

Schedule

Housing Support Program (HSP) Stream 1 (HSP 1) and Community Enabling Infrastructure Stream (CEI)

FEDERATION FUNDING AGREEMENT – AFFORDABLE HOUSING, COMMUNITY SERVICES AND OTHER

Table 1: Formalities and operation of schedule

Parties	Commonwealth Tasmania																								
Duration	This Schedule is expected to expire on 30 June 2029.																								
Purpose	This Schedule will support the delivery of increased housing supply by funding projects within Tasmania that seek to deliver enabling infrastructure, provide amenities to support new housing development, improve building planning capability and build social housing. HSP streams intend to support the states and territories (states) in achieving the National Housing Accord targets. HSP 1 will provide up to \$50 million to states and local government authorities for projects which will improve planning capability. CEI will provide up to \$450 million to states and local government authorities to support new housing by ensuring enabling infrastructure and community amenities are in place.																								
Estimated financial contributions	The Commonwealth will provide an estimated total financial contribution to states and local government authorities of up to \$500 million (GST exclusive) towards the two streams: 1. Up to \$50 million for HSP 1. 2. Up to \$450 million for CEI. <table><tr><th colspan="4">Table 1: Estimated financial contributions – HSP1 – to Tasmania</th></tr><tr><th>(\$ million)</th><th>2024-25</th><th>2025-26</th><th>Total</th></tr><tr><td>Estimated total budget</td><td>0.0</td><td>0.0</td><td>0.0</td></tr><tr><td>Less estimated National Partnership Payments</td><td>0.0</td><td>0.0</td><td>0.0</td></tr><tr><td>- Tasmania</td><td>0.0</td><td>0.0</td><td>0.0</td></tr><tr><td>Balance of non-Commonwealth contributions</td><td>0.0</td><td>0.0</td><td>0.0</td></tr></table>	Table 1: Estimated financial contributions – HSP1 – to Tasmania				(\$ million)	2024-25	2025-26	Total	Estimated total budget	0.0	0.0	0.0	Less estimated National Partnership Payments	0.0	0.0	0.0	- Tasmania	0.0	0.0	0.0	Balance of non-Commonwealth contributions	0.0	0.0	0.0
Table 1: Estimated financial contributions – HSP1 – to Tasmania																									
(\$ million)	2024-25	2025-26	Total																						
Estimated total budget	0.0	0.0	0.0																						
Less estimated National Partnership Payments	0.0	0.0	0.0																						
- Tasmania	0.0	0.0	0.0																						
Balance of non-Commonwealth contributions	0.0	0.0	0.0																						

	Table 2: Estimated financial contributions – HSP1 – through Tasmania <table><tr><th>(\$ million)</th><th>2024-25</th><th>2025-26</th><th>Total</th></tr><tr><td>Estimated total budget</td><td>2.5</td><td>0.1</td><td>2.6</td></tr><tr><td><i>Less estimated National Partnership Payments</i></td><td>2.2</td><td>0.1</td><td>2.3</td></tr><tr><td>- Tasmania</td><td>2.2</td><td>0.1</td><td>2.3</td></tr><tr><td>Balance of non-Commonwealth contributions</td><td>0.3</td><td>0.0</td><td>0.3</td></tr></table> Payments will be made by the Commonwealth to Tasmania who will forward relevant funding received to local government authorities, in accordance with separate funding agreements between Tasmania and those authorities, where a local government authority is delivering the project.	(\$ million)	2024-25	2025-26	Total	Estimated total budget	2.5	0.1	2.6	<i>Less estimated National Partnership Payments</i>	2.2	0.1	2.3	- Tasmania	2.2	0.1	2.3	Balance of non-Commonwealth contributions	0.3	0.0	0.3
(\$ million)	2024-25	2025-26	Total																		
Estimated total budget	2.5	0.1	2.6																		
<i>Less estimated National Partnership Payments</i>	2.2	0.1	2.3																		
- Tasmania	2.2	0.1	2.3																		
Balance of non-Commonwealth contributions	0.3	0.0	0.3																		
	Table 3: Estimated financial contributions – CEI – to Tasmania <table><tr><th>(\$ million)</th><th>2024-25</th><th>2025-26</th><th>Total</th></tr><tr><td>Estimated total budget</td><td>0.0</td><td>0.0</td><td>0.0</td></tr><tr><td><i>Less estimated National Partnership Payments</i></td><td>0.0</td><td>0.0</td><td>0.0</td></tr><tr><td>- Tasmania</td><td>0.0</td><td>0.0</td><td>0.0</td></tr><tr><td>Balance of non-Commonwealth contributions</td><td>0.0</td><td>0.0</td><td>0.0</td></tr></table>	(\$ million)	2024-25	2025-26	Total	Estimated total budget	0.0	0.0	0.0	<i>Less estimated National Partnership Payments</i>	0.0	0.0	0.0	- Tasmania	0.0	0.0	0.0	Balance of non-Commonwealth contributions	0.0	0.0	0.0
(\$ million)	2024-25	2025-26	Total																		
Estimated total budget	0.0	0.0	0.0																		
<i>Less estimated National Partnership Payments</i>	0.0	0.0	0.0																		
- Tasmania	0.0	0.0	0.0																		
Balance of non-Commonwealth contributions	0.0	0.0	0.0																		
	Table 4: Estimated financial contributions – CEI – through Tasmania <table><tr><th>(\$ million)</th><th>2024-25</th><th>2025-26</th><th>Total</th></tr><tr><td>Estimated total budget</td><td>4.3</td><td>10.1</td><td>14.4</td></tr><tr><td><i>Less estimated National Partnership Payments</i></td><td>0.0</td><td>10.1</td><td>10.1</td></tr><tr><td>- Tasmania</td><td>0.0</td><td>10.1</td><td>10.1</td></tr><tr><td>Balance of non-Commonwealth contributions</td><td>4.3</td><td>0.0</td><td>4.3</td></tr></table> Note: Payments will be made by the Commonwealth to Tasmania who will forward funding to local government authorities, in accordance with separate funding agreements between Tasmania and those authorities, where a local government authority is delivering the project as the project proponents.	(\$ million)	2024-25	2025-26	Total	Estimated total budget	4.3	10.1	14.4	<i>Less estimated National Partnership Payments</i>	0.0	10.1	10.1	- Tasmania	0.0	10.1	10.1	Balance of non-Commonwealth contributions	4.3	0.0	4.3
(\$ million)	2024-25	2025-26	Total																		
Estimated total budget	4.3	10.1	14.4																		
<i>Less estimated National Partnership Payments</i>	0.0	10.1	10.1																		
- Tasmania	0.0	10.1	10.1																		
Balance of non-Commonwealth contributions	4.3	0.0	4.3																		
Additional item	Works under this Schedule will be delivered through the HSP. HSP 1 and CEI are competitive funding streams. Relevant guidelines, construction requirements, reporting frameworks and other policies will apply to all relevant projects under these streams.																				
Common terms	Role of the Commonwealth 1. There are no additional common obligations to Clause 19 of the FFA-AHCSO. Role of Tasmania 2. There are no additional common obligations to Clause 20 of the FFA – AHCSO.																				

Media and publicity

3. As provided for under Clause 21 of the FFA – AHCSO, Parties will ensure prior agreement is reached on the nature and content of any events, announcements, promotional material or publicity relating to activities under this Schedule. In addition to this, relevant Parties will:
 - a. Advise the Commonwealth prior to any announcement, promotional material, publicity or signage relevant to the HSP.
 - b. Acknowledge financial contributions, roles, and cooperativeness under this Schedule in any announcement, promotional material, publicity or signage where it is appropriate and relevant.
 - c. Ensure appropriate Commonwealth and state government representatives are invited to participate in any ceremonies, launches or similar events connected a project listed in one of the appendices.
 - d. Parties agree that Tasmania will have met this obligation through the inclusion of these requirements in their separate funding agreements with local government authorities.

Monitoring, reporting and evaluation

4. In addition to Part 4 of the FFA - AHCSO, the following reporting requirements also apply:
 - a. The Commonwealth will report on the progress of projects publicly and to the Federal Parliament.
 - b. Tasmania will provide, in the format shown at Attachment A, progress reporting in accordance with the milestone schedules at Table A in Appendix A and Table B in Appendix B. A post completion report template will be provided by the Commonwealth.
 - c. Where appropriate, the Commonwealth and Tasmania will work together to evaluate the effectiveness of the HSP against its aims, as well as the effectiveness of projects within the program. The outcomes and impacts of the HSP will in many cases not be known for a number of years after the completion of the program. Tasmania will assist in the process of gathering information and conducting evaluation within available resources beyond the term of this Schedule.
 - d. Tasmania will support the Commonwealth to respond to ad-hoc queries in relation to the HSP, which rely on information held by a state or local government authorities
 - e. Tasmania will notify the Commonwealth as soon as practicable in the event of a likely change, in relation to a state-led project

	listed in Table A1 at Appendix A or in Table B1 at Appendix B, to: i. The funding sources for a project, including an increase or decrease in funding. ii. Scope, timeframe or cost of a project. iii. Delivery timetable of a project (e.g. Weather, natural disaster or pandemic impacts). f. Tasmania will enter into separate funding agreements with each relevant local government authority which replicates the reporting requirements set out in Clauses 3, 4 and 5 with respect to projects listed in Table A2 in Appendix A and in Table B2 in Appendix B. g. The Commonwealth will be responsible for receiving, directly from relevant local government authorities, the reporting required in Clause 4b with respect to projects listed in Table A2 in Appendix A and in Table B2 in Appendix B. h. Upon receipt, the Commonwealth will be responsible for collating and analysing the regular reporting provided by Tasmania and the local government authorities as required by Clauses 4b, 4h and 4i. i. Tasmania will be responsible for managing payments 'through' it to local government authorities, in accordance with relevant Tasmanian Government funding processes. j. Tasmania will notify the Commonwealth should any concerns arise in the duration of managing relevant local government authority funding agreements. Financial arrangements 5. In addition to Part 5 of the FFA - AHCSO, the following requirements also apply: a. The Commonwealth contribution for each project is capped at a maximum of \$5 million for HSP1 and a maximum of \$45 million for CEI. b. Tasmania will keep separate financial records, or arrange for another organisation to keep separate financial records, for each project listed in an Appendix. c. The Commonwealth will be responsible for compiling state and local government authority financial records, for each project listed at the Appendices. d. Expenditure above the amount allocated to Tasmania on projects delivered through the HSP as per this Schedule will be the responsibility of the respective project proponent.
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- e. Tasmania is not responsible for cost overruns for projects led by local governments or other project proponents which are not the state.
- f. Tasmania will put in place appropriate processes to ensure that payments made under this Schedule are only used for projects listed in the appropriate Appendix.
- g. Tasmania will pass on, as expeditiously as possible, milestone payments from the Commonwealth to local government authorities where the local government authority is leading a project.
- h. In the event a project awarded to a local government authority is withdrawn, Tasmania will assist the Commonwealth in recovering any overpayment made to that local government authority with respect to that project.
- i. The maximum amount the Commonwealth will contribute to a project to which Clause 5h applies is the percentage the Commonwealth agreed to fund for that project, multiplied by the total expenditure incurred on that project at that point in time.
- j. Where both Parties agree that a project listed in Table A2 in Appendix A and in Table B2 in Appendix B will not proceed to completion, and funding has already been paid, the most the Commonwealth will contribute is the percentage the Commonwealth agreed to fund for that project, multiplied by the total expenditure incurred on that project at that point in time.

Dispute resolution

- 6. Notwithstanding Clause 31 of the FFA – AHCSO, the Commonwealth reserves the right to recover an amount provided under this Schedule in accordance with Section 20 of the *Federal Financial Relations Act 2009*, where funding paid by the Commonwealth for a project to which Clause 5j applies is greater than the amount acquitted by Tasmania. Tasmania may repay the amount of the overpayment or the Commonwealth may withhold the amount of the overpayment from future HSP payments to Tasmania.
- 7. Under the circumstances set out in Clause 6, the Commonwealth will determine on a reasonable basis whether an amount should be repaid, and if so, with regard to the circumstances of each matter, including factors outside of the state's control, the relevant Commonwealth Minister may make a determination under section 20 of the *Federal Financial Relations Act 2009*.
- 8. Before the Commonwealth exercises a right to recover funds under Clause 7, the Commonwealth will consult with Tasmania.

Progress Report Template

Project Number	Project Name	Description	To end of previous quarter		Current quarter		Forecast (Total)		Potential Delivery risks
			Expenditure	Progress	Expenditure	Progress	Expenditure	Outputs	
		[Example - The Housing First Pilot program aims to provide safe and secure housing for people with high and complex needs experiencing persistent homelessness].			\$x,xxx,xxx		\$xx,xxx,xxx		

Stream 1 project details

Projects will have a two-milestone payment structure as outlined in the table below. Specific milestones and timing are contained in the individual projects table.

Table A: Typical Milestone schedule

Activity	Additional requirements	Payment percentage	Timing
Tasmania signing the FFA Schedule (Default Milestone 1)	Tasmania to send claims for the projects listed in Tables A1 and A2	80 per cent of funding allocation per project	Payment will be made to Tasmania at the earliest available special purpose payment run.
Commencement of project			In accordance with HSP1 Guidelines for Applicants
Progress reporting	Tasmania to provide a report on the progress of projects listed in Table A1, including: - project budgets, expended funds and committed funds; and - current state of progress of projects including estimates of the timetable for completion.	Nil	31 August 2025
Complete project and provide acceptable post completion report (PCR) (Default Milestone 2)	Tasmania to provide a report on the progress of projects listed in Table A1, including: - project budgets, expended funds and committed funds; and - community impact data outlining the improvements to planning outcomes and acceleration of the supply of new, well-located dwellings.	20 per cent of funding allocation per project	Project completion no later than dates specified in Table A2 Regular reporting ceases when an acceptable PCR is provided to the Commonwealth.

Table A1: Housing Support Program Projects Delivered by State – Tasmania

Project ID	Project Name	Project Scope	Lead Proponent	Milestone Number	Milestone Description	Planned Achievement Date	Milestone Amount
N/A	N/A	N/A	N/A	1	Tasmania signing the FFA schedule	N/A	N/A
				2	Provision of acceptable PCR	N/A	N/A
					Total Commonwealth Contribution		N/A
					Non-Commonwealth Contributions		N/A
					Total Project Value		N/A
					Percentage Commonwealth Funded		N/A

Note: the Commonwealth notes there are no projects to include in Table A1 of Appendix A; the table is included to aid readability and operation of the Schedule.

Table A2: Housing Support Program Projects Delivered by Local Government – Tasmania

Project ID	Project Name	Project Scope	Lead Proponent	Milestone Number	Milestone Description	Planned Achievement Date	Milestone Amount
HSP1-0054	Boyer Road Precinct Structure Plan	Delivery of a precinct structure plan, masterplan and infrastructure funding framework for a new development precinct along Boyer Road, Bridgewater.	Brighton Council	1	Tasmania signing the FFA schedule	N/A	\$256,000
				2	Completion of project and provision of acceptable PCR	30 May 2026	\$64,000
					Total Commonwealth Contribution		\$320,000
					Non-Commonwealth Contributions		\$50,000
					Total Project Value		\$370,000
					Percentage Commonwealth Funded		86.49%
HSP1-0056	The Central Coast Strategic Housing Master Plan	Deliver the Central Coast Strategic Housing Master Plan for the Central Coast Local Government Area in Ulverstone, Tasmania.	Central Coast Council	1	Tasmania signing the FFA schedule	N/A	\$1,332,000
				2	Completion of project and provision of acceptable PCR	30 June 2025	\$333,000
					Total Commonwealth Contribution		\$1,665,000
					Non-Commonwealth Contributions		\$61,220
					Total Project Value		\$1,726,220
					Percentage Commonwealth Funded		96.45%
HSP1-0128	St Leonards Structure Plan and Infrastructure Funding Framework	Develop and deliver the St Leonards Structure Plan and Infrastructure Funding Framework.	Launceston City Council	1	Tasmania signing the FFA schedule	N/A	\$261,600
				2	Completion of project and provision of acceptable PCR	30 May 2026	\$65,400
					Total Commonwealth Contribution		\$327,000
					Non-Commonwealth Contributions		\$200,000
					Total Project Value		\$527,000
					Percentage Commonwealth Funded		62.05%

CEI project details

Projects will typically have a two-milestone payment structure as outlined in the table below. Specific milestones and timing are contained in the individual projects table.

Table B: Typical Milestone schedule

Activity	Additional Requirements	Payment percentage	Timing
Tasmania signing a variation to the FFA Schedule (Default Milestone 1)		70 per cent of funding allocation per project	Payment will be made to Tasmania at the earliest available payment run after signing.
Commencement of project			No earlier than 1 September 2024. No later than 30 April 2025
Progress Report (Default Milestone 2)	For payment of Default Milestone 2, projects must have commenced physical construction activities on site.	30 per cent of funding allocation per project	No later than 31 October 2025
Complete project			On or before 31 March 2027
Provide acceptable Post Completion Report			No later than three months after completion of the project.

Table B1: Housing Support Program Projects Delivered by State – Tasmania

Project ID	Project Name	Project Scope	Lead Proponent	Milestone Number	Milestone Description	Planned Achievement Date	Milestone Amount
				1	Tasmania signing the FFA schedule	N/A	N/A
				2	Commencement of construction	N/A	N/A
				Total Commonwealth Contribution			N/A
				Non-Commonwealth Contributions			N/A
				Total Project Value			N/A
				Percentage Commonwealth Funded			N/A

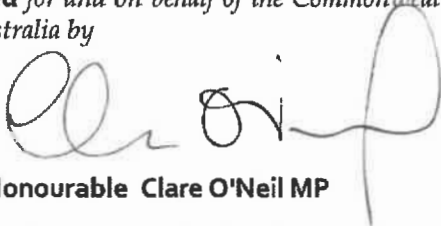
Note: the Commonwealth notes there are no projects to include in Table B1 of Appendix B; the table is included to aid readability and operation of the Schedule.

Table B2: Housing Support Program Projects Delivered by Local Government – Tasmania

Project ID	Project Name	Project Scope	Lead Proponent	Milestone Number	Milestone Description	Planned Achievement Date	Milestone Amount
CEI-0506	South Brighton Development Precinct - Infrastructure Upgrades Project	Construct a new sewer pump station, approximately 1938m of gravity main and 308m of rising main to service 73ha of residential and commercial land. Upgrade 2,040m of Brighton Road, Dylan St and William St to an urban standard. Provide 1090m of shared path to connect to the Brighton Industrial Hub.	Brighton Council	1	Tasmania signing a variation to the FFA Schedule	N/A	\$7,080,964
				2	Progress Report	31 October 2025	\$3,034,699
				3	Complete Project	31 March 2027	Nil
				4	Provide acceptable Post Completion Report	N/A	Nil
				Total Commonwealth Contributions			10,115,663
				Non-Commonwealth Contributions			\$4,304,852
				Total Project Value			14,420,515
				Percentage Commonwealth Funded			70%

The Parties have confirmed their commitment to this schedule as follows:

Signed for and on behalf of the Commonwealth
of Australia by



The Honourable Clare O'Neil MP

Minister for Housing, Minister for Homelessness,
Minister for Cities

23 September 2025

Signed for and on behalf of the
State of Tasmania by



The Honourable Kerry Vincent MLC

Minister for Housing and Planning

[Day] [Month] [Year]

24 September 2025