysis

53. Where appropriate, reporting and analysis will draw on existing data collections and reports, for example the Specialist Homelessness Services Collection and the Report on Government Services, recognising that adjustments to existing data may be required.
54. The Parties may undertake additional reporting and analysis relevant to the objective and outcomes contributed to by the Agreement. This may take the form of a summary of statements received or other analysis report. The Parties will provide each other the opportunity to comment on any report prior to publishing.

PART 5 – FINANCIAL ARRANGEMENTS

55. In 2024-25, the Commonwealth will provide an estimated total financial contribution to the States of \$1.8 billion in respect of this Agreement. All payments are GST exclusive.
56. For the remainder of the Agreement, the Commonwealth's total financial contribution will be indexed annually to Wage Cost Index 1. The actual financial assistance is subject to change based on updates to Wage Cost Index 1 as part of the Commonwealth Budget processes.
57. The Commonwealth's contribution will not be reduced where the States secure funding from other activity partners.
58. The Commonwealth's estimated financial contribution to the operation of this Agreement and the allocation across the States are shown in Tables 1 and 2.
59. Consistent with Section 17 of the FFR Act, Commonwealth contributions will be paid monthly in advance providing that the relevant terms and conditions set out in this Agreement are met (see Part 2). The Commonwealth Treasurer will make a final determination on the distribution of financial assistance to the States after the end of the financial year.

Funding allocations

60. Financial assistance will be split into specified homelessness funding for the purposes of subsection 15C(7) of the FFR Act; and remaining funding (referred to as 'General Funding'; Appendix A – Glossary refers).
61. General Funding can be spent on initiatives that address the objective or outcomes in the National Outcomes Framework (Schedule A), including homelessness initiatives. In addition, General Funding can be spent on projects that involve mixed models of social and affordable housing.
 - (a) However, for the avoidance of doubt, any General Funding spent on projects with mixed models of social and affordable housing must be solely allocated to the social housing component of the project.
62. The States agree to:
 - (a) spend specified homelessness funding on the homelessness services sector, and
 - (b) match this amount each year in funding to the homelessness services sector.

Table 1: Estimated Commonwealth financial contributions (a)

(\$ million)	2024-25	2025-26	2026-27	2027-28	2028-29	Total
General Funding	1,379.0	1,410.7	1,441.7	1,470.6	1,500.0	7,202.0
Specified Homelessness Funding	400.0	409.2	418.2	426.6	435.1	2,089.1
Total Commonwealth contribution	1,779.0	1,819.9	1,859.9	1,897.1	1,935.1	9291.1

(a) Based on 2024-25 Budget estimates and subject to adjustment in accordance with Part 5 of this Agreement.

Table 2: Estimated State allocations (a)

(\$ million)	2024-25	2025-26	2026-27	2027-28	2028-29	Total
General Funding						
New South Wales	425.3	435.0	444.6	453.5	462.6	2,221.0
Victoria	350.9	359.0	366.9	374.2	381.7	1,832.7
Queensland	282.2	288.6	295.0	300.9	306.9	1,473.6
Western Australia	158.4	162.0	165.6	168.9	172.3	827.2
South Australia	95.4	97.6	99.8	101.8	103.8	498.4
Tasmania	29.7	30.4	31.1	31.7	32.3	155.2
Australian Capital Territory	24.3	24.9	25.4	26.0	26.5	127.1
Northern Territory	12.8	13.1	13.4	13.6	13.9	66.7
Specified Homelessness Funding						
New South Wales	114.3	117.0	119.5	121.9	124.4	597.1
Victoria	100.1	102.4	104.7	106.8	108.9	522.9
Queensland	73.2	74.9	76.6	78.1	79.7	382.5
Western Australia	31.8	32.5	33.2	33.9	34.6	165.9
South Australia	24.3	24.8	25.4	25.9	26.4	126.7
Tasmania	7.7	7.9	8.0	8.2	8.3	40.1
Australian Capital Territory	5.8	5.9	6.1	6.2	6.3	30.3
Northern Territory	42.8	43.8	44.7	45.6	46.5	223.5

(a) Estimated financial contributions are based on 2024-25 Budget estimates and are subject to adjustment in accordance with Part 5 of this Agreement.

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APPENDIXES

A – Glossary of Key Terms

SCHEDULES TO THE AGREEMENT

A – National Outcomes Framework

B – Statement of Assurance Reporting

C – Data collection and governance of data improvements

D – Initial Data Improvement Work Plan

E – Policy responsibilities of the Parties

APPENDIX A – GLOSSARY OF KEY TERMS

Principles of Genuine Partnership	i. Shared Decision-Making: Government and the Partnership Body engage in meaningful dialogue and decision-making processes where both parties have an equal say in the design and delivery of policies and programs related to this Agreement that predominantly affect Aboriginal and Torres Strait Islander people. ii. Capacity Building: Government supports the capacity-building efforts of the Aboriginal and Torres Strait Islander Housing Sector to ensure it meets the needs of Aboriginal and Torres Strait Islander people by empowering them to be an equal partner in decision-making processes. iii. Cultural Competence and Sensitivity: Governments and the Partnership Body demonstrate cultural competence and sensitivity in their interactions with Aboriginal and Torres Strait Islander people, understanding and respecting cultural protocols, practices, and values. iv. Long-Term Commitment: True partnership and co-design require a long-term commitment from both governments and Aboriginal and Torres Strait Islander stakeholders. This involves sustained engagement, investment, and collaboration to address systemic housing and homelessness issues in a culturally sensitive manner and achieve meaningful outcomes. v. Accountability and Evaluation: Both parties agree on mechanisms for accountability and evaluation to ensure that agreed-upon initiatives are effectively implemented and deliver positive outcomes for Aboriginal and Torres Strait Islander communities. This may involve regular reviews, reporting mechanisms, and feedback loops. vi. Holistic Approach: Partnership and co-design efforts should take a holistic approach, addressing the interconnected social, economic, cultural, and environmental factors that impact Aboriginal and Torres Strait Islander communities' well-being and prosperity. vii. Reconciliation and Healing: True partnership involves a commitment to reconciliation, healing, and truth telling.
General Funding	For the purposes of this Agreement, a Commonwealth financial contribution to a State other than that which is designated specified homelessness funding for the purposes of subsection 15C(7) of the FFR Act.
Social Housing	Social housing is subsidised rental housing provided by not-for-profit, non-government or government organisations. Programs in scope include public housing, State Owned and Managed Indigenous Housing (SOMIH), community housing and Indigenous community housing. Programs out-of-scope include affordable housing, home purchase assistance, specialist homelessness services and crisis accommodation programs.
Homelessness services	Government and non-government specialist homelessness services deliver a range of services to people who are homeless or at risk of homelessness – including supported accommodation, counselling, advocacy, links to housing, health, education and employment services, outreach support, brokerage and meals services, and financial and employment assistance. The focus of the Agreement is on specialist homelessness services.

SCHEDULE A – NATIONAL OUTCOMES FRAMEWORK

SOCIAL HOUSING

* **Compulsory measures.** They must be included in states' reporting.

All social housing measures will be disaggregated by program type: public housing, SOMIH, community housing and Indigenous community housing.

Objective	Outcomes	Indicators	Measures	Possible Data Source
To support people who are experiencing, or at risk of, long-term homelessness or are otherwise unable to sustain housing in the private rental market to obtain and sustain social housing	People in need of social housing are able to obtain a tenancy	Stock of social housing dwellings	Number of social housing dwellings at 30 June* Change in the number of social housing dwellings from previous year*	RoGS Table 18A.3 Housing Assistance in Australia, AIHW, Table DWELLINGS.2
		Efficient use of social housing stock	Proportion of underutilised social housing households	Housing Assistance in Australia, AIHW, Table SUITABILITY.1 RoGS Table 18A.37
		Priority access to those in greatest need	Percentage of greatest need allocations as a proportion of all new allocations	RoGS Table 18A.16-18

	People in social housing live in quality homes appropriate to their needs	Match of dwelling to household size	Proportion of overcrowded households*	RoGS Table 18A.30-33 Housing Assistance in Australia, AIHW, Table SUITABILITY.1
		Dwelling condition	Number of upgrades to social housing dwellings (capital expenditure only) Proportion of households with at least four working facilities and not more than two major structural problems* Proportion of tenants satisfied or very satisfied with day-to-day maintenance services provided by their housing organisation	Not currently publicly available RoGS Table 18A.41-44 National Social Housing Survey (NSHS), AIHW, Table S5.1
		Customer satisfaction	Proportion of tenants satisfied or very satisfied with overall services provided by the housing organisation	National Social Housing Survey (NSHS), AIHW, Table S1.1 RoGS Table 18A.45-47

HOMELESSNESS

* **Compulsory measures.** They must be included in states' reporting.

Objective	Outcomes	Indicators	Measures	Possible Data Source
Effective support services contribute to preventing and reducing homelessness	People at risk of or experiencing homelessness receive effective support	Unmet demand for homelessness services	Number of unassisted requests for services, split by accommodation and other services* Number and proportion of clients with an identified need for services who were not provided or referred to those services, split by accommodation and other services*	Specialist Homelessness Services Collection (SHSC), AIHW, Table UNASSISTED.2 RoGS 19A.8 Specialist Homelessness Services Collection (SHSC), AIHW, Table CLIENTS.24 RoGS, Table 19A.7
		Supported requests for services	Number and proportion of clients who were homeless at the first presentation who are in stable housing at the end of support Number and proportion of clients at risk of homelessness who receive assistance and avoid homelessness*	SHSC, AIHW, table CLIENTS.31 NHHA Indicator (i) SHSC, AIHW, Table I_CLIENT_1
		Satisfaction with homelessness services	Number and proportion of clients who are satisfied with the service they receive from homelessness service providers	Data currently unavailable for this measure
		Rental stress	Proportion of renting households in the bottom two income quintiles paying more than 30% of income on rent	RoGS Table GA.2 Survey of Income and Housing, ABS

	People rarely experience or enter into homelessness and when they do it is brief and non-recurring	Return to homelessness	Number and proportion of clients who return to homelessness after achieving housing*	NHHA Indicator (h) SHSC, AIHW, Table H_RETURN RoGS 19A.38 (includes disaggregation for Aboriginal and Torres Strait Islander people) This is currently measured over 24-months
		Prevalence of homelessness	Number of people experiencing homelessness who present to homelessness services	SHSC, AIHW, CLIENTS.11
			Number of people experiencing homelessness per 10,000 people in the population	Census of Population and Housing, ABS (5-yearly) RoGS Table 19A.2

SCHEDULE B – STATEMENT OF ASSURANCE REPORTING

- B1. Statements of assurance for a financial year will include evidence that the State:
- (a) has a publicly available housing and homelessness strategy as set out in sub-clause 18(a)
 - (b) has satisfied the requirements of this Agreement to allocate specified homelessness funding to the homelessness services sector (clause 62) and matched that funding with its own funds
 - (c) has satisfied the requirement of this Agreement to spend General Funding on initiatives as specified in clause 61
 - (d) has updated data for National Outcomes Framework measures (Schedule A) and State specific measures agreed in bilateral schedules. States can provide additional information to give context to their results.
- B2. Statements for a financial year are required by 31 December of the following financial year, or a later date as agreed by the Commonwealth and the relevant State.
- B3. A template has been developed to support quality and consistent reporting (Table B1). In addition to the main statement of assurance at Table B1, there will be a dedicated Aboriginal and Torres Strait Islander Statement of Assurance template, as set out in Table B2.

Table B1 – Statement of Assurance Template**Statement of Assurance**

[jurisdiction]

[year]

Statement of Assurance (SoA) reporting provides accountability and transparency about public spending associated with the Agreement (clause 50). Schedule B of the Agreement sets out the requirements for the SoAs. This template formalises and specifies the reporting requirements.

Counting rules

Counting methodologies should be consistent with the Report on Government Services (RoGS) counting rules for social housing and homelessness services.

Table 1A – Funding

	Funding estimated in NASHH	Actual funding received	Additional context e.g. key changes/reasons for variation between estimated and actual funding
	2024-25	2024-25	
	\$m	\$m	
Funding			
NASHH Commonwealth General Funding (1)			
NASHH Commonwealth Specified Homelessness Funding (2)			
NASHH State matched specified homelessness funding (3)			

Table 1B – Expenditure

	Baseline (year prior to NASHH commencement**)	Forecast/allocated (current year)	Actual (current year)	Additional context e.g. key changes/reasons for variation between baseline and current year; and allocated and actual expenditure in 2024-25
	2023-24	2024-25	2024-25	
	\$m	\$m	\$m	
Expenditure overview				
Total expenditure on homelessness services (4)	Sum of 2 boxes below			
Expenditure on Specialist Homelessness Services (SHS)				
Other homelessness expenditure				
State-funded expenditure on SHS (excluding NASHH funding) (5)				(5)=(4)-(2); if (5)>(3) then assured that requirements of NASHH are met for Specified Homelessness Funding matching contributions
Total expenditure on all social housing (including NASHH funding) (6)				
public housing				
SOMIH				
community housing				
Indigenous community housing				
Total state-funded expenditure on social housing (excluding NASHH funding) (7)				(7)=(6)-(1); if (7)>(1) then assured that requirements of Agreement are met for General Funding. If not [State] needs to demonstrate how General Funding has met the requirement of the NASHH.

Detailed Homelessness Services expenditure				
Funding to SHS providers				
SHS administrative costs				
Capital expenditure [please specify]				
Expenditure on non-SHS homelessness services				
<i>Total homelessness expenditure</i>				
Detailed social housing expenditure (scope of services includes PH, SOMIH, CH, ICH)				
<i>Net recurrent expenditure</i>				
Employee expenses – other than payroll tax				
Repairs and maintenance				
Leasing costs (including headleasing)				
Rates				
Cost of disposals				
Depreciation and amortisation				
Borrowing costs				
Insurance				
Other expenses not listed above [please specify]				
<i>Total net recurrent expenditure</i>				
<i>Capital expenditure</i>				
Upgrades to existing properties				
Renewals (replacing old with new homes)				
Capital grants and subsidies*				
Acquisition costs [please specify]				
<i>Total capital expenditure</i>				
Other expenditure not included elsewhere e.g. other programs, cross program costs unable to be apportioned [please specify]				
<i>Total social housing expenditure</i>				

* includes capital grants to non-government service providers for the delivery of social housing services and grants to non-government providers for capital works required for the delivery of social housing services.

** only reported in first SoA, 2024-25.

Table 1C – Alternative housing assistance services

These are substitutes for social housing and homelessness services. Therefore entries in this table should not be included in expenditure reporting at Table 1A or 1B.

	Baseline (previous year)	Forecast/allocated (current year)	Actual (current year)	Additional context e.g. key changes/reasons for variation between baseline and current year; and allocated and actual expenditure in 2024-25
	2023-24	2024-25	2024-25	
	\$m	\$m	\$m	
<i>e.g. state rent assistance services</i>				
<i>e.g. tenancy management services not included above</i>				
<i>e.g. affordable housing</i>				
<i>e.g. Headleasing services not included above</i>				
<i>Total expenditure on alternative housing assistance</i>				

Table 2 – Social Housing and homelessness program information (activities and outputs)

		Actual (current year) 2024-25		Forecast (Total)		Outcome and Progress	Reference
		Expenditure	Outputs	Expenditure	Outputs		
Program/Project Name	Description						
<i>e.g. Housing First Pilot Program</i>	<i>The Housing First Pilot program aims to provide safe and secure housing for people with high and complex needs experiencing persistent homelessness.</i>	<i>\$x,xxx,xxx</i>	<i>Permanent homes for 20 rough sleepers with complex needs</i>	<i>\$xx,xxx,xxx over 5 years</i>	<i>Permanent homes for 100 rough sleepers with complex needs</i>		
<i>e.g. Public Housing repairs and maintenance program</i>	<i>The program aims to extend the life of public housing assets by providing responsive repairs and maintenance</i>	<i>\$xx,xxx,xxx for planned works</i> <i>\$xx,xxx,xxx for responsive works</i>	<i>50,000 work orders completed: 10,000 were for planned works; 40,000 for responsive.</i>	<i>\$xxx,xxx,xxx Over the forward estimates to 2027-28</i>	<i>Approx. 50,000 work orders per year</i>		

Table 3 – Reporting against the National Outcomes Framework

In reporting against the National Outcomes Framework, states may reference RoGS or other national publications for details of relevant measures.

<i>Outcome</i>	<i>Indicator</i>	<i>Measure(s)</i>	<i>Data source</i>	<i>Baseline (previous year)</i>	<i>Current year</i>
				2023-24	2024-25
People at risk of or experiencing homelessness receive effective support	Unmet demand for homelessness services	Number of unassisted requests for services, split by accommodation and other services	RoGS 19A.8		
		Number and proportion of clients with an identified need for services who were not provided or referred to those services, split by accommodation and other services	RoGS 19A.7		
	Supported request for services	Number and proportion of clients at risk of homelessness who receive assistance and avoid homelessness	AIHW SHSC, I_CLIENT_1		
People rarely experience or enter into homelessness and when they do it is brief and non-recurring	Return to homelessness	Number and proportion of clients who return to homelessness after achieving housing	RoGS 19A.38		
People in need of social housing are able to obtain a tenancy	Stock of social housing dwellings	Number of social housing dwellings at 30 June: public housing, SOMIH, community housing and Indigenous community housing, all programs	RoGS 18A.3		
People in social housing live in quality homes appropriate to their needs	Match of dwelling to household size	Proportion of overcrowded households: public housing, SOMIH, community housing and Indigenous community housing, all programs	RoGS 18A.30-33		
	Dwelling condition	Proportion of households with at least four working facilities and not more than two major structural problems: public housing, SOMIH, community housing and Indigenous community housing, all programs	RoGS 18A.41-44		

* Overcrowding is defined and measured using the Canadian National Occupancy Standard (CNOS), with households deemed to be overcrowded if one or more additional bedrooms are required to meet the standard.

Table B2 – Aboriginal and Torres Strait Islander Statement of Assurance Template

Table B2.1A – Outcomes and Expenditure

			Baseline (previous year)	Current year
		Measure/Indicator	2023-24	2024-25
Outcome Reference	<i>Outcome</i>			
1	Increase the proportion of Aboriginal and Torres Strait Islander people living in appropriately sized (not overcrowded) housing (CTG Target 9a)	Proportion of Aboriginal and Torres Strait Islander households requiring no additional bedrooms	XX,XXX	X,XXX

Table B2.1B – Program information

		Actual (current year) 2024-25		Forecast (Total)		Outcome Reference and Progress
		Expenditure	Outputs	Expenditure	Outputs	
Program/Project Name	Description					
e.g. Social Housing Uplift (South Katherine)						

SCHEDULE C – DATA COLLECTION AND GOVERNANCE OF DATA IMPROVEMENTS

PRELIMINARIES

- C1. This schedule outlines how the Parties will contribute to the development and implementation of an improved, nationally consistent housing and homelessness data set.
- C2. This improved and nationally consistent data will serve three purposes:
 - (a) facilitate comprehensive monitoring and analysis of national and State housing and homelessness outcomes;
 - (b) contribute to publicly available national data on housing and homelessness; and
 - (c) support future housing and homelessness research, policy development and policy evaluation.

NATIONAL DATA COLLECTIONS

Homelessness Data

- C3. Parties to the Agreement will continue to facilitate, collect, compile and supply homelessness agency, client and support period data to the relevant Commonwealth Minister by giving this data to the agency nominated by the Minister, Australian Institute of Health and Welfare (AIHW) consistent with nationally agreed standards and specifications.
- C4. Client outcomes will be reported using data from the Specialist Homelessness Services Collection (SHSC) held by the AIHW.
- C5. All funded specialist homelessness services must participate in the SHSC unless an exemption is provided by the Commonwealth.
- C6. The States and the Commonwealth agree to share SHSC data for the purposes of monitoring and analysis, policy development, and delivering improved housing and homelessness outcomes.
 - (a) The AIHW will provide the States and Commonwealth with access to SHSC data holdings consistent with legislative and privacy arrangements.
 - (b) States agree for the Commonwealth to be provided access to de-identified unit record homelessness related data held by AIHW, including but not limited to the SHSC.
 - (c) For the avoidance of doubt, and for the purposes of fulfilling AIHW's data governance requirements, this paragraph constitutes explicit data supplier and State agreement to share unit record SHSC data with Parties to the Agreement .

Social Housing Data

- C7. Parties to the Agreement will continue to facilitate, collect, compile and supply social housing (public and community housing) dwelling, waitlist and client data to a Commonwealth statistical agency consistent with nationally agreed standards and specifications.

- C8. Client outcomes will be reported using data compiled into a national social housing data set held by the Commonwealth statistical agency.
- C9. All government funded social housing providers must supply data in accordance with the data improvement plan unless an exemption is provided by the Commonwealth.
- C10. The States and the Commonwealth agree to share social housing data for the purposes of monitoring and analysis, policy development, and delivering improved outcomes.
- (a) The Commonwealth agency holding the data will provide the States and Commonwealth with access to social housing data holdings consistent with legislative and privacy arrangements.
 - (b) States agree for the Commonwealth to be provided access to de-identified unit record social housing related data held by the Commonwealth statistical agency.
 - (c) For the avoidance of doubt, and for the purposes of fulfilling the Commonwealth statistical agency's data governance requirements, this paragraph constitutes explicit data supplier and State agreement to share unit record social housing data with Parties to the Agreement.

GOVERNANCE OF DATA IMPROVEMENTS

- C11. Data improvements will be pursued in line with the principles for performance indicators outlined in Schedule C of the IGA FFR. These include:
- (a) Comparable – data must be comparable across jurisdictions and over time;
 - (b) Accurate – data published will be of sufficient accuracy so that the community has confidence in the information; and
 - (c) Administratively simple and cost effective.

The Data Improvement Work Plan

- C12. The purpose of the Data Improvement Work Plan is to improve and develop the evidence base and data to inform future policy, research and evaluation. An initial Work Plan is at Schedule D.
- C13. The Work Plan will provide for new data resources, improvements to existing data sets, linkages between datasets, as well as additional or improved indicators and measures.
- C14. The Work Plan will be a living document, updated over the life of the Agreement as opportunities arise.

Governance Arrangements

- C15. The Housing and Homelessness Ministerial Council will endorse the Work Plan, with funding and project selection agreed by the Housing and Homelessness Senior Official Meeting (SOM).
- C16. The Housing Coordination Group (HCG) will oversee the development and implementation of the Work Plan. The Commonwealth will chair the HCG and provide secretariat support.

- (a) The HCG will identify, recommend and support implementation of data improvements that contribute to appropriate, nationally consistent and comparable data to support the Agreement and inform future housing and homelessness policy and research.
- (b) Working groups may be established by the HCG to pursue data improvements over the life of the Agreement and with consideration of the housing and homelessness evidence base as a whole.
- (c) The HCG will be the advisory body responsible for ensuring working groups are appropriately scoped and resourced. The scope of the working groups' activities, deliverables, governance, costs, and timelines for the completion of its work program will be determined by HCG on a project-by-project basis.
- (d) Expert advisors may be requested to provide expert advice to the HCG or working groups undertaking specific data activities. Expert advisors may include the Productivity Commission, Australian Bureau of Statistics, Australian Institute of Health and Welfare, Australian Housing and Urban Research Institute or related groups, agencies, organisations or individuals, as required.

Reporting

- C17. The HCG will be responsible for monitoring and reporting annually to the SOM on the progress towards implementing data improvement activities specified in the Work Plan.
- C18. Reporting on the Work Plan will cover:
- (a) data improvements
 - (b) practical timelines for completing the data improvement activities
 - (c) expected costs of improvement and implementation
 - (d) the Parties or agencies that will carry out the work, and
 - (e) implementation progress.

Funding

- C19. Parties to this Agreement agree to carry forward any unspent funding remaining from the pooled fund committed to activities under the National Housing and Homelessness Agreement (NHHA) Data Improvement Plan 2019-2023 (**Schedule E** of the NHHA refers), in order to undertake data improvement activities set out in the relevant parts of this Agreement.

Roles and responsibilities

- C20. The States agree to be responsible for:
- (a) supplying social housing data
 - (b) ensuring all homelessness and social housing data is consistent with national standards

- (c) advising the Commonwealth of potential exemptions to participate in the supply of data for the SHSC and social housing database
- (d) ensuring funded homelessness services and initiatives that are in-scope for the SHSC participate in the SHSC, or have an exemption from participation agreed by the Commonwealth
- (e) ensuring funded social housing services and initiatives that are in-scope for the social housing database participate in supplying data, or have an exemption from participation agreed by the Commonwealth.

C21. The Commonwealth agrees to be responsible for:

- (a) compiling national data sets in line with national standards
- (b) chairing and providing the secretariat for the HCG.

C22. The Commonwealth and the States agree to be jointly responsible for:

- (a) coordinating homelessness services data collection from SHS providers in collaboration with the AIHW
- (b) negotiating exemptions for services to participate in the SHSC if necessary
- (c) negotiating exemptions for providers to participate in the social housing data set, if necessary
- (d) identifying, recommending and supporting implementation of data improvements
- (e) funding data improvements.

SCHEDULE D – INITIAL DATA IMPROVEMENT WORK PLAN

D1. This schedule outlines a summary of the initial Data Improvement Work Plan (the Work Plan) as prescribed in Schedule C of the Agreement. The agreed data improvements are summarised at Table 1.

Table 1: Agreed data improvements

Data Improvement	Summary
Establish a research data set for the Social Housing sector, similar to the SHSC.	Unlike with the SHSC, there are no national minimum data specifications for social housing (public and community housing). This results in lower quality data and means national reporting and analysis of data, community housing data in particular, is of limited use. This project will explore options to improve the quality and comparability of social housing data, particularly community housing data, by establishing a national dataset for social housing. The work will build on work commissioned under the NHHA DIP to improve reporting and reduce burden on community housing providers.
Service-based housing and homelessness datasets are able to be linked to produce a person-centred view.	The ability to link data would improve understanding of the pathways people take when they access housing and homelessness services. AIHW to work with all jurisdictions to ensure there are nationally consistent Statistical Linkage Keys (SLKs) for the SHSC and social housing data collections.

Investigate the suitability of the Canadian National Occupancy Standard (CNOS) in the Australian context.	Housing overcrowding and underutilisation is currently based on the CNOS. There are questions about the validity of using CNOS as a measure of overcrowding. This is because (a) needs/suitability is broader than number of bedrooms; and (b) because of cultural appropriateness of the definition of overcrowding in the context of Aboriginal and Torres Strait Islander culture. This work would build on research undertaken by the Australian Housing and Urban Research Institute (AHURI) on overcrowding measures commissioned under the NHHA DIP (Dockery et al. 2022).
Improve measurement of people experiencing homelessness.	Estimates of the number of people experiencing homelessness are currently only available every 5 years from the ABS Census of Population and Housing. Investigate the feasibility of producing more frequent estimates of homelessness based on administrative data.
Investigate feasibility of collecting information on social housing dwelling stock condition.	Satisfaction with maintenance services as a standalone measure does not tell the full story about whether social housing stock is being maintained to an acceptable standard. Some jurisdictions have previously undertaken stock condition surveys to assess the condition of their stock. This work would investigate the feasibility of a national survey of social housing stock condition.

SCHEDULE E – POLICY RESPONSIBILITIES OF THE PARTIES

E1. Policy responsibilities of the Commonwealth relevant to the housing sector and to this Agreement include:

- (a) income support and Commonwealth Rent Assistance
- (b) provision of Commonwealth own-purpose housing and homelessness related programs and services, including home ownership support
- (c) immigration and settlement policy and programs
- (d) financial sector regulations and Commonwealth taxation settings that influence housing supply and affordability
- (e) building regulation
- (f) population and migration settings
- (g) financing for community and affordable housing
- (h) major infrastructure funding
- (i) aged care.

E2. Relevant policy responsibilities of the States include:

- (a) public housing provision
- (b) community housing support and legislation to support the operation of the national regulatory system for community housing
- (c) providing crisis accommodation and support services for people experiencing or at risk of homelessness
- (d) land use, supply, and urban planning and development policy
- (e) rental tenancy legislation and regulation
- (f) homeowner support
- (g) planning regulation
- (h) taxes and duties that influence housing affordability
- (i) infrastructure funding and policy associated with residential development.

Contents (2022 - 25)

Homes Tasmania Act 2022

Long Title

Part 1 - Preliminary

1. Short title
2. Commencement
3. Purposes of Act
4. Act binds Crown

Part 2 - Interpretation

5. Interpretation
6. Meaning of eligible person
7. Meaning of housing provider
8. Meaning of movable residential premises and ancillary features

Part 3 - Homes Tasmania

Division 1 - Establishment of Homes Tasmania

9. Homes Tasmania established
10. Application of purposes of Act and housing principles
11. Functions and powers of Homes Tasmania
12. Delegation
13. Homes Tasmania to comply with Treasurer's Instructions

Division 2 - Board of Homes Tasmania

14. Homes Tasmania Board
15. Functions and powers of Homes Tasmania Board
16. Appointment of acting director
17. Director must disclose interest
18. Homes Tasmania Board to notify Minister in certain circumstances

Division 3 - Homes Tasmania staff

19. Chief executive officer
20. Powers and functions of Homes Tasmania CEO
21. Acting Homes Tasmania CEO
22. Staff of Homes Tasmania

Part 4 - Guidance and Reporting

23. Statement of expectations
24. Ministerial directions
25. Corporate plan
26. Annual reports
27. Tabling of annual report

Part 5 - Financial Matters

Division 1 - Funding

- 28. Funds of Homes Tasmania
- 29. Borrowing from Treasurer
- 30. Borrowing from person other than Treasurer
- 31. Financial arrangements

Division 2 - Reporting and information

- 32. Homes Tasmania financial statements
- 33. Accounts to be kept by Homes Tasmania
- 34. Duty of Homes Tasmania to provide information, &c., to Treasurer
- 35. Report of Auditor-General

Part 6 - Acquisition of Land and Erection of Premises

- 36. Transfer of Crown land
- 37. Transfer of property and liabilities
- 38. Power of Homes Tasmania to acquire land
- 39. Purchase of easements, &c.
- 40. Subdivision, &c., of land
- 41. Grant of easements, &c.
- 42. Sale of premises before cost of subdivision is determined
- 43. Power of Homes Tasmania to erect premises
- 44. Power to enter into partnerships, joint ventures, &c.
- 45. Development of land for ancillary purposes
- 46. Power of Homes Tasmania, &c., to enter on lands
- 47. Homes Tasmania to provide residential premises to certain persons other than eligible persons

Part 7 - Leasing and Subleasing of Land and Premises

- 48. Homes Tasmania may lease and sublease residential premises
- 49. Leasing and subleasing by Homes Tasmania of residential premises to eligible persons
- 50. Homes Tasmania may subsidise rent and bonds payable by eligible persons
- 51. Leasing and subleasing by Homes Tasmania of premises
- 52. Repair by Homes Tasmania of premises
- 53. Leasing of land, &c., not immediately required

Part 8 - Disposal of Residential Premises to Eligible Persons

Division 1 - Interpretation of Part 8

- 54. Interpretation of Part 8

Division 2 - Sale of land

- 55. Sale of land to eligible persons, whether or not residential premises situated on land
- 56. Sale by Homes Tasmania subject to mortgage
- 57. Contract of sale subject to mortgage

Division 3 - Costs of administration

- 58. Costs of administration where land purchased
- 59. Claim for reduction of costs of administration due to hardship

Division 4 - Adjustment rate

- 60. Calculation of adjustment rate
- 61. Adjustment of costs of administration
- 62. Homes Tasmania to notify adjustment in Gazette

Part 9 - Sale or Transfer of Land by Homes Tasmania for Other Purposes

Division 1 - Interpretation

63. Meaning of associated land

Division 2 - Sale or transfer of land

64. Sale or transfer of land to housing providers

65. Sale or transfer of land to housing support providers

66. Sale of land, &c., not immediately required

67. Terms and conditions of sale or transfer of land under this Part

Division 3 - Enforcement of restrictions on transfers, &c., of land sold

68. Interpretation of Division 3

69. Enforcement of restriction on transfers, &c., of land sold

70. Restrictions on transfer to which notification under section 69(2) relates

Part 10 - Guarantees

71. Guarantee by Treasurer

72. Guarantee and indemnity by Treasurer

73. Guarantee subject to security, &c.

Part 11 - Grants and Arrangements

74. Grants

75. Arrangements

Part 12 - Advances by Homes Tasmania

76. Advances for homes

77. Advances to councils

78. Advances to housing providers, housing support providers and other persons

79. Application for advance

80. Advances by instalments

81. Security for advances

82. How advances repayable

83. Provisions relating to advances

Part 13 - Conditions of Contracts of Sale and Advances

84. Homes Tasmania may refuse to enter into contract, &c.

85. Power of Treasurer to fix or annul rate of interest or table of instalments

86. Power of Treasurer to authorise variable interest rates

87. Purchaser or borrower to pay amounts on account

88. Property to be kept in repair until payment in full

89. Disposal without consent

90. Sale if borrower bankrupt

91. Application of section 93 to sales under section 89 or 90

92. Land, &c., not to be transferred while subject to mortgage, &c.

93. Remedies for recovery of instalments

94. Money due by purchaser or borrower is debt due to Crown

95. If no purchaser, land to revert to Crown

Part 14 - Movable Residential Premises

- 96. Provision of movable residential premises
- 97. Agreements in relation to movable residential premises
- 98. Registration of hiring agreement
- 99. Power to remove movable residential premises

Part 15 - Miscellaneous

- 100. Protection from liability
- 101. Extension of time for repayment
- 102. Homes Tasmania to obtain reports from inspectors and valuers
- 103. Register of purchases, tenancies and advances
- 104. Power of Homes Tasmania to sell or hire plant to persons erecting residential premises
- 105. Sale, &c., of plant not immediately required
- 106. Work for other State instrumentalities
- 107. Power of Homes Tasmania to compound in case of breach of contract
- 108. Judgment of court not to affect contract of sale or mortgage
- 109. Judicial notice
- 110. Misuse of information
- 111. Savings and transitional provisions
- 112. Regulations
- 113. Additional regulations of a savings and transitional nature
- 114. Review of Act
- 115. Administration of Act

Schedule 1 - Board

- Part 1 - Homes Tasmania Directors
- Part 2 - Meetings of Board

Schedule 2 - Savings and Transitional Provisions

Homes Tasmania Act 2022

Version current from 1 July 2023 to date (accessed 11 August 2025 at 13:10)



Homes Tasmania Act 2022

An Act to establish Homes Tasmania, to promote the development of affordable housing, to enable the provision of housing assistance to, and improve the housing conditions of, eligible persons, to support the provision of affordable housing, housing support services and community support services to persons who require such housing or services, to assist in the formation of policy in relation to housing, and for related purposes

[Royal Assent 17 October 2022]

Be it enacted by Her Excellency the Governor of Tasmania, by and with the advice and consent of the Legislative Council and House of Assembly, in Parliament assembled, as follows:

Released under RTI

PART 1 - Preliminary

1. Short title

This Act may be cited as the Homes Tasmania Act 2022 .

2. Commencement

The provisions of this Act commence on a day or days to be proclaimed.

3. Purposes of Act

The purposes of this Act are as follows:

- (a) to assist in reducing the incidence of housing stress and homelessness in Tasmania;
- (b) recognising that housing is a fundamental human right, increase the opportunities for eligible persons, and persons on low or moderate incomes, to live in safe, secure appropriate and affordable housing;
- (c) to –
 - (i) enable the provision of housing assistance and housing support services; and
 - (ii) facilitate the provision of community support services;
- (d) to encourage the development and implementation of short-term, medium-term and long term strategies to increase the opportunities for eligible persons, and persons on low or moderate incomes, to live in safe, secure, appropriate and affordable housing;
- (e) to facilitate the ownership, leasehold, or occupation, of residential premises by eligible persons and persons on low or moderate incomes;
- (f) to encourage the development of flexible and innovative financial arrangements that facilitate the ownership, leasehold, or occupation, of residential premises by eligible persons and persons on low or moderate incomes;
- (g) to enable the strategic acquisition of land, and land and premises, primarily for the development of housing for, or the provision of housing to, eligible persons and persons on low or moderate incomes and to promote the planning of the development of such housing having regard to the desirability of ensuring integrated, liveable communities;
- (h) to promote an efficient and effective system of administration of housing services, housing support services and community support services;
- (i) to ensure the existence of viable, diverse and accessible –
 - (i) services for the provision of housing assistance; and
 - (ii) housing support services; and
 - (iii) services related to homelessness;
- (j) to ensure appropriate transparency, scrutiny and direction of the performance and exercise of the functions and powers of Homes Tasmania.

4. Act binds Crown

This Act binds the Crown in right of Tasmania and, so far as the legislative power of Parliament permits, in all its other capacities.

PART 2 - Interpretation

5. Interpretation

In this Act, unless the contrary intention appears –

accounting standards means the accounting standards, and other requirements, issued by the Australian Accounting Standards Board continued in existence under the *Australian Securities and Investments Commission Act 2001* of the Commonwealth;

advance means an advance under Part 12 ;

ancillary features, in relation to movable residential premises, has the meaning it has in section 8 ;

annual report in relation to a financial year, means the annual report of Homes Tasmania prepared under section 26 in respect of the financial year;

applicant means –

- (a) a person who has made an application for an advance; and
- (b) a person who has made an application under section 56(2) for an advance or for the sale and transfer of residential premises;

Board means the Homes Tasmania Board established under section 14 ;

borrower means a person who has obtained an advance;

building works includes –

- (a) the construction, structural alteration, repair, demolition or maintenance (including the re-pointing, re-decoration and external cleaning) of a building or structure; and
- (b) the preparation for, and laying of, the foundations of a proposed building or structure;

capital cost, in relation to residential premises, includes –

- (a) a sum that Homes Tasmania determines to cover the cost, if any, of survey and subdivision, and the development, of the land on which the residential premises is erected (including the construction of streets); and
- (b) any other costs incidental to the acquisition, subdivision and development of the land and the erection of the residential premises; and
- (c) interest on all expenditure in connection with the land and residential premises up to the time of the completion of the residential premises;

community support services means services or facilities provided for the benefit of members of the community and includes, but is not limited to including, the following services and facilities:

- (a) counselling services;
- (b) health services and mental health services;
- (c) premises in which socially isolated persons may socialise with other persons;
- (d) any prescribed services or facilities that are for the benefit of the community;

community support provider means a person, or body, who or that –

- (a) is established solely or substantially for the purposes of providing community support services; and
- (b) provides community support services otherwise than for the purposes of profit;

contract of sale means a contract for the sale by Homes Tasmania of land or of residential premises and land;

corporate plan means the corporate plan approved under section 25(4)(a) and in force;

eligible person means a person –

- (a) who is determined under section 6 to be an eligible person or who is within a class of persons determined under that section; or
- (b) who is a member of a class of persons that is prescribed for the purposes of this definition;

fixed rate, in relation to a purchase or advance, means the rate fixed under section 85 in relation to a purchase or advance, respectively, that is in force at the time when the purchase or advance is made;

fixed table means a table that is fixed under section 85 ;

hiring agreement means an agreement entered into under section 97 ;

holding means land of which an applicant or borrower is the beneficial owner in fee simple in possession;

home purchase assistance scheme recipient means a person who is within a class of persons that is approved by the Treasurer under section 76(2) ;

Homes Tasmania means Homes Tasmania established by section 9(1) ;

Homes Tasmania Board means the board of directors appointed under section 14(1) ;

Homes Tasmania CEO means the person appointed as chief executive officer of Homes Tasmania under section 19 ;

Homes Tasmania Board chair means the Homes Tasmania director appointed to be the chair of the Homes Tasmania Board under section 14(3) ;

Homes Tasmania director includes –

- (a) a person appointed as a director of the Homes Tasmania Board under section 14(1) ; and
- (b) a person appointed under section 16 to act as a Homes Tasmania director;

Homes Tasmania employee means a person who is appointed or employed, or who is made available to Homes Tasmania, under section 22 ;

housing assistance means –

- (a) the provision to an eligible person of accommodation in residential premises in the short, medium or long term; or
- (b) the sale of residential premises to an eligible person; or
- (c) the lease, or sublease, of residential premises to an eligible person; or
- (d) the provision of financial assistance to, or on behalf of, an eligible person to enable the person to pay all or part of a bond or rent, or both, in relation to residential premises; or
- (e) the provision of financial assistance to an eligible person to enable the person to purchase, construct, alter, enlarge, repair or improve residential premises; or
- (f) the provision of financial assistance to an eligible person to assist the person to meet reasonable costs related to –
 - (i) moving to or from residential accommodation; or
 - (ii) homelessness; or
 - (iii) obtaining essential goods and services; or
 - (iv) other prescribed matters;

housing provider has the meaning it has in section 7 ;

housing support provider means a person or body that provides housing support services to eligible persons, whether or not that person or body also provides housing support services to persons who are not eligible persons;

housing support services means –

- (a) services, approved by Homes Tasmania –
 - (i) that may enable or assist persons, including eligible persons, to obtain or remain in residential premises; or
 - (ii) that coordinate the provision to persons, including eligible persons, of services that may enable or assist persons to obtain or remain in residential premises; and
- (b) any class of services that is prescribed for the purposes of this definition;

land includes –

- (a) any residential premises, or other structure, situated on land; and
- (b) vacant land; and
- (c) in relation to any remedy given to Homes Tasmania under this Act against or with respect to land – all improvements to the land;

material personal interest, in relation to a person, includes, but is not limited to including –

- (a) a direct or indirect interest of the person; and
- (b) a pecuniary or non-pecuniary interest of the person; and
- (c) an interest of a relative of the person; and
- (d) an interest, of the person, in a business or in a corporation, within the meaning of the *Corporations Act 2001* of the Commonwealth; and
- (e) the employment of the person by another person with a direct or indirect interest in Homes Tasmania; and
- (f) the holding by the person of an office where there arises or may arise a conflict between the person's duties in that office and the person's duties under this Act; and
- (g) the holding by the person of the office of member in another statutory authority or in the governing authority of another statutory authority; and
- (h) any other interest of the person that does, or may, give rise to a conflict of interest;

Ministerial direction means a direction of the Minister that is in force under section 24(1) ;

movable residential premises – see section 8 ;

plant includes any machine, tool, appliance, equipment, and building materials, used, or designed for use, in or in connection with the carrying out of building works;

purchaser means a person who has purchased from Homes Tasmania land or land and residential premises;

Register has the same meaning as it has in the Land Titles Act 1980 ;

regulations means the regulations made under this Act;

relative, in relation to a person, means –

- (a) a spouse, de facto spouse, or partner of the person; and
- (b) a parent, grandparent, child, brother, sister or cousin of the person; and
- (c) a person who is in a significant relationship, within the meaning of the Relationships Act 2003 , with the person;

repealed Act means the Homes Act 1935 , as in force immediately before the day on which it is repealed by the *Homes Tasmania (Consequential Amendments) Act 2022*;

residential premises includes –

- (a) a house and its appurtenances, necessary outbuildings, fences, and any facilities that enable electricity, telecommunications, gas, water-supply, drainage, or sewerage, services to be provided to the house; and
- (b) any unit, or apartment, that is used for the provision of residential accommodation, whether on a temporary basis or otherwise and any facilities that enable electricity, telecommunications, gas, water-supply, drainage, or sewerage, services to be provided to the unit or apartment; and
- (c) any land on which such a house, unit or apartment is situated and any common property, within the meaning of the Strata Titles Act 1998 , in relation to such a unit or apartment;

spouse, in relation to a person, includes a person with whom the person is in a significant relationship, within the meaning of the Relationships Act 2003 ;

statement of expectations means a statement of expectations provided to the Homes Tasmania Board by the Minister under section 23(1) and in force;

statutory authority means an incorporated or unincorporated body that –

- (a) is established, appointed or constituted by or under an Act or under the royal prerogative; and
- (b) is a body which, or of which the governing authority, wholly or partly comprises a person or persons appointed by the Governor, a Minister or another statutory authority, including a Government Business Enterprise under the Government Business Enterprises Act 1995 .

6. Meaning of eligible person

(1) Homes Tasmania may determine –

- (a) that a person is an eligible person; or
- (b) a class of persons, the members of which are to be eligible persons by virtue of the determination.

(2) Homes Tasmania may only make a determination under subsection (1) in relation to a person, or a class of persons, if Homes Tasmania is satisfied that the person, or a member of the class of persons, is, or will be, in need of housing assistance under this Act because of particular circumstances or characteristics of –

- (a) the person or member of the class of persons (in this section referred to as the **assisted person**); or
- (b) another person, or a member of another class of persons, (in this section referred to as the **associated person**) with whom the person or member of a class of persons resides or is to reside.

(3) For the purposes of subsection (2) , Homes Tasmania must, in determining whether an assisted person is, or will be, in need of housing assistance, take into account the following:

- (a) whether the assisted person, or any associated person, is reasonably likely to be able to obtain accommodation that will meet the reasonable accommodation requirements of the assisted person or the associated person only if the housing assistance is provided to the assisted person;
- (b) the health needs, or mobility needs, of the assisted person or any associated person;
- (c) the safety of the assisted person or any associated person.

(4) Nothing in subsection (3) is to be taken to limit the circumstances or characteristics, of a person or member of a class, that Homes Tasmania may take into account in deciding whether to make a determination under subsection (2) in relation to a person or a class of persons.

(5) Homes Tasmania may, by notice to a person, require a person to provide to Homes Tasmania, within a period specified in the notice –

- (a) evidence as to whether the person is an eligible person; or

(b) evidence, of a kind specified in the notice, as to whether the person is an eligible person.

(6) If a person, after having been given a notice under subsection (5) , fails, within the period specified in the notice, to provide to Homes Tasmania the evidence that the person is required by the notice to provide, Homes Tasmania may, in its discretion, assume that the person is not an eligible person, unless there is evidence before Homes Tasmania that there were reasonable grounds for the failure.

7. Meaning of *housing provider*

(1) For the purposes of this Act, a housing provider is a person or body –

(a) that –

(i) constructs, alters, enlarges, repairs or improves residential premises so that the residential premises may be sold or leased to, or used to provide residential accommodation to, eligible persons; or

(ii) manages residential premises that are leased or subleased to, or used to provide residential accommodation to, eligible persons; and

(b) that is a body corporate, a trust, or an entity of the Crown, the objects or purposes of which include –

(i) the sale or lease of residential premises to, or the provision of residential accommodation to, eligible persons; or

(ii) the management of residential premises that are leased or subleased to, or used to provide residential accommodation to, eligible persons.

(2) For the purposes of determining whether a person or body is a housing provider for the purposes of subsection (1) , it is irrelevant whether or not –

(a) the person or body also constructs, alters, enlarges, repairs or improves residential premises so that the residential premises may be sold or leased to, or used to provide residential accommodation to, persons who are not eligible persons; or

(b) the person or body also manages residential premises that are leased or subleased to, or used to provide residential accommodation to, persons who are not eligible persons.

(3) For the purposes of determining whether a body corporate, a trust, or an entity of the Crown, is a housing provider for the purposes of subsection (1) , it is irrelevant whether or not that body corporate, trust or entity also sells, leases, or subleases residential premises, or who provides residential accommodation to, persons who are not eligible persons.

8. Meaning of *movable residential premises and ancillary features*

(1) For the purposes of this Act, movable residential premises are a structure –

(a) that is designed for use as residential accommodation; and

(b) is capable of being transferred from place to place reasonably easily.

(2) In this Act, a reference to the ancillary features of movable residential premises is a reference to –

(a) any component or other part of the movable residential premises; and

(b) any fittings, equipment, or furniture, provided for use in connection with the movable residential premises; and

(c) any foundations, footings, steps, or other works, required for the erection or use of the movable residential premises.

PART 3 - Homes Tasmania

Division 1 - Establishment of Homes Tasmania

9. Homes Tasmania established

- (1) Homes Tasmania is established.
- (2) Homes Tasmania –
 - (a) is a body corporate with perpetual succession; and
 - (b) may have a seal; and
 - (c) may sue and be sued in its corporate name; and
 - (d) is an instrumentality of the Crown.

10. Application of purposes of Act and housing principles

- (1) In performing a function, or exercising a power, under this Act, Homes Tasmania must take into account the purposes of this Act specified in section 3 .
- (2) In performing a function, or exercising a power, under this Act, Homes Tasmania must also have regard to the following principles:
 - (a) that strategic planning and development of land for use primarily for residential purposes, and effective allocation of financial and other resources for those purposes, are necessary to ensure that the purposes of this Act can be achieved;
 - (b) that housing is a fundamental human right and that it is desirable to ensure that housing assistance is, and that housing support services are able to be, provided –
 - (i) to persons in need of such assistance and services, with priority being given to those persons most in need of such assistance and services; and
 - (ii) for the period that such assistance and services are required to be provided to those persons;
 - (c) that it is desirable to provide different housing options to address the differing needs and wishes of persons;
 - (d) that it is desirable to encourage, enable and assist in the integration, into existing and new housing communities, of –
 - (i) persons with diverse characteristics and diverse financial, social and personal circumstances; and
 - (ii) residential premises that are owned or leased by such persons who reside in them or that are provided to such persons by way of housing assistance;
 - (e) that it is desirable to promote and secure the development and sustainability of Tasmania's housing sector;
 - (f) that it is important to recognise, respect, and promote the fulfilment of, the wishes and needs of persons to whom housing assistance is to be provided and those persons with whom they reside or are to reside.

11. Functions and powers of Homes Tasmania

- (1) In addition to any other functions conferred on Homes Tasmania under this or any other Act, Homes Tasmania has the following functions:
 - (a) to support, and fund, the provision of appropriate, affordable and safe accommodation to eligible persons, and persons on low or moderate incomes, in the short, medium or long term;

(b) to develop plans for the strategic acquisition and development of land for the purposes of providing housing to eligible persons and persons on low or moderate incomes and to ensure that such plans assist in integrating the occupants of such housing into the community in which the housing is situated, and fostering wellbeing;

(c) to manage, or facilitate the management of, residential accommodation provided to eligible persons;

(d) to manage schemes to assist persons in need of housing assistance or housing support services or who are home purchase assistance scheme recipients;

(e) to identify and report on the needs of eligible persons in the short, medium or long term, and to assist in enabling those needs to be met;

(f) to provide assistance and support to housing providers, housing support providers and community support providers;

(g) to consult, as appropriate, with –

(i) housing providers, housing support providers, community support providers and persons who provide services related to homelessness; and

(ii) persons for whom housing, housing support, community support or services related to homelessness are provided or are intended to be provided;

(h) to conduct research, and develop policy, related to the provision of housing, housing support services, housing assistance and services related to homelessness;

(i) to collect information in relation to, and to monitor, the state of the Tasmanian housing market.

(2) In addition to any other powers conferred on Homes Tasmania under this or any other Act, Homes Tasmania has the following powers:

(a) to acquire, hold, dispose of and otherwise deal with property;

(b) to enter into contracts;

(c) to appoint agents and attorneys;

(d) to act as agent for another person;

(e) to enter into a contract with another person for the performance or exercise of any of Homes Tasmania's functions or powers either jointly with that other person or by that other person;

(f) to engage consultants and provide consultancy services;

(g) to do all other things that it is authorised to do by or under this or any other Act;

(h) to do all things necessary or convenient to be done in connection with, or incidental to, the performance and exercise of its functions and powers.

12. Delegation

(1) Homes Tasmania may, by instrument in writing, delegate, to a person who is specified in the instrument, the performance or exercise of any functions or powers of Homes Tasmania under this Act or any other Act (other than this power of delegation and the power to borrow money) that are specified in the instrument.

(2) Homes Tasmania may, by instrument in writing, revoke wholly or in part a delegation under subsection (1) .

13. Homes Tasmania to comply with Treasurer's Instructions

(1) Subject to this section, Treasurer's Instructions issued under the Financial Management Act 2016 apply to Homes Tasmania as if it were an Agency within the meaning of that Act.

(2) The Treasurer, by notice in writing to Homes Tasmania, may modify the application to Homes Tasmania of the Treasurer's Instructions referred to in subsection (1) .

(3) If the Treasurer, under subsection (2) , issues a notice to Homes Tasmania modifying the application to Homes Tasmania of the Treasurer's Instructions issued under the Financial Management Act 2016 , the

Treasurer's Instructions that apply to and in relation to Homes Tasmania are to be taken to be, for the purposes of this Act and the Financial Management Act 2016 , modified in accordance with the notice.

Division 2 - Board of Homes Tasmania

14. Homes Tasmania Board

- (1) The Minister is to appoint a board of directors of Homes Tasmania that consists of no more than 7 and no fewer than 5 members.
- (2) Before appointing a person as a director of Homes Tasmania, the Minister is to ensure that the directors, in aggregate, have –
 - (a) the relevant knowledge and skills to ensure that the functions and powers of Homes Tasmania are performed and exercised appropriately; and
 - (b) commercial skills and experience; and
 - (c) skills and experience in the provision or management of housing and homelessness services.
- (3) The Minister may appoint a Homes Tasmania director to be the chair of the Homes Tasmania Board (the ***Homes Tasmania Board chair***).
- (4) Schedule 1 has effect in respect of –
 - (a) the Homes Tasmania directors; and
 - (b) the meetings of the Homes Tasmania Board.

15. Functions and powers of Homes Tasmania Board

- (1) The Homes Tasmania Board has the following functions:
 - (a) to ensure that the functions and powers of Homes Tasmania are performed and exercised in an appropriate manner; and
 - (b) to ensure that the business and affairs of Homes Tasmania are managed and conducted –
 - (i) in accordance with sound business practice; and
 - (ii) in accordance with a statement of expectations; and
 - (iii) in a manner that achieves the objectives specified in the corporate plan; and
 - (iv) in a manner that is consistent with each applicable Ministerial direction; and
 - (c) to establish the annual performance objectives of the Homes Tasmania CEO.
- (2) The Homes Tasmania Board has the power to do all things necessary or convenient to perform its functions under this Act.
- (3) The Homes Tasmania Board may delegate, by written notice, any or all of its functions or powers under this Act, other than this power of delegation, as specified in the notice.
- (4) The Homes Tasmania Board may establish committees, comprised of the persons whom the Board thinks fit (who may be, but are not required to be, Homes Tasmania directors), for the purposes of providing advice to the Board in relation to matters to which this Act relates.

16. Appointment of acting director

- (1) The Minister may appoint a person to act as a Homes Tasmania director if a Homes Tasmania director is absent (the ***absent Homes Tasmania director***).
- (2) For the purposes of subsection (1) , a Homes Tasmania director is absent if the director –
 - (a) is absent from the director's duty as a Homes Tasmania director; or
 - (b) is otherwise unable to perform the functions of the office of Homes Tasmania director.

(3) A person appointed to act as a Homes Tasmania director under this section –

(a) is taken, for the purposes of this Act, to be a Homes Tasmania director; and

(b) if the relevant absent Homes Tasmania director is the Homes Tasmania Board chair, is not taken to be the Homes Tasmania Board chair solely by virtue of the person's appointment under this section.

(4) The appointment of a person under this section to act as a Homes Tasmania director terminates when whichever of the following first occurs:

(a) the absent Homes Tasmania director, for whom the person has been appointed to act, resumes performing the functions of a Homes Tasmania director;

(b) the absent Homes Tasmania director resigns;

(c) the Minister revokes the appointment to the Homes Tasmania Board of the absent Homes Tasmania director;

(d) the Minister revokes the appointment of the person to act as a Homes Tasmania director.

17. Director must disclose interest

(1) If a Homes Tasmania director has a material personal interest in a matter being considered, or about to be considered, by the Homes Tasmania Board, the Homes Tasmania director must, as soon as practicable after the relevant facts come to the Homes Tasmania director's knowledge, disclose the nature of the interest to the Homes Tasmania Board.

Penalty: Fine not exceeding 100 penalty units.

(2) Subsection (1) does not apply –

(a) in respect of a contract for goods or services supplied by Homes Tasmania if those goods or services are ordinarily supplied by Homes Tasmania and are supplied on the same terms as they are ordinarily supplied to other persons in the same situation; or

(b) in respect of an interest that arises only because the Homes Tasmania director is also a State Service officer or State Service employee.

18. Homes Tasmania Board to notify Minister in certain circumstances

The Homes Tasmania Board is to notify the Minister, as soon as practicable, of any matter or circumstance that, in the opinion of the Homes Tasmania Board, may –

(a) significantly affect the ability of Homes Tasmania to comply with –

(i) any Ministerial directions that are in force; or

(ii) a statement of expectations; or

(b) prevent or significantly affect the ability of Homes Tasmania to act in accordance with the corporate plan; or

(c) significantly affect the financial viability or operating ability of Homes Tasmania; or

(d) significantly affect any other objective, policy or program specified in the corporate plan.

Division 3 - Homes Tasmania staff

19. Chief executive officer

(1) Subject to and in accordance with the State Service Act 2000, a person, other than the Homes Tasmania Board chair, is to be appointed as the chief executive officer of Homes Tasmania (the ***Homes Tasmania CEO***).

(2) The Homes Tasmania CEO appointed under subsection (1) is entitled to be paid the remuneration and allowances specified in the instrument of appointment.

(3) The Homes Tasmania CEO appointed under subsection (1) holds that office, subject to this Act and the State Service Act 2000 –

- (a) for a term of not more than 5 years specified in the instrument of appointment; and
- (b) on the conditions specified in the instrument of appointment.

(4) The Homes Tasmania CEO must not engage in paid employment outside the duties of the office unless allowed to do so by the Homes Tasmania CEO's instrument of appointment.

(5) The appointment of a person as the Homes Tasmania CEO is not invalid merely because of a defect or irregularity in relation to the Homes Tasmania CEO's appointment.

20. Powers and functions of Homes Tasmania CEO

(1) The Homes Tasmania CEO is responsible to the Homes Tasmania Board for the general administration and management of Homes Tasmania.

(2) The Homes Tasmania CEO –

(a) must perform any functions, and may exercise any powers, granted to the Homes Tasmania CEO under this Act or any other Act; and

(b) must perform any functions, and may exercise any powers, delegated to the Homes Tasmania CEO by Homes Tasmania or the Homes Tasmania Board.

(3) The Homes Tasmania CEO may delegate, by written notice, any or all of the Homes Tasmania CEO's functions or powers (other than this power of delegation) under this Act, including any function or power delegated to the Homes Tasmania CEO by Homes Tasmania or the Homes Tasmania Board, as specified in the notice.

21. Acting Homes Tasmania CEO

(1) In this section –

absent, in relation to the Homes Tasmania CEO, means the Homes Tasmania CEO –

(a) is absent from duty; or

(b) is absent from Australia; or

(c) is otherwise unable to perform and exercise the functions and powers of the office of Homes Tasmania CEO; or

(d) has died, resigned or been removed from office and a new Homes Tasmania CEO has not been appointed.

(2) A person, other than the Homes Tasmania Board chair, may be appointed to act as the Homes Tasmania CEO during any or every period during which the Homes Tasmania CEO is absent.

(3) Except as otherwise provided under this section, this Act applies to the appointment of a person under subsection (2) as if the appointment were the appointment of the Homes Tasmania CEO.

22. Staff of Homes Tasmania

(1) The employees of Homes Tasmania are to be appointed or employed subject to and in accordance with the State Service Act 2000 .

(2) The Homes Tasmania CEO may make arrangements with another Head of a State Service Agency for State Service officers and State Service employees employed in that Agency to be made available to Homes Tasmania to enable Homes Tasmania to perform and exercise its functions and powers under this Act.

PART 4 - Guidance and Reporting

23. Statement of expectations

- (1) The Minister must provide the Homes Tasmania Board with a statement of expectations for Homes Tasmania that specifies the expectations of the Minister in relation to strategic objectives, and policy, of Homes Tasmania.
- (2) Before providing a statement of expectations under subsection (1) , the Minister is to consult with the Homes Tasmania Board in respect of the statement of expectations.
- (3) A statement of expectations provided under subsection (1) –
 - (a) is to be in writing and signed by the Minister; and
 - (b) is to be prepared in consultation with the housing and homelessness sector; and
 - (c) takes effect on the day on which it is provided to the Homes Tasmania Board under subsection (1) or a later day that is specified in the statement.
- (4) The Minister may, at any time, on the Minister's own initiative or on the application of the Homes Tasmania Board –
 - (a) amend a statement of expectations provided under subsection (1) ; or
 - (b) revoke a statement of expectations, provided under subsection (1) and provide a new statement of expectations under that subsection.
- (5) The Minister must table, before both Houses of Parliament –
 - (a) a copy of a statement of expectations, provided under subsection (1) ; or
 - (b) an amendment or revocation, provided under subsection (4) , of a statement of expectations –within 10 sitting-days after the statement of expectations was signed by the Minister.

24. Ministerial directions

- (1) The Minister may give the Homes Tasmania Board directions at any time regarding the performance and exercise of the functions and powers of Homes Tasmania, if the Minister is satisfied that it is in the public interest to do so.
- (2) Before giving a direction under subsection (1) , the Minister is to consult with the Homes Tasmania Board.
- (3) In giving a direction under subsection (1) , the Minister –
 - (a) is to have regard to the objectives, functions and powers of Homes Tasmania; and
 - (b) may not give a direction that conflicts with, or contradicts, a statement of expectations.
- (4) A direction under subsection (1) is not to purport to exert control or influence over the exercise by Homes Tasmania, or the Homes Tasmania Board, of its powers under this Act or any other Act.
- (5) A direction under subsection (1) must –
 - (a) specify the date on which the direction is to take effect; and
 - (b) be in writing and signed by the Minister.
- (6) Within 21 days after being given a direction under subsection (1) , the Homes Tasmania Board may object to the direction.
- (7) An objection under subsection (6) is to –
 - (a) be in writing; and
 - (b) specify the grounds on which the Homes Tasmania Board objects to the direction; and

(c) be provided to the Minister.

(8) If the Minister receives an objection under subsection (6) to a direction and the direction is not, or has not been, amended or revoked, the Minister is to cause a copy of the direction and the objection to be laid before each House of Parliament within 5 sitting-days after the receipt of the objection.

25. Corporate plan

(1) In each year, the Homes Tasmania Board is to prepare a draft corporate plan in respect of a period of at least 3 years commencing on 1 July in that year.

(2) The draft corporate plan is to include the following:

(a) a statement of Homes Tasmania's objectives, policies and programs and how they comply with the statement of expectations;

(b) a statement of Homes Tasmania's financial plans for the period to which the plan is to relate;

(c) the major strategies to be used to achieve the objectives of Homes Tasmania and give effect to the policies, programs and financial plans;

(d) the targets to be met by Homes Tasmania in achieving its objectives, policies, programs and financial plans and the criteria for assessing the achievement of those targets.

(3) The Homes Tasmania Board is to provide the Minister with a copy of a draft corporate plan, prepared under subsection (1), at least 2 months before the plan is to commence.

(4) The Minister, in consultation with the Treasurer, may –

(a) approve the draft corporate plan provided under subsection (3) or in accordance with a requirement under paragraph (b); or

(b) require the Homes Tasmania Board to amend the draft corporate plan one or more times before the Minister approves it under paragraph (a).

(5) On being approved by the Minister under subsection (4)(a), the draft corporate plan becomes the corporate plan of Homes Tasmania for the period specified in the plan.

(6) The Homes Tasmania Board may draft an amendment of the corporate plan at any time.

(7) A draft of an amendment of the corporate plan under subsection (6) takes effect when the Minister, in consultation with the Treasurer, approves it.

(8) Unless otherwise authorised by the Minister, in consultation with the Treasurer, Homes Tasmania must act in accordance with the corporate plan.

26. Annual reports

(1) As soon as practicable after the end of a financial year, the Homes Tasmania Board is to prepare an annual report, in respect of Homes Tasmania, for the financial year.

(2) An annual report, prepared in respect of Homes Tasmania under subsection (1), is to include the following information and documents in respect of the financial year to which the annual report relates:

(a) the Homes Tasmania financial statements prepared under section 32;

(b) a copy of the report of the Auditor-General received under section 19 of the Audit Act 2008 in respect of those Homes Tasmania financial statements;

(c) the details of –

(i) each Ministerial direction in force during the financial year; and

(ii) each action taken, or why no action has been taken, by the Homes Tasmania Board in respect of a Ministerial direction; and

(iii) each project, for the development of land or buildings, or both, in relation to which Homes Tasmania has, during the financial year, entered into a contract, or other arrangement, under

which Homes Tasmania is to expend an amount that is more than the prescribed amount or \$8 000 000, whichever is the higher amount;

(d) the details of –

- (i) each statement of expectations that has been in force during the financial year; and
- (ii) any action taken by the Homes Tasmania Board in respect of those statements of expectations;

(e) a summary of the corporate plan in force in respect of the financial year;

(f) a report on the performance of Homes Tasmania with reference to the following, as set out in the corporate plan:

- (i) the targets to be met by Homes Tasmania in achieving its objectives, policies, programs and financial plans;
- (ii) the criteria for assessing the achievement of those targets;

(g) a report on the operations of Homes Tasmania during the financial year;

(h) any information that the Minister has requested that relates to the Homes Tasmania directors, the Homes Tasmania CEO or the Homes Tasmania employees;

(i) any other information that the Minister has requested;

(j) any other information that the Homes Tasmania Board considers relevant, appropriate or necessary to properly inform the Minister and Parliament in relation to the performance and progress of Homes Tasmania in the financial year.

(3) As soon as practicable after preparing an annual report under this section, the Homes Tasmania Board is to provide the annual report to the Minister.

27. Tabling of annual report

(1) The Minister is to lay a copy of the annual report of Homes Tasmania, that is provided to the Minister under section 26(3), before each House of Parliament within 4 months after the end of the financial year to which the annual report relates.

(2) If the Minister is unable to comply with subsection (1) for a reason other than that a House of Parliament is not sitting at the expiry of the period specified in that subsection, the Minister, before the expiry of that period, is to lay before each House of Parliament a statement specifying –

- (a) the reasons for the failure to comply with that subsection; and
- (b) an estimate of the day by which a copy of the annual report of Homes Tasmania may be ready to be laid before each House of Parliament.

(3) If the Minister is unable to lay a copy of the annual report of Homes Tasmania before a House of Parliament –

- (a) within the period specified in subsection (1); or
- (b) by the day specified in a statement referred to in subsection (2) in respect of the report –
because either House of Parliament is not sitting at the expiration of that period or on that day, the Minister is to –
 - (c) provide a copy of the annual report to the Clerk of that House of Parliament as soon as possible after the expiration of that period or that day; and
 - (d) lay a copy of the annual report before that House within the next 7 sitting-days of that House.

PART 5 - Financial Matters

Division 1 - Funding

28. Funds of Homes Tasmania

- (1) The funds of Homes Tasmania consist of any money –
 - (a) transferred to it under this or any other Act; and
 - (b) received by it by way of fees, levies and charges; and
 - (c) otherwise received by it in the course of performing its functions and exercising its powers; and
 - (d) received by it, or the Homes Tasmania Board, from any other source.
- (2) The funds of Homes Tasmania are to be applied –
 - (a) in the payment of the remuneration of the Homes Tasmania directors, the Homes Tasmania CEO and Homes Tasmania employees; and
 - (b) in the payment or discharge of the expenses, charges and obligations incurred or undertaken by Homes Tasmania in the performance and exercise of its functions and powers.

29. Borrowing from Treasurer

- (1) The Treasurer may lend to Homes Tasmania, out of money provided by Parliament for the purpose, the money that the Treasurer considers appropriate for the performance of the functions and exercise of the powers of Homes Tasmania under this Act.
- (2) A loan to Homes Tasmania under subsection (1) is subject to any conditions determined by the Treasurer.
- (3) An amount lent under subsection (1) and any interest payable in respect of the loan is a debt repayable by Homes Tasmania to the Public Account.

30. Borrowing from person other than Treasurer

- (1) Homes Tasmania may –
 - (a) borrow money from the Tasmanian Public Finance Corporation; and
 - (b) with the approval of the Treasurer, borrow money from a person other than the Treasurer or the Tasmanian Public Finance Corporation –

for the purposes of performing the functions and exercising the powers of Homes Tasmania under this Act.
- (2) The total of all amounts of money borrowed under this section during a financial year is not to exceed the maximum amount determined by the Treasurer, in writing, in respect of that financial year.
- (3) Homes Tasmania may use all or part of its assets as security for –
 - (a) money borrowed under subsection (1) ; and
 - (b) any interest or charges payable in respect of that borrowing.
- (4)
- (5)
- (6)

31. Financial arrangements

- (1) In this section –

financial arrangement means –

 - (a) an interest rate swap; and

- (b) a forward interest rate agreement; and
- (c) a futures contract or futures option, within the meaning of the Corporations Act, relating to an interest rate or a foreign currency; and
- (d) an option in respect of an existing financial security or a security which Homes Tasmania has authority to create; and
- (e) any other transaction or arrangement that has been approved by the Treasurer in writing for the purposes of this section.

(2) Homes Tasmania may enter into and perform a financial arrangement in accordance with any guidelines in force under subsection (3) .

(3) The Treasurer may issue guidelines relating to financial arrangements or the exercise of the power of Homes Tasmania to enter into and perform financial arrangements.

Division 2 - Reporting and information

32. Homes Tasmania financial statements

(1) Within 45 days after the end of each financial year, the Homes Tasmania Board is to –

- (a) prepare the financial statements for the financial year in accordance with –
 - (i) the Audit Act 2008 ; and
 - (ii) each relevant direction of the Treasurer under subsection (2) ; and
 - (iii) the accounting standards; and

(b) as soon as practicable after preparing the financial statements under paragraph (a) for a financial year, provide a copy of the statements to the Auditor-General.

(2) The Treasurer may give written directions to the Homes Tasmania Board in respect of the form and content of the financial statements.

33. Accounts to be kept by Homes Tasmania

In addition to any other accounts that Homes Tasmania is required by this Act to keep, Homes Tasmania must keep the accounts, in the form, and containing the particulars, that the Treasurer may direct.

34. Duty of Homes Tasmania to provide information, &c., to Treasurer

Homes Tasmania must, as and when requested by the Treasurer –

- (a) provide to the Treasurer the information that the Treasurer requests; and
- (b) produce to the Treasurer for examination the books, accounts, vouchers, and records, relating to the receipt and expenditure of moneys by Homes Tasmania under or for the purposes of this Act, that the Treasurer requests.

35. Report of Auditor-General

The Auditor-General must provide each of the following to the Treasurer, the Minister and the Homes Tasmania Board:

- (a) each opinion of the Auditor-General, prepared under section 19 of the Audit Act 2008 , in respect of the financial statements prepared by the Homes Tasmania Board under section 32 ;
- (b) each formal communication of audit findings of the Auditor-General, under section 19 of the Audit Act 2008 , in respect of the financial statements prepared by the Homes Tasmania Board under section 32 .

PART 6 - Acquisition of Land and Erection of Premises

36. Transfer of Crown land

(1) The Minister, by notice published in the *Gazette*, may transfer Crown land, that is specified in the notice, to Homes Tasmania if –

- (a) the Treasurer and the Minister administering the Crown Lands Act 1976 approve that transfer; and
- (b) Homes Tasmania has agreed to the transfer of the land.

(2) On the day on which a notice under subsection (1) takes effect, the Crown land specified in the notice vests in Homes Tasmania –

- (a) subject only to those estates in the land specified in the notice; or
- (b) if the notice does not specify that the land vests subject to an estate, free from all encumbrances.

(3) On the recommendation of the Minister, the Treasurer, by notice in the *Gazette*, may exempt Homes Tasmania from any liability to pay any State charges, taxes or duties specified in the notice in respect of the vesting of land under this section.

(4) A notice under subsection (1) or (3) –

- (a) takes effect on the day on which it is published in the *Gazette* or a later day, if any, that is specified in the notice; and
- (b) is not a statutory rule for the purposes of the Rules Publication Act 1953 .

37. Transfer of property and liabilities

(1) The Minister, by notice published in the *Gazette*, may transfer one or more of the following, as specified in the notice, to Homes Tasmania:

- (a) any property and rights, other than Crown land, of the Crown;
- (b) a liability and obligation of the Crown.

(2) On the day on which a notice under subsection (1) takes effect –

- (a) each property and right transferred under the notice vests in Homes Tasmania; and
- (b) each liability and obligation transferred under the notice becomes a liability and obligation of Homes Tasmania.

(3) A notice under subsection (1) –

- (a) takes effect on the day on which it is published in the *Gazette* or a later day, if any, that is specified in the notice; and
- (b) is not a statutory rule for the purposes of the Rules Publication Act 1953 .

38. Power of Homes Tasmania to acquire land

(1) Homes Tasmania may acquire –

- (a) any land, including but not limited to land containing buildings or other improvements, that is required for the purposes of this Act; or
- (b) any interest in land that is an interest required to be acquired for the purposes of this Act.

(2) If Homes Tasmania acquires any land under this Act, Homes Tasmania –

- (a) may purchase or otherwise acquire any chattels on, or used in connection with, the land; and
- (b) may use or dispose of any chattels so acquired in the manner that Homes Tasmania thinks fit.

(3) The Land Acquisition Act 1993 applies in relation to the acquisition of land or of an interest in land, and the land or interest acquired, by Homes Tasmania under subsection (1) .

39. Purchase of easements, &c.

Homes Tasmania may, for the purposes of this Act –

- (a) purchase any easement; and
- (b) obtain any covenant or licence touching and concerning other land –

which is usual and proper for the enjoyment of any land vested in Homes Tasmania.

40. Subdivision, &c., of land

(1) Homes Tasmania may cause a plan of subdivision, showing the proposed roads and reserves and the land set apart as sites for residential premises or other premises, to be made of –

- (a) any Crown land set apart for the purposes of this Act; or
- (b) any land acquired by agreement for the purposes of this Act.

(2) Homes Tasmania may cause any work to be done on land, shown on a plan of subdivision to which subsection (1) applies, for the purpose of rendering the land fit for the use to which the land may be put under this Act.

(3) Homes Tasmania, with the consent of the Minister, may dedicate reserves for public recreation, or for other public purposes, on land vested in Homes Tasmania and fence, plant, and improve such reserves.

41. Grant of easements, &c.

(1) Homes Tasmania may grant any easement or licence, over any land vested in Homes Tasmania, which will not be inconsistent with the use of the land for the purposes of this Act.

(2) Homes Tasmania may covenant touching and concerning any lands vested in Homes Tasmania with the owners of adjoining lands, or with purchasers, for the purpose of securing the better enjoyment, for residential premises, of the lands vested in Homes Tasmania.

(3) Homes Tasmania, with the consent of the Minister, may, except as otherwise provided in this Act, do all such acts in relation to any land vested in Homes Tasmania as a prudent owner of a building estate or subdivision would do, which are not inconsistent with the purposes of this Act.

42. Sale of premises before cost of subdivision is determined

(1) If premises are erected by Homes Tasmania on a lot in a subdivision, the premises, together with the lot on which they are erected, may be sold, even if the cost of subdivision has not been finally determined.

(2) For the purposes of this section, the purchase-price of residential premises, together with the lot on which they are erected, is to be the sum that Homes Tasmania certifies to be the best estimate of the capital cost of the residential premises and lot that can be made at the time of sale and that, in the opinion of Homes Tasmania, should be sufficient to ensure that the sale does not result in a capital loss.

(3) For the purposes of this section, the purchase-price of premises, other than residential premises, together with the lot on which they are erected, is to be the sum that Homes Tasmania determines, being a sum that is at least sufficient to ensure that the sale does not result in a capital loss.

43. Power of Homes Tasmania to erect premises

(1) On any Crown land set apart under section 12 of the Crown Lands Act 1976 , or acquired, for the purposes of this Act, or on the holding of an eligible person, Homes Tasmania may do one or more of the following:

- (a) erect residential premises or cause residential premises to be erected;
- (b) convert any buildings into residential premises;
- (c) alter, enlarge, repair and improve such residential premises.

(2) On any Crown land set apart under section 12 of the Crown Lands Act 1976 , or acquired, for the purposes of this Act, that is land to which a proposed subdivision by, or for the purposes of, Homes Tasmania, for the primary purpose of providing residential accommodation, relates, Homes Tasmania may do one or more of the following:

- (a) erect, or cause to be erected, premises to be used to provide housing support services or community support services;
- (b) erect, or cause to be erected, premises to be used for commercial purposes;
- (c) alter, enlarge, repair and improve such premises.

44. Power to enter into partnerships, joint ventures, &c.

- (1) Homes Tasmania may, subject to this section, enter into partnerships, trusts and joint ventures.
- (2) Homes Tasmania may only enter into a partnership, trust or joint venture –
 - (a) if the partnership, trust or joint venture is for purposes that include –
 - (i) enabling the development of housing for provision to eligible persons or persons on low or moderate incomes; or
 - (ii) enabling the development of land (including by way of subdivision) so that some or all of the land may be used for the development of housing for provision to eligible persons or persons on low or moderate incomes; and
 - (b) with the approval of the Treasurer, if the total capital expenditure required to fulfil the purpose for which Homes Tasmania is entering into the partnership, trust or joint venture, is estimated to be more than the amount determined by the Treasurer under subsection (3) .
- (3) The Treasurer may, by instrument in writing provided to Homes Tasmania, determine an amount for the purposes of subsection (2)(b) .

45. Development of land for ancillary purposes

- (1) If any land has become available, or has been acquired, for the purposes of this Act, Homes Tasmania may take the steps that Homes Tasmania considers necessary or desirable to promote or ensure the development or use of, or dealing in, the land for the purposes of this Act.
- (2) The powers of Homes Tasmania under this section in relation to any land include, but are not limited to including, powers –
 - (a) to erect, construct, alter, maintain, or use, any buildings or works on the land; and
 - (b) to develop, lay out, maintain, or use, the land for any purpose; and
 - (c) to sell or lease, or enter into any other transactions in respect of, the land or any buildings or works on the land.

46. Power of Homes Tasmania, &c., to enter on lands

A person who is authorised to do so by Homes Tasmania, or who is a Homes Tasmania employee, may at any time, under or for the purposes of this Act –

- (a) enter any Crown land set apart under section 12 of the Crown Lands Act 1976 , or land acquired, for the purposes of this Act; and
- (b) enter on the land with the employees, agents, assistants, vehicles, plant and animals that the person thinks fit; and
- (c) on that land –
 - (i) erect residential premises or other premises that Homes Tasmania may erect under this Act; and

- (ii) carry out any works that are required for the purposes of, or are incidental to, the subdivision and development of that land (including the construction of streets) and the erection of residential premises, and other premises, on the land.

47. Homes Tasmania to provide residential premises to certain persons other than eligible persons

- (1) In this section –

public authority means –

- (a) a person or body of persons, whether incorporated or unincorporated, that is –
 - (i) appointed or constituted by or under any Act or Commonwealth Act; or
 - (ii) appointed in the exercise of the prerogative rights of the Crown –
to administer or control any department, business, or undertaking, on behalf of the State or of the Commonwealth; and
- (b) a statutory authority appointed or constituted under any Act or Commonwealth Act to carry on any public industrial undertaking; and
- (c) a council.

- (2) If Homes Tasmania is satisfied that –

- (a) a public authority; or
- (b) a person who is carrying on, or about to carry on, an industrial undertaking –
permanently requires residential premises for its or the person's employees, Homes Tasmania may, with the consent of the Minister –
- (c) erect residential premises; and
- (d) despite Part 8 , sell or lease them to that public authority or person upon the terms and conditions, if any, that the Minister approves.

- (3) For the purposes of this section –

- (a) the provisions of this Part have effect as if, for any reference in the provisions to an eligible person, there were substituted a reference to a public authority or person carrying on or about to carry on an industrial undertaking; and
- (b) the powers conferred on Homes Tasmania by those provisions may be exercised accordingly.

PART 7 - Leasing and Subleasing of Land and Premises

48. Homes Tasmania may lease and sublease residential premises

- (1) Homes Tasmania may lease from any person, including an entity of the Crown, residential premises for the purpose of enabling Homes Tasmania to –
 - (a) sublease the residential premises to an eligible person under section 49 ; or
 - (b) sublease the residential premises to a person to whom the premises may be subleased under subsection (2) .
- (2) Homes Tasmania may lease residential premises owned by Homes Tasmania, or sublease residential premises that are leased by Homes Tasmania, to –
 - (a) a person for the purpose of enabling the person, or another person who is to sublease the premises from the person, to sublease the residential premises to, or to provide, or arrange for the provision of, residential accommodation to, an eligible person; or
 - (b) a housing support provider for the purpose of enabling the provider to provide housing support services; or
 - (c) a community support provider for the purpose of enabling the provider to provide community support services; or
 - (d) a person, if the premises, or a part of the premises, are not to be, in the short term, used by Homes Tasmania for the provision of residential accommodation to eligible persons but are intended, in the longer term, to be developed or used for such purposes.

49. Leasing and subleasing by Homes Tasmania of residential premises to eligible persons

- (1) Subject to this section, Homes Tasmania may –
 - (a) lease to an eligible person any residential premises owned by Homes Tasmania; and
 - (b) sublease to an eligible person any residential premises leased by Homes Tasmania.
- (2) Subject to the Residential Tenancy Act 1997 , residential premises that are leased, or subleased, to an eligible person by Homes Tasmania in accordance with this section are to be leased, or subleased, to the eligible person on the terms and conditions that Homes Tasmania thinks fit.
- (3) Despite the terms of a lease entered into by Homes Tasmania and an eligible person, Homes Tasmania may determine that the amount of rent payable by the eligible person under the lease is to be reduced as specified in the determination.
- (4) Despite the terms of a sublease entered into by Homes Tasmania and an eligible person, Homes Tasmania may determine that the amount of rent payable by the eligible person under the sublease is to be reduced as specified in the determination.

50. Homes Tasmania may subsidise rent and bonds payable by eligible persons

- (1) Homes Tasmania may provide to –
 - (a) an eligible person who leases or subleases, or who intends to lease or sublease, residential premises; or
 - (b) any housing provider, or other person, who leases out, or intends to lease out, residential premises to an eligible person –

an amount or amounts for the purpose of paying all or part of, or paying all or part of by instalment, a bond, or rent, that is payable by the eligible person under the lease or sublease.
- (2) Homes Tasmania may provide to a housing support provider an amount or amounts for the purpose of paying all or part of, or paying all or part of by instalment, a bond, or rent, that is payable by an eligible person

under a lease or sublease in relation to residential premises.

51. Leasing and subleasing by Homes Tasmania of premises

(1) Homes Tasmania may lease premises (other than residential premises) from a person if the premises are to be –

- (a) used to provide administrative services for Homes Tasmania; or
- (b) used for the purposes of this Act; or
- (c) subleased under this section to another person.

(2) Homes Tasmania may lease to a person premises (other than residential premises) owned by Homes Tasmania, or sublease to a person premises (other than residential premises) leased by Homes Tasmania, if –

- (a) the premises are to be used by the person to provide administrative services for Homes Tasmania or for administrative purposes that relate to the provision of housing for eligible persons; or
- (b) the person is a housing support provider; or
- (c) the person is a community support provider; or
- (d) development or use of the premises for residential purposes is not authorised under the Land Use Planning and Approvals Act 1993 but the premises are situated within an area of land, or within a building, that has been developed, or is being used, for the primary purpose of enabling Homes Tasmania, or a housing support provider, to provide residential accommodation; or
- (e) the premises, or a part of the premises, are not to be, in the short term, used under the lease, or sublease, for the provision of residential accommodation to eligible persons but are intended, in the longer term, to be developed or used for such purposes.

(3) Homes Tasmania may lease from any person, including an entity of the Crown, land for the purpose of enabling Homes Tasmania to –

- (a) situate movable residential premises on the land for the purposes of enabling residential accommodation to be provided to eligible persons; and
- (b) perform or exercise on the land functions or powers for the purposes of this Act.

52. Repair by Homes Tasmania of premises

(1) This section applies in relation to land, or land and premises, if –

- (a) the land, or land and premises, are leased to an eligible person; or
- (b) the land, or land and premises, are leased to Homes Tasmania and subleased by Homes Tasmania to an eligible person; or
- (c) the land, or land and premises, are leased to Homes Tasmania and are subleased by Homes Tasmania to another person.

(2) If this section applies in relation to land, or land and premises, Homes Tasmania, or any person authorised by Homes Tasmania to do so, may, with the agreement of the owner of the land, enter the land, or premises on the land, and carry out on the land, or premises, the works, or other activities, that Homes Tasmania considers necessary –

- (a) to ensure the safety of persons on the land; or
- (b) to prevent the land, or premises on the land, falling into a state of disrepair; or
- (c) to ensure that the land, or premises on the land, is or are properly maintained; or
- (d) to ensure that the requirements of any law as to the provision of accommodation are satisfied.

(3) Homes Tasmania may, under subsection (2), enter land, or premises on land, and carry out on the land or premises works or other activities, only if Homes Tasmania has given to the owner of the land, and the occupier of the land or the premises, a notice in writing specifying that Homes Tasmania intends to carry out, or to ensure

the carrying out of, on the land or in relation to the premises situated on the land, the works, or other activity, on the land, specified in the notice.

53. Leasing of land, &c., not immediately required

(1) If Homes Tasmania is satisfied that any land, or land and premises, that –

- (a) are vested in, or held by, Homes Tasmania under or for the purposes of this Act; or
- (b) have been granted to Homes Tasmania under section 12 of the Crown Lands Act 1976 ; or
- (c) Homes Tasmania is entitled to be granted under section 12 of the Crown Lands Act 1976 –

are not immediately required for the purposes of this Act, Homes Tasmania may lease to another person that land, or that land and premises, at the price, and on the terms and conditions, that Homes Tasmania thinks fit.

(2) Without limiting the generality of subsection (1) , Homes Tasmania may be satisfied that land, or land and premises, are not immediately required for the purposes of this Act if Homes Tasmania is satisfied that –

- (a) other land, or other land and premises, are likely to be more suited to the provision of accommodation to eligible persons; or
- (b) it is necessary or convenient to lease the land, or other land and premises, so as to obtain funds that may be used for the purposes of this Act.

PART 8 - Disposal of Residential Premises to Eligible Persons

Division 1 - Interpretation of Part 8

54. Interpretation of Part 8

In this Part, unless the contrary intention appears –

adjustment rate, in relation to a year, means, subject to section 60(2), the rate calculated in accordance with section 60 for that year;

costs of administration means the costs referred to in section 55(6)(b)(v);

March quarter, in relation to a year, means January, February and March of that year;

year, for the purposes of calculating the adjustment rate for a year, means –

- (a) the period of 12 months commencing on 1 July 2023; or
- (b) a subsequent period of 12 months commencing on 1 July.

Division 2 - Sale of land

55. Sale of land to eligible persons, whether or not residential premises situated on land

(1) Subject to this Act, Homes Tasmania may sell, to any eligible person, land, or a share of or interest in land, whether or not there are residential premises situated on the land, if –

- (a) the person; or
- (b) the person's spouse, if any –

is not the owner of any residential premises, whether situated within or outside Australia.

(2) A person who wishes to purchase under subsection (1) land, or a share of or interest in land, may apply, in the prescribed manner and form, if any, to Homes Tasmania.

(3) Homes Tasmania, if it is satisfied that it is proper that an application under subsection (2) in relation to land, or a share or interest in land, be granted, may enter into a contract for the sale, in accordance with this Part, of the land, or of a share of or interest in the land, to –

- (a) the applicant; or
- (b) the applicant and any other eligible person stipulated by the applicant.

(4) The sale may be at the price, and upon the terms and conditions, that are determined by Homes Tasmania.

(5) If Homes Tasmania so determines, land or a share of or interest in land may be sold under this section to an eligible person without a deposit.

(6) The purchaser of land, or a share of or interest in land, on which are situated residential premises that are sold to the purchaser in accordance with this section may occupy as a tenant the residential premises –

- (a) on the terms and conditions that Homes Tasmania determines; and
- (b) at a rental, determined by Homes Tasmania, which is sufficient to cover –
 - (i) interest at a rate to be determined by Homes Tasmania that is not more than the maximum annual rate of interest in respect of purchasers fixed by the Treasurer under section 85 on the capital cost of the residential premises less any deposit paid; and
 - (ii) insurance and rates; and
 - (iii) any repairs effected by or on behalf of Homes Tasmania under section 88; and
 - (iv) a sum, to be determined by Homes Tasmania, in reduction of the purchase-money; and

(v) subject to section 59(3) , the costs of administration determined in accordance with section 58

(7) Subject to this section, if the purchaser of land, or of a share of or interest in land, has complied to the satisfaction of Homes Tasmania with the conditions contained in the contract of sale, Homes Tasmania, upon payment by the purchaser to Homes Tasmania of all moneys owing to Homes Tasmania under the contract of sale, may transfer the land, or a share of or interest in the land, to the purchaser.

(8) For the purposes of this section, the amount standing to the credit of the purchaser by way of –

(a) deposits paid in pursuance of section 87(1) ; and

(b) interest accumulated on those deposits –

is to be taken to be money paid in reduction of the purchase-money.

(9) Subject to this Act, the cost and expenses of any transfer or mortgage executed in pursuance of this section are to be borne by the purchaser.

56. Sale by Homes Tasmania subject to mortgage

(1) Subject to this Act, Homes Tasmania may, under this section, sell, to any eligible person, land, or a share of or interest in land, whether or not there are residential premises situated on the land, if –

(a) the person; or

(b) the person's spouse, if any –

is not the owner of residential premises within this State.

(2) A person who wishes to purchase land or a share of or interest in land under this section may make, in the prescribed manner and form, if any, an application to Homes Tasmania.

(3) The sale may be at the price, and upon the terms and conditions, that are determined by Homes Tasmania.

(4) A contract of sale under this section is to be a contract of sale –

(a) with the applicant as the purchaser; or

(b) if the purchaser so stipulates in the purchaser's application under subsection (2) , with the applicant and any eligible person so stipulated.

(5) If the purchaser stipulates in the purchaser's application under subsection (2) that the contract of sale under this section is to be a contract of sale with the applicant and an eligible person, the transfer in accordance with the contract is to be to the applicant and that person as joint tenants.

(6) If Homes Tasmania determines to sell or transfer land or a share of or interest in land to an applicant, Homes Tasmania may require the applicant to provide to Homes Tasmania the security that Homes Tasmania thinks fit.

(7) Without limiting the generality of subsection (6) , if Homes Tasmania determines to sell and transfer land, or a share of or interest in land, to an applicant under this section, Homes Tasmania may require the applicant to –

(a) pay to Homes Tasmania as a deposit a sum being at least 5% of the total purchase-price; and

(b) execute in favour of Homes Tasmania a memorandum of mortgage for –

(i) the balance of any money unpaid and due under the contract of sale; and

(ii) the payment of the interest payable on that balance by combined instalments.

(8) Subject to section 57(4) –

(a) the annual rate of interest to be charged to a purchaser; and

(b) the amounts of the monthly or quarterly instalments of principal and interest combined –

are to be fixed in accordance with the fixed rate, and the fixed table, respectively, at the time when the purchase is made.

(9) For the purposes of subsection (7)(b) , it is not necessary for a mortgage to be a first mortgage.

57. Contract of sale subject to mortgage

(1) A person who is specified in a contract of sale under section 55 as the purchaser may apply under section 56 to purchase under section 56 the land, or the share of or interest in the land, to which the contract under section 55 relates.

(2) If a person who, in accordance with subsection (1) , applies under section 56 to purchase under section 56 land, or a share of or interest in land, to which a contract under section 55 relates is specified alone in the contract under section 55 as the purchaser of the land or the share or interest in the land, the contract of sale under section 56 may be –

(a) with the person alone; or

(b) if the person so stipulates in the application, with the person and an eligible person so stipulated.

(3) If an application under section 56 is made in accordance with subsection (1) , section 56(7) applies in relation to the applicant with the following changes:

(a) the deposit referred to in section 56(7)(a) is reduced by the amount that the purchase-price specified in the contract of sale under section 55 has been paid, together with the deposits (if any) paid under section 87 and the interest on those deposits; and

(b) if the amounts paid in reduction of the purchase-price together with those deposits and interest are more than 5% of that purchase-price, the deposit is constituted by the total of those amounts, those deposits and that interest; and

(c) if the outstanding liability of the purchaser by virtue of the contract of sale under section 55 is not more than 90% of the then current market value as assessed by Homes Tasmania, the deposit is constituted by an amount representing the difference between that liability and that market value –

and the total purchase-price is the price specified in the contract of sale entered into under section 55 .

(4) If a purchaser under section 56 is a purchaser to whom this section and section 56(7) apply –

(a) the annual rate of interest to be charged to the purchaser; and

(b) the amounts of the fortnightly, monthly, or quarterly instalments of principal and interest combined –

are to be so fixed that the maximum annual rate of interest charged as provided by the contract of sale under section 55 is not exceeded at any time.

Division 3 - Costs of administration

58. Costs of administration where land purchased

(1) For the year commencing on 1 July 2023 (in this section referred to as *the new base year*), the costs of administration are to be \$156.00.

(2) After the new base year, the costs of administration are to be adjusted annually in accordance with this Part.

(3) Despite subsection (2) , the Minister may determine that the costs of administration, for any year after the new base year, are to be the same as the costs of administration for the immediately preceding year.

(4) A determination under subsection (3) is of no effect unless Homes Tasmania is given written notice of it before the beginning of the year to which the determination applies.

59. Claim for reduction of costs of administration due to hardship

(1) A purchaser of land under section 55 may, by notice to Homes Tasmania, claim that the imposition of a charge for costs of administration, or an increase in that charge, will cause the purchaser hardship.

(2) A claim under subsection (1) is to be accompanied by a statutory declaration of the incomes of the residents of the land that the purchaser is purchasing under section 55 .

(3) If Homes Tasmania is satisfied, on the basis of a claim under subsection (1) made by the purchaser, that hardship would be caused to the purchaser, Homes Tasmania must grant a total or partial exemption from the payment of the charge or increase to which the claim relates.

(4) An exemption granted under subsection (3) in respect of land is to be such that the total rental payable in respect of the land is whichever is the higher of the following:

- (a) not more than 25% of the combined incomes of the residents in relation to the land;
- (b) the rental payable immediately before the charge was imposed or increased.

Division 4 - Adjustment rate

60. Calculation of adjustment rate

(1) For the purposes of the definition of *adjustment rate* in section 54 , the rate for a year is the ratio between –

(a) the Consumer Price Index: All Groups Index for Hobart published by the Australian Statistician under the authority of the *Census and Statistics Act 1905* of the Commonwealth for the March quarter of that year; and

(b) the Consumer Price Index: All Groups Index for Hobart for the March quarter of the previous year.

(2) If the rate for a year calculated in accordance with this section is 1, there is taken to be no adjustment rate for that year.

(3) If, under subsection (2) , there is taken to be no adjustment rate for a year, then, for the purposes of calculating the adjustment rate for the next year, the Consumer Price Index: All Groups Index for Hobart for the March quarter of the last year for which there was an adjustment rate is taken also to be the Consumer Price Index: All Groups Index for Hobart for the March quarter of the first-mentioned year.

(4) If at any time, whether before or after the commencement of this section, the Australian Statistician has published for the March quarter of a year an index in substitution for the Consumer Price Index: All Groups Index for Hobart for the March quarter previously published by the Australian Statistician in respect of that year –

- (a) if the Minister so directs, regard is to be had to the later index for the purposes of this section; or
- (b) if the Minister does not so direct, the publication of the later index is to be disregarded for the purposes of this section.

61. Adjustment of costs of administration

(1) If there is an adjustment rate for a year, the amount specified in section 58(1) is, in relation to a contract of sale under section 55 , adjusted by that rate by virtue of this section, on and from a date (not later than 31 December of that year) to be determined by Homes Tasmania in respect of that contract.

(2) If an amount adjusted under subsection (1) comprises, in addition to a number of dollars, a number of cents that is not a multiple of 5, that number of cents is to be calculated as the next higher number that is a multiple of 5.

62. Homes Tasmania to notify adjustment in *Gazette*

If there is an adjustment rate for a year, Homes Tasmania, before 1 August of that year, is to publish in the *Gazette* a notice of the amount payable in respect of costs of administration as a consequence of the adjustment made by the operation of section 61 .

PART 9 - Sale or Transfer of Land by Homes Tasmania for Other Purposes

Division 1 - Interpretation

63. Meaning of *associated land*

In this Part –

associated land, in relation to a housing provider, means any land that –

- (a) is not sold or transferred by Homes Tasmania to the provider; and
- (b) is, by the terms and conditions of a contract, or arrangement under section 75, under which other land is sold or transferred to the provider by Homes Tasmania under this Part, required to be –
 - (i) leased to, or for the provision of residential accommodation to, eligible persons; or
 - (ii) sold to an eligible person; or
 - (iii) used for the construction, alteration, enlargement, repair or improvement, of residential premises that are, or are to be, situated on the land, so that the residential premises may be leased or sold to, or used for the provision of residential accommodation to, eligible persons.

Division 2 - Sale or transfer of land

64. Sale or transfer of land to housing providers

(1) Homes Tasmania may sell or transfer land to a housing provider for the purpose of enabling the provider to –

- (a) lease to eligible persons, or arrange for the lease to eligible persons of, residential premises that are situated on the land or associated land; or
- (b) provide, for the residential accommodation of eligible persons, residential premises that are situated on the land or associated land; or
- (c) arrange for the provision, for residential accommodation of eligible persons, of residential premises that are situated on the land or associated land; or
- (d) sell to eligible persons, or arrange for the sale to eligible persons of, residential premises that are situated on the land or associated land; or
- (e) construct, alter, enlarge, repair or improve, or arrange for the construction, alteration, enlargement, repair or improvement of, residential premises that are, or are to be, situated on the land or associated land, so that the residential premises may be leased or sold to, or used to provide residential accommodation to, eligible persons –

whether or not other residential premises that are, or are to be, situated on the land or associated land may also be leased or sold to, or used to provide residential accommodation to, persons who are not eligible persons and whether or not there are situated on the land premises other than residential premises.

(2) Homes Tasmania may sell or transfer land to a housing provider for the purpose of enabling part or all of the land to be used by the provider as security to raise finance to enable the provider to –

- (a) lease to eligible persons, or arrange for the lease to eligible persons of, residential premises that are situated on any land or associated land; or
- (b) provide, for the residential accommodation of eligible persons, residential premises that are situated on any land or associated land; or

- (c) arrange for the provision, for residential accommodation of eligible persons, of residential premises that are situated on the land or associated land; or
- (d) sell to eligible persons, or arrange for the sale to eligible persons of, residential premises that are situated on any land or associated land; or
- (e) construct, alter, enlarge, repair or improve, or arrange for the construction, alteration, enlargement, repair or improvement of, residential premises that are, or are to be, situated on any land or associated land, so that the residential premises may be leased or sold to, or used to provide residential accommodation to, eligible persons –

whether or not the funds so raised may also be used to provide other residential premises for sale to, or for the residential accommodation of, persons who are not eligible persons and whether or not there are situated on the land premises other than residential premises.

(3) Homes Tasmania may sell or transfer land to a housing provider for the purpose of enabling part or all of the land to be sold or leased to any person to provide funds to enable the provider to –

- (a) lease to eligible persons, or arrange for the lease to eligible persons of, residential premises that are situated on any land or associated land; or
- (b) provide, for the residential accommodation of eligible persons, residential premises that are situated on any land or associated land; or
- (c) arrange for the provision, for residential accommodation of eligible persons, of residential premises that are situated on the land or associated land; or
- (d) sell to eligible persons, or arrange for the sale to eligible persons of, residential premises that are situated on any land or associated land; or
- (e) construct, alter, enlarge, repair or improve, or arrange for the construction, alteration, enlargement, repair or improvement of, residential premises that are, or are to be, situated on any land or associated land, so that the residential premises may be leased or sold to, or used to provide residential accommodation to, eligible persons –

whether or not the funds so raised may also be used to provide other residential premises for sale to, or for the residential accommodation of, persons who are not eligible persons and whether or not there are situated on the land premises other than residential premises.

65. Sale or transfer of land to housing support providers

- (1) Homes Tasmania may sell or transfer land to a housing support provider for the purpose of enabling the provider to provide housing support services to eligible persons, whether or not the provider also provides housing support services to persons who are not eligible persons.
- (2) Homes Tasmania may sell or transfer land to a housing support provider for the purpose of enabling the land to be used by the provider as security to raise finance to enable the provider to provide housing support services to eligible persons, whether or not the provider also provides housing support services to persons who are not eligible persons.
- (3) Homes Tasmania may sell or transfer land to a housing support provider for the purpose of enabling the land to be sold or leased by the provider to any person so as to provide funds to the provider to enable the provider to provide housing support services to eligible persons, whether or not the provider also provides housing support services to persons who are not eligible persons.

66. Sale of land, &c., not immediately required

- (1) If Homes Tasmania is satisfied that any land that –
 - (a) is vested in, or held by, Homes Tasmania under or for the purposes of this Act; or
 - (b) has been granted to Homes Tasmania under section 12 of the Crown Lands Act 1976 ; or
 - (c) Homes Tasmania is entitled to be granted under section 12 of the Crown Lands Act 1976 –

is not immediately required for the purposes of this Act, Homes Tasmania may sell that land at the price, and on the terms and conditions, that Homes Tasmania thinks fit.

(2) Without limiting the generality of subsection (1), Homes Tasmania may be satisfied that land is not immediately required for the purposes of this Act if Homes Tasmania is satisfied that –

- (a) other land is likely to be more suited to the provision of accommodation to eligible persons; or
- (b) it is necessary or convenient to sell the land so as to obtain funds that may be used for the purposes of this Act.

67. Terms and conditions of sale or transfer of land under this Part

(1) Subject to this Act –

- (a) a sale of land under this Part is to be at the price, and on the terms and conditions, that Homes Tasmania determines; and
- (b) a transfer, other than by sale, of land under this Part is to be on the terms and conditions that Homes Tasmania determines.

(2) The terms and conditions are to be determined for the purposes of subsection (1) by Homes Tasmania –

- (a) in the contract for sale, or the transfer of the land, to which the terms and conditions relate; or
- (b) as part of an arrangement under section 75, in relation to the land, to which the terms and conditions relate.

(3) Despite subsection (2), Homes Tasmania must, if required by a direction under subsection (4), ensure that the terms and conditions determined by Homes Tasmania under subsection (2) –

- (a) include, or are constituted by, as the case may be; and
- (b) are consistent with –

any terms or conditions that Homes Tasmania is directed to determine in accordance with subsection (4).

(4) The Minister may direct Homes Tasmania as to the terms and conditions for the purposes of subsection (1) that Homes Tasmania is to include –

- (a) in a particular contract for sale or transfer, or all contracts or transfers of land; or
- (b) in a particular arrangement, or all arrangements, under section 75.

(5) The terms and conditions determined by Homes Tasmania for the purposes of subsection (1), or included by the Minister in a direction under subsection (4), in relation to land must include terms and conditions that are, in the opinion of Homes Tasmania, or the Minister, respectively, reasonably necessary to ensure that –

- (a) all or part of the land is used for the purpose for which it is sold or transferred; and
- (b) all or part of any associated land is used to enable residential premises on the land to be sold or leased to eligible persons or used to provide residential accommodation to eligible persons.

(6) Without limiting the generality of subsection (5), the terms and conditions may include terms or conditions designed to effect all or any of the following purposes:

- (a) restricting, during a specified period, dealings in all or part of the land and all or part of any associated land;
- (b) requiring the construction, alteration, enlargement, repair or improvement, or the commencement of the construction, alteration, enlargement, repair or improvement, during a specified period, of residential premises on all or part of the land or on all or part of any associated land.

Division 3 - Enforcement of restrictions on transfers, &c., of land sold

68. Interpretation of Division 3

- (1) In this Division –

Recorder means the Recorder of Titles;

transaction, in relation to any land, means any transfer or transmission of the fee simple in the land.

- (2) Unless the contrary intention appears, the expressions used in this Division have the same meaning as they have for the purposes of the Land Titles Act 1980 .

69. Enforcement of restriction on transfers, &c., of land sold

- (1) This section applies in relation to land if –

- (a) the land –

(i) is sold or transferred by Homes Tasmania in pursuance of a contract entered into by Homes Tasmania for the purposes of this Part; or

(ii) is associated land pursuant to such a contract or an arrangement entered into under section 75 ; or

(b) the land is owned by a housing provider and it is a term of a grant to the housing provider, or an agreement between Homes Tasmania and the housing provider, that the land is to be subject to section 70 ; or

(c) the land is owned by a person other than Homes Tasmania and it is a term of an agreement, between Homes Tasmania and the person, that relates to the land, that the land is to be subject to section 70 .

- (2) Homes Tasmania may, in relation to land to which this section applies, lodge with the Recorder a notification specifying –

(a) that the land, or the associated land, is subject to section 70 ; and

(b) the period, of not less than 5 years, and not more than 50 years, after the notification, for which the land, or the associated land, is to be subject to section 70 .

- (3) A notification lodged under this section is to contain –

(a) particulars of the title of the land to which it relates; and

(b) the other particulars, if any, prescribed under the Land Titles Act 1980 .

- (4) Regulations may be made under the Land Titles Act 1980 for the purposes of subsection (3) .

- (5) The Recorder must register a notification lodged with the Recorder under this section by recording –

(a) the notification on the folio of the Register constituting the title to which the notification relates; and

(b) the period, specified in the notification, for which the land is to be subject to section 70 .

- (6) If, in the circumstances of a particular case, Homes Tasmania considers that a notification lodged with the Recorder under this section should cease to be of further effect, Homes Tasmania may lodge with the Recorder a notice withdrawing that notification.

- (7) On a notice being lodged under subsection (6) in relation to a notification, the notification ceases to be of further effect.

- (8) On a notice being lodged with the Recorder under subsection (6) , the Recorder –

(a) must cancel the registration of the notification to which it relates on the folio of the Register, under the Land Titles Act 1980 , for the land; and

(b) may make a corresponding recording on the certificate of title, if any, of the land, if it is produced to the Recorder.

- (9) No fee is payable to the Recorder for registering or cancelling the registration of a notification under this section.

70. Restrictions on transfer to which notification under section 69(2) relates

- (1) If a notification is lodged with the Recorder under section 69(2) in respect of land, no transaction entered into without the consent of Homes Tasmania during the period, specified in the notification, for which the land is to be subject to this section, is capable of taking effect unless it is an excluded transaction.
- (2) For the purposes of this section, a transaction is an excluded transaction if –
 - (a) it arises through the operation of the law relating to bankruptcy; or
 - (b) it is made by a person acting in the capacity of legal personal representative of the person or one of the persons to whom the land was transferred by Homes Tasmania; or
 - (c) it is made in the execution of a judgment or order of a court.
- (3) Unless the Recorder is otherwise directed by an order of the Supreme Court, the Recorder must not register a transaction referred to in subsection (2)(c) if Homes Tasmania has certified to the Recorder that Homes Tasmania is of the opinion that the judgment or order enforced by the execution was obtained as a result of collusion between the parties to the proceedings in which the judgment or order was given.
- (4) The Supreme Court may make an order directing the registration of a transaction to which subsection (3) applies if it is satisfied that there are not sufficient grounds for the opinion of Homes Tasmania certified to the Recorder for the purposes of that subsection in respect of the transaction.
- (5) If the Supreme Court makes an order under subsection (4) in relation to a transaction, the transaction is not capable of taking effect unless the court so orders.

PART 10 - Guarantees

71. Guarantee by Treasurer

- (1) The Treasurer may execute a guarantee guaranteeing the repayment of any loan –
 - (a) that is to be made by a person to a third person; and
 - (b) that is lending money for housing purposes to that third person or to another person.
- (2) A guarantee given by the Treasurer under subsection (1) in relation to a loan –
 - (a) is to be in the prescribed form; and
 - (b) is to be subject to the prescribed terms and conditions and other terms and conditions, if any, that the Treasurer thinks fit; and
 - (c) is not enforceable against the Treasurer unless the person making the loan has, to the Treasurer's satisfaction, exercised that person's rights and remedies under all securities held by or for that person in respect of the loan and interest charges and expenses.
- (3) The amounts that may from time to time become due and payable by the Treasurer under any guarantee authorised by this section are to be paid out of the Public Account, which is, to the necessary extent, appropriated accordingly.

72. Guarantee and indemnity by Treasurer

- (1) The Treasurer may execute a guarantee, in favour of any person, guaranteeing the repayment of any amount borrowed for the purposes of this Act, other than a loan referred to in section 29 or section 71(1) .
- (2) The Treasurer may provide an indemnity –
 - (a) in favour of any person; and
 - (b) in respect of any liability approved by Homes Tasmania, that is incurred in the carrying out of the objects of this Act or in achieving its purposes.
- (3) A guarantee executed, or an indemnity provided, by the Treasurer under subsection (1) or (2) is subject to the terms and conditions, if any, that the Treasurer thinks fit.
- (4) Any amounts that from time to time become due and payable under a guarantee or an indemnity authorised by this section are to be paid out of the Public Account, which is, to the necessary extent, appropriated accordingly.

73. Guarantee subject to security, &c.

- (1) Before a guarantee is given under section 71 or 72 , the borrower must, if the Treasurer so requires, give to the Treasurer the security that the Treasurer specifies and must execute the instruments that are necessary for the purpose of giving the guarantee and the security.
- (2) A guarantee under section 71 or 72 operates so as to guarantee –
 - (a) the repayment of money lent, or agreed to be lent, to the borrower; and
 - (b) the payment of interest and other charges in respect of that money –only to the extent that the aggregate of those amounts does not exceed \$3 000 000.

PART 11 - Grants and Arrangements

74. Grants

- (1) Homes Tasmania may grant, from the funds of Homes Tasmania, money to a person.
- (2) Homes Tasmania may not grant money to a person under subsection (1) unless Homes Tasmania is satisfied that the person intends to use the money –
 - (a) to sell or lease residential premises to persons, or to provide residential accommodation to persons, some or all of whom are eligible persons; or
 - (b) to provide housing support services to persons, some or all of whom are eligible persons.
- (3) A grant of money under subsection (1) is to be on the terms and conditions specified in the grant.
- (4) If at any time, in the opinion of Homes Tasmania, any money granted under this Part –
 - (a) has not been applied for the purpose for which it was granted; or
 - (b) has not been carefully and economically expended –

Homes Tasmania may refuse to pay any further instalment of the proposed grant.

75. Arrangements

- (1) Homes Tasmania may enter into an arrangement with a person under which Homes Tasmania agrees to exercise a power of Homes Tasmania under another section of this Act.
- (2) Homes Tasmania may not enter into an arrangement under subsection (1) with a person, unless Homes Tasmania is satisfied that the person intends, in accordance with the arrangement –
 - (a) to sell or lease residential premises to persons, or to provide residential accommodation to persons, some or all of whom are eligible persons; or
 - (b) to provide housing support services to persons, some or all of whom are eligible persons.
- (3) An arrangement under subsection (1) with a person is to be on the terms and conditions specified in the arrangement, including terms and conditions included in accordance with section 67 .
- (4) If at any time, in the opinion of Homes Tasmania, a person has not complied with the terms or conditions of an arrangement under this section, Homes Tasmania may refuse to carry out any further obligations of Homes Tasmania under the arrangement.

PART 12 - Advances by Homes Tasmania

76. Advances for homes

(1) In this section –

approved person means –

- (a) an eligible person; or
- (b) a home purchase assistance scheme recipient.

(2) The Treasurer may, in writing, approve a class of persons, members of which (**home purchase assistance scheme recipients**) are to be eligible to receive advances under this Act.

(3) Subject to this Act, Homes Tasmania may make advances to any approved person on a security, if any, satisfactory to Homes Tasmania, for the purpose of enabling the approved person –

- (a) to erect, as a home for the approved person and the person's dependants, residential premises on the approved person's holding; or
- (b) to purchase land and erect residential premises on the land; or
- (c) to purchase residential premises, together with the land –
 - (i) on which the residential premises are erected; or
 - (ii) with which the residential premises are occupied –as a home for the approved person and the person's dependants or to alter, enlarge, repair, or improve the residential premises; or
- (d) to complete residential premises, owned by the approved person, that have been partially erected; or
- (e) to enlarge residential premises owned by the approved person; or
- (f) to discharge any mortgage, charge, or incumbrance, already existing on the approved person's holding; or
- (g) to defray the cost of any work that Homes Tasmania has caused to be done on the holding of such person under the provisions of section 88 .

(4) Any advance may be made by instalments and be subject to the conditions that are prescribed.

(5) If an advance is for any of the purposes mentioned in subsection (3) , other than the purposes mentioned in subsection (3)(c) or (f) –

- (a) an instalment of the advance may be made before the building is commenced, provided that the total of the amounts advanced as instalments do not exceed four-fifths of the fair estimated value of the applicant's estate or interest in the holding and the permanent improvements on the holding; and
- (b) the total of the amounts advanced up to any given time must not be more than the value of the progress already made with the building, as certified in writing by a valuer to the satisfaction of Homes Tasmania, in addition to the amount, if any, advanced in accordance with paragraph (a) .

77. Advances to councils

(1) Homes Tasmania, with the approval of the Treasurer, may make an advance to a council for the purpose of enabling the council to carry out, on land set apart or acquired for the purposes of this Act, work that appears to Homes Tasmania to be necessary for the purpose of rendering the land fit for the use to which it may be put under this Act.

(2) An advance may only be made under subsection (1) if the Treasurer is satisfied that the council does not have sufficient funds available for carrying out the work for which the advance is to be made.

(3) An advance under this section is to be repayable on the terms, and subject to the conditions, that are agreed between Homes Tasmania and the council.

78. Advances to housing providers, housing support providers and other persons

(1) Homes Tasmania may make an advance to a housing provider, or a housing support provider, for the purpose of enabling the provider –

(a) to sell or lease residential premises to persons, or to provide residential accommodation to persons, some or all of whom are eligible persons; or

(b) to provide housing support services to persons, some or all of whom are eligible persons.

(2) Homes Tasmania may make an advance to a person for the purpose of enabling the person –

(a) to purchase land so as to enable the construction, alteration, enlargement, repair or improvement of residential premises on the land so that some or all of such residential premises may be sold or leased to, or used to provide residential accommodation to, eligible persons or persons on low or moderate incomes; or

(b) to construct, alter, enlarge, repair or improve residential premises on land so that some or all of such residential premises on the land may be sold or leased to, or used to provide residential accommodation to, eligible persons.

(3) An advance under this section to a housing provider, housing support provider or person is to be repayable on the terms, and subject to the conditions, that are agreed between Homes Tasmania and the housing provider, housing support provider, or person, respectively.

79. Application for advance

(1) A person may, in a form approved by Homes Tasmania, apply for an advance under this Part.

(2) The applicant must lodge with the applicant's application a statutory declaration in the prescribed form setting out the purposes to which the advance is to be applied.

(3) An application under subsection (1) is to be supported by the evidence, if any, that Homes Tasmania thinks necessary.

(4) If an application under subsection (1) is made for an advance for the purpose of erecting, completing or enlarging residential premises, the applicant must satisfy Homes Tasmania, before the advance is made, that –

(a) the residential premises, when so erected, completed or enlarged, will be substantial and durable; and

(b) the plans and specifications for the proposed work comply with the prescribed conditions and the requirements of Homes Tasmania.

(5) Homes Tasmania may refuse any application in relation to which Homes Tasmania is not satisfied that the applicant has complied with all the prescribed conditions.

80. Advances by instalments

(1) If at any time, in the opinion of Homes Tasmania, any money advanced under this Part has not been applied for the purpose for which it was advanced, or has not been carefully and economically expended, Homes Tasmania –

(a) may refuse to pay any further instalment of the proposed advance; and

(b) may, by notice in writing, at once call in the whole, or part, of the amount already advanced.

(2) If Homes Tasmania, under this section, calls in the whole, or part, of an amount advanced to a borrower, the borrower must immediately repay the whole, or the part, respectively, of the amount advanced.

(3) If the borrower fails to immediately repay to Homes Tasmania the whole, or the part, respectively, of the amount advanced, that Homes Tasmania has called in, Homes Tasmania has the same remedies in respect of –

(a) the recovery of the amount called in; or

(b) any part of the amount called in that remains unpaid –

as the remedies under this Act for the recovery of sums payable by the borrower.

81. Security for advances

- (1) Homes Tasmania may require a borrower to provide the security that Homes Tasmania thinks fit.
- (2) A security required under subsection (1) may be, but is not required to be, a security consisting of a mortgage.
- (3) The provisions of the *Personal Property Securities Act 2009* of the Commonwealth –
 - (a) do not apply to any mortgage, or other security, executed under the provisions of this Act; and
 - (b) do not affect the validity of any such mortgage or security in respect of any chattels forming all or part of the security.

82. How advances repayable

- (1) Subject to subsection (2), repayments of an advance must be made in monthly or quarterly instalments in accordance with –
 - (a) the mortgage executed at the time of the advance; or
 - (b) the terms and conditions of the advance.
- (2) The period over which repayments of an advance are to be made must not be more than 53 years.

83. Provisions relating to advances

- (1) An advance, if made in one sum, is to date as from the first day of the month next following the month in which the advance is made.
- (2) An advance made by instalments is to date as from the first day of the month next following the month in which the final instalment is made.
- (3) Interest at the fixed rate per annum is to be paid on an advance, or each instalment of an advance, calculated from the date on which the advance or instalment is made.
- (4) If an advance is made in one sum –
 - (a) interest, at the fixed rate per annum, is to be calculated from the date on which the advance is made to the first day of the next following month; and
 - (b) the interest is to be paid to, or may be deducted by, Homes Tasmania at the time at which the advance is made.
- (5) If an advance is made by instalments, then, until and including the first day of the month next following after the month in which the final instalment is made, interest, on all instalments already made, must be –
 - (a) paid to Homes Tasmania on the first day of each month; or
 - (b) deducted by Homes Tasmania from any instalment of the advance.
- (6) After the first day of the month next following the month in which an advance, or the final instalment of an advance, is made, the principal, with the interest referred to in subsection (3), is to be repaid to Homes Tasmania by instalments as agreed between Homes Tasmania and the borrower to whom the advance is made.

PART 13 - Conditions of Contracts of Sale and Advances

84. Homes Tasmania may refuse to enter into contract, &c.

- (1) Homes Tasmania may refuse –
 - (a) to enter into a contract for the sale to an eligible person of any land or land and residential premises; and
 - (b) to make an advance to an applicant under this Act; and
 - (c) to make a grant, or enter into an arrangement, with any person under Part 11 .
- (2) A decision of Homes Tasmania under this section is final.

85. Power of Treasurer to fix or annul rate of interest or table of instalments

- (1) The Treasurer, by notice published in the *Gazette*, may fix –
 - (a) the maximum annual rate of interest to be charged to any purchaser in respect of any purchase-money in accordance with this Act; and
 - (b) the annual rate of interest to be charged to any borrower in respect of any advance in accordance with this Act; and
 - (c) tables of the amounts of the monthly or quarterly instalments of principal and interest combined to be paid by borrowers in respect of advances under this Act, showing the amounts payable for the various terms of years during which repayment of an advance may be made –and may, in the same manner, annul any rate or table so fixed.
- (2) A fixed rate or fixed table –
 - (a) comes into force 14 days after the date on which the notice fixing the rate or table is published in the *Gazette*; and
 - (b) continues in force until 14 days after the date on which a notice annulling the fixed rate, or fixed table, is published in the *Gazette*.

86. Power of Treasurer to authorise variable interest rates

Despite any other provision of this Act, the Treasurer may, by instrument in writing and subject to the terms and conditions, if any, specified in the instrument, authorise Homes Tasmania, or another person, to provide for the payment of interest in a mortgage under this Act at a rate which may be varied from time to time at the discretion of Homes Tasmania.

87. Purchaser or borrower to pay amounts on account

- (1) A purchaser or borrower may, in addition to making any payment in accordance with the purchaser's or borrower's contract, deposit with Homes Tasmania any sum –
 - (a) that is not less than \$10; and
 - (b) that is \$10 or a multiple of \$10.
- (2) A sum deposited in accordance with subsection (1) is to be credited to the purchaser or borrower with compound interest calculated yearly at the same rate as is charged on the purchase-money or advance to which the sum relates.
- (3) Deposits and interest accumulated to the credit of a purchaser or borrower under this section are to be available for payment of any instalments, arrears of instalments, or other payments, due to Homes Tasmania by the purchaser or borrower.

88. Property to be kept in repair until payment in full

(1) A purchaser, and a borrower, must, until the whole amount of purchase-money or advance due by the purchaser or borrower has been paid or repaid, insure and keep in good and tenantable repair, to the satisfaction of Homes Tasmania, all buildings, fences, fixtures, and improvements upon the land to which the contract of sale, mortgage, or other security, of the purchaser or borrower, relates.

(2) Unless Homes Tasmania takes action under subsection (3) , if, after the expiry of one month's notice in writing given by Homes Tasmania to a purchaser, or borrower, in relation to land, or land and residential premises, the purchaser or borrower has not complied with the requirements of this section –

(a) Homes Tasmania, or any person authorised by Homes Tasmania to do so, may enter and take possession of the land, or the land and residential premises, as the case may be; and

(b) there are to apply, to –

(i) a breach of the terms or conditions of the contract of sale, mortgage, or other security; or

(ii) a default made in the payment of any instalment of money payable in respect of any contract of sale or advance under this Act –

the same consequences as those provided by section 93 .

(3) Unless Homes Tasmania takes action under subsection (2) , if, after the expiry of one month's notice in writing given by Homes Tasmania to a purchaser, or borrower, in relation to land, or land and residential premises, the purchaser or borrower has not complied with the requirements of this section –

(a) Homes Tasmania, or any person authorised by Homes Tasmania to do so, may enter the land, or residential premises on the land, and carry out the repairs that Homes Tasmania considers necessary; and

(b) the expenses incurred in carrying out those repairs, with interest at the same annual rate as that which is payable on the purchase-money or advance, as the case may be, must be paid to Homes Tasmania by the purchaser or borrower on demand; and

(c) until the expenses are repaid, the expenses are a charge under the contract of sale or mortgage or other security upon the property, even though the amount of the purchase-money or advance is, by the addition of the amount of the expenses and interest, increased to more than the amount of the maximum cost or advance, as the case may be, applicable under this Act in respect of the land or the land and the residential premises.

(4) Despite subsection (1) , Homes Tasmania –

(a) may insure and keep insured all buildings, fences, fixtures, and improvements, upon any land referred to in that subsection; and

(b) may collect the amount required for the payment of such insurance from the purchaser or borrower by way of the imposition of a charge as a component, of the cost of rental, charged by Homes Tasmania under section 55(6)(b)(ii) .

89. Disposal without consent

(1) If any money, due to Homes Tasmania under a contract of sale, mortgage or other security, remains unpaid in respect of land, or land and residential premises, forming the subject of the contract of sale, mortgage or other security, with a purchaser or borrower –

(a) the land, or land and residential premises, as the case may be, must not be sold, leased, subleased, mortgaged or otherwise charged or disposed of by the purchaser or borrower without the consent in writing of Homes Tasmania; and

(b) a sale, lease, sublease, mortgage, charge, or agreement, entered into or made in contravention of this section is void and of no effect.

(2) If a purchaser or borrower, in contravention of this section, sells, leases, subleases, mortgages or otherwise charges or disposes of the land or land and residential premises, or any part of the land or the land and residential premises, Homes Tasmania may –

- (a) in the case of a purchaser, cancel the contract of sale, and, in the discretion of Homes Tasmania, forfeit the instalments previously paid by the purchaser; and
- (b) in the case of a purchaser as provided by section 56 , or a borrower, sell the estate and interest of the borrower in the land or land and residential premises.

90. Sale if borrower bankrupt

If a borrower's title, to any land, or land and residential premises, over which Homes Tasmania holds a mortgage in pursuance of this Act, is divested from the borrower under a law relating to bankruptcy, Homes Tasmania may cause the borrower's estate and interest in the land, or in the land and residential premises, to be sold –

- (a) at the time and place; and
- (b) in the manner; and
- (c) on the terms and conditions –

that Homes Tasmania thinks fit.

91. Application of section 93 to sales under section 89 or 90

The provisions of section 93 as to –

- (a) the sale of any land, or of land and residential premises; and
- (b) the application of the proceeds of the sale –

apply to any sale made in pursuance of section 89 or 90 .

92. Land, &c., not to be transferred while subject to mortgage, &c.

- (1) In this section –

transfer includes conveyance, assignment and surrender.

- (2) While any land, or land and residential premises, is or are subject to a contract of sale, mortgage, or other security, in accordance with this Act –

- (a) a transfer of the land or the land and residential premises; or
- (b) a transfer of any estate or interest in the land or the land and residential premises –

is of no force or effect and must not be registered in the Land Titles Office or Registry of Deeds.

- (3) Subsection (2) does not apply in relation to a transfer if the transfer –

- (a) arises through the operation of any law relating to bankruptcy; or
- (b) is made to a devisee by a person acting in the capacity of executor or administrator of the purchaser or borrower; or
- (c) is made with the consent in writing of Homes Tasmania.

- (4) Homes Tasmania must not consent under subsection (3)(c) to a transfer, of land or land and residential premises, or of any estate or interest in the land or the land and residential premises, unless –

- (a) the proposed transferee is an eligible person and the consent is on the conditions determined by Homes Tasmania; or
- (b) the proposed transferee is not an eligible person, the transfer occurs within 5 years after the sale and transfer or the making of the advance and it is proved to the satisfaction of Homes Tasmania that refusal to consent to the transfer would inflict great hardship; or
- (c) the proposed transferee is not an eligible person, the transfer occurs after the sale or transfer or the expiry of 5 years after the making of the advance and the consent is given on the conditions that Homes Tasmania determines.

(5) In dealing with applications for consent to any transfer, Homes Tasmania must, as between 2 alternative transferees, one of whom is an eligible person and the other is not, give preference, as far as reasonably practicable, to the former.

93. Remedies for recovery of instalments

(1) If an instalment, or money, payable to Homes Tasmania under any contract of sale or advance under this Act, or any part of such an instalment or money, is unpaid for 30 days after the time for the payment of the instalment or money, Homes Tasmania may, without having made a legal demand for the payment of the amount –

(a) enter the land, or the land and residential premises, to which the contract of sale or advance relates and recover, by distress and sale of any goods and chattels on the land or on the land or residential premises, the amount due; or

(b) recover the amount in a court of competent jurisdiction from the owner of the land or of the land and residential premises.

(2) The remedy provided under subsection (1) is in addition to, and without prejudice to, any other remedy that may be available to Homes Tasmania.

(3) If an instalment, or a part of an instalment, payable to Homes Tasmania in relation to an advance in respect of land, or land and residential premises, is unpaid by the borrower for one month after the time appointed for the payment of the instalment, Homes Tasmania, without having made a legal demand for the payment of the amount, may –

(a) enter, and take possession of, the land or the land and residential premises; and

(b) subject to this section, sell the estate and interest of the borrower in the land or the land and residential premises.

(4) If an instalment, or a part of an instalment, payable to Homes Tasmania under a contract of sale in respect of land, or land and residential premises, is, for one month after the time appointed for the payment of the instalment, unpaid by a purchaser who has obtained from Homes Tasmania a transfer and executed a mortgage to Homes Tasmania of the land, or of the land and residential premises, Homes Tasmania, without having made a legal demand for the payment of the amount, may –

(a) enter, and take possession of, the land or land and residential premises; and

(b) cancel the contract of sale in respect of the land or the land and residential premises; and

(c) subject to this section, sell the estate and interest of the purchaser in the land or the land and residential premises; and

(d) in the discretion of Homes Tasmania, forfeit the deposits and instalments or any part of the deposits or instalments previously paid by the purchaser.

(5) If, under this section, Homes Tasmania may sell the estate and interest, in land or the land and residential premises, of a borrower or a purchaser in relation to the land or the land and residential premises, Homes Tasmania –

(a) may, after giving the notice of the time, place, terms, and conditions of sale that Homes Tasmania thinks fit, sell the estate and interest either by private sale or public tender or auction, subject to the terms and conditions of sale that Homes Tasmania thinks fit; and

(b) give time for payment of the purchase-money or allow the purchase-money to remain on mortgage at the risk of the borrower; and

(c) vary or rescind any contract for sale; and

(d) buy in, at any auction, the land, or the land and residential premises, and resell the land, or the land and residential premises, without being answerable for any loss; and

(e) transfer the land, or the land and residential premises, to the person who is, after the sale, the purchaser, and give a good title to the land or the land and residential premises.

(6) Before any land, or land and residential premises, is sold by private sale under this section, it must first be offered at a public auction, notice of which has been given in a newspaper published in, and circulating generally in, Tasmania.

(7) Homes Tasmania may, pending the sale of any land, or land and residential premises, under this section, lease the land, or the land and residential premises, to a person whom Homes Tasmania thinks fit –

(a) at the rent that Homes Tasmania thinks fit; and

(b) on the terms and conditions that Homes Tasmania thinks fit.

(8) As against mortgagors, Homes Tasmania is not responsible for involuntary losses or the default of agents or auctioneers.

(9) Homes Tasmania must –

(a) apply the proceeds derived from any sale, made in pursuance of this Part, of land, or of land and residential premises, in payment of –

(i) all moneys due in respect of the land or land and residential premises; and

(ii) in payment, or repayment, of any amount charged on those moneys due in favour of Homes Tasmania, or of so much of the amount as remains unpaid; and

(iii) expenses incurred by Homes Tasmania in relation to the sale, or otherwise with respect to the land or the land and residential premises; and

(b) pay the balance, if any, to the persons appearing to Homes Tasmania to be entitled to receive all or part of the amount of the balance.

94. Money due by purchaser or borrower is debt due to Crown

In addition to any other remedy provided by this Act for the recovery of any sum of money payable under any provision of this Act to Homes Tasmania by a purchaser or borrower, the sum of money –

(a) is, and remains until it is paid to Homes Tasmania, a debt due by the purchaser or borrower to the Crown; and

(b) is recoverable, with interest, by Homes Tasmania.

95. If no purchaser, land to revert to Crown

(1) Subsection (2) applies to land, or land and residential premises, authorised to be sold by Homes Tasmania under this Act, if –

(a) the land, or land and residential premises, is offered for sale by public auction; and

(b) either –

(i) the amount of the highest bidding at the sale is not sufficient to satisfy the moneys due to Homes Tasmania, together with the cost and expenses of, or related to, the attempted sale by public auction; or

(ii) there is no bid for the land, or land and residential premises, at the public auction.

(2) If this subsection applies to land, or land and residential premises, Homes Tasmania may, in –

(a) the *Gazette*; and

(b) at least one newspaper, once at least in each of three successive weeks –

advertise the land, or the land and residential premises, for private sale.

(3) An advertisement under subsection (2) in relation to land, or land and residential premises, is to specify a day and time and is to specify that on and at, or after, that day and time, the land, or the land and residential

premises, with all improvements, are to revert to the Crown, unless, before the day and the time, enough money has been obtained from the sale of the land, or the land and residential premises, to satisfy –

(a) the moneys due to Homes Tasmania; and

(b) all the costs and expenses of, and related to, the sale and related proceedings.

(4) The day named in an advertisement under subsection (2) in relation to land, or land and residential premises, is to be a day that is not less than one month from the date of the first of the advertisements under that subsection in relation to the land or the land and residential premises.

(5) If, by the day and time specified in advertisement under subsection (2) in relation to land, or land and residential premises, insufficient money has been obtained from the sale of the land, or the land and residential premises, to satisfy the moneys due to Homes Tasmania and all the costs and expenses of, and related to, the sale and related proceedings –

(a) the land, or the land and residential premises, with all improvements, revert to the Crown; and

(b) on the reversion, the land, or the land and residential premises, reverts in the Crown.

PART 14 - Movable Residential Premises

96. Provision of movable residential premises

- (1) Homes Tasmania may provide, or make arrangements for the provision of, movable residential premises and ancillary features, for the purpose of enabling the movable residential premises to be used as residential premises by a person or persons, at least one of whom is an eligible person.
- (2) Homes Tasmania may carry out, or arrange for the carrying out of, any work necessary in connection with the erection, maintenance, use or removal of movable residential premises and ancillary features that Homes Tasmania has provided or in relation to which Homes Tasmania has made provision under subsection (1) .

97. Agreements in relation to movable residential premises

- (1) Homes Tasmania may enter into, and carry into effect, an agreement (a *hiring agreement*) in respect of the erection and use of movable residential premises in accordance with this Part.
- (2) Without prejudice to the generality of subsection (1) , a hiring agreement in respect of movable residential premises may make provision in relation to the following matters:
 - (a) the hiring charges payable in respect of the movable residential premises or any of their ancillary features, including the fixing of the amount, the manner of payment, and recovery, of any such charges;
 - (b) the maintenance of the movable residential premises, or any of their ancillary features, and their preservation from damage;
 - (c) the provision and maintenance of the services required in connection with the use of the movable residential premises for residential accommodation;
 - (d) the removal of the movable residential premises or any of their ancillary features and the restoration of the site from which movable residential premises or ancillary features are removed;
 - (e) the persons who may be allowed to use the movable residential premises for residential accommodation;
 - (f) the –
 - (i) terms and conditions on which persons may be allowed to use the movable residential premises for residential accommodation; and
 - (ii) charges that may be made in respect of any such use;
 - (g) the notifications required to be given with respect to the use of the movable residential premises or the occupation or ownership of the land on which they are situated;
 - (h) the effect of a failure to comply with any of the terms of the agreement.
- (3) Movable residential premises and the ancillary features of movable residential premises –
 - (a) are the property of Homes Tasmania; and
 - (b) remain personal property; and
 - (c) are not to be affixed, within the meaning of any law relating to real property, to any land upon which movable residential premises are for the time being situated.
- (4) A hiring agreement –
 - (a) may provide for the termination of the hiring agreement, by an act of a party to the agreement or otherwise; and
 - (b) may alter or replace a previous hiring agreement.

98. Registration of hiring agreement

- (1) Homes Tasmania may cause a hiring agreement to be registered.

(2) A hiring agreement that is to be registered in accordance with subsection (1) is to be registered by lodging with the Recorder of Titles –

(a) a copy of the agreement; and

(b) particulars of the title to the land on which the movable residential premises to which the agreement relates are, or are to be, erected.

(3) If a hiring agreement is registered under subsection (2), the Recorder of Titles must record the agreement on the folio of the Register constituting the title to the land to which the agreement relates.

(4) If the whole or any part of the land referred to in subsection (2) is not under the Land Titles Act 1980, the Recorder of Titles must bring under that Act so much of the land as is not under that Act, by registering a qualified title to the land in accordance with section 21 of the Land Titles Act 1980.

(5) If part only of the land referred to in subsection (2) is required by subsection (4) to be brought in under the Land Titles Act 1980, the Recorder of Titles –

(a) must issue a consolidated title to the whole of the land so referred to; and

(b) for that purpose may call in and cancel the certificates of title to the parts of the land in accordance with section 163 of the Land Titles Act 1980.

(6) If Homes Tasmania registers a hiring agreement in accordance with subsection (1) –

(a) Homes Tasmania must, if the agreement terminates, serve on the Recorder of Titles a notice that the agreement has terminated; and

(b) the Recorder must make an entry on the relevant folium of the register book that the agreement so registered has been terminated.

(7) A fee is not payable in respect of the registration of a hire agreement, or the termination of a hire agreement, under this section.

99. Power to remove movable residential premises

If –

(a) a hiring agreement in relation to movable residential premises is registered in accordance with section 98(1); and

(b) Homes Tasmania becomes entitled, on the termination of the agreement or otherwise, to remove the movable residential premises or any ancillary features of it from the land in respect of which the agreement was registered –

a person authorised by Homes Tasmania, and any person acting under the direction of the person, may enter the land and remove, or assist in removing, the movable residential premises or that ancillary feature.

PART 15 - Miscellaneous

100. Protection from liability

(1) A Homes Tasmania director, the Homes Tasmania CEO, a Homes Tasmania employee, and a delegate of such a person, does not incur any personal liability in respect of any act, matter, or thing, done or omitted to be done, in good faith –

(a) in the performance or exercise, or purported performance or exercise, of a function or power under this Act or a function or power of Homes Tasmania under any other Act; or

(b) in the administration or execution, or purported administration or execution, of a provision of this Act.

(2) A civil liability that would, but for subsection (1), lie against a person lies against the Crown.

101. Extension of time for repayment

(1) In cases of hardship, Homes Tasmania may extend, for the period and on the terms and conditions it thinks fit, the time for making any payment required by this Act to be made to Homes Tasmania.

(2) If the time for making any payment has been extended under subsection (1), the payment bears interest, for the time so extended, at the same annual rate as that which is payable on the purchase-money, or advance, to which the payment relates.

102. Homes Tasmania to obtain reports from inspectors and valuers

(1) Homes Tasmania must obtain from an inspector or valuer a report –

(a) as to the manner in which any advance under this Act has been expended and used by the borrower; and

(b) generally as to the state and condition of any land, or land and residential premises, or any improvements, in respect of which a contract of sale or tenancy has been entered into or an advance has been made.

(2) An inspector or valuer directed by Homes Tasmania to make a report for the purposes of subsection (1) may, at any reasonable hour in the daytime, enter and make an inspection of any land, or land and residential premises, or improvements, for the purpose of making the report.

103. Register of purchases, tenancies and advances

Homes Tasmania must keep –

(a) a register or list of all purchases, tenancies and advances made or granted under this Act; and

(b) an alphabetical list of the names of the persons included in each register or list.

104. Power of Homes Tasmania to sell or hire plant to persons erecting residential premises

Homes Tasmania may sell or hire plant to –

(a) persons who wish to provide homes for themselves; and

(b) to building contractors –

at the price or rate, and on the terms and conditions, that Homes Tasmania thinks fit.

105. Sale, &c., of plant not immediately required

If Homes Tasmania is satisfied that any plant held by, or vested in, Homes Tasmania under or for the purposes of this Act is not immediately required for the purposes of this Act, Homes Tasmania may sell or hire all or any of that plant to the persons, and on the terms and conditions, that Homes Tasmania thinks fit.

106. Work for other State instrumentalities

(1) In this section –

State instrumentality means any person or body (whether incorporated or unincorporated) established to administer or control any department, business or undertaking on behalf of the State.

(2) Subject to this section, Homes Tasmania may, with the approval of the Minister, enter into and carry out arrangements for the carrying out of any work for or on behalf of the State or any State instrumentality.

(3) Homes Tasmania must not enter into any arrangements under this section for the carrying out of any work unless Homes Tasmania is satisfied that –

- (a) the work can be carried out by persons engaged by Homes Tasmania; and
- (b) the work can be carried out without affecting the carrying out of other work required to be carried out for the performance of Homes Tasmania's functions under this Act; and
- (c) the arrangements make adequate recompense to Homes Tasmania in respect of the cost of the carrying out of the work.

107. Power of Homes Tasmania to compound in case of breach of contract

Homes Tasmania may compound and agree with any person –

- (a) who has entered into any contract in pursuance of or under the authority of this Act; or
- (b) against whom any action is brought –
 - (i) for any penalty contained in the contract, or in any bond or other security for the performance of such a contract; or
 - (ii) for or on account of any breach of performance of such a contract, bond, or security –

for the sum of money, or other consideration that Homes Tasmania thinks fit.

108. Judgment of court not to affect contract of sale or mortgage

(1) A judgment, order, or decree, of any court must not in any way affect the security or remedies of Homes Tasmania under a contract of sale or mortgage.

(2) Until a contract of sale with Homes Tasmania has been fully performed, or the terms and conditions of a mortgage with Homes Tasmania are complied with, no process of law may interfere with the security or remedies of Homes Tasmania.

109. Judicial notice

(1) All courts, judges and persons acting judicially must take judicial notice of the official seal of Homes Tasmania that has been affixed to a document and must, unless the contrary is proved, presume that the seal was properly affixed.

(2) All courts, judges and persons acting judicially must take judicial notice of –

- (a) the official signature of a person who is or has been the Homes Tasmania CEO, a Homes Tasmania director or the Homes Tasmania Board chair; and
- (b) the fact that the person holds or has held the office concerned.

110. Misuse of information

(1) A person who is, or was, the Homes Tasmania CEO, a Homes Tasmania director or a Homes Tasmania employee must not use improperly, whether in Tasmania or elsewhere, information acquired as the Homes Tasmania CEO, a Homes Tasmania director or a Homes Tasmania employee –

- (a) to gain, whether directly or indirectly, a personal advantage or an advantage for another person; or
- (b) to cause damage to Homes Tasmania.

Penalty: Fine not exceeding 100 penalty units or imprisonment for a term not exceeding 5 years, or both.

(2) A person who is, or was, the Homes Tasmania CEO, a Homes Tasmania director or a Homes Tasmania employee must not use improperly, whether in Tasmania or elsewhere, the person's position as the Homes Tasmania CEO, a Homes Tasmania director or a Homes Tasmania employee, or a former Homes Tasmania CEO, Homes Tasmania director or Homes Tasmania employee –

- (a) to gain, whether directly or indirectly, a personal advantage or an advantage for another person; or
- (b) to cause damage to Homes Tasmania.

Penalty: Fine not exceeding 100 penalty units or imprisonment for a term not exceeding 5 years, or both.

111. Savings and transitional provisions

The savings and transitional provisions specified in Schedule 2 have effect.

112. Regulations

- (1) The Governor may make regulations for the purposes of this Act.
- (2) Without limiting the generality of subsection (1) , the regulations may –
 - (a) prescribe the duties of valuers and the scale of their remuneration; and
 - (b) fix the scale of costs and fees for the preparation and completion of leases and rent-purchase contracts, and for the valuation of securities; and
 - (c) prescribe the accounts, registers and books to be kept and the manner of keeping them.
- (3) The regulations may –
 - (a) provide that a contravention of any of the regulations is an offence; and
 - (b) in respect of such an offence, provide for the imposition of a fine not exceeding 50 penalty units.
- (4) The regulations may be made so as to apply differently according to matters, limitations or restrictions, whether as to time, circumstance or otherwise, specified in the regulations.
- (5) The regulations may authorise any matter to be from time to time determined, applied or regulated by the Minister, Homes Tasmania or the Homes Tasmania CEO.
- (6) The regulations may adopt, either wholly or in part and with or without modification, and either specifically or by reference, any standards, rules, codes or specifications, whether the standards, rules, codes or specifications are published or issued before or after the commencement of a provision of this Act.
- (7) The regulations may rescind regulations or other subordinate legislation made under the repealed Act.
- (8) The regulations may –
 - (a) provide for savings or transitional matters necessary or expedient for bringing this Act into operation; and
 - (b) provide for any of those savings or transitional matters to take effect on a day on which a provision of this Act commences or on a later day specified in the regulations, whether the day so specified is before, on or after the day on which the regulations are made.

113. Additional regulations of a savings and transitional nature

- (1) In addition to section 112 , the Governor may also make regulations of a savings and transitional nature, consequent on the enactment of this Act, to effect and facilitate the transition from the repealed Act to this Act.
- (2) Without limiting the generality of subsection (1) , regulations made under that subsection may –
 - (a) provide for the preservation, continuation, variation or revocation of decisions or actions taken under the repealed Act; and
 - (b) provide for the preservation, continuation, variation or revocation of notices, instruments or other documents given or issued under the repealed Act; and

(c) deal with any other incidental, transitional or ancillary matter in respect of the repealed Act.

(3) Regulations made under subsection (1) may –

(a) take effect on the day on which a provision of this Act commences or a later day specified in the regulations, whether the day so specified is before, on or after the day on which the regulations are made; and

(b) be made so as to apply differently according to matters, limitations or restrictions, whether as to time, circumstance or otherwise, specified in the regulations; and

(c) authorise any matter to be from time to time determined, applied or regulated by –

(i) the Secretary of the Department; or

(ii) the Homes Tasmania Board.

(4) The amendment by this Act of a provision of any subordinate legislation does not prevent that provision, or any other provisions, of that subordinate legislation from being amended or rescinded by subordinate legislation.

114. Review of Act

(1) In this section –

independent review means a review carried out by persons who –

(a) in the Minister's opinion, are appropriately qualified for that task; and

(b) include one or more persons who are not State Service employees or State Service officers or employees of any agency of the State.

(2) The Minister is to cause an independent review of the operation of this Act to be carried out as soon as practicable after the fourth anniversary of the commencement of this section.

(3) The persons who carry out the independent review are to give the Minister a written report on its outcome.

(4) The Minister is to cause a copy of the report to be tabled in each House of Parliament within 10 sitting-days of the House after the report has been given to the Minister.

115. Administration of Act

Until provision is made in relation to this Act by order under section 4 of the Administrative Arrangements Act 1990 –

(a) the administration of this Act is assigned to the Minister for State Development, Construction and Housing; and

(b) the department responsible to that Minister in relation to the administration of this Act is Homes Tasmania.

SCHEDULE 1 - Board

Section 14(4)

PART 1 - Homes Tasmania Directors

1. Term of office

(1) A Homes Tasmania director –

(a) is appointed for the period, of not more than 3 years, that is specified in the Homes Tasmania director's instrument of appointment; and

(b) subject to subclause (2) , may be reappointed.

(2) A Homes Tasmania director may only be reappointed as a Homes Tasmania director for 2 further consecutive terms.

2. Holding other office

The holder of an office who, under the terms of the holder's employment in that office, is required to devote the whole of the holder's time to the duties of that office is not disqualified from –

(a) holding that office in addition to the office of Homes Tasmania director; or

(b) accepting any remuneration payable to a Homes Tasmania director.

3. Application of State Service Act 2000

(1) The State Service Act 2000 does not apply in relation to a Homes Tasmania director in the director's capacity as a Homes Tasmania director.

(2) Nothing in subclause (1) prevents a person from holding the office of Homes Tasmania director in conjunction with State Service employment.

4. Remuneration and conditions of appointment

(1) A Homes Tasmania director is entitled to be paid the remuneration and allowances that the Minister determines.

(2) A Homes Tasmania director who is a State Service officer or State Service employee is not entitled to remuneration or allowances under this clause, except with the approval of the Minister administering the State Service Act 2000 .

(3) A Homes Tasmania director holds office on the conditions, that are not provided for by this Act, that are specified in the Homes Tasmania director's instrument of appointment.

5. Vacation of office

(1) A Homes Tasmania director vacates office if the director –

(a) dies; or

(b) resigns by written notice provided to the Minister; or

(c) is removed from office under subclause (2) or (3) .

(2) The Minister may remove a Homes Tasmania director from office if the Homes Tasmania director –

(a) is absent from 3 consecutive meetings of the Homes Tasmania Board without the permission of the other Homes Tasmania directors; or

(b) becomes bankrupt, applies to take the benefit of any law for the relief of bankrupt or insolvent debtors, compounds with the Homes Tasmania director's creditors or makes an

assignment of the Homes Tasmania director's remuneration or estate for the benefit of the director; or

(c) is convicted, in Tasmania or elsewhere, of an offence punishable by a term of imprisonment of 12 months or longer; or

(d) is convicted of an offence under this Act; or

(e) fails to disclose a material personal interest as required under section 17 ; or

(f) has benefited from, or claimed to be entitled to benefit from, a contract made by or on behalf of the Homes Tasmania Board, other than a contract for goods or services ordinarily supplied by Homes Tasmania and supplied on the same terms as those goods or services are ordinarily supplied to other persons in the same situation.

(3) The Minister may remove a Homes Tasmania director from office if satisfied that the Homes Tasmania director is unable to perform adequately or competently the duties of office.

(4) A Homes Tasmania director must not be removed from office otherwise than in accordance with this clause.

6. Filling of vacancies

If the office of a Homes Tasmania director becomes vacant, the Minister may appoint a person to the vacant office for the remainder of that Homes Tasmania director's term of office.

7. Validation of proceedings &c.

An act or proceeding of the Homes Tasmania Board or of a person acting under any delegation or direction of the Homes Tasmania Board is not invalidated solely on the basis that, at the time when the act or proceeding was done, taken or commenced, there was a vacancy in the office of a Homes Tasmania director or a defect in the appointment of a Homes Tasmania director.

8. Presumptions

In any proceeding by or against the Homes Tasmania Board, unless evidence is given to the contrary, proof is not required of –

(a) the constitution of the Homes Tasmania Board; or

(b) the appointment of any Homes Tasmania director.

PART 2 - Meetings of Board

1. Frequency of meetings

The Homes Tasmania Board is to meet no fewer than 6 times in each calendar year.

2. Convening of meetings

(1) The Homes Tasmania Board chair, after giving each Homes Tasmania director reasonable notice of a meeting –

- (a) may convene a meeting at any time; and
- (b) must convene a meeting when requested to do so by 2 or more other Homes Tasmania directors.

(2) If the Homes Tasmania Board chair is absent from duty or otherwise unable to perform the duties of the office, a meeting of the Homes Tasmania Board may be convened, after reasonable notice of the meeting has been given of the meeting, by –

- (a) 2 or more other Homes Tasmania directors; or
- (b) a person authorised by the Homes Tasmania Board to do so.

(3) For the purposes of subclauses (1) and (2), what constitutes reasonable notice is to be determined by the Homes Tasmania Board.

3. Presiding at meetings

(1) The Homes Tasmania Board chair is to preside at all meetings of the Homes Tasmania Board at which the Homes Tasmania Board chair is present.

(2) If the Homes Tasmania Board chair is not present at a meeting of the Homes Tasmania Board, a Homes Tasmania director elected by the Homes Tasmania directors present at the meeting is to preside.

4. Quorum and voting at meetings

(1) A quorum of a meeting of the Homes Tasmania Board is constituted by a clear majority of the Homes Tasmania directors appointed to the Board at the time of the meeting.

(2) A meeting of the Homes Tasmania Board at which a quorum is present is competent to transact any business of the Homes Tasmania Board.

(3) At a meeting of the Homes Tasmania Board –

- (a) the Homes Tasmania director presiding has a deliberative vote only; and
- (b) a question is decided –
 - (i) by a majority of votes of the Homes Tasmania directors present and voting; or
 - (ii) in the negative, if there is an equality of votes of the Homes Tasmania directors present and voting.

(4) At a meeting of the Homes Tasmania Board at or from which a Homes Tasmania director is excluded from being present and taking part in the consideration and decision of the Homes Tasmania Board in relation to a matter, a quorum for the purposes of considering and making a decision in relation to that matter is constituted by the number of Homes Tasmania directors specified as constituting a quorum in subclause (1), less the number of Homes Tasmania directors so excluded.

5. Conduct of meetings

(1) Subject to this Act, the Homes Tasmania Board may regulate the calling of, and the conduct of business at, its meetings as it considers appropriate.

(2) The Homes Tasmania Board may permit Homes Tasmania directors to participate in a particular meeting or all meetings by –

- (a) telephone; or
- (b) video conference; or
- (c) any other means of communication approved by the Homes Tasmania Board.

(3) A Homes Tasmania director who participates in a meeting as permitted under subclause (2) is taken to be present at the meeting.

(4) Without limiting subclause (1), the Homes Tasmania Board may allow a person to attend a meeting for the purpose of advising or informing it on any matter.

6. Resolutions without meetings

(1) If a clear majority of the Homes Tasmania directors sign a document containing a statement that they are in favour of a resolution in the terms set out in the document, a resolution in those terms is taken to have been passed at a meeting of the Homes Tasmania Board held –

- (a) on the day on which the document is signed; or
- (b) if the Homes Tasmania directors do not sign the document on the same day, on the day on which the last of the Homes Tasmania directors signs the document.

(2) If a resolution is taken to have been passed under subclause (1), each Homes Tasmania director is to be –

- (a) advised immediately of the matter; and
- (b) provided with a copy of the terms of the resolution.

(3) For the purposes of subclause (1), 2 or more separate documents containing a statement in identical terms, each of which is signed by one or more Homes Tasmania directors, are taken to constitute one document.

7. Minutes

The Homes Tasmania Board is to keep accurate minutes of its meetings.

8. Disclosure of interests

(1) Unless the Homes Tasmania Board otherwise determines, a Homes Tasmania director who has made a disclosure required under section 17(1) in relation to a matter must not –

- (a) be present during any deliberation of the Homes Tasmania Board in relation to the matter; or
- (b) take part in any decision of the Homes Tasmania Board in relation to the matter.

(2) A Homes Tasmania director must not –

- (a) be present during any deliberation of the Homes Tasmania Board for the purpose of making a determination under subclause (1) in relation to the Homes Tasmania director; or
- (b) take part in making a determination under subclause (1) that relates to the Homes Tasmania director.

9. General procedure

Except as provided by this Act, the Homes Tasmania Board may regulate its own proceedings.

SCHEDULE 2 - Savings and Transitional Provisions

Section 111

1. Interpretation

In this Schedule –

commencement day means the day on which section 111 commences;

Director of Housing means the Director of Housing appointed under the repealed Act and established as a corporation sole under the repealed Act.

2. Termination of certain employment

(1) On the commencement day –

(a) the appointment of a person under the repealed Act as the Director of Housing is terminated; and

(b) the State Service Act 2000 ceases to apply to the person referred to in paragraph (a) in respect of the person's appointment under the repealed Act as the Homes Tasmania chief executive officer.

(2) The termination of a person's appointment as the Director of Housing under this clause does not entitle the person to compensation, or another form of consideration or payment, solely due to the termination of appointment under this clause.

3. Employees generally

A person (other than the Director of Housing) who was appointed or employed under the State Service Act 2000 for the purposes of the repealed Act and holds that appointment or employment immediately before the commencement day is to be taken to have been appointed or employed for the purposes of this Act.

4. Legal matters

(1) For the avoidance of doubt, legal proceedings may be continued against Homes Tasmania on and after the commencement day if the proceedings –

(a) are instituted by or against –

(i) the former Director of Housing; or

(ii) the Crown in respect of the former Director of Housing; and

(b) are pending or on foot on the commencement day.

(2) For the avoidance of doubt, legal proceedings may be instigated by or against Homes Tasmania on and after the commencement day if the proceedings –

(a) relate to a right or liability that had accrued, and was in existence, immediately before the commencement day; and

(b) if this Act had not commenced, could have been instituted by or against –

(i) the former Director of Housing; or

(ii) the Crown in respect of the former Director of Housing.

(3) For the avoidance of doubt, a judgement or order of a court obtained by or against the former Director of Housing may, on and after the commencement day, be enforced by or against Homes Tasmania.

5. References to Director of Housing taken to be references to Homes Tasmania

(1) A reference to the Director of Housing in any contract, instrument, security, guarantee, indemnity, loan, mortgage, lease, notice, or other document, that was, before the commencement day, entered into, issued, given or created, under or for the purposes of the repealed Act and that is in effect immediately before the commencement day, is to be taken to be a reference to Homes Tasmania.

(2) A reference in any register, including the register kept under the Land Titles Act 1980 , or any document issued under or for the purposes of that Act, to the Director of Housing is to be taken to be a reference to Homes Tasmania.

(3) An approval, determination, delegation, or other decision, that –

(a) is made or given, by or on behalf of the Director of Housing, under or for the purposes of a provision of the repealed Act; and

(b) is in effect immediately before the commencement day –

is to be taken to be an approval, determination, delegation, or other decision, respectively, made or given by Homes Tasmania under the provision, if any, of this Act that most closely approximates the provision of the repealed Act.

(4) A reference, in an order made under section 12 of the Crown Lands Act 1976 , to the Director of Housing or the Homes Act 1935 is to be taken to be a reference to Homes Tasmania and this Act, respectively.

6. Recorder of Titles to alter references in Register to Director of Housing

The Recorder of Titles must, as soon as reasonably practicable after the commencement day, alter references, to the Director of Housing, in the register kept under the Land Titles Act 1980 , so that the references refer instead to Homes Tasmania.

7. Saving of guidelines

(1) Any guidelines issued by the Treasurer under section 8B of the repealed Act and in effect immediately before the commencement day are to be taken to be, after the commencement day, guidelines, issued by the Treasurer under section 31 of this Act, that apply to the provisions of this Act that most closely approximate the provisions to which the guidelines relate.

(2) Nothing in subclause (1) is to be taken to prevent the amendment or revocation, under section 31 of this Act, of the guidelines to which that subclause relates.

8. Saving of certain directions

(1) A direction that was given under section 18AC of the repealed Act by the Minister and that is in effect immediately before the commencement day is to be taken, after the commencement day, to be a direction given under section 67(4) of this Act to Homes Tasmania.

(2) Nothing in subclause (1) is to be taken to prevent the amendment or revocation, under section 67(4) of this Act, of a direction to which subclause (1) relates.

9. Saving of notices in *Gazette*

(1) A notice that was, under a provision of the repealed Act, published in the *Gazette* and that was in effect immediately before the commencement day is to be taken to be a notice so published for the purposes of the provision of this Act that most closely approximates the provision of the repealed Act.

(2) Nothing in subclause (1) is to be taken to prevent the amendment or revocation, under a provision of this Act, of a notice to which that subclause relates.

10. Records, other documents and Register or list

(1) A record, statement or other document required to be kept by the former Director of Housing under the repealed Act is to be taken to be, on and after the commencement day –

(a) a record, statement or document in relation to Homes Tasmania; and

(b) a record, statement or document required to be kept under the equivalent provision of this Act in respect of Homes Tasmania.

(2) A register or list kept for the purposes of section 41 of the repealed Act is to be taken, after the commencement day, to be a register, or list, respectively, kept for the purposes of section 103 .

(3) A reference, in a notification that is lodged with the Recorder under section 18B of the repealed Act and registered in accordance with that section, to land being subject to that section, is to be taken, after the commencement day, to be a reference to the land being subject to section 70 .

Released under RTI

STATEMENT OF MINISTERIAL EXPECTATIONS

February 2023

**HOMES
TASMANIA**

This Statement of Ministerial Expectations is approved by:



The Hon Guy Barnett MP

Minister for State Development, Construction and Housing

15 February 2023

Contents

1. Introduction	3
2. Purpose	3
3. Strategic Expectations	3
3.1 Overarching Expectations	3
3.2 Relationship with other Agencies and Authorities	5
3.3 Relationship with service Providers and Industry	7
4. Governance and Performance	8
4.1 Communication with Minister	8
4.2 Corporate Governance and Values	8
4.3 Strategic Performance	8
4.4 Financial Performance	9
5. Operational Expectations	8
5.1 Compliance with Government Policy	8
5.2 Reporting Requirements	8
5.3 Activity Reporting	10
5.4 Statutory Functions	10
5.5 Legal Advice	10
5.6 Appointment and Responsibilities	11
5.7 Employee and Industrial Relations	11
5.8 Workplace Health and Safety	11
5.9 Integrity and Ethics	12
5.10 Community and Stakeholder Engagement	12
5.11 Policy and Processes	12

1. Introduction

This Members' Statement of Expectations has been prepared by the Minister for State Development, Construction and Housing, to set out the Government's broad policy expectation and requirements for Homes Tasmania. This Statement should be read in conjunction with the Homes Tasmania Act 2022 (the Act).

The Statement takes effect from the date it is signed and remains in effect until it is amended or revoked. The Statement is to be tabled in Parliament and published on the Homes Tasmania website.

2. Purpose

Homes Tasmania is established as a statutory authority, with its functions outlined at sub section 11(1) of the Act. Its primary purpose is to provide housing and housing assistance to eligible Tasmanians and to strategically manage and develop housing across Tasmania, giving consideration to the requirements of the complete housing continuum, and to best meet the needs of all Tasmanians, both now and into the future.

3. Strategic Expectations

3.1 Overarching Expectations

Safe, secure, appropriate, affordable housing is a fundamental human right that supports people to reach their goals and potential in every other area of their lives. Every Tasmanian deserves a roof over their head and with it, the opportunity to thrive. The Tasmanian Government wants to ensure the housing needs of all Tasmanians can be met, including those most in need of such assistance and services, those in the workforce and people as they age. We also want to increase the resilience of communities, homes and households, the diversity of housing options, and opportunities for all Tasmanians.

In all its operations, I expect Homes Tasmania to meet the principles of good public administration, and;

- Be accountable and transparent in its operations and decision-making
- Promote the public good in delivering advice, programs and services that benefit all Tasmanians
- Operate with integrity and impartiality, making honest, fair and respectful decisions that are equitable, evidenced based, with a view on long term outcomes, and that are inclusive
- Operate with competitive neutrality, avoiding market monopolies and creating

contestability to achieve the Government's outcomes

- Be responsive to needs of all Tasmanians, the Tasmanian Government and the Minister
- Provide myself and the Government with timely, holistic advice on matters affecting the supply, quality, resilience and cost of housing.

In undertaking its functions and purpose, I expect the Homes Tasmania Board to:

- clearly delineate its role from the role of management and other agencies
- have a composition and structure that will enable it to fulfill its role effectively
- instill and continually reinforce a culture that acts lawfully, ethically and responsibly, always considering the long-term interests of all Tasmanians
- verify the integrity of its reports and oversee appropriate reporting and engagement with stakeholders
- evaluate its performance and the performance of the chair and directors
- deliver housing and specialised homelessness advice, policies and services for all Tasmanians in response to needs, with a focus on providing safe and affordable housing, including supports available to prevent homelessness
- maximise the supply of social and affordable housing targeted to those in need.
- ensure the whole housing system and homelessness prevention and support services are effective and efficient, aligned with Government policy, and are operating to meet needs of all Tasmanians
- give consideration to social, economic and environmental sustainability in the development of homes and communities to ensure:
 - homes and buildings are safe, healthy, energy and cost-efficient to operate
 - housing aligns with current and future demand, provides for Tasmanians most in need, and is appropriate for their circumstances. This includes specific cohort considerations to align with demand, including Aboriginal and Torres Strait Islander peoples, women with children and those leaving their homes due to relationship breakdowns or domestic or family violence; vulnerable youth under the age of 25; people supported by the Board of Exceptional Need, those with a disability or specific needs and elderly Tasmanians
- plan for the strategic acquisition and development of land that assists in integrating residents with their communities and fosters overall well-being

- efficiently and effectively manage and maintain its assets and resources
- manage financial performance and business risk
- design, acquire and maintain secure and effective information, technology and communications systems
- act in a socially and environmentally responsible manner
- be a committed, high performing and engaged organisation, with a focus on customer service and satisfaction
- understand the population, economic, fiscal, planning, regulatory, environmental and other factors that impact housing supply and demand and develop responsive plans
- identify and propose continuous improvement and innovation within Homes Tasmania.

3.2 Key Government Policy Priorities

Capital delivery program

Homes Tasmania is responsible for delivering the Tasmanian Government's housing commitments, with a key requirement to build or acquire 10,000 new social and affordable homes by 2032 under our \$1.5 billion housing package. Further, Homes Tasmania must continue to deliver all targets under the Affordable Housing Action Plan 2019-2023.

Homes Tasmania must consider the Overarching Expectations in delivering these capital programs.

Tasmania Housing Strategy

The Tasmanian Government is developing a 20 Year Tasmanian Housing Strategy. Once complete, the Strategy will set strategic directions to improve housing and reduce homelessness and housing stress in Tasmania. The Strategy will guide 'Action Plan 3', the Homes Tasmania's Corporate Plan and capital investments, including what type of housing is built and where. It is also expected to guide Homes Tasmania's housing and homelessness programs and projects, to ensure those cohorts most in need receive appropriate support and their needs are met. I expect Homes Tasmania to lead the development of the Strategy, consult with stakeholders, co-ordinate its implementation, and monitor and report on the progress and outcomes.

This Statement of Expectation will be updated as appropriate once the Strategy is finalised.

Tasmania Women's Strategy

The Tasmanian Government has developed the Tasmanian Women's Strategy 2022-2027. I expect that Homes Tasmania will ensure its programs and projects align with the Women's Strategy to improve women's economic security, safety, health and wellbeing and to deliberately manage and address bias that may inadvertently reinforce disadvantage in programs and services.

Accommodation for Children and Young People

Homes Tasmania must provide supported accommodation for young people at risk of homelessness and needs to align its programs and projects with the Child and Youth Wellbeing Strategy. The Secretary of the Department for Education, Children and Youth (the Department) may specifically request support for young people at risk or young people in transition from Out-of-home care or Youth detention. In these circumstances, Homes Tasmania will work collaboratively with the Department to provide appropriate accommodation, manage tenancies and support transitions for young people consistent with their needs and the Departments obligations under the *Children, Young Persons and their Families Act 1997* and the *Youth Justice Act 1997*. Homes Tasmania will also work with the Department to develop new tenancy and timely support and through-care models for youth accommodation facilities and services that reflect the intent of the Government's Strong Families Safe Kids and Youth Justice Reforms. In line with the Overarching Expectations to provide for the needs of individual cohorts, Homes Tasmania must not reject any reasonable request when made in a timely manner. If a request is rejected, the Chief Executive Officer must advise the Minister for Housing including the reason it was rejected. The Minister for Housing retains the power to direct the Chief Executive Officer to implement the request.

Tasmania Planning Reforms

The Tasmanian Government is undertaking the most significant planning reform agenda of the last 30 years, including the introduction of a statewide planning scheme which is now operating across the majority of the State. Other reforms include introducing a set of Tasmanian Planning Policies, and comprehensive reviews of the regional land use strategies. I expect that Homes Tasmania will contribute to the development and maintenance of planning policies, strategies and regulatory reviews, and ensure its programs and projects align and foster improvements in the housing system for the benefit all Tasmanians.

Tasmania Wellbeing Framework

The Tasmanian Government is developing a Wellbeing Framework. I expect that Homes Tasmania will ensure its programs and projects align with the Framework to improve the mental and physical wellbeing of all Tasmanians. *Tasmanian Sustainability Strategy*

The Tasmanian Government is developing a Sustainability Strategy. I expect that Homes Tasmania will ensure its programs and projects promote the sustainable development of natural and physical resources, to consider the implications of development proposals, to prevent environmental harm, and promote activities such as energy efficiency, waste minimisation and recycling.

3.3 Relationship with other Agencies and Authorities

Homes Tasmania's functions require it to have direct and indirect links to regulatory responsibilities and functions performed by many other Tasmanian Agencies and Authorities under other legislation. I expect Homes Tasmania to provide advice, collaborate and maintain clear lines of communication with these bodies in relation to the administration of these functions and the impact this has on the housing system.

I expect Homes Tasmania to maintain direct and indirect links with Commonwealth Government Agencies and Authorities to fulfil their operational responsibilities. I also expect Homes Tasmania to work with the Department of Premier and Cabinet to support their intergovernmental responsibilities and to provide advice, collaborate and maintain clear lines of communication to support the establishment and management of intergovernmental agreements and maximise housing and investment opportunities for Tasmania.

3.4 Relationship with service providers and industry

I expect the Homes Tasmania Board to establish Advisory Committees under section 15 of the *Homes Tasmania Act 2022* to advise it in relation to:

- Homelessness and housing services
- Land use and supply, precinct planning, property development, building and construction
- Finance, capital investment, compliance and risk management.

I expect that these Committees will include representation from relevant sectors and organisations and that the Board will consider their advice in its decision-making. I expect these Committees to meet at least three times per calendar year.

4. Governance and Performance

4.1 Communication with Minister

To meet my Ministerial obligations to Parliament and the public on the functioning of the housing system, I expect Homes Tasmania to provide me with regular information on its operations and performance and bring to my attention in a timely manner, information regarding any significant issues affecting the function of Homes Tasmania, and how other levels of Government and government agencies can help deliver the Government's Housing Strategy, priorities and Overarching Expectations. I expect the Board to inform me in a timely manner, of any issues affecting its capacity to fulfil its statutory functions under the Act and other relevant legislation.

I also expect the Board to inform me, in a timely manner, of any issues that may require my consideration about the performance of my duties and the exercise of my powers.

4.2 Corporate Governance and Values

I expect the Board to focus on and maintain high standards of corporate governance and accountability and to maintain appropriate administrative arrangements to ensure compliance with its statutory obligations

4.3 Strategic Performance

In delivering on the Overarching Expectations, I expect Homes Tasmania to:

- partner with Community Housing Providers, private enterprise and service providers to maximise capacity to deliver government policy agenda
- progress currently committed developments and programs underway, with specific regard to their committed timeframes and outcomes
- ensure homelessness services are provided in a safe, effective and sustainable way that best uses available resources to meet demand
- efficiently and effectively manage the Housing Register, prioritising appropriate housing for those most in need
- wherever possible, ensure housing developments meet a Nationwide House Energy Rating Scheme (NatHERS) 7 rating and a minimum Silver Standard under the Livable Housing Design Guidelines
- deliver safe, secure and appropriate social housing with effective tenancy management services to achieve positive outcomes for tenants
- deliver strategic and operational asset management, including planning, maintenance,

upgrades and renewal, to ensure an appropriate living standard for tenants are upheld. This includes relocations, sales and home ownership programs

- progress the Affordable Housing Strategy 2015-2025 and Affordable Housing Action Plan 2019-2023 (Action Plan 2) until replaced by the Tasmanian Housing Strategy
- work to improve the Housing Connect model to respond more effectively to housing crisis and homelessness in Tasmania
- work with partners to identify and pursue early opportunities to improve the wellbeing of individuals, families and communities through the provision of housing and related services
- use data, specialist expertise, innovative approaches, collaboration and engagement with stakeholders to design and improve programs and projects
- communicate clearly and effectively within Homes Tasmania on the priorities and customer service expectations of the Minister
- develop and enact customer service guidelines that focus on ensuring customer satisfaction, communicating customer entitlements and obligations and continuously improving services, using mechanisms such customer feedback and response times
- develop and enhance stakeholder communication and collaboration, and
- provide transparent reporting against agreed KPIs to maintain trust and confidence of the Tasmanian public.

4.4 Financial Performance

I expect Homes Tasmania to:

- meet its financial and performance targets
- progress activities in keeping with Homes Tasmania's principal objectives and functions that support revenue raising, cashflow management and asset optimisation
- keep accounting records that correctly record and explain its transactions and financial position
- maintain capital structure and debt levels that is consistent with the overall strategic portfolio objectives of the Government as advised by the Minister from time to time
- prepare and forward to the Auditor-General a copy of its financial statements for each financial year in accordance with the *Audit Act 2008*
- prepare an Annual Report to include the financial statements of Homes Tasmania for

the financial year to which the annual report relates, in accordance with the Act, and

- keep the Minister informed of any significant issues affecting Homes Tasmania's financial performance.

5. Operational Expectations

5.1 Compliance with Government Policy

In pursuing the strategic objectives in the context of the Government's directions, and undertaking its functions and exercising its powers, Homes Tasmania shall act in accordance with those Treasurer's Instructions and guidelines that apply to Homes Tasmania; and any Government policies that apply to Homes Tasmania as advised by the Minister.

5.2 Reporting requirements

I expect Homes Tasmania to comply with the relevant planning and reporting requirements specified in any guidelines issued by the Government and the requirements of the Act; including the development of the Corporate Plan consistent with the requirements identified in section 25 of the Act and Annual Report consistent with the requirements identified in section 26 of the Act.

The Board is to seek advice on the draft Corporate Plan and Annual Report from the Minister, before providing a copy of the proposed Corporate Plan and Annual Report to the Minister for approval.

5.3 Activity Reporting

At the direction of the Minister the Board is required to provide data and reports concerning the activity undertaken by Homes Tasmania in the provision of housing and homelessness services.

5.4 Statutory functions

I expect the Board to continue to undertake its statutory assessment, review, approval and advisory functions in a professional and timely manner and to maintain effective administrative procedures to enable this to occur.

5.5 Legal Advice

In keeping with Treasurer's Instruction FC-17 Engagement of Legal Practitioners Homes Tasmania must obtain all legal advice from Law Officers of the Crown and not directly engage external counsel or commercial legal services without the written agreement of Crown Law.

While Homes Tasmania and the Government may each seek advice from the Solicitor General on relevant matters, I expect these requests will be coordinated and that Homes Tasmania and the Government will share advice relating to the operation of the legislation.

5.6 Appointment and responsibilities

The Chairperson and Board members are appointed by the Minister and are responsible to the Minister for the performance of the functions of Homes Tasmania, the achievement of its principal objectives, and ensuring that the business and affairs of Homes Tasmania are appropriately managed.

The appointment of the Chief Executive Officer of the Corporation is referenced in section 19 of the Act and is appointed by the Premier under the provisions of State Service Act 2000. The Chief Executive Officer is subject to the direction of and accountable to the Board and undertakes the functions and duties acting in the best interests of the Corporation and the State and, subject to the State Service Act, consistently with applicable Government policy. The Chief Executive Officer will be subject to an annual performance review undertaken by the Chairperson on or before the 30 June in each calendar year of appointment.

5.7 Employee and Industrial relations

I expect Homes Tasmania to:

- promote a high level of safety throughout the organisation, taking all practical steps to provide its employees, visitors and contractors with safe working conditions;
- adhere to any Government policy guidelines relating to senior executive remuneration including performance pay or other forms of rewards
- be cognisant of any Government policy relating to employee remuneration, consistent with contemporary public sector wages policy
- Promote a culture of innovation, inclusion, trust and accountability.

5.8 Workplace Health and Safety

Homes Tasmania is to develop an annual Work Health and Safety (WHS) Plan for each financial year and conduct annual reviews of its existing WHS policy, ensuring a healthy and safe work environment for all staff, visitors and contractors.

5.9 Integrity and ethics

I expect the Board, management and employees of Homes Tasmania to exhibit the highest level of integrity and professionalism in undertaking their duties and to comply with and uphold the State Service Principles and Code of Conduct.

5.10 Community and Stakeholder Engagement

Homes Tasmania is expected to maintain a consultative relationship with the Tasmanian public, peak bodies, academia, service providers, business, and other Australian and international agencies and organisations that reflect the full spectrum of the housing system, including through the establishment of advisory bodies.

5.11 Policies and Processes

The Board should continue to routinely review and develop its operational policies and processes to ensure it performs its statutory functions proficiently, consistently, effectively and transparently. I expect the Board to focus on ensuring that its processes provide for timely decisions, and advice to be provided and outcomes delivered.

Independent Review of Homes Tasmania

Foreword

In accordance with the terms of my contract with the Tasmanian government I am pleased to submit this review of Homes Tasmania to the Minister for Housing, Planning and Consumer Affairs.

Housing supply and support for people at risk of or experiencing homelessness are significant challenges facing all governments. The problem is not new. Traditional approaches to the funding and management of public and social housing and homelessness support have not kept pace with growing demand and the increased cost of housing.

The establishment of Homes Tasmania as a statutory authority with a skills-based board and broadened remit across the housing spectrum was a significant initiative and break from past practice. The authority has been operating for just over two years. A statutory review of the operations of the *Homes Tasmania Act 2022* is due in late 2026. At this mid-point, it is timely to check in on the new arrangements to ensure they are working as effectively as possible.

I am honoured to be trusted to undertake this targeted review of Homes Tasmania. I am also grateful to the many individuals and organisations that have met with me to share their views on Homes Tasmania's role and responsibilities, its reporting and accountability performance and engagement and collaboration with stakeholders. Everyone I spoke to recognised the importance of social and affordable housing and of supporting vulnerable people to access accommodation or other support. They want the arrangements to work.

In particular I thank the board and staff of Homes Tasmania for their genuine engagement with this Review. I also extend my appreciation to the staff of The Department of Premier and Cabinet and the Department of State Growth who provided me with administrative support.

I commend the findings and recommendations of this Independent Review of Homes Tasmania to the Minister for his consideration and action.

Margaret Crawford PSM

7 April 2025

Background and context

On 24 February 2022, the Tasmanian Government announced that it would create a new statutory authority to increase housing supply, deliver more affordable homes and units, and deliver the stock of houses and the services needed to meet growing demand. The new authority would replace the Housing agency, located as part of the former Department of Communities, and consolidate efforts across government that deliver housing services and access to, and the supply of, social and affordable housing.

In his state of the state address to parliament on 1 March 2022, then Tasmanian Premier Peter Gutwein also announced a 10-year \$1.5 billion housing package to deliver a total of 10,000 homes by 2032. The Premier tasked the proposed new authority and its board with delivery of this package.

That statutory authority was Homes Tasmania, which was established on 1 December 2022 by the *Homes Tasmania Act 2022* (the Act), replacing the *Homes Act 1935*, in its entirety. The purposes of the Act are as follows:

- a) to increase the opportunities for eligible persons, and persons on low or moderate incomes, to satisfy the basic human need for housing by living in safe, secure, appropriate and affordable housing;
- b) to –
 - I. enable the provision of housing assistance and housing support services; and
 - II. facilitate the provision of community support services – so as to assist in the economic and social participation of persons who, without such provision, may be restricted, in whole or in part, from economic or social participation in society;
- c) to encourage the development and implementation of short-term, medium-term and long term strategies to increase the opportunities for eligible persons, and persons on low or moderate incomes, to live in safe, secure, appropriate and affordable housing;
- d) to facilitate the ownership, leasehold, or occupation, of residential premises by eligible persons and persons on low or moderate incomes;
- e) to encourage the development of flexible and innovative financial arrangements that facilitate the ownership, leasehold, or occupation, of residential premises by eligible persons and persons on low or moderate incomes;
- f) to enable the strategic acquisition of land, and land and premises, primarily for the development of housing for, or the provision of housing to, eligible persons and persons on low or moderate incomes and to promote the planning of the development of such housing having regard to the desirability of ensuring integrated, liveable communities;
- g) to promote an efficient and effective system of administration of housing services, housing support services and community support services;
- h) to assist in ensuring the existence of a viable and diversified sector for the provision of housing assistance and housing support services;
- i) to ensure appropriate transparency, scrutiny and direction of the performance and exercise of the functions and powers of Homes Tasmania.

With the expertise of a skills-based board, broadened remit and the ability to partner with community housing associations and the private sector, Homes Tasmania was intended to play a lead role in implementation of the overall housing supply. The new structure was to allow for more innovation, more efficiency and faster development to get homes on the ground.

The staff of Homes Tasmania, around 180, were largely transferred from the former Department to the new authority. The capital assets of the former department were also transferred into Home Tasmania.

Since then, the demand for social and affordable housing and homelessness services has not abated and numbers on the housing register have increased, along with the time it takes for priority applicants to be housed.

In this context, on 31 July 2024, Mr. David O’Byrne MP, member for Franklin, moved a motion in the parliament, which among other things called “...on the government to urgently review Homes Tasmania, with a view to bringing responsibility for social housing construction back into the heart of government with oversight by Cabinet”.

On 22 November 2024, in response to the parliamentary motion of 31 July 2024, Premier Jeremy Rockliff MP appointed me to undertake an independent, targeted review of Homes Tasmania.

The Terms of Reference require this review to focus on roles and responsibilities; reporting and accountability; and engagement and collaboration with stakeholders, including the Tasmanian building and construction sector in relation to procurement arrangements.

Specifically, the review was asked to consider the following matters:

- a) The effectiveness of the governance structures and processes of Homes Tasmania in supporting the delivery of the Tasmanian Government’s agenda for housing and homelessness, including, but not limited to Homes Tasmania’s approach and strategies to facilitate rapid social and affordable housing development.
- b) The capacity of these structures to provide clear direction and facilitate timely and efficient decision-making by the Homes Tasmania Board and the Minister for Housing, Planning and Consumer Affairs.
- c) The transparency and effectiveness of reporting mechanisms, including public reporting on the performance of Homes Tasmania.
- d) The role of Homes Tasmania in delivering housing, homelessness and crisis accommodation and services to eligible persons and those in need, specifically including:
 - a. children and young people; and
 - b. women and children exposed to family, domestic and sexual violence
- e) The extent to which Homes Tasmania effectively engages with the building and construction sector, the rental sector, private property developers, and infrastructure and utility providers, Australian Government agencies, and potential institutional investors or partners.
- f) Any other matters relevant to governance, reporting and accountability of Homes Tasmania in delivering improved housing and homelessness outcomes in Tasmania.

Approach to the conduct of this Review.

The methodology for this review has predominantly involved targeted engagement with key stakeholders and individuals (listed at appendix 1). In addition, I have reviewed documents describing the establishment of Homes Tasmania, including the Hansard records, the government’s Tasmanian Housing Strategy 2023-2043 and Action Plan 2023-2027, and annual and corporate reports of Homes Tasmania. Additional research on housing supply and policy at a national and Australian jurisdictional level has provided more context to the challenge of housing supply.

The *Homes Tasmania Act 2022* S.114 (2) requires that a statutory review of the operation of the Act be carried out in late 2026. Further, it is understood that the Department of State Growth (the Department) will shortly commence a review of the financial arrangements and adequacy of funding for Homes Tasmania. This will be a timely addition to the insights provided by this report.

Overall Conclusion

In 2022 the Tasmanian government took a bold decision to establish a statutory authority to tackle the persistent problems of housing supply and homelessness. This innovative model was designed to bring together government programs focused on the continuum of housing supply, from crisis and social housing through to land supply and affordable rental and home ownership for key workers and people on low or moderate incomes.

The stated intent of the new authority, Homes Tasmania, to be more agile, commercial, and innovative, was mostly met with support from private sector and non-government housing providers.

Two years on stakeholder views have shifted. The promise of innovative, flexible partnerships to speed up the supply of housing has not been delivered. The added value delivered by the skills-based board has been questioned, along with whether government expectations of the organisation and controls imposed on its operations have set it up for success.

This Review has found that the current arrangements have not been as effective as hoped for, in part, for reasons outside the control of the authority, its board and staff.

The policy and program response to housing supply and homelessness is complex. Governments at all levels play a role in tackling the range of factors that negatively impact new housing supply, like the availability of serviced land, the high cost of construction and labor shortages, long planning approval lead times and community opposition to new development, especially high density developments.

That said, Homes Tasmania is hamstrung by duplicated and confused decision making and accountability between the responsibilities of the board, and the Minister's accountability to the parliament for the performance of the authority. Fundamentally, while the *Home Tasmania Act 2022* would suggest the authority is governed by its board, current practice, culture and behaviours make the Board's role more advisory in nature.

These tensions in the authorising environment, coupled with funding uncertainty, impact the authority's ability to communicate detailed delivery plans and to partner effectively with local councils, the building and construction industry, and with community housing and homelessness organisations.

How can things be improved? First, recognise that housing supply and homelessness support are best served by long term policy consistency. It is important for governments to "stay the course." While there are always opportunities to do things better and partner to get greater leverage, it also needs to be recognised that the provision of housing for the most vulnerable in our community requires some form of government subsidy. The proposed review of the finances of Homes Tasmania by the Department of State Growth will make an important contribution to policy considerations surrounding Homes Tasmania.

It is crucial the government urgently clarify whether the Board of Homes Tasmania is to remain a governance board, empowered to manage the authority, consistent with government policy, but at arm's length from the Minister. The alternative is to argue that the current housing and homelessness challenges are so pressing that the government needs more direct control of the operations of the authority. If it wished, the Government could still capitalise on the knowledge, skills and experience that the board members bring but in an advisory capacity.

Either way, it should be made explicit that strategic housing policy is a responsibility of the government. The high level policy development function should sit with the Department of State Growth. The Department should be charged with working with Homes Tasmania to develop a medium to long term strategic asset development and management plan that makes clear the mix of housing types, locations, and quality the government wants delivered to meet its target of 10,000 homes by 2032.

This plan should also make delivery roles and responsibilities clear so that private developers, builders and community housing providers have greater certainty to plan their own responses.

In this context, Homes Tasmania should focus on operational policy and delivery. Generally, the staff of Homes Tasmania are hardworking and committed. They have a good understanding of the housing and homelessness sectors in Tasmania. With the help of the diverse experience and skills the Board brings to the organisation, it should be empowered to get on with the job.

To this end, the government should reconsider what relief can be provided from current policy constraints to enable Homes Tasmania to partner more effectively to codesign solutions to the Tasmanian housing challenge.

Finally, the government should lead a broader conversation with the Tasmanian community about the need for more diverse housing, including increased density and multi-unit developments, to meet changing demand and access to education, employment, services and infrastructure.

Summary of Recommendations

1. Complete the planned Review of Finance of Homes Tasmania
2. Regardless of the quantum, provide certainty to Homes Tasmania regarding the funding envelope they can work within
3. Consider a suite of authority specific modifications to the Treasurer Instructions, and other restrictive policies, that limit Homes Tasmania from engaging in innovative partnerships to deliver new housing
4. Require Homes Tasmania to report on any departures from Treasurer's Instructions or public policy requirements
5. Urgently clarify whether the Board of Homes Tasmania is a governance board, empowered to manage the authority, consistent with government policy, but at arm's length from the Minister, or whether the government needs more direct control of the operations of the authority
6. Be clear that strategic housing and homelessness policy is the responsibility of the Department of State Growth
7. In developing strategic housing policy, the Department should advise the Minister on the best mix of housing types that should comprise the 10,000 target, including the mix of infield or greenfield development, and the Minister, the Department and Homes Tasmania should clearly indicate the government's housing preferences to the sectors engaged in housing development.

8. Be explicit when reporting additions to housing supply compared with the purchase or rental of existing properties (noting the current Dashboard does show new build compared with existing homes under the “My Home” shared equity program)
9. Consider adding more metrics in Homes Tasmania Dashboard showing the population cohorts seeking and receiving assistance
10. Deliver the asset management plan to redevelop and reprofile aging assets in the Homes Tasmania portfolio, flagged in the Action Plan to be completed by 30 June 2025
11. Prioritise investment in tools and technology to support better reporting on asset projections and project management.
12. Assess the risks associated with funded staff to client ratios
13. Ensure the Homes Tasmania board is comprehensively briefed on the risks associated with the findings of the Commission of Inquiry into Children in Institutional Care
14. Be clear about who is responsible for meeting accommodation standards for properties housing clients with a disability and older adults requiring property modifications to age in place
15. Pursue the slated review of the *Residential Tenancy Act 1997*.
16. Finalise the builder panels as soon as possible
17. Continue to regularly meet with sector participants and provide greater clarity about escalation and decision making processes
18. Consider the development of a Direct Dealing (unsolicited Proposal) Framework to govern unsolicited proposals and co-design with industry participants.
19. Continue to pursue the initiatives outlined in the Action plan that are the responsibility of other parts of government
20. Lead a conversation with the Tasmanian community regarding the need for and benefits of new types of housing in Tasmania.

Findings against the Terms of Reference

a) The effectiveness of the governance structures and processes of Homes Tasmania, including, but not limited to, Homes Tasmania's approach and strategies to facilitate rapid social and affordable housing development.

General Conclusion

The promise of flexibility, innovation, and speed to deliver has not been met by the establishment of Homes Tasmania as a statutory authority at arm's length from government. A number of factors contribute to this assessment, many not within the direct control of Homes Tasmania.

A lack of certainty of funding and public policy constraints imposed on the organisation, were sighted as impacting Homes Tasmania's ability to innovate and achieve leverage through creative partnerships with other housing providers.

The internal governance structures and processes within the control of organisation and Board are not working optimally to set Homes Tasmania up for success.

Constraints outside Homes Tasmania's direct control

1. Funding

Access to funding or lack of certainty of ongoing funding is often sighted as a key reason Homes Tasmania is slow to commit with authority to new projects, to grant programs, to partnership agreements, to funding bids and long-term development plans.

In the Homes Tasmania January 2025 Dashboard, the Chief Executive Officer (CEO) makes explicit that Homes Tasmania was set up to be commercially focused, with access to debt funds in the form of direct borrowings from TASCORP and interest guaranteed by the Treasurer through appropriation. Homes Tasmania had accessed \$266 million in borrowings up to 30 June 2024. The 2024-25 State Budget allows for further borrowings up to \$454 million by 30 June 2028.

As previously stated, the Department of State Growth intends to conduct a Financial Review of Homes Tasmania. This is needed to properly understand the existing arrangements to ensure that value for money is being achieved and that the funding arrangements are sufficient to meet the government's targets for housing development and homelessness services. This may also be an opportunity to address the outstanding matter raised by the Auditor-General for Tasmania who has reported that without guaranteed ongoing funding from government, Homes Tasmania is not a going concern.

Deferring to the planned Department of State Growth review, this report has not attempted an analysis of the adequacy of funding to Homes Tasmania. What is clear though is that adding to the stock of housing, particularly social housing, is a long-term challenge not well suited to annual budget appropriations. A level of confidence that the agency is authorised to make commitments in at least the medium term is fundamental to the success of the model.

2. Capacity to use leverage to add to the supply of housing

It follows that the ability to use leverage to maximise supply within the announced \$1.5 billion envelope requires Homes Tasmania to bring something to the table. If not funding, then land, or property transfers or leases are necessary to contribute to the partnerships essential to deliver new housing. Community Housing Providers (CHPs) consulted for this review noted with some concern that there were no further grant programs on offer at present. They were further disappointed that Homes Tasmania failed to secure funding as part of the first round of the Commonwealth Housing Australia Future Fund (HAFF).

In the past, the transfer of stock to CHPs has been effective in increasing property numbers. Current policy favours management leases over the transfer of title to government owned land and property. The income stream derived from the rents of managed properties is intended to be applied to meet borrowings for new supply. CHPs argued that scale was a prerequisite to enable this model, and that their capacity to leverage the stock under their management is constrained by the long-standing maintenance liability attached to transferred properties. The average age of social and other housing owned by Homes Tasmania is 38 years, with around 37% over 40 years old. This means that maintenance and modification costs are high, and the configuration of properties is not always suitable to today's client mix.

Much has been spoken about the potential for institutional investors to partner with Homes Tasmania on housing supply. This type of investment has promise but is not well developed at this time. In discussion with interstate housing authorities the view expressed was that institutional investors are still cautious about housing, especially social housing projects, due to the low estimates of rental return. They also expressed the view that institutional investors preferred large scale, multi-story developments. This may not be practical for Tasmania in the near time.

3. Public policy controls imposed on the operations of Homes Tasmania

The Act, and Statement of Ministerial Expectations (the Statement), impose certain limits on the operations of Homes Tasmania and its board. Both require that Homes Tasmania act in accordance with the Treasurer's Instructions and guidelines. Amongst other things, these include procurement rules requiring the use of qualified suppliers and competitive tendering processes.

Arguably, Homes Tasmania is more constrained than the former Director of Housing who was exempt from the Treasurer's Instructions. The board and authority staff report frustration and delays related to securing modifications to the Treasurer's Instructions they deem necessary to ensure Homes Tasmania has the capability and capacity to innovate and deliver on the government's Housing Strategy.

The Act and Statement also make clear that the Chief Executive Officer (CEO) and staff are subject to the *State Services Act 2000* and must adhere to any government policy guidelines relating to senior executive remuneration. Board members argue this limits the organisation's ability to secure the capability it needs. An oft cited example was the many months it took to gain approval to recruit and appropriately remunerate a chief financial officer. The skills needed to manage a portfolio valued at around \$5.5 billion in 2023-2024, with a remit to enter into commercial arrangements with institutional investors, developers, local councils, the federal government and CHPs, among others, are difficult and expensive to secure. They do not normally sit within traditional government departments.

Another constraint imposed on the organisation is the requirement to use the services of the Crown Solicitor for legal advice, and the Office of the Valuer General for valuation services. The current volume of applications under the “My Homes” shared equity affordable housing program is said to be beyond the capacity of these Offices to service without lengthy delays.

Treasurer Instructions and the other policy provisions that the government imposes on Homes Tasmania are designed to meet the principles of good public administration. They provide protections to ensure a level playing field for project proponents, make the award of contracts transparent and accountable, ensure consistent employment conditions and manage risk.

However, they place limits on the board’s freedom to act and can make procurement processes appear unnecessarily complex and onerous. While the rules can be varied, seeking the necessary modifications from the Treasurer is resource intensive and takes time.

Reportedly, the largely corporate sector board members have struggled to accept the constraints associated with being a government board and claim these have limited their ability to innovate and engage with the sector on development proposals.

The right balance needs to be struck between legitimate public policy considerations and empowering Homes Tasmania to innovate to meet the supply targets and timeframe that has been set.

Internal governance structures and processes

1. Organisation capability

When Homes Tasmania was established, staff from the previous Department were transferred to it, along with the systems, policies and processes then used. These continue to operate within Homes Tasmania.

Feedback regarding the staff within the authority is generally positive. They are hardworking, committed and deeply knowledgeable about traditional programs like public and social housing provision and management, and the specialist homelessness service system. Now that Homes Tasmania has a broader remit encompassing affordable housing, build to rent and key worker housing programs, and as a land developer and commercial partner, there is acknowledgement that management needs to build capability in these areas.

A strength of the new model is that skill gaps can be supplemented by the collective knowledge and experience of a skills-based board. The current board has a good mix of experience, skills and capability, especially in areas of corporate governance, urban planning, commercial acumen and property development. Like the staff of Homes Tasmania, board members are hardworking and committed. Possibly unfairly, they are criticised for not having sufficient understanding of the “ways things get done in Tasmania”, or how the local construction, social housing and homelessness sectors operate here.

Board members expressed dissatisfaction with the level of support they receive from the staff of the authority. They viewed staff as primarily public servants, comfortable with reporting to government but less well versed in supporting a board. They argue that their ability to contribute is hamstrung by lack of early engagement, particularly on strategy and funding and budget proposals. They feel that the skills and experience they bring are not being optimised.

2. Corporate support and tools

A capability gap relates to corporate support functions in the new organisation. Corporate services taken for granted in government departments were stripped from Homes Tasmania when it was established as a stand-alone statutory authority. Services like risk management, internal audit and governance, technology services, and human resource management are now provided via shared service arrangements. This makes sense for a small agency- it would not be cost effective to directly employ these resources- but it can mean that Homes Tasmania does not get priority over other department priorities. As previously stated, critical resources like Crown Solicitor and Valuer General services are also shared with others and can cause delays.

A major frustration for the board stemmed from the lack of clear reporting on financial projections, the capital program, project status and risk. These matters are managed through a series of spreadsheets, and it is challenging to present a coordinated view in the absence of more sophisticated technology tools.

It is likely that the lack of tools and systems adversely impacts the quality of business cases and support for funding proposals submitted to Treasury and the Commonwealth for approval. It has also been suggested that Homes Tasmania staff are inherently risk averse, reluctant to push the envelope, limiting action and further slowing things down while they seek approval from the Minister or his office.

What should be done?

1. Complete the planned Review of Finance of Homes Tasmania
2. Regardless of the quantum, provide certainty to Homes Tasmania regarding the funding envelope they can work within
3. Consider a suite of authority specific modifications to the Treasurer Instructions, and other restrictive policies, that limit Homes Tasmania from engaging in innovative partnerships to deliver new housing
4. Require Homes Tasmania to report on any departures from Treasurer's Instructions or public policy requirements.

Findings against the Terms of Reference

b) The capacity of these structures to provide clear direction and facilitate timely and efficient decision-making by the Homes Tasmania Board and the Minister for Housing and Planning.

General conclusion

Good organisational governance requires explicit purpose, agreed strategy and a plan to deliver, measurement and reporting; and clear roles and accountabilities to deliver on these elements.

The Act provides clear legal authority to the board of Homes Tasmania to manage the operations of the authority. The Statement of Ministerial Expectations provides additional guidance to the organisation. Some commentators thought that the directive nature of the Statement was in conflict with the Act. Government announcements have not always been in total alignment with the Housing Strategy and the majority of stakeholders consulted felt the Action Plan lacked the detail needed to hold Homes Tasmania to account and provide the supply roadmap demanded by private sector and not for profit partners.

While the Act is clear the CEO reports to the board, she is also a public servant with obligations under the *State Services Act 2020*. This means the CEO, and staff of the authority, have two masters. Responsibility for the functions of policy development through to responding to constituent inquiries are also duplicated with the Department.

The inherent tensions in these arrangements mean they fail to provide clear direction and do not facilitate timely and efficient decision making by the board nor the Minister. This causes frustration for the board, the Minister, the Department and authority staff. Confused and often duplicated decision making has the effect of slowing everything down and reducing trust between the parties.

Clarity of strategy

1. The Homes Tasmania Act 2022 (the Act)

The Act provides Homes Tasmania with a very broad remit across the housing and homelessness system, from the crisis end of the spectrum through to facilitation of affordable rental and housing ownership for key workers and low or moderate income earners. The broadened, system wide focus was a departure from the former housing agency's more narrow focus on public and social housing and homelessness services.

This broadened remit is embraced by staff in the authority. Stakeholders consulted for this Review recognised the connections and pathways across the housing continuum. Concerns were expressed regarding Homes Tasmania's role in strategic policy development. Other stakeholders questioned whether the organisation was able to perform effectively on so many fronts.

2. Statement of Ministerial Expectations (the Statement) February 2023

When introducing the Homes Tasmania Bill to the parliament the then Minister stated that the board will be directed through a statement of Ministerial expectations. He said "I intend to hold the Board and Executive Management of Homes Tasmania to account for delivering against my expectations..."

It is not unusual for Ministerial owners of government enterprises and statutory authorities to provide clear statements of policy and priorities to be delivered. But in the case of Homes Tasmania, key stakeholders including board members, Ministerial staff and authority staff have different interpretations of the extent to which the Statement conflicts with the role of the board in setting direction and operational decision making.

The focus of Homes Tasmania staff in responding to government commitments and requests for information, beyond the functions, powers and delegations of the board prescribed in the Act poses a fundamental question; is the Homes Tasmania Board a governance or advisory board? It is neither “fish nor fowl” at present creating confused direction and accountabilities. This needs urgent clarification as it is not possible for the Minister to hold the Board to account if he is also part of the decision-making process.

3. The Tasmanian Housing Strategy 2023-2043 (the Strategy)

One of the first expectations of Homes Tasmania was to lead the development of the government’s 20-year housing strategy. The new authority was charged with consulting with stakeholders on the development of the strategy, and following its launch, co-ordinate its implementation and monitor and report on progress and outcomes.

The Strategy is an aspirational document, and on its face is closely aligned with the Act and the Second Reading Speech that was read when the Bill was introduced. Stakeholders consulted in the Strategy’s development are complimentary of the process and content.

However, Homes Tasmania staff and board members complained that some government decisions and announcements were outside the scope of the Strategy.

4. Action Plan 2023-2027 (the Action Plan)

The Strategy is supported by a four-year Action Plan intended to “...establish(es) a roadmap for state and local government, the private sector and ...not for profit partners to deliver the types of housing supply that Tasmania needs to ensure we are meeting the needs of our changing population.” (Minister’s Foreword to the Action Plan)

The then Minister also spoke of promoting thriving communities who could live close to employment and services and infrastructure.

This is the direction Homes Tasmania is trying to pursue by establishing design criteria and preferencing medium density and mixed development over broad acre estate development. Some industry stakeholders are critical of this approach arguing it is expensive, slow, and not well received by Tasmanian communities.

5. Lack of shared understanding of direction

The Strategy and Action Plan provide an overview of the types of housing and accommodation that count towards the delivery of 10,000 homes by 2032 and describe a number of existing programs that contribute to this target. However, beyond these existing funded programs the plan and mix of housing types is more opaque and there are a range of views on the segments Homes Tasmania should prioritise.

Stakeholders consistently complained that there was no clarity on:

- the types of housing that will make up the 10,000 target, in particular the mix of social housing relative to affordable housing
- the timing of land releases to construct homes to meet the target
- the level of funding available to support construction
- who Homes Tasmania will partner with to build new homes
- whether existing Homes Tasmania owned properties managed by CHPs would be leveraged for additional stock
- whether Homes Tasmania will redevelop its own land and properties for urban renewal
- whether priority will be given to infill, medium density development over greenfield house and land projects.

High profile projects like the purchase of the Fountainside Hotel to house health workers has generated debate on whether Homes Tasmania should have a focus on key worker housing. The viability of “built to rent” projects is another area of debate. And the extent to which Homes Tasmania participates in the “My Homes” shared equity program is also seen by some as detracting from the urgent need for more crisis and social housing.

Varying views have even been expressed about the long-standing policy approach of transferring public housing stock to CHPs for management. Some argue that more management transfers should occur to maximise opportunities for leverage. Others claim this sector is less accountable for housing the most vulnerable Tasmanians even though they must allocate available homes to priority applicants on the Housing Register.

These debates are all healthy at a time when housing supply is so problematic. However, the lack of clarity about future priorities and strategies is the major source of frustration for the range of partners Homes Tasmania works with.

Clear accountability, roles and responsibilities

1. Perceived conflict of interest in the role of Homes Tasmania and responsibility for government policy development

The broad mandate to oversee the entire housing system in Tasmania was a bold innovation, but it does raise some issues related to inherent conflicts in the model.

Specifically, the authority has responsibility for policy development, for housing ownership and management, for funding other housing and homelessness providers and for regulating their activities. This leaves it open to allegations of bias and criticism of favouring its own projects over others.

This Review found little real evidence to support these assertions. However, it is unusual to make a statutory authority responsible for government policy. Staff in Homes Tasmania have a deep understanding of the housing and homelessness system, particularly at the crisis and social housing end of the spectrum. It is appropriate for the Department to tap into this expertise but the job of high level policy and strategy for housing in Tasmania sits more comfortably and appropriately within a government department, reporting directly to the responsible Minister.

This should be an easy adjustment to make. However, it is important to ensure that Homes Tasmania retains a capacity to develop operational policy for application by the agency.

2. Confused accountability and duplicated decision making

There is duplication and confusion surrounding reporting and approval processes. The Act is clear that the board is required to establish the annual performance obligations of the CEO who is responsible to the board for the general administration and management of Homes Tasmania.

The Act also makes clear that the CEO is appointed by the Premier under the *State Services Act 2000*. This provision means the CEO is a public servant with obligations to serve the government of the day as well as her board. In practice, this takes the form of regular meetings with the Minister and his staff to report on strategy and progress against government targets. It also means supporting the Minister to respond to constituent correspondence and the provision of information to the parliament. So in effect, she has two masters.

The staff of Homes Tasmania are also appointed under the *State Services Act 2000*. Many are long serving public servants familiar with responding to the requirements of the government of the day. They are comfortable operating within the confines of public sector management and prioritise this over responsiveness to the board. One staff member commented “the internal red tape within the organisation and its many governance levels is not an efficient or effective way of doing business”.

Correspondingly, board members generally feel that they are not well supported in their role. They have questioned the timeliness and quality of reports received but are reluctant to repeatedly ask for rework. And time pressures mean they have had limited opportunity for meaningful input to funding proposals and budgets. Instead, they are presented with ‘fait accompli’ submissions for their sign off.

The usefulness of three subcommittees established by the board in accordance with the Statement of Ministerial Expectations, have also had mixed reviews. Roles and accountabilities of the committees are not well understood, and agency staff argue they are an overhead that does not add value. Board members have also commented that volunteer members are not appropriate for governance subcommittees, and the subcommittees more focused on providing advice do not feel their advice is actively sought.

3. Inherent tension between the role of the Board and Minister in government authorities

Very fundamental questions were raised during consultations for this Review. For example, it was not clear when the board was authorised to act without the Minister’s approval? And where staff were delegated to act without board or Ministerial approval. The role of the Department in the provision of advice and in responding to housing and homelessness service requests or complaints was also unclear. At present, it seems that everyone is doing everything!

A lack of clarity as to the respective roles and responsibilities of Ministers, departments, and statutory authorities is a recurring concern raised in the literature. For example, an article by B Saunders titled “The Agency Problem in Public Sector Governance, Melbourne Law School, 2022” argues that while Ministerial responsibility for statutory authorities is more remote, they retain substantial powers, like the power to appoint board directors, give directions and impose general policy requirements which must be complied with. Ultimately, Ministers are accountable to the parliament for the performance of statutory authorities.

This tension is obvious in the governance and operations of Homes Tasmania and is the source of frustration, time delays, and inefficiency. In theory, the Minister is responsible for broad

government policy, the budget and the setting of performance targets. The board is responsible for designing and delivering the organisation strategy and programs to deliver the government's strategic intent.

This broad-brush role definition is too simplistic. In practice these roles overlap and are very dependent on trust and open communication between the parties. Trust and effective communication take time to mature. They are not strongly embedded in the operations of Homes Tasmania, the Minister's Office and the Department.

What should be done?

5. Urgently clarify whether the Board of Homes Tasmania is a governance board, empowered to manage the authority, consistent with government policy, but at arm's length from the Minister, or whether the government needs more direct control of the operations of the authority.
6. Be clear that strategic housing and homelessness policy is the responsibility of the Department of State Growth
7. In developing strategic housing policy, the Department should advise the Minister on the best mix of housing types that should comprise the 10,000 target, including the mix of infield or greenfield development, and the Minister, the Department and Homes Tasmania should communicate the government's housing preferences to the sectors engaged in housing development.

Findings against the Terms of Reference

c) The transparency and effectiveness of reporting mechanisms, including public reporting on the performance of Homes Tasmania.

General Conclusion

A number of effective mechanisms are in place to provide transparent reporting on the activities and performance of Homes Tasmania. In particular, the Homes Tasmania Dashboard is a good tool to report progress in meeting targets set by the government. It attracts some criticism surrounding the counting rules and assertions of optimism bias (spin).

Legitimately, shelter and specialist homelessness service providers are critical of the Dashboard's focus on supply and call for a broader range of metrics. Other commentators call for access to the source data rather than curated content.

Generally, this Review considers that public reporting mechanisms are effective and transparent. The gap relates to clear communication of the plan for future programs and the development pipeline.

Public reporting products

1. Parliamentary Scrutiny, Annual Report, etc

The key mechanisms to provide public transparency and reporting on the performance of Homes Tasmania include its annual report and monthly dashboard reporting. These are further supported by parliamentary scrutiny through special inquiries and budget estimates. For example, the Legislative Council Government Administration Committee 'B' resolved to conduct a short inquiry process on the Homes Tasmania Annual Report 2022-23, including scrutiny of the Annual Financial Statements (as at 30 June 2023) and progress of its key priorities. Public Hearings were held on 9 July 2024 and 2 August 2024. Further, staff of Homes Tasmania support the Minister and provide evidence to the House of Assembly Estimates Committee B.

Homes Tasmania Annual Reports clearly meet the requirements detailed at S. 26 of the Act, including reporting on performance against the targets to be met in achieving its objectives, policies, programs and financial plans.

Although Homes Tasmania is now classified as a Public Non-Financial Corporation, Part 4 of the State Budget nevertheless includes an outline of its role and financial information including key deliverables, relevant election commitments, performance information and detailed budget statements. Some stakeholders argued that as an accountability document to the parliament, this lacks the detail included in budget papers relating to the former Departmental housing agency.

2. The Dashboard

The Dashboard reports on Homes Tasmania's performance, including the delivery of commitments under the Action Plan 2023-27. Most commentators thought the Dashboard was informative and had been improved over time. It reports the number of completed homes at the end of each month, broken down by category- crisis units, social housing and supported accommodation, affordable rentals, affordable home purchases and affordable residential lots.

It also reports the current pipeline of projects in these categories and projects at the concept stage. Importantly, the monthly report also updates the number of applicants on the Housing Register.

Criticism of the dashboard largely relates to confusion regarding the counting rules and some lack of trust in the underlying numbers. The inclusion of vacant land as contributing to the government's 10,000 homes target received most criticism and has led to scepticism of the efficacy of reporting more generally. Including existing properties purchased as going towards targets, rather than new build housing, has added to the lack of trust in the numbers.

In its commentary on the Dashboard, Anglicare Tasmania points out that “.... not all projects counted toward the 10,000 homes will contribute to the net increase in housing supply needed to address the housing crisis.” Their report “Housing Connect Front Door Service Snapshot” October 2024, explains that private rental incentives and rapid rehousing schemes generally do not add to the stock of housing. They call for Dashboard reporting to make clear the number of properties in the affordable rental portfolio which provide new long-term housing.

Some stakeholders, particularly shelter and homelessness service providers, and some CHPs, complain the Dashboard is too focused on supply and needs to report other relevant metrics, for example, the breakdown of people sleeping rough, of applicants with special needs like mental health, substance dependency, disability and women and children escaping domestic violence.

3. Transparent communication of the plan for future programs and the development pipeline.

The Dashboard now includes a high level table that shows “forecast delivery” to meet the 10,000 target. However, the Action Plan lacks detail on funding to the sector and on how and when the 10,000 target will be achieved. Homelessness services and housing development require long term planning and it is costly and ineffective if information is “drip fed” on an annual or opportunistic basis.

CHP's say they are operating in a planning vacuum without clarity on the level of funding available to them, certainty about the intended use of Homes Tasmania stock managed by them (maintain, re-develop or sell), whether there will be further title or management transfers and generally what opportunities there are to partner with Homes Tasmania to increase supply.

Similarly, representatives of the property, development and building industries are asking for a pipeline of projects to assure their future viability and to have confidence to invest in labour and equipment. These sectors expressed enthusiasm for working with Homes Tasmania to support the residential housing market and provided examples of giving up other contract opportunities while awaiting Homes Tasmania decisions and/or Commonwealth Government funding outcomes.

A contributing factor in Homes Tasmania's failure to communicate future plans is that senior staff and board members are not generally authorised to speak publicly. Further, some concept projects are likely to impact current tenants who are entitled to be properly engaged on redevelopment plans prior to public announcements. Also, future proposals are often subject to commercial in confidence provisions and funding approval.

4. The Housing Register

During consultation with stakeholders the role and accuracy of the Housing Register was raised. Assessment of its quality is outside the scope of this Review, but the Register is relevant as it is often used as a measure of the extent of homelessness and the performance of Homes Tasmania in meeting demand for housing. As a measure, it has some limitations. Experience has shown that the number of people applying to access social housing can increase when supply increases. This seems counterintuitive but may reflect the level of latent demand for housing support. New applicants may feel that more supply means it is worth getting on the register in the hope of receiving housing assistance. Processes to confirm applicant intent and eligibility every six months help to improve the accuracy of the list. And the focus on housing priority applicants is also a better measure.

Internal reporting mechanisms

The authority's reporting mechanisms to advise and support the board and Minister are not well regarded. Members of the board complained they could not get clear advice concerning the planned pipeline of projects or the status of work in progress against budget. The authority is working off spreadsheets to report on its finances, the capital program, its operations and cash flows, including contract commitments and ability to meet obligations. The board does not have confidence in the data and evidence behind budget and funding bids.

The Minister meets regularly with staff of Homes Tasmania to get updates on progress and particular projects. It is not clear whether these meetings satisfy his expectations for a constructive conversation on strategy, performance, organisational risks and challenges, and future directions.

The staff of the authority are equally frustrated they lack clear budget information about the timing of access to debt through TASCORP and visibility of government funding beyond the forward estimates. From their perspective, this is a major obstacle to open communication and committing to the pipeline of projects everyone is calling for.

What should be done?

8. Be explicit when reporting additions to housing supply compared with the purchase or rental of existing properties (noting the current Dashboard does show new build compared with existing homes under the "My Home" shared equity program)
9. Consider adding more metrics in the Dashboard showing the population cohorts seeking and receiving assistance
10. Deliver the asset management plan to redevelop and reprofile aging assets in the Homes Tasmania portfolio, flagged in the Action Plan to be completed by 30 June 2025.
11. Prioritise investment in tools and technology to support better reporting on asset projections and project management.

Findings against the Terms of Reference

d) The role of Homes Tasmania in delivering housing, homelessness and crisis accommodation and services to eligible persons and those in need, specifically including:

- i. Children and young people: and*
- ii. Women and children exposed to family, domestic and sexual violence.*

General conclusion

In this area, little has really changed from the previous Departmental agency. Largely, Homes Tasmania employs many of the same staff and manages the same support programs. Stakeholders argued strongly that what has changed is the level of unmet demand. The lack of exit points means more people are staying longer than approved support periods. The sector also argues that the level of funding does not adequately meet staff and client safety requirements.

The level of risk associated with accommodating children and young people deserves heightened attention post the Commission of Inquiry into Children in Institutional Care. Housing clients with a disability and older people also require that properties meet appropriate standards and stakeholders report some confusion over accountability for meeting these obligations.

a. Unmet Demand

The overwhelming feedback of representatives of the shelter and homelessness support agencies was that demand for assistance was far outpacing available service responses, be that accommodation or other support. This problem is not attributable to the structure and operations of Homes Tasmania. But it is impacting the service response to vulnerable groups including children and young people and women and children exposed to family, domestic and sexual violence.

A particular grievance relates to the funded ratio of staff to clients in youth refuges and other settings. Sector representatives believe current funding creates a staff safety risk and argue the arrangements do not meet child safety standards. Further, the lack of exit points leads to extended stays in short term accommodation. This makes the service response non-compliant with the *Residential Tenancy Act 1997* requirements.

When pressed about any changes noted since Homes Tasmania was established as a statutory authority, some stakeholders expressed a view that the broader remit of the authority meant it was now more focused on supply, especially supply of affordable housing, at the expense of the more traditional areas of public and social housing and homelessness services. Some frustration was also expressed regarding the channels to escalate issues and the lack of responsiveness to concerns raised.

The Review also heard criticism of responsiveness more generally, citing some frustrations related to aboriginal housing and property maintenance requests. These matters do not relate directly to Home Tasmania's status as a statutory authority. But this feedback presents an opportunity to improve customer service.

Staff within Homes Tasmania demonstrate a good understanding of demand for crisis and homelessness services and a strong commitment to the agencies that provide support to

vulnerable clients. They use a grant management system owned by the Health Department and report to the board on the “funding deficit” and system reform initiatives, like the new Practice Framework linked to a common IT system, requiring providers to adopt prescriptive requirements for making referrals and classification types.

b. Housing Connect and the housing register

The Housing Register was described by some specialist homelessness service providers as a very blunt tool for allocating services to people in need. This is because the needs of priority clients and the available service offerings are variable, resulting in a mismatch between client and service offering. In other words, it lacks nuance.

This commentary should not detract from the benefits associated with the Housing Connect program, the single front door for the provision of support and accommodation responses to priority clients in need. A statewide allocation tool is the fairest most effective way of allocating scarce resources to those most in need. Sector representatives were critical of representations received to prioritise some clients over others, arguing this incentivises the wrong behaviours. They all supported the efficacy of the tool to support fair outcomes.

c. Response to Commission of Inquiry into Children in Institutional Care and NDIS clients

The Commission of Inquiry into Children in Institutional Care did not make specific recommendations to Homes Tasmania except the general obligation to report. Specific obligations apply to any organisation that provides accommodation for children and young people. Accordingly, Homes Tasmania needs to review their grants program guidelines and compliance requirements to ensure funded bodies meet their obligations. Staff advise that the board has not asked to be briefed on this work and the Commission of Inquiry work is not identified as a risk on the strategic risk register.

Homes Tasmania also owns properties that house people that receive funding from the NDIS. The Review heard some criticism of Homes Tasmania’s responsiveness to requests for modifications to their properties to meet the minimum accommodation requirements to support people with a disability.

What should be done?

12. Assess the risks associated with funded staff to client ratios
13. Ensure the Homes Tasmania board is comprehensively briefed on the risks associated with the findings of the Commission of Inquiry into Children in Institutional Care
14. Be clear about who is responsible for meeting accommodation standards for properties housing clients with a disability and older adults requiring property modifications to age in place
15. Pursue the slated review of the *Residential Tenancy Act 1997*.

Findings against the Terms of Reference

e) The extent to which Homes Tasmania effectively engages with the building and construction sector, the rental sector, private property developers, and infrastructure and utility providers, Australian government agencies and potential institutional investors or partners.

General conclusion

Homes Tasmania has a broad range of government, community and private sector stakeholders which it works hard to meet, listen to and communicate with, in addition to the formal board subcommittees that have been established to provide a broader range of views and advice. Views were mixed regarding the effectiveness of this engagement. Most were positive about the level of consultation that occurred in the development of the Government's Housing Strategy, 2023-2043. There was also strong praise for the responsiveness of frontline staff, the key contacts for much of the on ground, routine work of local CHPs, shelter and community organisations, and the building and construction sectors.

Again, the performance gap identified related to Homes Tasmania's ability to resolve more complex matters often related to future plans for funding, property maintenance or renewal, and the pipeline of future projects. Some stakeholders also commented that their level of confidence in Homes Tasmania has diminished over time and that the agency was retreating and becoming more competitor than partner.

1. Board visibility and agency responsiveness

The general view is that the Homes Tasmania board is "invisible". This is not unexpected as it is more normal for the CEO and senior staff to be the face of an organisation. Perhaps the scale of Tasmania creates an expectation that stakeholders would "know" or have direct contact with board members. In this case, the complaint is exacerbated by a perception that members are largely from the "mainland". In fact, at its establishment there were equal numbers of local and interstate directors. The newly appointed Chair is also from Tasmania which may go some way to addressing criticism. Clearly, the knowledge and skill of the board, rather than their provenance, should be the criteria for appointment.

Homes Tasmania is most familiar and comfortable engaging with traditional stakeholders from the CHP and community sectors. Very little has changed from the previous organisation in this regard. Perhaps the heightened demand challenges facing the sector contribute to a view that Homes Tasmania is not as responsive as it could be. Non-routine, complex questions escalated within Homes Tasmania are difficult to resolve and there is limited visibility of the status of queries or the decision-making process.

2. Communicating the plan

Most criticism focused on the apparent lack of a clear strategy for meeting the growing demand pressures facing housing and homelessness service providers, and what these sectors perceive as a reluctance by Homes Tasmania to collaborate on solutions. CHPs referred to the lack of a shared plan or further grants program as major impediments to working together to get the best outcomes from available resources. In this context, some feel like Homes Tasmania is more competitor than partner.

3. Engagement with the building and construction industry

The property, building and construction sectors also have good access to staff in Homes Tasmania, although they sense some understandable reluctance on the part of Homes Tasmania to deal directly with individual companies to avoid any perception of bias.

Like CHPs, they are frustrated by the lack of a clear plan of action to build more houses. They expressed an eagerness to partner with CHPs and Homes Tasmania on residential construction projects, especially at times when the market was otherwise constrained. But they felt the opportunity to do this has been missed due to lengthy delays in project approvals and tender processes. They foreshadowed that proposed large infrastructure projects that have been announced would exhaust available capacity.

4. Procurement requirements

This sector was most critical of the “red tape” involved in working with Homes Tasmania, referring to the tender process to be placed on a builder’s panel and the design parameters that must be met for Homes Tasmania projects. These processes were seen as unnecessarily complex, onerous and costly, especially considering the time taken to finalise the panel tender process.

Homes Tasmania staff and board members are also frustrated having to rigidly adhere to procurement processes required under Treasurer Instructions. However, the staff disagree that the design parameters they ask suppliers to meet are excessive. They are committed to providing homes that meet the needs of vulnerable clients today and for the long term, reducing the need for costly modifications, for example, as tenants age in place. The current Statement of Ministerial Expectations requires that wherever possible Homes Tasmania should meet a “Nationwide House Energy Rating Scheme 7 rating and a minimum Silver Standard under the Liveable Housing Design Guidelines”.

Senior staff also clarified that Commonwealth funding rules for medium density projects require the use of Tier 2 building companies. Townhouse and house and land package construction does not have this requirement. Two builder panels are being created to meet the alternate requirements. The panels are broadly supported but have taken a very long time to be formalised.

Transparent and thorough procurement processes adopted by government are designed to ensure contractors meet quality, safety and environmental standards, and provide a level playing field for proponents. These are worthy attributes. However, if speed to deliver is the overriding priority, then there may also be merit in developing a small subset of exemptions to enable Homes Tasmania to deal directly with proponents to meet supply targets. Homes NSW, for example, has developed a “direct dealing framework” to govern direct negotiations with industry. It is understood that Homes Victoria will shortly have a similar framework governing unsolicited proposals. Any departures from existing arrangements should be transparent and regularly reported.

What should be done?

16. Finalise the builder panels as soon as possible
17. Continue to regularly meet with sector participants and provide greater clarity about escalation and decision making processes

18. Consider the development of a Direct Dealing (unsolicited Proposal) Framework to govern unsolicited proposals and co-design with industry participants.

Findings against the Terms of Reference

f) Other matters relevant to governance, reporting and accountability of Homes Tasmania in delivering improved housing and homelessness outcomes in Tasmania.

General Conclusion

Tackling housing supply and homelessness is complex and multifaceted. There is no silver bullet or quick fix. Homes Tasmania will inevitably be judged by delivery of new homes and numbers on the social housing register, when in reality many of the levers to improve these outcomes are outside the control of the authority.

Federal, state and local governments all play a part in responding to the housing supply issue. Policy and program measures include taxes and charges, labor and immigration policy, land release and planning reform, infrastructure development, industry facilitation, direct funding and partnerships.

One gap that state and local governments in Tasmania need to address is explaining to the community the urgent need increase density of the housing mix in Tasmania.

1. Shared accountability for improving housing supply and homelessness outcomes

Inevitably Homes Tasmania will be judged by its ability to improve supply numbers and reduce the number of applicants on the housing register. Housing supply and addressing homelessness are complex challenges requiring a broad range of policy and program responses that are the responsibility of other agencies. Homes Tasmania's structure as a statutory authority makes little difference provided it can still influence and work constructively with other agencies with responsibilities set out in the Action Plan.

This Review found no evidence that there were barriers to effective collaboration. The administration of the Act transferred to the Department of State Growth in November 2024. The teams from Homes Tasmania and the Department are working constructively together.

The policy and funding constraints impacting Homes Tasmania have been canvassed above. A broader assessment of the performance of other agencies in areas such as planning reform and land management, infrastructure development, enabling the availability of suitably trained construction workers, and other measures to reduce the cost of housing, are beyond the scope of this Review but should not be understated.

2. Community Conversation on the need for greater density in the housing mix in Tasmania

The proportion of separate houses relative to medium and high-density housing in Tasmania goes against national trends. The 20-year change in housing diversity is pictured on page 14 of the Housing Strategy 2023-2043. The number of separate houses increased from 85.5% in 2001 to 86.8% in 2021, compared to a fall from 74.8% to 70.3% nationally. The percentage of medium and high-density properties in Tasmania has declined over the same period against increases nationally.

The Strategy argues there is a growing demand for smaller, more accessible homes suitable for singles, small families, people living with a disability and older people. Yet residential construction is increasingly dominated by detached single dwellings, contributing to reduced affordability, urban sprawl, longer commutes, higher infrastructure costs and demand for services.

There are likely a number of factors that contribute to Tasmania's preference for traditional housing. Persistent amongst this is local community opposition to greater density and the entrenched stigma that has attached to public and social housing. Governments must take the lead in challenging this narrative and explaining the need for and benefits of greater housing diversity.

The Local Government Association Tasmania Housing Position Statement November 2024 calls on the state government to elevate agency prioritisation of regional strategic planning and lead a healthy, honest and positive conversation with communities about the type of growth needed in Tasmania. The Association also calls for the end to restrictive covenants that can undermine efforts to improve the availability of well-located affordable housing and help Tasmania's most vulnerable community members.

What should be done?

19. Continue to pursue the initiatives in the Action plan that are the responsibility of other parts of government
20. Lead a conversation with the Tasmanian community regarding the need for and benefits of new types of housing in Tasmania.

Appendix 1- Consultations

Name	Agency
Felix Ellis and staff	Minister for Housing and Planning and Consumer Affairs
David O'Byrne	Member for Franklin
Vica Bayley	Member for Clark
Celeste Miller	Deputy Chief of staff to Shane Broad, Member for Braddon
Mathew Healey	Department of Premier and Cabinet
Simon Duffey	Department of Premier and Cabinet
Craig Limkin	Secretary, Department of State Growth
Andrew Smythe	Department of State Growth
Denise McIntyre	Department of State Growth
John Dawson	Department of State Growth
Eleanor Paterson	Treasury
Craig Tipping	Treasury
Simon Verdouw	Treasury
Claire Lovell	Department of Education, Children and Young People
Dion Lester	Local Government Association Tasmania
Michele Adair	Former Chair Homes Tasmania Board
Ben Wilson	Chair Homes Tasmania Board
Rob Pradolin	Board member
Ellen Witte	Board member
Kerry Adby	Board member
Tim Gourlay	Board member
Daryl Lamb	Board member
Alice Spizzo	Board member
Eleri Morgan-Thomas	CEO Homes Tasmania
Richard Gilmore	Homes Tasmania
Jessemy Stone	Homes Tasmania
Scott French	Homes Tasmania
Alex Schouter	Homes Tasmania
Lynden Penicott	Homes Tasmania

General feedback requested via message to all staff	Homes Tasmania
Matt Adams	Chief of staff, Queensland Minister for Housing
Simon Newport	CEO Homes Victoria
Rebecca Pinkstone	CEO Homes NSW
Belinda Witter	individual
George Elkhair	Director
Peter Wilson	individual
Colin Shugg	Written submission- Brickworks
David Fisher	Housing Choice
Harvey Lennon	Hobart City Mission
Bryan Lipmann	Wintringham
Cody Burdon	Loreto Community Housing
James Norman	Loreto Community housing
Louise Bieser	Anglicare Tasmania
Liz Carney	McCombe House
Jamie Round	Community Housing Ltd
Amandeep Narang	Mission Australia Housing
Gavin Spence	Mission Australia Housing
Andrea Witt	Catholic Care
Honni Pitt	St Giles
Adrienne Picone	TasCoss
Alexandra King	TasCoss
Jane Vitani-Black	Karinya House
Ros Atkinson	Youth Family and Community Connections
Shane Leonard	Youth Family and Community Connections
Siobhan Cure	Jireh House
Janet Saunders	Hobart Women's Shelter
Kiera Kolabinski	Mara House (Colony 47)
Krista Mills	Wyndarra
Sylvia McKennan	Wyndarra
Rosie Millikin	Colville Place (Colony 47)
Rachel Veal	Warrawee Women's Shelter
Cheryl Larcombe	Warrawee Women's Shelter
Matt Denholm	Pathways Tasmania (Launch Youth Shelter)

Kim Bomford	Shelter Tasmania
Ben Shaw	NECA
Martin Blake	Keystone
Stuart Collins	HIA
Andrew Winch	Civil Contractors Federation
David Clerk	MBA
Michelle Tynan	REIT
Rebecca Ellston	Property council
Gina Gunn	Property Agents Board
Cynthia Butler	Property Agents Board

May 2025

Government Response to the Independent Review into Homes Tasmania





Contents

Ministerial statement.....4

Why we did this review6

What has the review told us?7

 1. System governance and performance needs to be improved 8

 2. System stewardship needs to be a key focus 8

 3. Housing accessibility and supply is best served by long term policy consistency..... 9

 4. Service delivery and support needs to be streamlined 9

The Government’s response10

 Government response to Independent Review recommendations12

Ministerial statement



In 2022, our Government established Homes Tasmania, a dedicated housing authority responsible for delivering improved housing services and increasing the supply of social and affordable homes across the state.

In delivering on this commitment, we recognised the need to do things differently. Our goal, to deliver a well-functioning housing system that provides safe, appropriate, and affordable homes for all Tasmanians, required a significant shift away from the delivery models that had been used for decades.

By establishing Homes Tasmania, we acknowledged the need for greater innovation, improved efficiency, and faster development, to get homes built and Tasmanians housed as quickly as possible. Led by a skills-based board, Homes Tasmania is designed to bring together the expertise needed to deliver these homes through partnerships with the private sector and Tasmania's building and construction industry.

Ensuring Tasmanians have access to appropriate, affordable, safe, stable and well-located housing at all stages of life was the driving reason behind our Government's decision to reform the way public and social housing is planned, built, and managed in Tasmania. It was a bold, wide-ranging vision, one that involved modernising 90-year-old legislation that no longer reflected the challenges or realities faced by the housing sector today.

Our target to deliver an additional 10,000 social and affordable homes by 2032 is backed by the largest investment in such housing in Tasmania's history. Through Homes Tasmania, we have already delivered over 4,300 of these homes. The National Housing Supply and Affordability Council (NHSAC) recently confirmed that Tasmania is the only state in Australia to have increased its share of social housing between 2018 and 2023.

I welcome the Review into Homes Tasmania, conducted by former New South Wales Auditor-General Ms Margaret Crawford PSM, and I acknowledge the Member for Franklin, Mr David O'Byrne MP, for initiating the call for this Review.

Our ambitious goal of 10,000 additional social and affordable homes by 2032 remains firmly in our sights. With seven years to go, the Homes Tasmania dashboard shows we are already approaching the halfway mark. But as this Review highlights, there is more we can do to ensure Homes Tasmania is positioned to meet this target as effectively as possible.

The Review, which examined both Homes Tasmania and the *Homes Tasmania Act 2022*, has been timely and appropriate for an organisation now settling into its role. It has identified clear areas for improvement, for both Homes Tasmania and our Government, to address.

Importantly, Ms Crawford's Review does not find a system that is broken. Rather, it concludes that while there is a strong foundation, Homes Tasmania requires greater clarity of purpose, a stronger strategic direction, a more focused vision and role, and increased flexibility to achieve the outcomes originally envisaged under our housing model. The Review also clarifies the role of government, making clear that the responsibility for solving the housing challenge must remain with government, not be shifted solely onto a statutory authority.

I am especially pleased that Ms Crawford recognised the staff of Homes Tasmania as hardworking, committed, and highly knowledgeable. As with any new organisation, there are new skills to be developed and systems that must evolve and mature. These are matters we will work through to give Homes Tasmania the flexibility and clarity it needs to deliver on its mandate.

To support this, our Government will immediately relocate existing policy functions, regulatory responsibilities, and system stewardship from Homes Tasmania to the Department of State Growth. This shift will allow Homes Tasmania to focus squarely on its core responsibilities: building social and affordable housing, delivering tenancy and homelessness services and providing key worker accommodation.

We will also clarify roles and accountabilities, and strengthen the systems and processes that support them, ensuring they are fit for purpose, well understood, efficient and sustainable. This will help set up both Homes Tasmania and our broader housing agenda for long-term success.

I thank Ms Crawford for her diligence and commitment in undertaking this Review, and I acknowledge the secretariat team that supported her work. I also thank the many stakeholders who took the time to meet with Ms Crawford and contribute to her findings.

The Tasmanian Government's response to the recommendations of Ms Crawford's Review is outlined in this document. As flagged in the Review, I look forward to working closely across government and with local councils, the building and construction industry, and with community housing and homelessness organisations, to ensure more Tasmanians have access to safe, appropriate, and affordable housing.

Finally, I once again thank Ms Crawford for her thoughtful engagement with so many Tasmanians and her valuable contribution to the future of housing in our state.

Hon Felix Ellis MP

Minister for Housing, Planning and Consumer Affairs

Why we did this review

On 22 November 2024, in response to a motion moved by the Member for Franklin, Mr David O'Byrne MP, calling for a review of Homes Tasmania, Premier Jeremy Rockliff MP appointed Ms Margaret Crawford PSM to lead an independent, targeted review of the organisation.

That review is now complete. It provides an objective assessment of how Homes Tasmania has performed in its first two years of operation and in delivering on its foundational promise.

The Review makes 20 recommendations, and this report outlines the Tasmanian Government's response to those recommendations and findings.

The Government remains firmly committed to ensuring Homes Tasmania successfully delivers housing, homelessness, and crisis accommodation services to Tasmanians. This Review has offered a valuable opportunity to evaluate the effectiveness of the Homes Tasmania model in addressing the challenges of housing supply and homelessness.

The Review focused on several key areas: the effectiveness of Homes Tasmania's roles and responsibilities, its reporting and accountability frameworks, and its engagement and collaboration with stakeholders, including the Tasmanian building and construction sector, particularly in relation to procurement arrangements.





What has the review told us?

Homes Tasmania was established as a more agile, commercial, and innovative mechanism for the Tasmanian Government to work with industry, the private sector, and the social housing and homelessness sectors to improve housing outcomes and expand opportunities for people in need. The model was designed to harness flexible, collaborative partnerships by aligning government programs across the entire housing supply continuum.

In parallel, the Tasmanian Housing Strategy includes a clear commitment to delivering a well-functioning housing system, one that provides safe, appropriate, and affordable housing for all Tasmanians. Homes Tasmania continues to play a central role in implementing actions under this strategy.

However, the Review found that the current arrangements intended to support Homes Tasmania in forming innovative and flexible partnerships, particularly to accelerate housing supply, are not operating as originally envisioned and stakeholder support is decreasing.

The Review examined the role of Homes Tasmania's skills-based board, and whether the expectations placed on the organisation by Government, along with the operational controls imposed, have enabled or hindered its success. Ultimately, the Review identified four key areas for improvement to better support Homes Tasmania in delivering on its mandate.

1. System governance and performance needs to be improved

The Review found that decision-making and accountability between the responsibilities of the Homes Tasmania Board and the Minister's accountability to the Parliament for the performance of Homes Tasmania are currently unclear.

The *Homes Tasmania Act 2022* intends for Homes Tasmania to be governed by a skills-based board. The Review found that current governance practices have evolved into the board taking on more of an advisory role, as opposed to a governance role, as Homes Tasmania has needed to seek Government policy direction.

The Review noted it is crucial that the Government clarify the role of the Board of Homes Tasmania — either as an advisory board or as a governance board empowered to manage the authority, consistent with Government policy, but at arm's length from the Minister.

There is recognition across government and the housing sector that relying on output-based performance metrics as a measure of success, ahead of service impacts and outcomes for individuals, undermines the ability to understand both the focus and effectiveness of service delivery and support. The absence of comprehensive data and the inconsistent use of platforms impede effective tracking and support of homeless populations.

The Review found that public reporting mechanisms which provide transparent reporting on the activities and performance of Homes Tasmania are effective; however, there is a gap in the clear communication of plans for future programs and the development pipeline. The Review proposes increasing the metrics included in public reporting to support better reporting on asset projections and project management.

2. System stewardship needs to be a key focus

System stewardship is a holistic approach to governance that acknowledges the complex and adaptive nature of developing policy and delivering services to members of the community. Federal, state and local governments all play a role in responding to issues relating to housing supply and homelessness.

Many of the factors that improve housing outcomes are outside of the control of Homes Tasmania, such as taxes and charges, labour and migration policy, land release and planning reform, infrastructure development, industry facilitation, direct funding and partnerships.

The Review again found that there was duplication between the Department of State Growth and Homes Tasmania in providing strategic and policy advice, and who was providing this system stewardship role needed to be clarified.

3. Housing accessibility and supply is best served by long term policy consistency

The Review states that a lack of certainty of funding and public policy constraints imposed on the organisation were impacting Homes Tasmania's ability to innovate and achieve leverage through creative partnerships with other housing providers.

The Review notes that it is important for the Government to recognise that long term policy consistency is key to effectively tackling housing and homelessness. Increasing the stock of housing, especially social housing, is a long-term challenge that is compounded by the annual nature of current funding models.

4. Service delivery and support needs to be streamlined

The Review noted that current demand for assistance with shelter and homelessness support is outpacing available service responses. The Review found this issue is not attributed to the structure and operations of Homes Tasmania, however the impact of these delays in service delivery to the Tasmanian community are significant.

The Review heard of specific challenges relating to Housing Connect and the housing register, service compliance with the *Residential Tenancy Act 1997* and risks associated with funded staff to client ratios. It also heard that there is a lack of understanding on where the responsibility lies for meeting accommodation standards for individuals requiring modifications.

The Review called for improvements to risk-assessment practices, increased awareness of risks and the streamlining of business practices to improve service provision to the Tasmanian community.



The Government's response

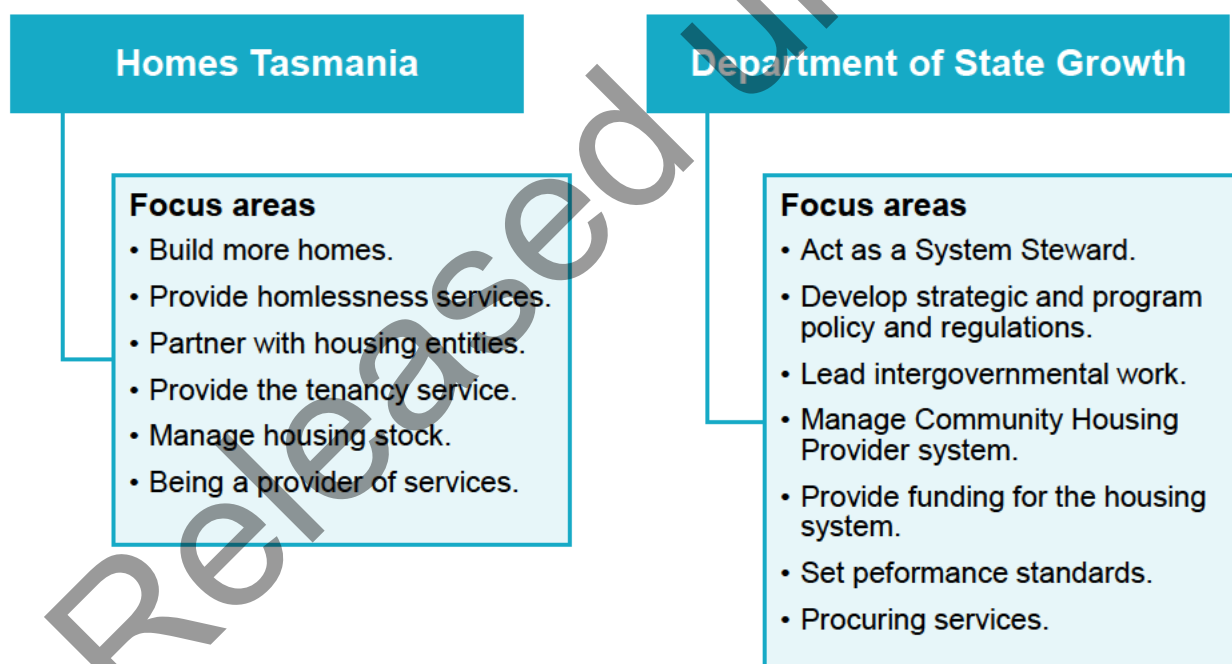
Under the Tasmanian Housing Strategy, the Tasmanian Government works alongside Homes Tasmania, local government and partners in the not-for-profit and private sectors to deliver on our priorities to:

- Deliver more quality homes, faster.
- Support people in need.
- Improve private market affordability and stability.
- Enable local prosperity.

The Review highlighted that strategic housing policy is a responsibility of Government, and that having Homes Tasmania as both the strategic policy adviser to Government, and the delivery agency of that policy has confused reporting lines and as a result has not delivered the outcomes that were envisaged.

To address this, the Government has determined that strategic housing policy will be returned to central government and will be provided by the Department of State Growth. Figure 1 outlines the new key focus areas for the Department of State Growth and Homes Tasmania in relation to the housing system.

Figure 1 Focus areas for Homes Tasmania and the Department of State Growth



As shown, the Department of State Growth will act as a System Steward for the Tasmanian housing system and will work closely with Homes Tasmania and the sector to build a healthy housing system.

As System Steward, the Minister can turn to the Department of State Growth to provide guidance and leadership for the stakeholders within the housing system, removing the current reporting issues identified by the Review as needing urgent clarification. Transferring the role of System Steward to the Department of State Growth also allows Homes Tasmania's Board to resume the leadership focus on operational policy and delivery of housing.

A key decision already made to support this transition of responsibilities is that the Community Housing Registrar who is responsible for regulating the Community Housing Framework in Tasmania has already been moved from Homes Tasmania to the Department of State Growth. The Registrar will manage the Community Housing Provider system, while Homes Tasmania will continue to have direct and active engagement with Community Housing Providers to manage housing stock.

To further support this shift in focus, the Department of State Growth will work with Homes Tasmania to remove regulatory and reporting requirements identified in the Review and seek variations to the Treasurer's Instructions where appropriate to enable Homes Tasmania to partner more effectively with key housing stakeholders to deliver new housing.

To support all the above, a new Ministerial Statement of Expectations for Homes Tasmania will be developed by no later than September this year. This Ministerial Statement will consider the recommendations of the Review and will reflect that the key priorities for Homes Tasmania will be operational policy and housing delivery, with strategic policy and regulation to be under the remit of the Department of State Growth. This will support Homes Tasmania to focus on their core function of building social and affordable housing, providing tenancy services and providing homeless services and key worker accommodation.

The work of this Review, combined with the new Ministerial Statement of Expectations, will lead to changes in how the housing policy system operates.

Although not a direct recommendation of this Review, to ensure that the Tasmania Housing Strategy and associated Action Plan are up to date, relevant and operating effectively in the new policy environment, the Department of State Growth will examine these documents to determine if any action or review change is required.

A more detailed response to each recommendation is provided in the next section.



Government response to Independent Review recommendations

The Review has provided a series of recommendations designed to make impactful change, improve the functioning of Homes Tasmania and in turn, improve outcomes for the Tasmanian community. The Tasmanian Government's response to the recommendations of the Review is detailed below.

1	Complete the planned Review of Finance of Homes Tasmania. This work will be undertaken by the Department of State Growth, as part of this change process. Work is envisaged to be completed by the end of 2025.
2	Regardless of the quantum, provide certainty to Homes Tasmania regarding the funding envelope they can work within. This issue will be incorporated into the Financial Review being conducted by the Department of State Growth.
3	Consider a suite of authority specific modifications to the Treasurer Instructions, and other restrictive policies, that limit Homes Tasmania from engaging in innovative partnerships to deliver new housing. The Department of State Growth will work with the Department of Treasury and Finance and Homes Tasmania to determine the relevant exemptions to the Treasurer's Instructions which may be required to achieve improved purchasing and partnership outcomes for Homes Tasmania.
4	Require Homes Tasmania to report on any departures from Treasurer's Instructions or public policy requirements. This will be considered as part of the response to recommendation three.
5	Urgently clarify whether the Board of Homes Tasmania is a governance board, empowered to manage the authority, consistent with government policy, but at arm's length from the Minister, or whether the government needs more direct control of the operations of the authority. The Board has been charged with managing the Authority, consistent with Government policy. An updated Ministerial Statement of Expectations will be issued no later than 30 September 2025 to reflect proposed arrangements.
6	Be clear that strategic housing and homelessness policy is the responsibility of the Department of State Growth. Strategic housing and homelessness policy will return to central agencies, specifically to be led by the Department of State Growth. The Department of State Growth will act as steward for strategic housing and homelessness policy, informed and in partnership with key partner agencies, including the Department of Education Children and Young People, the Department of Justice, the Department of Premier and Cabinet, and the Department of Health. The Department of State Growth and Homes Tasmania will work through this transition, and if any direction is needed, it will be incorporated into the revised Ministerial Statement of Expectations for Homes Tasmania.



- 7 In developing strategic housing policy, the Department should advise the Minister on the best mix of housing types that should comprise the 10,000 target, including the mix of infield or greenfield development, and the Minister, the Department and Homes Tasmania should clearly indicate the government’s housing preferences to the sectors engaged in housing development.**

This will be examined as part of the Financial Review which will also address recommendations one and two.

- 8 Be explicit when reporting additions to housing supply compared with the purchase or rental of existing properties (noting the current Dashboard does show new build compared with existing homes under the “My Home” shared equity program).**

A new, user-friendly Housing Dashboard was released in September 2024 to further transparency in the delivery of social and affordable housing across the state.

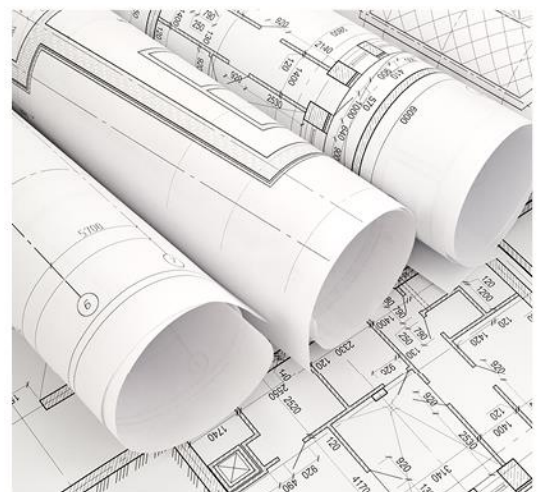
This new Dashboard features a new format with additional information, including detailed reporting on completed homes, land packages, funding models and the status of pipeline projects.

The Department of State Growth will work with Homes Tasmania to progress any required changes to the Homes Tasmania Dashboard, including reviewing whether the management of the dashboard reporting should move to the Department of State Growth.

9	Consider adding more metrics in Homes Tasmania Dashboard showing the population cohorts seeking and receiving assistance. Additional metrics were added relating to applicant profile in the changes made to the Housing Dashboard in 2024. The Department of State Growth will work with Homes Tasmania to review the reporting metrics in the Homes Tasmania Dashboard, as part of the Outcomes Reporting Framework which is being developed as a priority under the Housing Action Plan.
10	Deliver the asset management plan to redevelop and reprofile aging assets in the Homes Tasmania portfolio, flagged in the Action Plan to be completed by 30 June 2025. Homes Tasmania is progressing work on this as a priority of the Action Plan.
11	Prioritise investment in tools and technology to support better reporting on asset projections and project management. This will be a matter for Homes Tasmania's Board to progress with their executive, noting that a new Chief Financial Officer has commenced employment at Homes Tasmania.
12	Assess the risks associated with funded staff to client ratios. This will be reviewed as a medium-term priority (in 2026).
13	Ensure the Homes Tasmania board is comprehensively briefed on the risks associated with the findings of the Commission of Inquiry into Children in Institutional Care. The Department of Premier and Cabinet has briefed the Homes Tasmania Board on the risks associated with the Commission of Inquiry.
14	Be clear about who is responsible for meeting accommodation standards for properties housing clients with a disability and older adults requiring property modifications to age in place. A review of current approaches will be progressed by Homes Tasmania and the Department of State Growth to provide further advice on this matter.
15	Pursue the slated review of the <i>Residential Tenancy Act 1997</i>. The Government has committed to a review of the <i>Residential Tenancy Act 1997</i> by 30 June 2027 under the Action Plan.
16	Finalise the builder panels as soon as possible. Homes Tasmania has progressed work to establish the builder panels. The Department of State Growth will work with Homes Tasmania to finalise the panels by the end of June 2025.

17.	Continue to regularly meet with sector participants and provide greater clarity about escalation and decision-making processes. This will be made clear to the Board of Homes Tasmania through the updated Ministerial Statement of Expectations. It will be facilitated by the shifting of strategic housing policy to the Department of State Growth, which will support Homes Tasmania to focus on operational matters.
18.	Consider the development of a Direct Dealing (unsolicited Proposal) Framework to govern unsolicited proposals and co-design with industry participants. This matter will be considered by the Department of Treasury and Finance and the Department of State Growth as a medium-term priority (in 2026).
19.	Continue to pursue the initiatives outlined in the Action Plan that are the responsibility of other parts of government. The Government is continuing to pursue the initiatives outlined in the Action Plan. The Department of State Growth, in conjunction with its key partner agencies, will review the Action Plan, to determine if the responsibility of any actions need to be moved.
20.	Lead a conversation with the Tasmanian community regarding the need for and benefits of new types of housing in Tasmania. This work is part of the ongoing business of Government being led by the Department of State Growth. The Department of State Growth already has a Housing, Population and Planning team, which was established earlier this year who will be completing this work.







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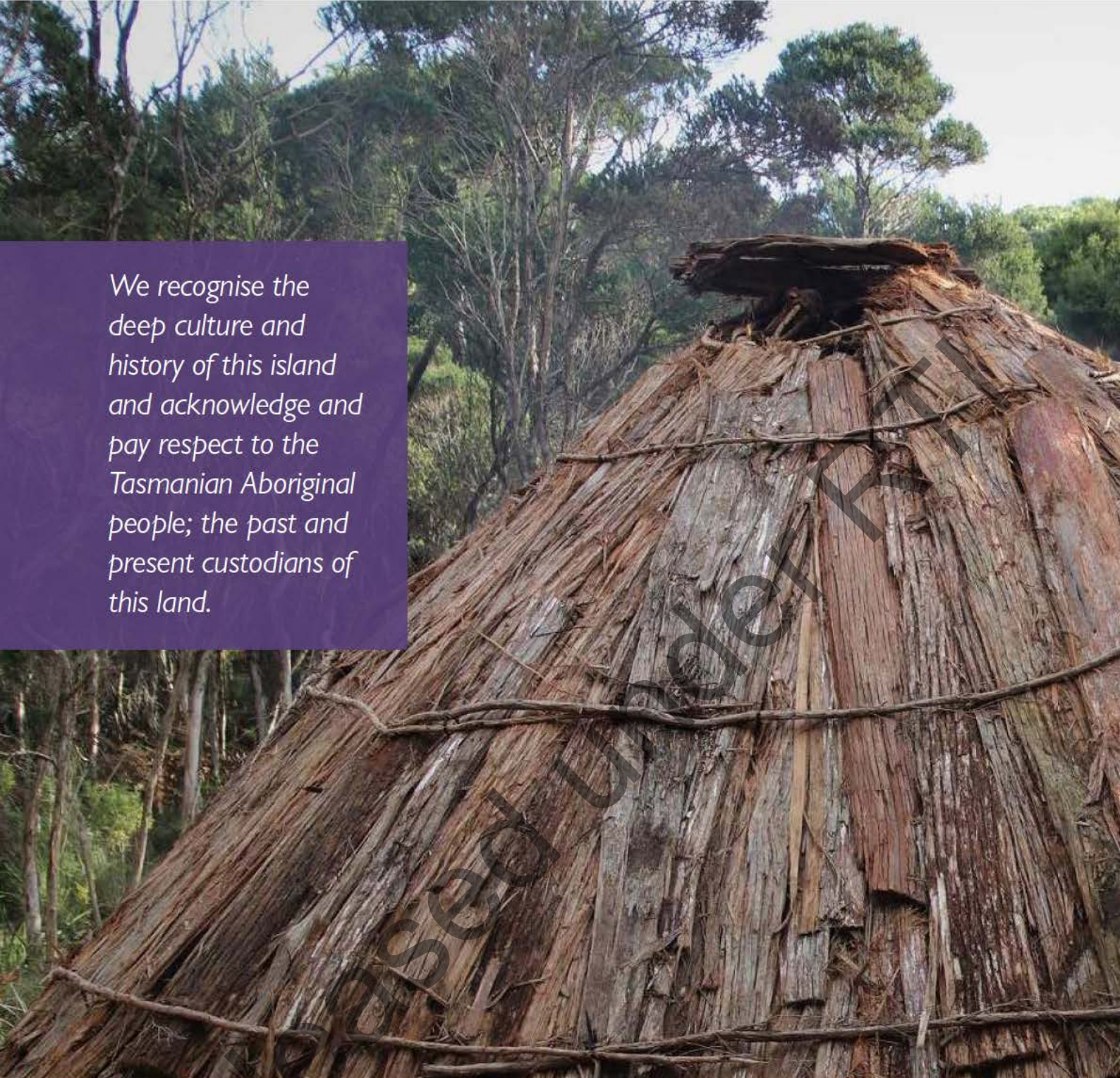
Released under RTI



2023-2043

Delivering more homes
for a growing Tasmania
and ending homelessness





We recognise the deep culture and history of this island and acknowledge and pay respect to the Tasmanian Aboriginal people; the past and present custodians of this land.

*Traditional huts were used by Tasmanian Aboriginal people to house whole families.
Source – ABC News: Manika Dadson*

Table of contents

Premier's foreword	2
Minister's foreword.....	4
Executive summary	6
Introduction	8
Our vision.....	10
Our mission.....	12
Priorities	
1: Deliver more quality homes, faster	14
2: Support people in need	22
3: Improve private market affordability and stability.....	28
4: Enable local prosperity.....	34
Our enablers.....	38
Measuring success.....	42
Acknowledgement.....	44
Related strategies	46
Bibliography.....	48
Glossary.....	50

Premier's foreword



The Tasmanian Liberal Government is committed to building a strong economy and a safe and caring community. Nothing is more important to this plan than ensuring all Tasmanians can find a place to call home and ensuring our children have the same opportunity for home ownership as previous generations.

There is no doubt that our State has enjoyed a period of significant economic growth, with our economy one of the strongest in the nation over the past nine years, our unemployment rate remaining historically low, and people choosing Tasmania as their new home.

We want Tasmania to continue to be the best state in the nation to live, work and raise a family. That is why the Tasmanian Liberal Government is committed to helping all Tasmanians realise the aspiration of home ownership.



Our Government will continue to work with Tasmanians of all ages and look towards our future generations to ensure we have the housing supply we need for Tasmanian's home ownership dreams to be realised.

Governments worldwide and across Australia are grappling with housing challenges, which the ongoing impacts of the global pandemic have exacerbated. In our State, these challenges are no different.

Across the nation, we have seen housing costs increase, low rental vacancy rates and growing housing supply pressures and structural imbalances extend across the market.



The Tasmanian Liberal Government has a long-term plan to address this which is backed by our commitment to deliver 10,000 social and affordable homes by 2032. It's why we established Homes Tasmania as a statutory authority in 2022, a nation-leading model with a dedicated focus on integrated housing and homelessness solutions. The next part of this plan is this comprehensive strategy with clear action plans that considers the full spectrum of Tasmania's future housing needs and is informed by an understanding of what types of homes will be required, where they should be built and how they can be affordable for those who need them.

Our Government's vision is to end homelessness in Tasmania by 2043. This is unapologetically bold. To aim for anything less is to accept that some Tasmanians do not deserve homes. Achieving this vision will not be easy; it will be challenging and will take time, but just like we strive for zero fatalities on our roads, we should strive for zero homelessness in our state.

To get there will take every Tasmanian working together. All levels of government, industry, the community sector and the community as a whole need to work together to better the lives of Tasmanians.

New and innovative approaches will need to be taken; we will need to encourage more infill medium-density housing, explore different home ownership models, and construct social housing in our neighbourhoods. We need to meet current and future demand for housing in our beautiful state with a range of different types of housing that match future Tasmanian housing needs.

This is not just a big dream but a legacy we will leave our children, their children and all future Tasmanians. I look forward to working together with all Tasmanians to achieve this.

Jeremy Rockliff MP
Premier

Minister's foreword

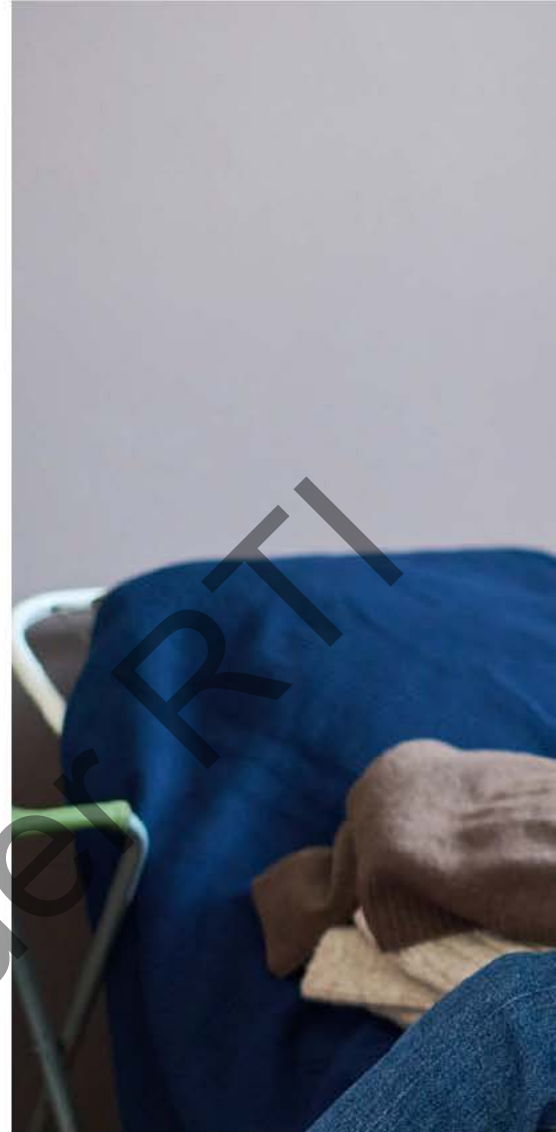


We will end homelessness in Tasmania by delivering a well-functioning housing system that provides safe, appropriate and affordable housing for all Tasmanians.

This bold vision is necessary due to the significant changes Tasmania has experienced in recent years. An increasing population with changing demographics, societal shifts in the way we work and live, and rising cost of living pressures necessitate long-term thinking to ensure our state maintains its standards of liveability, and so that every resident has an opportunity to live their life to the fullest. This long-term approach is the core purpose of the Tasmanian Housing Strategy, our first whole-of-system plan, and the first of its kind in Australia, to improve housing outcomes for all Tasmanians.

The Strategy provides a blueprint for our vision to end homelessness by considering interventions across the housing spectrum.

Firstly, it focuses on how we can deliver more quality homes, faster, with prioritisation of more medium-density accommodation and infill development to make the most of our existing infrastructure and services, and to enhance engagement and social connectedness. To support this critical increase in housing supply, the Tasmanian Government has committed to a 10-year housing plan to build on existing initiatives and take further action to address affordable housing.





The Strategy identifies how we will support people in need to access and maintain housing, while also seeking to facilitate greater affordability and stability in the private market. And it shines a light on our regions to ensure our housing responses enable local prosperity and continued economic growth to the benefit of the whole state.

Critical to the achievement of our vision is our creation of Homes Tasmania. Established under the *Homes Tasmania Act 2022*, Homes Tasmania is a nation-leading, dedicated housing body which provides the most cohesive and integrated housing and homelessness services in the country.

With its skills-based Board, it will play a key role in implementation, with a broadened remit and ability to partner with the private sector to deliver our social and affordable housing plan and the overall housing supply Tasmanians will need.

Development of this Strategy has been supported by the Housing Reference Group, made up of 18 member organisations from across the housing and homelessness, building and construction and local government sectors. It also incorporates feedback from the community and those who have lived experience of the housing challenges faced by too many Tasmanians.

I thank all who contributed to delivering this Strategy.

The Strategy is accompanied by an Action Plan which runs through to 30 June 2027, charting an implementation path across the next four years. Both the Strategy and Action Plan come at a critical time for Tasmania. We must look to the future with a strong resolve to deliver on the Strategy's vision and objectives, and a commitment to adapt and be innovative in shaping better housing outcomes for all Tasmanians.

Nic Street MP
Minister for Housing and
Construction

Executive summary

This Strategy sets out to end homelessness in Tasmania by delivering a well-functioning housing system that will reduce demand for social housing and crisis accommodation.

This comprehensive approach not only improves the lives of people experiencing or at risk of homelessness, but also strengthens our economy, reduces the burden on public resources, and fosters a more inclusive Tasmania for everyone.

If we do not address the current challenges in Tasmania's housing system, there will be prolonged adverse social and economic outcomes. The economy may be affected as industry will be less able to attract and retain staff because key workers will not be able to afford housing close to where they work. More people will experience housing stress as they are pushed out of the private rental market, creating more demand for housing and homelessness services.

Our vision will be delivered once four key outcomes are seen in Tasmania's housing system:

- Tasmanians live in quality, sustainable and durable homes that meet their needs.
- Tasmanians have access to housing regardless of their circumstances.
- Tasmanians have access to affordable housing options.
- Tasmanians have a greater choice of homes where they want to live.

The Tasmanian Housing Strategy

2023-2043

Our vision

To end homelessness in Tasmania.

Our mission

To deliver a well-functioning housing system that provides safe, appropriate and affordable housing for all Tasmanians.

Outcomes for Tasmanians



Tasmanians live in quality, sustainable and durable homes that meet their needs.



Tasmanians have access to housing regardless of their circumstances.



Tasmanians have access to affordable housing options.



Tasmanians have a greater choice of homes where they want to live.

OUR VISION

Our priorities

1
Deliver more quality homes, faster

1.1
Scaling up

1.2
Location, size, and design

1.3
Building regulations and planning approvals

2
Support people in need

2.1
Housing First

2.2
Housing and homelessness services

2.3
Elevating assistance

3
Improve private market affordability and stability

3.1
Affordability

3.2
Stability

3.3
Alternative models

4
Enable local prosperity

4.1
Key workers

4.2
Localised responses

4.3
Place and liveability

Our enablers

Partnerships
Consultation and policy

Funding and finance
Community

Policy coordination
Data

Delivered through a series of four-yearly action plans with measurable outputs

Introduction

People should be at the centre of housing policy considerations because housing is the platform for individuals, communities, and the economy to prosper.

The Tasmanian Housing Strategy (the Strategy) seeks to end homelessness in Tasmania by providing safe, appropriate and affordable housing for all Tasmanians.

The Strategy builds on existing initiatives and reinforces our commitment to a target of a net increase of 10,000 social and affordable homes by 2032. It will reduce social housing demand by addressing the challenges that have emerged across the entire housing system over the past decade and deliver more viable long-term housing solutions.

Through Homes Tasmania, the Tasmanian Government consulted widely to produce this Strategy. Written submissions were received from 248 individuals and organisations across Tasmania.

The consultation included direct engagement with Tasmanians through roundtable discussions and focus groups, and online community engagement opportunities were also provided*.

Regular meetings with the Minister's Housing Reference Group were key to the consultation, as was direct engagement with Tasmanian Aboriginal people and those with lived experience of housing challenges to understand their distinct housing needs.

Valuable input from business and industry was critical to understanding how housing affordability affects our ability to attract and retain key workers.

The Strategy reflects what we heard and how we propose to shape a better housing system for Tasmanians over the next 20 years.

It outlines how our vision will be delivered through priority actions that address the challenges facing the housing system. These actions will be delivered with the support of a suite of enablers and a planned approach to implementation.

**You can read about what we heard from our supporting information on the [Tasmanian Housing Strategy website](#).*



To end homelessness in Tasmania

Tasmania is a beautiful state, full of opportunities. We have an enviable lifestyle that is attracting more and more people to live here and who enrich our state and make valuable contributions to our community.

A well-functioning housing system is critical to ensuring this desirability and our strong economic growth continues, and that every Tasmanian can benefit. A housing system where all Tasmanians have a stable home will provide the foundation for everyone to lead fulfilling lives and participate in their community.

When there is limited capacity in the private market for households facing a life experience that affects their housing and support needs, or the cost of housing is prohibitive, it increases demand for social housing and crisis accommodation. Consequently, rough sleeping is indicative of a lack of capacity within the whole system. The full spectrum of the Tasmanian housing system, from rough sleepers to multiple property ownership, is illustrated in Figure 1.

While boosting our supply of social housing is critical to support Tasmanians in need, supply across the housing system is necessary to prevent homelessness.

To ensure that every Tasmanian is housed but can live their best life, we need a viable system-wide response that minimises the need for social and crisis responses and ends the occurrence of homelessness.

In Tasmania, housing is recognised as a fundamental human right enshrined in the *Homes Tasmania Act 2022*. Ending homelessness in Tasmania is not just a moral imperative, it is a strategic investment in the wellbeing of our entire community. By providing every Tasmanian with a safe and stable home, we empower individuals to pursue education and employment, and contribute to the community.



Figure 1 | The housing security spectrum: current Tasmanian housing system

The housing system illustrating the range of experiences through homelessness, rental and ownership. When the private market has limited capacity, more households need social housing and crisis accommodation. High demand in the private market results in insecure informal agreements and increased levels of all forms of homelessness, including rough sleeping.

What ending homelessness in Tasmania means

Functional zero refers to a state where the number of people experiencing homelessness is so low that it is virtually non-existent and any instances of homelessness are rare, brief, and non-recurring, as articulated in Figure 2.

Achieving functional zero homelessness means that the homelessness service system in Tasmania has the capacity to rapidly identify and assist individuals and families experiencing homelessness, ensuring that they are quickly provided with suitable housing and support services.

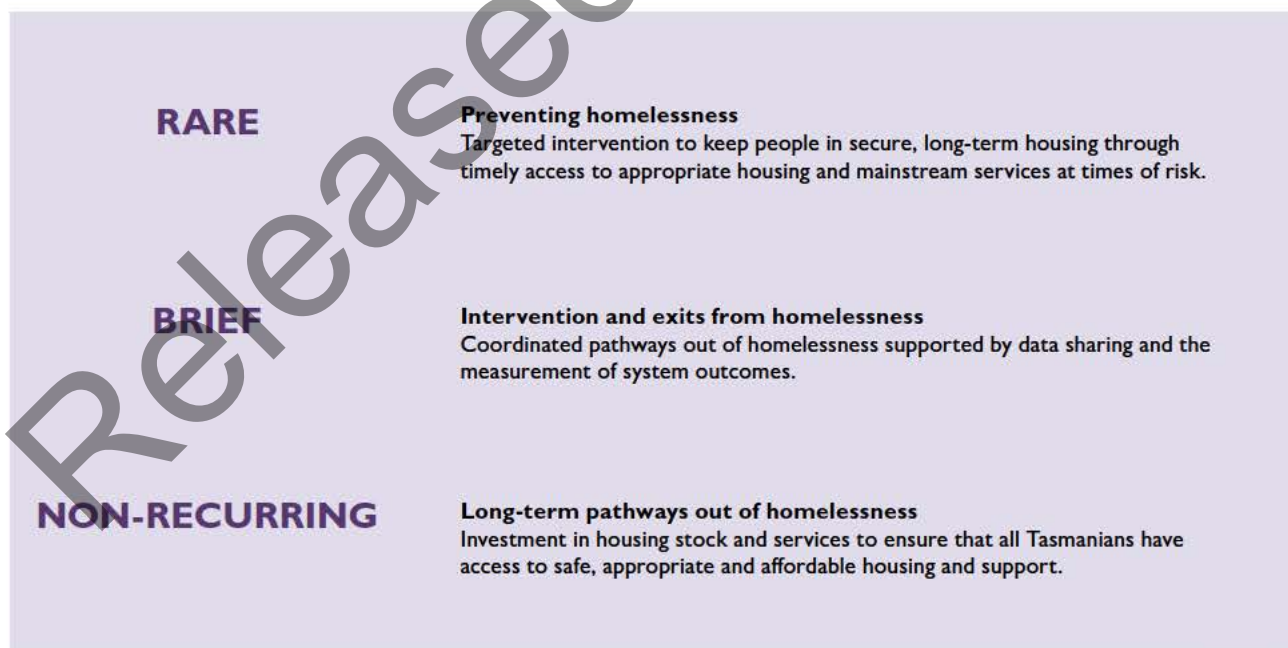


Figure 2 | Rare, brief, and non-recurring: Our approach to homelessness in a well-functioning housing system
 An overview of our approach to a well-functioning housing system that ends homelessness. Our aim is to achieve 'functional zero' where homelessness is prevented wherever possible, or is otherwise a rare, brief, or non-recurring experience.

Our mission

To deliver a well-functioning housing system that provides safe, appropriate and affordable housing for all Tasmanians.

We must prioritise investment in housing supply to mitigate against the impacts of increased demand for social housing, crisis accommodation and homelessness services.

To do so, we will deliver outcomes for Tasmanians across four priorities.



Tasmanians live in quality, sustainable and durable homes that meet their needs.

Priority 1

Deliver more quality homes, faster



Tasmanians have access to housing regardless of their circumstances.

Priority 2

Support people in need



Tasmanians have access to affordable housing options.

Priority 3

Improve private market affordability and stability



Tasmanians have a greater choice of homes where they want to live.

Priority 4

Enable local prosperity



PRIORITY I

Deliver more quality homes, faster

Tasmanians live in quality, sustainable and durable homes that meet their needs.

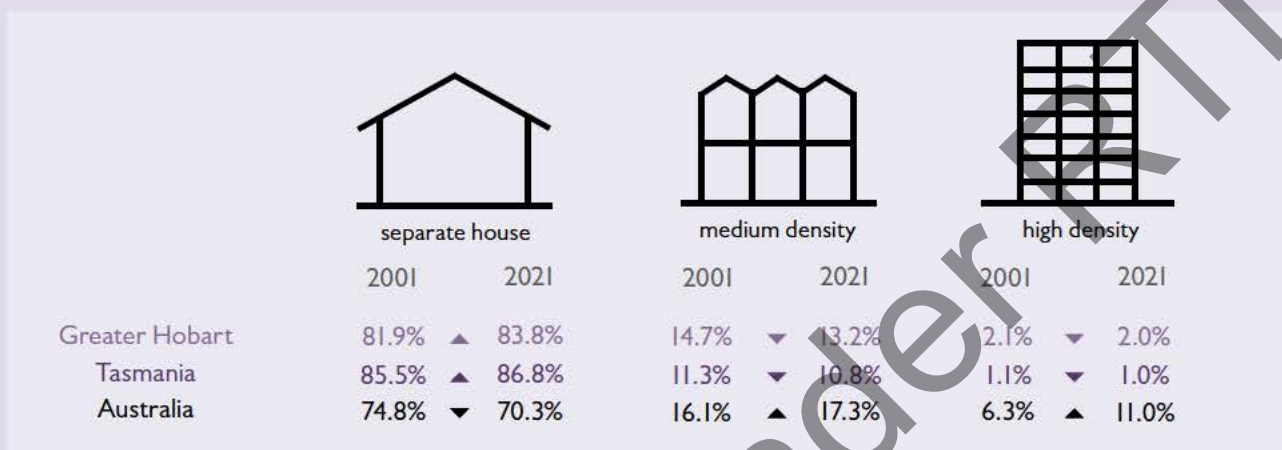


Figure 3 | Twenty-year change in dwelling diversity, 2001-2021

Dwelling composition change indicating that Tasmania has developed with decreased residential density and diversity over the past 20 years, going against the national trend¹. Both greater Hobart and Tasmania are included to illustrate that the trend is present in both urban centres and regional communities.

Challenges

High demand for well-located dwellings suitable to meet the diverse needs of Tasmanians.

Over the past few decades, the housing needs of Tasmanians have changed. Our preferred living arrangements have diversified with increasing demand for single families and single-person households, share houses, and multi-generational living.

As household compositions diversify, so do the requirements for housing.

There is a growing demand for smaller, more accessible dwellings suitable for single occupants or small families, people living with disability who need modified environments and the need for larger homes that can accommodate extended families.

Additionally, our ageing population has highlighted the need for accessible features and proximity to services, transport and social networks.

Over the same period, there has been a decrease in the diversity of the homes being built in Tasmania (Figure 3). Residential construction has become increasingly dominated by detached single dwellings and the prevalence of medium-density housing options has dwindled.

¹ Source: Profile.id.com.au based on Australian Bureau of Statistics data: 'separate house' includes all free-standing dwellings which are structurally separate from others; 'medium density' includes all semi-detached, row, terrace, townhouses and villa units, plus apartments in blocks of one or two storeys, and flats attached to houses; 'high density' includes flats and apartments in three storey and larger blocks.



PRIORITY I

Decreased diversity can be attributed to a combination of factors including historical housing preferences, land availability, higher construction costs for infill and medium-density construction and zoning regulations.

Detached homes are central to the narrative of the great Australian dream. However, they also contribute to reduced affordability, urban sprawl, longer commutes, higher infrastructure costs and demand for services.

Projections indicate that by 2041, an additional 38,000 dwellings will be required to accommodate the projected increase of over 80,000 residents*.

To meet this demand, we must prioritise and support the delivery of more medium-density developments to foster sustainable urban growth, improve accessibility to amenities, and accommodate the diverse needs of Tasmania's changing population.

* You can view dwelling projections data on the [Tasmanian Housing Strategy website](#).

PRIORITY I



Figure 4 | Residential dwelling typologies including the Missing Middle transect

While we want more quality homes to be constructed across the whole spectrum, encouraging more of the typologies highlighted in purple in established areas will facilitate an increase in dwelling diversity at a scale that is in keeping with current community expectations of residential development.

Source: Towards Infill Housing Development report, Department of State Growth, 2019.

Challenges

Increased building and construction demand

Population growth, expanding tourism and mining sectors, and an increase in critical infrastructure projects have intensified demand on the building and construction industry. The ability to meet the increased demand has been affected by supply chain disruptions and materials and labour shortages.

Labour shortage is caused by a range of factors including the availability and affordability of housing and in turn affects the industry's capacity to deliver projects on time, to budget and to specification.

In addition to interest rates and planning timeframes, these challenges strain the building and construction industry's productivity and financial viability, impacting housing affordability.

This also limits the ability to achieve increased 'missing-middle' development of medium housing density (Figure 4).

Addressing these issues demands a multi-pronged approach including investment in the workforce and local material production, and streamlined coordination between stakeholders to ensure the sustainable growth of Tasmania's construction industry.



townhouse

terrace

low rise
residential building



medium rise
residential building

PRIORITY I

Climate and climate change

Tasmania's unique climate, characterised by cooler temperatures and higher rainfall, presents specific challenges for housing. Homes must be well-insulated and properly ventilated to prevent moisture build-up and mould infestation, which can negatively impact indoor air quality and residents' health.

Tasmania's vulnerability to extreme weather events such as bushfires, floods, and sea-level rise requires homes to be built with durability in mind.

Rising sea levels may threaten coastal properties, necessitating adaptive measures and careful planning for new developments.

Inland areas may face increased bushfire and flood risks, requiring robust building codes and durable dwelling designs.

Sustainable, climate-resilient construction and increased infill developments will help safeguard residents and secure Tasmanian homes against the effects of climate change.

Deliver more quality homes, faster

Tasmanians live in quality, sustainable and durable homes that meet their needs.

Our response

Increasing the supply of housing is an important factor in responding to need and reducing housing prices.

Quality homes need to be delivered as efficiently as possible to help put downward pressure on house prices.

1.1 Scaling up

Objective: Delivering more housing supply and upgrading and redeveloping existing stock.

A well-functioning private market ensures adequate supply of appropriate housing at all price points in locations where Tasmanians want to live, reducing the need for reliance on social housing and crisis accommodation.

To rebalance the housing system, substantial private market growth is needed.

Strategic asset management planning of the social housing property portfolio is also critical to achieving more sustainable and contemporary social and affordable housing.

Objective: Releasing more land for residential development that is supported by best practice land use to mitigate climate change.

Local government has a critical role to play in the provision of well-located residential land and encouraging private investment in social and affordable housing.

This can be facilitated through strong partnerships with the Tasmanian Government that consider existing infrastructure and service capacity, clear articulation of housing demand at a local level and evidence-based planning decisions.



Objective: Supporting targeted programs in the building sector that create opportunities to address labour, skills and training shortages.

Our building and construction industry continues to adapt and identify new ways of working. Supporting the scaling up of operations creates an opportunity to provide Tasmanians with varied, stable, and secure employment options while increasing the capacity of the Tasmanian building and construction industry.

The Tasmanian Government's record investment into housing provides certainty for the building and construction industry with a pipeline of works.

There is a role for government and industry to support and encourage medium-density housing developments to create training and employment opportunities and to scale up diverse construction methods, such as prefabrication and modular homes. The success of scaling up is also reliant on community support of development, including social and affordable housing.

PRIORITY 1

1.2 Location, size, and design

Objective: Supporting the coordinated, strategic delivery of housing across Tasmania, including medium-density living in our cities, community centres and along public transport corridors.

City Deal and regional land use strategies have objectives to guide future residential development to occur within existing urban areas. Specifically, the location of increased residential development within public transport corridors aims to reduce reliance on private transport to support healthy, safe and connected communities.

Developments that avoid the use of agricultural land provides an opportunity to introduce innovative planning and community building models that create resilient, liveable, and sustainable neighbourhoods. Where land is prioritised for housing development, a transparent and consistent infrastructure charging regime can provide clarity and certainty, and address 'first-mover' disincentives.

All housing, regardless of its tenure type, should be well located, well designed and fit-for-purpose. Alongside increasing the density and quality of all homes within infill areas, the prevalence of social housing in traditional housing estate areas must also be reduced.

Objective: Fostering a culture of high-quality, energy-efficient and fit-for-purpose housing across the whole housing spectrum through design standards, government leadership and industry support.

The Tasmanian population has the highest percentage of residents with specific mobility, mental health and neurological needs whose lives and means of participation could be improved through well-designed homes.²

As well as new homes, we will continue to support our social housing providers in Tasmania to reprofile, repair, upgrade and redevelop their existing portfolios to improve dwelling quality, increase functionality and amenity, improve energy efficiency, and reduce the cost of living.

Facilitating energy efficiency upgrades to existing housing across the housing spectrum, including rental stock, remains an important initiative. Providing incentives for the regeneration of older housing will allow better use of existing parcels of land in urban areas.

1.3 Building regulations and planning approvals

Objective: Delivering a planning system and regulatory framework that supports the efficient approval of appropriately located medium-density residential development.

Our design and planning settings need to address barriers to residential development that trigger unnecessary discretions in the development application process.

This will allow the delivery of housing of increased quality, efficiency and diversity, while creating resilient communities that resist and respond to extreme climatic events and conditions.

We will commit to quickly finalising and implementing reforms to the Tasmanian Planning Scheme with a key focus on provisions to facilitate medium-density developments.

We will also act on the recommendations of a comprehensive Future of Local Government Review once the review is finalised and publicly released, develop best practice new design guidelines and processes for all housing types and tenures, and work to implement the National Construction Code requirements.

² Australian Bureau of Statistics (2018) data shows that 26.8 per cent of Tasmanians live with a disability, which has increased by 1 percentage point since 2015, and is well above the Australian average of 17.7 per cent, which has decreased by 0.6 percentage points since 2015.



PRIORITY 1

PRIORITY 2

Support people in need

Tasmanians have access to housing regardless of their circumstances.

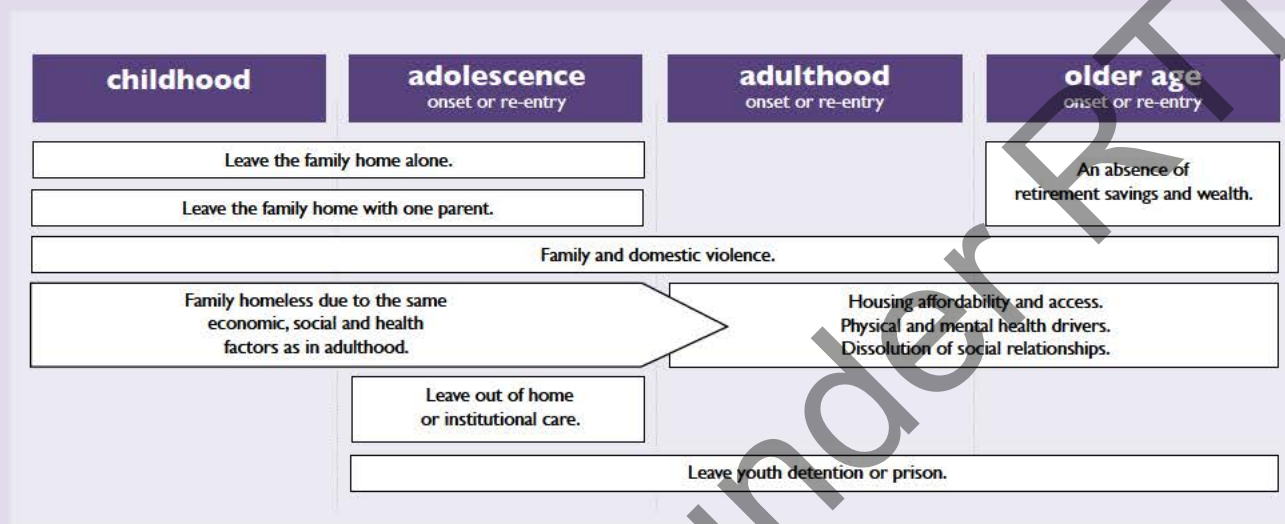


Figure 5 | Causes of homelessness over the life course

Source – Based on a diagram from ‘Homelessness in Western Australia: A review of the research and statistical evidence’ by the Centre for Social Impact at the University of Western Australia on behalf of the Department of Communities, Western Australia, 2018.

Challenges

Increasing rates of homelessness

On Census night 2021, there were 2,350 people in Tasmania experiencing homelessness, compared with 1,622 in 2016³. This includes those living in severely overcrowded houses, boarding houses or crisis or transitional accommodation.

To best help people in need, assistance should be focused on preventing people from becoming homeless or re-entering homelessness at different points in their life (see Figure 5) and intervening early for people experiencing homelessness.

Growing inequality and high support needs

Tasmania is experiencing growing inequality as a result of cost-of-living pressures. As private rental housing costs increase, a significant number of Tasmanians do not have adequate resources and opportunities to access market housing.

³ Australian Housing and Urban Research Institute (2023). *What the 2021 Census data told us about Homelessness*.



Women experienced a 50 per cent increase in rates of homelessness between 2016 and 2021, representing the majority of clients of specialist homelessness services, and the majority of applicants on the Housing Register⁴.

During 2020 and 2021, there were 1,467 children and young people aged between 15 and 24 who presented alone to specialist homelessness services largely due to family violence⁵.

Other groups over represented on the Housing Register include Tasmanian Aboriginal people (13.9 per cent) who represent 5.4 per cent of the total population, and individuals living with a disability (38 per cent), who constitute 26.8 per cent of Tasmania's population. In addition to dwellings that can accommodate mobility and other accessibility needs, some households may require additional space for carers or allowances for service animals.

Further, with projections indicating that 27.5 per cent of Tasmania's population will be over 65 by 2065⁶, this ageing cohort is likely to increase the demand for housing assistance.

⁴ Hobart Women's Shelter (2022). *Safe, Quality Homes for Tasmania's Women and Children Facing Homelessness*.

⁵ Department for Education, Children and Young People (2022). *Under 16 Homelessness: A Policy Framework for Tasmania*.

⁶ Department of Treasury and Finance (2019). *2019 Population Projections*.

Support people in need

Tasmanians have access to housing regardless of their circumstances.

Our response

Tasmanians are at the centre of every policy objective in this Strategy. A person-centred approach means we will continue to engage with the Tasmanian community to ensure our responses are fit-for-purpose as their housing needs change.

2.1 Housing First

Objective: Addressing primary homelessness with a Housing First approach that directs policy and interventions to make instances of homelessness brief, rare and non-recurring.

Housing First provides housing for people who have experienced long-term or repeated homelessness which is not conditional on addressing their social, health and wellbeing issues. It builds on the legislative principle that housing is a fundamental human right.

For people experiencing primary homelessness, which is defined using the Census category as living in 'improvised homes, tents and sleeping out', the provision of support is one of the critical levers in improving opportunities to maintain housing. People who have the capacity to manage the challenges they experience with healthy coping skills and support networks have better life outcomes, including housing outcomes.

People who have experienced trauma and who have complex needs require tailored support to access housing. This support can help them keep a home in which they can live a good life.

To deliver a Housing First approach, Tasmania needs an adequate supply of social housing, and a viable workforce to provide wraparound and specialist supports.



PRIORITY 2

PRIORITY 2



2.2 Housing and homelessness services

Objective: Continuing to improve access to, and the availability and quality of, housing and homelessness services for Tasmanians seeking housing support.

We will improve how Tasmanians access housing support to make it easier and more effective. We want people's interaction with housing support services to be a helpful and positive experience to facilitate the best outcomes.

The community sector will be encouraged to implement strategies that attract and retain a skilled housing and homelessness workforce.



2.3 Elevating assistance

Objective: Prioritising delivery of, and access to, housing for Tasmanians who need support.

Ensuring Tasmanians who require additional support can access and maintain housing is fundamental to having people at the centre of our housing considerations.

Our housing services will respond to the needs of different groups of Tasmanians including:

- people experiencing or at risk of homelessness
- children and young people (particularly those exiting residential/out of home care and youth justice)
- women
- older Tasmanians
- people living with a disability
- Aboriginal Tasmanians
- culturally and linguistically diverse people
- people leaving prison
- veterans, and
- LGBTIQ+ people.

The provision of crisis accommodation can be critical to help people during an experience of homelessness so they are not forced to stay in or return to an unsafe environment.

Programs that provide crisis accommodation or rapid rehousing will be continued, with a focus on larger homes for vulnerable families and those escaping family violence.

PRIORITY 3

Improve private market affordability and stability

Tasmanians have access to affordable housing options.



Figure 6 | Private rentals versus applications for social housing June 2017 to June 2023.

The relationship between median rental prices and social housing demand.

Source: Real Estate Institute of Tasmania quarterly data and Homes Tasmania housing dashboard data.

Challenges

Increased renting population and increased cost of living.

Tasmania's housing market has changed over recent years. It is more expensive to buy, many renters are experiencing housing stress and it is harder to find a suitable home to rent due to the growth in our population. This has led to decreasing private rental vacancy rates, which have begun to ease in mid-2023.

These market conditions have increased demand for social housing, crisis accommodation and homelessness services. Increasingly, young people are facing a lifetime of renting given their diminishing prospects of home ownership due to rising property costs coupled with high rental costs.

As there is a strong correlation between the median price of private rentals and the increase in the Housing Register (see Figure 6), building more social and affordable housing is part of the solution to addressing current challenges but is not the only answer.



The demand for social housing will ease with the support of the private sector. This could be encouraged through greater investment in, and delivery of, quality housing, including affordable homes, long-term private rentals and medium-density, infill developments that maximise existing social infrastructure.

Most young Tasmanians, recent arrivals and an increasing number of families are renters. Renting should be promoted alongside home ownership as a fundamental and equally valid housing choice.

The needs of, and protections for, long-term and life-long renters will be prioritised focusing on affordability, stability, and security within the rental market and modernisation of the *Residential Tenancy Act 1997*.

Improve private market affordability and stability

Tasmanians have access to affordable housing options.

Our response

This priority encompasses policy objectives that the Tasmanian Government can implement to increase private market affordability and stability for Tasmanian households.

3.1 Affordability

Objective: Continuing to help Tasmanians in rental stress and encouraging existing and prospective property owners to increase the supply of affordable and secure rentals.

An increase in affordable rentals across Tasmania is needed, as are better supports for Tasmanians in rental stress.

Policy that supports private sector investment, development and management of properties will assist to increase supply and housing diversity.

We will continue to work with property owners to bring new dwellings into the rental market and also work with the private sector to identify barriers to developments.

Government policy levers, such as taxes and subsidies, promote housing affordability. A sustainable vacancy rate of around 3 per cent in the private rental market will help to stabilise rents and ultimately reduce pressure on household budgets.

Objective: Continuing to increase affordable home ownership opportunities for Tasmanians, and regularly monitoring their effectiveness.

Tasmanians have a proud history of home ownership. The Tasmanian Government will continue to create initiatives to make the cost of owning a home more affordable.



PRIORITY 3



PRIORITY 3

3.2 Stability

Objective: Reviewing legislation and systems in the rental market to strengthen renters' rights and seek improvements for social housing tenants.

A well-functioning private rental system is one where owners receive appropriate rent and tenants have an opportunity to remain for a longer period without the fear of sudden eviction or significant increases to their weekly rent.

We will review the *Residential Tenancy Act 1997* to strengthening the rights of renters, as well as seeking improvements for social housing tenants. It is important to ensure Tasmania's housing market strikes a balance between prosperity and shared opportunity for everyone living in Tasmania, regardless of tenure.

The growing trend of lifelong renting presents an impetus and opportunity to reshape our rental sector. To attract and retain young and new Tasmanians, renters should have comparative experiences to homeowners.



3.3 Alternative models

Objective: Alternative housing models can provide affordable housing and meet the diverse needs of tenants.

Alongside social housing, private market rentals and home ownership lies a range of alternative housing models that reflect the changing needs and aspirations of the population.

One such model is the build-to-rent (BTR) sector. While BTR currently represents a small fraction of the total value of the Australian residential housing sector, it is expected to grow over the coming decades and is encouraging different types of investment models to deliver rental housing at scale. In doing so, BTR can offer more tenant-friendly housing that may not be available for residents of properties owned and rented out by small-scale property investors.

It presents an opportunity to increase the supply of affordable rentals that are appropriate to the scale and demand profile of Tasmania's housing needs.

There is also interest in housing cooperatives, mixed-use developments, tiny house communities and adaptive reuse projects that repurpose existing structures for housing. We will explore ways to bring more of these innovative housing models to the Tasmanian housing market.

PRIORITY 4

Enable local prosperity

Tasmanians have a greater choice of homes where they want to live.

Challenges

Housing a fluctuating regional workforce

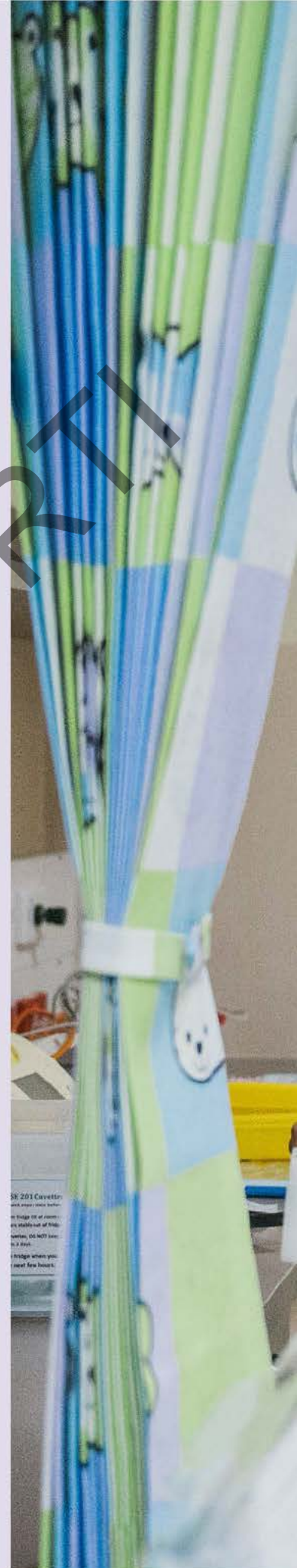
Key workers are employees who provide a service that is essential to a city or town's functioning. These roles require people being physically present at a work site rather than being able to work from home.

Housing in regional and rural Tasmania must respond to demographic and industry changes related to key workers. For example, the expansion of mining and renewable energy projects attracts a transient workforce seeking temporary housing.

Balancing economic growth with local needs

The flourishing tourism and hospitality industries, while boosting the economy, can strain housing availability. As short-stay accommodation proliferates, the housing options for permanent residents and workers seeking employment in the area reduce.

A critical challenge lies in the shortage of housing for key workers like health professionals, an issue that significantly affects the delivery of healthcare services across the State. The struggle to secure suitable housing for these essential workers affects the availability of health services to Tasmanians.





PRIORITY 4



Enable local prosperity

Tasmanians have a greater choice of homes where they want to live.

Our response

Housing is a fundamental component of Tasmania's economic growth aspirations. Critical to these aspirations is the health of our rural, regional, and remote communities, and the viability of local businesses.

4.1 Key workers

Objective: Collaborating with local governments and the private sector to deliver housing options for key workers.

A suitably located workforce is essential to a growing economy and local prosperity.

Encouraging major investors to develop proposals for affordable housing for key workers can be achieved when the Tasmanian and local governments and industry work together.

Increasing supply across the housing market supports social and economic growth for Tasmanians, helping to attract a skilled workforce that benefits the whole community.

4.2 Localised responses

Objective: Collaborating with local governments on housing programs specifically tailored to the needs of communities, including regional Tasmania.

Tasmania has distinct regions with their own demographic, business and industry profile. Developing strategic plans for each region with a specific lens on their unique housing needs has the potential to attract new investment, expand business and drive Tasmania's economy.

Good quality and affordable accommodation for workers is particularly needed in regional and remote areas, where there can also be a lack of skilled builders and essential utilities, and the cost of transporting building materials can be prohibitive.

The provision of diverse and affordable housing, rezoning and joined up planning and policy prioritisation in our rural and regional communities will support these social and economic endeavours.



4.3 Place and liveability

Objective: Collaborating with local governments to balance the impacts and opportunities of short-stay accommodation, and any other sector, on housing supply, liveability, productivity, and economic prosperity for Tasmanians.

Tasmania is a beautiful state with highly desirable towns and cities, and we want to ensure it remains so for locals and visitors alike.

The short-stay accommodation sector plays an important role in Tasmania's economy in both urban and regional communities.

We recognise the importance of ongoing monitoring and exploring options to balance its effect on the housing system.

Our enablers

To deliver on our mission, we have identified six key housing enablers through which governments, the community sector and the private sector will facilitate the achievement of our 20-year vision for ending homelessness. Their use across all priority areas will assist all stakeholders to play their part in realising the outcomes identified in the Strategy. Each enabler is outlined in the Strategy, with specific actions to be outlined in action plans.

Partnerships

Partnerships between governments and the community and private sectors are a key component of achieving a well-functioning housing system.

- We will continue to work with the Australian Government on the delivery of national housing initiatives and advocacy for housing-related taxation settings.
- We will work with local governments to identify local housing needs and support the alignment of responses by housing and homelessness services.
- Community housing providers and private sector developers, builders and service providers are crucial creators of sustainable, affordable, and inclusive housing options that meet the diverse needs of individuals and communities.

Throughout the life of the Strategy, new and existing partnerships will be supported to continue to innovate and deliver improved housing outcomes for Tasmanians.

Funding and finance

With the right funding mechanisms, we can make significant progress towards meeting Tasmania's housing needs. Adequate financial support allows for the acquisition and repurposing of assets, and construction of housing projects, ensuring that they are accessible to those in need.

- The Tasmanian Government's creation of Homes Tasmania as a statutory housing authority assists us to meet our ambitious housing plan. It will allow us to adopt new and innovative lending and financial models which can attract investment, promote public-private partnerships, and bolster the financial capacity to create more affordable housing opportunities.
- We will also periodically review the effectiveness of existing and new subsidies and finance provided to private market investors with the aim to make stock affordable in perpetuity.



Policy coordination

Housing is recognised as a social determinant of health and economic development, and that improving housing outcomes means better health, wellbeing, liveability, and participation in society⁷.

- Considering housing when developing policies can help to deliver tangible, place-based outcomes and can improve the way we plan for known housing impacts and how we consider some of the unintended consequences that can affect the housing system.
- Understanding how decisions made across governments directly and indirectly affect housing is critical. This allows us to improve housing policy by identifying links to related outcomes across governments and the broader community.

⁷ World Health Organisation (2023)



Consultation and policy design

Consulting and designing in collaboration with stakeholders and people with lived experience plays a crucial role in delivering improved housing outcomes.

Engaging directly with individuals who have experienced housing challenges brings valuable insights and first-hand knowledge to the decision-making process.

By empowering those with lived experience to actively participate in shaping housing policies, solutions become more responsive, inclusive, and effective. Their input helps identify the most pressing needs and informs targeted, trauma-informed interventions to address homelessness and housing affordability.

Involving all relevant stakeholders in the design and implementation of housing initiatives increases the chances of success and sustainability.

These collaborative efforts lead to more effective, equitable, and inclusive housing solutions that address the specific needs of individuals and communities.

Community

The community plays a substantial role in the shift towards the housing system that we need.

- Opposition from neighbours can prevent, reduce or greatly delay the delivery of certain types of housing development, such as affordable and social housing and medium-density developments. Approaches such as education campaigns and early community engagement foster transparency, understanding and encourage community support and ownership for new housing projects.
- Tasmanians building or renovating homes directly shape the quality, diversity, durability and distribution of housing types. Through education, design guides, building regulations and targeted initiatives we will support improved housing outcomes that benefit the broader community and current and future occupants.

Data

Data serves as a powerful enabler of positive housing outcomes. It provides essential insights that drive informed decision-making and effective policy formulation.

- When stakeholders such as government agencies, housing providers, and community organisations share data it allows us to effectively and coherently plan housing assistance.
- Sharing relevant data on housing demand, supply, affordability, and demographics allows a more accurate understanding of local housing needs. This extends to the private sector where consistent information on projected housing demand, including type and location, provides certainty and enables long-term strategic planning to meet housing targets.
- Data presented in formats suitable for different audiences enables the development of targeted interventions, allocation of resources, and implementation of strategies to address housing challenges effectively.

Measuring success

Governance

Progress and implementation will be overseen by a robust governance structure.

Progress towards achieving our vision to end homelessness in Tasmania will be closely overseen by two established bodies.

The Department of Premier and Cabinet will have responsibility for overseeing the implementation of Tasmanian Government agency actions and how these contribute to the long-term vision of ending homelessness.

The Homes Tasmania Board will have responsibility for the implementation of actions where Homes Tasmania is the lead agency. It will also establish advisory committees in accordance with the *Homes Tasmania Act 2022* to provide advice on system-level changes.

Monitoring

The Strategy will be supported through the development of an outcomes framework.

Work is currently underway with the University of Tasmania in partnership with the Tasmanian Government (through the Department of State Growth and the Department of Premier and Cabinet) and Homes Tasmania to develop a population outcomes framework. This framework will include a suite of key indicators which will enable ongoing monitoring of the progress on achieving the strategy's vision and outcomes.

Roles and responsibilities across the housing system

Our vision will be achieved through collective effort.

The three tiers of government (Australian Government, Tasmanian Government, and local governments) have joint responsibilities in addressing housing and homelessness.

Private and key community stakeholders, including community housing providers, developers, property owners, the housing and homelessness sector, the building and construction industry, and advocates, all have a role to play in the delivery and support of housing actions.

These roles and responsibilities of stakeholders and governments are summarised on the next page. Initiatives to be undertaken by the Tasmanian Government will be outlined in the action plans with stakeholder and other governments actions to be detailed in documents to be developed by their respective organisations in consultation with the Tasmanian Government.

Agency/partner	Role and responsibility
Tasmanian Government	• Determines state-based housing policy. • Regulates tenancy management, community housing providers, building, planning, and land use. • Administers State taxation, including stamp duty and land tax, housing assistance measures, and duty concession for first home owners and pensioners downsizing.
Homes Tasmania	• Provides funding to facilitate new social and affordable housing supply and the provision of housing and homelessness services. • Delivers, manages and oversees social housing.
Australian Government	• Provides funding via the Housing Australia Future Fund and National Housing and Homelessness Agreement to facilitate new housing supply and the provision of housing and homelessness services. • Regulates income support, Commonwealth Rent Assistance and Federal taxation. • Provides aged care programs, including residential aged care. • Manages Housing Australia. • Administers the National Disability Insurance Scheme. • Undertakes housing-related data collection and publication in partnership with other entities.
Local government	• Leads local strategic planning, and statutory planning, development, building approval and land release processes. • Responsible for local infrastructure, amenities and services. • Collects rates and other charges.
Community sector	• Delivers upgraded and new social and affordable housing supply. • Manages community housing. • Provides specialist housing and homelessness accommodation and support. • Provides a range of services and support that enables Tasmanians to attain and retain housing.
Building and construction industry	• Delivers building upgrades, redevelopment and new housing supply, both into the private market and to increase social and affordable housing stock.
Private landlords, agents and property owners/developers	• Provides investment properties for rental accommodation. • Invests in development of new supply. • Releases land and residential subdivisions.
Advocates	• Advocates on behalf of those in need of housing and homelessness services.

Acknowledgement

The Tasmanian Government, Homes Tasmania Board and the Minister's Housing Reference Group (listed) have worked in partnership to develop this Strategy and will continue to work together to end homelessness and support the delivery of safe, appropriate and affordable housing for all Tasmanians.

- Anglicare
- CatholicCare Tasmania
- Centacare Evolve Housing
- Colony 47
- Community Housing Limited
- Hobart City Mission
- Housing Choices Tasmania
- Housing Industry Association
- Launceston City Mission
- Local Government Association of Tasmania
- Master Builders Tasmania
- Mission Australia Housing
- Property Council of Australia
- Real Estate Institute of Tasmania
- Salvation Army
- Shelter Tasmania
- St Vincent de Paul
- TasCOSS

We also acknowledge the valuable input received at consultation points over the past two years from many other organisations and individuals who are outlined on the [Tasmanian Housing Strategy website](#).





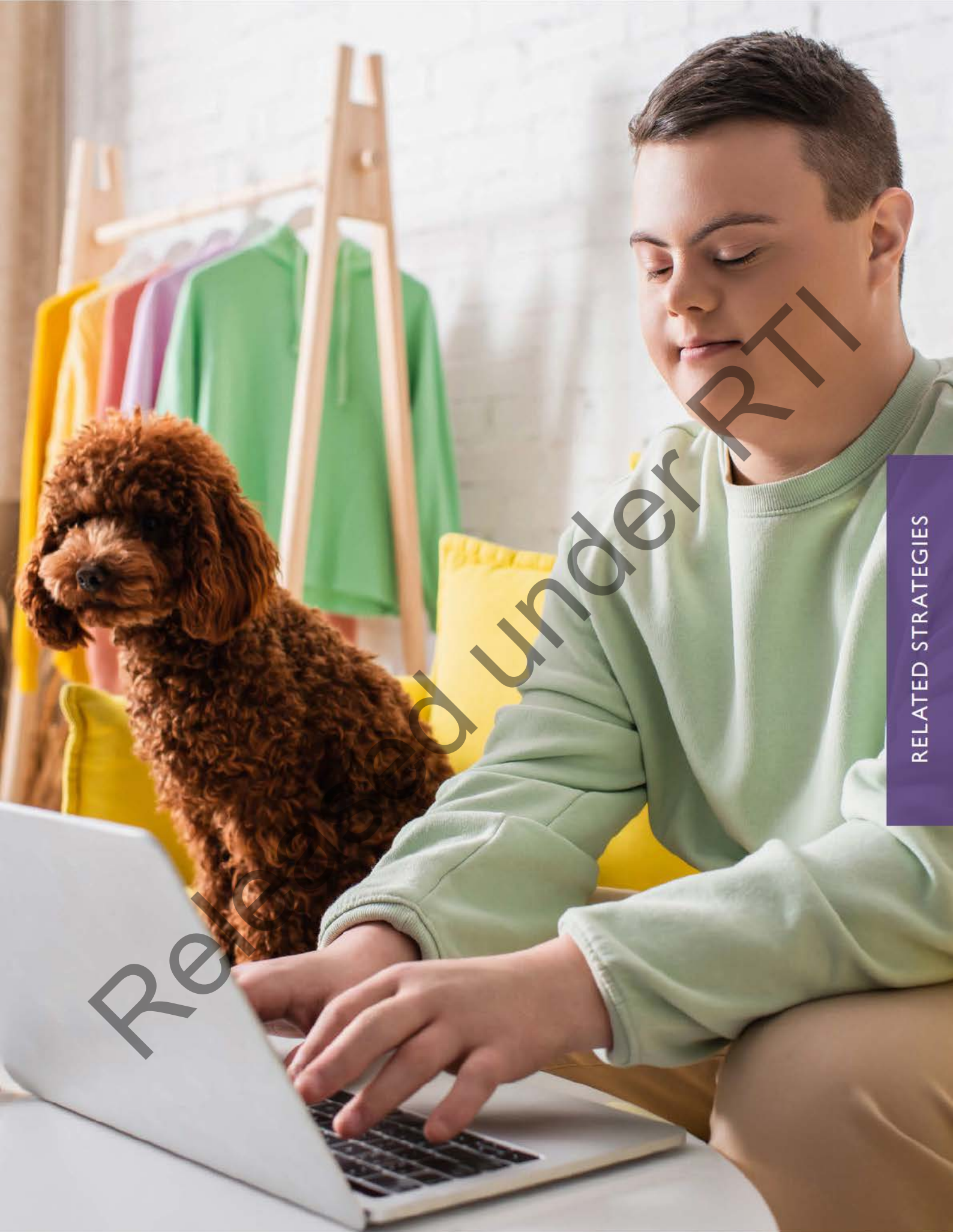
Related strategies

The Tasmanian Government is already taking action in many of the areas outlined in this Strategy. Information on the Government's approach in these areas can be found in the following documents:

- 30-Year Greater Hobart Plan
- Child and Youth Wellbeing Strategy
- Community Services Industry Plan 2021-2031
- Cultural and Creative Industries Recovery Strategy: 2020 and Beyond
- Greater Launceston Plan
- Jobs Tasmania's Strategic Plan 2021-2024
- Our Healthcare Future: Advancing Tasmania's Health
- Rethink 2020: A State Plan for Mental Health in Tasmania
- Strong Families, Safe Kids Implementation Plan 2021-2023
- Survivors at the Centre: Tasmania's Family and Sexual Violence Action Plan 2022-2027
- Tasmania's Active Ageing Plan
- Tasmania's Multicultural Action Plan 2019-2022
- Tasmanian Advanced Manufacturing Action Plan 2024
- Tasmanian Building and Construction Industry – Workforce Action Plan 2021
- Tasmanian Closing the Gap Implementation Plan 2021-2023
- Tasmanian Defence Industry Strategy 2023
- Tasmanian Food Security Strategy 2021-2023
- Tasmanian Renewable Energy Action Plan 2020
- Tasmanian Small Business Growth Strategy
- Tasmanian Trade Strategy 2019-2025
- Tasmanian Women's Strategy 2022-2027
- Transport Access Strategy

Further coordinated strategies are also being developed in the following areas:

- Population Policy
- Sure Start Framework
- Sustainable Development Strategy
- T30 Recovery Plan for Tasmania's Visitor Economy
- Tasmanian Antarctic Gateway Strategy
- Tasmanian Strategic Infrastructure Framework
- Tasmanian Waste and Resource Recovery Strategy
- Tasmanian Youth Jobs Strategy
- Tourism and Hospitality Workforce Action Plan



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GLOSSARY

Adaptable (housing)	Housing designed to cater for people of all ages and abilities, for example a home that is wheelchair accessible. The adaptability of housing is measured by the capacity of buildings to accommodate substantial change in terms of flexibility, convertibility and expandability.
Affordability	See <i>housing affordability</i> .
Affordable housing	Housing for purchase and rental, including social housing, that is appropriate for the needs of very low-, low- and moderate-income households. This is generally understood to mean housing that costs no more than 30 per cent of a household's gross income.
Affordable rental housing	Properties that are made available at rents that are below market rates and are affordable for low- to moderate-income households. Typically this means rents are set at or below 80 per cent of market rates and not more than 30 per cent of a household's gross income. This includes key worker housing and social housing.
Affordable home ownership	Affordable home ownership is generally understood to mean that the costs associated with purchasing and owning a home do not exceed 30 per cent of a household's gross income. Generally the purchase price is set at a discount to the prevailing market price.
Affordable land	Affordable land refers to land for purchase that is affordable to low-income households, meaning that the purchasing and repayment costs are low enough that the household is not in housing stress.
Build-to-Rent (BTR)	A housing development model that involves the construction of purpose-built rental properties with the intention of offering them to long-term tenants rather than selling individual units to owner-occupiers. BTR developments are typically owned and managed by a single entity or organisation, such as a property developer, real estate investment trust, or institutional investor. BTR is also used to deliver key worker housing.
Community housing	Housing owned or managed by non-government organisations for people on low- to moderate-incomes. Community housing rent is typically set below market rate. Residents in community housing are eligible for their rent to be subsidised by Commonwealth Rent Assistance.
Crisis accommodation	Shelters and transitional housing for people experiencing homelessness or domestic violence.
Durability	Refers to the long-term sustainability and resilience of a dwelling in terms of both its physical construction materials and its ability to function as a safe, comfortable, and suitable living environment. Achieving durability in housing is essential for ensuring the well-being and safety of its occupants and for minimising the need for costly repairs and replacements in the future.

First mover	In the property sector the first mover refers to the first developer to introduce residential development into a greenfield site, brownfield site or to substantially increase the residential density of an existing residential area. While they may see better capital gains in a yet-to-peak area, they may incur higher upfront costs in establishing or upgrading supporting infrastructure.
Fit-for-purpose housing	Housing that is tailored to the specific needs and expectations of its occupants while considering factors such as safety, comfort, functionality, affordability, and accessibility. Fit-for-purpose housing meets the diverse and evolving needs of its occupants, allowing, for example, for ageing in place.
Functional zero	Refers to a state where the number of people experiencing homelessness is so low that it is virtually non-existent and any instances of homelessness are rare, brief, and non-recurring. Achieving functional zero homelessness means that the homeless service system in Tasmania has the capacity to rapidly identify and assist individuals and families experiencing homelessness, ensuring that they are quickly provided with suitable housing and support services.
Homelessness	The Australian Bureau of Statistics defines homelessness as when a person does not have suitable accommodation alternatives. They are considered homeless if their current living arrangement: • is in a dwelling that is inadequate; • has no tenure, or if their initial tenure is short and not extendable; or • does not allow them to have control of, and access to, space for social relations' (ABS, 2012).
Homes Tasmania	The statutory authority established in 2022 under the <i>Homes Tasmania Act 2022</i> and responsible for delivering improved housing services and increasing the supply of social and affordable homes by delivering the Tasmanian Government's 10-year housing package.
Housing affordability	Housing affordability refers to the relationship between expenditure on housing (prices, mortgage payments or rents) and household incomes. The concept of housing affordability is different to the concept of 'affordable housing', see <i>affordable housing</i> . Households in the bottom 40 per cent of the income distribution who pay more than 30 per cent of their gross income on rent or mortgage repayments are classified as in 'housing stress' – see <i>housing stress</i> .
Housing diversity	Refers to the range of housing types in a development or neighbourhood. A diverse neighbourhood has various dwelling types and sizes – usually achieved by offering a wider range of lot sizes and promoting a variety of building forms.

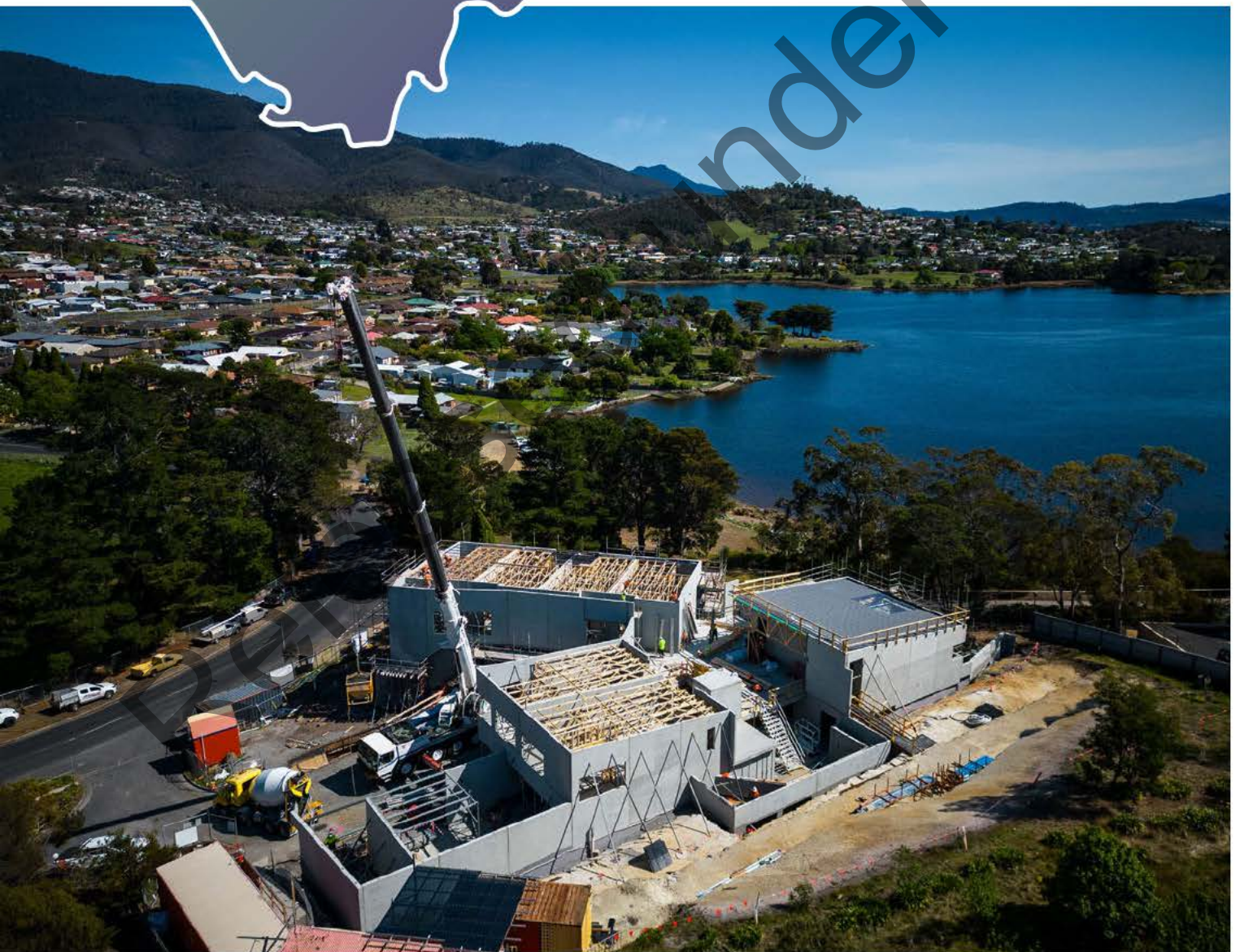
Housing First	The Housing First model is a strategic response to homelessness that prioritises permanent and stable housing as the first priority for people experiencing homelessness. The guiding principle of Housing First is that safe and secure housing should be quickly provided prior to, and not conditional upon, addressing other health and well-being issues first.
Housing stress	Housing stress is defined as the lowest 40 per cent of income earners who pay more than 30 per cent of their gross income on housing costs. This is known as the 30/40 rule and is the benchmark measure of housing affordability in the Strategy. See also <i>housing affordability</i> .
Inclusive communities	Inclusive communities are welcoming to diverse groups of people, including, but not limited to, seniors, youth, children, Aboriginal peoples, immigrants and newcomers, persons with disabilities, people experiencing mental health challenges, and low-income populations.
Institutional care	A residential care facility (such as an aged-care home) that has the skills and resources that can provide for the specific needs of people, that they may not otherwise be able to obtain in the community.
Key worker	An employee who provides a service that is essential to a community's functioning, and the work roles require people being physically present at a work site rather than being able to work from home.
Liveability	The degree to which a place is suitable or good for living in, based on measures related to accessing basic social infrastructure, walkability, public transport, public open spaces, housing affordability, and employment.
Lived experience	Lived experience refers to expertise gained from having a specific life experience and knowledge that cannot be taught. Lived experience is a depiction of a person's experiences and decisions, as well as the knowledge gained from these experiences and choices.
Low income	Receiving income below the median average.
Missing middle	Refers to medium-density housing that is on the building spectrum (or "in the middle") between single-family homes and high-density. Examples of the 'missing middle' may include townhouses or buildings that contain multiple apartments.
Overcrowding	Overcrowding is defined as a situation in which one or more additional bedrooms would be required to adequately house all household members, given their number, age, sex and relationships.
Public housing	Housing provided by the government for people on low incomes, subsidised by government funds. The tenant contribution (rent) is set at a proportion (usually 25-30 per cent) of household income. Also referred to as social housing. See also <i>social housing</i> .

Quality	Quality in reference to housing encompasses the various characteristics, features, and conditions that make a dwelling suitable, safe, comfortable, and conducive to the well-being of its occupants. This includes structural integrity, thermal comfort, energy-efficiency and safety of the dwelling.
Sleeping rough	State of sleeping with no shelter on the street, in a park, in the open, or in a motor vehicle. See also <i>homelessness</i> .
Social determinants of health	The social determinants of health are the non-medical factors that influence health outcomes. They are the conditions in which people are born, grow, work, live, and age, and the wider set of forces and systems shaping the conditions of daily life. These forces and systems include economic policies and systems, development agendas, social norms, social policies and political systems. (WHO, 2023)
Social housing	Social housing is affordable housing provided by the government and community sectors to assist people who are unable to afford or access suitable accommodation in the private rental market. It includes public housing, state owned and managed Indigenous housing and community housing. Rents are set as a proportion of household income.
Social infrastructure	The facilities, spaces, services and networks that support the quality of life and wellbeing of our communities, including housing. Social infrastructure is economic infrastructure too as it provides significant direct and indirect economic benefits – both collectively and by each sector – that are essential for future development.
Supported accommodation	Housing combined with a support service. This type of housing provides higher-level care, support or supervision for vulnerable people with particular needs. Examples of this include youth or people with episodic or severe mental illness.
Tenure	The legal and social arrangements that determine how individuals or households occupy and use a dwelling or piece of land. Tenure arrangements dictate the rights and responsibilities of occupants and owners and may influence the stability and security of housing. Tenure in Australia is primarily through ownership or renting, but there are many subcategories of both.
Trauma informed	An approach to care and service delivery that recognises and responds to the impact of trauma on individuals and communities.
Well located	Housing that is located in an area that offers convenient access to essential services, amenities, and transport options. This includes employment, public transport, education, medical services, and retail and recreation.
YIMBY / YIMBYism	An acronym for the phrase, “Yes In My Back Yard”, which reflects an attitude of support by residents to proposed developments.

Released under RTI

Action Plan 2023-2027

TASMANIAN
HOUSING
STRATEGY



We recognise the deep culture and history of this island and acknowledge and pay respect to the Tasmanian Aboriginal people; the past and present custodians of this land.



Traditional huts were used by Tasmanian Aboriginal people to house whole families.

Source — ABC News: Manika Dadson

Table of contents

Minister's foreword.....	2
Introduction	4
Priority 1	
Deliver more quality homes, faster.....	6
Delivering our commitment for more homes	8
Housing Register demand.....	12
Priority 2	
Support people in need.....	18
Responding to Tasmanians who need support.....	20
Priority 3	
Improve private market	
affordability and sustainability	28
Priority 4	
Enable local prosperity	30
Enablers.....	32
Future opportunities.....	34
Measuring success.....	36

Minister's foreword



The Tasmanian Housing Strategy 2023-2043 sets the vision to end homelessness in Tasmania by delivering a well-functioning housing system that provides safe, appropriate and affordable housing for all Tasmanians.

How we propose to achieve this vision is outlined in this first four-year Action Plan which runs through to 30 June 2027.

The Action Plan establishes a roadmap for state and local government, the private sector and our not-for-profit partners to deliver the types of housing supply that Tasmania needs to ensure we are meeting the needs of our changing population. It also promotes the creation of thriving communities where people have choice in where they want to live close to employment opportunities and to the services and infrastructure they rely on.



A series of key enablers, that cut across all initiatives in the Action Plan, address common challenges to creating the changes needed in our housing system. These include:

- *improving our partnerships across governments and with the private sector*
- *the way we finance and seek investment in our housing*
- *how we incorporate lived experience and ensure housing related impacts are considered in the development of policy and programs across government*
- *how we consult and engage with the Tasmanian community*
- *the capture, analysis and sharing of our data.*



Four priority areas and a series of accompanying actions are identified to set us on our path to achieve our vision to end homelessness.

Firstly, we will **deliver more quality homes, faster**. This is supported by the Government's target of a net increase of 10,000 more social and affordable homes by 2032, which builds on existing initiatives and takes further action to increase the supply of affordable homes. Focus is given to the need to increase the density of our housing while prioritising good design and durability to meet the climate and environmental challenges present in Tasmania.

We will also **support people in need** in recognition that some Tasmanians require additional assistance to access and maintain housing. This priority, and our vision to end homelessness, is underpinned by the development of a Housing First model which will establish a pathway to ending primary homelessness in Tasmania.

Importantly, we will **improve affordability and stability in the private market** to ensure affordable housing options are available for all Tasmanians. This highlights the importance of investing in and delivering housing supply 'upstream' in the housing system to alleviate pressure and demand 'downstream' on social housing, crisis accommodation and homelessness services.

Finally, **enabling local prosperity** ensures we are providing region-specific responses so that local businesses and communities have access to the workers and residents they need to maintain their industries, their economic viability and social connectedness.

The Rockliff Liberal Government is committed to delivering on its vision to end homelessness and to achieve the outcomes identified in the Strategy by improving housing outcomes for all Tasmanians. We are confident the Strategy and this first four-year Action Plan sets us on a path towards these goals and to a thriving Tasmania for everyone.

Nic Street MP

Minister for Housing and Construction

Introduction

The Tasmanian Housing Strategy's Action Plan 2023-27 is the first of five plans that will drive the Tasmanian Government's delivery of its vision to end homelessness in Tasmania.

This Action Plan outlines the initiatives that will be implemented over the next four years. Actions and targets are evidence-based and guided by consultation with industry, peak bodies, community organisations, local government, and the community.

The Tasmanian Housing Strategy (the Strategy) recognises the need to shape a better housing system for Tasmanians over the next 20 years. Our goal to achieve 'functional zero' and end homelessness relies on the prevention of homelessness wherever possible, or interventions that ensure the experience of homelessness is rare, brief and non-recurring.

This is why the primary focus of this Action Plan is to deliver 2,000 social and affordable homes by the end of 2027. Tasmanians need a range of housing options and this goal will be achieved through more crisis accommodation, social housing and affordable housing options.

Achieving this goal will require the scaling up of the building and construction industry. Newly constructed homes will increase housing density and infill residential development to provide more housing options closer to jobs and community infrastructure, including public transport.

The delivery of homes will be supported by the development of a Housing First model, which will place Tasmania on the trajectory towards 'functional zero'.

The Action Plan demonstrates:

- *how we intend on delivering this Government's commitment of a net increase of 10,000 social and affordable homes by 2032, including how these homes will be counted, and*
- *how we will respond to Tasmanians who may require extra support to access safe, stable, and appropriate housing.*

This Action Plan outlines how we will ensure each action is implemented, including how we will monitor progression and evaluate success. Timeframes for actions in this document are defined as follows:

- *Short: To be completed by 31 December 2024.*
- *Medium: To be completed by 30 June 2027 (within the term of this Action Plan).*
- *Medium-long: Work will be initiated by 30 June 2027, but will continue into the second action plan.*

The Tasmanian Housing Strategy

2023-2043

Our vision

To end homelessness in Tasmania.

Our mission

To deliver a well-functioning housing system that provides safe, appropriate and affordable housing for all Tasmanians.

Outcomes for Tasmanians



Tasmanians live in quality, sustainable and durable homes that meet their needs.



Tasmanians have access to housing regardless of their circumstances.



Tasmanians have access to affordable housing options.



Tasmanians have a greater choice of homes where they want to live.

Our priorities

1
Deliver more quality homes, faster

1.1
Scaling up

1.2
Location, size, and design

1.3
Building regulations and planning approvals

2
Support people in need

2.1
Housing First

2.2
Housing and homelessness services

2.3
Elevating assistance

3
Improve private market affordability and stability

3.1
Affordability

3.2
Stability

3.3
Alternative models

4
Enable local prosperity

4.1
Key workers

4.2
Localised responses

4.3
Place and liveability

Our enablers

Partnerships
Consultation and policy

Funding and finance
Community

Policy coordination
Data

Delivered through a series of four-yearly action plans with measurable outputs

Priority I

Deliver more quality homes, faster

The Tasmanian Government's top housing priority is to deliver more quality homes, faster. This is critical to achieving our goal of ending homelessness in Tasmania by increasing the supply of suitable, affordable housing as quickly as possible. To do this, we will scale up building and construction in Tasmania while using the planning system and building regulations to increase the durability, diversity and density of Tasmania's housing stock. We will work in partnership across the Tasmanian and local governments, and with partners in the private, community and not-for-profit sectors to increase the share of infill development in Tasmania's urban areas. We will also collaborate with the Australian Government and the building and construction industry to expand its capacity and encourage future housing that is well located and designed, and meets Tasmanians' needs.

I.1 Scaling up

Objective: Delivering more housing supply and upgrading and redeveloping existing stock.

I.1.1
Deliver on the Tasmanian Government's commitment of 2,000 social housing homes by 2027.

→ 2,000 additional social housing homes delivered by 30 June 2027.

📅 Medium

👥 **Homes Tasmania**

I.1.2
Deliver agreed social housing commitments through the Australian Government's Social Housing Accelerator fund.

→ Delivery of Social Housing Accelerator fund dwelling commitments in addition to the Tasmanian Government's housing plan.

📅 Medium-long

👥 **Homes Tasmania**

I.1.3
Develop a framework to guide 'meanwhile use' of existing buildings and assets as interim accommodation options.

→ A meanwhile use framework developed and approved by 31 December 2024.

📅 Short

👥 **Homes Tasmania**

I.1.4
Develop a plan for the future of the Homes Tasmania specialist disability accommodation portfolio for people with extreme functional impairment or very high needs.

→ Delivery of plan by 30 June 2024.

📅 Short

👥 **Homes Tasmania**

I.1.5
Deliver an asset management plan to redevelop and reprofile ageing assets in the Homes Tasmania portfolio.

→ Delivery of an asset management plan by 30 June 2025.

📅 Medium

👥 **Homes Tasmania**



Objective: Releasing more land for residential development that is supported by best practice land use to mitigate climate change.

1.1.6
Release 800 residential lots across the state through Homes Tasmania's land release program.

- Release land.
- 📅 Medium-long
- 👥 **Homes Tasmania**

1.1.7
Develop options for the efficient release of private land for residential development.

- Delivery of options to Government by 31 December 2024.
- 📅 Short
- 👥 **State Growth**

Objective: Supporting targeted programs in the building sector that create opportunities to address labour, skills and training shortages.

1.1.8
Deliver education, training and employment opportunities for the building and construction industry through stronger partnerships and by working with the Australian Government to progress national vocational education and training reform.

- Increase in education, training and employment opportunities in the building and construction sector and implementation of the National Skills Agreement.
- 📅 Medium
- 👥 **State Growth**

PRIORITY 1

Delivering our commitment for more homes

In responding to the Tasmanian Government's 10-year plan, we will deliver a net increase of 10,000 social and affordable homes across the housing system, including homelessness accommodation, supported accommodation, social housing, affordable private rentals, release of affordable land parcels, and affordable home ownership assistance.

Crisis accommodation

Temporary accommodation that includes:

- Safe Spaces for rough sleepers
- shelters
- transitional accommodation head leased to shelters or Housing Connect support providers
- transitional accommodation for exiting prisoners.

Social housing

Housing for people eligible for the Housing Register that includes:

- public housing
- community housing
- Aboriginal housing
- Youth2Independence supported accommodation for 16-24 year olds
- supported accommodation facilities (long term).

It also includes supported accommodation for vulnerable cohorts who do not use the Housing Register but would otherwise be eligible for social housing, which includes:

- specialist disability accommodation
- mental health recovery accommodation
- homes head leased to the Department for Education, Children and Young People for children in statutory care
- residential aged care for Tasmanians experiencing homelessness.



Figure 1 – The types of housing and accommodation that will count towards the delivery of 10,000 homes.

Affordable housing

Assistance into the private market at or below market value includes:

- homes head leased from the private market for eligible people on the Housing Register through programs such as private rental incentives and family violence rapid rehousing
- models to increase the supply of rentals through programs such as build-to-rent or ancillary dwellings
- models to increase access to and supply of home ownership such as the MyHome shared equity program
- land release where there is a condition of sale that a dwelling is to be built (private rental or home ownership) within two years.

Out of scope

Other forms of assistance that are supported by the Tasmanian Government but are not counted towards the committed targets include:

- emergency brokerage assistance into hotels, motels, and caravan parks
- private rental assistance that helps with bonds and arrears payments to find and keep private rentals at market prices.

Delivering our commitment for more homes

The commitment to deliver a net increase of 10,000 homes began on 1 October 2020 and will include all housing options from that date until 30 June 2032.

The Report on Government Services (ROGS) is the nationally recognised report on the number of social housing dwellings and is the preferred mechanism for reporting on our achievement of this commitment. An additional reporting framework will be developed for our achievement of other housing options not captured by ROGS, including crisis accommodation and affordable housing.

Baselines to measure the net increase of housing options are shown:

- **crisis accommodation** – a baseline of 380 dwellings, as measured for September 2020 from unpublished data in Homes Tasmania's Housing Management System, which includes an estimated 100 crisis dwellings reported in June 2020 by ROGS
- **social housing** – a baseline of 13,712 dwellings, as measured for June 2020 by the published ROGS, which has been reduced to remove an estimated 100 crisis dwellings¹
- **affordable housing** – a baseline of 1,309 instances of assistance (including dwellings, lots, or leases), as measured for September 2020 in the Tasmanian Government's Quarterly Housing Report including published data for home ownership, land release, private rental incentives, and rapid rehousing.

¹ ROGS formerly reported crisis and social housing dwellings together (in June 2020) but now reports these numbers separately. The baselines have been corrected to separate crisis dwellings from social housing dwellings.

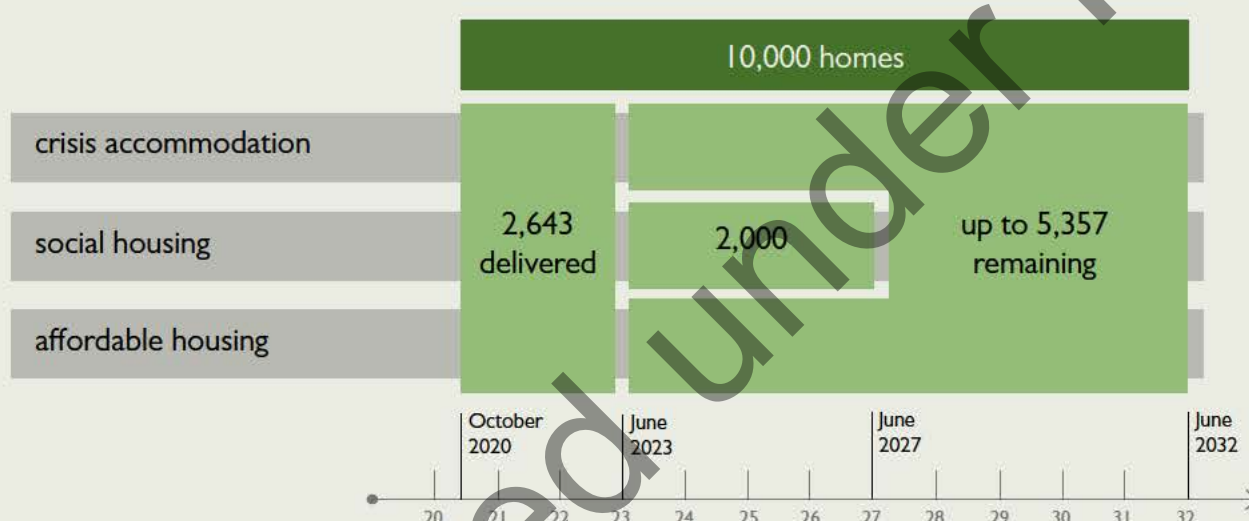


Figure 2 – 10,000 homes by type and delivery timeframe

Between 1 October 2020 and 30 June 2023, a total of 2,643 social and affordable homes have been delivered towards our target of a net increase of 10,000 homes by 2032 (Figure 2). Note: we have reported on social housing targets but have not been reporting on affordable housing delivered in the same time period.

By 30 June 2027, of the 7,357 remaining homes, we will deliver a mix of 2,000 social housing homes and more affordable homes and crisis accommodation.

Housing Register demand



Figure 3 – A breakdown of the Housing Register by bedroom composition and regional distribution.
Dark green represents the South, medium green represents the North West and light green represents the North.

As at September 2023, the number of applicants on the Housing Register was 4,634, with 2,473 applicants entitled to a one-bedroom home, 1,330 entitled to a two-bedroom home, 575 entitled to three bedrooms and 256 eligible for four or more bedrooms (Figure 3).

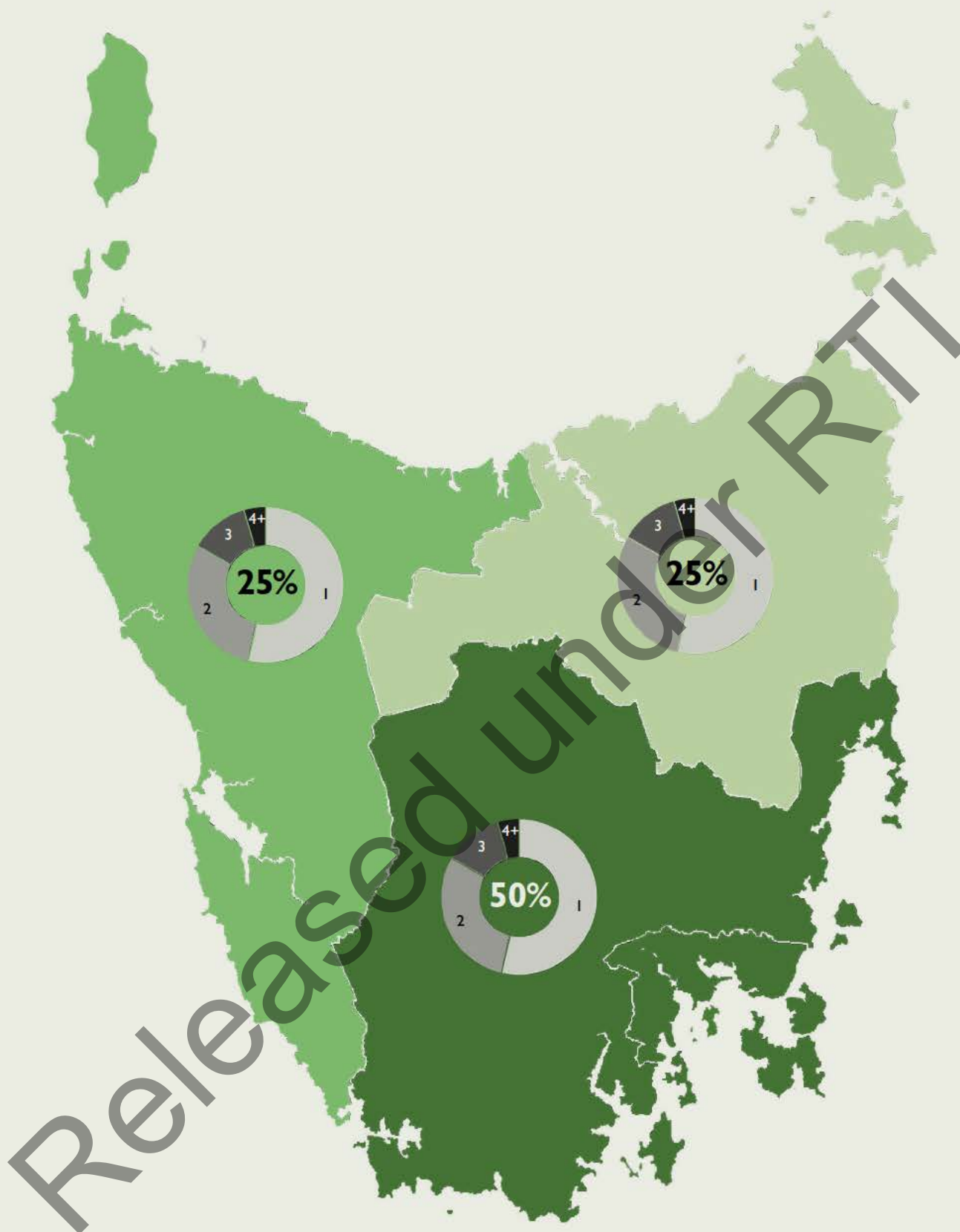


Figure 4 – A breakdown of the Housing Register by region and bedroom composition.

The Tasmanian Housing Register breakdown of approximately 25 per cent in both the North and North-West and 50 per cent in the South (Figure 4). Decisions about the composition of new homes within each region will be based on development opportunities and portfolio management in response to under- or over-occupancy of existing stock.

Priority I

Deliver more quality homes, faster

1.2 Location, size and design

Objective: Supporting the coordinated, strategic delivery of housing across Tasmania, including medium-density living in our cities, community centres and along public transport corridors.

1.2.1
Audit Tasmanian Government and local government owned and leased land and assets every four years and develop a plan to use these assets for housing.

→ Completion of first audit by 30 June 2025.

 Medium
 **Homes Tasmania**

1.2.3
Develop local structure/strategic plans that support increased housing density, the provision of social infrastructure and infill development in identified growth areas including main transit corridors.

→ Delivery of structure/strategic plans to support increased housing density.

 Med-long
 **DPAC (State Planning Office)**

1.2.2
Guide the development of diverse housing types by:

- improving the residential use and developments standards in the Tasmanian Planning Scheme, including incorporating an apartment code and
- developing statewide design guidelines for medium-density residential development.

→ Delivery of apartment code and medium-density design guidelines.

 Short
 **DPAC (State Planning Office) and State Growth**



Objective: Fostering a culture of high-quality, energy-efficient and fit-for-purpose housing across the whole housing spectrum through design standards, government leadership and industry support.

1.2.4

Engage with the Strategic Architectural and Urban Design Advisor to inform urban renewal and area master planning across the Homes Tasmania portfolio.

→ Terms of engagement confirmed by 30 June 2024.

📅 Short

👥 Homes Tasmania

1.2.5

Review and expand Homes Tasmania's 'Design Policy for Social Housing' to ensure universal design principles are used in the delivery of all of new social housing projects.

→ Implement the new policy by 31 December 2024.

📅 Short

👥 Homes Tasmania

1.2.6

Improve the energy efficiency of Tasmanian homes and provide assistance to further reduce household energy costs with the Energy Saver Loans Program and the No Interest Loans Scheme (NILS).

→ Loans provided.

📅 Short

👥 State Growth (Renewables, Climate and Future Industries Tasmania) and DPAC

1.2.7

Develop a policy to drive the improved sustainability of the design, construction and occupation of the Homes Tasmania portfolio, including the renovation and maintenance of existing homes.

→ Delivery of 'environmental sustainability' policy by 30 June 2025.

📅 Medium

👥 Homes Tasmania

PRIORITY 1

Priority I

Deliver more quality homes, faster

1.3 Building regulations and planning approvals

Objective: Delivering a planning system and regulatory framework that supports the efficient approval of appropriately located medium-density residential development.

1.3.1
Develop options to address restrictive covenants on land titles that prevent delivery of social and affordable housing in new developments.

→ Delivery of potential options to Government.

 Medium
 **Natural Resources and Environment (Land Titles Office)**

1.3.3
From October 2024, ensure all new builds in Tasmania adhere to liveable design provisions in the National Construction Code

→ All new builds from October 2024 meet liveable design provisions in NCC.

 Medium-long
 **Department of Justice (CBOS)**

1.3.2
Deliver improvements to the planning system to ensure housing supply is more responsive to demand and climate, and to optimise housing quality including through:

- reforms in conjunction with the Social Housing Accelerator fund
- review of the State Planning Provisions in the Tasmanian Planning Scheme
- phase two of the planning reforms, including delivery of the Tasmanian Planning Policies, and Regional Land Use Strategies reviews.

→ Improvements to the planning system delivered by 31 December 2024.

 Short
 **DPAC (State Planning Office)**



PRIORITY 1

Priority 2

Support people in need

Our 20-year Strategy aims to support Tasmanians most in need of assistance. In the first four years, we are focused on elevating assistance to Aboriginal Tasmanians, women and children, young people and households experiencing family violence. We will also develop a Housing First approach to address primary homelessness.

2.1 Housing First

Objective: Addressing primary homelessness with a Housing First approach that directs policy and interventions to make instances of homelessness brief, rare and non-recurring.

2.1.1
Develop a Housing First approach to addressing primary homelessness in Tasmania.

➔ Develop the approach and implementation plan by 31 December 2024.



Short



Homes Tasmania

2.2 Housing and homelessness services

Objective: Continuing to improve access to, and the availability and quality of, housing and homelessness services for Tasmanians seeking housing support.

2.2.1
Deliver improvements to Housing Connect services to improve access to information and supports for Tasmanians seeking housing assistance.

➔ Housing Connect 2.0 implemented by 30 June 2024.



Short



Homes Tasmania



2.3 Elevating assistance

Objective: Prioritising delivery of, and access to, housing for Tasmanians who need support.

2.3.1

Support and enable the Closing the Gap (CTG) peak to lead a state-wide Tasmanian Aboriginal housing review and the development of a creative, holistic, and culturally responsive state-wide Tasmanian Aboriginal housing policy and action plan in line with the State Government's commitment to the National CTG Agreement and the Tasmanian CTG Implementation Plan.

→ Delivery of Tasmanian Aboriginal housing policy and action plan by 31 December 2025.

Medium
DPAC

2.3.2

Develop housing support plans for key client groups (eg young people transitioning from out of home care, people completing custodial sentences) by working with relevant Tasmanian Government agencies.

→ Develop housing support plans.

Medium
Homes Tasmania

2.3.3

Continue to assist Tasmanians escaping family violence and people exiting prison through tailored housing policy and programs, including Rapid Rehousing.

→ Prioritise Housing Register applicants who are escaping family violence.

Medium
Homes Tasmania

PRIORITY 2

Responding to Tasmanians who need support

The Tasmanian Government recognises that some people across our State require additional assistance to access and maintain housing. This section identifies some groups of Tasmanians who face the highest risk of either homelessness or poor housing outcomes.

Tasmanians experiencing or at risk of homelessness

Homelessness has increased in Tasmania. On Census night 2021, there were 2,350 people in Tasmania experiencing homelessness, compared with 1,622 in 2016². This includes those living in severely overcrowded houses, boarding houses, or crisis or transitional accommodation.

Certain groups of Tasmanians are statistically more likely to become homeless than the general population. These include veterans³, as raised at the Royal Commission into Defence and Veteran Suicide⁴, Tasmanians leaving custodial settings⁵, people from culturally and linguistically diverse backgrounds⁶, and LGBTIQ+ young people⁷. The Tasmanian Government is committed to working with key stakeholders to meet the housing needs of these groups.

The needs of Tasmanians experiencing homelessness will be addressed by:

- delivering a **Housing First** model to address primary homelessness in Tasmania
- delivering an additional **2,000 social homes by 2027**, which will reduce overall wait times on the Housing Register and provide stable, long-term accommodation for more Tasmanians who are either experiencing or at risk of homelessness
- including crisis and transitional accommodation in the provisions of a new **'meanwhile use' framework** so buildings that sit idle awaiting future development can be used for interim accommodation.

2 Australian Bureau of Statistics. (2023). *Estimating Homelessness: Census*. Retrieved from <https://www.abs.gov.au/>

3 It is estimated that 5.3 per cent of recently transitioned veterans become homeless within 12 months. Source: Australian Housing and Urban Research Institute (AHURI), *Homelessness amongst Australian veterans: summary of project findings* www.ahuri.edu.au.

4 Australian Government, *Royal Commission into Defence and Veteran Suicide* (2022), Retrieved from <https://defenceveteransuicide.royalcommission.gov.au/>

5 Whitfield, M. (2023, June 25). *Inquiry hears housing crisis and service shortfalls resulting in failures to rehabilitate Tasmanian prisoners*. ABC News. <https://www.abc.net.au/>

6 Please refer to the consultation outcomes on the [Tasmanian Housing](#).

7 Pride Foundation Australia, *Submission No 53 to Australian Parliamentary Standing Committee on Social Policy and Legal Affairs, Inquiry into homelessness in Australia*, 12 June 2020







Children and young people

In 2021, the biggest increases in the proportion of people experiencing homelessness in Tasmania were children under the age of 12 and young people between the ages of 12 and 18. Young people between the ages of 16-24 also represent the second largest age group on the Housing Register.

In addition, the 2023 Commission of Inquiry into the Government's responses to child sexual abuse in institutional settings highlighted significant vulnerabilities for children and young people in out of home care.

These considerations will form part of our housing response to ensure the safety of Tasmania's children and young people.

The housing needs of children and young people in Tasmania will be addressed by:

- developing housing models that **address the specific needs of young Tasmanians** with a focus on young people exiting out of home care and institutional settings in partnership with the Department for Education, Children and Young People
- supporting young people to remain living safely with their families by continuing to provide eligible social housing tenants with **backyard units**
- providing **pathways for young people** interested in education and training in the building and construction industry through TAFE and collaborating with the Australian Government on vocational education and training reform
- exploring **new accommodation models**, such as build-to-rent, for emerging adults to ensure they have access to secure tenure.

Women

Based on the 2021 Census, women in Tasmania, including young women, make up 44.1 per cent of people experiencing homelessness and represent 60 per cent of all clients accessing Specialist Homelessness Services.

The housing needs of women in Tasmania will be addressed by:

- delivering an additional **2,000 social homes by 2027**, including more 3+ bedroom houses to ensure more suitable housing choices for women with children who are on the Housing Register
- targeting supply and support initiatives to assist women and children escaping **family violence**
- expanding and renewing **crisis and transitional accommodation**, including replacing temporary accommodation at the Hobart Women's Shelter and delivering more crisis and transitional accommodation places for women, to provide immediate shelter
- delivering a **Housing First** approach, which will provide pathways to stable, permanent housing for women experiencing primary homelessness.

Older Tasmanians

A higher proportion of the Tasmanian population is aged over 65 compared with other states. Older people can be particularly vulnerable to homelessness.

The housing needs of older Tasmanians will be addressed by:

- delivering an additional **2,000 social homes by 2027**, with a focus on more two-bedroom dwellings that enable older Tasmanians to age in place
- meeting the **liveable design provisions** in the National Construction Code from 1 October 2024 so that all new builds are accessible and adaptable and meet the varied needs of people as they age.

Tasmanians living with disability

According to the Australian Bureau of Statistics, approximately 26.8 per cent of Tasmanians are living with disability, a significantly higher proportion than the national average of 17.7 per cent⁸. As at 30 April 2023, Tasmanians with a disability make up 38 per cent of all applicants on the Housing Register.

The housing needs of Tasmanians living with disability will be addressed by:

- delivering an additional **2,000 social homes by 2027**, including more accessible homes that meet gold liveability standards for people living with disability
- building all new social housing dwellings in line with Homes Tasmania's **Design Policy for Social Housing**, ensuring they will meet Liveable Housing Design Guidelines and universal design principles, so they can be easily modified to meet the needs of Tasmanians with a disability
- **developing a plan for the future of specialist disability accommodation** in the Homes Tasmania portfolio for people with extreme functional impairment and very high needs.
- Adhering to the **liveable design provisions** in the National Construction Code which mandates that all new builds from 1 October 2024 must meet liveable design provisions, meaning they are accessible and adaptable for people with a disability.

8 Australian Bureau of Statistics. 2019. *Disability, Ageing and Carers, Australia: Summary of Findings*. Retrieved from <https://www.abs.gov.au/>







Aboriginal Tasmanians

Access to culturally appropriate, safe, and affordable housing is vital to support the health and wellbeing of Aboriginal Tasmanians. As at the end of September 2023, 15 per cent of applicants on the Housing Register (674) identified as either Aboriginal or Torres Strait Islander, while comprising 5.4 per cent of total population of Tasmania.

The *Tasmanian Closing the Gap Implementation Plan* outlines a significant focus on greater partnerships between the Tasmanian Aboriginal people and all levels of government to overcome the entrenched inequality faced by Aboriginal and Torres Strait Islander people.

Housing and health outcomes are closely linked. Tasmanian Aboriginal people need appropriate consultative mechanisms to develop and implement culturally respectful and community-led housing solutions.

The housing needs of Aboriginal Tasmanians will be addressed by:

- increasing the number of homes for Aboriginal Tasmanians through a state-wide **Tasmanian Aboriginal housing policy and action plan**
- delivering an additional **2,000 social homes by 2027**, including housing specifically for Aboriginal Tasmanians and more 4+ bedroom houses to ensure more suitable housing choices for families who are on the Housing Register.

Priority 3

Improve private market affordability and sustainability

Shaping a better housing system for Tasmania will require new investment models and opportunities that encourage the delivery of affordable homes in the private market. In addition to initiatives to support the delivery of affordable private rentals and home ownership, we will review rental legislation and systems and support the development of innovative housing models that will provide Tasmanians with stable, safe and affordable housing.

3.1 Affordability

Objective: Continuing to help Tasmanians in rental stress and encouraging existing and prospective property owners to increase the supply of affordable and secure rentals.

3.1.1
Provide Tasmanian households access to affordable private rentals, through programs such as Private Rental Incentives and Rapid Rehousing.

➔ Assist Housing Register applicants into affordable private rentals.



Medium



Homes Tasmania

Objective: Continuing to increase affordable home ownership opportunities for Tasmanians.

3.1.2
Provide Tasmanian households access to home ownership through the MyHome shared equity program.

➔ Assist Tasmanian households with access to homeownership through the MyHome shared equity program.



Short



Homes Tasmania

3.1.3
Continue to assist first home buyers achieve home ownership through appropriate grants and concessions.

➔ Delivery of grants and concessions.



Medium



Treasury and Finance



3.2 Stability

Objective: Reviewing legislation and systems in the rental market to strengthen renters' rights and seek improvements for social housing tenants.

3.2.1

Strengthen renters' rights and ensure effective use of social housing properties through a review of the *Residential Tenancy Act 1997*.



Review completed by 30 June 2027.



Medium



Department of Justice

3.3 Alternative models

Objective: Alternative housing models can provide affordable housing and meet the diverse needs of tenants.

3.3.1

Identify ways in which the Tasmanian Government can encourage the development of sustainable, affordable, and innovative models for long-term rental housing and home ownership (including build-to-rent, co-housing, co-operative housing).



Delivery of options to Government by 31 December 2024.



Short



Homes Tasmania

Priority 4

Enable local prosperity

Access to appropriate housing is a fundamental component of Tasmania's economic growth aspirations. To support this, it is critical to increase the supply of affordable housing options for key workers in our rural, regional and remote communities so that local business can prosper. We must also develop nuanced responses that take into consideration the different needs of our regions, and partner across government and with private industries to develop innovative housing solutions to these challenges.

4.1 Key workers

Objective: Collaborating with local governments and the private sector to deliver housing options for key workers.

4.1.1
Implement key worker housing models in collaboration with private industry and the Australian and local governments.

→ Delivery of Tasmania's share of key worker housing commitments.

Medium

Homes Tasmania

4.1.2
Identify and predict future housing needs for frontline health workers across Tasmania.

→ Confirmation of projected health worker housing demand by 31 December 2024.

Short

Department of Health

4.1.3
Explore options to centralise procurement and management of rental accommodation for relevant State Service employees.

→ Delivery of options to Government in consultation with relevant State Service agencies.

Medium

Homes Tasmania



4.2 Localised responses

Objective: Collaborating with local governments on housing programs specifically tailored to the needs of communities, including regional Tasmania.

4.2.1
Implementation of Strategic Regional Partnerships between state and local government, including consideration of regional housing needs and key worker housing demand.

→ Delivery of relevant initiatives under Strategic Regional Partnerships.

📅 Medium-long

👥 DPAC

4.2.2
Support the implementation of housing-related initiatives outlined in the Regional Development Australia (RDA) Strategic Regional Plan.

→ Delivery of relevant initiatives under the RDA Strategic Regional Plan.

📅 Medium-long

👥 State Growth

PRIORITY 4

4.3 Place and liveability

Objective: Collaborating with local governments to balance the impacts and opportunities of short-stay accommodation, and any other sector, on housing supply, liveability, productivity, and economic prosperity for Tasmanians.

4.3.1
Continue to monitor and report on the short-stay accommodation industry in Tasmania as per legislative requirements.

→ Quarterly data made publicly available.

📅 Ongoing

👥 Department of Justice

Enablers

To deliver on our priorities, we have identified six key housing enablers through which government, the community sector and the private sector can facilitate the achievement of our 20-year vision for ending homelessness in Tasmania.

Their use across all priority areas will play a crucial role in empowering all stakeholders to play their part in realising the outcomes identified in the Strategy. Each of the enablers are outlined in full in the Strategy, with the specific actions that we will undertake over the next four years outlined here.

Partnerships

Strengthen partnerships between the Tasmanian and local governments to deliver improved housing outcomes across Tasmania.

➔ Roles and responsibilities in strengthened partnerships agreed on by 30 June 2024.

➔ Short

➔ Homes Tasmania

Strengthen partnerships across the building and construction industry and address market capacity in the Skills Tasmania MOU.

➔ Progression of actions in the Skills Tasmania MOU by identified timeframes.

➔ Medium

➔ State Growth, Homes Tasmania

Strengthen partnerships with community housing providers and private industry to deliver on the Tasmanian Government's social and affordable housing commitments.

➔ New partnership approaches developed and implemented by 31 December 2024.

➔ Short

➔ Homes Tasmania

Establish advisory committees under the *Homes Tasmania Act 2022* with membership from relevant sectors to inform decision-making by the Homes Tasmania Board.

➔ Advisory groups established by 30 June 2024.

➔ Short

➔ Homes Tasmania

Funding and finance

Develop new financial models and incentivise more private and institutional investment into long-term residential housing.

- Financial models developed by 31 December 2024.

Short

 Homes Tasmania

Consultation and policy design

Establish a lived experience advisory group to inform the Tasmanian Government's development of housing policy.

- Advisory group established by 30 June 2024.

Short

 Homes Tasmania

Policy coordination

Ensure housing is considered in the development of policy and programs across the Tasmanian and local governments.

- Government policy and programs align with the priorities of the Tasmanian Housing Strategy.

Ongoing

 Homes Tasmania

Community

Engage earlier and more frequently with communities to promote housing developments and the creation of inclusive and vibrant neighbourhoods.

- Development of a framework to support community engagement by 31 December 2024.

Short

 Homes Tasmania

Data

Develop a data sharing framework to inform needs-based decision-making and policy development.

- Delivery of a housing data management framework by 30 June 2025.

Medium

 Homes Tasmania

Future opportunities

This Action Plan outlines a range of priorities for implementation by 30 June 2027 and sets the foundation for action as Tasmania charts a path to end homelessness and improve the housing outcomes for all Tasmanians. The Tasmanian Government remains committed to agile policy solutions and responding to challenges at both a State and local level as they arise. This will occur through the analysis of the changing and emerging needs of Tasmanians and the development of responses funded through the annual Tasmanian Budget.

There are several key pieces of policy work underway that are likely to provide opportunities to further improve Tasmania's housing system. The outcomes of this work will be incorporated into the implementation of this Action Plan.

These include:

- An **infrastructure, development, and open space contributions scheme** in Tasmania, which will provide greater certainty and consistency for new residential developments. This is aligned with the Future of Local Government Review nearing completion.
- The best way to ensure the ongoing viability of the housing and homelessness services workforce, including **recruitment and retention strategies** to support sustainable service delivery.
- **Review of current Tasmanian Government grants, subsidies and concessions** that relate to housing assistance and evaluation of whether they are improving the lives of Tasmanians in need.
- **Incentives** that would support developers, investors, and community housing providers to bring high-quality and innovative long-term social and affordable housing options into the market.
- **Monitoring the challenges of cost escalation and financing** for private residential development, particularly those which have obtained development approvals.
- Establishing **pre-approved designs for medium-density developments** that can be made available to community housing providers and the private market.
- **Development assessment panels**, including opportunities to progress medium-density and social and affordable housing developments.



Measuring success

Governance

Progress and implementation will be overseen by a robust governance structure.

Progress towards achieving our vision to end homelessness in Tasmania by 2043 will be closely overseen by two established bodies.

The Department of Premier and Cabinet will have responsibility for overseeing the implementation of Tasmanian Government agency actions represented in the four-year action plans and how these actions contribute to the long-term vision.

The Homes Tasmania Board will have responsibility for implementation of actions where Homes Tasmania is the lead agency. It will also establish advisory committees in accordance with the *Homes Tasmania Act 2022* to provide advice on system-level changes.

Monitoring and reporting

The Strategy will be supported through the development of an outcomes framework.

Work is currently underway with the University of Tasmania in partnership with the Tasmanian Government (through the Department of State Growth and the Department of Premier and Cabinet) and Homes Tasmania to develop a population outcomes framework. This framework will include a suite of key indicators which will enable ongoing monitoring of the progress on achieving the strategy's vision and outcomes.

In addition, a new Housing Dashboard for Tasmania is under development. This will report on key performance measures for the Strategy and Action Plan. Internal reporting across the whole of government against agency commitments under the Action Plan will be coordinated by Department of Premier and Cabinet.

Formal endorsement of governance approach.

➔ Governance approach formally endorsed.

📅 31 March 2024

👥 DPAC

Deliver a new Housing Dashboard to support analysis and transparency of data.

➔ Reporting framework delivered by 30 June 2024.

📅 Ongoing
👥 DPAC and Homes Tasmania

Deliver an outcomes framework to support monitoring of the Strategy's vision and outcomes.

➔ Outcomes framework delivered by 31 December 2024.

📅 Short
👥 DPAC, State Growth and Homes Tasmania



Released under RTI

MEDIUM DENSITY DESIGN GUIDELINES

APRIL 2025



Tasmanian
Government



Acknowledgment of Country

We recognise the deep culture and history of this island and acknowledge and pay respect to the Tasmanian Aboriginal people; the past and present custodians of this land.



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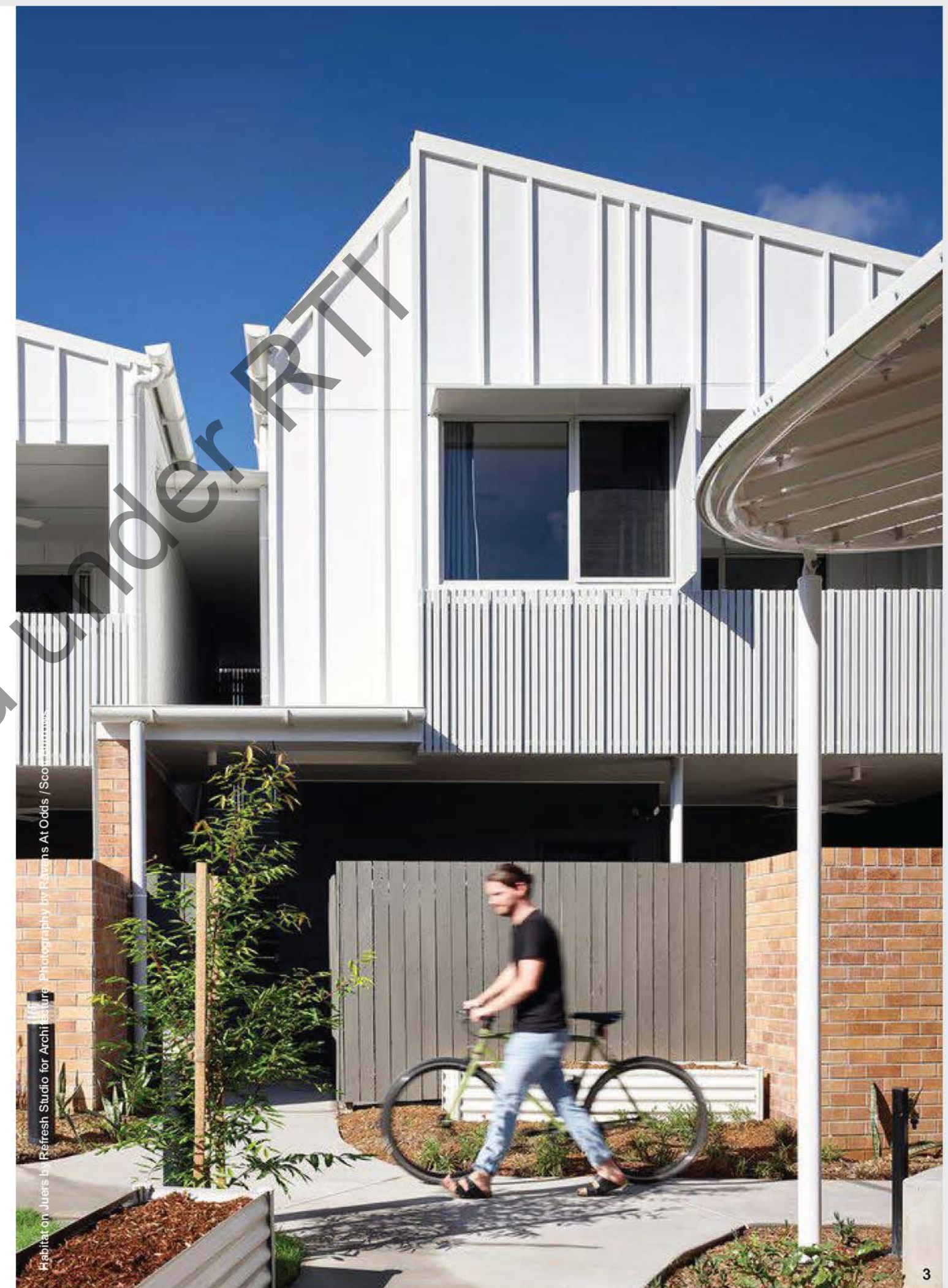
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The Medium Density Design Guidelines were prepared by ERA Planning and Environment, in collaboration with Cumulus Studio, HIP V. HYPE, Andy Fergus, and SBLA Studio.

Cover image: Goulburn Street Housing by Cumulus Studio. Photography by Adam Gibson



Contents

1	INTRODUCTION	6		
	How to use the guidelines	7		
	What is medium density housing?	8		
	What is good design?	9		
2	CONTEXT ANALYSIS	10		
	Neighbourhood	12		
	Streetscape	14		
	Site	16		
3	DESIGN ELEMENTS	18		
	The site	20		
	Site layout	22		
	Site cover	22		
	Building separation	22		
	Setbacks	23		
	Site response	24		
	Building form	24		
	Building scale	24		
	Sloping sites	25		
	Streetscape	26		
	Building entries	26		
	Public domain interface	26		
	The building	28		
	Dwelling design	30		
	Dwelling mix	30		
	Dwelling layout	30		
	Material selection	32		
	Facade design	34		
	Roof design	34		
	Liveable housing design	35		
	Flexibility and adaptability	35		
	Dwelling amenity	36		
	Solar and daylight access	36		
	Natural ventilation	38		
	Thermal comfort	39		
	Acoustic privacy	39		
	Visual privacy	39		
	The environment	40		
	Landscaping	42		
	Deep soil zones	42		
	Tree plantings	42		
	Views to greening	43		
	Landscape design	43		
	Open space	44		
	Communal open space	44		
	Private open space	46		
	Climate resilience	48		
	Stormwater management	48		
	Sea level rise and flood risk	49		
	Urban heat and bushfire	49		
	The services	50		
	Parking and access	52		
	Car parking	53		
	Circulation and access	54		
	Bicycle parking	54		
	Site services	56		
	Utilities	56		
	Storage	56		
	Waste management	57		
	Glossary	58		

Introduction

The Medium Density Design Guidelines (guidelines) is a non-statutory, advisory document developed as part of the implementation of the 30-Year Greater Hobart Plan. The Greater Hobart Plan aims to deliver a compact city that caters for a growing population by providing the right development in the right places. It also aims for improved liveability, and affordable and diverse housing.

Delivering affordable, well-located housing is an aspiration for all Tasmania's cities and major towns. To achieve this, increased density in urban areas will be necessary, particularly in areas close to [activity centres](#) and key transport corridors.

These guidelines have been prepared for a diverse audience and are intended to facilitate a higher standard of medium density residential development in Tasmania, particularly Greater Hobart. The guidelines will be reviewed periodically to ensure they facilitate best practice housing design and support the Tasmanian planning system as it matures. The guidelines aim to:

- Support innovative design in medium density housing development
- Promote housing that caters to different ages and needs, including small family, large family and non-family households
- Encourage development that sets a good precedent and contributes to a positive community perception of medium density housing
- Promote designs that respond to the natural and built features of the area and, for precincts undergoing transition, the desired character as stated in the local planning framework and relevant strategic planning strategies
- Encourage development that is appropriate in scale and minimises impacts from building bulk, overlooking, and overshadowing
- Improve liveability by designing for:
 - Sufficient [sunlight](#) and natural ventilation
 - High quality [private open space](#) and [communal open space](#)
 - Climate resilience and resource efficiency
 - A strong sense of ownership, privacy and security for residents
 - Appropriate vehicle access and parking options
 - A greater uptake of active transport modes
 - Locally appropriate landscaping and urban greening.

How to use the guidelines

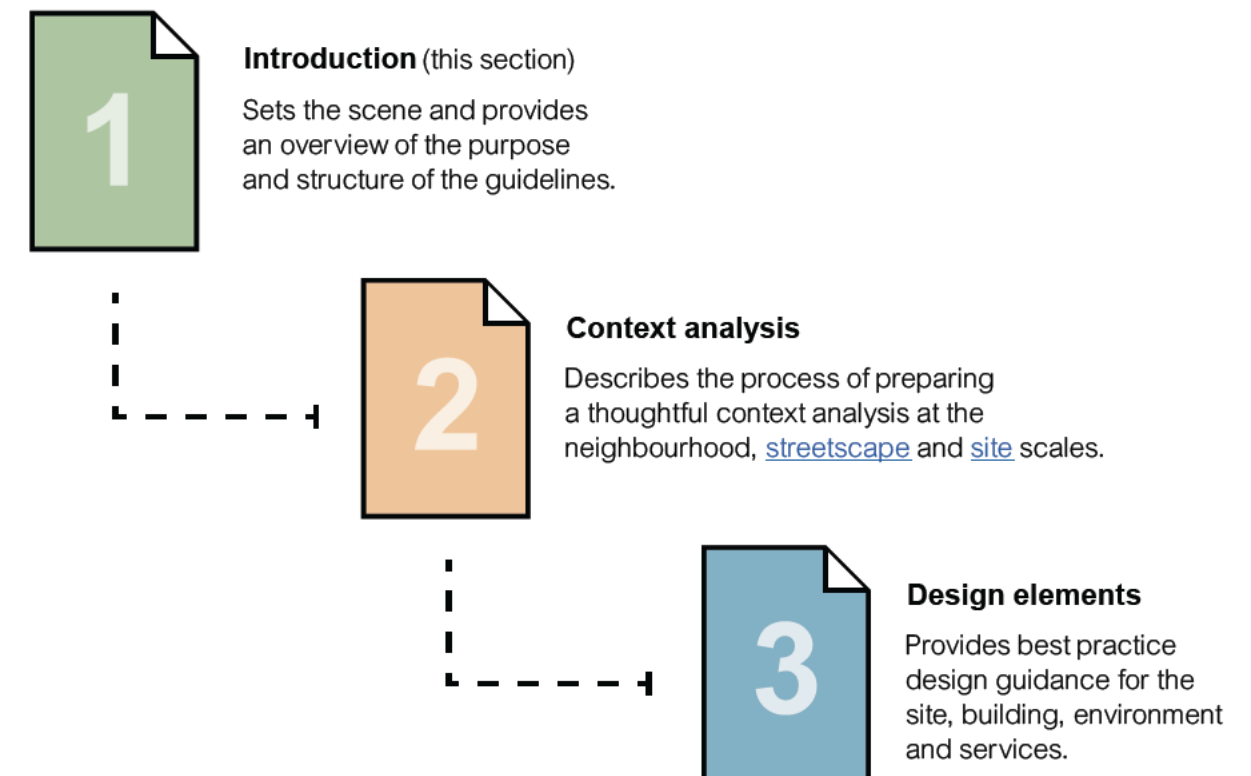
WHO ARE THE GUIDELINES INTENDED FOR?

The guidelines are intended to complement planning and building requirements, and focus on improving design quality. They have been prepared for:

- Developers, planners, architects, designers, builders and other professionals who are designing and constructing medium density residential development
- Planning and built environment professionals in local government who are encouraging quality development applications for medium density residential development
- The community, to better understand and communicate the design expectations of government in medium density development.

STRUCTURE OF THE GUIDELINES

The document is divided into three chapters, each representing a sequential stage in the design thinking process.



What is medium density housing?

Medium density development can range from small lot housing or multiple dwellings such as terraces, townhouses and low to mid-rise apartment buildings. Multiple dwelling developments are where two or more dwellings are proposed on a single site.

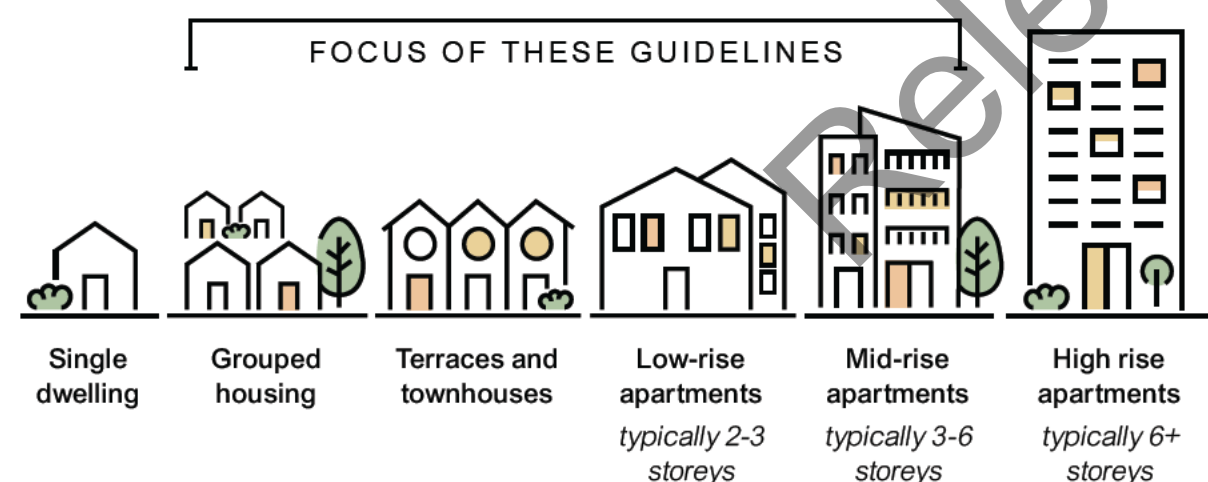
These guidelines are intended to influence residential development outcomes at the neighbourhood, [streetscape](#) and site scale. Their primary focus is on built form and dwelling components, and their relationship to the surrounding built and natural landscape. They also provide guidance on the interface between the private and public realm – a key element in creating desirable housing, streets and neighbourhoods.

These guidelines can be used anywhere in Tasmania, but their focus is on urban areas where increased density is a strategic policy priority, particularly where townhouse and low to mid-rise apartments are encouraged.

These urban areas have the services and infrastructure to support a growing community. Focussing here, we can enable a gentle increase in urban density where it is best suited, while also limiting urban sprawl which can stretch service provision, produce poor health and wellbeing outcomes, and impact our natural and agricultural areas.

There is limited housing diversity across Tasmania, with single detached dwellings accounting for almost 90% of total housing stock; a higher proportion than all other Australian states and territories (ABS). The figure below illustrates the housing types which may be considered medium density in Tasmania. These may also extend to [mixed use development](#) where residential and non-residential uses co-exist.

SPECTRUM OF HOUSING TYPES



What is good design?

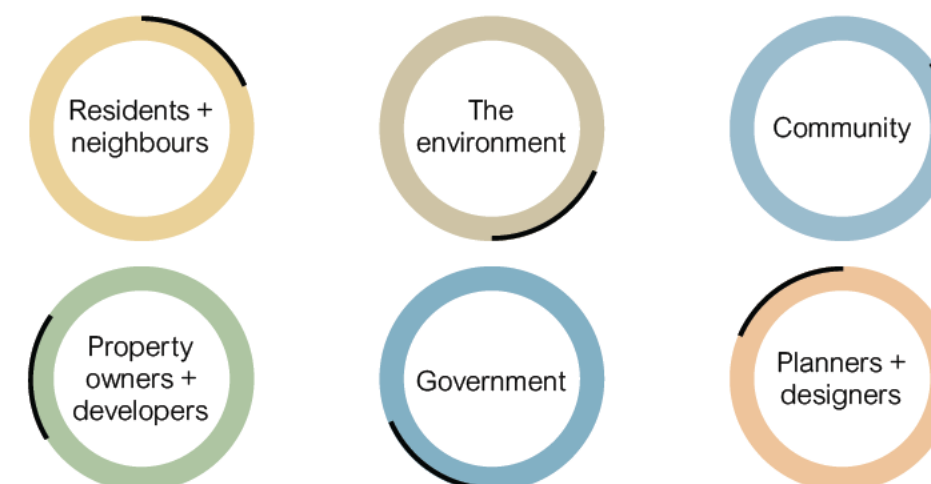
Good housing design is achieved through the design process, taking into account and responding to the neighbourhood, streetscape and site characteristics. Good designers appreciate the responsibility that comes with the transformation of a community's density and why raising the bar on design quality is an important pursuit.

As we look to gently increase density in our urban areas, we have a responsibility to consider existing communities and their local values, while also considering future trends and needs. Good design refines the purpose and aspirations of a project early on. It also improves how the development functions by responding to local context and the desires of future residents. Good design contributes to affordability, and prioritises liveability and the natural environment, taking a conscious approach to resource use. It creates a sense of ownership, a place that people enjoy living in, and creates other benefits including:

- Assisting the integration of new development into existing areas and improving support for gentle density and urban change
- Making spaces that are durable, sustainable, [adaptable](#), that improve quality of life, and contribute to healthy neighbourhoods and cities
- Supporting community life and social interaction between residents and neighbours
- Improving environmental outcomes and creating healthy spaces through site greening, quality landscaping and [water sensitive urban design](#)
- Creating homes that support diverse living needs for modern households, and communities of all ages and abilities
- Enhancing economic outcomes through lower running costs (such as maintenance and energy consumption) or by attracting new people and business to an area
- Enhancing visual quality and build quality and positive contributions to place.

WHO BENEFITS FROM GOOD DESIGN?

It is evident that future residents are the first to benefit from good housing design. However, all Tasmanians can benefit from the positive outcomes associated with high-quality places and spaces.



Context analysis

Good design starts with understanding the development [site](#) and the surrounding built and natural environment, climate and community. This is what is called a 'context analysis' the first stage in establishing an appropriate [design response](#).

Context analysis occurs at a range of scales, starting with the surrounding neighbourhood and [streetscape](#), through to a detailed investigation of the development site and those adjoining. The context analysis should consider how the site sits in the planning framework, including the zoning, overlays and relevant standards that apply to the site and the neighbourhood. The level of detail provided in a context and [site analysis](#) should match the scale and complexity of the proposed development.

Exploring various building design options in relation to the surrounding context is essential for identifying the most suitable development response for a site. Housing types, site and streetscape conditions, [dwelling](#) yield and feasibility should all contribute to the decision making process.

It is recommended that development applications for medium density housing be accompanied by a written explanation that outlines how the development and the design responds to planning scheme requirements, as well as the broader context. This approach to documentation may extend to technical inputs from experts like architects, landscape architects, sustainability specialists, and arborists. Consider engaging European and Palawa heritage for sites within conservation areas and for heritage listed properties

SCALES OF CONTEXT ANALYSIS



Neighbourhood

Neighbourhood context shows how urban blocks, streets and transport modes are connected and arranged. This includes open space, heritage areas, and the location of civic and social infrastructure such as schools and hospitals.

Context analysis at this scale should cover the relevant controls for land use and zoning, and the physical features of the neighbourhood such as built form, topography and landscape patterns that may impact the design process. This includes details about street layout, drainage and vegetation patterns, and open space and transport networks. It should also cover infrastructure and service requirements and any local landmarks or heritage areas.

This stage of the process is also an ideal time to consider if there are any specific housing needs that have been identified for the area. This may include suitability for densification or housing types that cater to specific demographics.

Each development [site](#) can typically support a variety of residential housing types and land tenure arrangements. At the neighbourhood scale, the suitability of a development proposal can be determined by considering both the current and anticipated future development in the area.

KEY CONSIDERATIONS

- ☐ How is the proposed development aligned with the zone purpose?
- ☐ What are the desired future outcomes for this neighbourhood?
- ☐ Is the site affected by planning codes or overlays? For example, bushfire, landslip or flooding?
- ☐ What facilities, services and [public open spaces](#) are accessible in the neighbourhood? For example, schools, daycare, health services, and sporting fields.
- ☐ How well is the neighbourhood serviced by public and active transport routes? For example, are bus services accessible and frequent?
- ☐ Is the neighbourhood serviced by water, sewerage and telecommunication infrastructure?

NEIGHBOURHOOD CONTEXT PLAN

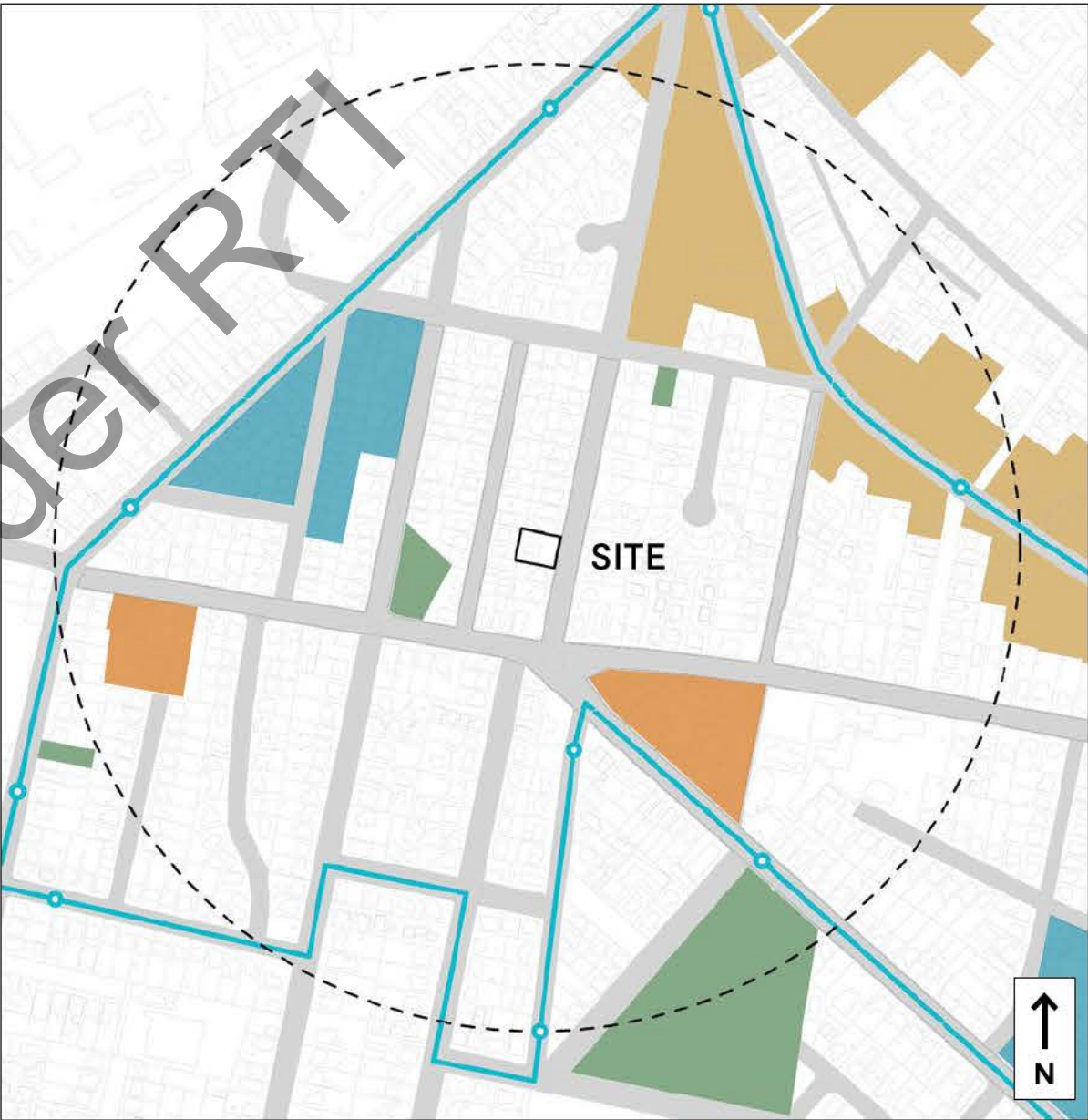


Fig 1. Context plan at the neighbourhood scale showing the broader urban structure, landscape setting and the site's proximity to services, facilities, and open space.

KEY

- | | | |
|-----------------------|-------------------|-----------------|
| Activity centre | Public open space | Bus route/stops |
| Social infrastructure | Heritage area | 400m radius |

Streetscape

Streetscape context looks at features in the immediate vicinity of the **site** and helps to assess how future development will connect with the street environment. It includes details such as nearby land uses, street design, subdivision and movement patterns, building scale, and existing street trees.

Evaluating the streetscape involves looking at the local planning requirements, which may indicate a desired character or local area objective. In areas experiencing change, development might need to align with the planned future character rather than the current streetscape. Where character is not defined, the streetscape analysis should be used to guide a thoughtful evaluation of the locality and an appropriate **design response**.

KEY CONSIDERATIONS

- ☐ How is the development compatible with surrounding land uses?
- ☐ Are there any nearby sources of noise, light or odour that may impact residential **amenity**? For example, vehicular traffic or industrial activity.
- ☐ What is the predominant **setback** and subdivision pattern of the street?
- ☐ What housing types exist in the immediate area?
- ☐ How does the development relate to the existing built environment and planned future character? Consider preparing streetscape elevations or longitudinal cross-section diagrams.
- ☐ What housing types are needed to support the local community, now and into the future?
- ☐ How do vehicles, pedestrians, cyclists, people with limited mobility, and people with prams navigate the street?
- ☐ What are the vegetation and landscape features of the street? For example, are there established street trees; is a notable slope present?
- ☐ Does the street contain any heritage places or elements of cultural significance?
- ☐ What kinds of streetscape elements are present? For example, footpaths, verge plantings or certain fencing treatments?

STREETSCAPE CONTEXT PLAN



Fig 2. Context plan at the streetscape scale showing the surrounding built form, prevailing street setback, open spaces, and access patterns.

KEY

- | | | |
|---------------------|--------------------|-----------------|
| Street and footpath | Private open space | Existing trees |
| Traffic direction | Public open space | Average setback |
| Contour | Heritage places | |

Site

Site context evaluates the individual site and its adjacent properties including neighbouring development and the interface with the street.

Relevant site conditions to consider include existing vegetation and trees, fences and street walls, footpath treatments, and on-street parking. At this scale, it is important to understand site orientation in relation to sun and wind. The site's slope and geology should inform potential earthworks and drainage arrangements.

This is an important stage to also identify any infrastructure or access easements, and relevant stormwater management arrangement to inform a site responsive design. This information is best sought via a detailed survey of the land.

KEY CONSIDERATIONS

- ☐ Has a detailed site survey been undertaken by a qualified professional?
- ☐ Has a [Before You Dig Australia](#) search been done to identify the location of infrastructure on the site. For example, stormwater, water, sewerage and gas lines?
- ☐ What is the orientation of the site and neighbouring development?
- ☐ What slope or level changes are present on the site?
- ☐ How does the site receive [sunlight](#) and what is the prevailing wind direction?
- ☐ Are there any significant views to and from the site, or neighbouring sites?
- ☐ How can mature trees be prioritised for retention?
- ☐ How have the active and passive areas on adjoining lots been considered?
- ☐ What building materials and finishes are used in surrounding developments?
- ☐ What is the composition of the adjoining footpath and verge? For example materials, path width, landscaping and street furniture.
- ☐ What on-street parking, bicycle parking and [car share](#) opportunities are available?
- ☐ How have opportunities for through-site links or connections to open space corridors been explored? This is important for larger developments and on consolidated sites.

SITE CONTEXT PLAN



Fig 3. Context plan at the site scale showing the immediate context of the site, the street, and surrounding properties.

KEY

Prevailing winds	Lot dimensions	1 storey
Sun path	Average setback	2 storey
Existing trees	Vehicle crossover	3 storey
Contour		

Design elements

This chapter has four sections, each covering a core element of the design process for medium density housing development.



The site

This section seeks to create a site design that responds to the context analysis and contributes to the surrounding neighbourhood.

The chapter covers the following topics:

SITE LAYOUT

- Site cover
- Setbacks
- Building separation

SITE RESPONSE

- Building form
- Building scale
- Sloping sites

STREETSCAPE

- Building entries
- Public domain interface



The building

This section seeks to provide a functional and comfortable living environment for residents, visitors, and the community.

The chapter covers the following topics:

DWELLING DESIGN

- Dwelling mix
- Dwelling layout
- Material selection
- Facade design
- Roof design
- Liveable housing design
- Flexibility and adaptability

DWELLING AMENITY

- Solar and daylight access
- Natural ventilation
- Thermal comfort
- Acoustic privacy
- Visual privacy



The environment

This section seeks to create a development that incorporates site greening and quality open spaces and is responsive to a changing climate.

The chapter covers the following topics:

LANDSCAPING

- Deep soil zones
- Tree plantings
- Views to greening
- Landscape design

OPEN SPACE

- Communal open space
- Private open space

CLIMATE RESILIENCE

- Stormwater management
- Sea level rise and flood risk
- Urban heat and bushfire



The services

This section seeks to enable safe and equitable access for all transport modes and well considered service design.

The chapter covers the following topics:

PARKING AND ACCESS

- Car parking
- Circulation and access
- Bicycle parking

SITE SERVICES

- Utilities
- Storage
- Waste management

The site

The way a [site](#) is structured and arranged contributes to how residents interact with the natural and built environment and how they go about their day-to-day lives. It also influences how well a development fits in the [streetscape](#). It's important to remember that the development is just one part of a street or neighbourhood.

Many existing urban and residential areas are characterised by single [dwelling](#) lots. While some existing areas are intended to retain their existing character others are changing urban environments. Evolving the built character of an area over time requires a thoughtful design approach.

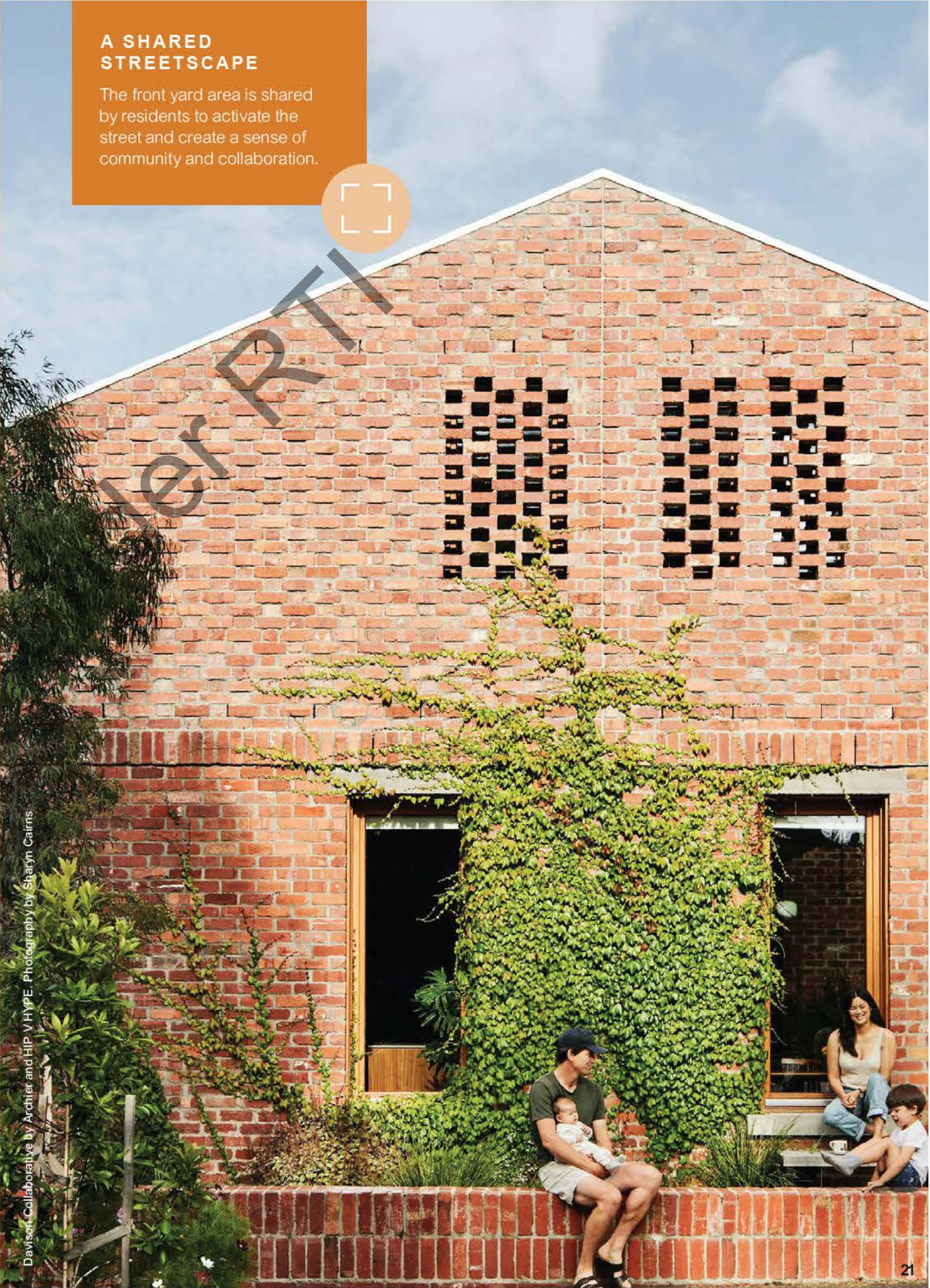
In established residential areas, larger developments in particular, need diversity in dwelling size, type and design. The larger the site in comparison to surrounding sites, the more important diversity becomes in achieving good design outcomes.

DESIGN PROMPTS

- ☐ Has the scale and siting of the development maintained important views to prominent natural and built features?
- ☐ How does the development reinforce positive elements of the locality and contribute to the desired future character?
- ☐ How does the mass and scale of the development respond positively to adjoining streets and neighbouring buildings?
- ☐ Does the site design allow for equitable future development of adjoining sites?
- ☐ How does the development respond to the site's topography?
- ☐ How does the development respond to the site's opportunity for [solar access](#) and prevailing winds?
- ☐ On larger sites, does the development provide sufficient diversity in dwelling size, typology and design?
- ☐ How well does the development engage with the street interface?

A SHARED STREETScape

The front yard area is shared by residents to activate the street and create a sense of community and collaboration.



Davison Collaborative by Archier and HLP V HYPE. Photography by Sharyn Cairns

Site layout

Site layout refers to where key features such as buildings, open space and car parking are located on a site, how they are accessed by residents and visitors, and how they are perceived by neighbours and the public.

Site layout guides how the development footprint responds to its local context and the surrounding built and natural environment. Site layout provides the core building blocks of the design process and is an important early step in creating a well-informed [design response](#).

SITE COVER

Site cover relates to the portion of a site covered by built form. It should respond to neighbouring buildings and the surrounding [streetscape](#) and will influence the [massing](#) and scale of a development.

Design response:

- Ensure site cover allows for tree retention and other important elements such as landscaping and deep soil areas.
- Ensure site cover helps to achieve good [solar access](#) and natural ventilation.
- Explore the balance of scale and site cover in response to local context, such as more compact development in urban areas.
- Ensure site cover is informed by [private open space](#), [communal open space](#), and car parking considerations.

BUILDING SEPARATION

Building separation is the horizontal distance between buildings within a site, or from those on adjoining sites. It can be achieved by locating open space, access ways and car parking between buildings.

Appropriate separation is critical to ensuring resident [amenity](#) and land-use compatibility. It improves ventilation and acoustic and visual privacy while allowing [sunlight](#) to reach the ground plane.

Design response:

- Provide separation distances to facilitate [daylight](#) access, solar access and visual privacy between buildings within a site, and on neighbouring sites.
- Ensure separation in proportion to [building height](#) and the location of open space.
- Separation should be guided by adjoining land uses and should prioritise compatibility; an access or landscape buffer provides good separation opportunities.

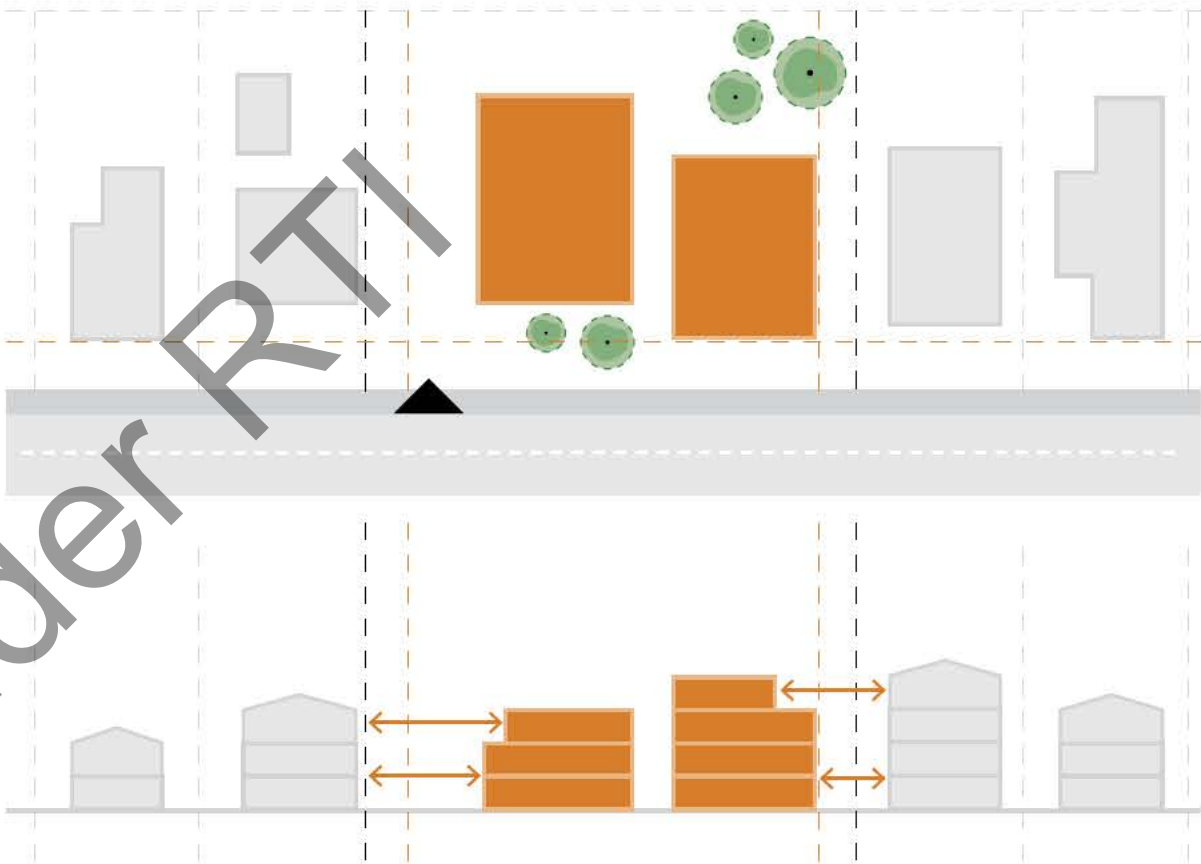


Fig 4. Site cover and building separation responding to the context and scale of neighbouring development and opportunities for tree retention.

KEY

- Lot boundary
- Required setbacks
- ↔ Building separation
- ▲ Vehicle crossover
- Trees

SETBACKS

[Setbacks](#) refer to the alignment of buildings along the street (front setback), and to neighbouring properties (side and rear setbacks). They play an important role in spatially defining the relationship between a new development and its surroundings, including heritage places.

Design response:

- For front setbacks, respond to the prevailing street pattern and maintain consistency where it positively contributes to the streetscape.

- In areas experiencing change and increased density, align front setbacks with the desired future character of the street.
- Where front setbacks are required, design them to give something back to the public domain; improve streetscape quality and enable [passive surveillance](#) by providing plantings or a place to pause.
- For side and rear setbacks, prioritise visual and [acoustic privacy](#), tree planting and retention; use the development's mass and scale to inform setbacks.

Site response

Site response guides how the mass, scale and form of a building responds to its local context and the topography and landscape it sits within.

Site response establishes the suitable scale for future development, considering the size and height in relation to the [streetscape](#), as well as block and lot dimensions. Site response is an important early step in creating a well-designed place for residents to enjoy and neighbours to interact with.

BUILDING FORM

The form of a building refers to its physical shape, structure and overall appearance. The form is a critical aspect of architectural design. It contributes to the building's aesthetic and the way it is perceived in the surrounding context.

Design response:

- Consider the relationship to the existing context, urban patterns and desired future character of the locality. Test [massing](#) arrangements as the starting point for the [design response](#).
- Use contextually appropriate forms as a way to positively respond to neighbouring buildings and mitigate the effects of building mass and site cover.
- Respond to special characteristics such as heritage, views and topography, and orientate building form to maximise [sunlight](#) from the north.
- Avoid repetitive building forms and design elements, particularly on sites comparatively large for their context, to assist with integrating new development in established neighbourhoods.

BUILDING SCALE

Building scale is how the combined footprint and height of a building in its three-dimensional form is viewed. Appropriate building scale is representative of how well a development relates to its setting and topography, including neighbouring buildings. It also defines the physical proportions of our streets and public spaces.

Design response:

- Demonstrate that the design thinking process goes beyond planning scheme requirements and creates an appropriate mass and scale relative to the site context, neighbouring buildings and desired future character.
- Set a scale that limits impacts on [solar access](#) and visual privacy in neighbouring sites.
- Consider the future development potential of adjoining lots.
- Ensure the relationship between scale and mass is considered on sites with complex built and natural features (e.g. landforms or steep topography).
- Ensure the relationship between scale and site cover encourages tree retention and deep soil zones.

THE ROLE OF SCALE

While [building height](#) often dominates planning discussions, it is not the most significant factor impacting our neighbourhoods. Taller buildings that are well designed and respond to their context can deliver significantly better outcomes for residents and neighbours than ill-considered, low rise buildings that are bulky and not responsive to site conditions or context.

SLOPING SITES

Development on [sloping sites](#) comes with extra complexity. The design process should work with the natural topography of the land and visually limit extensive earthworks which can affect the site's natural drainage and water flows, soil stability, and increase engineering requirements for retaining walls.

Design response:

- Work with the natural characteristics of sloping sites to reduce the amount of cut and fill required.
- Site the development in response to slope and potential for overshadowing and overlooking.
- Where external level changes are needed, consider using a terraced approach and incorporate plantings to screen retaining walls.
- Ensure water management and drainage solutions are designed to effectively manage flow direction and mitigate surface erosion.
- Consider vehicle entry and garage location to minimise cut and fill.
- Ensure the siting and design of pedestrian entries can accommodate residents with limited mobility.

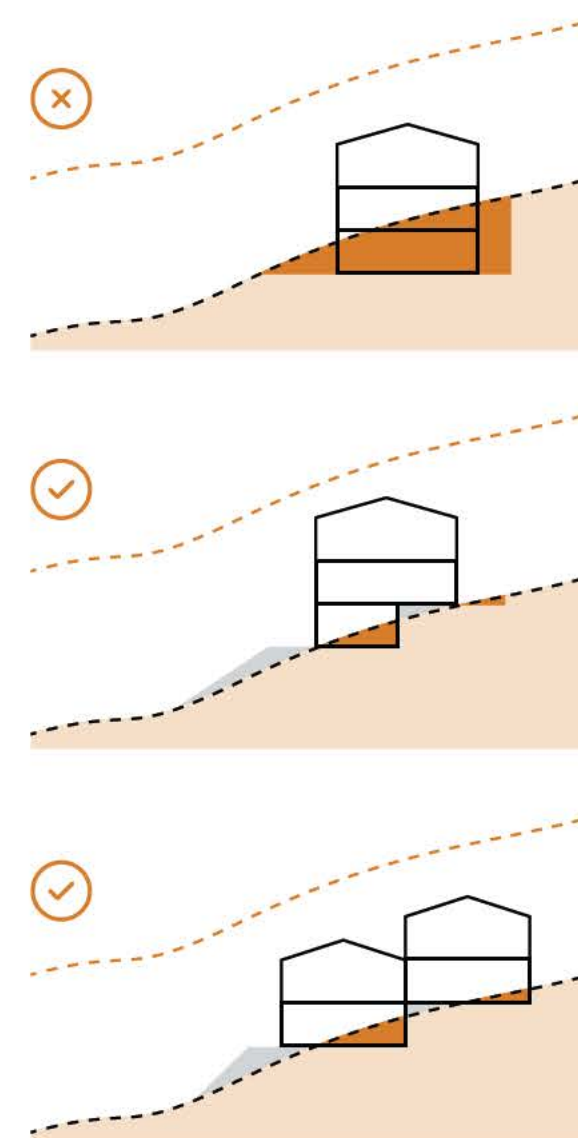


Fig 5. Approaches to development on sloping sites and resulting earthworks.

KEY

- Natural ground level
- ... Maximum building height

Streetscape

A well-designed [frontage](#) welcomes visitors, improves public safety and access, and delivers overall benefits to future residents and the community.

The way landscaping, fencing and access points present to and interact with the street are all important considerations when achieving an active and pleasing transition between public and private space.

BUILDING ENTRIES

Building entries that consider the relationship between landscaping, privacy, and access are better placed to address the street in a unique and personalised manner. These considerations help to create an identity for each [dwelling](#) which fosters a sense of ownership for residents while contributing variety and interest to the [streetscape](#).

Design response:

- Clearly define building entries and make them visible from key access points.
- Ensure building entries are of a sufficient size to allow community connections and informal interactions between residents, neighbours and the public.
- Ensure the form and treatment of entries fosters a sense of security and opportunities for [passive surveillance](#).
- Prioritise weather protection and privacy and provide visual interest when designing building entries.

PUBLIC DOMAIN INTERFACE

The public domain interface is a transition area and refers to the space where development meets public land. The interface is an important contributor to the streetscape and a place where residents and the community can interact.

Design response:

- Ensure the development contributes to the vibrancy and safety of the public domain and creates a positive relationship with adjoining properties.
- Consider how material, landscape and colour selection can improve how the development is viewed from the street. This extends to fences and gates.
- Ensure the public domain interface is easily identifiable for residents and visitors and provides clear and legible wayfinding.
- Maximise opportunities for passive surveillance through street-facing window and balcony placement; avoid blank walls and high fences.
- Integrate vehicle access with the streetscape rather than letting it dominate through bulky garages and excessive [hardstand](#).
- Consider opportunities to provide pedestrian connections through [sites](#) to improve the walkability and permeability of large blocks.

GIVE BACK TO THE STREET

As densities increase, it is important to recognise the role a development plays in the surrounding streetscape. Development should look at innovative ways to 'give back' to the street such as landscaping or seating.



Open entry treatment provides an attractive view towards the dwellings and communal gardens.



Frontage landscaping, visually permeable fencing, and overall building form contributes to the streetscape, while considered changes in materials connect to the surrounds.

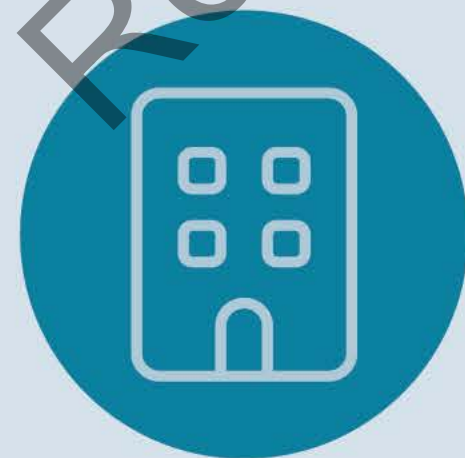
The building

Built form, design details and internal layout are essential elements in creating great places for people to live. The relationship between these ingredients is even more important as we look to increase density.

Thoughtfully designed residential buildings optimise orientation and provide a connection to the outdoors. When done well, this can facilitate [solar access](#), natural ventilation and an appealing outlook, which in turn contribute to resident [amenity](#) and building performance. In addition, high-quality design considers future redevelopment opportunities on neighbouring [sites](#) to ensure the benefits of well-designed built outcomes can be equally shared. Future residents and their neighbours will benefit from residential design done well.

DESIGN PROMPTS

- ☐ Has an appropriate density and yield been achieved without compromising [dwelling](#) function and resident and neighbour amenity?
- ☐ How does the overall layout share amenity equitably among the proposed dwellings?
- ☐ How does the internal layout of the building provide for the functional needs of the intended number of occupants?
- ☐ What types of internal and external storage spaces have been provided for residents?
- ☐ How do shared amenities and [circulation spaces](#) help build a sense of community among residents?
- ☐ How has the design process considered the [Livable Housing Design Standard](#)?
- ☐ What [Crime Prevention Through Environmental Design](#) (CPTED) principles have been applied to the design?
- ☐ How has the design process considered [adaptive reuse](#) or repurposing materials?



LINKING DESIGN AND AMENITY

Providing access to [sunlight](#) and a considered materials palette helps to create buildings that prioritise collective amenity and quality design.



Dwelling design

As we look to increase housing densities, we must also ensure that we create efficient, flexible, and high [amenity](#) spaces for future residents, and their changing needs.

A well-designed [dwelling](#) provides functional benefits such as [sunlight](#) and fresh air in key living spaces, adequate privacy and comfort in [private open spaces](#), and a [sense of address](#).

DWELLING MIX

A mix of dwelling types and sizes provides better housing choice and supports housing diversity. By accommodating a range of household types, medium density development can support the needs of the community now and into the future. This is particularly important for apartment buildings which are often a long term part of our urban areas and have less opportunity to be renovated.

Design response:

- Design for flexible configurations to support diverse household types and stages of life including single person households, families, multi-generational families and group households.
- Consider social and [affordable housing](#) demand and the needs of different cultural and socioeconomic groups.
- Provide a mix of dwelling sizes in larger developments.
- Prioritise larger apartments on the ground floor or roof level where there is potential for more open space, or on corners where more building [frontage](#) is available.

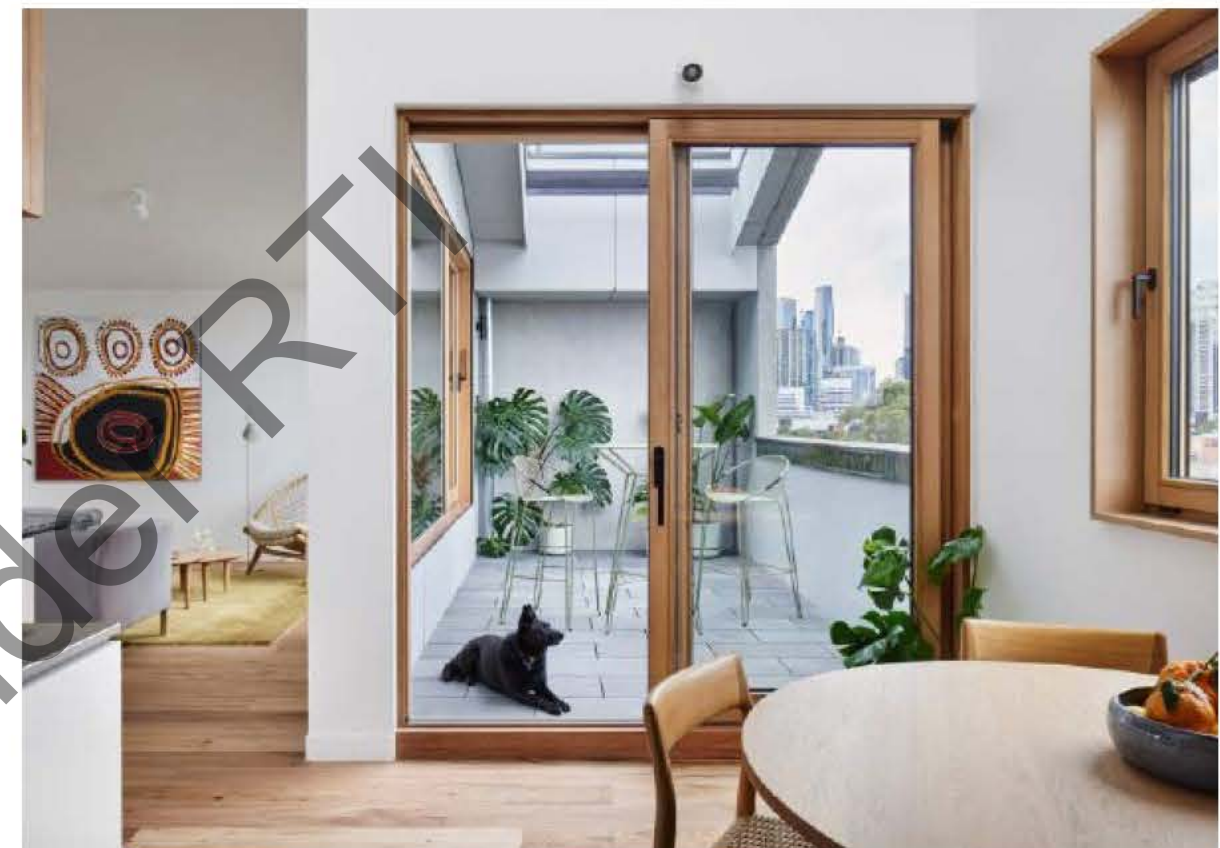
DWELLING LAYOUT

Dwelling layout refers to the location and arrangement of rooms in a dwelling. It shapes the way we move through a space and the way different rooms function; it also considers their intended use, their size and the spaces that join them.

Dwelling layout is an important factor in providing resident amenity as it dictates how a design can deliver sunlight, fresh air, and privacy. It is important that dwelling layout also considers open space connections and outlook.

Design response:

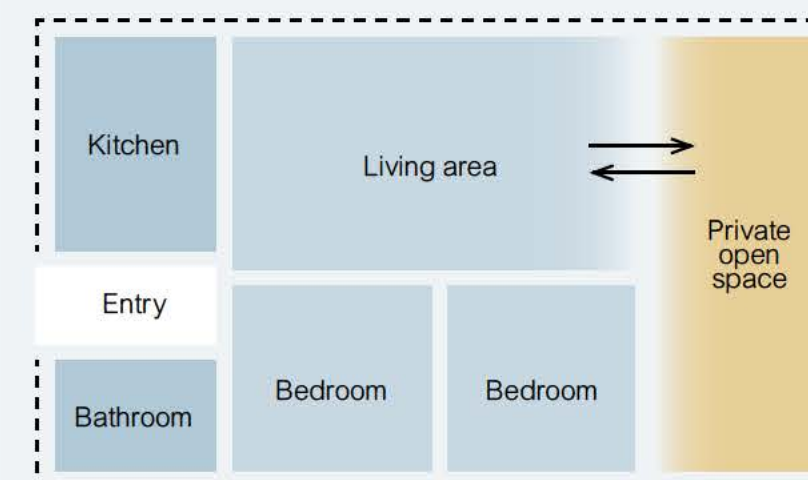
- Balance resident privacy and opportunities for indoor-outdoor connections.
- Minimise long corridors and ensure circulation areas are efficient, and where possible, design them to serve more than one function, including resident interaction.
- Prioritise north-facing dwellings and actively minimise south-facing dwellings.
- Provide multiple [dwelling aspects](#) in order to maximise [daylight](#) and allow for cross ventilation.
- Consider the size and arrangement of spaces in relation to varying performance levels under the [Livable Housing Design Standard](#).



Dwelling layout prioritises flexibility, opportunities for [solar access](#) and ventilation while connecting internal and external spaces.

DWELLING LAYOUT

Fig 6. The internal and external layout of dwellings can be considered in zones relating to how they're used by residents. This will influence how each zone is positioned to receive sunlight and ventilation, to provide privacy, and to connect to open space.



MATERIAL SELECTION

Good design uses an informed approach to material selection that considers texture, colour, durability, climate and visual appeal. It is important to remember that material selection goes beyond the building [facade](#). It should be considered when designing fences and street walls and parking, waste and storage areas.

Material selection contributes to the development's carbon impact; robust materials that maintain their visual appearance and structural integrity are generally more sustainable throughout the life of the development. It is also important that development considers opportunities for [adaptive reuse](#) of existing building fabric to reduce the [embodied energy](#) and waste impact associated with demolition and new construction.

Design response:

- Use local, sustainably sourced or recycled materials where possible, particularly those reflective of the Tasmanian landscape.
- Reinforce the residential use of the building through material selection; avoid treatments that are common in commercial construction such as overtly prefabricated panels or flat untextured surfaces.
- Provide an illustrated materials schedule with a development application; specify the material type, finish and colour, and where it will be used.
- Use materials that respond to surrounding development in a positive and complementary way.
- Prioritise materials with no toxic emissions for the health and safety of residents and those in the construction industry.
- Ensure the design of individual [dwellings](#) within a development provides a clear [sense of address](#) and home coming for residents.
- Avoid large areas of high reflectivity on facades.
- Balance visual interest through a limited selection of different materials without creating visual clutter.



Timber battens provide vertical and horizontal expression and respond to natural settings.



Textured brick treatments provide depth and shadow to the facade.



Brick finishes are complementary to local heritage and provide durability.



Materials allow for connections between residents and passers-by.



Colours and materials seamlessly integrate with landscape features.



Practical and durable materials change with shifting light and shadows.

Top: Heller Street Residence by Six Degrees Architects. Photography by Patrick Rodriguez. Bottom: Goulburn Street Housing by Cumulus Studio. Photography by Adam Gibson. Bottom: North Street by PVP VHYE. Photography by Tess Kelly.

Top: Anne Street Garden Villas by Anna O'Gorman. Photography by Christopher Frederick Jones. Bottom: Maggie Street by Curious Practice. Photography by Alex McIntyre.

FACADE DESIGN

Front [facades](#) create an important contribution to the [streetscape](#), while side and rear facades can influence the [amenity](#) of neighbouring [sites](#).

Facade design should be cohesive and articulate the building form and design elements in a contextually appropriate way. A simple and considered approach provides residents and visitors with a legible development that is welcoming and accessible.

Design response:

- Design facades to reflect the layout and structure of internal [dwellings](#).
- Provide shadow and depth to a facade through articulation of doors and windows without creating visual clutter.
- Avoid blank facades without windows facing a street or public space, including visually obtrusive garage entries.
- Integrate or screen services and [utilities](#) so as not to dominate the facade design or roof silhouette.
- Provide active [frontages](#) in [mixed use developments](#) (e.g. ground floor retail and hospitality uses) to promote social interaction and streetscape activation.

ROOF DESIGN

The roof is an important element of the overall design and structure of a building. It should be approached as a design opportunity that can positively contribute to the local context and outlook. As densities increase, roofs can provide opportunities for additional loft dwellings or [communal open space](#).

They can add to the environmental sustainability of buildings through optimising orientation for solar panels and water capture. Roof forms can also be used to respond to the surrounding context and reduce the perceived height of buildings.

Design response:

- Use roof treatments that integrate well into the building design and respond positively to the streetscape.
- Design roof forms that are simple, uncluttered and visually appealing.
- On [sloping sites](#), design the roof as the fifth facade which is often viewed from above from adjacent/other elevated properties.
- In larger developments, consider subtle but consistent variations in roof form to add visual interest to the streetscape.
- Orientate solar panels towards a northerly aspect where possible to maximise efficiency.

LIVEABLE HOUSING DESIGN

Tasmania is home to a diverse population with changing needs. Employing liveable housing design principles in housing development ensures we can provide for an aging population, young children and families, and people living with a disability.

Incorporating liveable housing design principles as we increase housing densities helps to deliver more inclusive and robust housing stock. It ensures that simple and practical design features are incorporated into new buildings that would be difficult and costly to retrofit at a later date.

Design response:

- Consider how a range of users might access a dwelling and promote dignified access for a community with different needs (e.g. wheelchairs, mobility scooters, prams and bicycles).
- Design with the core principles of accessible housing design in mind; these include level access, ample doorway widths, and opportunities for ground level dwellings or lifts.
- Design to allow for retrofitting of mobility aids (e.g. grab rails) in the future.
- For two [storey](#) dwellings with three bedrooms or more, consider how needs can be met on the ground floor.

FLEXIBILITY AND ADAPTABILITY

As housing tenure and profiles change, so do the needs of residents and the way we use our homes. It is important to consider how dwelling design and layout can facilitate different and flexible uses, both now and into the future. This can span working from home offices, storage needs, and intergenerational family units.

Design response:

- Design the location of load bearing walls to facilitate a more flexible arrangement of future spaces.
- Provide internal storage to accommodate larger items such as sports equipment, bicycles, mobility devices and prams.
- Consider the mobility and [accessibility](#) needs of different generations and design spaces that can be easily modified to accommodate them.

LIVABLE HOUSING DESIGN STANDARD

According to the Australian Bureau of Statistics, approximately 26.8% of Tasmanians are living with disability, a significantly higher proportion than the national average of 17.7%.

Adhering to the [Livable Housing Design Standard](#) enables new dwellings to better meet the needs of the Tasmanian community. The National Construction Code requires dwellings in Tasmania to meet the Silver Livable Housing Design Standards



Dwelling amenity

Buildings that prioritise [liveable housing](#) design, thermal comfort and [amenity](#) are key to creating healthy and comfortable spaces for people to call home.

Design approaches that allow buildings to respond naturally to the seasons can result in reduced greenhouse gas emissions and lower operational costs for residents. Similarly, using liveable housing design principles can make homes suitable to a range of resident needs and abilities, and futureproof housing stock.

SOLAR AND DAYLIGHT ACCESS

[Solar access](#) and [daylight](#) access refers to the amount of direct and indirect [sunlight](#) a [dwelling](#) receives, without interference from other structures. It relates to seasonality and when to prioritise 'heat seeking' (winter) or 'shade seeking' (summer).

Orientating dwellings for optimal solar access and warmth can greatly improve energy efficiency, particularly in the Tasmanian climate. Good solar access also reduces reliance on energy intensive heating and improves overall dwelling comfort.

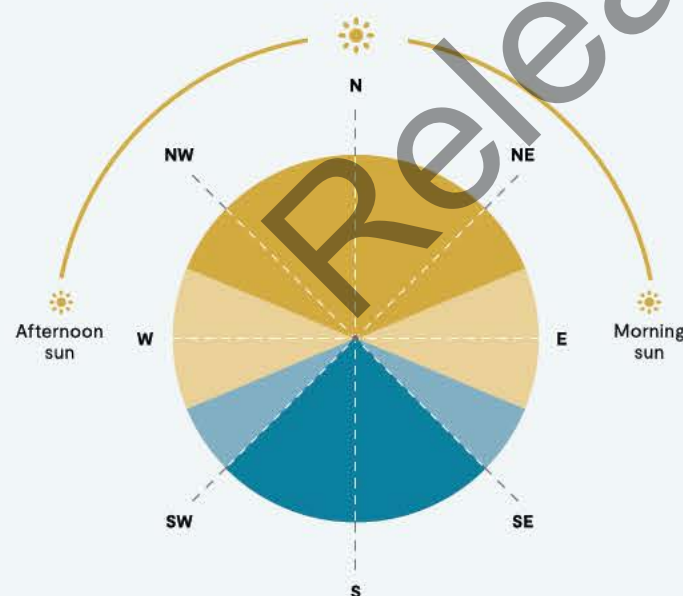
Design response:

- Prioritise access to sunlight in key living spaces and open spaces.
- Use shading devices to improve indoor comfort during summer (particularly westerly aspects), while allowing sunlight and warmth during winter.
- Design developments to allow solar access on neighbouring [sites](#).
- Provide windows directed towards multiple aspects to maximise daylight in living areas.
- Ensure room depths allow for good daylight penetration and avoid dark interior spaces. A maximum depth of 7 meters is recommended for living areas and kitchens.

PATH OF THE SUN

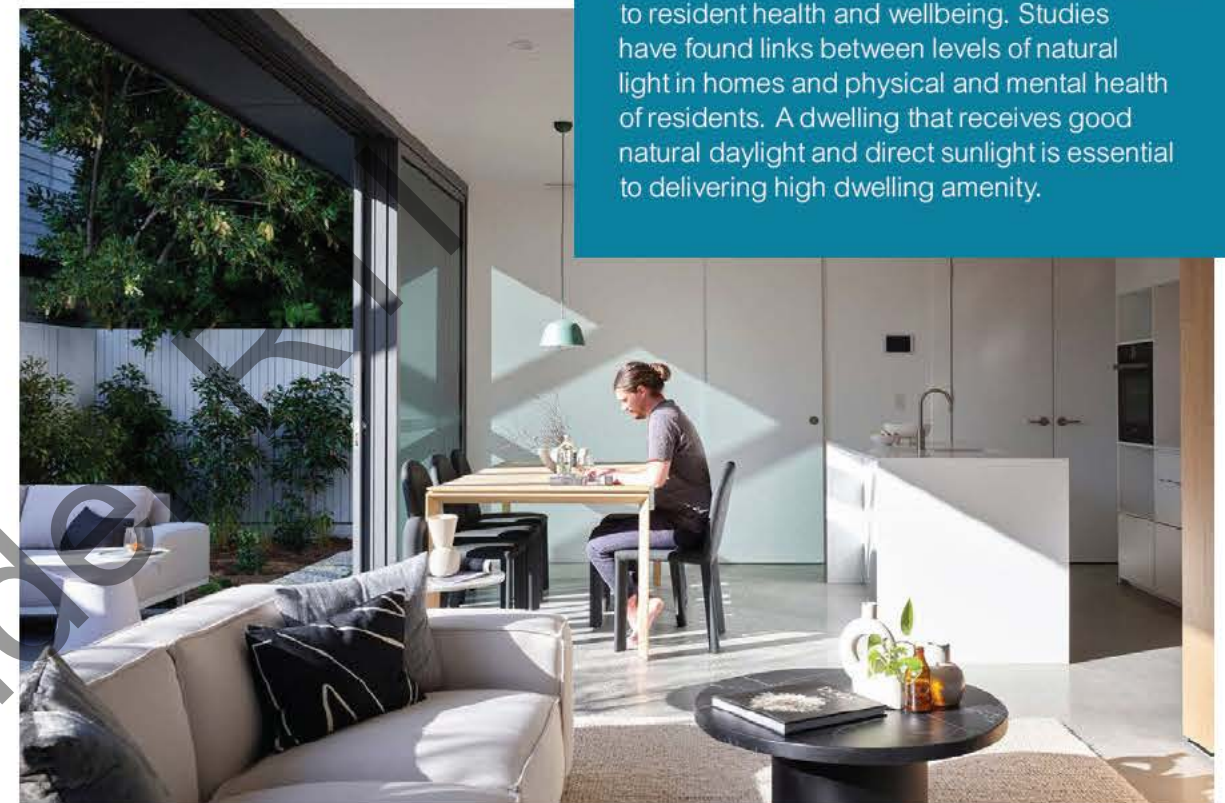
Fig 7. Sun path diagram showing the way window orientation affects solar access.

- Good solar access
- Ok solar access
- Poor solar access
- No direct sunlight



LET THE SUN SHINE IN

Access to adequate daylight is vitally important to resident health and wellbeing. Studies have found links between levels of natural light in homes and physical and mental health of residents. A dwelling that receives good natural daylight and direct sunlight is essential to delivering high dwelling amenity.



Bottom: Habitat on Juers by Refresh Studio for Architecture. Photography by Ravens At Odds / Scott Burrows.
Top: Hawthorn: Siblings by Refresh Design. Photography by Scott Burrows.

NATURAL VENTILATION

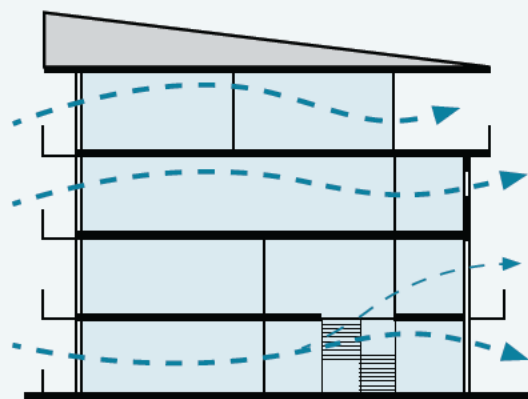
Natural ventilation is the flow of air between the outside and the inside of the building. Effective ventilation and passive cooling are important to reducing a dwelling's energy consumption in response to changing seasons.

Design response:

- Locate windows to enable natural air flow, and provide multiple aspects to enable cross ventilation.
- Balance ventilation with requirements for [acoustic privacy](#) and protection from strong prevailing winds.
- Ensure alternative sources of ventilation can be provided to dwellings in noise affected environments such as busy roads or adjacent to industry.
- Consider noise impacts where mechanical ventilation is proposed, such as the use of heat pumps.

BUILDING VENTILATION

Fig 8. The location of windows and openings affects ventilation throughout a building. Providing dual aspect ventilation encourages air flow from prevailing winds.

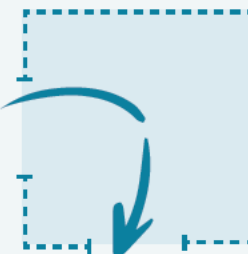


WINDOW PLACEMENT

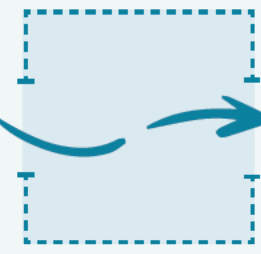
Fig 9. Window placement affects the level of ventilation provided through a dwelling, and influences how air moves through a space. Window placement that allows for cross ventilation provides greater air flow and should be prioritised in the design process.

Cross ventilation

Window openings on adjacent walls

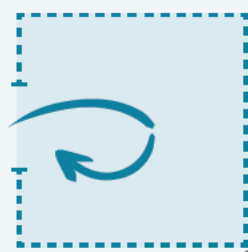


Window openings on opposite walls

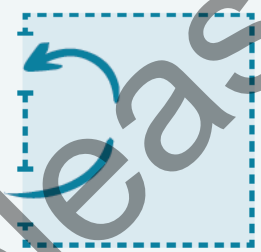


Single-sided ventilation

Single window opening



Two openings on same wall



THERMAL COMFORT

Thermal comfort refers to air quality and temperature and has a direct impact on resident health and wellbeing, as well as the amount of energy used for heating and cooling a dwelling. Thermal comfort is a critical consideration in a Tasmanian climate.

Design response:

- Incorporate passive design approaches to efficiently control dwelling temperatures throughout the seasons.
- Encourage heating and cooling systems that minimise energy loads.
- Consider how window size and placement can balance access to natural light with energy efficiency.
- Avoid heavily tinted glazing to maximise [daylight](#) and beneficial [solar access](#).
- Insulate roofs, walls and floors and ensure window and door openings have seals to retain heat in winter months.
- When using high density materials such as concrete, consider its use and placement to maximise the benefits of high thermal mass.

ACOUSTIC PRIVACY

[Acoustic privacy](#) is achieved by managing the way sound travels between apartments and communal areas and between apartments within a building. Designing for acoustic privacy considers the [site](#) context, surrounding uses, building separation and how internal spaces are arranged in a building.

Design response:

- Locate window and door openings away from noise sources.
- Limit the acoustic impact of service infrastructure on sleeping and living areas.
- Locate storage and circulation areas to buffer noise from external sources.
- Use appropriate acoustic treatments for horizontal or vertical separation between dwellings.
- Consider the need for sound attenuation treatments between rooms, particularly in apartment development.

VISUAL PRIVACY

Visual privacy ensures private spaces can be enjoyed without overlooking between dwellings and neighbouring sites. It is influenced by site response and topography, and what is occurring on neighbouring sites. Good design ensures that the need for privacy is balanced with important design outcomes including outlook, natural ventilation and solar access.

Design response:

- Encourage the provision of adjustable privacy devices (such as fins, louvres, and balustrades) that allow for occupant choice in moderating their desired level of comfort.
- Where buildings are sited close together, position windows to look away from rather than towards existing neighbouring windows.
- Consider the location of windows and outdoor spaces on adjacent sites when situating balconies and openings.
- Provide privacy and safety for residents while maintaining the same for neighbours.
- Consider the needs and experiences of residents to ensure privacy and safety are provided accordingly.

The environment

Well designed housing provides residents with opportunities for outdoor recreation as an extension of the [dwelling](#), and a visual and physical connection to the natural environment and climate. These connections provide residents with access to natural light and ventilation, space for food production and the opportunity for recreation in their own outdoor environment.

As we increase dwelling density, providing residents with meaningfully [landscaped areas](#) through a mix of communal and [private open spaces](#) becomes more important. Larger, consolidated outdoor spaces also provide environmental benefits through tree retention, urban gardens, biodiversity, and water management.

These spaces can take many forms, from a private balcony or courtyard, through to a shared roof terrace or communal garden. Importantly, these spaces work together to inform [site](#) planning and design processes. They also contribute to the greening of the site, [streetscape](#), and broader neighbourhood.

DESIGN PROMPTS

- ☐ Has planting selection considered the local climate and natural biodiversity?
- ☐ Does the landscape provide spaces for play and recreation?
- ☐ Are open spaces functional, fit-for-purpose and easy to maintain?
- ☐ Is there adequate provision for deep soil and mature [canopy trees](#)?
- ☐ Does the landscape design contribute to the local streetscape and neighbourhood?
- ☐ Are communal areas safe, welcoming and fit for purpose?
- ☐ Does the landscape integrate with the built form?
- ☐ How is water managed across the site?
- ☐ Have climate impacts been managed effectively?



Clyde Mews by Six Degrees Architects. Photography by Alice Hutchinson

INTEGRATING THE NATURAL ENVIRONMENT

Access and exposure to green spaces and mature trees provide endless benefits. Designs that actively prioritise warm, welcoming green spaces are encouraged.

Landscaping

Thoughtful landscape design enhances the natural features of a [site](#) and contributes to overall site [amenity](#).

Landscape design that is considered early in the development process and responds to the local context improves sustainability and amenity outcomes for residents, neighbours and the public. The best results come from a collaboration between designers, developers and builders to ensure that landscaping is a design priority, and never an afterthought.

DEEP SOIL ZONES

Deep soil zones are areas of [soft landscaping](#) with no obstructions above or below ground. They have sufficient area to support mature tree growth and natural drainage.

Design response:

- Identify deep soil zones during the context analysis and site planning phases to prioritise tree retention and co-location with communal and [private open space](#).
- Ensure deep soil zones are suited to larger, long living shade trees and maximise tree canopy coverage.

TREE PLANTINGS

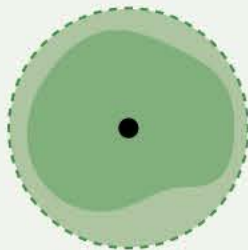
Tree retention and new tree plantings not only improve site resilience and amenity, they also deliver positive biodiversity and amenity outcomes for the surrounding neighbourhood.

Design response:

- Prioritise the retention of existing moderate and high value trees with input from a suitably qualified arborist to ensure viability.
- Plant species that are climate resilient, and those that can provide shade in summer and access to [sunlight](#) in winter.
- Select species that suit the region's soil conditions and rainfall.

DEEP SOIL AREA

Fig 10. The approximate deep soil area required to support different sized trees at maturity.



Large tree
Height: over 12m
Spread: over 9m
Deep soil area: 64m²



Medium tree
Height: 8-12m
Spread: 6-9m
Deep soil area: 36m²



Small tree
Height: 3-8m
Spread: 2-6m
Deep soil area: 9m²

VIEWS TO GREENING

Site greening in common view lines provides residents with a natural outlook and reduces the visual dominance of built form.

Design response:

- Prioritise site greening along driveways and at ends, and where it can be viewed from access points and open space areas.
- Provide opportunities for internal living spaces to have a green outlook and connection to nature.
- On sites with views to iconic or significant natural features, protect and enhance views.

LANDSCAPE DESIGN

The approach to landscape design should consider the needs of future residents, including their comfort, safety, and capacity for ongoing maintenance. It should also consider the site's existing natural setting, climate and topography.

Design response:

- Engage the services of a suitably qualified landscape architect to provide a well-considered landscape plan which clearly specifies [hard landscaping](#) and soft landscaping elements.
- Select materials that are robust and sustainable, particularly for driveways, open space, and high use areas. Where possible, prioritise the use of permeable pavements.
- Prioritise soft plantings in common areas to create buffers between [dwellings](#), parking areas and open space.
- Provide productive garden areas for residents and consider the inclusion of indigenous and endemic plant species.
- Ensure lighting arrangements promote resident safety and limit impacts to dwellings and neighbouring development.

CONTRIBUTING TO CANOPY COVER

The City of Hobart has an ambitious target of increasing tree canopy cover across its urban areas to 40% by 2046. The benefits of urban greening and canopy cover are vast - not only for the environment but also for the economy, for physical and mental health, and for future generations.

To achieve such targets, development must consider Australian Standard 4970-2009 which provides guidance on the principles for protecting trees on land subject to development.



Open space

Open spaces can take many forms, from shared gardens and rooftops to private courtyards and balconies. They provide residents with green outlooks and connections to nature, and they enhance opportunities for an indoor-outdoor lifestyle.

[Communal open spaces](#) play a key role in supporting connected communities. They should be located, designed and managed in a way that allows residents to interact, to socialise and to play safely. [Private open spaces](#) that are well-designed and sited can expand primary living spaces and improve [dwelling](#) flexibility. The design of these spaces should prioritise functionality, comfort and [amenity](#) while also seeking to enhance the environmental performance of the dwelling.

The balance of communal and private open spaces within a development will be informed by a [site's](#) location and existing environment. Balconies may be appropriate for smaller sites when complemented by access to larger communal spaces or nearby public recreation areas. Larger sites may present opportunities to create shared food gardens in tandem with larger scale private terraces.

Outdoor living spaces are most functional when they can accommodate seating and landscaping relative to the size of the dwelling and are sited to respond to climate and site conditions. Where possible, these spaces should be orientated to a northerly or westerly aspect to obtain access to [sunlight](#) and shelter from prevailing winds.

COMMUNAL OPEN SPACE

Communal open space is an important component that contributes to the liveability of multiple dwelling developments. It provides residents with areas to socialise and recreate beyond their dwellings and private gardens.

These spaces provide a connection to the natural environment and important breathing room between dwellings. They also enhance the appeal of a development and the general wellbeing of residents.

Design response:

- Design spaces to be flexible enough to adapt to resident needs and connect to high-quality landscaping and deep soil zones.
- Ensure the scale, siting and design of communal open space responds to the density of the development and how many people it needs to serve.
- Design the enclosure and coverage of communal open space to respond to the local climate and provide good [solar access](#).
- Incorporate flexible shelter systems so spaces can have indoor and outdoor functions depending on the seasons.
- Consider material and surface treatments to distinguish between private and public spaces.
- Consider communal gardens, BBQ areas or communal laundries to promote a sense of community.
- Consider how the use of communal open space will be managed or maintained by residents or body corporate.
- Consider increasing communal open space in line with a reduction in private open space in instances where communal living or co-housing is intended (e.g. student accommodation). Such space should be designed to facilitate social interaction, be easily accessible and feature quality landscaping.

OPEN SPACE AND RESIDENT WELLBEING

Shared spaces provide a range of important social benefits. They promote a sense of belonging and enable community resilience, social engagement, and social support. Time spent in well-designed communal areas enhances the way residents value these spaces and each other.

Buildings that offer generous shared spaces, such as communal laundries, food gardens and outdoor cooking areas provide more opportunities for neighbours to meet and create community.



Habitat on Juers by Refresh Studio for Architecture. Photography by Ravens At Odds / Scott Burrows

PRIVATE OPEN SPACE

Private open spaces, such as balconies and courtyards should create a safe and private space for residents to enjoy. The size, siting, and design of private open space will be influenced by a range of factors including dwelling size, orientation, and connections to landscaping and views.

Design response:

- Design the space to be of sufficient size and configuration to provide residents with flexibility and functionality.
- Prioritise direct physical and visual connections between private open space and primary living areas.
- Find a good balance between privacy and an appealing outlook from the dwelling to external spaces.
- Ensure privacy screening devices do not compromise the outlook and daylight to private open spaces.
- Respond to the Tasmanian climate when designing private open space: glazed or semi-enclosed spaces may be more suitable than exposed ones where facing south, or toward a prevailing wind.
- Avoid locating services such as air conditioning units on balconies. Alternatively, increase the size of the balcony by 1.5m^2 to maintain functionality.

BALCONIES AND COURTYARDS

Fig 11. The recommended private open space areas to be provided for different sized dwellings and the types of features they should accommodate. These figures are most applicable to apartment balconies and ground floor courtyards.

One bedroom ($8\text{-}10\text{m}^2$)

Two-person seating area and clothes drying.



Two bedrooms ($10\text{-}12\text{m}^2$)

Four-person table and seating area, planting, BBQ, and clothes drying.

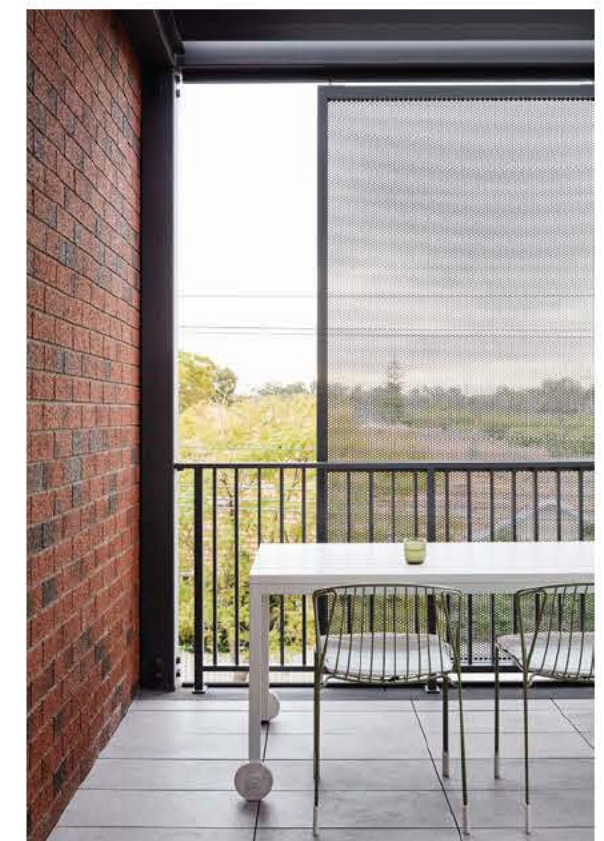


Three + bedrooms ($12\text{-}15\text{m}^2$)

Six-person table and seating area, planting, BBQ, and clothes drying.



Top left: Habitat on Juers by Refresh Studio for Architecture. Photography by Ravens At Odds / Scott Burrows. Bottom left: Ferrars & York by Six Degrees Architects and HIP V. HYPE. Photography by Tess Kelly. Samee Lapham. Top right: Umakoo Way! - Ganbu Guljin by Breathe. Photography by Andrew White. Bottom right: Clifton Central by MJA Studio. Photography by Jack Lovel.



Climate Resilience

The global climate is changing, and while Tasmania has a traditionally temperate climate, there are areas across the state that are already experiencing the impacts of changing weather patterns.

By the end of the century, Tasmania will experience warmer average temperatures, additional extreme hot weather days, and more intense rainfall events. Given buildings are designed to last well over 50 years, they should be designed with these trends in mind to ensure they meet the needs of both the existing and future climate.

Effective and sustainable design must also consider the climate change risk to a [site](#) arising from land hazards such as coastal inundation, flooding and bushfire. Additionally, as the climate changes there is a need to consider the water cycle at all stages of the design process. This includes early site planning that prioritises deep soil zones for drainage, the design of [dwellings](#) and [circulation spaces](#) that can capture and recycle stormwater and wastewater, and landscaping that is appropriate for local and future rainfall patterns.

STORMWATER MANAGEMENT

Best practice water management considers all aspects of the water cycle including drinking water, rainwater, groundwater and wastewater. It also considers how a development may impact the quantity and quality of site runoff.

The correct management of stormwater can prevent potential impacts to people and property in flood events, minimise soil erosion, and limit pollution of local waterways.

Excessive use of hard surface materials such as concrete, bitumen and paving can increase stormwater runoff across a site as well as reduce stormwater quality. In comparison, permeable surfaces enable water to be absorbed directly into the ground and help filter pollutants, creating a development that is gentler on the water cycle.

Design response:

- Design buildings to reduce the need for potable water for irrigation of [landscaped areas](#). Consider rainwater tanks which will also deliver improvement to stormwater quality.
- Integrate [swales](#) and [rain gardens](#) in the landscaping design or other [water sensitive urban design](#) (WSUD) measures to support natural stormwater management.
- Ensure WSUD measures respond to the site's soil conditions and local climate and weather patterns.
- Avoid expansive concrete driveways which encourage stormwater runoff. These also become heat sinks in summer (see urban heat and bushfire).
- Use permeable systems and materials in shared spaces such as car parks, terraces or pedestrian paths.
- Break up large areas of impermeable surfaces with landscaping or other permeable surface treatments.



RAIN WATER CAPTURE

Rain water tanks come in a range of shapes and sizes to integrate with built form. They are also an excellent way to help manage stormwater quality and reduce potable water use.

SEA LEVEL RISE AND FLOOD RISK

The effects of climate change increase the potential for water from the coast, rivers and other drainage lines to inundate land during rainfall events and high tides. A resilient development is one which mitigates risk to people and property arising from these events.

Design response:

- Consider available data. Contact your local council or review publicly available information through websites such as [the LIST Map](#) or [Tas Alert RiskReady](#) to understand whether your site may be impacted in the future.
- Include contingency in your [design response](#) to flood risk including raising finished floor levels for added protection, and siting development and infrastructure to avoid areas of risk.
- Where potential inundation areas on a site cannot be avoided, consider responses such as waterproofing with flood resistant barriers or materials such as concrete or tiles.

URBAN HEAT AND BUSHFIRE

As the climate warms and Tasmania experiences extended summer periods, the design process will need to place a greater focus on cooling solutions.

Design response:

- Consolidate shared [hardstand](#) surfaces and increase areas for [soft landscaping](#) to reduce heat absorption and keep the site cool in summer.
- Specify light coloured horizontal surfaces to reduce potential for trapping urban heat.
- Provide flexible or adjustable shade protection for large north and west facing windows.
- Consider vegetation location and choice near large windows to offer protection during summer and [solar access](#) across the colder months.
- Consider building form, siting, materials and landscaping choices that improve resilience to bushfire. These include non-combustable materials, perimeter pathways, appropriate fire separation distances, and understanding the applicable [Bushfire Attack Level](#).

The services

The use and functionality of a [dwelling](#) extends beyond the built form. The way we access our homes and shared spaces is an important design consideration, whether on foot, cycling or in a vehicle.

Access and movement in medium density development should safely cater to multiple resident groups and transport modes; best practice puts pedestrians at the top of the movement hierarchy.

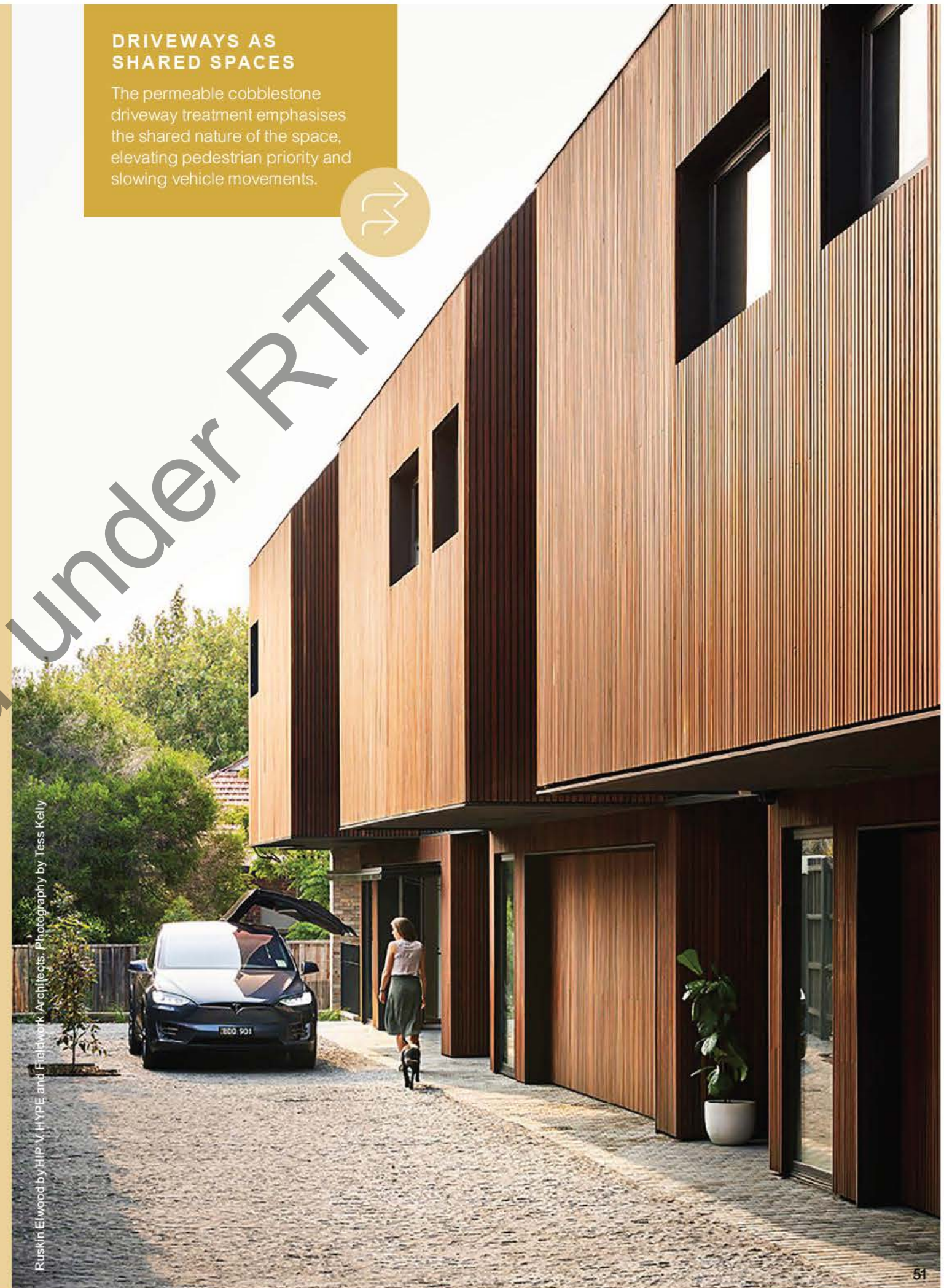
Our homes require [site](#) services to keep the lights on, keep water running and to keep us safe and connected. They are an important part of all residential development, and their location and design should be well integrated into the [streetscape](#) to have a positive impact on resident [amenity](#) and the public domain.

DESIGN PROMPTS

- ☐ Is pedestrian access easy to find and safely connected to the public domain?
- ☐ Are [vehicular access](#) points sited and designed to minimise streetscape impacts?
- ☐ Has safe and accessible parking been provided for alternative modes of transport?
- ☐ Are waste management areas screened from the public domain?
- ☐ Are site services suitably screened from neighbouring properties and the streetscape?
- ☐ Do waste management areas consider other resource recovery streams to divert additional resources from landfill?

DRIVEWAYS AS SHARED SPACES

The permeable cobblestone driveway treatment emphasises the shared nature of the space, elevating pedestrian priority and slowing vehicle movements.



Ruskin Elwood by HJP V. HYPE and Fieldwork Architects. Photography by Tess Kelly

Parking and access

By its nature, medium density housing will provide for a diverse resident base with a range of transport needs – from private vehicle, bicycles and motorbikes to [car shares](#), electric vehicles (EVs), prams and mobility scooters. Importantly, parking and access should be informed by the needs of residents and their visitors.

Parking design should be informed by broader strategic planning initiatives. It should also reflect future transport trends and a [site's](#) proximity to services and infrastructure.

As densities increase, the space required to meet on-site parking allocations can be significant. This may compromise the space and quality afforded to living areas, outdoor space and landscaping. It is important to prioritise an integrated parking and access arrangement that can contribute to site safety and amenity, rather than reduce it.



PARKING DESIGN

Recessed garages and interspersed landscaping soften the presence of car-centric building elements while increasing amenity, shade and canopy cover.

CAR PARKING

Car parking design should provide a balanced response to a range of factors, including [site](#) topography, housing type, resident and visitor needs, and the location of private and shared open space.

Beyond the site, considerations include the proximity and availability of public and active transport infrastructure and broader [streetscape](#) and local [amenity](#) impacts. Parking should also be considered as part of the landscape design process with a strong preference for tree planting and permeable materials.

Design response:

- Reduce car dominance by minimising the length of driveways and avoiding individual parking entries for each [dwelling](#).
- Consolidate or cluster parking areas to allow for additional landscaping or other uses, such as recreation and play, when cars are not present. This is particularly applicable to visitor parking.
- Where individual garages are provided, prioritise adaptability and access to natural light and ventilation.
- Where car parking is external to the building form, consider integrating the car parking into the landscaping to reduce its dominance.
- Incorporate [car share](#) spaces for larger developments and EV charging capacity in parking areas.
- Consider how parking interacts with the streetscape and avoid parking and [hardstand](#) in front [setback](#) areas.

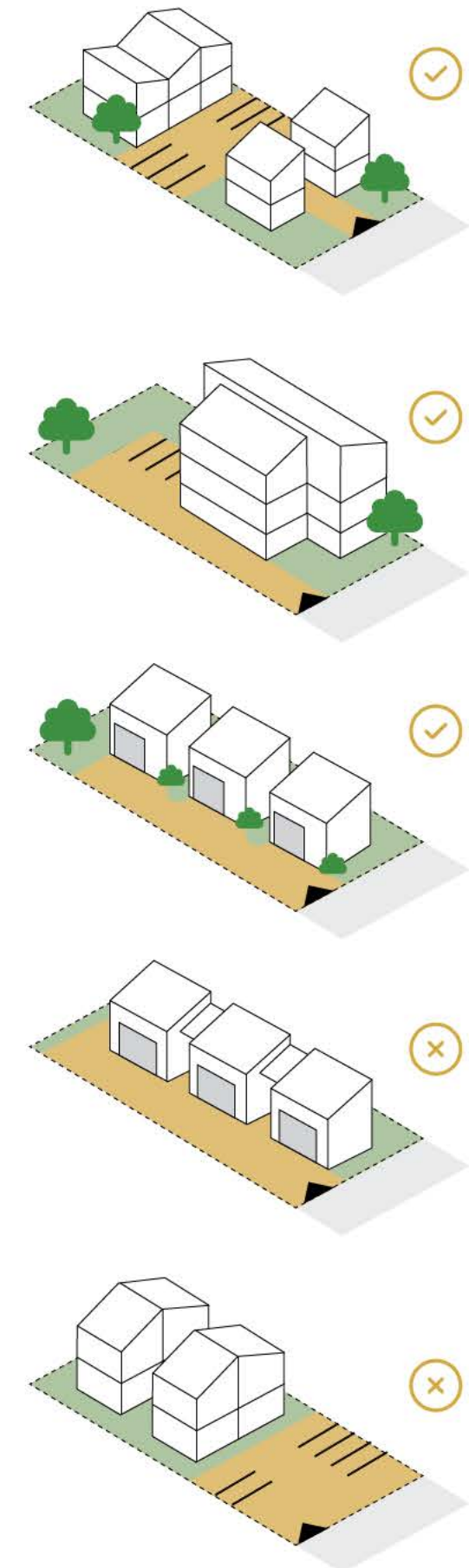


Fig 12. Car parking that creates more space for landscaping and deep soil areas should be encouraged.

CIRCULATION AND ACCESS

Circulation and access relate to the way vehicles, bicycles and pedestrians enter, exit and move through a [site](#). Circulation and access should be an early consideration in the design process to enable safe vehicle and pedestrian movements.

Design response:

- Separate pedestrian and vehicle access and provide clear [sight lines](#) between them and to the street.
- Ensure common circulation areas are well lit, accessible and easy to identify from building entries.
- Design driveways as shared spaces using alternative materials and [soft landscaping](#) that promote slow vehicle movement and prioritise pedestrians.
- Ensure [circulation spaces](#) provide adequate access and turning space for service vehicles such as waste removal trucks and emergency services.
- Consider the Tasmanian climate when designing pedestrian access and incorporate weather protection in areas such as walkways and building entrances.

BICYCLE PARKING

The design and provision of wheel-in bicycle parking and associated facilities should respond to the type and scale of development. The key aim is to ensure facilities are accessible, secure, and fit-for-purpose. To cater to a range of residents, consider parking for other modes such as cargo bikes, scooters, mobility devices and prams.

Design response:

- Provide parking in a designated, ventilated and secure area that enables residents to easily access their bikes.
- Where resident parking is provided in a car park or garage, ensure bikes and cars can move safely and independently.
- Provide appropriate shelter for visitor bicycle parking areas and locate them near [dwelling](#) entries.
- Provide universally accessible, time-limited charging points for e-bikes and mobility scooters.
- Provide for a range of bicycle types and sizes, including smaller children's bikes as well as larger heavier cargo or e-bikes which cannot easily be lifted.

BICYCLE STORAGE

Bicycle storage has needed to diversify in recent years as cargo bikes become the choice second car for a number of families.



Released under

Site services

Few things make a building more unappealing than obtrusive services sticking out on balconies, roofs, [facades](#) or [frontages](#), not integrated into alcoves, or without covers or screening.

By thinking about services upfront, and incorporating room for them into the design, you are able to reduce their visual impact, in some cases making them disappear from view altogether.

UTILITIES

Medium density development may need a range of [utilities](#) and services, including home batteries, drainage pipes, heat pumps, meters, substations, fire hose reels and hydrants. Good design ensures that such items are located to maximise operational efficiency and well integrated to minimise [streetscape](#) impacts while making them safe to access and maintain.

Design response:

- Consult with service providers early in the design process to ensure services are accessible and compliant.
- Restrict energy infrastructure to electricity only, to maximise Tasmania's natural advantage in renewable energy and to reduce carbon emissions.
- Ensure sustainability infrastructure, such as solar panels and rainwater tanks, are optimally located to respond to local climate to maximise their performance.
- Screen utilities in the front [setback](#), or soften them with landscaping, fencing or covers.
- Ensure access is provided for the maintenance of utilities and services.

DWELLING STORAGE

Fig 13. The recommended storage space to be provided for different sized dwellings. This is in addition to storage provided in kitchens, bathrooms and bedrooms.



STORAGE

Adequate storage is an important factor in medium density development. Storage areas should be functional, secure and easily accessible, whether from shared spaces or in individual [dwellings](#).

Design response:

- Provide storage space in proportion to dwelling size and that is capable of housing bulky items, such as sports equipment.
- Ensure storage areas located in shared spaces, such as car parks, are well lit and have good [passive surveillance](#) and security.
- Provide adequate storage space for household goods in internal spaces such as kitchens and laundries.

WASTE MANAGEMENT

Effectively managing and minimising waste is important for achieving good [amenity](#) and environmental outcomes. Like all services, waste management should be considered early in the design process to ensure adequate space and access can be provided.

Design response:

- Engage with local council to understand and plan for the relevant waste requirements.
- Prepare a waste management plan that addresses the construction and operational phases of the development.
- Show dedicated waste storage and collection areas on plans and ensure they are large enough for the required number of rubbish, recycling and green waste bins based on local requirements.

- Position waste areas in a secure and convenient location which is readily accessible for residents and waste collection services.
- Instead of individual bin storage for each unit, create centralised waste collection areas that serve multiple dwellings. This reduces the space needed for bins and simplifies collection logistics.
- Design waste areas to be well ventilated and screened from the public domain and open space areas.
- Include composting facilities for [communal open spaces](#) that incorporate food gardens.
- Consider the recovery of additional streams including e-waste, textiles and soft plastics.

BIN STORAGE

Fig 14. The approximate bin storage requirements for different sized bins.



Standard two bin system requires approximately one square metre of space.



Standard three bin system requires approximately 1.5 square metres of space.



ORGANIC WASTE SYSTEMS

Councils have introduced Food Organics and Garden Organics (FOGO) bins as part of their commitment to reducing waste and promoting sustainability. Where available, FOGO bins should be provided in new residential developments.

Glossary

Accessibility

The measure of how safely and efficiently a person of any age, ability or income, can access or move through a space.

Acoustic privacy

A measure of sound insulation between dwellings, between dwellings and communal areas, and between external and internal spaces.

Activity centre

A place that provides a focus for retail, commercial, services, employment, and social interaction in cities and towns.

Adaptable housing

Housing that is designed and built to accommodate future changes to suit occupants with mobility impairment or life cycle needs.

Adaptive reuse

The renovation and reuse of pre-existing buildings for new purposes.

Affordable Housing

Housing for purchase and rental, including social housing, that is appropriate for the needs of very low-, low- and moderate-income households. This is generally understood to mean housing that costs no more than 30 percent of a household’s gross income.

Amenity

Qualities that make or contribute to making a place, building or dwelling harmonious, pleasant or enjoyable.

Building height

The vertical distance from existing ground level at any point to the uppermost part of a building directly above that point, excluding protrusions such as aërials, antennae, solar panels, chimneys and vents.

Bushfire Attack Level or BAL

An evaluation of the potential bushfire risk to a house or block of land based on conditions in the area immediately surrounding the site. This considers factors including the nature of the surrounding vegetation, its distance to the building area and the slope of the ground under the vegetation.

Canopy tree

A tree which at its expected mature size is capable of providing summer shade for a person.

Car share

A commercial system providing access to a shared pool of cars on demand for rent.

Circulation space

The common areas of a building used by residents such as foyers, corridors and stairwells.

Crime Prevention Through Environmental Design

Crime Prevention Through Environmental Design (CPTED) is a multi-disciplinary approach to crime prevention that uses urban and architectural design and the management of built and natural environments. CPTED is also known as Designing Out Crime, defensible space, and other similar terms.

Communal open space

The indoor or outdoor areas of a development which are for the exclusive and shared use of residents.

Daylight

Consists of both skylight (diffuse light from the sky) and sunlight (direct beam radiation from the sun). Daylight changes with the time of day, season and weather conditions.

Design response

Explanation and demonstration of how a proposed building development or public space design is informed by and responds to the site and context analysis.

Dwelling

A building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.

Dwelling aspect

The primary outlook or view from a dwelling, particularly in relation to living areas.

Dwelling orientation

The direction that a dwelling faces.

Embodied energy

Embodied energy is a calculation of all the energy that is used to produce a material or product, including mining, manufacture and transport.

Facade

The external face of a building, generally facing a public street or space.

Frontage

The property boundary of a lot which abuts a road.

Hard landscaping

Non-plant material in landscape design, such as driveways, steps, walkways, and fencing.

Hardstand

A paved area often used for vehicle parking, typically made of concrete, asphalt, or compacted gravel.

Landscaped area

An area of a site containing plants, trees and pervious surfaces, located to enhance the streetscape and natural qualities of a development.

Liveable housing

A liveable home is designed and built to meet the changing needs of occupants across their lifetime. Liveable homes include easy living features that make them easier and safer to use for all occupants including: people with disability, people who are ageing, people with temporary injuries, and families with young children.

Massing

The perception of the general shape, size, and three dimensional form of a building.

Mixed use development

A range of complementary uses within the same building or site. The different uses typically include residential, commercial or retail.

Passive surveillance

Observation from the public space or adjacent buildings by fellow users of the space or those with a view of the space. Also referred to a ‘eyes on the street’.

Private open space

An outdoor area for exclusive use by occupants of that single dwelling, excluding areas proposed or approved for vehicle access or vehicle parking.

Public open space

Land for public recreation or public gardens or for similar purposes.

Rain garden

Specially-designed garden beds that filter stormwater runoff from surrounding areas or stormwater pipes.

Sense of address

Ensuring a building or dwelling is recognisable, and has a clear identity, often through outward orientation and marked entries. This assists individual dwellings to be identified from the street, thus enhancing a sense of ownership for residents.

Setback

The distance from any lot boundary to a building on the lot.

Sight line

Lines of clear, uninterrupted sight from a viewer’s location to other locations and distances.

Site

The lot or lots on which a use or development is located or proposed to be located.

Site analysis

Detailed description and examination of the features of a site, to determine how these features will effect and contribute to the design of a proposed development. A site analysis directly informs the design response.

Sloping site

A site with a slope of 15% or greater.

Soft landscaping

Natural elements such as trees, shrubs, grass, mulch and soil.

Solar access

The ability of a building to continue to receive direct sunlight without obstruction from other buildings or impediments, not including trees.

Storey

The part of a building between floor levels, excluding a mezzanine level. If there is no floor above, it is the part between the floor level and the ceiling.

Streetscape

The visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setback of buildings and structures from the property boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve.

Sunlight

A direct beam radiation from the sun.

Swale

A vegetated channel used to convey stormwater and manage runoff.

Utilities

Utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water and sewer pipes, retention basin, telecommunication lines, gas pipelines or electricity substations and power lines.

Vehicular access

The land over which a vehicle enters or leaves a road from land adjoining a road.

Water sensitive urban design

Integrating and managing the water cycle in an area through collection, treatment and reuse to minimise environmental impacts and improve aesthetic and recreational appeal. It includes managing potable water use, and stormwater, groundwater and wastewater.