

King Island Subdivision Scheme 2025-2026

Program Guidelines



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1. Aim

The Tasmanian Government is committed to supporting economic and population growth on King Island by unlocking large scale subdivision work. The King Island Subdivision Scheme (the program) will assist and incentivise developers in bringing new residential land to market by providing rebates to support the costs of materials, building, labour, and infrastructure including utilities.

The program will help unlock essential housing for health, tourism and hospitality workers and other industry sector workers to meet the growing demand for housing.

This program will be administered by the Department of State Growth on behalf of the Crown in Right of Tasmania.

2. Funding available

Grants will be for a total claim amount of up to \$25,000 per lot, up to a maximum of 12 lots per applicant.

Approved applicants can elect to be paid in instalments to assist with their cash flow. Details on the process for payments are included at 9.1 - Grant instalments.

A total of \$1.2 million is available to support the creation of at least 48 new lots.

Applications will be open until 29 May 2026 or until the funding is fully allocated.

Applications will be assessed against the eligibility criteria in order of receipt.

Applicants may be contacted during the assessment process for further information and clarification to determine their eligibility. Where further information is sought, the application will be considered incomplete until that information is provided. Applications that are assessed as incomplete will forfeit their place in the queue.

Applicants that are unsuccessful will be notified that they are unsuccessful and may then submit a new application.

3. Eligibility

Applicants must note that:

- applications submitted by a third party will not be accepted without evidence of permission in the application
- you may be asked to provide information or documentation to support your eligibility claims, either as part of the application process, or after you have submitted your application.
- the information you provide may be subject to third party authenticity checks.
- this program has limited funding. If funding is exhausted, not all eligible applications will receive a grant.

Eligibility criteria

Ownership

1. Applicants must be the owner(s) of the land which is the subject of the application, and their name must be on the title (please note, **only** a property search through the Land Titles Office will be accepted as evidence of ownership).
2. All interested parties (that is all title holders) must be named as applicants.
3. Applicants that are natural persons must be aged over 18 years.

Eligible developments

4. 'Lots' are vacant parcels of land for which there is a single title arising from a subdivision. It does not include strata titles. The maximum number of lots for which a grant can be claimed is 12.
5. A grant agreement may relate to multiple stages and/or developments, but cumulative funding may not exceed the maximum of \$25,000 per lot, for 12 lots.
6. The minimum claim per lot is \$5,000.
7. The maximum cumulative number of lots that can be claimed by any given applicant, including where they apply jointly with other applicants or across several developments, is 12.
8. Only one grant agreement will be issued per development approval (i.e., per council permit).
9. The development approval **must not** have been used for a prior approved grant agreement under the program, or the Residential Land Rebate program.
10. The development must be within the King Island Council Local Government Area, on land zoned residential, which is land where residential use is classed as 'Permitted' or 'No Permit Required'.
11. Claimed lots must be brought to market (see definition of 'bringing to market') within 18 months of the date the grant funding agreement is signed. The process must be on commercial terms and at arm's length from the developer.

Eligible costs

12. Grants can be claimed for eligible costs directly related to:
 - 12.1 The construction or installation of, or connection to, eligible utilities for the lot/s.
 - 12.2 Other works reasonably required to undertake the development of the lot/s, including but not limited to the construction and installation of road and stormwater infrastructure.
13. The eligible utilities are:
 - 13.1 electrical distribution.
 - 13.2 telecommunications networks, including the National Broadband Network.
 - 13.3 water and sewerage infrastructure (including septic and rainwater tanks).

14. Eligible costs are those which have been incurred and paid in full on or after 1 January 2025. They must be related to the lots which are the subject of the grant, and may include:
 - 14.1 design
 - 14.2 materials
 - 14.3 civil works and labour
 - 14.4 air and sea freight within King Island, and between King Island and an Australian port
 - 14.5 air and sea transport of specialist labourers between King Island and an Australian port
15. Applicants will be required to identify the lots which are the subject of the grant agreement in their application.
16. At the time of application, the applicant must have already incurred and paid in full at least \$5,000 of eligible costs per lot. The remaining allocated funds can then be claimed in accordance with clause 9.1 - Grant instalments.

Program administration

17. To be eligible, the applicant must provide all information and evidence reasonably requested by State Growth. This includes evidence of a valid planning permit for each development from the King Island Council.
18. Applications will only be accepted when they are complete and made using the approved form made available by State Growth.
19. The program will close on 29 May 2026 or when the program's funding allocation has been fully allocated, whichever occurs first. No further applications will be accepted after this time. Applications will be assessed in order of receipt.
20. State Growth may consider the reputation of the applicants, and the conduct of the applicants in relation to any other grant programs managed by the Tasmanian Government, when assessing their eligibility for a grant.

Definitions

Bringing to market: State Growth defines 'bringing to market' to mean; advertising vacant land through a medium or process through which it is listed for sale, and more than one person can bid for that land, for a price that implies a level of commerciality.

4. Timeframes

Description	Date/time
Program opens for applications	23 May 2025 09:00 am
Program closes	29 May 2026 03:00 pm
Applications assessed	Within 21 days of receipt of a complete application.
Applicants notified (estimated date)	Within 21 days of receipt of a complete application.

Applications will not be accepted after the program closes.

5. Contact details

For queries about this program, contact:

- King Island Subdivision Scheme team
- programdelivery@stategrowth.tas.gov.au

6. How to apply

Applications should be submitted using Smarty Grants at <https://stategrowthtas.smartygrants.com.au/KISS>

For assistance with using SmartyGrants, please see the [applicant help guide](#).

Contact us to discuss any issue preventing you from using SmartyGrants to submit your application.

1. **Prepare:** Read the program guidelines and the frequently asked questions (FAQs) before starting your application. Check that you meet the eligibility criteria. To apply, you will need to provide valid planning permit/s for all the lots you intend to claim for, basic identifying information about yourself and your property, and evidence you have paid the costs you are claiming for. Make sure you have all the required evidence ready before you apply.
2. **Start:** When you are ready, use the 'Apply now online' link on our website. This will take you to State Growth's grant portal. Sign in or create an account, save your login information for later and complete your application.
3. **Confirm:** Ensure all information and documentation is accurate and attached. Rebates are given in order of receipt. Remember that incomplete applications will not be assessed or reserve your place.

4. **Submit:** You will receive an email notification after you submit your application. Keep this notification as confirmation of your submission.
5. **Assessment:** Your application will be assessed by State Growth. You may be contacted if further information is required. You will be notified of the outcome within 21 days of making a complete application.
6. **Notification:** Successful applicants will be made an offer which you will need to sign. By signing you will be agreeing to meet the requirements of the program. Once signed, return the agreement using the instructions provided with your formal offer. Payment of the first instalment will be made after the signed agreement is returned and countersigned by the State Growth representative.

You may be asked to provide information or documentation after you have submitted your application.

You must provide this information within three working days, unless otherwise advised. Failure to provide the information within the timeframe may result in the application being unsuccessful.

The information you provide may be subject to authenticity checks using third party software.

7. Grant funding agreement

If your application is successful, you will be required to enter a legally binding funding agreement.

The funding agreement, along with these program guidelines, provide the grant terms and conditions.

You will not receive payments until the funding agreement is completed.

8. Appealing a decision

If your application is unsuccessful, you may appeal the decision.

The appeals process ensures that all applicants have been treated fairly.

We will consider appeals that relate to administrative process issues in grants management.

All requests must be in writing and addressed to the Project Director, Strategic Projects. Your request must be received within 28 days from the date of State Growth notifying you of the decision about your application.

For further information about the appeal process, contact programdelivery@stategrowth.tas.gov.au

9. Grant payments

If your application is successful, you will be asked for your bank account details to receive your grant payment.

The bank account must be in your name. You may be asked to provide a copy of your bank statement or a letter from your bank as confirmation.

Providing incorrect bank account details may result in significant delays or not receiving your grant payment. We cannot guarantee the recovery of funds paid to an incorrect bank account.

You will be required to return some or all the funds if:

- you do not complete the activities required under the funding agreement;
- you do not use any or all of the funding provided;
- your situation changes in a way that prevents completion of the grant; or
- we find that the information provided to us is false or misleading.

9.1. Grant instalments

You can claim your grant allocation of \$25,000 per lot across up to five separate instalments.

- The first instalment will be paid once your application is approved and your grant deed executed. The amount will be based on the evidence of costs incurred and paid by you. It will be paid to your nominated bank account within 30 days of the grant funding agreement being signed by the Grantor. It must be at least \$5,000 per lot and can be up to the full amount of \$25,000 per lot.
- To claim the first instalment, you must submit a complete application, including:
 - evidence that work has commenced or been undertaken on the lots; and
 - invoices and remittance advice for eligible costs equal to the instalment amount.
- If your first instalment was less than \$25,000 per lot, you can claim your remaining grant allocation in up to four 'further instalments'. Further instalments will be paid upon submission of evidence that you have incurred further eligible costs. There is no minimum or maximum amount for a further instalment, except that it must not exceed your remaining grant allocation. These instalments must be claimed within 18 months of the date of the grant funding agreement.

The evidence required to receive further instalments is:

- invoices and remittance advice for eligible costs equal to the instalment amount.

Any grant funds that are not claimed by the recipient within five instalments or 18 months of signing the grant funding agreement will be unallocated and returned to the program funding allocation.

10. Taxation and financial implications

Grants distributed under this program do not attract Goods and Services Tax (GST).

Grants distributed under this program may be treated as income by the Australian Tax Office (ATO).

It is strongly recommended that, prior to applying, you seek independent advice from a tax advisor, financial advisor and/or the ATO, about the possible tax implications for receiving the grant.

11. Acquittal

If your application is successful, you must provide an acquittal at the conclusion of the grant.

An acquittal is a statement that confirms the grant was completed as per the funding agreement.

To conclude your grant, you must submit your acquittal before the date set out in the funding agreement. State Growth will notify you when your grant has concluded.

11.1. How to acquit your grant

We will send you an acquittal form using SmartyGrants.

Your acquittal must include:

1. evidence that each rebate lot has been brought to market (see definition of 'bringing to market'), such as:
 - 1.1 sole agency agreement for the rebate lot
 - 1.2 real estate listing for the rebate lot
 - 1.3 copies of physical and/or digital marketing materials for the rebate lot.

We may ask you to provide a Statement of Expenditure certified by an independent, professional auditor. You will be responsible for the cost of obtaining the certified Statement of Expenditure.

11.2. Failure to complete an acquittal

If you do not satisfactorily acquit your grant by the due date:

- you may be required to return the funding to the State Growth
- you may be ineligible for other grants from State Growth.

Contact us to discuss any issue preventing you from acquitting your grant.

12. Publicity of grant assistance

State Growth is accountable for its spending of public funds, including providing grants. As part of the accountability process, State Growth may publicise, without further notice, information about the grants provided, including the level of financial assistance, the identity of the recipient, and the purpose of the financial assistance.

If you have received a grant from State Growth:

- despite any confidentiality or intellectual property right subsisting in the grant funding agreement or deed, a party may publish all or any part of the grant funding agreement or deed without reference to another party, and you consent to the disclosure of your name in this context.
- all obligations under the *Personal Information Protection Act 2004* (Tas) still apply.

13. True and accurate information

You must take care to provide true and accurate information. Any information that is found to be false or misleading may result in action being taken and grant funds, if already provided, may be required to be repaid to State Growth.

14. Right to information

Information provided to State Growth may be subject to disclosure in accordance with the *Right to Information Act 2009*.

15. Information collection and usage

Personal information will be managed in accordance with the *Personal Information Protection Act 2004*. This information may be accessed by the individual to whom it relates, on request to State Growth.

State Growth may use and disclose the information you provide for the purposes of discharging its functions under the Program Guidelines and otherwise for the purposes of the program and related uses. State Growth may also use information received in applications and during the delivery of the project for reporting purposes.

16. Disclaimer

Although care has been taken in the preparation of this document, no warranty, express or implied, is given by the Crown in Right of Tasmania, as to the accuracy or completeness of the information it contains.

The Crown in Right of Tasmania accepts no responsibility for any loss or damage that may arise from anything contained in or omitted from or that may arise from the use of this document, and any person relying on this document and the information it contains does so at their own risk absolutely.

The Crown in Right of Tasmania does not accept liability or responsibility for any loss incurred by an applicant that are in any way related to the program.



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https://www.stategrowth.tas.gov.au/grants_and_funding_opportunities/grants/king-island-subdivision-scheme

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