

# Queensland Community Housing Investment Pipeline (Q-CHIP)

Market Invitation – V1.1 November 2025

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# Acronyms

<b>CHP</b>	Community Housing Provider
<b>DP</b>	Detailed Proposal
<b>EOI</b>	Expression of Interest
<b>NRSCH</b>	National Regulatory System for Community Housing
<b>Q-CHIP</b>	Queensland Community Housing Investment Pipeline
<b>QHIP</b>	Queensland Housing Investment Pipeline
<b>QSRSCH</b>	Queensland State Regulatory System for Community Housing
<b>SDA</b>	Specialist Disability Accommodation

# Introduction

The Queensland Government is committed to delivering 53,500 social and community homes by 2044 as part of the Queensland Housing Investment Pipeline (QHIP).

This market process, the Queensland Community Housing Investment Pipeline (Q-CHIP), seeks proposals to build and grow community housing in partnership with the Community Housing Provider (CHP) sector as part of the broader QHIP commitment.

The Q-CHIP is an always open front door that allows CHPs (with their partners) to submit projects directly to the department for consideration, as and when opportunities present themselves.

It offers funding support to encourage CHPs to partner with developers, builders, local governments, institutional investors and superannuation funds to deliver more community housing across Queensland.

The Q-CHIP is prioritising the delivery of social housing outcomes. Consideration will be given to providing funding support for affordable housing outcomes in circumstances where it can be demonstrated that the inclusion of affordable housing:

- *enables greater density*: delivering mixed-income tenancies can support the project to deliver a greater number of homes (and therefore, an increased number of social homes) and positively supports the social cohesion and impact of a project on its tenants, or the surrounding communities
- *reduces social housing demand*: the inclusion of affordable housing in the project will have a demonstrable positive impact on the demand for social housing in the region of the project

New construction projects and turnkey acquisitions can be submitted for consideration through the Q-CHIP.

The agility and flexibility of this always open process is essential to building a sustainable pipeline of projects that can support the successful delivery of the 53,500 social and community homes target.

# Community housing

The Q-CHIP aims to tackle the challenge of increased demand for social and community housing across the State through increased supply.

Funding support is available to deliver new community housing outcomes that will be owned and managed by a CHP. No operational support or services funding is available through the Q-CHIP.

To maximise the level of supply that can be delivered through the Q-CHIP, it is expected that CHPs have sought to:

- leverage other funding sources (where applicable), and
- maximise their co-contribution towards total project costs.

Projects can incorporate other forms of housing (for example, market sales, private housing, specialist disability accommodation (SDA) or student accommodation) or other non-housing components (such as office accommodation, outreach services or commercial/retail space) but these products must be wholly funded by the CHP.

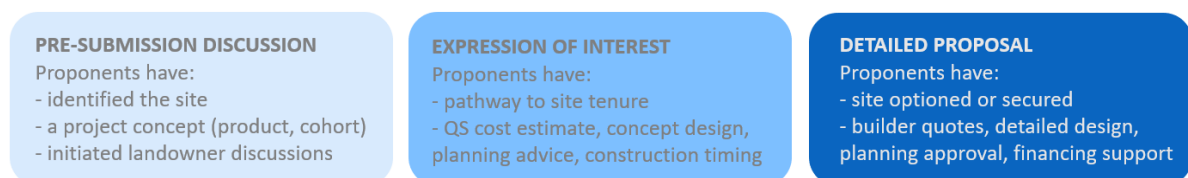
## Process

The phases of the Q-CHIP process are:



**Figure 1** summarises how a proposal is expected to develop across the Q-CHIP phases.

*Figure 1: Proposal progression*



## 1. Pre-Submission Discussions

A Pre-Submission Discussion will occur as a meeting between the Department and the CHP to explore whether the proposal has the potential to meet the evaluation criteria, the Department's priorities and highlight key areas of proposal development required before an Expression of Interest is submitted.

To be ready for a Pre-Submission Discussion, CHPs should have:

- identified a site, and
- developed a project concept, and
- initiated discussions with the existing landowner.

To initiate a Pre-Submission Discussion, a CHP must submit a [Pre-Submission form](#) through the online web-form at <https://www.housing.qld.gov.au/initiatives/queensland-community-housing-investment-pipeline/>. The Department will then be in touch to discuss next steps.

## 2. Expression of Interest and notification of outcome

A Probity and Process Deed Poll ('Deed Poll') will be executed by participating CHPs and will govern each parties' obligations as the proposal progresses through the Expression of Interest and Detailed Proposal phases. In particular, the Deed Poll will outline the Terms and Conditions of the Q-CHIP and agree standard terms related to proposal development costs, transparency in dealings and confidentiality.

Once a proposal has been sufficiently progressed to enable further State consideration, including incorporation of any Pre-submission advice received from the State, CHPs will be invited to complete and submit an [Expression of Interest Form](#).

An Expression of Interest should include:

- a described and achievable pathway to securing tenure over the site
- a concept design of the proposed project
- a statement identifying how the proposal responds to local housing needs
- a preliminary cost estimate (including supporting Quantity Surveyor advice and/or preliminary builders estimate)
- an identified planning pathway (including supporting town planning advice where relevant)
- a high-level programme outlining when construction is proposed to start and finish.

As part of the EOI submission, Proponents will also be required to:

- complete a conflict-of-interest declaration, and

complete an Ethical Supplier Compliance declaration. The Department will consider the proposal and determine whether the evaluation criteria have been met and the proposal aligns with the Department's priorities. The CHP will be notified of the outcome of the assessment. If a proposal is progressed to the Detailed Proposal phase, this notification will also include advice on the key focus areas for progression before a Detailed Proposal is lodged.

The [Expression of Interest Form](#) is to be submitted via the Ansarada platform. Proponents invited to submit an EOI will be given an Ansarada link.

### 3. Detailed Proposal and notification of outcome

The Department will invite the CHP to participate in a series of interactive workshops as part of the Detailed Proposal phase. These will focus on the key areas of the project that should be progressed before a Detailed Proposal is submitted. Example workshop themes include: design development, cost estimation, town planning, State's commercial principles/contract terms, and operating strategy.

Draft Project Agreements will be released to CHPs for consideration once proposals are invited to progress to the Detailed Proposal phase. A Detailed Proposal should include:

- evidence that a site has been secured or optioned
- a detailed design of the proposed project and alignment with minimum design requirements
- a statement identifying how the proposal responds local housing needs
- a detailed cost estimate (including supporting evidence in the form of builders' quotes and Quantity Surveyor advice)
- planning approval
- secured financing or demonstrated financier support
- demonstrated organisational and financial capacity to deliver the project
- a detailed programme confirming when construction will start and finish.

The Detailed Proposal allows a CHP to demonstrate the extent to which:

- a project has progressed since the Expression of Interest was submitted
- the project satisfies the Evaluation Criteria
- the project aligns with the Department's priorities.

The Department will decide whether or not to progress a proposal to contract negotiations with a view to entering into Project Agreements for the delivery of the project (if contract terms can be agreed).

The [Detailed Proposal Form](#) is to be submitted via Ansarada.

## Mandatory criteria

1. Applicants must be a registered CHP, be in the process of registering as a CHP, or partnering with a registered CHP (noting the department will only enter into funding arrangements with CHPs, including special purpose vehicles registered with a charitable intent)
2. The project must prioritise social housing for eligible households on the Housing Register.
3. Applicants must complete and sign the Ethical Supplier Threshold form and agree to the Terms and Conditions as outlined in the Probity and Process Deed Poll ('Deed Poll').

# Evaluation criteria

<b>Evaluation Criteria 1: Tenure and suitability</b>
Demonstrate ownership, or a pathway to ownership or exclusive control, of the proposed site Demonstrate the suitability of the site, detailing key project features and risks
<b>Evaluation Criteria 2: Housing solution</b>
Substantiate how the project responds to a demonstrated need with a suitable housing solution
<b>Evaluation Criteria 3: Value for money</b>
Submit the projects' financial metrics including total development costs and State support requirements
<b>Evaluation Criteria 4: Development readiness</b>
Demonstrate that the project can be delivered in a timely manner
<b>Evaluation Criteria 5: Capability and capacity</b>
Demonstrate experience delivering, operating and financing (if applicable) similar sized projects

These criteria are set at a program level, with detail and maturity of responses expected to increase through the Pre-Submission, Expression of Interest and Detailed Proposal phases.

## Relevant Policies

The policies and guidelines that will apply to projects delivered under the Q-CHIP are available at: [Policies and guidelines for community housing providers | Business Queensland](#). Noting these policies may change over time and additional policies may be applicable in the future.

The department is seeking to support projects with increased accessibility, with 50 per cent of all new dwellings to be delivered across Q-CHIP to be built to a gold level, with platinum level applied in response to identified client need.

# Definitions

The following definitions apply in relation to the Q-CHIP:

Term	Definition
Affordable housing	Housing for low to moderate income households that struggle to afford market rents but may not qualify for social housing.
Community housing	Community Housing means the provision of a community housing service.  Community Housing Service is as defined under the Housing Act 2003.
Community housing provider	Registered under the National Regulatory System for Community Housing (NRSCH) or the Queensland State Regulatory System for Community Housing (QSRSCH).
Community Housing Provider	Community Housing Provider means an entity providing or required to provide housing services using funds provided by the department.
Community Housing Service	A community housing service is a social housing service that is not public housing. As defined under the <i>Housing Act 2003</i> .
Registered Provider	Registered Provider means each of the following: <ul style="list-style-type: none"> <li>• a national provider;</li> <li>• a state provider.</li> </ul> As defined under the <i>Housing Act 2003</i> .
Social housing	Social housing means the provision of a social housing service to an individual for residential use, other than crisis accommodation.  Social Housing Service is as defined under the <i>Housing Act 2003</i> .

## Updates to Market Invite

This Market Invite will be reviewed/amended over time to ensure the Q-CHIP continues to respond effectively to the Queensland Government's priorities and CHPs have access to information that helps inform decision-making and the development of proposals.

## Contact us

Contact us via [QCHIP@housing.qld.gov.au](mailto:QCHIP@housing.qld.gov.au).

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## Appendix 1 – Pre-Submission Discussion Form

*A Pre-Submission Discussion is a meeting held between the Department and a Community Housing Provider (CHP) prior to the formal submission of an Expression of Interest or a Detailed Proposal. The primary purpose of the Pre-Submission Discussion is to explore whether the proposal is likely to meet the evaluation criteria, discuss strategic alignment with the Department's priorities and provide preliminary feedback to assist Proponents in preparing more relevant and comprehensive proposals.*

*Only representatives from the CHP's organisation are to attend the Pre-Submission Discussion. Confidentiality of commercial sensitive information will be maintained at all times.*

*This Pre-Submission Discussion is conducted on a non-reliance basis and does not imply any commitment to a successful proposal outcome.*

**A Pre-Submission Discussion with the Department can be requested through the online web-form at <https://www.housing.qld.gov.au/initiatives/queensland-community-housing-investment-pipeline/>.**

1. Proponent Details	
Community Housing Provider Name	
NRSCH/QRSCH status	Choose an item
Tier	Choose an item
Contact Name	
Phone	
Email	
2. Site Details	
Street address	e.g. 1 William St, Brisbane City, QLD, 4000 (All property must be in Queensland)
Lot and plan number	e.g. Lot 1, SP123456

Brief description of the site, including ownership	<p><i>Description should include current site tenure, zoning and use. Initial planning advice should be provided.</i></p> <p><i>If site is not owned, a brief description of the pathway to securing site tenure should be provided.</i></p> <p><i>Discussions with site owner must have been initiated.</i></p>	
<b>3. Project Details</b>		
Number of social, affordable, other dwellings	Social:	
	Affordable:	
	Other:	
Justification for inclusion of affordable housing (where applicable)	<i>i.e. description of how affordable housing enables the project to achieve greater density/reduces social housing demand</i>	
Product type	<i>e.g. detached dwellings, duplexes, 3 storey unit block etc.</i>	
Brief description of the project	<i>max 250 words</i>	
Target cohort (if applicable)	<i>e.g. seniors, unemployed young people, women and children escaping domestic and family violence etc.</i>	
<b>4. High Level Cost Estimate</b>		
Total Development Costs	\$XM	
State support request	\$XM	
CHP co-contribution	\$XM	
Nature of CHP contribution	<i>[Land value, cash, surplus or financing]</i>	

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5. Approximate Timing	
Construction commencement	MM, YYYY
Construction completion	MM, YYYY

## Appendix 2 – Expression of Interest Form

### Instructions

Proponents can only complete an Expression of Interest Form when invited by the Department to do so.

Proponents must complete all sections of the Expression of Interest Form unless it states 'where applicable'.

When completing the Expression of Interest Form, please provide responses in the right hand column.

Expression of Interest Forms must be submitted in Microsoft Word.

Each attachment, appendix or other supporting document must be submitted individually in its own file, in either Microsoft Word or in a word-searchable PDF. Only provide attachments, appendices or supporting documents that are requested by the Expression of Interest Form.

All attachments, appendices or other supporting documents must have the following naming convention:

“Attachment 4.1\_Town Planning Advice”

“Attachment 5.1\_Concept Designs”

As part of the EOI submission, Proponents will also be required to:

- complete a conflict-of-interest declaration; and
- complete an Ethical Supplier Compliance declaration.

## PART 1 – PROPOSAL DETAILS

<b>1. Proponent Details</b>	
Community Housing Provider Name	
NRSCH/QRSCH status	Choose an item
Tier	Choose an item
Consortium member details	<i>Applicable for CHPs intending to register a special purpose vehicle with a charitable intent</i>
Contact Name	
Phone	
Email	
<b>2. Site Details</b>	
Street address	<i>e.g. 1 William St, Brisbane City, QLD, 4000</i> <i>(All property must be in Queensland)</i>

Lot and plan number	<i>e.g. Lot 1, SP123456 – if project site is not yet created please include current lot description and plan of proposed future lot(s) identifying the site location and area</i>		
<b>3. Project Details</b>			
Social, affordable, other dwellings planned	<b><u>Type</u></b>	<b><u>No.</u></b>	<b><u>Configuration</u></b>
	Social:	10	5 x 1-bed 5 x 2-bed
	Affordable:	5	2 x 1-bed 3 x 2-bed
	Other:	2	2 x 1-bed
Product type	<i>e.g. detached dwellings, duplexes, 3 storey unit block etc.</i>		
Description of the project	<i>max 500 words</i>		
Justification for inclusion of affordable housing (where applicable)	<i>i.e. description of how affordable housing enables the project to achieve greater density/reduces social housing demand</i>		

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Target cohort (where applicable)	<i>e.g. seniors, unemployed young people, women and children escaping domestic and family violence etc.</i>
<b>4. Tenure and suitability</b>	

<p>Provide a summary statement confirming the current ownership/control status of the site.</p> <p>If the site is owned, submit evidence to substantiate this (i.e. copy of title registry search, current rates notice).</p> <p>If site is not owned, detail the pathway to securing tenure.</p> <p>Please include any supporting documents that demonstrate there is an exclusive arrangement to acquire the site from the existing owner.</p>	<p><i>[Proponent to complete]</i></p> <p>Supporting documentation attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p>
<p>Provide a summary statement confirming the current zoning and use of the site.</p>	<p><i>[Proponent to complete]</i></p> <p>Supporting documentation attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p>

If a development/building approval that supports the proposed project outcome has been obtained, submit evidence to substantiate this.

Where a Development Approval has not been obtained, provide a description of the planning approval pathway being pursued.

Identify any key barriers to development.

Please include:

- any supporting town planning advice that may be available

any due diligence that has been completed on the site (geotechnical, environmental reports etc.).

## 5. Housing solution

<p>Provide a statement that substantiates how the project responds to a demonstrated need with a suitable housing solution.</p> <p>Elements of this statement should include:</p> <ul style="list-style-type: none"> <li>• how the dwellings proposed will cater to the target cohorts' needs (where applicable)</li> <li>• what specific complementary support services are available close by, or as part of, the project</li> <li>• the development's connectedness to local amenities.</li> <li>• the development's proximity to other community housing and how this might impact tenant outcomes</li> </ul> <p>Please include:</p> <p>any concept or schematic plans that may be available.</p>	<p><i>[Proponent to complete]</i></p> <p>Supporting documentation attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p>
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Outline any design specifications or standards that have informed the design brief (noting that social dwellings must conform with the Social Housing Design Guidelines).	<p><i>[Proponent to complete]</i></p> <p>Supporting documentation attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p>	
<b>6. Value for money</b>		
Description of commercial model		
<p>Submit a high-level summary of the projects' financial metrics.</p> <p>Please include:</p> <ul style="list-style-type: none"> <li>any market valuation undertaken on the site</li> <li>any assessments undertaken by a Quantity Surveyor (QS) on the estimated project costs</li> </ul> <p>any preliminary builders estimate that has been provided.</p>	Land value/cost	[\$X.XM]
	Construction cost	[\$X.XM]
	Total development cost	[\$X.XM]
	Total per unit cost	[\$X.XM]
	CHP co-contribution	[\$X.XM]
	Nature of CHP co-contribution	<i>[e.g. land value, cash, surplus or financing]</i>

	State support request, including type of support	[\$X.XM]
<b>7. Development readiness</b>		
Submit a summary table confirming key milestones	<b><u>Milestone</u></b>	<b><u>Estimated Date</u></b>
	Contract execution	MM, YYYY
	Planning approval	MM, YYYY
	Commence construction	MM, YYYY
	Complete construction	MM, YYYY
	Tenant ready	MM, YYYY

<p>For turnkey solutions, describe progress to date agreeing key commercial terms with a builder/developer.</p>	<p><i>[Proponent to complete if proposing a turnkey solution]</i></p> <p>Supporting documentation attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p>
<b>8. Capability and capacity</b>	
<p>Outline the proposed resourcing structure for the delivery of this project including availability and capability of proposed resources</p>	<p><i>[Proponent to complete]</i></p>

Provide the curriculum vitae (CV) for proposed key resources	Proposed Bid Lead	<i>[Proponent to complete: Name]</i> CV attached: <i>[Proponent to complete: Yes/No and provide attachment name and number]</i>
	Proposed Development Manager	<i>[Proponent to complete: Name]</i> CV attached: <i>[Proponent to complete: Yes/No and provide attachment name and number]</i>
	Any other key resources proposed	<i>[Proponent to complete: Name]</i> CV attached: <i>[Proponent to complete: Yes/No and provide attachment name and number]</i>

## PART 2 – CONFLICT OF INTEREST DECLARATION FORM

### Declaration of Conflict of Interest

A Proponent must declare any potential, perceived or actual conflicts of interests in relation to its role in the Community Housing Investment Pipeline (CHIP) Market Invitation. Where the Proponent represents a consortium, the Proponent's primary contact must ensure any consortium partners declare any potential, perceived or actual conflicts of interests in relation to their roles in the CHIP Market Invitation. Declaration of conflict of interests at the time of submitting this Expression of Interest (please choose one option)

☐ I am not aware of any conflict of interest in relation to the Proponent's role in the Community Housing Investment Pipeline (CHIP) Expression of Interest and the Proponent's interest or duties in other regards

☐ I am aware of a potential, perceived or actual conflict of interest and have disclosed details below.

I will undertake to draw to the attention of the Program Team any situation which may later arise that could lead to a conflict of interest in relation to the Proponent's role in relation to the Expression of Interest \*

☐ I agree

### Disclosure of interests

I disclose the following interests of either the Proponent or one of it's consortium partners.

Description of disclosed interest, appointment or other matters requiring disclosure:

[Click or tap here to enter text.](#)

## PART 3 – Declaration of Ethical Supplier Compliance

The Proponent must respond to the Ethical Supplier Threshold criteria included below. Responses should only include matters from the previous five-years, starting from 1 August 2019. More information about the Ethical Suppliers Threshold Compliance can be found at Business Queensland: Ethical Supplier Requirements. After 1 August 2019, has the Proponent:

1. Contravened a civil remedy provision of Chapter 2 or Chapter 3 of the Fair Work Act 2009 (Cth), or committed an offence against the Fair Work Act?

☐ **No**

☐ **Yes**

2. Contravened a civil remedy provision of Chapter 2, 3, 4, 5, or 7 of the Industrial Relations Act 2016, or committed an offence against the Industrial Relations Act, or failed to pay employment related levies, or other payments, established under Queensland legislation?

☐ **No**

☐ **Yes**

3. Failed to make superannuation contributions on behalf of employees in accordance with law?

☐ **No**

☐ **Yes**

4. Purported to treat employees as independent contractors, where they are not?

☐ **No**

☐ **Yes**

5. Required persons who would otherwise be employees to provide an Australian Business Number so that they could be treated as independent contractors?

☐ **No**

☐ **Yes**

6. Engaged persons on unpaid work trials or as unpaid interns, where they should be treated as employees?

☐ **No**

☐ **Yes**

7. Entered into an arrangement for the provision of labour hire services with a person who is not licensed under the Labour Hire Licensing Act 2017, or a supplier who is an unlicensed provider under the Act?

☐ **No**

☐ **Yes**

8. Paid employees wages below those provided for in an applicable modern award?

☐ **No**

☐ **Yes**

If yes to any of the above, has the non-compliance been investigated and an outcome obtained previously (after 1 August 2019) by a Queensland Government procuring agency? Provide reference / case number

[Click or tap here to enter text.](#)

## PART 4 – Declaration of Accuracy and Information Disclosure

### Consent Form

If the Proponent includes more than one organisation, one Declaration of Accuracy and Information Disclosure Consent Form executed as a deed is to be provided by each organisation.

In making this declaration, the Proponent certifies that the responses in this submission are complete, accurate, up to date and not misleading in any way.

The Proponent agrees that the Department of Housing and Public Works may obtain information from the Proponent or about the Proponent to verify the information contained in this Proposal submission. This information may be held by any government regulator, for example Work Health Safety Queensland, the Queensland Building and Construction Commission, the Office of Industrial Relations, the Fair Work Commission and the Australian Building and Construction Commission.

The Proponent agrees that the Department of Housing and Public Works may take the information into account in assessing an Expression of Interest or awarding a contract.

#### Executed as a deed by the Proponent

*[Note: To be signed by duly authorised officers for the Proponent. Where signing under power of attorney, please provide a certified copy of the relevant power(s) of attorney and evidence of the attorney's authority. The State reserves the right to ensure the Proponent has duly executed this Declaration of Accuracy and Information Disclosure Consent Form before further considering the Expression of Interest.]*

Organisation Name:	
Signature [Authorised officer of Proponent]:	
Date:	
Name:	
Title:	

## Appendix 3 – Q-CHIP Detailed Proposal Form

### Instructions

Proponents must complete all sections of the Detailed Proposal Form unless it states 'where applicable'.

When completing the Detailed Proposal Form, please provide responses in the right hand column.

Detailed Proposal Forms must be submitted in Microsoft Word.

All submissions must also complete the Financial Pro-Forma which will be made available. Proponents must not edit or delete any part of the Financial Pro-Forma template and complete all sections unless it states 'where applicable'. The Financial Pro-Forma must be submitted in Microsoft Excel format.

Each attachment, appendix or other supporting documents must be submitted individually in its own file, in either Microsoft Word or in a word-searchable PDF.

All attachments, appendices or other supporting documents must have the following naming convention:

"Attachment 4.1\_Town Planning Advice"

"Attachment 5.1\_Concept Designs"

## General Details

1. Proponent Details	
Community Housing Provider Name	
ABN/ACN	
NRSCH/QRSCH status	Choose an item
Tier	Choose an item
Postal address	
Key Contact Name	
Phone	
Email	
2. Consortium member details	
Consortium member details	<p><i>Applicable for CHPs intending to register a special purpose vehicle with a charitable intent. Details of all consortium members must be provided in the following format:</i></p> <ul style="list-style-type: none"><li>• <i>Company name</i></li></ul>

	<ul style="list-style-type: none"><li>• <i>ABN/CAN</i></li><li>• <i>Postal address</i></li><li>• <i>Key contact name</i></li><li>• <i>Email/phone</i></li></ul>
<b>3. Project changes or alterations</b>	
Provide an overview of any significant changes to the project scope, design, delivery, operations, issues, or risks since the Expression of Interest phase.	<i>List significant changes or alterations and refer to any further detail provided in subsequent sections.</i>

## Evaluation Criteria 1: Tenure and suitability

3. Site Details	
Street address	e.g. 1 William St, Brisbane City, QLD, 4000  (All property must be in Queensland)
Lot and plan number	e.g. Lot 1, SP123456
4. Site Tenure	
<p>Provide a detailed statement confirming the current ownership/control status of the site.</p> <p>If the site is owned or controlled by the Proponent, submit evidence to substantiate this, such as:</p> <ul style="list-style-type: none"> <li>• copy of title registry search</li> <li>• current rates notice</li> <li>• current lease agreement.</li> </ul> <p>If the site is not owned or controlled, Proponents' are expected to have secured an exclusive arrangement to own or control the site. Proponents</p>	<p>[Proponent to complete]</p> <p>Supporting documentation attached:</p> <p>[Proponent to complete: Yes/No and provide attachment name and number]</p>

are to detail the pathway to securing site tenure and the remaining steps to take.

Provide any supporting documents that demonstrate there is an exclusive arrangement to acquire the site from the existing owner.

### 5. Suitability

Provide a detailed statement confirming the current zoning and use of the site.

If a development/building approval that supports the proposed project outcome has been obtained, submit all relevant approved plans.

If not yet obtained, the planning approval is expected to have been substantially progressed.

*[Proponent to complete]*

Supporting documentation attached:

*[Proponent to complete: Yes/No and provide attachment name and number]*

<p>Proponents are to submit a detailed description of the planning pathway being pursued and the progress made to date towards the planning approval. Description should include:</p> <ul style="list-style-type: none"><li>• the current status of the application/s</li><li>• key risks to approval and proposed mitigation</li><li>• the remaining key milestones</li><li>• any evidence available on the expected response from the relevant planning authority (e.g. pre-lodgment meeting minutes).</li></ul>	
<p>Provide confirmation that the Proponent (or the developer) has undertaken due diligence on the site (including attaching town planning advice, geotechnical and environmental due diligence) and has not identified any key barriers to development that cannot be remedied within the project costings and timeframes.</p>	<p><i>[Proponent to complete]</i></p> <p>Supporting documentation attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p>

## Evaluation Criteria 2: Housing solution

6. Project Details							
	<u>Item</u>	Studio	1 Bed	2 Beds	3 Beds	4+ Beds	Total
Detail the number of social, affordable, and other dwellings planned broken down by number of bedrooms.	<b>Social:</b>						
	<b>Affordable:</b>						
	<b>Other:</b>						
	<b>Total:</b>						<i>Grand total</i>
Product type	<i>e.g. detached dwellings, duplexes, 3 storey unit block etc.</i>						
Detailed description of the project							
Justification for inclusion of affordable housing (where applicable)	<i>i.e. description of how affordable housing enables the project to achieve greater density/reduces social housing demand</i>						
Target cohort (where applicable)	<i>e.g. seniors, unemployed young people, women and children escaping domestic and family violence etc.</i>						
Provide a detailed statement that substantiates how the project responds to a demonstrated need	<i>[Proponent to complete]</i>						

<p>and/or the target cohort with a suitable housing solution. Elements of this statement should include:</p> <ul style="list-style-type: none"> <li>• how the dwellings proposed will fulfill a regional and local need and align with the government's housing priorities</li> <li>• how the dwellings proposed will cater to the nominated target cohorts' needs</li> <li>• what specific complementary support services are available close by, or as part of, the project</li> <li>• the developments' connectedness to local amenities</li> <li>• proximity to other community housing and how this might impact tenant outcomes.</li> </ul>	<p>Supporting documentation attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p>
<p>Provide confirmation that site plans, floor plans, elevations, detailed development yield schedules and development staging for all dwellings</p>	<p><i>[Proponent to complete]</i></p> <p>Supporting documentation attached:</p>



<p>If a particular target cohort/s has been nominated, the Proponent should demonstrate a commitment to delivering and maintaining housing that is appropriate, accessible and stable for that cohort.</p>	
<p>For affordable housing (where applicable), Proponents must also confirm acceptance of the affordable housing eligibility criteria set out in the Department of Housing and Public Works' Policy and guidelines Documents (<a href="#">Policies and guidelines for community housing providers   Business Queensland</a>).</p>	<p><i>[Proponent to complete]</i></p> <p>Supporting documentation attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p>
<p>The Proponent is to provide an overview of its approach to providing asset management services and detail any proposed arrangements to outsource this to a third-party provider, including details of its asset lifecycle maintenance plan and proposed cost profile.</p>	<p><i>[Proponent to complete]</i></p> <p>Supporting documentation attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p>

### Evaluation Criteria 3: Value for money

8. Value for money		
Description of commercial model		
<p>The Proponent is to complete the Financial Pro-Forma to the extent relevant to its Detailed Proposal and confirm it is included as an attachment.</p> <p>The Proponent is to submit a Financial Pro-Forma for each project on the basis that it can be accepted as a single, stand-alone project.</p>	Financial Pro-Forma attached: <i>[Proponent to complete: Yes/No and provide attachment name and number]</i>	
Submit a summary of the projects' financial metrics (that aligns with the Financial Pro-Forma requested above).	Land value/cost	<i>[\$X.XM]</i>
	Construction cost	<i>[\$X.XM]</i>
	Other development costs	<i>[\$X.XM]</i>
	Total development cost	<i>[\$X.XM]</i>
	Total per unit cost	<i>[\$X.XM]</i>

	CHP co-contribution	[\$X.XM]
	Nature of CHP co-contribution	[e.g. land value, cash, surplus or financing]
	Third party funding contribution (where applicable)	[\$X.XM]
	Nature of third party funding contribution (where applicable)	[e.g. gifted land, capital grant, cash donation]
	State support request	[\$X.XM]
	Nature of State support request	[e.g. capital grant]
<p>Attach evidence to substantiate the costs outlined above, including:</p> <ul style="list-style-type: none"> <li>• market valuation undertaken on the site</li> <li>• Quantity Surveyor (QS) report on the detailed project costs</li> <li>• builders estimate/s that substantiate project costs.</li> </ul>	<p>Supporting documentation attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p>	
<b>9. Funding and financing (where applicable)</b>		

<p>Where the Project is subject to financing, provide details of the key terms including:</p> <ul style="list-style-type: none"> <li>• name of financier</li> <li>• term of debt (including detail on any applicable refinancing events)</li> <li>• all-in interest rate</li> <li>• debt arranging fees (where applicable).</li> </ul>	<p><i>[Proponent to complete]</i></p>
<p>Where the Project is subject to financing, submit supporting documentation evidencing that financing has been secured or is in the process of being secured.</p> <p>At a minimum, a letter of support from the financier confirming the key terms of the proposed financing is required.</p>	<p><i>[Proponent to complete]</i></p> <p>Supporting documentation attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p>
<p>Outline whether the Project is partially funded through philanthropic and other partner contributions. If applicable, provide confirmation that key terms have been agreed with the philanthropist or other partner for the contribution</p>	<p><i>[Proponent to complete]</i></p> <p>Supporting documentation attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p>

to the Project (including amount, timing and conditions, if any), and a copy of those key terms.

- to the extent that the project is dependent upon a contribution from a philanthropist or another partner, the Proponent must have reached key terms with that partner or partners.

Where other party funding is drawn from another government jurisdiction (Commonwealth or Local Government), this should be identified and a confirmation of timing provided.

## 10. Commercial Terms

Provide acceptance of the commercial terms, including risk allocation, as set out in the Project Agreements. The State will not accept material departures to the Project Agreements.

If the Proponent proposes any non-material departure to the Project Agreements and/or

Supporting documentation attached:

*[Proponent to complete: Yes/No and provide attachment name and number]*

Item	Document	Clause reference	Issue	Proposed departure	Reason for departure
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<p>Commercial Framework, the Proponent must provide:</p> <ul style="list-style-type: none"> <li>details of the proposed departure (including fully drafted provisions in mark up against the relevant provision of the Project Documents and/or Commercial Framework, if relevant)</li> <li>an explanation of the rationale for the departure, in the form of the table provided.</li> </ul>	<b>X.1</b>	<i>[Proponent to complete]</i>	<i>[Proponent to complete]</i>	<i>[Proponent to complete]</i>	<i>[Proponent to complete]</i>	<i>[Proponent to complete]</i>
	<b>X.2</b>	<i>[Proponent to complete]</i>	<i>[Proponent to complete]</i>	<i>[Proponent to complete]</i>	<i>[Proponent to complete]</i>	<i>[Proponent to complete]</i>
	<b>X.3</b>	<i>[Proponent to complete]</i>	<i>[Proponent to complete]</i>	<i>[Proponent to complete]</i>	<i>[Proponent to complete]</i>	<i>[Proponent to complete]</i>
	<b>X.4</b>	<i>[Proponent to complete]</i>	<i>[Proponent to complete]</i>	<i>[Proponent to complete]</i>	<i>[Proponent to complete]</i>	<i>[Proponent to complete]</i>
	<i>Repeat rows as required</i>					

## Evaluation Criteria 4: Development readiness

11. Development readiness		
Submit a summary table confirming key milestones	<u>Milestone</u>	<u>Estimated Date</u>
	Contract execution	MM/YYYY
	Planning approval	MM/YYYY
	Commence build	MM/YYYY
	Complete build	MM/YYYY
	Tenant ready	MM/YYYY
Attach a detailed delivery programme (provided in Microsoft Project or equivalent) showing key stages of project development (including approvals, planning, design, early works, construction and commissioning) and critical path items.	<p><i>[Proponent to complete]</i></p> <p>Gantt chart (or similar equivalent project schedule) attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p>	
Provide confirmation that the Proponent has a clear plan to engage a builder in line with the	<i>[Proponent to complete]</i>	

<p>proposed delivery programme supported by a commitment to undertake adequate due diligence (including financial viability and capacity) on that builder.</p>	<p>Supporting documentation attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p> <p><i>This plan may include that the Proponent has committed to use a builder that meets the following principles:</i></p> <ul style="list-style-type: none"> <li><i>holds appropriate insurance cover with respect to the proposed works;</i></li> <li><i>has a Queensland WorkCover insurance policy or proof of self-insurance that covers all personnel engaged in the delivery of services;</i></li> <li><i>does not have any history of disciplinary action;</i></li> <li><i>holds the relevant building licences;</i></li> <li><i>has adequate financial viability and capacity;</i></li> <li><i>has an appropriate Occupational Health and Safety management system in place; and</i></li> <li><i>is compliant with all relevant industrial relations legislation.</i></li> </ul>
<p><b>12. Turnkey Solution Details (where applicable)</b></p>	
<p>For turnkey solutions, provide evidence that key terms have been agreed with a builder/developer,</p>	<p><i>[Proponent to complete]</i></p>

or a price estimate based on a Cost Plan (as per Australian Institute of Quantity Surveyors) prepared by a quantity surveyor, both supported by an adequately progressed design.	Supporting documentation attached: <i>[Proponent to complete: Yes/No and provide attachment name and number]</i>
Provide confirmation that all developer conditions (including pre-sale conditions) will not impact the proposed delivery timeline. There must be an appropriate plan to discharge those conditions per the Project delivery schedule.	<i>[Proponent to complete]</i>  Supporting documentation attached: <i>[Proponent to complete: Yes/No and provide attachment name and number]</i>
Confirm the sunset dates for construction commencement and construction completion for the project. Provide a statement confirming that the developer has committed to these timeframes.	<i>[Proponent to complete]</i>  Supporting documentation attached: <i>[Proponent to complete: Yes/No and provide attachment name and number]</i>
Provide details of the developer and builder for the project. If developer is a member of the proponent consortium, ensure the details match those provided in Section 2.	<b>Developer</b>  Registered Business Name: <i>[Proponent to complete]</i>  ABN: <i>[Proponent to complete]</i>  Contact name: <i>[Proponent to complete]</i>  Email address: <i>[Proponent to complete]</i>

	<p>Phone number: <i>[Proponent to complete]</i></p> <p><b>Builder</b></p> <p>Engaged by: <i>[Proponent to complete]</i></p> <p>Registered Business Name: <i>[Proponent to complete]</i></p> <p>ABN: <i>[Proponent to complete]</i></p> <p>Contact name: <i>[Proponent to complete]</i></p> <p>Email address: <i>[Proponent to complete]</i></p> <p>Phone number: <i>[Proponent to complete]</i></p>
Provide the status of the Proponent's agreement and negotiations with its developer.	<i>[Proponent to complete]</i>
Provide details of the due diligence undertaken with relation to the operational and financial capability, capacity and reputation of the developer/builder, including confirmation of any outstanding or pending litigation (for example an Equifax Company & Director Report).	<p><i>[Proponent to complete]</i></p> <p>Supporting documentation attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p>

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Provide a term sheet / letter of support, comfort or equivalent from the developer's financier in favour of the developer for the proposed development, consistent with the Detailed Proposal.	Supporting documentation attached: <i>[Proponent to complete: Yes/No and provide attachment name and number]</i>
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## Evaluation Criteria 5: Capability and capacity

13. Organisational Capability	
<p>The Proponent must confirm that it has the resources available to undertake the Project (or will employ or contract the additional resources to do so). At a minimum this should include the structure of the project management team, number of resources required and secured, and the details (including CVs) of key project management personnel.</p> <p>Where the Proponent comprises a consortium, confirmation is required from each entity in respect of the intended role of that entity in the project.</p>	<p><i>[Proponent to complete]</i></p> <p>Supporting documentation attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p>
<p>The Proponent is required demonstrate its experience and capability to manage contractors that will provide technical expertise, updating and</p>	<p><i>[Proponent to complete]</i></p>

expanding upon its EOI response where applicable.	
Provide details of the Proponent's experience and capability to secure finance/equity and comply with financial covenants (only applicable to projects that propose to raise debt/equity).	<i>[Proponent to complete]</i>
Where a Proponent has not previously borrowed or raised equity (as applicable), outline the Proponent's approach to securing finance/equity, including its approach (and resourcing requirements) to prepare and submit a credit application and monitoring and complying with financial covenants.	<i>[Proponent to complete]</i>
Provide the proposed governance structure for delivering and operating the project, including role and responsibilities of key governance stakeholders.	<i>[Proponent to complete]</i>  Supporting documentation attached:  <i>[Proponent to complete: Yes/No and provide attachment name and number]</i>
<b>14. Financial Capacity</b>	

Describe the commercial agreements that will be established to deliver the project (naming all known counterparties)	<p><i>[Proponent to complete]</i></p> <p>Supporting documentation attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p>
Provide evidence that the Proponent has the financial capacity to meet all of the contractual obligations associated with the project. Attach the last three years' of annual reports and audited financial statements (or equivalent). Where audits are not finalised, provide unaudited/management accounts with notes.	<p><i>[Proponent to complete]</i></p> <p>Supporting documentation attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p>
Provide details of any current or planned financial commitments that may affect the capacity of the Proponent to meet its obligations with respect to the project.	<p><i>[Proponent to complete]</i></p> <p>Supporting documentation attached:</p> <p><i>[Proponent to complete: Yes/No and provide attachment name and number]</i></p>