

Social, Affordable and Crisis Housing Leasing EOI

RESPONDENT QUESTIONS LIST

Last updated 26 March 2024

Expressions of Interest (EOI) respondents may submit questions to Council by emailing communityhousingleasingeoi@moretonbay.qld.gov.au.

Council will respond to questions from EOI respondents by updating this document.

It is the responsibility of respondents to ensure they have reviewed this information regularly and prior to submitting their EOI on 27 March 2024.

Frequently Asked Questions

Specific EOI respondent questions are on following pages.

Question	Answer
When does the EOI close?	The EOI was originally scheduled to close at 5:00 PM, Monday 12 February 2024. Council has extended the closing date to 5:00 PM, Wednesday 27 March.
Who is eligible to apply?	Registered not-for-profit Community Housing Providers or Specialist Homelessness Services for the purposes of developing and managing social, affordable and crisis housing on identified Council-owned land.
Where are the locations of the Council land for lease?	City of Moreton Bay is offering the following lots for long-term lease: <ul style="list-style-type: none">• Lot 22 RP 14006 & Lot 23 RP 14006 - described as 72 - 74 Cox Street, Caboolture• Lot 2 SP 329297 - described as 33 Oakey Flat Road, Morayfield
How long is the lease period?	The lease period available for the identified Council-owned land is 50 years. Longer tenure terms may be considered where essential to the viability of the project.
How do I apply?	Email communityhousingleasingeoi@moretonbay.qld.gov.au to receive a copy of the expression of interest application form and information pack documents. Submissions clearly marked Expression of Interest - Private and Confidential – Community Housing Leasing must be received by mail, hand delivery or e-mail by the closing date.

When will the successful respondent be notified?	Council intends to notify the respondents on whether they have been shortlisted from the first round of the EOI by June 2024.
Is there an information session for prospective respondents?	Yes. The information session was held on 17 January 2024 via Teams. Please contact Council via communityhousingleasingeo@moretonbay.qld.gov.au to obtain more information and register for the information session.

EOI Respondent Questions

1. Do you have a survey plan for the sites?

Council does not have survey plans available. If an EOI respondent wishes to obtain survey plans, they can be purchased through [Titles Queensland](#).

2. The specification document requires the following document: Evidence of State Government funding and status as a specialist homelessness service (where applicable). Can you advise what is intended here? Does this relate to rental funding or construction funding?

Specialist Homelessness Services are required to provide evidence of their funding agreement with the Queensland Government demonstrating they are current service providers of homelessness services.

3. Does Council election caretaker mode affect the timeline?

No. The Implementation Timetable was scheduled in a manner that ensures the caretaker period for the 2024 local government elections would not impact the expression of interest process. After the EOI - Stage 1 closes, Council officers will undertake assessment and shortlisting for the EOI - Stage 2, scheduled to begin in early April 2024.

4. Is there any consideration of extending the EOI closure date considering the Christmas / New Year period and the recent weather events?

The Christmas / New Year period was accounted for in the scheduling of the Implementation Timetable and Council believes closing in mid-February should allow potential EOI respondents enough time to consider and submit an application.

If organisations feel they have been significantly impacted and believe that there may be an impact on their ability to submit an application, we encourage them to get in touch by email at communityhousingleasingeo@moretonbay.qld.gov.au.

NB: Closing date was subsequently amended for all applicants to 27 March 2024.

5. Is there any consideration in pushing out the EOI timeframe as the industry is ramping up for the HAFF (Housing Australia Future Fund) and the [Queensland Government's] QuickStarts program which both close in March?

Closing date was subsequently amended for all applicants to 27 March 2024.

6. Could [City of Moreton Bay] have a conversation with the state government about the best sort of route for a potential subsidy contribution from them or with the Housing Australia?

City of Moreton Bay recognises that there are a lot of programs in the community housing space that are currently open. Council's expression of interest is running independently of other programs and relates to the provision of land through leasing, not provision of subsidies.

7. In relation to zoning, will there be a preference over code versus impact assessable development [in relation to the proposals being put forward by EOI respondents]?

Council is not prioritising code assessable over impact assessable development proposals. This would be a decision of the EOI respondent/s.

The successful respondent/s will need to go through the necessary development approval processes.

8. We are intending to submit multiple options for one site for Council's consideration. Would you prefer this as options within the one EOI application or totally separate EOI applications?

Where applicants are proposing multiple options for one site/land parcel; or where options for both land parcels, applications should submit:

- one copy of the Application Form Part A; and
- a separate copy of the Application Form Part B for each option on one land parcel, or for each land parcel.