

Brighton land release

This fact sheet provides information about a new subdivision planned for Elderslie Road, Brighton.

Where is the proposed subdivision?

The proposed subdivision is on land purchased by Homes Tasmania at 33 Elderslie Road, Brighton. It is located next to the new Brighton High School, which will open for the start of the 2025 school year with the capacity for 600 students.

How many homes will there be in the subdivision?

The 10.7 ha site has capacity for around 100 lots for residential development.

The land is zoned General Residential. This is the same zone as the surrounding residential area, so the density and size of new dwellings will be similar to those in the neighbourhood.

Who can buy the lots?

The majority of developed lots will be available for sale once the subdivision is complete.

These lots will be quarantined for the first 30 days for affordable home purchase with the MyHome shared equity program.

After the 30-day period, unsold lots will be put on the open market. Some lots may still be kept aside to be made available for sale with MyHome later.

Homes Tasmania will keep around 15 per cent of lots for future social housing development.

What lot sizes will be available?

Lots will range in size. Smaller lots around 450m² will be available for townhouses and units providing affordable, easily maintainable, smaller homes.

Larger lots up to 1 000m² will be available for multiple dwellings and larger family homes.

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 two per cent of the purchase price.

Assistance also includes up to a maximum of \$300 000 or 40 per cent (whichever is the lesser amount) of the purchase price for purchasers of new homes or house and land packages.

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 (including Commonwealth Rent Assistance where applicable).

Affordable housing is rental homes or land and/or home purchases that are affordable to households on low to moderate incomes, ie housing costs are low enough that the household is not in housing stress.

Why does Homes Tasmania subdivide land?

The role of Homes Tasmania is to increase social and affordable housing.

Preparing residential subdivisions provides a supply of land for housing for Tasmanians on low to moderate incomes.

Homes Tasmania purchased the land on the open market in late 2022.

When does construction start?

Homes Tasmania is working with Brighton Council on the site plan and the development application process. A tender for construction of the subdivision will be advertised after the development application is approved.

How will the subdivision help the community?

Brighton is a growing community where people want to live.

The subdivision aims to increase housing in areas with high demand for social and affordable housing.

Construction will be completed by a local contractor who employs local staff and benefit the local economy.

More economic benefits, including job creation, will result from the construction of the new homes on the subdivided lots.

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.

What impact will the subdivision have on my property value?

Property values are related to broader economic conditions such as increases in interest rates, slow wages growth and cost of living pressures.

New residential developments bring more economic benefits through initial construction and a growing population base.

More information

If you would like more information, please email HousingProjects@homes.tas.gov.au