

HOUSING INNOVATIONS UNIT UPDATE

ISSUE 5, 19 JUNE 2009

In this Issue

- Evaluation Panel Considers Stage 2 Proposals
- Stage 1 Homes Transfer to Tasmanian Government
- Tasmanian Government Affordable Home Ownership Programs

Evaluation Panel Considers Stage 2 Proposals

The Evaluation Panel put together to assess proposals received under the Nation Building Economic Stimulus Plan for Stage 2 social housing construction has formally met. The Panel will consider proposals over a two-day period (today and Monday 22 June) to develop a list of projects to recommend to the Australian Government for funding approval.

The Panel's decision will be based on how well each proposal addresses the selection criteria set out in the call for Expressions of Interest and Request for Tenders advertised by the Tasmanian Government last month. This takes into account such issues as whether a proposed development is appropriate for social housing, if it addresses local demand and if it represents good value for money. In particular, the Panel is looking for projects that are well located and without any planning impediments.

The Panel is comprised of senior management from the Housing Innovations Unit (HIU), and Housing Tasmania; as well as representatives from the Office of the Valuer General and the State Infrastructure Planning System. An independent probity auditor from the private sector is also present to ensure due process.

Professional consultancy firm, Deloitte, have also been engaged to carry out an independent analysis of all proposals received and have presented their assessment to the Panel for consideration.

Next week, Ministerial approval will be sought to submit the list of recommended projects to the Australian Government for funding approval.

The Australian Government requires this list by the end of the month. Proponents will be advised if their project has been recommended for funding approval in early July.



Above: A new home recently purchased by the Tasmanian Government.

Stage 1 Homes Transfer to Tasmanian Government

The HIU is pleased to report that the Registration of Interest process advertised in March of this year for Stage 1 social housing construction has reached a successful outcome. The HIU received a large response and was able to purchase a number of homes which were suitable for public housing.

By the end of this month 21 brand new homes will be added to Housing Tasmania's portfolio of rental stock in locations including Devonport, Port Sorell, Latrobe, Prospect, Exeter, Legana, Bellerive and Kingston. All will be occupied by new tenants very shortly. These homes were purchased using a

combination of funding provided under the Stimulus Plan for Stage I construction and the National Affordable Housing Strategy.

A further 60 homes will also be constructed across Tasmania under Stage I. These homes are located in Howrah, Shorewell, Lindisfarne, George Town, Moonah, Huonville, Kingston and Oatlands.

Each is now in the early stages of development (i.e. design, planning approval) and most will be ready for occupation well ahead of the 30 June 2010 deadline.

Tasmanian Government Affordable Home Ownership Programs

Those of you in the building and construction industry may be interested in the affordable home ownership programs subsidised by the Tasmanian Government. When combined with the Australian Government's \$21,000 First Home Owner's Boost, these programs can make the dream of building a new home a reality for many who may have otherwise struggled to break the cycle of renting.

If you or any of your clients would like to find out more about the programs listed below, including eligibility and other conditions, visit the Tasmanian Government's About Housing Website: www.abouthousing.tas.gov.au.

HomeShare

HomeShare is the Tasmanian Government's shared equity home ownership scheme for low and moderate income households. Under HomeShare the Director of Housing shares up to 25% of the cost of a home (to a maximum of \$50,000) for up to 15 years, providing home buyers with the benefit of a lower initial purchase price and lower loan repayments.

Streets Ahead

Streets Ahead is another entry point into home ownership, providing deposit assistance of \$6,000 and a further \$1,000 towards mortgage insurance and legal costs for eligible home buyers.

Quick Build Affordable Homes

Fifty Quick Build homes are being built across Tasmania for sale to low and moderate income households under the HomeShare and Streets Ahead programs. Four have been sold off the plan already and the remaining properties will soon be listed for sale with real estate agents. Preference will be given to first home buyers and those buying a home through HomeShare or Streets Ahead.

These homes are being built by Tasmanian construction firm Eco-Fab, who successfully responded to a Tasmanian Government Request for Tenders.



Above: A Quick Build construction site at Mornington.

Our Contacts List

To receive regular email updates join the HIU's e-list by phoning Amanda Daly on 6233 5038 or email amanda.daly@dhhs.tas.gov.au.

Visit the Australian Government's Nation Building Economic Stimulus Plan Website

www.economicstimulusplan.gov.au