



Department of
**Energy and Economic
Diversification**

Housing Innovation Fund

Frequently Asked Questions

December 2025



1. General

1.1. What is the HIF?

The Housing Innovation Fund (HIF) is a \$50 million *Made in WA* initiative to boost housing supply by scaling modern methods of construction (MMC). It includes a \$28 million grant round (covered in these FAQs) and a \$20 million loan stream (separate guidelines will be released).

1.2. Who administers the Fund?

The Department of Energy and Economic Diversification (DEED), under the *Industry and Technology Development Act 1998 (WA)*.

1.3. When do applications open/close?

Applications open on 13 November 2025 and close on 19 December 2025 (midnight AWST). Late or incomplete applications will not be accepted.

1.4. Where do I apply?

Via SmartyGrants (link on the Housing Innovation Fund website).

2. Eligibility

2.1. Who can apply?

WA businesses operating in residential housing construction or MMC-related manufacturing. Consortia are eligible if the lead applicant meets eligibility requirements.

2.2. Who is not eligible?

Government agencies, government trading enterprises, individuals, not-for-profits, businesses without an ABN/ACN, entities not registered for GST, or businesses that have not been operating in Western Australia for at least 12 months prior to the program opening date.

2.3. Is there a threshold on the size of business?

No. There is no upper or lower threshold on business size. However, applicants must demonstrate capacity to deliver the project and alignment with program objectives.

2.4. Can international or interstate businesses or local governments apply if they partner with a WA business?

Yes. Partnerships and consortia are permitted, but the lead applicant must be a WA-based business with an established presence in the State (e.g. a registered office, operational facility, or staffed base) and must meet all eligibility criteria.

2.5. I have an existing loan with the State Government, can I apply?

Businesses with outstanding loans are eligible to submit a grant application, however any outstanding balances will be considered.

3. Projects

3.1. What projects will the HIF fund?

The HIF supports high-impact, scalable projects that adopt, scale, or commercialise MMC to increase availability, affordability, or sustainability of new residential housing in WA. Examples include modular or panelised systems, engineered components, automation, and digital or other industrialised construction processes.

The assessment will focus on each project's potential for impact and scalability, rather than a fixed number of homes delivered.

3.2. Will the program fund demonstration or pilot projects?

Yes. While the program will not fund business-as-usual operations, funding can support pilot or demonstration projects where costs (e.g. equipment and technology) are directly related to testing or showcasing innovative MMC solutions.

In-kind contributions must relate specifically to the equipment or technology being piloted and clearly exceed any standard business-as-usual operational costs.

3.3. What activities will the HIF not fund?

The HIF will not fund activities that fall outside its objectives or do not demonstrate clear housing outcomes for WA. Examples include business-as-usual operations, minor upgrades that do not materially expand MMC capability, retrospective costs, ongoing operating expenses (e.g. rent, utilities), and activities already funded through other government programs. For a comprehensive list, see the Grant Guidelines.

3.4. Can the project be existing, or does it need to be new and only commence once the funding agreement is signed?

The HIF will only fund new projects or new project stages that commence after the Financial Assistance Agreement (FAA) is executed. Existing projects or works already underway are not eligible for retrospective funding.

3.5. Do projects need to meet housing standards?

Yes. Projects must align with the National Construction Code, minimum 7-Star energy efficiency standards, accessibility requirements, and all relevant WA regulations.

Applicants must show how outcomes will comply with these standards in their business plan.

4. Funding

4.1. How much can I apply for?

Up to \$5 million per applicant. Requests for smaller amounts are welcome, and each application will be assessed equally.

All applications must be supported by quotes or other evidence showing how the funds will be used. There are no restrictions on eligible expenditure items, provided that all matched contributions are clearly evidenced.

4.2. Is matched funding required?

Yes. Applicants must contribute at least 50% of total project costs. Eligible contributions include cash (from applicant/partners), loan finance, and in-kind contributions (materials, staff time) where valued and clearly linked to outcomes. In-kind contributions are generally capped at 50% of the applicant's total contribution.

4.3. Can I apply for a grant and a loan for the same project?

No. Applicants may apply for both a grant and a loan under the HIF, however they must be for separate projects or distinct project stages. Each application must:

- Meet the eligibility criteria in its own right.
- Demonstrate clearly defined scope, milestones, and deliverables.
- Be supported by its own matched contribution.

This ensures that grants and loans are applied to discrete activities, rather than overlapping costs within the same project.

4.4. Will GST be funded?

Grant requests may include GST, where supported by quotes. However, the total grant amount awarded will not be increased to cover GST.

4.5. Do I need to declare my grant as income?

Yes, the grant will be considered business income and may be taxable. DEED cannot provide tax advice. Applicants should seek professional advice before applying.

5. Applications

5.1. Can I submit multiple applications?

Yes, noting paragraph 4.3 above. Each applicant may submit only one application. Collaborative projects must be submitted by a single lead applicant.

5.2. Can I apply if I have applied for a grant elsewhere?

Yes, but you must declare other applications, timelines, and ensure that activities funded by the HIF are not already covered.

5.3. Can I commence my project before I have received the grant funding?

Project expenses incurred before the FAA is signed will not be reimbursed, and any early investment is at the applicant's own risk.

5.4. What evidence do I need to provide to show my project will commence within 60 days and be substantially progressed within 6 months?

Applicants should provide documents that demonstrate readiness to deliver, such as:

- Planning or building approvals (if required).
- A Gantt chart or project schedule showing key milestones.
- Signed quotes, contracts, or purchase orders.
- Evidence of financing or co-contribution in place.

This information will help the panel assess whether your project is realistically positioned to start quickly and be delivered within program timeframes.

5.5. What should my business plan include?

Your application must include a detailed business plan covering project objectives, delivery approach, financial and commercial viability, and expected outcomes. A template is available on SmartyGrants and outlined in the HIF Guidelines.

6. Assessment & Approval

6.1. How will the application be assessed?

Applications will be reviewed in stages:

- Eligibility checks against published criteria.
- Financial due diligence on eligible projects.

- Merit assessment against weighted criteria (impact, scalability, capability, alignment with MMC priorities) by an independent panel review, with government representatives supported by independent technical advisors.
- Probity oversight by an independent probity officer.
- Governance review by the HIF Steering Committee before referral for Ministerial decision.

6.2. Do I need to sign a Financial Assistance Agreement (FAA)?

Yes. All successful applicants must sign an FAA within 60 days of the funding offer. If an FAA cannot be finalised, the funding offer may be withdrawn.

6.3. What insurance do I need to have?

Successful applicants must hold Public Liability insurance with a minimum coverage of \$10 million per claim. Additionally, applicants are required to have Workers Compensation insurance and insurance to cover the full replacement value of any assets purchased with grant funding.

6.4. How will payments be made, and will performance hurdles apply?

Payment terms will be set out in the FAA and tailored to each project, based on its size, duration, and deliverables. In most cases, payments will be milestone-based, with the final payment held until project acquittal.

All funded projects will also be subject to performance milestones and reporting obligations. These must be achieved for grant or loan payments to be released and will be aligned to agreed project outcomes, timelines, and deliverables.

6.5. How long will it take to process my application?

Successful applications are expected to be announced in March 2026.

GRANT SUBMISSION CHECK LIST

Required documentation:

- Financial statements for the last fiscal year (audited, if available)
- Business plan, including:
 - Gantt chart or project timeline
 - Budget and financial forecasts
- Quotes or estimates for proposed project expenditures
- Planning or regulatory approvals (if applicable)
- Evidence of matched funding, such as:
 - Bank or loan documentation
 - Partner contributions
 - Cash or in-kind commitments (valued and evidenced)
- Insurance certificates, including Public Liability and Workers Compensation
- Letters of support and commitment (partners, industry, investors) if applicable
- Evidence of organisational capability, such as:
 - CVs of key personnel
 - Case studies of similar projects
 - Annual reports or strategic plans

Application check list:

- Confirm eligibility against program guidelines
- Ensure the application addresses all selection criteria (objectives, funding priority areas, weighted criteria)
- Provide a clear and concise project summary
- Demonstrate that the project can be delivered within 24 months
- Clearly outline the issue or need the project addresses
- Set realistic and measurable objectives and outcomes
- Attach all required supporting documentation
- Submit the complete application in SmartyGrants by midnight, 19 December 2025 (AWST)