

Rocherlea land release

This fact sheet answers frequently asked questions about the Rocherlea subdivision.

Where is the Rocherlea subdivision?

The subdivision is at 38-50 Lilydale Road, Rocherlea. The subdivision concept plan is available on our website. The site is currently under construction and due for completion in early 2024.

How many lots will be available to buy?

This approximately 7.8 ha site will create 87 new land lots. More than 70 lots will be available for private sale, including under the MyHome shared equity program.

Why does Homes Tasmania subdivide land?

Homes Tasmania is committed to increasing social and affordable housing. More Tasmanians will be able to make their dream of home ownership a reality with about 85 per cent of new lots to be available for home purchase.

Delivering residential subdivisions on surplus Government land is one way we can put downward pressure on rising land prices for homeowners and ensure land supply is available for new housing for Tasmanians.

What is social and affordable housing?

Social housing is provided by the government (public housing) and non-government (community housing) with rent generally set around 25 per cent of income (excluding Commonwealth Rent Assistance where applicable).

Affordable housing is rental homes or land and/or home purchases that are affordable to low-income households, ie housing costs do not put the household in housing stress.

Who owns the land?

The land is owned by Homes Tasmania. The land was transferred from the Department of Education in 2020.

How can I have my say?

Homes Tasmania is committed to providing opportunities for feedback on significant residential developments. Contact us if you are interested in further information at HousingProjects@homes.tas.gov.au.

What help is available for buying my own home?

Homes Tasmania is committed to helping people buy their own home through the [MyHome shared equity program](#).

The First Home Owner Grant may also be available to eligible applicants who purchase or build a new home in Tasmania. Find more information about the FHOG on the State Revenue Office website: www.sro.tas.gov.au/first-home-owner/eligibility

What is MyHome?

MyHome is Homes Tasmania's shared equity program that helps people get into their own home sooner.

With [MyHome](#) you share the cost of buying your home with Homes Tasmania and you only need a deposit of 2 per cent of the purchase price.

Assistance also includes up to a maximum of \$200 000 or 40 per cent (whichever is the lesser amount) of the purchase price for purchases of new homes or house and land packages.

MyHome is delivered by Bank of us. Apply at any Bank of us branch or find out more at www.bankofus.com.au/my-home

When will land be available to buy?

The lots of land are expected to be for sale in 2024.

More information will be made available on the Homes Tasmania website as subdivision work progresses.

How will the subdivision help the community?

The subdivision will increase housing in an area with high demand for social and affordable housing and provide opportunities for home ownership.

Construction will be completed by a local contractor employing local staff and directly contributing to the local economy. More economic benefits, including job creation, will result from the construction of the new homes.

How will nice houses and good tenancy management be assured?

New residential developments are based on mixed-tenure arrangements.

Modern social housing uses contemporary design and allocation processes. There are numerous examples of inner-city, medium-high density social housing developments that are successfully incorporated into the fabric of the surrounding community.

In this proposed subdivision, most of the land will go to home ownership.