



1 July 2020

Mr Don Challen, AM
Chair
Premier's Economic and Social Recovery Advisory Council
C/- The Treasury and Department of Finance
16 Murray St
Hobart 7000

Dear Mr Challen,

I wish to make a submission to your Council regarding a proposed project directed toward mitigating the economic and social impacts of the COVID-19 pandemic in Tasmania.

The project (tentatively named Warwick Cottages) will see the construction of 93 community managed dwellings to be located on the corner of Warwick and Campbell Streets in Hobart, providing community housing for 129 people.

We are currently working on this proposal with Housing Choices Australia (HCA) who has expressed interest in acquiring the site and managing the long-term occupancy of the dwellings. HCA currently manages some 1,500 community housing dwellings in Tasmania and obviously is very familiar with the needs of people entering this form of housing. Their experience, going back some 11 years, in partnership with the State would make them the ideal owner and manager of Warwick Cottages.

I have had considerable experience in building and development across residential, tourism, hospitality and commercial sectors in Tasmania and have the development and financial experience required to manage the construction of a project of this scale.

The land required for the project has been secured and a financing plan for the construction of the dwellings, to ensure their operational viability, has been agreed with HCA. The financing plan would require the State to apply some \$18m of Commonwealth funding provided to Tasmania, to the capital cost of the project – around 50% of the development cost. Upon completion, we would also seek state government support by way of a capital grant for \$11m to ensure the ongoing management and operation of the property is viable. We understand that the project meets the criteria for the use of these Commonwealth monies.

Warwick Cottages will provide over 100 on and off-site jobs during construction and, when completed, will see additional jobs created in gardening, maintenance and in on-site tenant support for some occupants. Its location is of course close to the educational, medical and other social infrastructure required for potential community housing tenants



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Obviously the commercial details of what is proposed are confidential at this stage however we would like to meet with your Council, or your nominees, to provide more detail of how we propose to go forward, to enable you to gain a better understanding of the development we are proposing and to better understand financing arrangements that will underpin the project.

I have attached, for your information, some typical unit plans proposed for the development which will be undertaken whilst sustaining the heritage values associated with the Campbell and Warwick St neighbourhood.

I can be contacted on [REDACTED], or by email at davidm@marrinergroup.com.au. Whilst quarantine restrictions apply to entry into Tasmania our initial meeting might be on Zoom or a like communication application. I look forward to hearing from you.

Yours sincerely

David Marriner