



Australian Government

Department of Infrastructure, Transport,  
Regional Development, Communications and the Arts

# Guidelines for Applicants

## Housing Support Program – Community Enabling Infrastructure Stream (HSP-CEI)

5 July 2024

### Introduction

The Australian Government's \$500 million Housing Support Program (HSP) is one of a range of measures designed to help achieve National Housing Accord's target of building 1.2 million new, well-located homes over 5 years from 1 July 2024. The HSP will support the delivery of increased housing supply by funding projects that seek to deliver enabling infrastructure and provide amenities to support new housing development or improve building planning capability, or deliver social housing.

This funding stream of the HSP, the Community Enabling Infrastructure Stream (HSP-CEI), previously referred to as HSP Stream 2, will provide funding for projects which will support the delivery of increased housing supply through the construction of enabling infrastructure and community amenities.

These Guidelines outline the application process for HSP-CEI, including the mandatory requirements for an application.

# Contents

<b>Introduction</b>	<b>1</b>
<b>Contents</b>	<b>2</b>
<b>1 About these Guidelines</b>	<b>3</b>
1.1 About the Program	3
<b>2 Application eligibility for HSP-CEI</b>	<b>3</b>
2.1 Who can apply?	3
2.1.1 Joint applications	4
2.2 What projects are eligible?	4
2.2.1 Funding and application limits	4
2.2.2 Whole and complete	5
2.2.3 Completion requirement	5
2.3 Funding	5
<b>3 Application process</b>	<b>6</b>
3.1 What you will need	6
3.2 Submitting an application	6
3.3 Timing of processes	7
3.4 Assessment of applications	7
3.5 Eligibility	7
3.6 Merit Assessment	8
3.6.1 Alignment with HSP program objectives	8
3.6.2 Overall impact on housing supply	8
3.6.3 Need for investment	9
3.6.4 Capacity, capability and resources to deliver the project	9
3.6.5 Project impacts – local community engagement and co-design	9
3.6.6 Project impacts – housing and socioeconomic outcomes for First Nations Australians	9
3.6.7 Project impacts – transition to net zero and circular economy	11
3.6.8 Project impacts – training and skills development	11
3.7 Ministerial decision making	11
3.8 Notification of outcomes	12
<b>4 Administration</b>	<b>12</b>
4.1 Amendment of the Guidelines	12
4.2 Confidentiality	12
4.3 Probity	12
4.4 Non-compliance	12
4.5 Project reporting	13
4.6 Project signage	13
<b>5 Glossary</b>	<b>14</b>

# 1 About these Guidelines

These Guidelines outline the application process and the mandatory requirements for applications through the Community Enabling Infrastructure Stream of the Housing Support Program (HSP).

Approved projects will be administered through the *Federation Funding Agreement - Affordable Housing, Community Services and Other*. Payments will be made via state and territory governments.

A glossary of common terms is at the end of these Guidelines.

## 1.1 About the Program

The HSP is a \$1.5 billion Australian Government initiative to help facilitate the National Housing Accord 2022 by funding projects which will deliver enabling infrastructure and provide community amenities to support new housing developments. The HSP has three streams. Eligibility for these streams is determined by the Australian Government.

- HSP Stream 1 funds projects that increase planning capability. This stream is designed to provide resources to improve the efficiency and effectiveness of planning processes, so that housing construction can commence sooner, or otherwise encourage development in line with the National Planning Reform Blueprint. **HSP Stream 1 closed on 29 April 2024.**
- The Priority Works Stream (HSP-PW) announced as part of the 2024-25 Budget; will provide an additional \$1 billion for the states and territories to fund enabling and community infrastructure, and to increase social housing supply. Only states and territories are eligible to receive funding under HSP-PW.
- The Community Enabling Infrastructure Stream (HSP-CEI) (this stream), previously known as HSP Stream 2, will focus on infrastructure projects that support new housing. It is open to local government authorities and the states and territories, and aims to remove barriers to housing construction by delivering enabling infrastructure and community amenities.

If you have questions about the HSP, consult the Frequently Asked Questions available on the Housing Support Program website. If your question is not answered there, contact us by email.

## 2 Application eligibility for HSP-CEI

Your project should aim to work cohesively with: planning, zoning and regulatory frameworks; the National Planning Reform Blueprint; the Land Use Planning for Disaster Resilient Communities Handbook; the National Construction Code; and any relevant state and territory legislation.

The following section outlines the rules for eligibility of applications for HSP-CEI. Applications which do not meet the eligibility criteria will not be further assessed and are ineligible for funding.

The Department's decision on the eligibility of a project is final. The Australian Government, the Minister and the Department cannot waive the eligibility criteria under any circumstances.

### 2.1 Who can apply?

Applications for funding under HSP-CEI can only be made by:

- a local government authority (LGA); or
- a state or territory government.

## 2.1.1 Joint applications

Joint applications are permitted. Joint applications between two or more entities at the same level of government must identify a lead applicant.

A state or territory government may submit a joint application with a LGA, or with the private sector. In these instances, the state or territory government must be the lead applicant.

An LGA may submit a joint application with the private sector. In these instances, the LGA must be the lead applicant.

## 2.2 What projects are eligible?

Each project's primary aim must be to enable increased housing supply and to achieve the commitments of the National Housing Accord 2022 through the delivery of enabling infrastructure and/or community amenities to service or enhance liveability for new housing development(s).

Each individual application is limited to a maximum funding amount of \$45 million. There may be multiple projects within the same application (refer section 2.2.1 for more information).

Examples of eligible construction (enabling infrastructure and community amenities) projects could include, but are not limited to, construction or installation of:

- new, or upgrade of existing, roads or railways to support development of and/or access to new, well-located housing development(s), not including roads or railways which are listed on the [National Land Transport Network \(NLTN\)](#);
- new, or upgrade or augmentation of existing, utilities<sup>1</sup> to support new housing development(s);
- amenities to support new housing development(s) such as parks, sporting facilities, community halls and/or libraries, common outdoor spaces, etc.; or
- fixed infrastructure for integrated public transport (e.g.: bus priority lanes and signalling; bus, train or light rail stops; transit interchanges) and/or active transport (e.g. footpaths; pedestrian crossings; cycle paths and lanes, etc.) to support new housing development(s).

Where an application proposes to construct car parking, that car parking must be constructed as part of a broader project, retained under state/territory or local government ownership, and not be subject to user charging before 1 July 2030.

### 2.2.1 Funding and application limits

The maximum funding amount available through HSP-CEI is \$45 million per application.

The Australian Government will contribute up to 100 per cent of the total project cost for successful local government projects, and up to 50 per cent for successful state and territory projects.

There is no limit to the number of applications an applicant may submit under HSP-CEI. An application may include multiple sub-projects provided those sub-projects have a clear and logical link to each other. For example, the construction of new public transport facilities within a new housing estate could be combined with the installation of utilities infrastructure within that new estate. Applications with multiple sub-projects will be considered in full; sub-projects will not be considered separately.

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<sup>1</sup> Utilities not to include telecommunications infrastructure which is otherwise required to be installed by telecommunications providers under statutory provisions.

## 2.2.2 Whole and complete

Projects, as described in their respective applications and supporting documentation, must be ready to commence immediately following notification of a successful application, and must not be wholly dependent on other projects or activities, e.g. if your proposed project is the construction of a sporting facility, that construction must not be dependent upon the construction of a road without which the site cannot be accessed.

Projects must not have artificial divisions, e.g. working around the \$45 million funding cap by submitting two separate applications which, together, deliver one new football field.

Projects which will commence between 1 September 2024 and the announcement of successful projects are also eligible, provided they are able to be completed by 30 June 2026. Such projects proceed at the applicant's risk unless and until the project is successful and funding is offered under the HSP. The Australian Government and its agencies will not be liable for any costs incurred in relation to a project which commences prior to the announcement of successful projects and for which a HSP-CEI application is ultimately unsuccessful.

## 2.2.3 Completion requirement

The full scope of the project(s) as described within the application must be able to be completed **on or before 30 June 2026**.

## 2.3 Funding

Payments for project milestones in HSP-CEI will be made through a schedule to the *Federation Funding Agreement - Affordable Housing, Community Services and Other*. Payments will be made by the Australian Government, consistent with the agreed milestones for each project, through the relevant state or territory which will forward Commonwealth funding contributions to eligible LGAs.

Eligible expenditure for HSP-CEI projects will be communicated to successful applicants. Examples may include but not be limited to:

- construction of infrastructure and community amenities consistent with the agreed scope of the project, including the purchase of materials, goods and services for the same;
- engineering and certification consultancies necessary to deliver the project's agreed scope;
- acquisition of land in connection with the construction of enabling infrastructure and/or community amenities;
- project management and labour hire;
- traffic control; and
- project signage (see Section 4.6).

The Australian Government will only fund activities in the project once. Projects already receiving funding from another Australian Government program are not eligible under the HSP.

Applicants must not make a profit from the project by way of HSP funding. The HSP may not be used to cost-shift business as usual expenditure such as stationery and non-project specific staffing costs to the Australian Government, nor to fund ongoing maintenance costs for the resulting infrastructure.

Applications must list all funding sources being used to meet their project cost contribution. Co-contributions may be sourced from local, state or territory governments and/or private funding sources. **In-kind** items such as provision of land will not be accepted towards the 50 per cent co-funding required for eligible state or territory applications.

## 3 Application process

### 3.1 What you will need

Applications must be submitted on the HSP-CEI application form with all items complete.

In completing the application, you will need to provide the following:

- information about the project scope, including project plans and detailed designs as appropriate to the project;
- any required approvals, their status and associated timelines;
- a project budget, including a cost breakdown and a proposed funding profile;
- consideration of ongoing operational expenditure and infrastructure maintenance;
- how the project aligns with a state, territory and/or national housing strategy or plan, and with relevant state, territory and local land use planning and development arrangements;
- evidence of co-contributions from other contributors (such as confirmation of state or territory funding, private organisations or other LGAs for joint applications), and details of funding being provided to the project by other Australian Government programs;
- proposed project timeline and milestone schedule;
- details of other enabling infrastructure projects occurring in the local area and the availability of construction providers to deliver the project; and
- a risk assessment.

The Department may seek assurances that the delivery of a project in accordance with its proposed scope will not hinder the delivery of other necessary infrastructure. For example, if an application under the HSP-CEI seeks funding to construct a footpath, the Department may seek assurances that the footpath will not need to be removed in the future to allow the installation of utilities.

**Note:** if a budget submission is due to be considered by the local, state or territory government during the application or assessment period, you must note this in your application and, if the funding is not approved or an alternative funding source identified, your HSP application must be withdrawn or amended accordingly **no later than Friday 27 September 2024**. Please contact the Housing Support Branch by [email](#) as soon as possible to discuss your specific situation.

The level of information provided should be consistent with the size and complexity of the project.

### 3.2 Submitting an application

The Department will accept HSP-CEI applications until 5.00pm Australian Eastern Standard Time (AEST) on **Friday 16 August 2024**.

All applications must be submitted by [email](#) or other method advised on the [HSP website](#). The Department may refuse to consider applications not submitted in accordance with this instruction.

All applications will be acknowledged once received. If you do not receive this acknowledgement please advise at [email](#) within 48 hours of lodgement.

Late applications may be considered by the Program Owner in **exceptional circumstances** (see definition in Glossary) only. Please contact the Housing Support Branch by [email](#) prior to the closing time for applications if your organisation expects it will need to make a late submission. Approval of an extension is not automatic and should not be relied upon until you receive email confirmation.

### 3.3 Timing of processes

If your project is successful, the Department expects your project to commence no later than Friday 31 January 2025, once you have received the offer of funding.

**Table 1: Expected stream timing**

Activity	Timeframe
Assessment of applications	Approximately 6-8 weeks from the closing date
Approval and announcement of successful applicants, and notification to unsuccessful applicants	Approximately 4 weeks from completion of the assessment of applications
Start date of project	Not before <b>1 September 2024</b> (refer to section 2.2.2) and not later than <b>31 January 2025</b>
Claim for final payment (tied to Default Payment Milestone 2)	Not later than <b>31 May 2025</b>
Project completion date	Not later than <b>30 June 2026</b>
Post completion report	Within <b>three months</b> from project completion

### 3.4 Assessment of applications

The Department will assess all applications received.

The Department may contact you to clarify information provided in your application, but will not consider new or additional information. All evidence and supporting documentation must be submitted as attachments to your application. Please do not include links in your application as probity arrangements prohibit our assessors from considering information that is not included in the application and its attachments.

Applications go through three stages:

1. Eligibility assessment – ineligible applications will not proceed beyond this point.
2. Merit assessment of eligible applications only.
3. Ministerial consideration and decision-making.

Where required, the Department will be supported during merit assessment by an independent moderator as well as a cost assurance expert who will advise on the suitability of applications' project budgets.

### 3.5 Eligibility

All projects will be assessed for eligibility. Eligible projects must meet all of the requirements of Section 2 of these Guidelines, and address all items in the application form.

Ineligible applications will not proceed to merit assessment. The Department's decision on the eligibility of an application is final.



## 3.6 Merit Assessment

The overarching consideration for merit assessment is whether a project represents value for money in accordance with the *Public Governance, Performance and Accountability Act 2013*. Assessors will consider the extent to which each application meets the program objectives and how it performs against the following merit assessment criteria relative to cost.

Eligible applications will be assessed by the Department against the criteria outlined in this section 3.6. Please note, while all criteria are mandatory, it is not expected that all applications will be able to address all elements of the 'project impact' criteria (sections 3.6.5 to 3.6.8 inclusive) in the same way, noting the relatively small size of, and compressed timeframes for, HSP-CEI projects.

The Australian Government and the Department emphasise that projects proposed under HSP-CEI are expected to reflect the needs and priorities of the relevant community. Responses to the merit assessment criteria are therefore to be place-based and developed in clear and genuine partnership with local community organisations, consistent with the HSP's definition of **well-located**. Applications which do not demonstrate genuine community involvement and a place-based approach will be viewed less favourably during merit assessment.

Claims in your application should be supported by evidence which must be detailed, comprehensive and, where possible, independent.

### 3.6.1 Alignment with HSP program objectives

You must demonstrate alignment with the HSP program objectives and the National Housing Accord targets by identifying how your project will:

1. do one or more of the following:
  - a. increase the supply of well-located housing through the construction of enabling infrastructure and/or community amenities;
  - b. improve housing affordability, supply and/or diversity;
  - c. enable more community, social and/or affordable housing;
2. work cohesively, as relevant to the project, with: planning, zoning and regulatory frameworks; the National Planning Reform Blueprint; the Land Use Planning for Disaster Resilient Communities Handbook; the National Construction Code; and any relevant state or territory legislation; and
3. align with state or territory development plans and other planning policy.

### 3.6.2 Overall impact on housing supply

Your application must include an analysis of the overall contribution of the project to new housing supply, and over what time period this impact will occur. This analysis should include the number of well-located dwellings in the development(s) supported by the project. Allocations to social, community and/or affordable housing will need to be detailed in your response to this criterion, including proposed mechanisms to safeguard these allocations.

Your response to this criterion must detail how the development(s) supported by the proposed project satisfy the HSP definition of **well-located** dwellings, including whether and how the project will enhance the resilience to, or mitigate the effects of, current and future climate change and natural disaster risk for housing and enabling infrastructure. In addressing this criterion, your application should refer to relevant data and evidence.



### 3.6.3 Need for investment

Your application must include detailed evidence as to the need for investment in the project and. Your evidence for this criterion should detail any barriers preventing investment to date, including attempts made to secure funding from external sources and reasons this has not occurred.

Evidence may include capital expenditure plans, minutes of relevant meetings, and/or other documentation showing how the proposed project has been triaged in relevant state/territory and/or local planning. You may wish to include a benefit-cost ratio in your evidence for this criterion.

### 3.6.4 Capacity, capability and resources to deliver the project

You must demonstrate that you have the capacity, capability and resources available to deliver the project **on or before 30 June 2026** by providing evidence of:

- the ability to quickly commence and deliver proposed projects by **30 June 2026**, including demonstrated readiness to commence works between 1 September 2024 and 31 January 2025 or immediately upon notification of a successful application. Evidence would include appropriate business case approvals, community support and completed engagement, and relevant legislative requirements in place or well advanced;
- track record of success in delivering similar initiatives and/or sound project planning and management experience. This should address scope, implementation methodology, timeframes, consultation, budget and risk management;
- the project's business or governance structure and how you will incorporate relevant Commonwealth and/or state procurement principles and priorities; and
- achievable timeline, appropriate project cost breakdown and well-managed risks, detailing other civil infrastructure projects occurring in the area and the availability of construction workforce and materials to undertake the proposed project.

### 3.6.5 Project impacts – local community engagement and co-design

Your application must demonstrate that the project is a priority for the local community. In order to demonstrate this, you will need to provide evidence of community engagement, including individuals, businesses, service providers and First Nations representatives. Applications which demonstrate co-design with one or more of these groups will be viewed more favourably than those which do not.

Where community engagement is ongoing, your application should identify plans and timeframes for future engagement, and how the outcomes of this might influence project design and delivery.

### 3.6.6 Project impacts – housing and socioeconomic outcomes for First Nations Australians

The Australian Government is seeking to leverage its investment through the HSP to achieve progress toward complementary policies including outcomes for First Nations Australians. Projects funded through the HSP are well-placed to help address disadvantage, directly or otherwise, through a range of outcomes and priority reforms under the National Agreement on Closing the Gap (Closing the Gap).

We encourage you to consider unique and/or innovative approaches to working with First Nations stakeholders, consistent with Closing the Gap priority reforms 3 and 4. This might include leveraging First Nations storytelling and networks to communicate to the broader community the secondary benefits of the project, e.g. increased school attendance due to improved public transport.

Whilst this section 3.6.6 is mandatory, it may not be practical or possible for you to address some or all of its elements. In such instances, your response and evidence should clearly indicate the barriers to doing so, the approach you have taken and any alternatives you have identified. For example, you might demonstrate that implementing a First Nations procurement target would be impossible because all Indigenous-owned businesses in the local area are fully booked during the construction period of the project.

Noting this, the Department's merit assessment is weighted to not penalise applications which demonstrate due consideration and valid reasoning in this section.

### 3.6.6.1 Context<sup>2</sup>

In 2021, 81.4 per cent of First Nations Australians lived in appropriately-sized (i.e. not overcrowded) housing, compared to 93.5 per cent for non-Indigenous Australians. First Nations households are more likely to experience poor quality housing, including structural defects and inadequate basic housing utilities and essential services.

First Nations Australians living in remote and very-remote areas are more likely to live in social housing (66.1 per cent compared to 3.9 per cent) and less likely to own their own home (12.9 per cent compared to 53.8 per cent) than First Nations Australians living in non-remote areas.

Similarly, only 56.4 per cent of all First Nations Australians aged between 15 and 64 were engaged in work or education, compared to 78.1 per cent for non-Indigenous Australians.

### 3.6.6.2 Application criteria

Your application should address the following points, be place-based, and be developed in genuine partnership with First Nations representative bodies:

- the anticipated contribution of the project to increased culturally-appropriate and adequately-sized housing supply for First Nations Australians, whether through private, social and/or affordable housing (Closing the Gap outcome 9a);
- the anticipated contribution, direct or otherwise, to equitable access to services, facilities and amenities for First Nations Australians (Closing the Gap outcome 9b);
- opportunities for engagement of First Nations individuals and procurement from Indigenous-owned, operated and managed businesses – including how these opportunities will be communicated to community and efforts the proponent will make to identify and verify potential sources of employees and business partners (Closing the Gap outcomes 7 and 8);
- opportunities, through employment on the project, to provide training and skills development for First Nations employees and businesses with a focus on enabling long-term, stable career paths, including contributing to work-based learning requirements for formal qualifications, on-the-job training leading to recognised 'tickets', and business development training (Closing the Gap outcome 7);
- details of genuine engagement, and mechanisms to support shared governance and decision-making, with local First Nations elders, representative bodies and the community-controlled sector (Closing the Gap priority reforms 1 and 2).

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<sup>2</sup> Data presented in Section 3.6.6 derived from the [Productivity Commission's Closing the Gap information repository](#), and is correct at the time of publication of these Guidelines in June 2024.

### 3.6.7 Project impacts – transition to net zero and circular economy

Whilst this section 3.6.7 is mandatory, it may not be practical or possible for you to address some or all of its elements. In such instances, your response and evidence should clearly indicate the barriers to doing so, the approach you have taken and alternative approaches.

#### 3.6.7.1 Context

The built environment is key to the personal and working lives of most Australians, as well as being a significant contributor to Gross Domestic Product by way of residential and commercial construction. However, the built environment is also a significant contributor to energy use, emissions and waste, and with great variety in buildings, appliances and ownership, presents a complex space in which to transition to a net zero and circular economy. Efficient construction, including through careful selection of materials and planning decisions, can reduce direct emissions in the construction phase, as well as reducing waste and embodied emissions.

#### 3.6.7.2 Application criterion

Your application should detail how the proposed project contributes to the following:

- changes to human behaviour (e.g. reducing vehicle kilometres travelled, increasing use of public transport, improving walkability, etc.);
- minimisation or avoidance of carbon emissions, including through the use of low and zero emissions building materials;
- use of recycled, reclaimed, refurbished and otherwise sustainably-sourced materials to minimise embodied emissions and emissions from manufacturing and waste;
- use of innovative design and construction methodologies which minimise environmental impact, including waste;
- use of local supply chains to minimise emissions in transporting materials to site; and/or
- upgrades to energy infrastructure to support more energy-efficient appliances and the like.

Your response to this criterion should include how emissions and emissions reductions are proposed to be measured, including appropriate benchmarking and historical data. It is recommended you consider the lifecycle of the project, its components and inputs, and their respective supply chains.

### 3.6.8 Project impacts – training and skills development

Whilst this section 3.6.8 is mandatory, it may not be practical or possible for you to address some or all of its elements. In such instances, your response and evidence should clearly indicate the barriers to doing so, the approach you have taken and alternative approaches.

Your application should outline opportunities for the project to contribute to training and skills development, including for trade training as well as workplace learning placements for tertiary and other further education in relevant fields. This should, consistent with the Australian Skills Guarantee and/or relevant state/territory policies, include, where possible, specific opportunities for women.

## 3.7 Ministerial decision making

Upon completing application assessments, the Department will make recommendations to the Minister for Infrastructure, Transport, Regional Development and Local Government (the Minister) on applications for funding. The Minister will make the final decision on which projects are funded.

## 3.8 Notification of outcomes

Following the Minister's decision, the Department will contact all applicants to inform them of the outcome of their application.

Applicants will be offered feedback on applications, where resources allow.

# 4 Administration

## 4.1 Amendment of the Guidelines

The Australian Government may amend these Guidelines from time to time. When this happens, applicants are expected to comply with the Guidelines in place at the time they apply.

All Program Guidelines and changes will be communicated and published in a timely fashion via the [Department's website](#).

## 4.2 Confidentiality

Information submitted by the applicant may be provided to other areas of the Department, and to other Commonwealth agencies, for the purposes of assessment and clarification. In addition, the details of successful projects will be made publicly available.

Information from applications may also be used for research and analysis purposes.

Applicants should identify any information submitted which they wish to be considered as confidential, supported by reasons for the request. The Australian Government reserves the right to accept or refuse a request to treat information as confidential. The *Privacy Act 1988* applies to the handling of personal information about individuals obtained in the course of the delivery of the programs.

## 4.3 Probity

It is important to the Australian Government that it avoids bias and the perception of bias and other probity issues in the operation of this program.

Any information which would have a material impact on the decision to approve an application must be disclosed in your application. This includes any actual or perceived conflict of interest.

Failing to declare relevant information, or making a false declaration, in your application will render your application ineligible.

## 4.4 Non-compliance

Non-compliance with the *Guidelines for Applicants* will make that project ineligible for funding.

Applications for projects which have already been funded may have their funding withdrawn, and/or be required to repay funding already paid.

## 4.5 Project reporting

Periodic progress reporting will be required for successful projects. Post completion reporting may also be required. Details of reporting requirements will be communicated to successful applicants.

## 4.6 Project signage

Eligible funding recipients must erect project signage in accordance with the signage guidelines available on the Department's [website](#), and as required by the schedule between the Commonwealth and the respective state or territory.

## 5 Glossary

Term	Definition
<b>Affordable Housing</b>	Affordable housing is generally taken to refer to rental housing that is provided at below market rent to qualifying tenants (usually between 70 and 80 per cent of market rent).
<b>Applicant</b>	The State, Territory or Local Government Authority that submits the application. Joint applications must have a single applicant that submits the application.
<b>Application</b>	A completed application form, and associated documents, requesting funding under the program. Approved applications become projects.
<b>Commonwealth</b>	A Department of State, or a Parliamentary Department, or a listed entity or a corporate body established by a law of the Commonwealth. See subsections 10(1) and (2) of the <i>Public Governance, Performance and Accountability Act 2013</i> (PGPA Act).
<b>Completion Date</b>	The expected end date for the project activity.
<b>The Department</b>	The Department of Infrastructure, Transport, Regional Development, Communications and the Arts or its successors responsible for urban and regional development.
<b>Exceptional circumstances</b>	For the purposes of seeking an extension of time to apply, ‘exceptional circumstances’ must be immediate in nature and unforeseen, and must be supported by evidence.
<b>First Nations Australian</b>	Includes people who identify as Australian Aboriginal and/or Torres Strait Islander.
<b>Fixed infrastructure</b>	Infrastructure which is intended to remain in place for the long term. Temporary infrastructure that is to be built to provide access to the community whilst fixed infrastructure is being constructed is not eligible for funding under the HSP.
<b>In-kind contribution</b>	Non-cash contributions to the project, e.g. facilities, staffing, equipment used in construction, and services provided to the project from your organisation’s or a co-contributor’s own resources. These must directly relate to eligible activities.
<b>Independent evidence</b>	Independent evidence refers to evidence prepared by a third party that is independent from the development process. The aim is to ensure an absence of influence or control over the evidence provided.
<b>Liveability</b>	The quality of life and overall sense of satisfaction of people and communities, including but not limited to health, living standards, community and social cohesion, security and safety, freedoms and rights, recognition and self-determination, cultural and spiritual fulfilment, connection to Country and to nature.
<b>Local Government</b>	<p>Local government has the same definition as a local governing body at section 4 of the <i>Local Government (Financial Assistance) Act 1995 (Cth)</i>. As at January 2024 this meant:</p> <ol style="list-style-type: none"> <li>a local governing body established by or under a law of a State, other than a body whose sole or principal function is to provide a particular service, such as the supply of electricity or water; or</li> <li>a body declared by the Minister, on the advice of the relevant State Minister, by notice published in the <i>Gazette</i>, to be a local governing body for the purposes of this Act.</li> </ol> <p>For the purposes of the Housing Support Program, a non-self-governing territory will be considered a local government.</p>

Term	Definition
<b>The Minister</b>	The Minister is the Minister for Infrastructure, Transport, Regional Development and Local Government, another portfolio Minister or a delegate of the Minister.
<b>New housing development</b>	The development of one or more residential dwellings for rent or sale through either the construction of new structures, additions or alterations to existing structures, or the adaptive reuse of existing non-residential structures.
<b>Non-self-governing territory</b>	Non-self-governing territories include Norfolk Island, the Jervis Bay Territory and the Indian Ocean Territories.
<b>Safe</b>	For the purposes of defining 'well-located' housing, 'safe' means a location's resilience to natural disasters including but not limited to: bushfires; tropical cyclones; floods, storms and storm surge; earthquakes; and actions of the sea.
<b>Social Housing</b>	Social housing is affordable housing provided by state and territory governments and not-for-profit organisations for people on lower incomes who are unable to afford or access suitable accommodation in the private rental market. It includes public housing, state owned and managed First Nations housing and community housing.
<b>State and territory Governments</b>	State and territory Governments are the: <ul style="list-style-type: none"> <li>• Australian Capital Territory Government</li> <li>• New South Wales Government</li> <li>• Northern Territory Government</li> <li>• Queensland Government</li> <li>• South Australian Government</li> <li>• Tasmanian Government</li> <li>• Victorian Government</li> <li>• Western Australian Government</li> </ul>
<b>Well-located</b>	Well-located housing is a home close to work, schools, transport and other amenities as relevant to the community, supports improved productivity and liveability, and located in an appropriate and <b>safe</b> area.