Tasmanian Industry Participation Plan

(F25/319) D26/13117 Safe Homes Program

The Tasmanian Government is committed to maximising opportunities for local suppliers to compete for and win Government procurements. Suppliers/proponents are requested to prepare a Tasmanian Industry Participation Plan (TIPP):

- for all procurements with a value exceeding $5 million;
- for nominated procurements (at the discretion of the procuring Government entity) greater than $2 million and up to (and including) $5 million; and
- for private sector projects valued at over $5 million that receive support, including in-kind support, valued at or greater than $500 000 from the Government.

Procurement details

Procurement ID	(F25/319) D26/13117
Procurement title	Safe Homes Program
Name of Responsible Agency/Entity	Homes Tasmania

Supplier details

Name of supplier	Loreto Community Housing Ltd
Contact details for supplier	Cody Burdon

Are you a Tasmanian SME*? Do you employ Tasmanians?

As a solely Tasmanian-based Community Housing Provider, Loreto Community Housing (LCH) are committed to delivering long-term economic and social value to the Tasmanian community through local procurement, local employment, community partnerships, and sustainable housing outcomes aligned with the Tasmanian Government's Buy Local Policy.

We are a Tasmanian SME employing 90 people, of which 89 of them are located in Tasmania. LCH is a solely Tasmanian company limited by guarantee that ensures all funds that are made in Tasmania, remain and are re-invested in Tasmania. We are the only Community Housing Provider in Tasmania that can promise this.

The only employee that is based outside of Tasmania is our Property Development Administration Officer who was based in Tasmania and has relocated to South Australia, and we have supported her to remain employed with our organisation and work remotely. All other employees from our executive team, tenancy managers, administration and maintenance are all based in Tasmania and operate out of our three Tasmanian offices based in Bridgewater, New Norfolk and Launceston. 100% of the work and labour hours that would be associated with the Safe Homes Program will be completed by Tasmanian based employees.

Our organisation may increase its staffing within Tasmania to support the delivery of this program, but it is expected that tenancy management and maintenance functions will be absorbed within existing operational capacity across the relevant regions.

Where are the goods or services to be used in the contract sourced from?

Local Sourcing and Tasmanian SME Participation
Our organisation delivers all services within this proposal directly through our solely Tasmania-based operations and workforce. Where goods or services are required, we are committed to sourcing from Tasmanian SMEs and subcontractors wherever practical and commercially viable, consistent with the Tasmanian Government's Buy Local Policy objectives.

Use of Tasmanian SMEs and Suppliers
Services associated with this program will be sourced from Tasmanian SMEs including LCH's in-house maintenance contractors. Where in-house trades cannot be utilised, preference will be given to suppliers with a demonstrated local presence, local employment contribution, and commitment to quality service delivery within Tasmania.

Examples of these are:

- Electrical – Tones Electrical and Dillon Electrical are contractors that are utilised for electrical maintenance and repairs.
- Plumbing – Keily Plumbing, Circular Head Plumbing and St Helen's Plumbing are utilised.

- Cleaning Services – Queenstown Cleaning, Jones & Co, ABC Healthcare Services and Bennett Cleaning Services are utilized for cleaning related maintenance.
- Building & maintenance –Raddo's Building And Maintenance, Tilfreno Builders and Zeehan Property Maintenance are all examples of contractors LCH uses for repairs and maintenance.
- Painting Repairs – Southern Painting & Decorating and Cambridge Painting Services are used for painting repairs and maintenance.

Goods associated with this program will be sourced from Tasmanian SMEs including these two main suppliers that have demonstrated commitment to our organisation.

Whitegoods & Electrical (TV's, Washing Machines and Fridges)
We have intentionally engaged Betta Electrical for the supply of whitegoods as part of our commitment to supporting Tasmanian businesses and local employment outcomes. Betta operates through locally owned and operated stores, including multiple locations across Tasmania, providing strong local capability, responsive service delivery, and ongoing after-sales support.

By sourcing whitegoods through a Tasmanian-based supplier, this contract supports local jobs, strengthens regional supply chains, and ensures procurement expenditure remains within the Tasmanian economy wherever possible. The use of a local supplier also provides practical benefits including reduced delivery timeframes, local servicing and warranty support, and the ability to respond quickly to operational requirements.

Our engagement of Betta Electrical demonstrates our commitment to the Tasmanian Government's Buy Local Policy by prioritising established local businesses that contribute directly to the Tasmanian community through employment, local investment, and ongoing community participation.

The estimated value of goods are as follows:
- Fridges $450
- TV's $350
- Washing Machines $500

Furniture (Beds, Dining Suites and Lounges)
We have also engaged Bliss Living Furniture, a Cambridge-based Tasmanian business, for the supply of furnishings associated with this contract. Bliss Living Furniture operates locally within Tasmania and provides a combination of high-quality products, local customer service, and ongoing support to the Tasmanian community.

By procuring furniture through a locally based (but not owned) supplier, we are ensuring that contract expenditure contributes directly to the Tasmanian economy through local jobs, local service delivery, and support for small business. Importantly, Bliss Living Furniture also offers Tasmanian-made product lines, demonstrating a commitment to local manufacturing capability and regional economic participation.

Our engagement with Bliss Living Furniture reflects our broader commitment to the Tasmanian Government's Buy Local Policy by prioritising Tasmanian SMEs wherever practical and commercially viable. The use of a local supplier also provides operational benefits including responsive communication, efficient delivery coordination, local after-sales support, and stronger supply chain reliability within Tasmania.

The estimated value of goods are as follows:

- Single Beds & Mattresses $700
- Double Beds & Mattresses $900

Estimated Local Content

We anticipate that the majority of expenditure associated with this contract will be directed to Tasmanian businesses. We do not foresee any specific goods or materials that are not available locally. Engaging Tasmanian-based contractors when repairs to properties are required will ensure our organisation and the Tasmanian Government is supporting regional and community-based businesses which will strengthen local industry capability.

Through this approach, the contract will contribute to local economic activity, employment, and business sustainability while delivering broader social and community value across Tasmania.

Opportunity for Tasmanian SME* involvement

Engagement and Sourcing of Tasmanian SME's and Subcontractors

At LCH, we are committed to maximising participation opportunities for Tasmanian SMEs, subcontractors, and local suppliers throughout the state to deliver on this contract. Wherever practical, goods and services will be sourced from Tasmanian businesses, including local trades, maintenance providers and goods suppliers. This approach supports local employment, strengthens regional capability, and aligns with the Tasmanian Government's Buy Local Policy objectives.

By way of example, Geometry Pty Ltd is a proudly Tasmanian-owned and operated small-to-medium enterprise (SME) based in Hobart, with more than 20 years of experience delivering innovative software development including our Housing Management System. As a locally established business, Geometry is committed to supporting the Tasmanian economy through the employment of local professionals, engagement of Tasmanian suppliers, and investment in regional capability development. By engaging Geometry, LCH directly contributes to the growth of Tasmania's SME sector and the development of sustainable local expertise.

Our organisation also maintains established relationships with a range of Tasmanian SMEs and community-based suppliers through our existing operations and service delivery activities. We will utilise these local supply chains in the first instance and, where appropriate, advertise additional subcontracting or supply opportunities to encourage broader local participation.

We will also engage with local contractors and suppliers in the local municipalities of the properties provided under the program to support SME participation where we do not have already developed relationships. This approach helps ensure local businesses have genuine opportunities to contribute to contract delivery.

Supporting Fair Participation
We recognise that smaller local businesses can face barriers when competing with larger local suppliers. To support equitable participation, we will apply procurement processes that are transparent and proportionate to the scale of works. Chosen suppliers are prioritised according to value-for-money outcomes that consider local economic and social benefit, not solely price. Whilst we understand the barriers on SME's to meet complex procurement requirements for smaller packages of work, we will be flexible but stand firm and are not able to engage with contractors that are unable to meet our child safety requirements.

Skills Transfer and Capability Building
Tasmanian SME's that can demonstrate aligned values will be utilised as part of this program. Given the at-risk cohort that is being housed, our organisation will take the opportunity to share best practice approaches in community housing and tenant-focused service delivery from over a decade of experience working within community housing properties. This knowledge sharing will in turn increase capability in maintenance coordination, reporting, quality assurance, and service standards and hopefully develop longer-term working relationships that enhance local supplier capacity and confidence in delivering government and community sector contracts.
By investing in local supplier relationships, we aim to contribute to sustainable industry capability and long-term economic benefit within Tasmania.

Broader social and economic opportunities

As a Community Housing Provider, delivering positive social outcomes is central to our organisational purpose.

Our broader social contributions include:

- Increasing access to safe, secure, and affordable housing for Tasmanians;
- Supporting tenant wellbeing and housing stability;
- Strengthening community participation and social inclusion;
- Working collaboratively with local support services, government agencies, and community organisations;
- Contributing to improved social outcomes for Tasmanians.

We are committed to creating communities that are:

- Safe and inclusive;
- Connected to local services and employment opportunities;
- Designed to support long-term tenant wellbeing and community resilience.

Additional Economic and Social Benefits
The tenancy function will be supported by LCH's statewide Client Support Program, which helps tenants sustain and thrive in their housing. Client Wellbeing Coordinators provide person-centred, trauma-informed support, including proactive engagement, advocacy, referrals to specialist services, tenant-led support planning, practical assistance, goal setting, and connection with community networks and stakeholders.

This contract will also deliver broader economic benefits to Tasmania through investment in local employment, procurement, and partnerships. Wherever possible, we will engage Tasmanian-based contractors, suppliers, and professionals to retain expenditure within the local economy and support sustainable regional growth. In line with the Tasmanian Government's Buy Local Policy, our approach prioritises local participation, skills retention, and long-term community benefit.

Skills Development and Workforce Capability
Delivery of this contract will contribute to the development of local capability within Tasmania through exposure to community housing operations, tenancy management, property maintenance coordination, compliance, and social support practices. We will work with local contractors and service providers to strengthen sector capability and encourage knowledge sharing, particularly in relation to quality housing outcomes, tenant wellbeing, and community-centred service delivery.

Apprenticeships and Traineeships
Where maintenance or upgrade works are required, we will encourage engaged contractors to support apprenticeships and traineeships within Tasmania, particularly across the maintenance trades. Preference will be given to contractors demonstrating a commitment to workforce development, including employment pathways for apprentices, trainees, and emerging workers.

Pathways to Employment for Disadvantaged Tasmanians
Build Up Tassie is a free work readiness program, run by Loreto Community Housing, for people interested in hands-on industries like building and construction, civil construction, gardening and grounds maintenance. Running since 2017, Build Up Tassie provides personalised coaching, wellbeing support, skill development and career exploration.

Through Build Up Tassie, we can demonstrate our commitment to supporting inclusive employment outcomes for vulnerable and disadvantaged Tasmanians. Through this contract, we will seek opportunities to support employment pathways for people experiencing disadvantage or barriers to work and encourage contractors to provide work experience, mentoring, or entry-level employment opportunities.

Community Support and Contribution
LCH has a strong commitment to supporting the Tasmanian community beyond core service delivery. As part of this program, we will continue to contribute through partnerships with local community organisations and support services. LCH's participation in community development initiatives and community engagement activities

is vital to our whole of community outreach. We recognise that support programs that strengthen housing stability, wellbeing, and social connection contribute to stronger, more resilient communities and ensure the benefits of this contract extend beyond the immediate service outcomes.

Local innovative solutions

Innovation, Local Capability, and Value-Added Services
Our organisation is committed to strengthening Tasmania's community housing capability through locally delivered, innovative, and socially driven service models. While some specialised goods, products, or technology platforms may originate interstate or overseas, value is added within Tasmania through local project delivery, tenancy management, asset management, maintenance coordination, and community support services delivered by our Tasmanian workforce and local partners.

Building Local Capability and Reducing Reliance on Imported Services
Our approach focuses on developing sustainable local capability by utilising Tasmanian suppliers, contractors, and service providers wherever practical. Through ongoing engagement with local SMEs and community organisations, we support the growth of local expertise in:

- community housing management;
- tenant engagement and social support;
- housing maintenance and compliance;
- property and asset management; and
- community-focused service delivery.

Where services have traditionally been sourced from larger interstate providers, we seek opportunities to build and retain capability within Tasmania by supporting local businesses and establishing long-term local partnerships. This approach aligns with the principles of the Tasmanian Government's Buy Local Policy, which aims to maximise local economic and social benefit through government procurement.

Innovative Solutions and Community Benefit
As a Community Housing Provider, we recognise that housing outcomes are closely linked to social inclusion, wellbeing, and long-term community resilience. We deliver flexible, innovative services that benefit the broader Tasmanian community, including integrated tenant support and referral pathways, partnerships with local organisations, tenant-focused service models that promote stability and wellbeing, proactive asset management, and locally responsive approaches.

LCH's Client Support Program is central to this approach, supporting tenants whose living conditions may be affected by trauma, mental health challenges, or issues such as hoarding and squalor. The program works collaboratively with tenants and external services to provide coordinated support, with a focus on improving property conditions and sustaining tenancies while minimising the need for formal intervention.

Our community-centred approach not only improves housing outcomes but also strengthens local participation, social cohesion, and sustainable economic benefit across Tasmania.

Completed and endorsed	Lily Balfour, Company Secretary & Governance Manager ..... (Name and position – print) Loreto Community Housing Ltd (Supplier name) [redacted] ..... (Signature) 13 8 2026<br...../...../..... (Date)

*A Tasmanian SME is a Tasmanian business employing less than 200 people