

Affordable Residential Land Rebate 2024

Program Guidelines



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1. Aim

The Tasmanian Government is committed to increasing the supply of housing in Tasmania. The Affordable Residential Land Rebate program (the program) will assist and incentivise developers in bringing new residential land to market by providing rebates to ease the cost of installing power, NBN, water and sewerage infrastructure. The program will increase the supply of affordable land by providing a grant for developers to sell land within an affordable cap per lot.

This program will be administered by the Department of State Growth (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 \$15 000 per lot, up to a maximum of 40 lots per application. Approved applicants will be paid in two instalments, with half of the total amount paid upon signing of the grant funding agreement and the other upon providing evidence of achieving the full grant funding purpose.

A total of \$10 million is available, with applications open until 31 July 2026, or the funding is fully allocated, whichever is the soonest.

Applications will be assessed using a consistent process, in order of receipt, using the eligibility criteria. Applicants must submit their application through the online application form. Incomplete applications or applications that do not include all required supporting evidence will not be accepted.

Applicants may be contacted during the assessment process to request further information and clarification. Applicants that do not include all required information will be notified that they are unsuccessful and will forfeit their place in the queue. Unsuccessful applicants may submit a new application.

3. Eligibility

Applicants must note that:

1. applications submitted by a third party will not be accepted without evidence of permission to apply on behalf of the applicant in the application;
2. 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;
3. the information you provide may be subject to authenticity checks using third party software;
4. this program has limited funding. If funding is exhausted, not all eligible applications will receive a grant.

Eligibility criteria

Ownership

5. 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, a contract of sale or any evidence other than a property search through the Land Titles Office will **not** be accepted as evidence of ownership).

6. All interested parties (that is all title holders) must be named as applicants.
7. Applicants that are natural persons must be aged over 18 years.

Eligible developments

8. '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 rebate can be claimed is 40.
9. A rebate may relate to multiple stages and/or developments, but cumulative funding may not exceed the maximum rebate allocation, of \$15 000 per lot, for 40 lots.
10. Each rebate applicant is eligible for **one rebate** under the program.
11. Only **one rebate** will be issued per development approval (i.e., per council permit).
12. The development approval **must not** have been used for a prior approved rebate under the current program, or the preceding Residential Land Rebate program.
13. The development must be on Tasmanian land zoned residential, which is land where residential use is classed as 'Permitted' or 'No Permit Required'.
14. To receive the second payment, the rebate lots must be brought to market (*see definition of 'bring to market'*) in a process that results in the sale of the land for a price that is less than the affordable land cap as determined by State Growth. The process and resulting sale must be on commercial terms and at arm's length from the developer.

Eligible costs

15. There are three eligible utilities for which the rebate can be claimed:
 - 15.1 Tasmania's electrical distribution network
 - 15.2 Telecommunications networks, including the National Broadband Network
 - 15.3 Reticulated water and sewerage infrastructure
16. Applicants will be required to identify the lots which are the subject of the rebate in their application, which will hereafter be referred to as 'rebate lots'.
17. 'Eligible costs' are those costs which have already been incurred and paid in full, and were:
 - 17.1 incurred on or after 1 July 2023; and
 - 17.2 directly related to design, construction or installation of infrastructure connecting rebate lots to eligible utilities, including, but not limited to, costs levied by TasNetworks, TasWater, and NBN Co; and
 - 17.3 connections up to the boundaries of the lots (infrastructure located on the rebate lots can not be claimed); and
 - 17.4 related to at least one, and up to three of the eligible utilities.
18. Applicants can apply for a total claim amount of up to \$15 000 of eligible costs per rebate lot, for a maximum of 40 lots.

Program administration

19. Developers will be required to apply for their entire rebate for all rebate lots in one application. Once approved, no additional claims can be made.
20. 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 appropriate local council/s.
21. Applications will only be accepted when they are complete and made using the approved form made available by State Growth.
22. The program will close on 31 July 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.
23. 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.

Affordable land cap: The affordable land cap is the amount, set out within the Grant Funding Agreement, over which the sale price of the rebate lot/s must not exceed. This amount will be determined at the time of application and calculated based upon the region in which the lots are located. The inputs used to calculate the affordable land cap are subject to change by State Growth.

4. Timeframes

Description	Date/time
Program opens for applications	Wednesday 31 July 2024 3:00 pm
Program closes	Friday 31 July 2026 3:00 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:

Affordable Residential Land Rebate team

6. How to apply

Applications should be submitted using SmartyGrants at <https://stategrowthtas.smartygrants.com.au/ARLR>

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 additional information or documentation about your application after you have submitted it.

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 has been fully signed.

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 RLrebate@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 the name of the applicant. 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 failure to receive your grant payment. State Growth 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
- State Growth find that the information provided is false or misleading.

Grant payments will be made in two equal instalments. Each instalment will be half of the total claim amount. The total claim amount is up to \$15 000 of eligible costs per rebate lot, up to a maximum of 40 lots.

9.1. Instalment one

The first instalment will be paid upon signing on behalf of the Grantor of the grant funding agreement. The first instalment will be paid as a rebate of 50 per cent of the total claim amount.

9.2. Instalment two

The second instalment will be paid upon submission of evidence of acquittal of the grant by the applicant. The second instalment will be paid as a grant payment of the remaining 50 per cent of the total claim amount.

The evidence required to receive the second instalment is:

1. Evidence that each rebate lot has been brought to market (see definition of brought 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; **and**
2. A signed contract of sale for each rebate lot showing that the lot was sold for a price less than the affordable land cap (see affordable land cap).

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 recommend 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:

- A report detailing the number of rebate lots that have been sold.

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 State Growth; and
- 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.



Department of State Growth

4 Salamanca Place
Hobart TAS 7001 Australia

Email: RLrebate@stategrowth.tas.gov.au

Web: www.stategrowth.tas.gov.au

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Addition of eligibility clause relating to applicant reputation (Section 3) and GST treatment interpretation (Section 10).