

## Social Housing Initiative - Stage 2

Housing Coordinator  
April 2009





## Queensland's share of the Nation Building and Jobs Plan

- **Element 1 funding**
  - Stage 1 \$138.6 million for new construction - Approved 8 April
  - Stage 2 \$1.06 billion for new construction
  - Require approximately 3500 new dwellings to achieve Queensland's target of 4000
- **Element 2 funding**
  - \$80 million for repairs and maintenance
  - Underway and proceeding satisfactorily



## Stage 1 - \$138 million

- The Request for Offer was advertised 21 February 2009.
- Almost 700 submissions received, many of these were not suitable due to location, size, price and design etc.
- Proposed program of 444 approved by the Commonwealth.
- The program included turnkey and house/land projects plus four multi-unit projects for Brisbane Housing Company.
- All Stage 1 projects must be completed by 30 June 2010.
- Balance of projects are being considered for inclusion in Stage 2.



## Stage 2 - \$1.06 billion

- Two components to be advertised 22 April 2009

### A: not for profit providers

- application for capital grant
- expression of interest in tenancy management

### B: builders and developers of residential housing

- turnkey
- house / land packages
- Land

Note: Submissions for Capital Grants, Builders and Developers due 1 June 2009  
Expression of Interest for tenancy management due 6 July 2009



## Stage 2 requirements

- Queensland must submit the recommended proposals to the Commonwealth by 30 June 2009.
- Some proposals to be submitted in advance, so early lodgement welcome.
- Commonwealth has committed to giving approvals by 31 August 2009.
- 75% of new construction under Economic Stimulus Plan is to be completed by December 2010.
- Balance to be completed by 2011/12.



## Stage 2 requirements (cont'd)

- The Commonwealth has developed guidelines which will be used for assessment of proposals and is essential reading for all interested parties.
- What to look out for:
  - universal design and minimum environmental standards are detailed in the Request for Offer and Guideline documents.
- Documentation available at [www.publicworks.qld.gov.au](http://www.publicworks.qld.gov.au)
  - Guidelines
  - Request for Offer
  - Expression of Interest



## Other issues to note

- Department of Communities (Housing and Homelessness Services) is looking for:
  - One bedroom stock
  - Projects that use leveraging to increase housing supply
  - Mixed developments; innovative affordable solutions