

Housing Construction Jobs Program

Ipswich EOI

Addendum 2 - Questions and Answers

Department of Housing and Public Works

Question	Answer
<p>Q1 The department's response to Question 3, Addendum 1 states:</p> <p><i>If a proponent wishes to submit a proposal in partnership with a land owner/developer, the proponent must provide evidence via a land owners consent letter from the Developer/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. This approval advice can be provided to the department by uploading a completed <u>Owners Consent Form - Company</u> from the Department of State Development, Manufacturing, Infrastructure and Planning as an attachment to the SmartyGrants Response form.</i></p> <p>The link in the response connects to the template "<u>Company owner's consent to the making of a development application under the Planning Act 2016</u>".</p> <p>Can you please clarify that completing this consent form is the correct consent letter referred to in the Response?</p>	<p>A1. In these circumstances, the owner of the land (whether the owner is an individual or a company), needs to provide their consent to a proponent submitting an EOI proposal for their land.</p> <p>The land owner must sign and complete the applicable <i>Owners Consent Form</i> template (refer to links below) stating their name, position within the corporation (if applicable) and referencing the subject land.</p> <p>The proponent is to arrange for the land owner, to complete and sign either the Owners Consent Form - Company (for company land owners or developers) or the Owners Consent Form - Individual (for individual land owners - not a company) from the Department of State Development, Manufacturing, Infrastructure and Planning for the subject land, and attach the completed form to their <i>SmartyGrants</i> Response form when submitting their EOI proposal.</p> <p>Alternatively, the proponent can arrange to have a consent letter drafted and signed by the land owner/developer, on the owner's letterhead, (if available) stating that they have a legal agreement with the proponent, which allows the proponent to submit an EOI proposal to the department for the HCJP Ipswich EOI process for the subject land. The proponent is to attach the signed letter to their <i>SmartyGrants</i> Response form when submitting their EOI Proposal.</p> <p>The department's preference is to have the applicable consent form completed rather than having a consent letter drafted, as the completed form will form part of the Development Application process if the EOI proposal is approved by the department as a successful offer in the EOI procurement process.</p>

Question		Answer
Q 2a.	When the department (the State) enters into a Land and Construct Contract (refer to Attachment 3 – Template Land and Construct Contract), with the builder/land holder, will the State initially enter into an REIQ Contract with the land owner for purchase of the land and make payment?	<p>A 2a. The Land and Construct contract (Refer to Attachment 3 – Template Land and Construct Contract) is subject to and conditional upon a Land Sale Contract (Refer to Attachment 7 – Template REIQ Contract for Land Purchase Contract with Special Conditions) being executed by the parties to that contract, within the timeframe provided under the Land and Construct contract. The Purchase Price and terms of settlement for the purchase of the land will be in accordance with the terms of the REIQ Land Purchase Contract and Special Conditions.</p> <p>Where the land is owned by a party other than the Contractor, the Purchase Price will be paid by the State directly to the land owner.</p>
Q 2b.	When will Payments be made under the Land and Construct contract?	<p>A 2b. The Special Conditions of Contract and Annexure (Land and Construct contract) is to be read in conjunction with the Australian Standard General Conditions of Contract for Design and Construct (AS 4300 -1995).</p> <p>The AS 4300 at clause 42 – ‘Certificates and Payment’ sets out the process for payment claims as amended by the Special Conditions.</p> <p>Times for Payment Claims (clause 42.1) is stated in Annexure Part A of the Land and Construct contract.</p>
Q 3	Will asbestos removal be required as part of delivering the Housing Construction Jobs Program?	<p>A 3. The Housing Construction Jobs Program seeks property owners, developers and builders to provide new dwellings in a completed form while vacant development land may also be considered.</p> <p>Should demolition be required to take place, proponents are required to adhere to all State and Local Government legislation including but not limited to the removal of Asbestos or other Hazardous materials.</p>
Q 5	If a developer is submitting a proposal for the Ipswich EOI for sale of land only and not for building / constructing dwelling/s, are they required to be registered by the National Regulatory System for Community Housing?	<p>A 5. There is no requirement for a proponent to be NRSCH registered to submit a EOI proposal for the Program, for either the sale of land and/or to build/construct new social housing.</p> <p>NRSCH registration is only a requirement for proponents that plan on managing the site, as a community housing provider once construction is complete. Under these circumstances, NRSCH registered community housing providers may also be eligible for Capital Funding assistance from the department to construct the dwellings outlined in their proposal.</p>

Question	Answer
<p>Q 4 I understand that this EOI is targeting the Ipswich area, but would the department consider prime land at below market value in a different region such as the Gold Coast where the same urgent need for social housing initiatives is needed?</p>	<p>A 4. As part of the Housing Strategy 2017 – 2027 and the delivery of The Housing Construction Jobs Program (the Program), the Department of Housing and Public Works (the department) will issue separate Expression of Interest (EOI) processes for the nine regions in Queensland where there is a need for additional supply of social housing to keep pace with population growth and housing need. These regions are:</p> <ul style="list-style-type: none">• Cairns• Brisbane• Gold Coast• Ipswich• Moreton Bay• Sunshine Coast• Toowoomba• Townsville• Logan <p>It is expected that Gold Coast and Sunshine Coast EOI processes for the Program will be advertised early 2019. Builders or Developers that have proposals for any of the nominated regions, can either wait until the EOI is advertised for that region, or alternatively that they wish to submit their proposal outside the advertised EOI time for that location, via the Housing Ideas Bank link: https://www.qld.gov.au/housing/programs-support/housing-ideas-bank</p>