

OFFICE FOR
REGIONAL
HOUSING

Registration of Interest

Regional Housing Initiatives Program



Supporting
regional growth
through housing



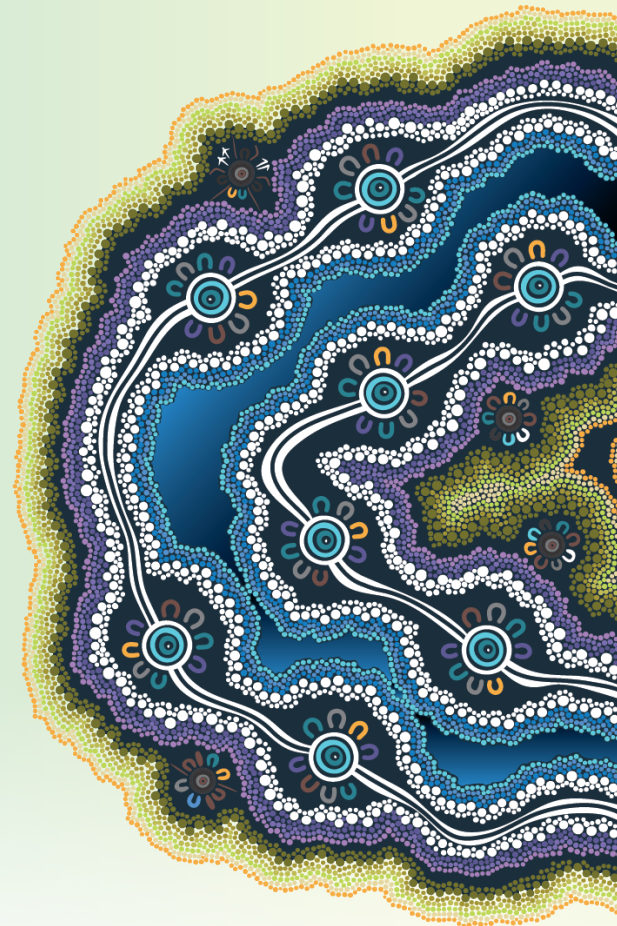
Renewal SA

Acknowledgement of Country

Renewal SA acknowledges the Traditional Owners and Custodians of the Lands throughout South Australia.

We respect and support their spiritual relationship with Country and connection to their land, waters and community.

As an organisation that is passionate about creating a better future for all South Australians, we are committed to working with First Nations peoples to ensure Culture and Country are respected in everything we do and is represented through our people and projects.



About the Office for Regional Housing

The Office for Regional Housing (OfRH) is a dedicated office within Renewal SA, committed to working with local governments, economic development agencies, and employers to address housing shortages in regional South Australia.

By helping to increase the supply of quality, affordable homes, we will help improve economic growth and quality of life in our regions.

Contents

1	About the Office for Regional Housing
2	From the Chief Executive
3	Background
	Purpose of the Registration of Interest
4	Support on offer
6	Funding available
	Eligibility
8	Assessment criteria
11	Contractual structure
	Next steps
12	Cultural heritage
13	Submission
	Timelines
	Enquiries
14	Terms and conditions

From the Chief Executive

Our regions play a pivotal role in the prosperity of our state, contributing over \$30 billion annually to the economy across critical industries such as farming, fishing, mining, manufacturing and tourism. Yet, the development of housing in regional areas faces numerous challenges, including limited access to infrastructure, high material and transport costs, constrained local construction capacity and restricted access to finance.

To ensure the continued growth and vibrancy of our regional communities, it is imperative that we provide opportunities for affordable, high quality housing. This not only enhances the quality of life for residents but also supports economic growth in the regions.

The Office for Regional Housing is addressing these significant challenges by facilitating the development of key worker rental housing and providing support and assistance for housing projects across the regions.

To take part in these transformative initiatives, the Office invites relevant stakeholders, including local government authorities, regional employers, the development industry and other peak bodies, to submit proposals for consideration for the next round of the Regional Housing Initiatives Program (RHIP).

Together, we can unlock opportunities and create thriving communities in regional South Australia.

Thank you for your partnership and commitment to addressing housing shortages in our regions.



Shane Wingard

Chief Executive

Background

In 2023, the Office for Regional Housing released the first Regional Housing Initiatives Program. Thirty applications from across the State were received with eight projects currently having deed agreements with Renewal SA to deliver housing outcomes. These include:

▼ **Bordertown**

Acquisition of five allotments in a 55-allotment residential development

▼ **Port Broughton**

Acquisition of three allotments in a 19-allotment residential development

▼ **Cummins**

Acquisition of five allotments in Stage 1 of an 80-allotment residential development

▼ **Cowell**

Acquisition of five allotments in a 37-allotment residential development

▼ **Kimba**

Acquisition of three allotments in an eight-allotment residential development

▼ **Mount Gambier**

Acquisition of four allotments in a 24-allotment residential development

▼ **Loxton**

Acquisition of a right to lease up to 10 houses within a 15-house development

▼ **Cleve**

Acquisition of a right to lease up to five houses within an eight-house development.

Overall, over 200 housing outcomes were stimulated through the initial round of the RHIP.

Purpose of the Registration of Interest

The Regional Housing Initiatives Program (RHIP) is designed to stimulate serviced allotment development and the delivery of rental housing across regional South Australia.

Based on the success of the initial round of the RHIP, the Office for Regional Housing (OfRH) is undertaking a Registration of Interest (ROI) process to identify and support residential housing developments that could benefit from partnership with the state government.

OfRH is seeking submissions that meet set criteria to be assessed and considered for targeted assistance to address housing shortages in regional South Australia.

This ROI process will be administered by the Office for Regional Housing on behalf of Renewal SA.



Support on offer

Under the RHIP, there are two forms of support on offer for potential applicants.

ACQUISITION OF ALLOTMENTS

To support the delivery of new housing supply in regional South Australia, Renewal SA may acquire up to 25 per cent of allotments within a development, capped at four allotments per project. Each allotment will be purchased for \$181,000 (GST inclusive), representing the established affordable land price point for regional South Australia.

Funding of up to \$724,000 (GST inclusive) is available per project, based on the acquisition of four allotments.

Each allotment must be a minimum of 400 square metres. Smaller allotments can be submitted but will be considered less favourably.

To be eligible for the maximum contribution, proponents must deliver a minimum of 12 additional residential allotments beyond those acquired by Renewal SA. This requirement is intended to ensure government investment directly supports the creation of additional housing supply and facilitates the delivery of residential developments. Smaller scale developments will also be considered subject to them being consistent with the assessment criteria.

The acquisition offer is intended to support the delivery of new residential allotments and is not retrospective. Funding will not be provided for allotments that have already been created, serviced and/or completed prior to Renewal SA entering into an agreement with the proponent. Only new allotments delivered as part of the funded project are eligible for acquisition.

EXAMPLE 1 – LARGE SUBDIVISION

Developer A proposes a residential subdivision comprising 30 allotments.

Renewal SA may acquire up to 25 per cent of allotments, subject to a maximum of four allotments per development. While 25 per cent of the development equates to 7.5 allotments, the project is capped at four allotments.

Eligible allotments: 4
Potential funding: \$724,000 (GST inclusive)

EXAMPLE 2 – MEDIUM-SIZED SUBDIVISION

Developer B proposes a residential subdivision comprising 16 allotments.

Under the program, Renewal SA may acquire up to 25 per cent of allotments within a development. In this case, 25 per cent of the development equates to four allotments, which is within the program cap.

Eligible allotments: 4
Potential funding: \$724,000 (GST inclusive)

EXAMPLE 3 – SMALL SUBDIVISION

Developer C proposes a residential subdivision comprising 8 allotments.

Renewal SA may acquire up to 25 per cent of allotments within a development. In this case, 25 per cent of the development equates to two allotments.

Eligible allotments: 2
Potential funding: \$362,000 (GST inclusive)



Support on offer

ACQUISITION OF RIGHT TO LEASE

Renewal SA is seeking to partner with developers to accelerate the delivery of new rental housing for key workers.

To support project viability and reduce leasing risk, Renewal SA will acquire priority rights, on behalf of South Australian Government agencies, to lease a portion of completed dwellings within eligible developments.

Renewal SA will purchase rights to lease for up to 50 per cent of the dwellings proposed within a project, capped at three lease rights per project, for \$100,000 (GST exclusive) per right.

To be eligible for the maximum contribution, proponents must deliver a minimum of three additional rental dwellings beyond those which may be leased by South Australian government agencies.

The right to lease is intended to provide developers and investors with increased confidence in future occupancy demand, while enabling government agencies to access suitable rental housing for key workers in areas of need.

The right to lease provides state government agencies with the right, but not the obligation, to lease the relevant dwellings. If this right is not exercised once construction is complete, the developer may lease the dwellings to the private market. Renewal SA will still provide the agreed cash contribution to the developer.

If the state government exercises its right to lease, the commencing rent will be market rent determined by an independent valuer. The lease will be for a term nominated by the state government of between one and 10 years.

The right-to-lease offer is intended to facilitate the delivery of new rental housing supply and is not retrospective. Funding will not be provided for dwellings that have already been constructed, are under construction, completed or occupied before Renewal SA enters into an agreement with the proponent. Only new dwellings delivered through the funded project are eligible for a right-to-lease arrangement.



EXAMPLE 1 – MEDIUM-DENSITY DEVELOPMENT

Developer A proposes a unit development comprising nine new rental dwellings.

Renewal SA will have a right to lease for up to 50 per cent of eligible dwellings, subject to a maximum of three dwellings per project. While up to four dwellings would satisfy the 50 per cent threshold, the project is capped at three dwellings.

Eligible rights to lease: 3
Potential funding: \$300,000 (GST exclusive)

EXAMPLE 2 – APARTMENT DEVELOPMENT

Developer B proposes an apartment development comprising 20 new rental dwellings.

Although up to 10 dwellings would satisfy the 50 per cent threshold, Renewal SA will only acquire a right to lease up to three dwellings.

Eligible rights to lease: 3
Potential funding: \$300,000 (GST exclusive)

EXAMPLE 3 – INFILL DEVELOPMENT

Developer C proposes to retain an existing dwelling and construct two new rental dwellings on the same allotment.

Only newly constructed dwellings are eligible for a right to lease. The existing dwelling is not eligible. Based on the two new dwellings, Renewal SA may acquire a right to lease for one dwelling, representing 50 per cent of the eligible dwellings within the project.

Eligible rights to lease: 1
Potential funding: \$100,000 (GST exclusive)



Funding available

The South Australian Government has provided \$5 million towards the Regional Housing Initiatives Program.

Eligibility

Eligible applicants must be:

- ▼ a legal entity
- ▼ the key proponent of the project
- ▼ registered for an Australian Business Number (ABN)
- ▼ registered for GST.

Eligible entities may include:

- ▼ local government authorities (LGAs)
- ▼ companies
- ▼ partnerships
- ▼ incorporated associations
- ▼ registered charities
- ▼ companies limited by guarantee.

State or federal government organisations are ineligible to apply.

Organisations that have a current deed arrangement with Renewal SA through Regional Housing Initiatives Program Round 1 are ineligible to apply unless they are able to demonstrate:

- ▼ existing deed obligations are being met; and
- ▼ the application relates to a separate project or a subsequent stage delivering additional housing outcomes.

Projects located within the following LGAs are eligible for the Program:

Barunga West Council	District Council of Kimba	Mid Murray Council
Berri Barmera Council	District Council of Loxton Waikerie	Municipal Council of Roxby Downs
City of Mount Gambier	District Council of Mount Remarkable	Outback Communities Authority
City of Port Lincoln	District Council of Orreroo Carrieton	Port Augusta City Council
City of Whyalla	District Council of Peterborough	Port Pirie Regional Council
Clare and Gilbert Valleys Council	District Council of Robe	Regional Council of Goyder
Copper Coast Council	District Council of Streaky Bay	Renmark Paringa Council
Coorong District Council	District Council of Tumby Bay	Southern Limestone Coast Council
District Council of Ceduna	Flinders Ranges Council	Southern Mallee District Council
District Council of Cleve	Kangaroo Island Council	Tatiara District Council
District Council of Coober Pedy	Kingston District Council	Wakefield Regional Council
District Council of Elliston	Lower Eyre Council	Wattle Range Council
District Council of Franklin Harbor	Naracoorte Lucindale Council	Wudinna District Council
District Council of Karoonda East Murray	Northern Areas Council	Yorke Peninsula Council

Projects located within the local government areas comprising the Greater Adelaide Region are not eligible.

Assessment criteria

Regional housing initiatives proposed for consideration will be assessed and prioritised using the following criteria.

It is not essential for proposals to address all elements of the criteria as set out below, however the more aligned the proposal is to the criteria the higher the chances of a successful application.

Criteria

Experience and capability

- ▼ Provide evidence of past performance in delivering housing and/or land division projects. Submissions that showcase successful project outcomes in regional areas, including management of local supply chains and logistics, will be viewed favourably
- ▼ Provide details of the team (head contractor and subcontractor/s) specifically involved in and responsible for the development, including qualifications, technical expertise and specific roles and responsibilities
- ▼ Provide evidence of technical and operational capability and capacity to deliver the housing and/or allotment outcome

Development outcomes

If the proponent is seeking Renewal SA to acquire allotments, they must provide the following:

- ▼ number of allotments to be delivered
- ▼ location of the proposed land division
- ▼ plan of division, master plan or similar
- ▼ summary of any sustainability measures to be employed, such as water-sensitive urban design, street tree planting, landscaping, etc
- ▼ proposed timing/program of the land division
- ▼ evidence of site due diligence, e.g. soil contamination reports, statements of compliance from service providers, native vegetation assessments, cultural heritage surveys, etc
- ▼ identification of any known challenges, constraints or risks on the proposed development, such as native vegetation clearance requirements, infrastructure connections for water, sewer, power and/or similar
- ▼ identify measures to mitigate those challenges, constraints or risks.

Developments which constitute mainly large, rural-type allotments, i.e. greater than 1,200 square metres, will not be viewed as favourably as developments with smaller allotments.

If the proponent is seeking Renewal SA to acquire rights to lease, they must provide the following:

- ▼ number of houses to be delivered
- ▼ housing product mix.
- ▼ location of the proposed dwellings.
- ▼ concept design drawings for the dwellings, including site plan, floor plans, elevations and/or 3D visualisation.
- ▼ describe how the project will be built (for example, modular off-site construction, panelised prefabrication, or a traditional on-site build).
- ▼ summary of building sustainability measures, such as passive solar design, water efficiency measures, sustainable and/or local building products, recycled or low-carbon materials, provisions for solar and battery storage, permeable surfaces (driveways, footpaths), drought tolerant native landscaping, etc.
- ▼ identification of any known challenges, constraints or risks on the proposed housing development.
- ▼ Identify measures to mitigate those challenges, constraints or risks.

Assessment criteria

Development Program and Timing

Proponents must provide details of the project delivery, including:

- ▼ Overall development staging plan (if applicable) identifying number of dwellings and/or allotments to be completed in each stage
- ▼ Assumed length of project and estimated completion date, which take into consideration lead times for statutory approvals, infrastructure provisions, material supply and mobilisation of trades
- ▼ Indicative program including key milestones.

Project readiness

Proponents must provide:

- ▼ evidence of any statutory approvals in place, e.g. planning consent and/or land division consent
- ▼ status of any applications lodged or under assessment
- ▼ evidence of any approvals from utility providers, e.g. water, wastewater, electricity, etc.
- ▼ details on land ownership, e.g. owned, under contract, option agreement, etc.

Projects that are investment ready and can commence within 12 months will be viewed favourably.

Commercial terms

Proponents must provide details of key commercial aspects of their proposal, including:

- ▼ Detail the number of dwellings and/or allotments the proponent is seeking Renewal SA to acquire
- ▼ A detailed explanation of the development funding model, including:
 - how the project will be funded overall
 - how funding will be managed on a stage-by-stage basis
 - funding arrangements for the dwellings (if applicable), including ownership of individual homes
 - the proposed entity that will enter into the Development Deed and receive the funding from Renewal SA
 - whether the proposal relies on any third-party funding that has not yet been secured.
- ▼ Provide evidence of the Proponent's financial capacity and capability to construct the dwellings and/or serviced allotments. Evidence may include revenue history, Profit and Loss Statements, etc
- ▼ Provide a recent Opinion of Probable Cost (OPC) for the civil works required to deliver the serviced allotments (if applicable).
- ▼ Provide indicative expectations for the sale price of the serviced allotments (if applicable), with consideration of current market demand and projected inflation.
- ▼ Provide a recent OPC for the construction of the dwellings (if applicable)
- ▼ Provide indicative rental expectations for each of the dwellings (if applicable)

Assessment criteria

Alignment with regional housing priorities

- ▼ Demonstrate alignment with short-term, medium-term and long-term housing needs, e.g. what type of housing typology and numbers will be provided and what local housing needs will this development meet?
- ▼ Demonstrate alignment with the Planning and Design Code and relevant Regional Plan, e.g. is the development consistent with the existing zoning or does it require a Code Amendment

Economic and social impact

- ▼ Demonstrate how the residential development will facilitate additional regional employment and economic growth
- ▼ Demonstrate how the residential development would facilitate improved delivery of key public services
- ▼ Demonstrate how the development will utilise local industry and supply chain

Consultation, partnership and collaboration

- ▼ Demonstrate council support and any financial contribution towards the proposal. Projects which have a financial contribution from council will be viewed more favourably
- ▼ Demonstrate key stakeholder and public support for the development



Contractual structure

Once Renewal SA has selected the successful proponent/s, a Development Deed will be negotiated and executed between Renewal SA and the developer.

The form and quantum of support for proposals is subject to negotiation with the Office for Regional Housing after the ROI process has closed and may differ from the applicant's original request.

The deed will specify the allotments and/or dwellings to be delivered by the proponent and will set out the applicable terms, including timelines for approvals, siteworks, building construction and completion, as well as the amount, timing and method of payment.

The developer must ensure that all works are carried out:

a. in accordance with the Development Approval and any conditions attached to it.

b. in accordance with council's Infrastructure Design Standards, Specifications, Policies and Guidelines, as amended from time to time.

c. in compliance with the National Construction Code, all relevant Australian Standards, and all other applicable laws, codes and regulations.

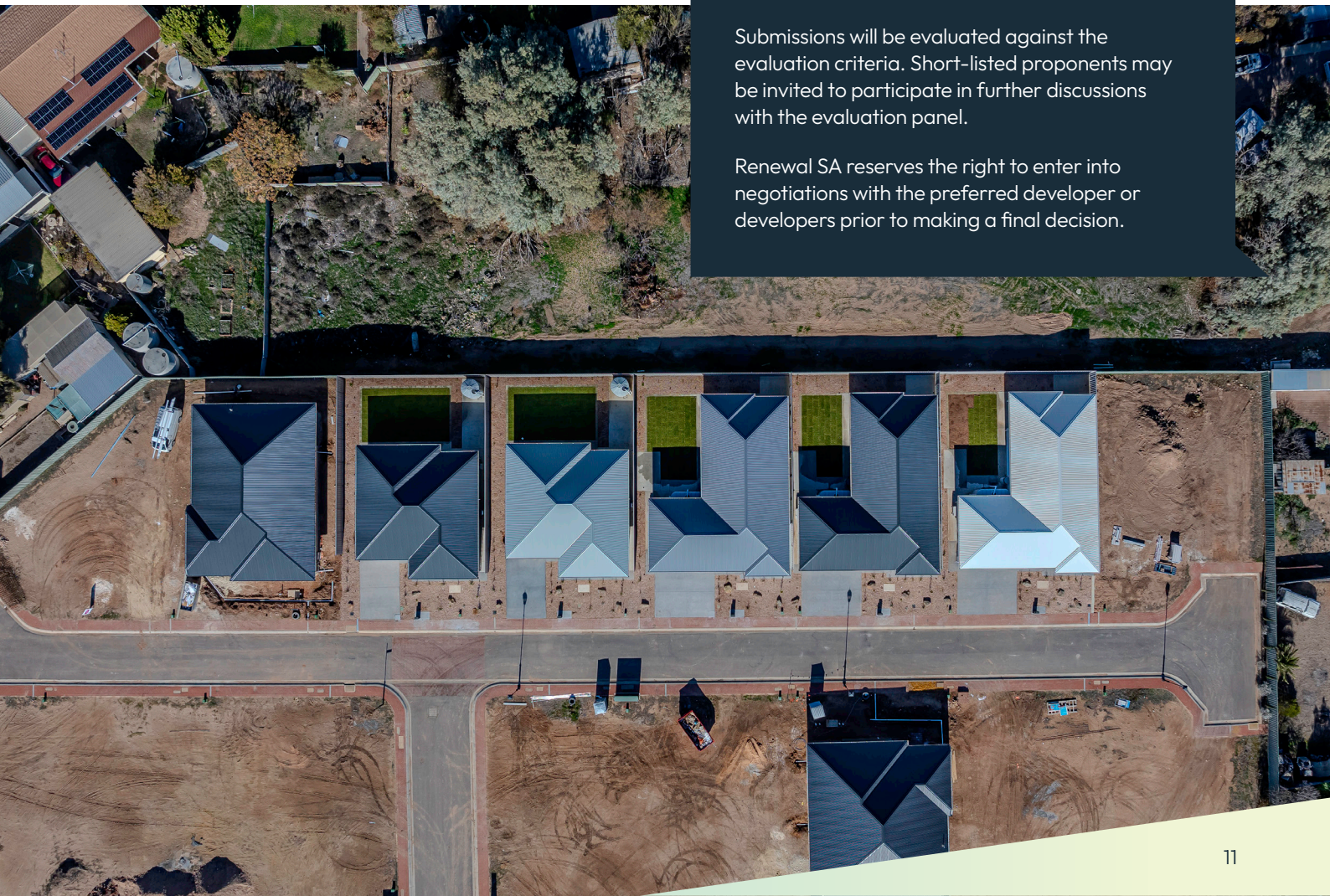
d. to the satisfaction of Council's Authorised Officer, including undertaking all inspections, tests and hold points as required by Council during the course of the works. Inspections may be undertaken in conjunction with other relevant authorities, such as utility service providers.

Payments will be provided in accordance with the deed and the agreed milestones.

Next steps

Submissions will be evaluated against the evaluation criteria. Short-listed proponents may be invited to participate in further discussions with the evaluation panel.

Renewal SA reserves the right to enter into negotiations with the preferred developer or developers prior to making a final decision.



Cultural heritage

Renewal SA is committed to providing best practice cultural heritage management.

Renewal SA expects the developer to comply with the Aboriginal Heritage Act 1988 (SA), and to adopt best practice cultural heritage management procedures as outlined in the Aboriginal Affairs and Reconciliation guide to Aboriginal Heritage in South Australia. This includes, at a minimum, requesting a search of the central archives early in the project planning phase, to identify any known Aboriginal heritage risk(s) and to manage them appropriately.

To support respectful engagement and delivery, it is strongly recommended that the developer consider engaging in cultural awareness training and provide cultural inductions for all personnel involved in ground disturbing works.

Additionally, Renewal SA expects the developer to follow Aboriginal Affairs and Reconciliation's Aboriginal Heritage Discovery Protocols, in the event of any heritage discoveries during site works.



Submission

Proponents must utilise the application form which can be downloaded from the website.

Evidence must be provided to support submissions.

Evidence can include but not be limited to feasibility studies, business plans, project plans, development approvals, design documentation, quotes, letters of support, land ownership information, etc.

Submissions that have more detailed information to make an assessment have the greater chance of success.

Timelines

Registrations of Interest open on Wednesday 14 October 2026.

Applications must be emailed to Renewal SA by 5:00 pm (ACDT) on Wednesday 23 December 2026 via the following email: OfficeRegionalHousing@sa.gov.au

Applications will be assessed as quickly as possible.

Enquiries

Questions about this ROI can be raised in writing to the contact person/s via the contact email:

OfficeRegionalHousing@sa.gov.au

Proponents should note that:

- ▼ The contact person(s) will manage all queries related to this ROI.
- ▼ Renewal SA reserves the right, at its discretion, to respond or not respond to any query or matter raised.
- ▼ To ensure the process is fair and transparent, any query submitted by a proponent, together with the response provided, may be shared with all proponents within a reasonable timeframe, unless the query is commercially sensitive or confidential.
- ▼ Where matters of significance require Renewal SA to amend the ROI or provide additional information prior to the last queries time, such amendments will be issued as an addendum and made available on the Office for Regional Housing website: officeregionalhousing.com.au



Terms and conditions

NON-BINDING NATURE OF THE REGISTRATION OF INTEREST (ROI)

This ROI is not:

- ▼ an offer of any kind
- ▼ to be interpreted as creating a binding contract (including a process contract) as between Renewal SA and any proponent or giving rise to any contractual, quasi-contractual, restitutionary or promissory estoppel rights or expectations as to the manner in which a proponent will be treated in the evaluation.

No legal or other obligations will arise until parties execute formal documentation.

Renewal SA is not obliged to proceed with or negotiate in respect of any submission.

DISCLAIMER

The proponent has relied on its own investigations and enquiries in lodging a submission.

RESERVATION OF RIGHTS

Renewal SA may:

- ▼ extend the submission closing time (time or date)
- ▼ amend this ROI at any time and will give notice of such amendment via the Website and all such variations will be binding on each proponent
- ▼ abandon this ROI ask any proponent to clarify any ambiguity or provide additional information in support of a submission
- ▼ engage in discussions directly with any proponent(s) with regard to their submission and discontinue such discussions
- ▼ perform financial, criminal record, reference and character checks in relation to the proponent and any parties related to it
- ▼ make any enquiries of any person, company, organisation, or matter related to the proponent including confirmation of any information provided by the proponent
- ▼ consider a submission otherwise than in accordance with this ROI or submitted after the submission closing time
- ▼ seek advice of external consultants to assist in the evaluation or review of submissions
- ▼ select not to consider a submission submitted by a proponent that:
 - has a potential, actual or perceived conflict of interest; or

- employs or engages a person who has a potential, actual or perceived conflict of interest, whether or not the potential, actual or perceived conflict of interest is disclosed

- ▼ invite any person or company to lodge a submission
- ▼ elect not to accept any submission
- ▼ change the structure or timing of the ROI's process or the basis upon which submissions are required, evaluated or accepted
- ▼ take any other actions it considers appropriate.

PROponents' RESPONSE COSTS

Any and all costs incurred by proponents in lodging a submission as a result of this ROI shall be the sole responsibility of that proponent.

COPYRIGHT AND INTELLECTUAL PROPERTY

By lodging a submission, a proponent licenses Renewal SA to reproduce for the purpose of the ROI process the whole or any portion of the submission, despite any copyright or other intellectual property right that may exist in the submission.

PUBLICITY AND CONFIDENTIALITY

Information supplied by or on behalf of Renewal SA is confidential to Renewal SA and each proponent is obliged to maintain confidentiality. Although Renewal SA understands the need to keep commercial matters confidential, Renewal SA reserves the right to disclose some or all of the contents of any submission:

- ▼ to any consultant or advisor as part of Renewal SA's consideration of the submission
- ▼ as a consequence of a constitutional convention in order that the relevant Minister may answer questions raised in the South Australian Parliament; keep Parliament informed or otherwise discharge the Minister's duties and obligations to Parliament and to advise the Governor; Parliament and/or the Government of South Australia, or if required to do so by law. Any condition in a submission that purports to prohibit or restrict the Minister's right to make such disclosures cannot be accepted.

A proponent must not make any news releases or respond to media enquires pertaining to this ROI without Renewal SA's prior written approval.

If a proponent acts contrary to these expectations, Renewal SA may terminate negotiations and exclude such proponents from the process.

OFFICE FOR
REGIONAL
HOUSING

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



Renewal SA