

Brighton land release

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

Where is the subdivision?

The subdivision is on land purchased by Homes Tasmania at 33 Elderslie Road, Brighton. It is located next to the new Brighton High School, which opened for the start of the 2025 school year for years 7 and 11 and will expand to a capacity for around 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?

About 85 per cent of the developed lots will be made available for private sale once the subdivision is complete.

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

After the 30-day period, unsold lots will be put on the open market. All lots for sale will continue to be available for purchase through MyHome.

Homes Tasmania will keep around 15 per cent of lots for future social and affordable 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 purchases 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 organisations (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?

The Brighton Council approved the development application for the subdivision in September 2024.

Construction is expected to begin in late 2025 with the first lots of land to be available for sale in early 2027.

How will the subdivision help the community?

Brighton is a growing community where people want to live.

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

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

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

How will nice houses and good tenancy management be assured?

New residential developments are based on mixed-tenure arrangements.

Modern social and affordable rental housing uses contemporary design and allocation processes.

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

Will the subdivision affect the value of my property?

Property values are related to broader economic conditions such as interest rates, wages and population 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