

HOUSING INNOVATIONS UNIT UPDATE

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Stage 2 New Construction Tenders Close

The call for Expressions of Interest (EOI) and Request for Tenders (RFT) for Stage 2 social housing construction under the Nation Building Economic Stimulus Plan (ESP) has now closed.

The Housing Innovations Unit (HIU) is pleased to have received a significant number of proposals in response to both processes. Well over 100 bids were received from the not-for-profit housing sector and building and construction industry. Many of these proposals contain multiple projects.

This outstanding response is evidence of the tremendous opportunity that the ESP presents to Tasmania, both in terms of generating building and construction and driving social housing reform.

The HIU is formally writing to each proponent to acknowledge receipt of their proposal.

Assessment and Next Steps

The HIU is now formally assessing each of the proposals it has received. An evaluation panel has been formed to critically assess each proposal using a standard set of selection criteria which proponents were required to address. The panel will be looking for projects that comply with Australian Government requirements like universal design features and 6-star energy ratings and which meet the needs of the Tasmanian Government, such as location, bedroom configuration, value for money and reform.

The panel's assessment will be used to identify a list preferred tenders to be recommended to the Australian Government for funding. This list must be provided to the Australian Government no later than 30 June 2009. At this stage, proponents will be advised of the outcome of the Tasmanian Government assessment process and if their proposal has or has not been recommended for Australian Government funding.

The Australian Government has given an undertaking that they will grant funding approval for ESP Stage 2 new construction projects to States and Territories by 31 August 2009. Proponents will then be advised of the final outcome of the EOI and RFT processes shortly thereafter. See Table 1 for a summary of these timelines.

Table 1. Timelines for Tasmanian ESP Stage 2 New Construction Funding Approval

Steps in Tendering Process	Date
1. Tasmanian Government calls for EOIs from not-for-profit housing organisations	2 May 2009
1. Tasmanian Government announces multiple RFTs from building and construction industry	9 May 2009
2. EOI and all RFTs close	By 2 June 2009
3. Tasmanian Government submits list of preferred tenders to Australian Government	By 30 June 2009
4. Tasmanian Government advises proponents if their proposal has or has not been recommended	By 7 July 2009
5. Australian Government grants funding approval to States and Territories	By 31 August 2009
6. Proponents advised of final outcome	September 2009
7. Construction begins	Following approval

Planning Approval Process for Successful Proposals

The Tasmanian Government has taken steps to ensure that the timeframes set out by the Australian Government for the implementation of the ESP are met so the State receives its share of funding.

Those who successfully gain funding for ESP Stage 2 social housing construction will be able to obtain planning approval through a streamlined process that has been introduced under the *Nation Building and Jobs Plan Facilitation (Tasmania) Act*.

Essentially, the Act exempts ESP projects from the usual planning approval process under the *Land Use Planning and Approvals Act 1993* and provides an alternative, streamlined planning process. Other relevant approvals legislation (e.g. *Building Act 2000*, *Historic Cultural Heritage Act 1995*, *Aboriginal Relics Act 1975*, etc), however, still applies.

The Act does not ignore the principles of the existing planning system. It provides a process for ensuring good planning principles and community views are considered by proponents when finalising their project plans.

A flyer and flow-chart outlining the new ESP project approval process has been enclosed for your information.

Our Contacts List

To receive regular email updates join the Housing Innovations Unit's e-list by phoning Amanda Daly on 6233 5038 or email amanda.daly@dhhs.tas.gov.au.

Visit the Australian Government's Nation Building Economic Stimulus Plan Website

For further information about the NBESP, including what's happening in education and community infrastructure, visit the Australian Government's NBESP Stimulus Plan website:

www.economicstimulusplan.gov.au