

From: [Bulless, Neil](#)
To: [Mayo, Tracy](#); [Terracini, Stephen](#); [Hillcrest, Jessica](#); [Tennent, Simon](#)
Cc: [SLA Executive Support - Program Solutions](#); [Gordon, Tom](#)
Subject: Re: For your Urgent Approval: Whitlam Affordable Housing Sales Pack - Release Date: 30 June
Date: Thursday, 25 June 2020 7:45:07 AM
Attachments: [image001.tif](#)
[image002.tif](#)
[image003.tif](#)

Thks Tracy - [REDACTED] so Tom will be final signer.

Cheers

N

From: Mayo, Tracy <Tracy.Mayo@act.gov.au>
Sent: Wednesday, June 24, 2020 9:58:49 PM
To: Terracini, Stephen <Stephen.Terracini@act.gov.au>; Hillcrest, Jessica <Jessica.Hillcrest@act.gov.au>; Tennent, Simon <Simon.Tennent@act.gov.au>
Cc: SLA Executive Support - Program Solutions <SLAExecutiveSupport@act.gov.au>; Gordon, Tom <Tom.Gordon@act.gov.au>; Bulless, Neil <Neil.Bulless@act.gov.au>
Subject: For your Urgent Approval: Whitlam Affordable Housing Sales Pack - Release Date 30 June

UNCLASSIFIED

Good morning,

Please find attached the Whitlam Affordable Housing Sales Pack for your review and approval.
The Sales Pack has been prepared by Sales and Client Services, Affordable Housing Team, Whitlam Project Team and Clayton Utz.

As it is scheduled to be released via TendersACT on Tuesday 30 June, to ensure we achieve this, unfortunately I will need the sales pack approved by COB today, Thursday 25 June.

The overview of this release is in the folder **01. Sales Approval**, which is also the document you will need to electronically sign to clear this pack for release.

Once Stephen T, Simon T and Jessica have approved the Pack, I'll notify Tom and Neil for their clearance.

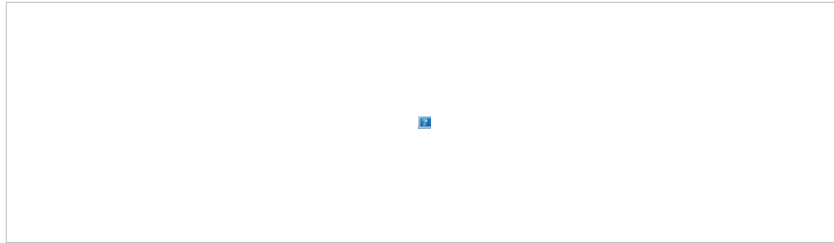
Many thanks
Tracy

Tracy Mayo
Sales & Client Services Officer

T: 02 6205 4062 | 02 6205 0600

Suburban Land Agency | ACT Government
TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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PROJECT:	Whitlam Affordable Housing Release – June 2020	
MATERIAL/S FOR REVIEW:	Sales Documentation	
FROM:	Tracy Mayo	
DATE SUBMITTED:	25 June 2020	
FIRST PRESS:	1 July 2020	RFT RELEASE: 30 June 2020 RFT CLOSES: 20 August 2020

The documents contained in this Sales Package have been compiled by the Suburban Land Agency and the Clayton Utz. [REDACTED]

[REDACTED] A full list of documents is on page 6.

I draw your attention to the changes, modifications and or inclusions to the standard templates that have been incorporated as part of this sales package below:

1. Request for Tender

- Tenderers are requested to submit a price on one or more of the Affordable Housing Packaged Lots;
- Each Packaged Lot contains a combination of Affordable and non-Affordable blocks;
- Tenderers can submit on multiple sites;
- Assessment of tenders will be a staged process:
 - o Stage 1 - Price: Tenders below reserve price will not be assessed;
 - o Stage 2 – Assessment on: Price, Achievement of Objectives, Work Health & Safety Record and Team & experience;
 - o Stage 3 - Tenderers will be ranked against their preferred Lot.
- Successful Tenderers can select up to 10 Packaged Lots;
- Successful Tenderers will enter a Put and Call Option Deed and Project Delivery Deed for one or more Packaged Lots.

2. Specimen Put and Call Option Deed

For blocks identified as Affordable:

- The successful tenderer will be required to build in accordance with the Affordable Threshold, Affordable Design Brief and are eligible to claim an \$8,000 Energy Rebate;
- Blocks must be sold for the price submitted in their tender;



- These will need to be sold to eligible buyers from the Affordable Housing Database;
- If a buyer selects a block \$300,000 or under and wish to secure it under the Land Rent Scheme, they will also have to demonstrate their eligibility for the Land Rent Scheme;

For non-affordable blocks:

- The successful tenderer can build to their own design and finishes;
- Blocks must be sold for the price submitted in their tender;
- Blocks can be sold as house and land, to any interested buyers;
- The end buyer will be able to claim the \$8,000 energy rebate from the SLA.

3. Specimen Contract for Sale: Affordable Housing

- Cat Containment: The area is likely to be declared a cat curfew area and cats must be contained at all times;
- Works Clause: The Buyer acknowledges that at the Date of this Contract Works have not been completed;
- Alphabetical Identifiers for the Land Clause is included on stage 2 Blocks as numerical identifier has not yet been finalised.
- Verge bond: A bond of \$1,000 is payable as security that the Verge and Assets are in good repair and condition.
- Land Rent Lease Election: The Buyer may make a Land Rent Lease Election if the Price is \$300,000 or less;
- Compliance with Eligibility Criteria: For Buyers selecting Land Rent Lease, they must provide an executed statutory declaration, financial advice certificate, evidence of CIT Land Rent Course attendance, ACT Revenue Office determination.

4. Specimen Contract for Sale: non-Affordable Housing

In addition to the above Clauses, the non-Affordable Housing contract includes the following clause:

- Energy Rebate: Buyers can claim an Energy Rebate of \$8,000 if they meet all specified requirements.

5. Specimen Crown Leases

The Specimen Crown Leases will include the 251 restriction, which limits the transfer of the Crown Lease for three years.

These will be issued as an Addendum, due to a delay in securing the Crown Leases before the release date and the Request for Tender has been updated to reflect this.

PROJECT BACKGROUND:

A total of 140 single residential blocks have been identified for this release, which includes 105 Affordable blocks and 35 end-grain blocks which are non-Affordable.

The blocks are across Stage 1 and Stage 2 of Whitlam and range in size from 175m² up to 407m².

They have been released as 19 Packaged Lots and Lots range from 5 blocks up to 10 blocks.

The Energy Rebate requirements have been modified to a reduced Solar PV of 3kw and the Rebate claimable has been adjusted to \$8,000 for blocks in this release.

Package	Block & Section	Stage	Affordable Allocation	Non-Affordable Allocation	Total Blocks in Package
PKG 1		1A2	6	2	8 blocks
PKG 2		1A2	6	2	8 blocks
PKG 3		1A2	5	2	7 blocks
PKG 4		1A1	8	2	10 blocks
PKG 5		1A1	8	2	10 blocks
PKG 6		1B2	6	1	7 blocks
PKG 7		1B2	7	1	8 blocks
PKG 8		1B2	6	1	7 blocks
PKG 9		1B2	6	1	7 blocks
PKG 10		1C1	4	2	6 blocks
PKG 11		1C1	3	2	5 blocks
PKG 12		2A1	5	2	7 blocks
PKG 13		2A1	5	2	7 blocks
PKG 14		2A1	5	2	7 blocks
PKG 15		2A1	6	2	8 blocks
PKG 16		2A2	5	2	7 blocks
PKG 17		2A2	2	3	5 blocks
PKG 18		S2B	6	2	8 blocks
PKG 19		S2B	6	2	8 blocks



A full list of blocks is provided as Attachment A.



RELEASE:

These sites have been identified for release this financial year in the published Indicative Land Release Program 2019-20 and contribute to the Agency's Affordable Housing target.

This release methodology has been based on the Taylor Affordable Housing release.



SETTLEMENT:

All sites will be sold as land not ready and are scheduled to settle after site works are complete. The Estimated Date Range for each estate is as follows:

- Whitlam Stage 1
- 1A1: 30 June 2020 – 30 December 2020
- 1A2, 1B2, 1C1: 1 March 2021 – 30 June 2021

- Whitlam Stage 2:
- 2A1, 2A2, S2B: 1 November 2021 – 30 June 2022

Put and Call Option Deeds will expire 6 months from the earliest estimated date range, with settlement to occur 30 Days from the day the seller serves the lease on the Buyer.

SITE CUSTODIANSHIP:

All blocks are under the custodianship of the Suburban Land Agency.

LEASES PURPOSE:

All stage one blocks are zoned RZ1 Suburban Zone and all stage two sites are RZ3 Urban Residential Zone.

RECOMMENDATION

We have read and reviewed the documentation listed in table of contents and confirm that the documents are suitable for use in the sale of the Land. We recommend that you approve the release of the land for sale.

Stephen Terracini
Digitally signed
 by Stephen
 Terracini
 Date: 2020.06.26
 12:24:35 +10'00'

 25/6/2020

Stephen Terracini
Director
Sales and Client Services

Jessica Hillcrest
Senior Director
Affordable Housing

Simon Tennent
Development Director
Molonglo

That you approve to release and publish the Sales package for public distribution as part of the marketing of the site.

Tom Gordon
 Executive Director, Development Delivery



TABLE OF CONTENTS:

Folder #	Document name	Prepared by:
01.	Sales Pack Approval Letter	Sales
02.	Endorsement letter	Clayton Utz
03.	Request for Tender	Clayton Utz
04.	Attachment B – Specimen Option Deed including Specimen Contracts for Sale & Annexures A to E: A - Whitlam Housing Development Guide B - Specimen Crown Leases C - Application for Land Rent Lease D - Financial Advice Certificate E - Statutory Declaration	Clayton Utz Clayton Utz Project Team
05.	Attachment C – Specimen Leases	To be released by Addendum
06.	Attachment D – Specimen Project Delivery Deed	Clayton Utz
07.	Attachment E – Lots Map	Project Team
08.	Attachment F – Design Brief	Project Team

FURTHER COMMENTS/NOTES:



UNCLASSIFIED

To: Minister for Housing and Suburban Development

Tracking No.: 19/16625

CC: Director-General, Environment Planning and Sustainable Development Directorate

From: Executive Director, Built Form and Divestment, Suburban Land Agency

Subject: Affordable Housing Implementation Issues

Critical Date: Routine

Purpose

To provide you with information about a number of issues associated with implementation of the ACT Government’s Affordable Home Purchase Scheme.

Recommendations

That you **note** the information contained in this brief.

Noted / Please Discuss

Yvette Berry MLA

05/11/19.

Minister’s Office Feedback

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Background

1. In accordance with the *ACT Housing Strategy*, the Environment, Planning and Sustainable Development Directorate (EPSDD) has been developing an affordable home purchase initiative in the ACT.
2. Under Section 65 of the *City Renewal Authority and Suburban Land Agency Act 2017*, development sites identified for release by the ACT Government are required to have public, community and affordable home purchase targets applied.
3. Eligible buyers can register their interest on the Affordable Home Purchase Database (database). After confirming their eligibility, buyers will then be able to sign up to ballot processes for the purchase of affordable homes.
4. Affordable homes will either be delivered in multi-unit developments or through the sale of single residential blocks for house and land packages and make up approximately 15% of the Government's Indicative Land Release Program.
5. The Suburban Land Agency (SLA) and EPSDD have been collaborating to transition the database to the SLA.

Issues

6. During discussions between EPSDD and the SLA, a number of issues associated with the delivery of affordable housing have been identified. These are outlined below.

Market Factors and Capacity of Buyers to Purchase

7. With the softening of the housing market and tightened lending criteria, eligible buyers may face challenges in accessing finance at the affordable housing thresholds. The 2019-20 thresholds are:
 - a. Up to 80m²: \$330,000
 - b. Between 80m² and 105m²: \$381,000
 - c. Greater than 105m²: \$434,000
8. In order to be eligible to purchase an affordable home, a buyer's income must not exceed \$100,000 with up to two dependents, increasing by \$16,000 per dependent thereafter.
9. To secure a loan for a property, the buyer would typically require a minimum deposit of 20%. However, lending institutions may vary in relation to their requirements in this regard.
10. Due to lending criteria and the Loan to Value Ratio (LVR) the deposit may need to be even higher. Many eligible buyers may be unable to have such a deposit due to their circumstances, which may prevent them from accessing finance, or exacerbate their cost of living by requiring mortgage insurance.
11. EPSDD annually reviews the Wage Price Index and adjusts the affordable home purchase price thresholds accordingly.
12. A strong information campaign is necessary to ensure that those participating in the affordable home purchase scheme are aware of the need to have appropriate financial arrangements in place. The SLA is currently preparing a marketing plan and FAQs for eligible buyers to promote the Affordable Home Purchase Scheme and provide clear information.

Buyer Preferences

13. Eligible buyers may have preferences for particular types of homes, such as bedroom numbers or locations. Providing a diverse range of housing is also consistent with the *ACT Housing Strategy*.
14. EPSDD and the SLA have identified a number of improvements to the database which will enable better collection of buyer preferences. This will allow the SLA to identify appropriate requirements for sites which are sold with affordable housing and for more effective matching of buyers with available homes. This includes a more customer focused preference list, which allows buyers some insight into developments as they are approved, and more streamlined collection of buyer eligibility information.

Compliance

15. It is important that affordable housing is of good quality. EPSDD and the SLA have developed a prescriptive inclusions list and specifications that are attached to sales contracts to ensure good design outcomes. The SLA reviews the proposed plans for multi-unit developments at the DA stage for consistency against these requirements.
16. A process for inspecting the buildings on completion is being developed, and discussions about staff resourcing for this process are ongoing.

Valuations

17. An outstanding issue to be resolved is the valuation of land for affordable housing.
18. The *Planning and Development Act 2007* states that the planning and land authority must not grant a lease for a payment of less than market value, unless it is a concessional lease. This applies to all land transactions regardless of the intended use of the development.
19. The EPSDD Portfolio Valuations Policy (PVP) provides guidance for valuations across EPSDD, the City Renewal Authority and the SLA to ensure probity. It differentiates in terms of the number of valuations based on transaction type (such as sale or business case) but does not differentiate based on the end use of the land (such as social or affordable housing).
20. The SLA has completed some analysis of affordable housing, which has indicated that it is often feasible to achieve the affordable housing thresholds on multi-unit sites, due to economies of scale. However, the analysis has indicated that it may be challenging to achieve the thresholds on single residential sites, due to combined land and build costs.
21. As there is an intention for a diverse range of housing types to be delivered, further investigation is ongoing to address the issue of valuations. Possible solutions under investigation include:
 - a. Attaching restrictions to Crown leases or unit title leases for the sale or transfer of dwellings identified as affordable housing, applied under section 251 of the *Planning and Development Act 2007*, to prevent windfall gains;
 - b. Using concessional leases for affordable housing;
 - c. Introducing Affordable Housing as a use defined within the Territory Plan which will then be able to be valued as a legitimate land use;
 - d. Delivering the housing targets under alternative target types, such as transferring some affordable home purchase sites to Community Housing

- Providers; and
- e. The SLA delivering affordable house and land packages through a similar model to public housing delivery, to address the issue of land cost.
 - f. Possible GSO advice that it is appropriate to include affordability requirements as part of the determination of a lease's market value.
22. The SLA is engaging with EPSDD to resolve a way forward and support delivery of a diverse range of affordable housing.
23. To address this issue in the short term, the SLA issued a broad Expression of Interest (EOI) for the delivery of affordable housing on single residential sites in Taylor. The EOI gave industry the opportunity to propose innovative solutions and delivery models that could assist the ACT Government in providing a diverse range of affordable housing options. Plans showing the affordable housing sites included in the EOI are at Attachment A. Affordable housing dwellings were required to include three bedrooms and meet design specifications. The EOI also included some sites which are available for community housing, these are shown at Attachment B.
24. An industry briefing for the EOI was held on 7 August 2019. The presentation from the industry briefing is at Attachment C.
25. Responses from the EOI have now been received and are currently being evaluated by the SLA. Successful respondents may be invited to a second stage of the process. Depending on the types of proposals received, for example, if a respondent proposes a model where they would be engaged by the Territory to undertake works, respondents would be required to comply with the Secure Local Jobs Code and Work Health and Safety (WHS) requirements.

Financial Implications

26. The implementation of affordable housing may have financial implications, particularly if further FTE are required or if there are changes to revenue as a result of land pricing.

Consultation

Internal

27. Discussions have been held across SLA project teams and with EPSDD's Affordable Housing and Governance teams.

Cross Directorate

28. Ongoing discussions have been taking place with the Community Services Directorate about the provision of public housing.

External

29. Ongoing discussions have been taking place between EPSDD and the ACT Community Housing Industry Association about the provision of community housing. Industry workshops have also been held with the Master Builders Association, Housing Industry Association and Property Council of Australia.

Work Health and Safety

30. There is minimal impact on work health and safety.

Benefits/Sensitivities

31. The delivery of affordable housing relates to the ACT Government's priorities and the SLA's non-financial objectives. If the risks outlined above are realised, this would affect both the ACT Government's and the SLA's reputation and ability to meet the targets.

Communications, media and engagement implications

32. If a diverse range of affordable housing is not delivered, there may be negative media.

Signatory Name: Nicholas Holt

Phone: x79646

Action Officer: Jessica Hillcrest

Phone: x58476

From: [EPSD Government Services](#)
To: [EPSD Ministerials and Corro Executive Office; Magee, Alexandra](#)
Cc: [EPSD Government Services](#)
Subject: FYI - CEO CLEARED: 19/16625 Ministerial Information Brief - Affordable Housing
Date: Wednesday, 16 October 2019 3:52:35 PM
Attachments: [image001.jpg](#)
[image002.gif](#)
[image003.gif](#)
[image007.jpg](#)
[image008.jpg](#)
[19_16625 - Ministerial Information Brief - Affordable Housing.obr](#)
[image005.jpg](#)

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Team – this brief, while cleared by the CEO SLA, might be of some interest to both Geoffrey and Erin.
Alex – drop copy for Ben.

Laura

From: Marshall, Guenivere <Guenivere.Marshall@act.gov.au>
Sent: Tuesday, 15 October 2019 8:40 AM
To: EPSP Government Services <EPSPGovernmentServices@act.gov.au>
Subject: CEO CLEARED: 19/16625 Ministerial Information Brief - Affordable Housing

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Hello

The attached has been cleared by JD, please progress as soon as possible.

Copy to be provided to Ben please.

Thanks

Guen

From: Dietz, John <John.Dietz@act.gov.au>
Sent: Friday, 11 October 2019 6:20 PM
To: Marshall, Guenivere <Guenivere.Marshall@act.gov.au>
Subject: RE: FOR CLEARANCE: 19/16625 Ministerial Information Brief - Affordable Housing

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Thanks Guen,
Approved for release.
thanks

John Dietz
Chief Executive Officer


T: 02 6205 7346 **M:** [REDACTED]

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From: Marshall, Guenivere <Guenivere.Marshall@act.gov.au>
Sent: Friday, 11 October 2019 4:36 PM
To: Dietz, John <John.Dietz@act.gov.au>
Subject: FOR CLEARANCE: 19/16625 Ministerial Information Brief - Affordable Housing

UNCLASSIFIED

Hi John

Please see attached the updated ministerial information brief on affordable housing for your clearance please.

Thanks

Guen

From: Holt, Nicholas <Nicholas.Holt@act.gov.au>
Sent: Thursday, 10 October 2019 8:45 AM
To: Marshall, Guenivere <Guenivere.Marshall@act.gov.au>
Cc: Cullen, Isabella <Isabella.Cullen@act.gov.au>; Hillcrest, Jessica <Jessica.Hillcrest@act.gov.au>
Subject: FW: FOR CLEARANCE: 19/16625 Ministerial Information Brief - Affordable Housing

UNCLASSIFIED

Hi Guen,

I have cleared this version for progress up to the CEO. This brief responds to a number issues that have been raised in discussions with the Minister during the Weekly catch ups.

regards

Nicholas

From: Hillcrest, Jessica <Jessica.Hillcrest@act.gov.au>
Sent: Thursday, 3 October 2019 6:28 PM
To: Holt, Nicholas <Nicholas.Holt@act.gov.au>
Cc: Cullen, Isabella <Isabella.Cullen@act.gov.au>
Subject: FW: FOR CLEARANCE: 19/16625 Ministerial Information Brief - Affordable Housing

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Hi Nick,

As discussed, please see attached affordable housing brief for your clearance. I have updated to note that the Taylor EOI has closed and subject to evaluation, and also to include some extra information following the attached email which John Pooley received last week. Otherwise minor edits only from the previous version you cleared a few weeks ago.

Thanks,

Jess

Jessica Hillcrest (Steele) | Senior Director, Built Form

Phone: 6205 8476 | Email: Jessica.Hillcrest@act.gov.au

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From: Marshall, Guenivere <Guenivere.Marshall@act.gov.au>
Sent: Friday, 27 September 2019 1:06 PM
To: Hillcrest, Jessica <Jessica.Hillcrest@act.gov.au>
Subject: FW: FOR CLEARANCE: 19/16625 Ministerial Information Brief - Affordable Housing

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JD is happy for this be updated and go with Nick's clearance

From: Dietz, John <John.Dietz@act.gov.au>
Sent: Friday, 27 September 2019 1:03 PM
To: Marshall, Guenivere <Guenivere.Marshall@act.gov.au>
Subject: RE: FOR CLEARANCE: 19/16625 Ministerial Information Brief - Affordable Housing

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Thanks Guen,
Agree with suggested approach

John Dietz
Chief Executive Officer

T: 02 6205 7346 **M:** [REDACTED]

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From: Marshall, Guenivere <Guenivere.Marshall@act.gov.au>
Sent: Friday, 27 September 2019 9:53 AM
To: Dietz, John <John.Dietz@act.gov.au>
Subject: NFA: FOR CLEARANCE: 19/16625 Ministerial Information Brief - Affordable Housing

UNCLASSIFIED

Hi John

Noting this hasn't progressed yet, the information is now not as current and the brief is being re-worked, particularly noting the questions received yesterday about the EOI.

We will hopefully progress next week, based on Nicholas' clearance if that's okay with you.

Thanks

Guen

From: Marshall, Guenivere
Sent: Thursday, 12 September 2019 8:04 AM
To: Dietz, John <John.Dietz@act.gov.au>
Subject: FOR CLEARANCE: 19/16625 Ministerial Information Brief - Affordable Housing

UNCLASSIFIED

Good Morning John

Following discussions with Minister Berry's office and the below action item, the attached affordable housing brief has been updated by Jess and cleared through Nicholas, ready for your review please. Whilst this was originally intended to be a joint brief, no input was received from EPSDD. I have added

Ben as a CC to ensure he is across the issues raised.

31 July 2019 – DLO SK		
Finalise joint SLA/EPSSD brief. Include map of Taylor identifying affordable housing blocks and detail of these sites (e.g. size of blocks, type (1 bed, 3 bed etc), cost of blocks, total cost – land/build)	JD	In progress.

Thanks

Guen

Guen Marshall

Executive Officer to Chief Executive Officer John Dietz

T: 02 6207 0576 | **M:** [REDACTED]

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SUBURBAN LAND AGENCY

EXPRESSION OF INTEREST TAYLOR AFFORDABLE HOUSING INDUSTRY BRIEFING



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Welcome

1. ACT Housing Strategy
2. Process
3. Design Brief and Specification



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ACT HOUSING STRATEGY

- The ACT Housing Strategy commenced in October 2018.
- It builds on the 2007 Affordable Housing Action Plan and its review and what was heard at the 2017 Housing and Homelessness Summit.
- The Strategy contains five key goals and a range of objectives and actions.
- The Strategy identifies and provides pathways which support access to safe, secure and affordable housing for all Canberran's.
- It identifies a range of mechanisms to unlock the supply of affordable housing to support the community housing sector and to assist low-moderate income earners enter the housing market.



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ACT HOUSING STRATEGY

Key objectives of the Strategy include:

- Growing and diversifying the community housing sector
- Providing more affordable homes for purchase

Registered Community Housing Providers will be able to submit an EOI for the Taylor community housing packages. Partnerships and collaborations that seek to deliver innovative, creative and quality built-form outcomes are encouraged.

Blocks nominated as affordable must be sold to persons who have been found eligible to participate in the Affordable Home Purchase Program. The sale of these dwellings must not exceed the Affordable Housing Sale Price Thresholds.

Further information is available from the Homes and Housing website www.act.gov.au/homes-housing

SUBURBAN LAND AGENCY

PROCESS

EXPRESSION OF INTEREST



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Things You Need to Know

Expression of Interest

The Suburban Land Agency is seeking **innovative and creative** proposals to deliver single residential affordable housing in the estate of Taylor.

Two package types

1. Affordable – 23 Packages
2. Community – 6 Packages



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Delivery Examples

- Extended Settlement
- Put and Call Options
- Land Rent (Conditions apply)
- Rent to Buy
- Design and Construct



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Things You Need to Know

Expression of Interest

- Packages have minimum affordable dwelling numbers.
- Blocks will be sold at market value.
- Affordable Dwellings need to be sold at or below the applicable threshold to Eligible Purchasers.
- You need to participate in this Expression of Interest to proceed to Request for Tender.



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Process

Affordable Thresholds 2019 - 2020 FY

Category of Affordable Housing	Maximum price (GST inclusive)
For a Dwelling of less than 80 square metres net liveable area *	\$330,000
For a Dwelling of between and including 80 and 105 square metres net liveable area*	\$381,000
For a Dwelling of more than 105 square metres net liveable area *	\$434,000

*net liveable area does not include garage, carport or outdoor areas



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Eligible Purchasers

Must register on the Affordable Housing Database.

All applicants must be at least 18 years of age, Australian residents or permanent residents and meet the following requirements:

- Have a combined gross household income of under \$100,000 (with an increase for 3-5 children);
- Do not own, or not have owned any property;
- Reside in the ACT or intend to reside in the ACT; and
- At least one applicant will live in the home continuously for 12 months



Process

Register at www.tenders.act.gov.au to download the Expression of Interest

Stage One – Expression of Interest	Date
Expression of Interest Release	27 June 2019
Industry briefing	7 August 2019
Last day for asking clarification questions	4 September 2019
Expression of Interest Closing Time	2.00pm 19 September 2019
Notification of shortlisted Respondents	December 2019

Stage Two – Request for Tender	Date
Release of Request for Tender	February 2020
Request for Tender Closing Date	April 2020
Appointment of Successful Tenderers	May 2020



Process - Evaluation

Evaluation Criteria	Evaluation Weighting
Past Experience	25%
Project Team	10%
Methodology and Timeline	15%
Achievement of Objectives	25%
Work Health and Safety	25%

SUBURBAN LAND AGENCY

**EXPRESSION OF INTEREST
TAYLOR AFFORDABLE HOUSING
DESIGN BRIEF AND SPECIFICATION**



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Design Brief and Specification

Three Sections

- 1) Preliminaries
- 2) Design Principles
- 3) Building Specification

**ONLY APPLIES TO THE DWELLINGS YOU
NOMINATE AS AFFORDABLE HOUSING**



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Preliminaries

Responsibility of the Respondent

- Consultant fees
- Building approval fees and all approvals
- Warranties and insurances
- Site establishment
- Practical completion and handover
- All external works
- Suburban Land Agency plan endorsement





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Design Principles

Sustainable Design

Major objective of the Suburban Land Agency

- Energy efficiency
- Building adaptability
- Water conservation
- Waste reduction
- Environment





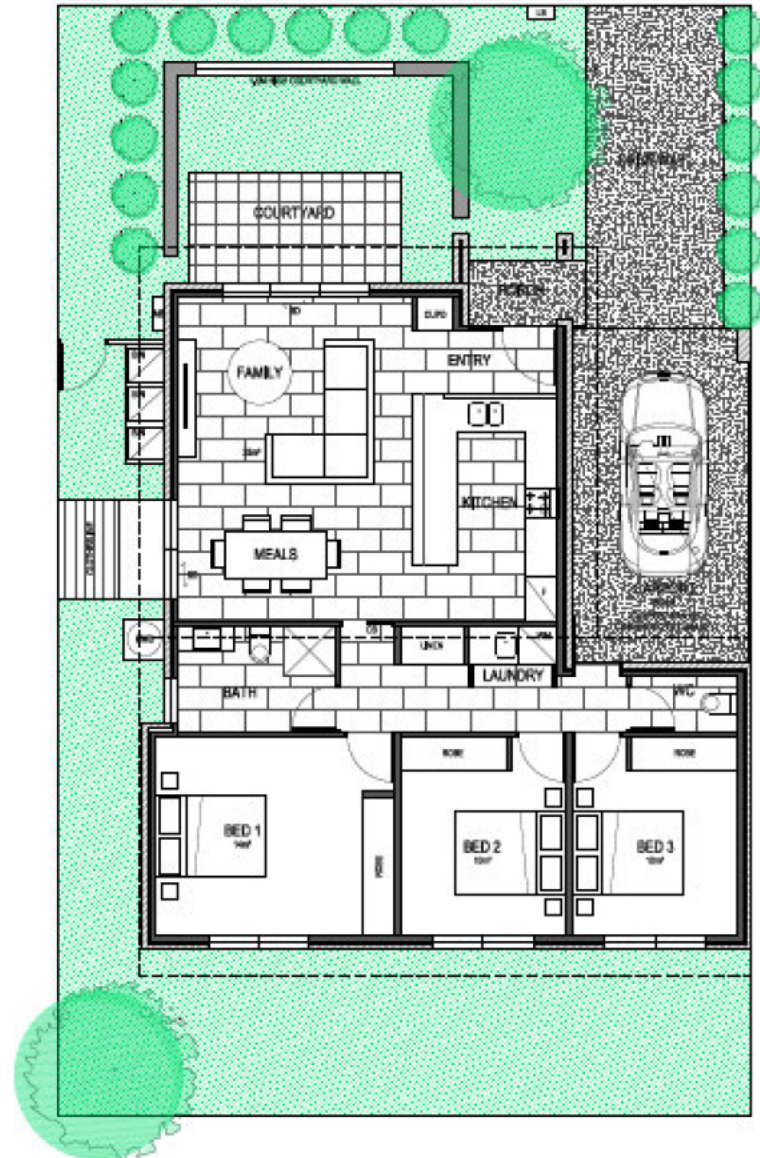
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Building Specification

General Design Requirements

- Net livable area > 105m²
- Three bedrooms
- Car accommodation
- Rooms dimensions
- Spatial relationships
- Longevity and whole of life costs





Building Specification

Construction

In accordance with National Construction Code and Territory Plan Bushfire requirements.

Termite management systems to be a barrier type

- No chemical systems
- Primary building elements to be all H2 treated timber

Energy efficiency requirements in accordance with National Construction Code/Plumbing Code of Australia

- Building thermal performance
- Hot water heater



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Building Specification

Livable Housing Guidelines

Developed by industry and community

Affordable dwellings to achieve Silver Level

Does not have to be certified

Seven core elements

- Path of travel can be from the car accommodation
- Step free thresholds
- Wider door openings
- Reinforcing of wet area walls





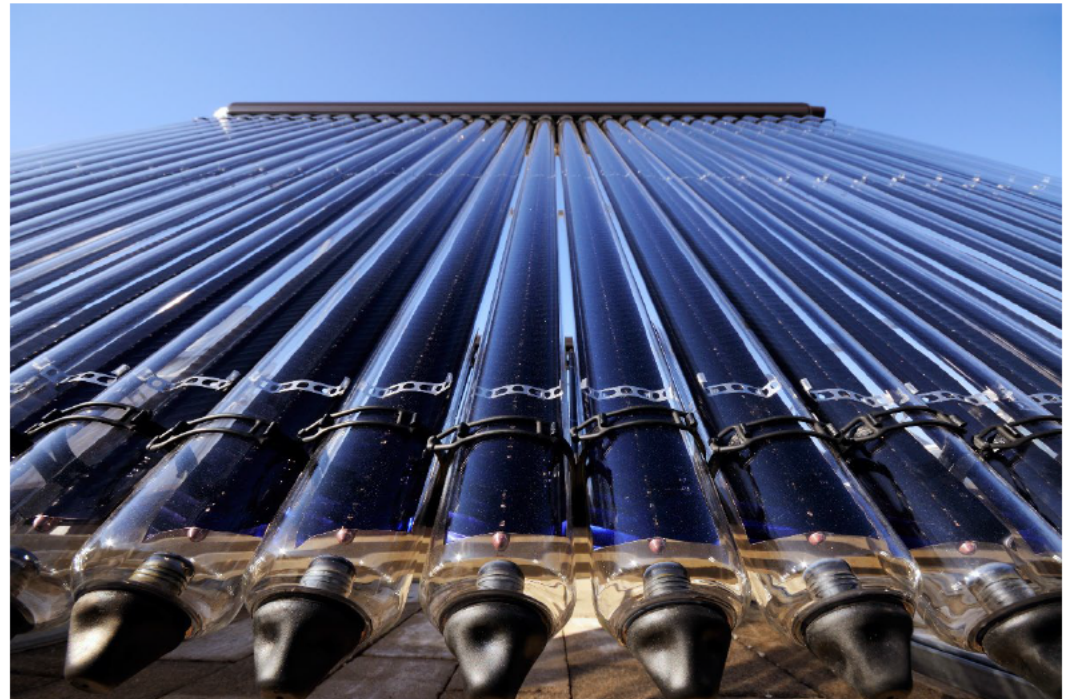
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Building Specification

Fittings and inclusions

- Gas not required
- Built in wardrobes
- LED lighting
- Brands are indicative
- Space heating & cooling
- Water heaters
- Window furnishings





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Building Specification

External Works

Soft landscaping

- Grassing and turf
- Trees and plants
- Mulching

Hard landscaping

- Driveways and footpaths
- Retaining walls
- Utilities

Clothes drying

Common boundary fencing

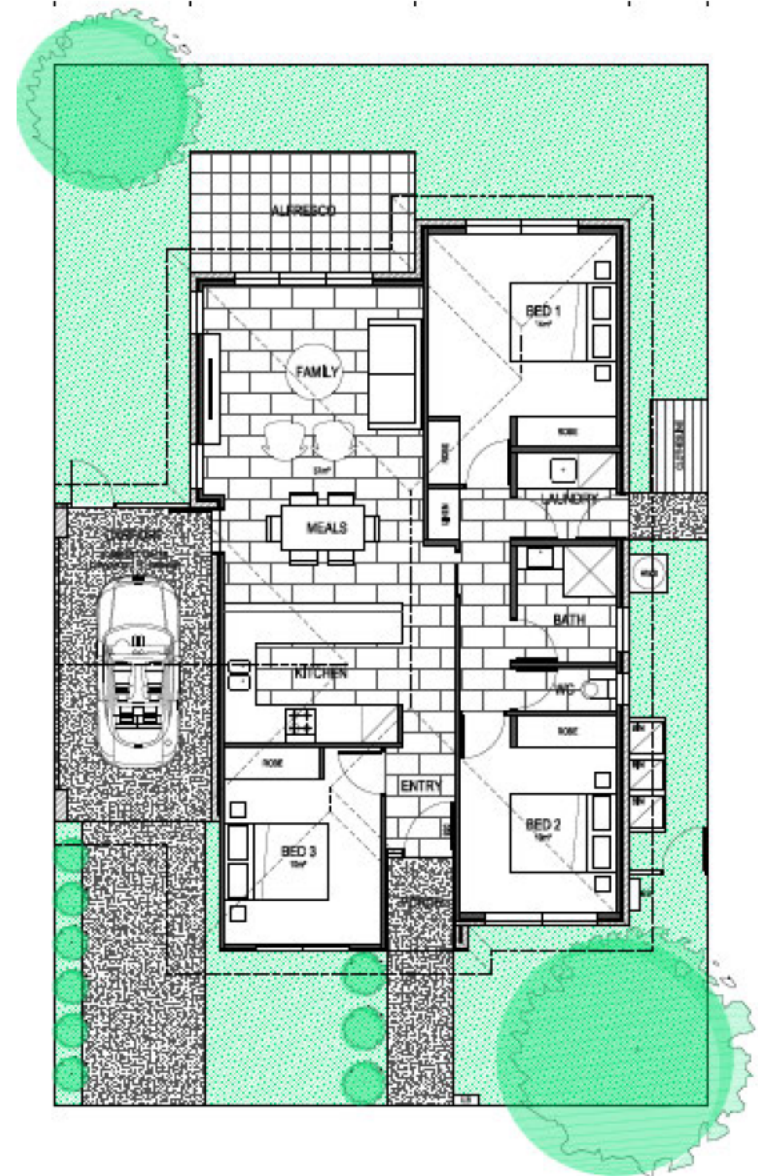
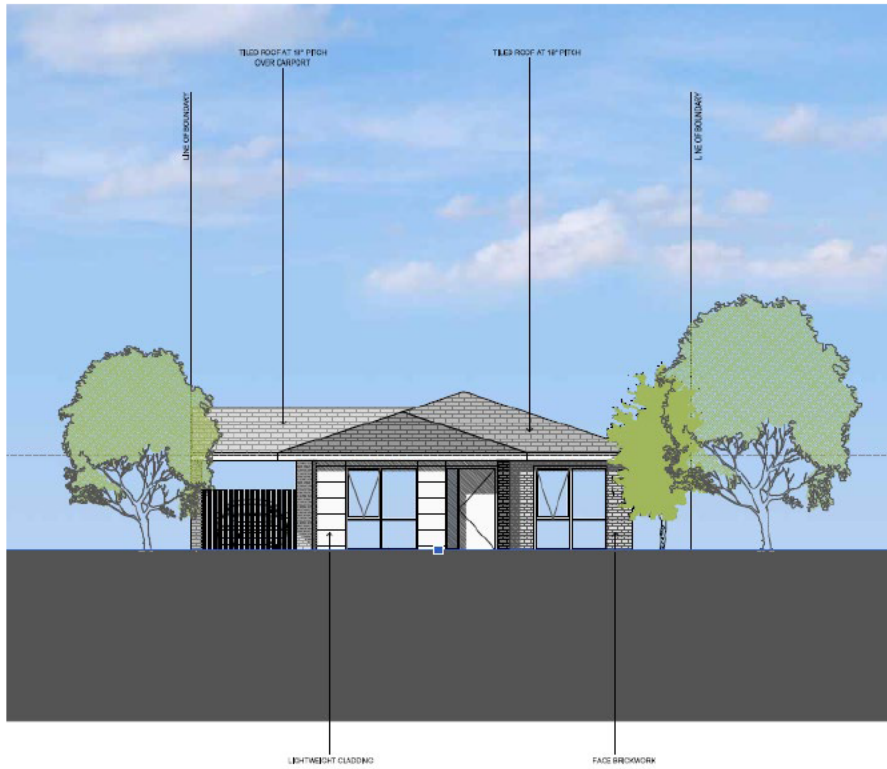




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Sample Designs



SUBURBAN LAND AGENCY

QUESTIONS



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Ministerial Information Brief Coversheet

MINISTER	Minister for Housing and Suburban Development - Yvette Berry MLA
SUBJECT	Affordable Housing Implementation Issues
OBJECTIVE NUMBER	19/16625
CRITICAL DATE FOR MINISTER'S SIGNATURE*	Tuesday, 22 October 2019

	Due Date	Signature	Date
Due to the Ministers Office			
Government Services	15/10/2019	Laura Marcantonio	16/10/2019
Chief Executive Officer	11/10/2019	John Dietz	11/10/2019
Executive Director	04/10/2019	Nicholas Holt	04/10/2019
Contact Officer: Jessica Hillcrest	Telephone No: 58476		

<p>Further Action/Comment:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Signature</p>

**All briefs must list a critical date (ie when the Minister is required to sign, even if considered routine)*