

Housing Construction Jobs Program

Ipswich EOI

Addendum 1 - Questions and Answers

Department of Housing and Public Works

Question	Answer
<p>Q1 At the Industry Briefing on 1 November 2018, an indicative figure for the maximum number of apartments in a multi-unit development that would be considered by the department for new social housing would be no more than 17-18. Can you please clarify, in terms of volume for houses, is there a maximum number for a townhouse precinct?</p>	<p>A1. For a townhouse development the department considers a complex of 20 townhouses to be the maximum volume, however a larger number may be considered if the proposal includes a partnership arrangement with a service provider that will manage the tenancies at the development (either an onsite manager or access to a property manager).</p> <p>As stated at the Industry Briefing, the department is happy to look at proposals for multi-unit developments, however every project stands on its own merits and a range of factors will be considered by the department when evaluating these proposals including:</p> <ul style="list-style-type: none"> • location of the proposed project to amenities and services including transport nodes and railway stations • the streetscape and what type of housing is currently there • the planning scheme • location of proposed project to other social housing properties • the accessibility features for the development.
<p>Q2 Can you please provide clarification regarding the requirement that proponents must have an equitable interest in the site being offered to the department as part of the EOI process?</p> <p>If a proponent has a business arrangement with a builder or developer, can the proponent submit an EOI proposal? The Ipswich EOI document states the following:</p> <p>“Projects must be on either non-government owned freehold land, either owned by the Proponent or where the Proponent has an equitable interest (in the form of a contract or option) and capable of acquisition by the Department.”</p>	<p>A2. The department requires that proponents have an equitable interest (in the form of a contract or option) on any site being offered to the department as part of the EOI process.</p> <p>That interest should be exclusive to the Proponent making the offer, and the Proponent must supply evidence of that exclusive interest with the owner of the land to the department with the Proposal.</p>

Question	Answer
<p>Q3 Is the department now considering EOI proposals from proponents wishing to partner with a land owner or developer?</p> <p>I believe that last year the department was not considering these offers.</p>	<p>A3. The department is working towards a greater understanding of the needs of builders and developers and is welcoming all offers and options for this EOI process, including innovative proposals that may not have been considered in the past.</p> <p>The submitted proposal must meet the needs and requirements as set out in the EOI documentation including location of site, access to amenities, accessible designs and compliance with all the building codes and legislation (as with every construction).</p> <p>If a proponent wishes to submit a proposal in partnership with a land owner or developer, the proponent must provide evidence via a land owners consent letter from the developer or land owner that they have a legal agreement allowing the proponent to submit an EOI proposal to the Department of Housing and Public Works for the HCJP Ipswich EOI process for the subject land.</p> <p>This approval advice can be provided to the department by uploading a completed Owners Consent Form - Company from the Department of State Development, Manufacturing, Infrastructure and Planning as an attachment to the SmartyGrants Response form.</p>