

Tasmanian Housing Strategy Action Plan - Progress Report to 30 June 2025

Introduction

The Tasmanian Housing Strategy (THS) was released in November 2023, as a 20-year strategy to focus effort on the housing portfolio. In response, the THS Action Plan (2023-2027) was developed, establishing a series of actions, enablers and measures of success.

This Progress Report provides a high-level outline of progress against each of the actions and enablers to 30 June 2025. It is noted that some of the completed actions are now considered to be ongoing, business-as-usual activities.

Timeframes for actions and enablers are classified as **short** term to be completed by 31 December 2024; **medium** term to be completed by 30 June 2027; and **medium-long** term are to be initiated by 30 June 2027 but expected to be incorporated into the second action plan.

Table 1 – Status of Actions to 30 June 2025

ID	Action	Timeframe	Status	Progress update
1.1.1	Deliver on this Government’s commitment to deliver an additional 2,000 social homes by 2027.	Medium	In progress	661 social homes had been completed towards the target of 2,000, as at 30 June 2025.
1.1.2	Deliver agreed social housing commitments through the Australian Government’s Social Housing Accelerator Payment (SHAP) fund.	Medium	In progress	The SHAP fund will deliver 128 new social housing homes through seven projects across the State. All seven projects are on track for completion by 30 June 2028.
1.1.3	Develop a framework to guide ‘meanwhile use’ of existing buildings and assets as interim accommodation options.	Short	Complete	Meanwhile use of the former Bethlehem House, Hobart, as accommodation for women facing homelessness provides a framework for meanwhile use.
1.1.4	Develop a plan for the future of the Homes Tasmania Specialist Disability Accommodation (SDA) portfolio for people with extreme functional impairment or very high needs.	Short	Complete	The Homes Tasmania Board approved a plan to explore the registration of its SDA portfolio.

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ID	Action	Timeframe	Status	Progress update
1.1.5	Deliver an asset management plan to redevelop and reprofile ageing assets in the Homes Tasmania portfolio.	Medium	In progress	Delivery of an asset management plan has commenced, expected to be finalised in early 2026.
1.1.6	Release 800 residential lots across the state through Homes Tasmania's land release program.	Medium	In progress	411 lots of land have been released towards the 800-lot target, as at 30 June 2025.
1.1.7	Develop options for the efficient release of private land for residential development.	Short	In progress	Options are being prepared for the Minister for Housing.
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.	Medium	Complete	Construction skills boosted via the High Vis Army project; and fee-free TAFE construction courses offered for entry level construction industry workers.
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.	Medium	In progress	Project planning for an audit of government owned and leased land and assets has commenced. NB: Lead agency transferred to State Growth in June 2025.
1.2.2	Guide development of diverse housing types by: <ul style="list-style-type: none"> • 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. 	Short	Complete	Medium Density Design Guidelines released May 2025 available at www.stategrowth.tas.gov.au Delivery of an Apartment Code forms part of the Improving Residential Standards in Tasmania Project in Action 1.3.2.
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.	Medium-long	In progress	The State Planning Office continues to work with local government on the preparation of suitable structure plans.

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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.	Short	Complete	Engagement has occurred regarding master planning across the Homes Tasmania portfolio.
1.2.5	Review and implement a new Homes Tasmania's 'Design Policy for Social Housing' to ensure universal design principles are used in the delivery of all new social housing projects	Short	Complete	This new policy was endorsed by the Homes Tasmania Board and implemented in July 2025.
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)	Short	In progress	This program has been operating since 2022 and resulted in interest free loans worth \$59.7 million and 7,200 loan applications. It is a three-year initiative, expected to conclude in October 2025.
1.2.7	Develop an environmental sustainability 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.	Medium	In progress	Homes Tasmania has commenced work to develop this policy, expected to be finalised late 2025.
1.3.1	Develop options to address restrictive covenants on land titles that prevent delivery of social and affordable housing in new developments.	Medium	Not commenced	The Land Titles Office expects to complete this activity by 30 June 2027.
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 Program (SHAP) fund	Short	In progress	Included in the Improving Residential Standards in Tasmania Project as part of the review of the SPP. Final recommendations at: www.stateplanning.tas.gov.au Recommendations include changes to support development of medium density and diverse housing types in the right locations, including for apartments in residential and

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	- review of the State Planning Provisions (SPP) in the Tasmanian Planning Scheme.			business zones. SPPs amendments being prepared during 2025 for implementation.
1.3.3	From October 2024, ensure all new builds in Tasmania adhere to liveable design provisions in the National Construction Code (NCC).	Medium-long	In progress	Specific provisions of Part H8 of the NCC commenced 1 October 2024 for the design and construction of new Class 1a residential buildings. From 1 October 2025, additional design provisions of Part 8 will apply.
2.1.1	Develop a Housing First approach and implementation plan to address primary homelessness in Tasmania.	Short	In progress	Homes Tasmania has commenced work to deliver a Housing First Pilot.
2.2.1	Deliver improvements to Housing Connect services to improve access to information and supports for Tasmanians seeking housing assistance through the implementation of Housing Connect 2.0.	Short	Complete	A new service model for Housing Connect commenced on 1 July 2024, providing greater support for people with low to moderate support needs. Website updates are pending release.
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.	Medium	In progress	State Growth, Homes Tasmania and Department of Premier and Cabinet (DPAC) are engaging with the CTG Coalition of Peaks (CoP) partner to support this work, and a funding deed was agreed in June 2025, to allow the CoP partner to progress this work.
2.3.2	Develop housing support plans for key client groups (e.g. young people transitioning from out of home care, people completing custodial sentences) by working with relevant Tasmanian Government agencies.	Medium	In progress	Homes Tasmania has commenced drafting Housing Pathways Plans for key cohorts in collaboration with other agencies. The plans are scheduled for completion in 2026.

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2.3.3	Continue to prioritise and assist Tasmanians escaping family and domestic violence and people exiting prison through tailored housing policy and programs, including Rapid Rehousing.	Medium	In progress	Homes Tasmania has commenced a review of its housing allocations policy to ensure those in greatest need are prioritised. It is scheduled for completion in late 2026.
3.1.1	Provide Tasmanian households access to affordable private rentals through programs such as Private Rental Incentives (PRI) and Rapid Rehousing.	Medium	In progress	Additional funding was committed in 2024-25 to expand the PRI program from 200 to 400 homes and the Rapid Rehousing program from 50 homes to 150 homes by 30 June 2026. As at 30 June 2025: <ul style="list-style-type: none"> - the PRI program had 2012 homes in its portfolio, and - the Rapid Rehousing program had 44 homes in its portfolio.
3.1.2	Provide Tasmanian households access to home ownership through the MyHome shared equity program.	Short	Complete	The MyHome scheme expanded to help more Tasmanians buy their first home in 2024. 979 Tasmanian households have been assisted into affordable home ownership through MyHome towards the target of 10,000 additional homes by 2032.
3.1.3	Continue to assist first home buyers achieve home ownership through appropriate grants and concessions.	Medium	Complete	Assistance for first home buyers, until 30 June 2026, include: <ul style="list-style-type: none"> - 100 per cent stamp duty exemption for eligible first home buyers of established homes; and - 50 per cent stamp duty concession for eligible buyers of new apartments or units.

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				A \$10,000 grant is also available for eligible first home buyers of newly constructed homes.
3.2.1	Strengthen renters' rights and ensure effective use of social housing properties through a review of the <i>Residential Tenancy Act 1997</i> (the Act).	Medium-long	In progress	<p>The <i>Residential Tenancy Regulations 2015</i> (now the <i>Residential Tenancy Regulations 2025</i>) have been reviewed and remade. Stakeholders continue to be consulted about ways to further improve their operation.</p> <p>The Acts review is expected by 2027, inclusive of a community consultation process.</p> <p>Amendments to the Act to permit tenants to keep pets and make minor alterations (to reduce the risk of toppling furniture) were the subject of the Residential Tenancy Amendment Bill 2024. The Bill was passed by the lower house in April 2025 but lapsed when the state election was called.</p>
3.3.1	Provide options to the Tasmanian Government on ways to encourage the development of sustainable, affordable and innovate models for long-term rental housing and home ownership (including build-to-rent, co-housing, co-operative housing).	Short	In progress	<p>Homes Tasmania undertook preliminary analysis of options for increasing delivery of alternative housing models in Tasmania.</p> <p>NB: Lead agency transferred to State Growth in June 2025.</p>
4.1.1	Implement key worker housing models in collaboration with private industry and the Australian and local governments.	Medium	Complete	<p>Homes Tasmania has implemented a key worker accommodation model to better support essential workers in Tasmania.</p> <p>Accommodation for health professionals is being delivered in Launceston in partnership with the Tasmanian Health Service and</p>

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				further projects are progressing in Hobart, Burnie and Queenstown. Homes Tasmania continues to work across other industries to identify further worker housing solutions.
4.1.2	Identify and predict future housing needs for frontline health workers across Tasmania.	Short	Complete	The Department of Health continues to provide accommodation support for health professionals, where needed, and continues to address this need.
4.1.3	Provide options to the Tasmanian Government to centralise procurement and management of rental accommodation for relevant State Service employees.	Medium	Complete	Homes Tasmania delivered the Key Homes worker accommodation pilot in consultation with the Department of Health and Department for Education, Children and Young People.
4.2.1	Implementation of Strategic Regional Partnerships between state and local government, including consideration of regional housing needs and key worker housing demand.	Medium-long	In progress	West Coast Strategic Regional Partnership actively progressing this work.
4.2.2	Support the implementation of housing-related initiatives outlined in the Regional Development Australia (RDA) Strategic Regional Plan.	Medium-long	No longer applicable.	RDA are reviewing their plan.
4.3.1	Continue to monitor and report on the short-stay accommodation industry in Tasmania as per legislative requirements.	On-going	In progress	The Department of Justice provides quarterly reports on short stay accommodation. It is working on improvements to address delays in reporting.

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Table 2 – Status of Enablers to 30 June 2025

ID	Enabler	Timeframe	Status	Progress update
Enabler 1 Partnerships	Strengthen partnerships between the Tasmanian and local governments to deliver improved housing outcomes across Tasmania.	Short	Complete	In 2024, Homes Tasmania and the Local Government Authority of Tasmania agreed on a new approach to public engagement aimed at improving housing outcomes.
Enabler 2 Partnerships	Strengthen partnerships across the building and construction industry and address market capacity in the Skills Tasmania MOU.	Medium	In Progress	The High-Vis Army working group met in April 2025. Construction skills boosted via the High-Vis Army project, and fee-free TAFE construction courses offered for entry level construction industry workers.
Enabler 3 Partnerships	Strengthen partnerships with community housing providers and private industry to deliver on the Tasmanian Government's social and affordable housing commitments.	Short	Complete	Homes Tasmania has continued to strengthen and build its partnerships with Community Housing Providers and private industry, via regular meetings and updates.
Enabler 4 Partnerships	Establish advisory committees under the Homes Tasmania Act 2022 with membership from relevant sectors to inform decision-making by the Homes Tasmania Board.	Short	Complete	Advisory Committees for the Homes Tasmania Board were established and commenced meeting in 2024.
Enabler 5 Funding and Finance	Develop new financial models to support and incentivise more private and institutional investment into long-term residential housing options in Tasmania.	Short	In progress	Homes Tasmania has commenced investigating new models and ways to incentivise private investment to deliver more housing in Tasmania.

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ID	Enabler	Timeframe	Status	Progress update
Enabler 6 Consultation and Policy Design	Establish a lived experience advisory group to inform the Tasmanian Government's development of housing policy.	Short	Complete	Homes Tasmania has developed an approach to incorporating lived experience into housing policy consultation and design. It is expected to commence in early 2026.
Enabler 7 Policy Coordination	Ensure housing is considered in the development of policy and programs across the Tasmanian and local governments.	Ongoing	Ongoing	A new team has been established in State Growth managing strategic housing policy, sector stewardship and intergovernmental relations.
Enabler 8 Community	Develop a framework for community engagement to engage earlier and more frequently with communities to promote housing developments and the creation of inclusive and vibrant neighbourhoods.	Short	Complete	Homes Tasmania undertakes extensive community engagement to support its capital program. Discrete communications and engagement plans are developed to support individual projects.
Enabler 9 Data	Develop a housing data sharing framework to inform needs-based decision-making and policy development.	Medium	In progress	Consultation has commenced with several of Homes Tasmania's larger data providers to help streamline data sharing processes.

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Table 3 – Status of Measures of Success to 30 June 2025

ID	Measures of success	Timeframe	Status	Progress update
A	Formal endorsement of governance approach.	31 March 2024	Complete	The governance approach continues, noting that responsibility for the Tasmanian Housing Strategy Action Plan transferred from DPAC to State Growth in November 2024.
B	Deliver a new Housing Dashboard to support analysis and transparency of data.	30 June 2024 / Ongoing	Complete	Homes Tasmania has established a housing Dashboard and have continued to refine it. State Growth is continuing to work with Homes Tasmania to review reporting metrics.
C	Deliver an outcomes framework to support monitoring of the Strategy's vision and outcomes.	31 December 2024.	In progress	State Growth is working with Homes Tasmania to prepare an Outcomes Framework.