

Attachment 10- Additional information about Housing Construction Jobs Program (HCJP) Contracts

HCJP Contract	Purpose:	Details:	Important Information:
<p>Land and Construct Contract</p> <p>Land and Construct Contract (Att. 3) and REIQ Contract for Land purchase with Special Conditions (Att. 7)</p>	<p>The acquisition by the department of land upon which the Proponent is responsible for the redesign or design and procuring the construction of works for the development.</p>	<p>The Department will enter into an REIQ Contract (subject to conditions), with the land owner for purchase of the land and a contingent fixed price Design and Construct Contract.</p> <p>The Department may require some changes to the design proposal to meet the department's social housing design requirements. If changes are required, the Proponent will be required to provide drawings to at least a preliminary design level, acceptable to the department in order for the proposal to proceed to contract.</p> <p>For these developments, the Department will seek to utilise its own planning determination process. To commence this process the Proponent is required to develop plans, acceptable to the department, to a schematic design level.</p>	<p>These Contracts are used for project proposals with a larger yield, (typically 4 to 20 dwellings) and a current development approval.</p> <p>Proponents are required to hold an appropriate license issued by the Queensland Building and Construction Commission (QBCC) to carry out building work.</p>
<p>Land Purchase Contract (for Land Only Offers)</p> <p>REIQ Contract for Land purchases with Special Conditions (Att. 7)</p>	<p>Contract for the acquisition of land only</p>	<p>The Department and proponent enter into an REIQ contract, (subject to conditions), to purchase the land.</p> <p>Following settlement of the land, the Department would make its own arrangements for design and construction.</p>	<p>This Contract and special conditions are used for project proposals where the Proponent only wishes to sell the land to the Department and does not wish or is unable to be involved in the design or construction process.</p>

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HCJP Contract	Purpose:	Details:	Important Information:
<p>Two-Stage Contract (subject to a Land Sale)</p> <p>REIQ Contract for Land purchase with Special Conditions (Att. 7) and Two-Stage Contract Project DC Agreement (subject to Land Sale) Stage 1 (Att. 5) and Two- Stage Contract Project Design and Construct Contract Stage 2 (Att. 6)</p>	<p>Stage 1 - Co-design is carried out under the initial Stage 1 Contract with an optional construction stage under Stage 2</p>	<p>Stage 1 is the preparation by the Proponent of a design documentation including the schematic design and the submission of a Stage 2 Offer to carry out the works under the Design and Construct Contract.</p> <p>Where there is a land sale component, the Stage 1 contract will be subject to the execution of a REIQ contract between the Department and land owner and settlement of the Land.</p> <p>Stage 1 includes:</p> <ul style="list-style-type: none"> • purchase of the land (where a land sale component applies) • a design phase to schematic design level, based on a Department prepared Principals Project Requirements document, with a design fee payable. • a target construction price • the Department’s town planning determination process. 	<p>These contracts are used for project proposals with no existing design or where the existing design / approval is not suitable, but the attributes of the land are considered suitable for social housing development.</p>
<p>Two-Stage Contract (not subject to Land Sale)</p> <p>Two-Stage Contract Project DC Agreement - Stage 1 (Att. 4) and Two- Stage Contract Project Design and Construct Contract Stage 2 (Att. 6)</p>		<p>Please note: Stage 2 will only proceed if the department accepts the Proponent’s Stage 2 Offer.</p> <p>Following completion of schematic design, an offer price for the construction is to be submitted to the Department and if agreement can be reached, both parties move to Stage 2.</p> <p>Should agreement on the construction price not be reached, the Department would own the land and make its own arrangements for further development.</p> <p>Stage 2 involves the design and construction of the works by the Proponent in accordance with the Design and Construct Contract.</p> <p>Stage 2 includes:</p> <ul style="list-style-type: none"> • The Department and licensed builder entering into a fixed price design and construct contract • contract documentation 	<p>Proponents are required to hold an appropriate license issued by the Queensland Building and Construction Commission (QBCC) to carry out building work.</p>

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<p>Development Agreement</p> <p>(The Department will publish this Contract as an addendum to the EOI)</p>	<p>Development Contract with developers</p>	<p>• construction.</p> <p>The Department enters into an agreement with a suitably experienced developer who will procure the design and construction of social housing accommodation.</p> <p>The developer must engage with suitably licensed and experienced consultants and builders, to carry out design and building works.</p>	<p>This contract is used for project proposals where the proponent can demonstrate a high level of experience and capability in facilitating the procurement of land and design and construction services for residential accommodation projects.</p>
<p>Capital Assistance Agreement and First Mortgage</p> <p>(Templates are not available for these Contracts)</p>	<p>Funding assistance to NRSCH registered Community Housing Providers for construction of new social housing dwellings on not-for-profit-sector owned land.</p>	<p>NRSCH Registered Community Housing Providers are required to enter into a Capital Assistance Agreement with the Department for the construction of social housing.</p> <p>The Department requires a registered mortgage over the property to secure government funding.</p> <p>The Capital Assistance Agreement secures the use of the property and the First Mortgage secures the funding.</p>	<p>Funding under HCJP will only be approved to construct social housing dwellings.</p> <p>Projects funded under HCJP must not require additional funding from the Queensland Government for service delivery or ongoing maintenance.</p>
<p>Turnkey Contract</p> <p>Turnkey Contract REIQ - Simple Turnkey (Att. 8) and Turnkey Special Conditions (Att. 9)</p>	<p>The acquisition of a completed turnkey residential housing product with settlement and payment of the purchase price on completion</p>	<p>The Department and licensed builder enter into a fixed price REIQ contract with special conditions. The Proponent delivers a completed product to the Department with settlement and payment of the purchase price on completion.</p> <p>These projects have Development Approval, Building Approval and satisfactory plans and specifications (with the inclusion of some additional Department specific requirements).</p>	<p>This contract and special conditions is used for smaller scale project proposals, such a single detached dwellings, duplexes or low yield apartment complexes, that have development approval and are ready to start construction.</p> <p>Proponents are required to hold an appropriate license issued by the Queensland Building and Construction Commission (QBCC) to carry out building work.</p>