

Expression of Interest

Huntingfield Land to Build Program

EOI Reference: HT202504

August 2025

**Homes
Tasmania**

Building homes,
creating communities.

Document Control

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Homes Tasmania acknowledges Tasmanian Aboriginal communities, their culture and their rights as the first peoples of this Land, the island of lutruwita/Tasmania.

Homes Tasmania is committed to a safe and inclusive community for people of LGBTIQ+ communities and their families.

1.0 Introduction

The Tasmanian Government is investing in housing to improve affordability, reduce housing stress, and support access to safe and appropriate homes. This work is guided by the Tasmanian Housing Strategy 2023–2043. Homes Tasmania leads the delivery of this strategy through new housing construction, land releases, and other initiatives to increase the supply of social, affordable, and private housing.

This Expression of Interest (EOI) invites submissions from builders to join Homes Tasmania's new Land to Build Program and take an active role in shaping the future of Huntingfield. Successful participants will gain priority access to land and the opportunity to offer predesigned house and land packages to market. The program offers a streamlined development pathway and the chance for Builders to contribute to a vibrant new community in Huntingfield.

2.0 Project Background

Homes Tasmania's Land Supply Program increases the availability of residential land across the state to meet growing demand and improve housing affordability. The Huntingfield Land Release Project is a key development under this Program, offering a diverse mix of housing options to support a range of household types and tenures. Aimed at improving the process of building a new home, Land to Build will bring together Builders, designs and new homeowners on land at Huntingfield.

The Huntingfield Land Release Project is the first of its kind under the Homes Tasmania Land Supply Program. It will deliver a diverse mix of housing options, including Tasmania's first dwellings on smaller lots. This innovative approach supports more efficient land use, helping to address housing shortages and improve affordability, starting with Huntingfield.

Located in the Kingborough municipality, the Huntingfield site was rezoned for residential development in 2019 via a Housing Land Supply Order (HLSO) under the *Housing Land Supply Act 2018*. This mechanism enables the expedited rezoning of government-owned land for housing purposes.

The development will deliver approximately 460 residential lots and one local business lot. It will introduce Tasmania's first small lot housing under Torrens title, an innovative model designed to reduce land costs and enable more cost-effective house and land packages. This approach supports greater access to affordable home ownership for Tasmanian families.

Approximately 85 per cent of lots will be released for private housing through open market sales and the Land to Build Program, with the remaining 15 per cent retained by Homes Tasmania for social and affordable rental housing.

2.1 Project Overview

The Land to Build Program invites builders to connect with prospective home owners to deliver well-designed homes on allocated lots at Huntingfield. With pre-negotiated design guidelines developed with Kingborough Council, the Program offers greater certainty around

planning approvals and a smoother path to market. Builders will submit designs for various lot types, including pricing aligned with the MyHome shared equity program, and a proposed marketing and sales strategy. This pilot model simplifies the process, supports affordable home ownership, and sets a benchmark for future Homes Tasmania land release projects.

To support high-quality, small-lot housing, the Huntingfield Design Guide (the Design Guide) was developed with Kingborough Council. It outlines clear, pre-agreed design standards to help builders deliver compact, well-designed homes for diverse households. By encouraging smaller homes on smaller lots, the guide supports cost-effective builds and promotes affordability. The Design Guide applies to selected lots via a Part 5 Agreement, streamlining approvals and ensuring consistent, high-quality outcomes.

To prioritise access for eligible buyers, lots suitable for MyHome will be available exclusively as MyHome properties for the first 30 days. This increases opportunities for Tasmanians to access affordable housing. Designs for these lots must meet MyHome requirements for inclusions and pricing and comply with the Design Guide. Larger lots outside MyHome constraints are exempt from these requirements.

The development is being delivered in stages to align land release with market demand. All lots in Stage 1 will be allocated through this EOI. Successful Builders not allocated lots in Stage 1 will be contacted for future allocations as additional stages are released.

2.2 Site Overview

Huntingfield is located approximately 15 kilometres south of Hobart's CBD and covers 65.8 hectares. Of this, 49.2 hectares consist of open pasture designated for development, while the remaining 16.6 hectares comprise protected woodland reserved for recreation and conservation purposes.

The site is surrounded by a diverse mix of land uses. To the northwest, it adjoins the Channel Highway, providing primary access via a newly constructed roundabout, with secondary access available from Huntingfield Avenue. Existing residential housing lies to the northeast, while two schools and a conservation area are situated to the east. To the southwest, the site borders the Kingston Golf Course, and private land lies to the west.

The terrain slopes gently from an elevation of 98 metres in the northeast to 32 metres in the southwest, with an average gradient of 6.4 percent. This topography offers panoramic views toward North West Bay in the south and kunanyi / Mt Wellington in the north. The site is subject to prevailing north-westerly winds and occasional southerly busters.

The Huntingfield Masterplan features:

- A mix of lot sizes, elevations, and orientations
- Streets designed to follow natural contours, with connecting laneways
- A central boulevard leading to a wetland/retention basin
- Linear parks linking homes to larger recreational areas
- Landscaped buffers and frequent pedestrian paths
- Generous footpaths, cycleways, and abundant street trees

The development of the site has been broken down into three main stages, with the construction of the first release of Stage 1a and 1b aiming for completion end 2025.

2.2.1 Huntingfield Land Release Project Staging

		Expected Completion date
Stage 1		
Stage 1a	21 lots	Titles pending
Stage 1b	12 lots	Titles pending
Stage 1c	49 lots	Mid 2027
Stage 1d	42 lots	Late 2026
Stage 1e	13 lots	Early 2026
Stage 1f	22 lots	Mid 2026
Stage 1g	53 lots	Mid 2027
Stage 1h	1 lot	Early 2026
Stage 2	approx. 87 lots	TBC
Stage 3	approx. 177 lots	TBC

**Dates are indicative and may be subject to change.*

A designated site for a local business (e.g., café, corner shop, or convenience retail) is included to reduce travel to Kingston. This site will be released via a separate EOI process.

3.0 Project Scope

The Program prioritises design quality, efficiency, and affordability, and aims to provide a smoother pathway for builders to connect to new homeowners while contributing to a well-designed and vibrant community. The Program supports a range of housing products across various lot typologies, including house and land packages, speculative homes, and display homes. Innovative and site-responsive designs are encouraged across all typologies as part of this submission.

3.1 Design Requirements

Submissions are required to include a suite of base home designs tailored to the lot typologies outlined in the Huntingfield Design Guide, including:

- Type 1: North–South Terraces
- Type 2: East–West Terraces
- Type 3: Laneway Townhouses
- Type 4: Inner Block Townhouses
- Type 5: Corner Blocks
- Type 6: Detached House Lots (not covered by the Design Guide)

All house designs must be submitted to Homes Tasmania for general approval to ensure alignment with the precinct's design intent. While specific lot allocations will occur through this EOI, base designs should reflect general site conditions, particularly how designs will address slope, solar orientation and view corridors. There will be an opportunity to refine

designs once individual lots are allocated and detailed site information is available. All designs remain subject to final approval by Homes Tasmania and Kingborough Council pursuant to the Part 5 Agreement, and all planning laws.

Each submission must include:

- At least one base design per typology. Builders may offer alternative designs or upgraded specifications to open market purchases to create a more diverse range of housing outcomes.
- A Design Summary demonstrating alignment with the Design Guide
- Pricing options that meet MyHome shared equity program requirements (where applicable)
- Consideration of site conditions such as slope and view corridors

Builders should collaborate with qualified professionals (e.g. building designers, architects, planners) in the preparation of their submission to ensure planning and design compliance. To support compliance, a Design Guide Compliance Checklist and a Reference Guide are provided with the EOI. These outline how Homes Tasmania will assess and approve designs and offer a structured way for builders to demonstrate compliance or explain reasons for non-compliance. Refer *Attachment 15 – response Schedule D – the Design Guide Compliance Checklist* and *Attachment 16 – The Design Guide – Compliance Reference Guide*.

Planning permit conditions may influence design outcomes. A covenant restricts cat ownership and purchasers must apply in writing to the General Manager of Kingborough Council for approval. Where cats are proposed, designs must demonstrate containment within the lot boundary. Buildings must also minimise bird collision risk, particularly for the swift parrot, with specific requirements for glazing, as outlined in the planning permit. Further detail is provided in the planning permit. Refer *Attachment 5 – Planning Permit*.

Builders are expected to undertake reasonable, non-invasive investigations at submission stage and if successful, detailed investigations as required to progress development on allocated lots. Homes Tasmania will provide a price guide for lot sales pricing and limited reports including geotechnical advice. These are for informational only and do not constitute representations or warranties Builders can rely on. To obtain these reports, please complete and return the statement of confidentiality (Refer *Attachment 7 – Non-Disclosure Agreement*).

3.2 How will the Huntingfield Land to Build Program work?

Land Allocation Agreement

Successful Builders selected through this EOI will enter into a Land Allocation Agreement (LAA) with Homes Tasmania to set out the terms of the Program, the responsibilities of the parties and the process for allocation of lots to the builder (see section 3.3 *Allocation of lots*). The LAA will be developed by Homes Tasmania and provided to the selected builders for discussion, clearly defining roles, obligations, and processes to support delivery under the Program.

The LAA is proposed to be for an initial two-year term, with the option for Homes Tasmania to extend for up to two additional two-year periods (a total of six years), subject to application and yearly performance review.

The LAA will provide for three product types:

Sale for House and Land packages

1. Builders will market approved design options for their allocated lots.
2. Purchasers will choose their preferred builder and lot/package.
3. Purchasers will enter into:
 - a. A land sale agreement directly with Homes Tasmania.
 - b. A separate building contract with the selected builder.
4. Upon settlement:
 - a. The land will transfer from Homes Tasmania to the purchaser.
 - b. The builder may commence construction in accordance with the building contract.

Sale for Speculative homes

1. Builders will enter into a sale agreement with Homes Tasmania for the purchase of their allocated lot.
 - Builders' terms for the purchase of the land may be negotiated between Homes Tasmania and the builder.
2. Builders will construct and market an approved home design on that lot.
3. Purchasers will enter into a sale agreement directly with the builder for the completed home.

Sale for MyHome – house and land and speculative homes

The process for a typical MyHome purchase of house and land package or speculative home with the Program will look like this:

1. Co-owner (i.e. the purchaser) applies for and receives preapproval for the MyHome shared equity program through Bank of us;
2. Co-owner selects their preferred Builder and allocated lot with house and land package or pre-constructed spec home;
3. Bank of us facilitates the MyHome application process with Homes Tasmania;
4. The Co-owner enters into:

House and Land package

- a. a building contract with Builder for the construction of their new home (house and land package);
- b. a purchase agreement with Homes Tasmania for a share in the land; and
- c. a tripartite agreement with Homes Tasmania and Bank of us with respect to the co-ownership of the property between the Co-owner and Homes Tasmania.

Speculative Homes (in addition to the sale agreement between Builder and Homes Tasmania as noted above under 'Sale for Speculative Homes')

- a. a purchase agreement with Homes Tasmania (as co-purchaser under the MyHome Program) and the Builder (as vendor) for the purchase of the property, on Homes Tasmania's usual terms; and
- b. a tripartite agreement with Homes Tasmania and Bank of us with respect to the co-ownership of the property between the Co-owner and Homes Tasmania.

Display homes

1. Builders will enter into a sale agreement with Homes Tasmania for their allocated lot.
2. Following settlement, builders will construct a compliant home design on the lot.

Note:

- Builders must maintain a minimum of four opening hours per day across at least four ordinary business days per week (or as otherwise negotiated with Homes Tasmania).
- Properties may be retained as display homes beyond this period by negotiation, in accordance with the relevant NPR planning terms.
- Occupied homes are not considered display homes for the purposes of this EOI.

3.3 Allocation of lots

In their submissions, Builders may nominate preferences for groups of at least five adjacent lots in Stages 1 and 2 of the Huntingfield Land Release Project to support cohesive design and construction efficiency. For each group, builders must indicate the intended product type(s) for each lot preference: house and land, speculative, or display home.

Lot allocations will be based on factors that include (without limitation):

- Suitability of proposed designs
- Demonstrated capacity to deliver within reasonable timeframes
- Diversity and balance of housing outcomes

The initial allocation will apply to all of Stage 1, which has received approvals and confirmed lot numbers and sizes. Successful builders who are not allocated lots in this round will be eligible to enter into a Land Allocation Agreement (LAA) with Homes Tasmania, allowing for provisional nomination of lots in future stages as approvals are secured and availability is confirmed. Refer section 2.2.1 *Huntingfield Land Release Project Staging* for the anticipated land release timeline. Prior to each new stage, Successful Builders will be contacted to update their lot preferences. Allocations for future stages will follow the same review and selection process set out in this section 3.3.

Homes Tasmania will maintain a register of Successful Builders with LAA's for future stages. Allocations are subject to annual review, and lots may be reallocated if progress and compliance with the LAA are not demonstrated.

Builders may negotiate to use land on either allocated or unallocated lots adjacent their allocation for site sheds and builder's compounds to support the construction of new homes. Use will be subject to Homes Tasmania's approval and an agreement outlining Builder's responsibilities on the proposed site will be covered under the LAA's.

3.4 Marketing

Homes Tasmania will lead the overall marketing strategy for the Huntingfield development, including branding, signage, and a dedicated website with information about available lots, approved builders and approved designs.

Builders will be responsible for:

- Marketing their allocated designs and providing details of their allocated lots
- Participating in on-site marketing events as determined from time to time by Homes Tasmania
- Contributing equitably to the overall Huntingfield development marketing costs, as incurred by or for Homes Tasmania

Submissions must include a proposed marketing strategy for the Builder's designs, incorporating:

- Site and floor plans
- Elevations and perspective images
- Inclusions and pricing
- Any innovative tools (e.g. virtual tours, interactive plans)

4.0 Roles and Responsibilities

4.1 Roles

4.1.1 Homes Tasmania

- Acts as the landowner and project lead for the Huntingfield Land Release.
- Allocates lots to builders for house and land packages, speculative homes, and display homes.
- Reviews and approves designs for compliance with the Design Guide and relevant planning conditions.
- Oversees the marketing strategy, undertakes whole-of-development marketing and coordinates shared promotional activities.
- Conducts annual performance reviews of participating builders.

4.1.2 Builders

- Responsible for the design, construction, and sale of homes on allocated lots.
- Must maintain site insurances (including public liability and, when applicable, contract works cover), safety, security, and cleanliness of allocated lots, from the date of allocation until the date the later of completion of construction or of settlement of sale to a purchaser.
- Obtain all necessary planning and building approvals, including:
 - Design approval from Homes Tasmania (where a Part 5 Agreement applies)
 - Planning permits from Kingborough Council.
- Undertake marketing of their approved designs, participate in shared marketing efforts and contribute to development marketing costs.
- Maintain professional standards generally.
- Ensure compliance with MyHome eligibility and design requirements (where applicable).

4.1.3 Kingborough Council

- Assumes ownership and management of public roads and open spaces following completion and handover.
- Responsible for issuing planning and building permits for individual dwellings.
- Assesses designs against local planning schemes.

4.1.4 All Parties

- Expected to maintain proactive, respectful, and cooperative working relationships.
- Share responsibility for upholding the quality, integrity, and community-focused vision of the development.

4.2 Timeframe to sell and build

- Allocated lots are held under the terms of the LAA (see Section 3.2), with annual reviews and potential extensions.
- Builders must only commit to lot allocation numbers corresponding to build volumes they can realistically deliver.
- Builders will be expected to program works to meet the following timeframes:
 - House and Land Packages: Construction completed within 2 years of land settlement
 - Speculative or Display Homes: Construction completed within 8 months of purchase agreement (extensions may be granted by Homes Tasmania at its discretion)
- Performance against these timeframes will inform annual reviews and future participation.

4.3 Ongoing participation

Homes Tasmania will assess builder performance annually based on:

- Work health and safety practices
- Customer feedback
- Delivery against agreed timeframes
- Continued registration and insurance coverage
- Financial capability
- General Builder conduct and reputational issues

Where Builders fail to meet acceptable performance standards, Homes Tasmania reserves the right to do any of the following, without limitation and at its discretion:

- Revoke lot allocations
- Buy back unsold display or speculative homes
- Terminate LAAs

4.4 Right to include additional Builders

Homes Tasmania reserves the right to seek further submissions from, and/or enter into LAAs with, other Builders looking to participate in the Program, at any time.

4.5 Right to remove lots

Homes Tasmania reserves the right to remove lots from the pool of allocated lots as required to meet the purposes of the *Homes Tasmania Act 2022*. This action will involve consultation with the affected Builder/s, including with respect to any potential alternative lot allocations (where available), and undertaken only as Homes Tasmania believes appropriate, having regard to its legislative duties and powers. (Nothing in this clause is taken to fetter a duty or power of Homes Tasmania or the Minister.)

5.0 Evaluation of Proposals

All proposals submitted under this EOI will be assessed through a structured evaluation process to ensure alignment with the objectives of the Huntingfield Land to Build Program. The evaluation will consider both compliance and the overall quality of the submission.

5.1 Conditions of Participation

To be eligible, builders must:

- Hold registrations and licences as required by law and administered through Consumer, Building and Occupational Services (CBOS)
- Operate under an established, documented Quality Assurance (QA) system

Refer *Attachment 13 – Response Schedule C – Compliance and Qualitative Requirements*.

5.2 Mandatory Criteria

Proposals must:

- Be submitted by the closing time and in the required format
- Include all requested information and completed forms
- Comply with all other terms and conditions of this EOI

These criteria will be assessed on a Met / Not Met basis. Failure to meet any mandatory criterion may result in exclusion from further evaluation.

5.3 Evaluation Criteria

Submissions will be evaluated and scored against the Qualitative Criteria outlined below.

The scoring of Proposals will be based on the degree of achievement by the Builder against the requirements outlined in the EOI. A maximum score for each criterion will be given if the criterion has been deemed to have been fully met with no risks and/or weaknesses identified. The score will be reduced proportionately to the extent of the non-conformities, discrepancies, errors, omissions, and risks.

A Proposal that does not demonstrate at least a minimal achievement to each of the qualitative criteria may be considered non-compliant and excluded from any further consideration at this point of the evaluation.

Qualitative Evaluation Criteria	Weighting
<p>Criterion 1</p> <p>Capability and Experience</p> <p>Demonstrated relevant capability and experience in:</p> <ul style="list-style-type: none"> • Developing a variety of house designs for specific sites; • Constructing Class 1 and/or 2 Residential Dwellings; and • Implementing marketing and sales strategies for residential house and land sales <p>Demonstrated financial ability and stability.</p> <p>Information requirements:</p> <ul style="list-style-type: none"> - Refer <i>Response Schedule 13 – Compliance and Qualitative Criteria</i> 	<p>20</p>
<p>Criterion 2</p> <p>Design</p> <p>Demonstrated clear understanding of the Design Guide through written response and submission of high-quality house designs that balance innovative solutions, enhance comfort, and improve wellbeing of inhabitants.</p> <p>Demonstrated capability to balance affordability and good design in line with MyHome requirements to deliver value for money, ensuring that high-quality living environments are accessible and cost-effective.</p> <p>Novel and innovative offers are encouraged.</p> <p>An opportunity to refine the designs and pricing will be offered in the second stage of the EOI. Refer section 6.0 <i>Project Phases</i>.</p> <p>Information requirements:</p> <ul style="list-style-type: none"> - Refer <i>Response Schedule 13 – Compliance and Qualitative Criteria</i> 	<p>25</p>
<p>Criterion 3</p> <p>Marketing and Delivery</p> <p>Demonstrated capacity, ability and quality of the proposed methodology to market and construct an appropriate volume of the house and land packages and speculative homes, including the required contributions to whole of development marketing, effectiveness of the marketing strategy</p>	<p>25</p>

<p>for the approved designs on allocated lots, display or speculative home strategies and participation in on-site marketing events.</p> <p>Demonstrated value add provided by builders, including innovative marketing strategies or tools proposed. Evidenced quantifiable impact of these strategies on potential buyer engagement and sales conversion rates, as well as any additional services or features that enhance the overall marketing and sales process.</p> <p>Information requirements:</p> <ul style="list-style-type: none"> - <i>Refer Response Schedule 13 – Compliance and Qualitative Criteria</i> 	
<p>Criterion 4</p> <p>Economic and Social Benefits Statement</p> <p>Demonstrated economic and social impact benefits that the Builder can bring to the Tasmanian SME industry, economy and community.</p> <p>Builders should provide an Economic and Social Benefits Statement (Statement) about the potential positive impact on the Tasmanian economy and wider community of participating in the Program.</p> <p>Builders do not necessarily need to be a Tasmanian business. The origin of a Builder is only one contributing factor, among many. What is important is the benefit a Builder can bring to the Tasmanian community. For example, a Builder who is located outside Tasmania could still provide a local benefit by using a Tasmanian-based workforce. The use of local contractors and manufacturers in the supply chain also supports the Tasmanian economy.</p> <p>In preparing this Statement, a Builder should also consider any specific factors or desirable localised outcomes described by an agency that are relevant to the opportunity.</p> <p>This Statement will be used to evaluate a Builder's overall submission. It will contribute thirty percent (30%) of the evaluation. If a Builder does not provide a Statement, they will receive a zero weighting for Economic and Social Benefits evaluation criteria.</p> <p>Information requirement:</p> <ul style="list-style-type: none"> - A completed Economic and Social Benefits Statement. Refer <i>Attachment 14 – Economic and Social Benefits Statement Template/Guide</i>. 	<p>30</p>
<p>Total</p>	<p>100%</p>

The following scoring matrix will be used to assess proposals based on the qualitative evaluation criteria above.

Score	Description	Full Description
10	Exceptional	Submission exceeded expectations. Full achievement of the requirements specified in the RFT for that criterion. Submission may include innovative, advanced or unexpected positive components . Submission had no errors, weaknesses or omissions identified.
9	Excellent	Full achievement of the requirements specified in the EOI for that criterion. Submission had no risks, errors, weaknesses or omissions identified.
8	Very Good	Comprehensive achievement of the requirements specified in the EOI for that criterion. Errors, risks, weaknesses or omissions identified are negligible and are acceptable as offered.
7	Good	Good achievement of the requirements specified in the EOI for that criterion. Minor risks , errors, weaknesses or omissions identified which can be corrected/overcome with minimum effort.
6	Reasonable	Reasonable achievement of the requirements specified in the EOI for that criterion. Minor risks , errors, weaknesses or omissions identified which may be corrected/overcome with minimum effort.
5	Satisfactory	Satisfactory achievement of the requirements specified in the EOI for that criterion. Moderate risks , errors, weaknesses or omissions, which are possible to correct/overcome and make acceptable with effort and time.
4	Marginal	Submission marginally fell short of meeting the requirements specified in the EOI for that criterion. Moderate risks , errors, weaknesses or omissions identified, which are possible, but difficult to correct/overcome and make acceptable.
3	Insufficient	Insufficient achievement of the requirements specified in the EOI for that criterion. Major risks , errors, weaknesses or omissions identified, which are difficult to correct/overcome and make acceptable.
2	Poor	Poor achievement of the requirements specified in the EOI for that criterion. Major risks , errors, weaknesses or omissions, which are very difficult to correct/overcome and make acceptable.
1	Deficient	Deficient achievement of the requirements specified in the EOI for that criterion. Major risks , errors, weaknesses or omissions,

		which are impossible to correct/overcome and make acceptable.
0	Not Addressed	No achievement of the requirements specified in the EOI for that criterion.

The score that each Builder receives against each criterion will be multiplied by the relative weighting and totalled to provide a final qualitative score.

To assist with your submission, checklists and templates have been provided. Refer *section 6.2 Submission Checklist*.

5.4 Value for money

Value for money will be assessed based on:

- Design quality
- Anticipated outcomes
- Financial contribution to shared marketing

This assessment will be integrated into the qualitative evaluation.

5.5 Additional Clarification

During the evaluation process, the Builder may be required to provide clarification of its Proposal.

5.6 Right to Negotiate

During the evaluation process, Homes Tasmania reserves the right to negotiate with the Builder to vary their Proposal.

6.0 Project Phases

The project is intended to consist of the following phases:

Phase	Description	Estimated Timeframe
A	EOI Period (including EOI briefing)	6 weeks Closing Refer closing time and date.
B	EOI Evaluation and Builders' preliminary selection (all Stage 1)	4 weeks 22 October 2025

C	Design and pricing refinement with select builders for Stage 1a and 1b	5 weeks Design finals by: 12 November 2025 LAA's signed by: 26 November 2025
D	LAA's refinement and signing Stage 1 (Successful Builders confirmed)	
E	Marketing preparation and launch	6 weeks Launch day: 10 December 2025
F	Stage 1a and 1b - Successful Builders, sales and planning/construction commence	From signed LAA date
G	Remaining stages – Successful Builders' preliminary allocation	TBC 2026
H	Remaining stages - Design and pricing refinement	TBC 2026
I	Remaining stages Successful Builders – sales and construction commence	TBC 2026

6.1 Submission Lodgement

To be considered under this EOI, builders must submit a complete proposal that meets the following requirements:

- **Format:** PDF
- **File size:** Maximum 5MB
- **Files should be labelled:**
EOI – HT202504 – Huntingfield Land to Build Program – *Builders business name*
- **Submission method:** Email
- **Email address:** HousingProjects@homes.tas.gov.au
- **Subject line:** Include EOI reference and builder name
- **Address to:** Asset Management and Planning
- **Deadline:** Submissions must be received **by** the closing time and date.

Late submissions may not be accepted unless exceptional circumstances apply (see *Section 7.0 – Conditions of EOI*).

6.2 Submission Checklist

Respondents must ensure that their response includes the components listed on *Attachment 11 – Response Schedule A – Submission Checklist*.

7.0 Conditions of EOI

1 Conditions of EOI

The Conditions of EOI are the conditions on which the Principal will receive and evaluate EOI Responses. The Conditions of EOI also specify the evaluation criteria against which EOI Responses will be evaluated. The Principal may reject an EOI Response that does not comply with all the terms of the EOI.

2 Communications

An applicant must direct all enquiries, and requests for further information, about this EOI to the Contact Officer. Unauthorised communication (concerning this EOI) by an applicant with any other employee or agent of the Principal may lead to a submission, lodged by that applicant, being rejected.

3 Addenda

The Principal may amend or clarify this EOI by issuing Addenda in writing. Any Addenda become part of this EOI. Addenda issued by the Principal are the only recognised explanations of, or amendments to, this EOI.

4 Status of EOI representation

No representation made by or on behalf of the Principal during the EOI process binds the Principal unless the representation is included in an Addenda, or is subsequently included in a formal instrument of agreement.

5 Use of EOI

This EOI, and any information provided by the Principal to an applicant (or potential applicant) as part of the EOI process, remain the property of the Principal, and may only be used by an applicant to prepare a submission in response to this EOI.

6 Submissions become property of the Principal

All Submissions become the property of the Principal on submission. The Principal may reproduce all or any part of a Submission for any purpose related to evaluation of the EOI.

7 Confidentiality

An applicant who lodges a submission must keep the information in its submission confidential. Nothing in this clause prevents an applicant from disclosing information in its submission:

- (a) that is available to the public generally otherwise than as a result of a breach of this clause 7 by the applicant;
- (b) if the disclosure is required by law; or
- (c) if the disclosure is to the applicant's professional advisers or lenders.

8 Confidentiality in Government contracts

The Principal is committed to ensuring that government contracting is conducted in an open and transparent manner, and that

unnecessary confidentiality provisions do not fetter scrutiny of contracts.

The Principal's policy on confidentiality provides that in any contract between the Principal and another party, confidentiality requirements in relation to the provisions of the contract are not to be included except as allowed for in TI C-1.

A party may publish, without reference to the other, all or any part of the Contract subject to any confidentiality provision included in the Contract in accordance with TI C-1.

TI C-1 means Treasurer's Instruction C-1 issued under the *Financial Management Act 2016* (Tas).

9 Reservations

The Principal reserves the right at its absolute discretion:

- (a) to do any of the following things: to discontinue or suspend the EOI process; to extend the Closing Time; to amend this EOI;
- (b) to negotiate with any applicant who has lodged an EOI Response;
- (c) to determine the number of organisations with whom it will select.

The Principal is not bound to accept the lowest, or any, EOI Responses.

10 Content and format of EOI Responses

EOI Responses must include all the information required to be included in a submission in accordance with the terms of this EOI.

An EOI Response must respond to the criteria set out in the EOI.

All monetary amounts stated in a submission must be expressed in Australian dollars (exclusive of GST). The Contract will allow for the payment of GST.

11 Alternative proposal

Applicants may submit an alternative proposal that does not comply with this EOI if it is clearly identified as an 'Alternative Offer' wherever it fails to comply with this EOI.

The Principal reserves the right either to consider alternative proposals on their merits or not to consider them further.

12 Preparation of EOI Response

The Principal will neither be responsible, nor pay, for any cost, expense or loss, which may be incurred, paid or payable by any person in connection with the preparation or presentation of an EOI Response.

13 Exclusion of liability

The Principal is not liable for any error or omission in this EOI.

14 Lodgement of EOI Responses

An EOI Response must be lodged by the Closing Time. An EOI Response must be lodged in a manner specified in the EOI submission requirements.

By lodging an EOI Response, an applicant represents to the Principal that, except as expressly disclosed in the applicant's EOI Response, the applicant is not aware of any actual or potential Conflict of interest.

15 Late EOI Responses

Late EOI Responses will not be considered unless the Principal is of the view (and its decision will be absolute and final) that:

- (a) circumstances beyond the applicant's control were the cause of the lateness; and
- (b) the consideration of the late EOI Response will not compromise the integrity of the EOI process or provide any unfair advantage to the applicant lodging the late EOI Response.

16 Contract

- (a) Each successful applicant (if any) will be asked to enter into a contract (the **Contract**) with the Principal.
- (b) The Contract will:
 - (i) broadly align with the relevant requirements set out in this EOI, subject to any Addenda issued by the Principal during the EOI process and any other changes the Principal deems appropriate;
 - (ii) incorporate the relevant agreed components of the successful applicant's EOI Response;
 - (iii) include any other documents which the Principal and the successful applicant agree should form part of the Contract; and
 - (iv) will otherwise be on terms satisfactory to the Principal, following negotiation with the successful applicant
- (c) The Principal will provide complete Contract terms to each successful applicant in due course. Each applicant acknowledges and accepts that those terms might differ substantively from the contents of this EOI, and the Principal will have

no liability to an applicant in that respect.

- (d) No contractual relationship or other obligation arises between the Principal and an applicant, until the Principal and the applicant formally enter into the Contract. This clause applies despite any oral or written advice to an applicant that its EOI Response is successful or has been, or will be, accepted.
- (e) If the Principal is of the view that contract negotiations with a successful applicant are not progressing effectively, the Principal may unilaterally (and without penalty or any obligation to pay compensation) bring those negotiations to an end and not elect to enter into a contract with the successful applicant.

17 Debriefing

Unsuccessful applicants are encouraged to contact the Contact Officer to request a debriefing to discuss the reasons for their non-selection. If requested to do so, the Principal will provide a debriefing for unsuccessful applicants after Contracts has been formed with successful applicants, or the Principal has decided not to award any Contracts.

18 Anti-competitive Conduct

- (a) An applicant must not engage, and must ensure that no person acting on behalf of the applicant engages, in any Anti-competitive Conduct in relation to this EOI.
- (b) For the purposes of this clause 18 Anti-competitive Conduct includes any act, omission or thing done, or omitted to be done, with the intention of reducing free and fair competition in relation to the process

for this EOI. The expression also includes any of the following:

- (i) any agreement, arrangement or understanding between applicants as to who should be a successful applicant;
 - (ii) if the Principal is not present, any meetings of applicants (or potential applicants) to discuss the preparation or submission of an EOI Response (other than an EOI Response to be submitted as a Joint Bid);
 - (iii) any agreement, arrangement or understanding for the giving of any benefit (including the payment of money) to an unsuccessful applicant by a successful applicant;
 - (iv) any agreement, arrangement or understanding between applicants to fix prices or otherwise collaborate in relation to an EOI Response (other than between applicants in relation to an EOI Response to be submitted by them as a Joint Bid);
- (c) any assistance to any applicant (or potential applicant) to submit an EOI Response that is intended to be uncompetitive, and therefore unlikely to be accepted by the Principal

19 Influences.

- (a) Without limiting any other provision of this EOI, applicants must not seek to influence:
 - (i) the Principal;
 - (ii) any of the Principal's authorities, agencies, contractors, employees, agents or advisors; or

- (iii) any Minister of the Crown in right of Tasmania,

in relation to this EOI (including by making payments or by the provision of favours, gifts, entertainment or other acts which could be construed as special treatment).

- (b) At the absolute discretion of the Principle, and breach of this clause 19 by an applicant may lead to exclusion of that applicant from the EOI process.

20 Zero tolerance towards violence against women

The Contract will include provisions about the Principal's zero tolerance policy towards violence against women.

21 Professional Standards Act 2005 (Tas)

The Contract will include provisions about the possible application of the *Professional Standards Act 2005* (Tas).

22 Defined terms and interpretation

In these Conditions of EOI, unless the context otherwise requires:

Addendum means a document stated to be an Addendum (for the purposes of this EOI) which is issued, before the Closing Time, by the Principal for the purpose of amending or clarifying this EOI.

Business Day – means a day that is not a Saturday, a Sunday, Easter Tuesday or a statutory holiday (as defined in the *Statutory Holidays Act 2000(Tas)*) generally observed in Hobart.

Closing Time – means the Closing Time identified at the beginning of this EOI.

Note that the Closing Time can be extended in accordance with clause 9 .

Conditions of EOI – see clause 1.

Conflict of Interest means any relationship, circumstance, matter or thing which may, or may appear to, affect the ability or capacity of the applicant (named in a EOI Response) to form a Contract.

Corporations Act means *the Corporation Act 2001* (Cwlth).

Contract – see clause 16 .

Contact Officer – means the person identified as the 'Project Contact Officer' at the beginning of this EOI, or a substitute

notified from time to time by the Principal to applicants (or potential applicants).

EOI means this request for expression of interest document (and includes all of its parts and attachments).

EOI Response means a submission lodged by an applicant in response to this EOI.

GST has the meaning in the *A New Tax System (Goods and Services) Act 1999* (Cwlth).

Principal means Homes Tasmania

A reference to an 'applicant' is a reference to a person or entity submitting an EOI response.

8.0 Appendix

8.1 Appendix A – Background Information

Attachment 1	Huntingfield Subdivision Master Plan
Attachment 2	Executed Part 05 Agreement
Attachment 3	Huntingfield Design guide
Attachment 4	MyHome Shared Equity Program Inclusions (and exclusions)
Attachment 5	Planning Permit
Attachment 6	Huntingfield Stage 1A and 1B Lot Schedule
Attachment 7	Non-Disclosure Agreement – Please submit this form to receive Attachments 8 - 10 - reports, survey plans and indicative pricing
Attachment 8	Huntingfield Lot Price Guide
Attachment 9	Geotechnical
Attachment 10	Survey Plans

8.2 Appendix B – Submission Schedules, Forms and Resources

Attachment 11	Response Schedule A – Submission Checklist
Attachment 12	Response Schedule B – Applicant Details
Attachment 13	Response Schedule C – Compliance and Qualitative Criteria
Attachment 14	Economic and Social Benefits Statement Template/Guide
Attachment 15	The Design Guide – Compliance Reference Guide
Attachment 16	Response Schedule D – The Design Guide Compliance Checklist



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