

Factsheet

Developer Fact Sheet – Updated 2 October 2025

HomeSeeker SA Turnkey Standard

Information for the development of affordable homes

HomeSeeker SA requires that affordable homes offered to eligible buyers through HomeSeeker SA meet the turnkey standard as set out in this fact sheet for a fixed price that is within the applicable affordable sale price.

The HomeSeeker SA turnkey standard is designed to ensure all basic liveability requirements are delivered with no hidden or extra costs.

What is a turnkey home?

For the purposes of HomeSeeker SA, a 'turnkey' home is a dwelling that:

- Complies with the National Construction Code.
- Complies with appropriate urban design guidelines for the area in which the dwelling is constructed.
- Is constructed in a proper and workmanlike manner, and to the standard of dwellings normally constructed by the builder.
- Can realistically be built for a fixed price which includes all of the mandatory inclusions as set out in this fact sheet.

The aim is to deliver a home which requires no additional work or costs, and the homebuyer can move in once the property is completed.

Financial institutions may also require turnkey contracts for financing off the plan construction, so it is also essential to develop a turnkey product that meets financing standards.

Mandatory inclusions

Turnkey affordable homes are required to include the following:

- 1.1. Footings that comply with relevant Australian standards.
- 1.2. Driveway & perimeter paving / concrete*
- 1.3. Perimeter fencing that complies with the development minimum standard*
- 1.4. Front landscaping*
- 1.5. Internal floor coverings.

- 1.6. Exterior and interior painting.
- 1.7. Connection to services including:
 - 1.7.1. Sewer connection.
 - 1.7.2. Storm water connection, including any detention tanks required by council.
 - 1.7.3. Water meter.
 - 1.7.4. Electrical connection.
 - 1.7.5. Data point connection (i.e., NBN, modem) – at least one.
- 1.8. Connection to a water source other than mains water, meaning one of the following being plumbed to the dwelling:
 - 1.8.1. Rainwater tank including pump & filter;* or
 - 1.8.2. Recycled water;* or
 - 1.8.3. Connection to a community rainwater tank.*
- 1.9. Exterior fittings such as:
 - 1.9.1. Sufficient lighting where a porch, veranda or outdoor entertainment area is situated.
 - 1.9.2. Letterbox
 - 1.9.3. A minimum of 2 exterior taps, one front and one rear.*
 - 1.9.4. A suitable clothesline.*
- 1.10. Adequate interior fixtures and fittings as to allow for immediate habitation, including:
 - 1.10.1. Adequate number of power points per room.
 - 1.10.2. Oven & Cooktop.
 - 1.10.3. Suitable food preparation area and storage space in kitchen.
 - 1.10.4. Shower and sanitary ware, i.e., all tapware necessary for habitation.
 - 1.10.5. Dual flush toilet suite.
 - 1.10.6. Laundry plumbing including tapware.
 - 1.10.7. Wet area tiling to the BCA standard.

**not applicable for affordable apartments.*

Suggested inclusions

Where possible, it is recommended to consider other inclusions which improve ongoing affordability and liveability such as:

- 2.1. Higher energy star rating than required by the National Construction Code.
- 2.2. Security features such as security screens, alarm systems and window locks.
- 2.3. Solar hot water systems and solar photovoltaic panelling for other electric appliances.
- 2.4. Shading using verandas, eaves, or “roof over” outdoor entertainment areas.
- 2.5. Rear landscaping or levelling and layer of loam.
- 2.6. Any other features that are offered as ‘bonus features’ for all other purchasers in the development. Common examples would be rear landscaping, air-conditioning or other upgrades.

Affordable housing price variances are available to support the installation of environmentally sustainable inclusions in affordable homes. For more information, please read the Affordable Housing Price Variance fact sheet.

Disclaimer

HomeSeeker SA eligible buyers may upgrade or delete items on the mandatory inclusions list, noting that minimum building standards still apply and this must be with the consent of the purchaser’s financial institution.

Upgrades which increase the price of a home above the applicable affordable sale price, are only permitted when the affordable home has been purchased by a HomeSeeker SA eligible buyer, and must only be at the request of the eligible buyer.

Further Information

Affordable Housing and Market Solutions

Department for Housing and Urban Development

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