

Addendum 2

REOI No.: CHGP – New Social Housing Supply

1. Land no longer available.

Please note that the sites identified below are no longer available for use. An updated Attachment 3 – Available Vacant Land has not been provided as the changes required are minimal.

Local Government Area	Street Address	Suburb	Lot size (m2)	Title Ref
Brighton	4 EATON PLACE	BRIDGEWATER TAS 7030	1014	6707/504
Brighton	11 LOCKHART STREET	GAGEBROOK TAS 7030	644	15333/867

2. 78-89 Allunga Road, Chigwell – Plans are not yet available from Glenorchy City Council are you able to provide some additional information regarding the site.

The public consultation period has closed and plans are no longer available from Council. The development will be considered at a Council meeting on Monday 7 November 2020.

The number of dwellings to be delivered based on the current plans before Council are 5 one bedroom and 18 two bedroom.

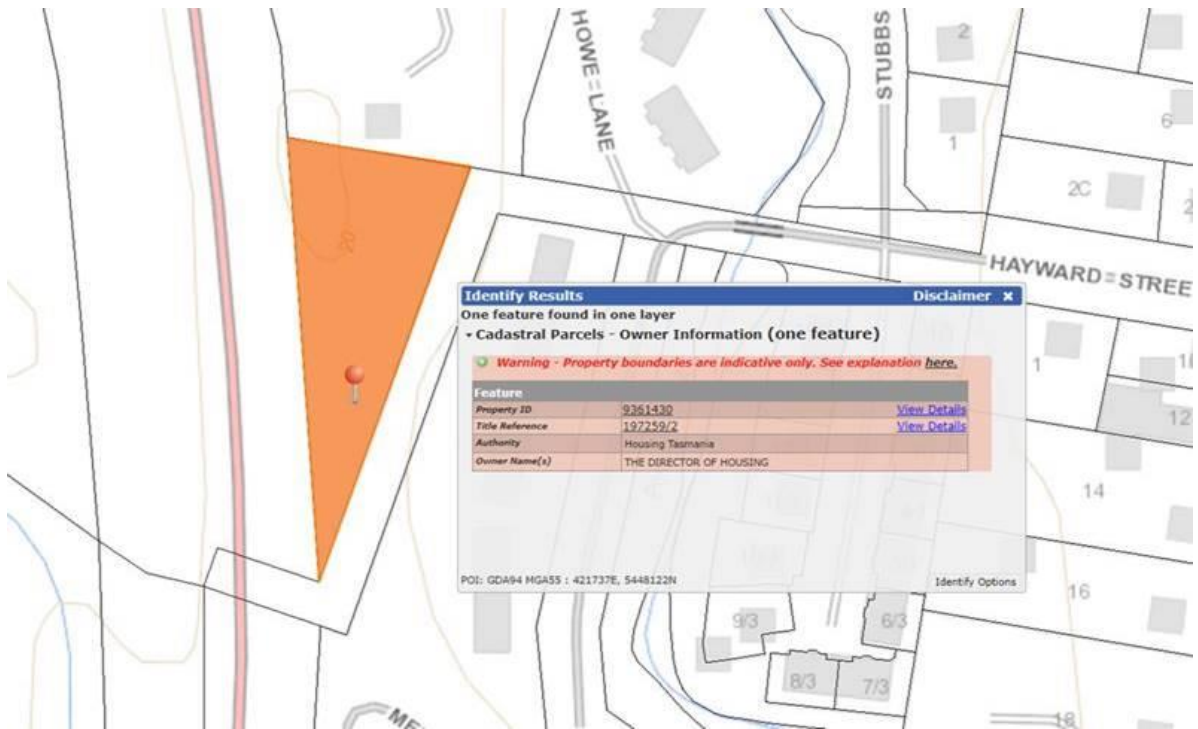
Detailed design drawings will be released following the Council decision.

3. Can you please confirm that the site at 27 Killara Avenue Penguin as identified below is the correct site? Can you also advise where site access is intended to be?

Yes, the site identified in the images below is the correct site.

A preliminary assessment of site access has been considered. Access should be from Killara Avenue which may need to be from the corner of Killara Avenue and Howe Lane where there is a road corridor allocated. The exact locations would need to be confirmed with Council during the design process.

27 Killara Avenue, Penguin – site images



4. **The Growth Program refers to the transfer of management of 2 000 existing housing units to community providers. Please could you clarify:**

- (a) **If there is a possibility for existing stock to be transferred to not-for-profit providers who are not currently Tier 1 Housing Providers?**
- (b) **Is there opportunity for Tier 2 Housing Providers to participate?**
- (c) **If so, what is the process for applying for transferred stock and is there a register of available housing stock?**

No, the transfer of management of 2 000 dwellings is a closed Request for Proposal limited to Tier 1 Providers who already partner with the Director via the Better Housing *Futures* program. No other housing provider or not-for-profit organisation, regardless of Tier 1 registration, is eligible to participate in that process however they can seek grant funding through this EOI.

5. **The REOI at 17.1.3 – Value for Money, In the last part of this paragraph, is this an error or is there a second type of ‘value of support’ which Providers must identify, in addition to Capital funding?**

*“Additional outcomes not requiring Director grant funding support. Providers must identify the value of support being sought from the Director **both** in terms of capital funding”*

There is a second type of support available from the Director being making vacant land stock available for Providers to deliver new developments. The land would be made available via a Ground Lease. When making a submission, Providers must identify if any Director owned vacant land is being requested.

6. **How do we identify a partnership arrangement, for example, a parent company which is Tier 2 registered partnering with a Housing Provider noting that the parent company will be providing assistance?**

Where partnerships are entered you must identify:

- (a) The parties to the partnership.
- (b) What each of the parties will provide, that is what role each will play.
 - (i) Where this may be in the form of support in delivering tenancy and property management services by a parent company you must demonstrate the capacity and capability as well as the contribution by the parent company.

You must also identify the capacity, capability and contribution by the partner Provider who will deliver the outcome.

Further items for consideration and explanation are:

Which entity will be the property owner.

Which entity will provide property and tenancy management.

Which entity will carry financial responsibility for delivery of the project.

Which entity will deliver the development.

The Panel must be able to determine capacity and capability of all parties to partnerships. If the Panel is unable to identify the capability of each partner in its own right as well as

how the partnership arrangement is proposed to work, this may negatively impact the assessment.

7. If proposals were to consist of multiple projects and during the evaluation process one project was considered to provide a greater overall outcome and was supported but another project was not would the submission be rejected as a whole?

No. Providing that each individual project is identified, it is clear what will be delivered for all and supporting information is supplied which allows the Panel to appropriately assess each project there is potential that the Director may make an offer for one project but not another.

It is important that there is evidence to consider each project individually. Without this information, it may be that the Panel is unable to effectively consider the projects.

8. How is the \$135 000 per dwelling figure derived? For example, is this considered to be 50 per cent of development costs? Is it disadvantageous to seek additional funding?

The \$135 000 is not calculated on a specific formula. Rather, it is the base per dwelling contribution that in the Director's experience is sufficient to support delivery of new dwellings.

An organisation would not be "disadvantaged" if a higher per dwelling contribution is sought but, the Panel must consider the best value for money outcome. There is no guarantee that a higher than base funding amount would be supported.

Consideration would also be given to the overall outcome/yield under the REOI. If providing additional funds to one Provider would result in a lower yield or a project evaluated at a higher level would not receive funding, this would not be considered a good outcome and may not be supported.

9. Is there any caution regarding partnering with a builder?

Providers should undertake their own due diligence in relation to any partnerships with other providers, organisations or professionals.

Partnership arrangements will not be precluded from consideration or be adversely viewed.

However, evidence must be provided of the capacity of partnering organisations and the portion of the project that will be delivered by them. Evidence should also be provided as to how this may compliment or enhance the existing experience of Providers.

10. Updated Contact Register

Following release of Addendum I, additional providers have now registered interest in partnership arrangements.

An Updated Contact Register will be provided to all registrants for consideration.

11. REOI – Attachment 4 – Project Schedule

This was provided as a PDF file initially in error and is now available as an Excel spreadsheet for completion and can be downloaded from:

<https://www.communities.tas.gov.au/housing/news/community-housing-growth-program>

When submitting proposals, please also submit the Excel spreadsheet.

ADDENDUM ISSUE DATE:

4 November, 2020