

OFFICE FOR
REGIONAL
HOUSING

Regional Housing Initiatives Program

Frequently Asked Questions (FAQs)



Supporting
regional growth
through housing



Renewal SA

Disclaimer

This information is general guidance only. Applicants should read the RHIP guidelines and application form before submitting a Registration of Interest. If this FAQ is inconsistent with the guidelines, the guidelines take precedence.

Questions regarding the program can be submitted to:

OfficeRegionalHousing@sa.gov.au

Program overview and eligibility

What is the Regional Housing Initiatives Program (RHIP)?

RHIP is a Registration of Interest process designed to stimulate serviced allotment development and the delivery of rental housing across regional South Australia. Renewal SA is seeking residential projects that may benefit from a partnership with the South Australian Government.

How much funding is available?

The South Australian Government has provided **\$5 million** for the Regional Housing Initiatives Program (RHIP).

Who can apply?

An applicant must be a legal entity, be the key proponent of the project, hold an Australian Business Number and be registered for GST. Eligible entities may include local government authorities, companies, partnerships, incorporated associations, registered charities and companies limited by guarantee.

Who cannot apply?

State and Federal Government organisations are not eligible to apply.

Can an RHIP Round 1 proponent apply?

An organisation with a current RHIP Round 1 deed is ineligible unless it can demonstrate that its existing deed obligations are being met and the Round 2 application relates to a separate project or a subsequent stage that will deliver additional housing outcomes.

Does the local Council need to contribute financially?

No. However, applicants should demonstrate their local Council's support for the proposal. Projects with a financial contribution from Council will be viewed more favourably.

What locations are eligible?

Projects must be located in one of the regional local government areas listed in the guidelines. Projects within the local government areas that comprise the Greater Adelaide Region are not eligible.

What types of projects does RHIP support?

RHIP offers two partnership streams: Renewal SA acquisition of serviced residential allotments, and Renewal SA acquisition of rights to lease newly constructed rental dwellings for key workers.

Allotments

How does the allotment acquisition stream work?

Renewal SA may acquire up to **25 per cent** of allotments in a development, capped at four allotments per project.

What price will Renewal SA pay for an allotment?

Each eligible allotment will be purchased for \$181,000 GST inclusive.

How much support is available for allotment acquisition?

Up to **\$724,000** GST inclusive, may be available per project. This is based on Renewal SA acquiring a maximum of four eligible allotments at \$181,000 each.

How is the number of eligible allotments calculated?

Renewal SA may acquire up to **25 per cent** of the allotments in the development, capped at **four (4) allotments**.

What additional allotments must be delivered?

To be eligible for the maximum contribution, the proponent must deliver at least 12 additional residential allotments beyond the four acquired by Renewal SA. Smaller projects may also be considered where they are consistent with the assessment criteria.

When is an allotment considered “serviced”?

When all required utility connections are complete. For example, water metres, sewer, power and telecommunications.

Can a small subdivision apply?

Yes. Smaller subdivisions may be considered where they meet the assessment criteria. For example, in an eight-allotment subdivision, Renewal SA may acquire **two (2) allotments**, representing **25 per cent** of the development. This would provide potential support of **\$362,000** GST inclusive.

Are large rural allotments supported?

Developments consisting mainly of rural-type allotments larger than 1,200 square metres will not be viewed as favourably as developments with smaller allotments.

Is there a minimum allotment size?

The minimum allotment size is 400sqm however smaller allotments will be considered on a case-by-case basis.



Rights to lease

How does the right to lease stream work?

Renewal SA may purchase priority rights, on behalf of South Australian Government agencies, to lease part of the completed rental housing in an eligible project. The purpose is to reduce leasing risk and support rental housing for key workers.

How many lease rights may Renewal SA acquire?

Renewal SA may acquire rights to lease for up to **50 per cent** of the proposed dwellings, capped at **three (3) lease rights** per project.

How much funding is available for each lease right?

Renewal SA will pay **\$100,000 GST** exclusive, for each right to lease. The maximum support is **\$300,000 GST** exclusive, for **three (3) rights**.

How many additional rental dwellings must be delivered?

To be eligible for the maximum contribution, the proponent must deliver at least three additional rental dwellings beyond the three dwellings subject to Renewal SA lease rights.

Does the South Australian Government have to exercise a lease right?

No. The right gives a South Australian Government agency the right, but not the obligation, to lease the dwelling. If the right is not exercised, then the developer may lease the dwelling to the private market. Renewal SA will still provide the agreed contribution.

Are existing dwellings eligible for a lease right?

No. Only newly constructed dwellings are eligible. Where an existing dwelling is retained and new dwellings are added, the calculation is based only on the new dwellings.



Readiness, evidence and assessment

What information should be included in an application?	Applicants must use the application form and provide evidence supporting the submission. Evidence may include feasibility studies, business plans, project plans, development approvals, design documentation, quotes, letters of support and land ownership information.
Do I need to own the project land?	Applicants must explain the status of land ownership, such as owned land, land under contract or a right agreement. Land control and other evidence of project readiness will form part of the assessment.
Do I need planning or utility approvals before applying?	Approvals do not need to be complete in every case, but applicants must provide evidence of approvals already in place, the status of applications under assessment and any approvals from utility providers.
Does my project need to be "shovel ready"?	No. However, projects that are investment ready and capable of commencing within 12 months will be viewed more favourably.
What project delivery information is required?	Applicants must provide staging details where relevant, the assumed project duration, estimated completion date and an indicative program with key milestones. Timeframes should account for statutory approvals, infrastructure, materials and mobilisation of trades.
What commercial information is required?	Applicants must explain the number of allotments or dwellings they want Renewal SA to acquire, the overall and staged funding model, any unsecured third-party funding, financial capacity, recent opinions of probable cost, and expected allotment sale prices or dwelling rents, as relevant.
How will applications be assessed?	Applications will be assessed against experience and capability, development outcomes, program and timing, project readiness, commercial terms, regional housing priorities, economic and social impact, and consultation, partnership and collaboration.
Must my application address every assessment criterion?	No. It is not essential to address every element, but proposals with stronger alignment to the criteria will have a greater chance of success.
Does Council support matter?	Yes. Applicants should demonstrate some level of Council support. Projects with a financial contribution from Council will be viewed more favourably.
Will local delivery experience be considered?	Yes. Evidence of successful housing or land division delivery in regional areas, including management of local supply chains and logistics, will be viewed favourably.
What sustainability information should be provided?	Allotment proposals should describe measures such as water-sensitive urban design, street trees and landscaping. Rental housing proposals should describe measures such as passive solar design, water efficiency, sustainable or local materials, solar and battery readiness, permeable surfaces and drought-tolerant landscaping.
What cultural heritage responsibilities apply?	Developers are expected to comply with the Aboriginal Heritage Act 1988 (SA), follow best practice cultural heritage management, request an early search of the central archives, and follow the Aboriginal Heritage Discovery Protocols if heritage is discovered during site works. Cultural awareness training and project inductions are strongly recommended.

Application process and contractual arrangements

When does the Registration of Interest (ROI) open and close?

The ROI opens on 14 October 2026. Applications must be emailed to Renewal SA by 5:00 pm Adelaide time on 23 December 2026.

Where do I submit my application?

Applicants must use the application form available from the website and email the completed submission to: OfficeRegionalHousing@sa.gov.au.

Is the process 'first come, first served'?

No. Submissions will be evaluated against the assessment criteria. Short-listed applicants may be invited to participate in further discussions with the Evaluation Panel.

Can I apply for more than one project?

An eligible applicant may submit more than one project, provided a separate application is completed for each project and each project independently meets the eligibility and assessment requirements.

Can one project apply for both forms of support?

Applicants should refer to the guidelines or contact the Office for Regional Housing regarding eligibility for multiple forms of support.

How long will assessment take?

Applications will be assessed as quickly as possible. Assessment timeframes may vary depending on the number and complexity of submissions and whether further information is required.

What happens if my application is selected?

Renewal SA will negotiate a Development Deed with the successful proponent. The final form and amount of support may differ from the original request and will be subject to negotiation after the ROI closes.

How will payments be made?

The Development Deed will set out the amount, timing and method of payment. Payments will be made in accordance with the deed and agreed milestones.

Does submitting an ROI create a binding agreement?

No. The ROI is not an offer and does not create a binding contract or process contract. No legal or other obligations arise until formal documentation is executed.

Can an application be changed after submission?

Renewal SA may request clarification or additional information. Applicants should not otherwise assume that changes or additional material will be accepted after the closing time.

Can I claim the cost of preparing my submission?

No. All costs incurred by a proponent in preparing and lodging a submission are the responsibility of the proponent.

Can Renewal SA ask for more information?

Yes. Renewal SA may ask an applicant to clarify any ambiguity or provide additional information and may make enquiries to confirm information provided.

Will questions and answers be shared with other applicants?

They may be. To support a fair and transparent process, a question and response may be shared with all applicants unless the matter is commercially sensitive or confidential.

Who can I contact for more information?

Questions must be submitted in writing to: OfficeRegionalHousing@sa.gov.au. The nominated contact people will manage enquiries relating to RHIP.

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Find out more

Contact the Office for Regional Housing
at officeregionalhousing@sa.gov.au or
1300 342 080

Information is also available at

officeregionalhousing.sa.gov.au



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