

Q-CHIP Industry Briefing

September 2025

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1 Welcome and acknowledgements

2 Q-CHIP overview

3 Questions and Answers

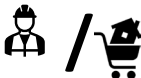
Q-CHIP overview

Queensland's Housing Investment Pipeline will deliver **53,500 social and community homes** by 2044, with homes to be delivered by the State and community housing providers

For community housing, a new procurement model has been established, the ***Queensland Community Housing Investment Pipeline*** (Q-CHIP):



is an **always open front door** for CHPs (with their partners) to submit community housing projects



seeks to **build and grow community housing** (new builds and turnkeys)



offers **funding support for all community housing outcomes** to encourage CHPs to partner with developers, builders, institutional investors and superannuation funds



focus on social housing projects with affordable component permissible in certain circumstances

Q-CHIP process

The phases of the Q-CHIP process are:



Proposals are expected to develop across the Q-CHIP phases in line with the below:

PRE-SUBMISSION DISCUSSION

Proponents have:

- Identified a site
- a project concept (product, cohort)
- Initiated landowner discussions

EXPRESSION OF INTEREST

Proponents have:

- Pathway to site tenure
- QS cost estimate, concept design, planning advice, construction timing

DETAILED PROPOSAL

Proponents have:

- Site optioned or secured
- Builder quotes, detailed design, planning approval, financing support

Goals and objectives

- **Early engagement** – CHPs are able to get early, direct feedback regarding their proposals and how they align with the evaluation criteria and Department's priorities, before making significant investments in proposals
- **Efficient** – the Department is able to consider proposals in a way that matches the particulars of the project
- **Collaboration** – a greater ability for the Department and the CHP (and its partners) to work together to plan and deliver projects
- **Long term planning** – both the Department and CHPs will be able to build long-term pipelines of projects, allowing planning with certainty

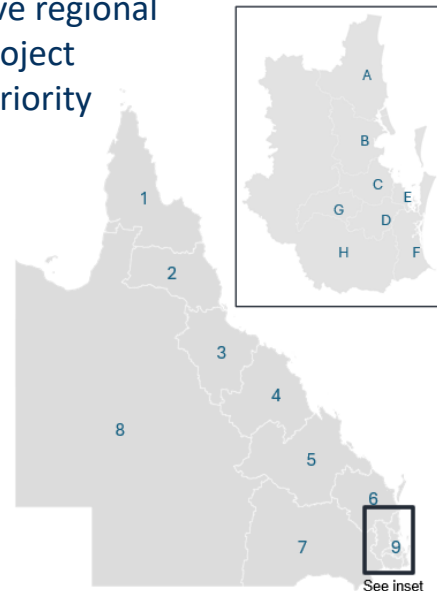
Q-CHIP parameters

- 1 **'Social First' priority** – with affordable dwellings considered where it can be demonstrated that they:
 - enable greater density
 - reduce social housing demand

- 2 Provide better access to relevant social Housing Register data to inform project development –
e.g. breakdown by LGA, bedroom count and age bracket.

LGA	Age Cohort	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Brisbane	26 to 55 years old	2,809	726	661	242	4,437
	Over 55s	1,020	169	38	10	1,237
	Youths Under 25s	562	192	82	2	838
Total		4,391	1,087	780	254	6,512

- 3 Visibility of indicative regional targets to inform project development and priority areas for delivery



Q-CHIP criteria

MANDATORY CRITERIA

1. Applicants must be a registered CHP, be in the process of registering as a CHP, or partnering with a registered CHP (noting, the department will only enter into funding agreements with registered CHPs)
2. Projects must prioritise social housing for eligible households on the Housing Register
3. Applicants must complete and sign the Ethical Supplier Threshold form and agree to the Terms and Conditions

EVALUATION CRITERIA

Evaluation Criteria 1: Tenure and suitability

Demonstrate ownership, or a pathway to ownership or exclusive control, of the proposed site
Demonstrate the suitability of the site, detailing key project features and risks

Evaluation Criteria 2: Housing solution

Substantiate how the project responds to a demonstrated need with a suitable housing solution

Evaluation Criteria 3: Value for money

Submit the projects' financial metrics including total development costs and State support requirements

Evaluation Criteria 4: Development readiness

Demonstrate that the project can be delivered in a timely manner

Evaluation Criteria 5: Capability and capacity

Demonstrate experience delivering, operating and financing (if applicable) similar sized projects

Ways to partner

CHPs are encouraged to partner with developers, builders, local governments, institutional investors, and superannuation funds to deliver more community housing across Queensland.

- If you are interested in developing social and affordable housing, please contact a community housing provider (CHP) to discuss options to partner with them to develop and operate your property. A register of CHPs is available at: https://www.nrsch.gov.au/national_register
- You can also reach out to the Community Housing Industry Association (CHIA) Queensland or QShelter to find out more about how to partner with a CHP.

Support for CHPs

Community Housing Futures program has been renewed for another round



Like Round 1, as part of the Community Housing Futures program **grants will be available to support CHP's growth agenda** and this can include the investigation of future opportunities



Grant process is expected to **open in the coming weeks** – stay tuned.

Contact information

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Questions?



DELIVERING **FOR QUEENSLAND**



Queensland
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