

# Queensland Community Housing Investment Pipeline (Q-CHIP)

## **HAFF 3 Partnership Round**

Market Invitation – V0.1 March 2026

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# Overview

## Q-CHIP HAFF3 Partnership Round

The Queensland Government is looking to partner with community housing providers (CHPs) as part of the State's submission to Stream 3 of the Housing Australia Future Fund (HAFF) Round 3 (HAFF3).

The HAFF3 Partnership Round is a competitive process to identify projects to form part of the Queensland Government's HAFF3 Stream 3 submission.

Through the HAFF 3 Partnership Round, CHPs and their partners are invited to submit proposals for the delivery of new social and affordable community housing aligned with State and Housing Australia criteria and timeframes. Any State funding sought for the successful proposals will be conditional upon successfully contracting with Housing Australia to receive funding through the HAFF.

In line with the Queensland Community Housing Investment Pipeline (Q-CHIP) and Housing Australia's requirements for Stream 3 of HAFF Round 3, this HAFF3 Partnership Round will prioritise the delivery of social housing outcomes.

Consistent with the broader Q-CHIP objectives, this round aims to tackle the challenge of increased demand for social and community housing across the State through increased supply. Funding support must go directly to deliver new social housing outcomes that will be owned and managed by a CHP. No operational support or services funding is available.

CHPs can consider ways to incorporate other forms of housing (for example, affordable, market sales, private housing, specialist disability accommodation (SDA) or student accommodation) or other non-housing components (such as office accommodation, outreach services or commercial/retail space) but these products must be wholly funded by the CHP.

The State reserves the right to consider funding of proposed affordable homes through discussions with one or more Proponents during the contract negotiation process. CHPs are encouraged to indicate a willingness to enter into these discussions in Part B of the Detailed Proposal form.

## Background

### Q-CHIP

The Queensland Government is committed to delivering 53,500 social and community homes by 2044, including 10,000 new community homes to be built on church and charity-owned land, in partnership with the community housing sector.

A key program to deliver against this commitment is Q-CHIP, developed to support CHPs to bring forward new community housing projects across Queensland in partnership with developers, builders, local governments, institutional investors and superannuation funds.

The Q-CHIP is an always open front door that allows CHPs, with their partners, to submit projects directly to the Department for consideration as and when opportunities present themselves. The agility and flexibility of this always open process is essential to building a sustainable pipeline of projects that can successfully deliver the 53,500 social and community homes target.

## Housing Australia Future Fund Round 3 (HAFF3)

HAFF is a dedicated \$10 billion investment by the Australian Government, established in November 2023 under the *Housing Australia Future Fund Act 2023*, to improve housing outcomes for Australians.

On 30 January 2026, Housing Australia opened the Call for Submissions (CFS) for funding under HAFF Round 3. This Round looks to deliver 21,250 social and affordable homes across Australia through four tailored funding streams:

- **Stream 1: First Nations** - more homes owned by First Nations Housing Providers, supporting the housing needs of First Nations people
- **Stream 2: Housing Diversity** - support housing outcomes across a diversity of locations and cohorts
- **Stream 3: States and Territories** - partner with State and Territory governments to unlock and accelerate the delivery of more homes
- **Stream 4: Partnerships at Scale** - enable more homes, sooner, by attracting partners that can deliver timely and efficient outcomes at scale

For further information on Housing Australia and the HAFF, please refer to the [Housing Australia website](#).

To access the HAFF3 Call for Submissions and supporting documents please register for an account on the Housing Australia Portal (HAP) [here](#).

## HAFF 3 Stream 3

Under the HAFF 3 CFS, Housing Australia has designed a stream specifically for State and Territory (S&T) Governments to leverage resources to deliver predominantly social housing. This round encourages partnerships with CHPs to develop and/or operate the delivered homes.

As part of the Queensland Government HAFF 3 submission, the Department is looking to consider CHP-led projects under HAFF 3 Stream 3 as follows, based on guidance provided by Housing Australia:

1. The State will call for proposals from CHPs and undertake an evaluation process (the subject of this Market Invite)
2. The projects that progress through the State evaluation process will be submitted as part of the State's HAFF EOI
3. Eligible Funding Recipients (i.e. CHP partners) will provide any further detail required by Housing Australia within 12 weeks of the State being advised of the EOI outcome
4. Housing Australia contracts directly with the Eligible Funding Recipient following project approval
5. State contracts with CHP on successful projects following, or in parallel with, Housing Australia approval

## Housing Australia Available Funding

The below table has been extracted from the CFS and outlines the HAFF Eligible Funding Products available to Eligible Funding Recipients under HAFF 3 Stream 3:

<b>HAFF3 Stream 3: States and Territories</b>	
Availability Payments	Fixed at \$22,700 per social dwelling, per annum, payable quarterly only once dwellings are operational.
Concessional Loan	The lower of \$145,000 per dwelling or 20% of Total Development Costs.
HAFF Senior Debt	Details outlined in the CFS
HAFF Stretch Senior	Details outlined in the CFS

While the CFS contemplates affordable dwellings as part of Stream 3, this invitation is only looking to support social dwellings.

When preparing the Detailed Proposal, proponents should consider the following HAFF 3 Funding products:

- Social Availability Payment
- Concessional Loan and/or
- Senior and Senior Stretch debt.

## State Funding

Should State funding be required in addition to the available HAFF funding, requests should demonstrate Value for Money for the State and can include capital grants, availability payments or a combination of the two.

## Timeline

While this round forms part of the broader Q-CHIP, this invitation represents a discrete and independent process with defined timeframes. An indicative timeline for the procurement process is outlined in the table below:

1	2	3	4	5
<b>Release of invitation</b>	<b>Detailed Proposal Close</b>	<b>Preferred Proponents Confirmed</b>	<b>State submission of HAFF3 EOI</b>	<b>CHP lodges HAFF3 Detailed Application</b>
12 March 2026	13 April 2026	May 2026	June 2026	Q3 2026*

\*Subject to Housing Australia's assessment of the EOI submitted by the State

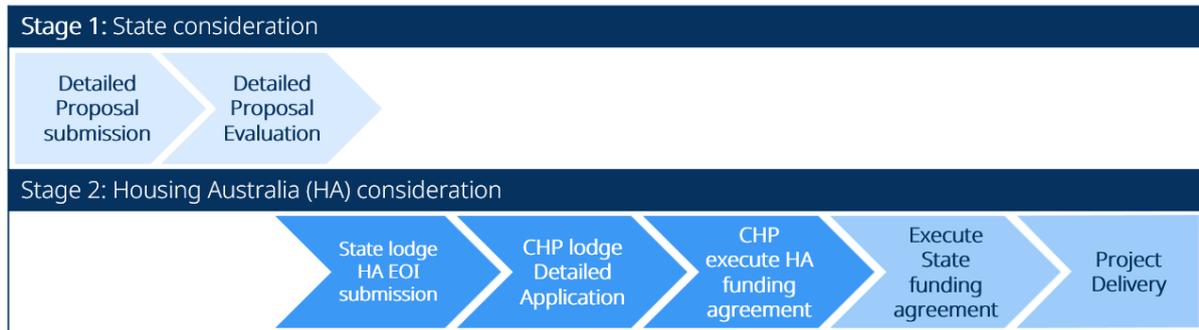
Detailed Proposals are to be submitted no later than **12pm AEST on 13 April 2026**.

Without limitation, the State reserves the right to alter the proposed process including suspending or terminating the procurement process or adding additional stages, and amending this process to reflect Housing Australia initiated changes.

For the purposes of this Market Invitation the word Proponent when used refers to the CHP (or its entity) making the submission.

## Process

This Q-CHIP round forms part of the Queensland Government's submission to HAFF 3 and has been split into two stages: **Stage 1 – State consideration** and **Stage 2 – Housing Australia (HA) consideration**.



## Stage 1 – State consideration

The State requests that Detailed Proposals are submitted by the Proponent for assessment against the eligibility and evaluation criteria.

The Detailed Proposal allows the Proponent to demonstrate the extent to which:

- the project satisfies the Evaluation Criteria
- the project aligns with the Department’s priorities.

As projects are required to be sufficiently progressed to meet Housing Australia’s requirements, a one-month Detailed Proposal development window has been provided. The timeframes of the Q-CHIP HAFF 3 Partnership Round have been developed to align with the submission requirements of HAFF3.

Unlike the Q-CHIP, Pre-submission Discussions and Expressions of Interest (EOI) will not be a requirement of the HAFF 3 Partnership Round.

If a proposal is approved to progress by the State, the Proponent will be requested to enter into a process deed with the State that will govern behaviours, roles and responsibilities of both parties during Housing Australia’s consideration of the proposal.

The State is prioritising the funding and delivery of social housing through this round but reserves the right to consider funding of proposed affordable homes through discussions with one or more Proponents during the contract negotiation process. Proponents are encouraged to indicate a willingness to enter into these discussions in Part B of the Detailed Proposal form.

## Stage 2 – Housing Australia consideration

Successful proposals identified under Stage 1 will be submitted by the Queensland Government as a HAFF EOI to secure the Housing Australia dwelling allocation.

Subject to EOI approval from Housing Australia, the Proponent will be required to provide any further detail required by Housing Australia within 12 weeks, or as otherwise required by Housing Australia.

Housing Australia will contract directly with the Proponent to secure HAFF funding for the delivery of the social homes.

Upon successfully securing HAFF Funding, the State will execute a funding agreement with the Proponent to commit State funds, if required.

#### *HAFF Funding Framework*

As outlined in the HAFF3 CFS Section 7.1, applicants who request amendments to the HAFF Funding Documents at Detailed Application risk having their Application rejected. In limited circumstances, Housing Australia may consider specific amendments to accommodate commercial structures and/or legislative requirements.

As such, it is a requirement of this Q-CHIP round, that Proponents review the draft HAFF Funding Documents and, as part of the Detailed Proposal, accept the documents with no material departures.

### **Active Q-CHIP Proposals**

Proponents are welcome to submit projects that are currently in the Q-CHIP procurement process if those projects meet the criteria of the Q-CHIP HAFF 3 Partnership Round. If a project has already been submitted into Q-CHIP, it must be resubmitted as part of the Q-CHIP HAFF 3 Partnership round.

Proponents who wish to submit active Q-CHIP projects into the Q-CHIP HAFF 3 Partnership process must acknowledge that the active Q-CHIP proposal will only be considered under the Q-CHIP HAFF 3 process described in this Market Invite, until the conclusion of this process. This applies to projects currently in any phase of the Q-CHIP process.

Should a Proponent's Q-CHIP HAFF 3 Partnership proposal be unsuccessful, it will be re-activated in the existing Q-CHIP process.

### **Virtual Data Room**

A Virtual Data Room (VDR) has been established to manage information flow between the State and Proponents. The VDR is hosted by Ansarada.

Ansarada is an internet based, electronic document management and collaboration tool that is designed to facilitate the effective management of information. General information about Ansarada can be found on the public website at [www.ansarada.com](http://www.ansarada.com).

Access to this platform may be requested through the [HAFF3 Partnership Round webpage](#).

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# Detailed Proposals

## Overview

Proponents are invited to submit a Detailed Proposal outlining one or multiple projects to deliver social and community homes. Projects must involve new construction on a privately-owned site. This round does not contemplate proposals for redevelopment of existing Proponent-owned sites, or development of State land or existing assets.

CHPs can consider ways to incorporate other forms of housing (for example, affordable, market sales, private housing, specialist disability accommodation (SDA) or student accommodation) or other non-housing components (such as office accommodation, outreach services or commercial/retail space) but these products must be wholly funded by the CHP.

The State will evaluate Detailed Proposals after the closing date against the criteria set out in this Invitation. The Proponent should satisfy itself that it meets the Mandatory Criteria set out in this invitation before submitting a Detailed Proposal.

*Appendix A* and *Appendix B* outline further conditions, and probity protocols, that apply to the procurement process.

## Detailed Proposal submissions

Each Proponent can submit **one Detailed Proposal** in response to this Market Invitation. This aligns with the application requirements in HAFF3 CFS.

The Detailed Proposal may include **multiple projects** that provide a combined minimum of 70 social dwellings. There is no maximum amount of social dwellings per Detailed Proposal.

## Detailed Proposal Form

The form of the Detailed Proposal is included in *Appendix C*.

For **each project** within the Detailed Proposal, the following should be provided:

- evidence that a site has been secured or optioned
- proof that planning approval is in place or will be in place within 6 months of HA contract close
- a detailed design of the proposed project and alignment with minimum design requirements
- a statement identifying how the proposal responds to local housing needs
- detailed breakdown of the project funding model outlining the HAFF Funding contribution, State funding support, Proponent contribution and any external financing (if required)

- demonstrated evidence of financier support if financing is being sought from a commercial lender
- a detailed cost estimate (including supporting evidence in the form of builders' quotes and/or Quantity Surveyor advice)
- demonstrated organisational and financial capacity to deliver the project
- a detailed programme confirming construction dates, with at least one project within the Detailed Proposal being able to commence construction by 30 June 2027, and that operational commencement of all projects will be achieved by 30 June 2029.

As part of the Detailed Proposal submission, Proponents will also be required to:

- agree to the Terms and Conditions of the procurement process,
- complete a conflict-of-interest declaration, and
- warrant they adhere to the Queensland Government Supplier Code of Conduct.

## Mandatory criteria

Proponents must satisfy the following mandatory criteria for the Detailed Proposal to be considered conforming:

<b>1</b>	Applicants must be a registered community housing provider
<b>2</b>	Applicants must warrant they adhere to the Queensland Government Supplier Code of Conduct and agree to the Terms and Conditions of the procurement process.
<b>3</b>	The Detailed Proposal must be received in advance of the closing date and time being 12pm AEST on 13 April 2026.
<b>4</b>	The Detailed Proposal must include one or more projects that together deliver a minimum of 70 social dwellings.
<b>5</b>	Each project within the proposal must be for the new construction of social dwellings on a privately-owned site in Queensland and may not include redevelopment of existing Proponent-owned sites.
<b>6</b>	Any other forms of housing (for example, affordable or market homes) are to be solely funded by the Proponent

7	The Proponent confirms that within its Proposal, construction of at least one project can commence construction no later than 30 June 2027
8	The Proponent confirms that all projects will reach operations on all sites no later than 30 June 2029
9	<p>The Proponent must confirm that they:</p> <ol style="list-style-type: none"> <li>a. have read and accept the requirements of the HAFF 3 Call for Submissions and supporting documents</li> <li>b. accept the [draft HAFF funding agreement] with no departures; and</li> <li>c. accept that, should your Proposal be accepted by the State, the details of the proposal will form part of the Queensland Government's HAFF Round 3 Stream 3 EOI submission.</li> </ol>
10	<p>For each project, the Applicant confirms they:</p> <ol style="list-style-type: none"> <li>a. have or will have, access to the land (e.g. through ownership, development rights, or a right to purchase or lease land or units)</li> <li>b. have planning approval in place, or will be in place, within 6 months of Housing Australia Contract close</li> </ol>
11	<p>The applicant confirms that:</p> <ol style="list-style-type: none"> <li>a. No site or project included in the Proposal is or was a contracted site or project from HAFF Round 1 or Round 2; and</li> <li>b. No site or project included in the Proposal is included in any other HAFF Round 3 application.</li> </ol> <p>For the avoidance of doubt, projects that were not successful in HAFF Funding Round 1 or Round 2 may be submitted.</p>
12	<p>Projects involving a development application or an application for building approval that was lodged on or after 1 October 2023 must either currently be or intend to be when the dwellings are made available, 'Construction Compliant'</p> <p>A project is 'Construction Compliant' if each building under the project complies with:</p> <p>(a) Either:</p>

	<ul style="list-style-type: none"> <li>i. the requirements for energy efficiency for houses and apartments in Parts H6 and J2 of the National Construction Code (NCC) (ignoring those requirements that apply specifically to climate zones 1 or 2), or</li> <li>ii. if that is not reasonably practicable—the highest NCC energy efficiency requirements that are reasonably practicable, and</li> </ul> <p>(b) the standards in the NCC relating to liveable housing design.</p> <p>For the avoidance of doubt, a project involving a development application or an application for building approval that was lodged before 1 October 2023 is eligible, assuming the other mandatory criteria met. However, it is not required to be ‘Construction Compliant’.</p> <p>All projects must, however, comply with the NCC as adopted and applied in Queensland.</p>
<b>13</b>	The Applicant acknowledges that, as required by law, they will need to comply with the Office of the Federal Safety Commissioner Work Health and Safety Accreditation Scheme
<b>14</b>	<p>Applicants must confirm that all projects meet the Housing Australia definition of Additionality</p> <p>“Additionality” occurs when the proposed projects would be unlikely to be operational by 30 June 2029 by a meaningful degree, or with a lesser impact on new social and/or affordable Housing, without HAFF funding provided by the Program.</p>

## Evaluation criteria

<p><b>Evaluation Criteria 1: Tenure and suitability</b></p> <p>Demonstrate ownership, or an immediate pathway to ownership or exclusive control, of the proposed site</p> <p>Demonstrate the suitability of the site, detailing key project features and risks</p>
<p><b>Evaluation Criteria 2: Housing solution</b></p> <p>Substantiate how the project responds to a demonstrated need with a suitable housing solution</p>
<p><b>Evaluation Criteria 3: Value for money</b></p> <p>Submit the project's financial metrics including total development costs, and the breakdown of project funding outlining the State, HAFF and Proponent contributions during the construction phase and operations phase. An excel template, in a prescribed format, can be accessed via the online portal for this purpose.</p>
<p><b>Evaluation Criteria 4: Development readiness</b></p> <p>Demonstrate that the project can be delivered in a timely manner and can meet construction commencement and operations timeframes.</p> <p>Acceptance of HAFF Funding Agreement (except for any project particulars to be inserted and any legislative updates).</p>
<p><b>Evaluation Criteria 5: Capability and capacity</b></p> <p>Demonstrate experience delivering, operating and financing (if applicable) similar sized projects, including confirmation of capacity to fund/finance early activities prior to the satisfaction of funding conditions precedent in State and/or Federal agreements</p>
<p><b>Evaluation Criteria 6: Purposeful Public Procurement (10% weighting)</b></p> <ul style="list-style-type: none"> <li>Demonstrate regional and community benefits, and impacts on communities (5% weighting)</li> </ul> <p><i>Proponents should consider how their project or initiative will provide long-term benefit to the community through employment, training, or partnerships with local suppliers, any steps you will take to minimise negative impacts on the community during construction by managing</i></p>

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*disruption, and how the project will leave a lasting positive impact on the region through improved infrastructure, increased economic activity or enhanced community wellbeing.*

- Demonstrate enduring community value, including housing availability and affordability (5% weighting)

*Proponents should consider how their project addresses identified housing need, explain how the project will support diverse, inclusive communities, whether their homes are designed for long-term durability and accessibility and how the project will continue to provide community benefit over time*

These evaluation criteria are not listed in any particular order. Criteria 1-5 are not weighted but the Department reserves the right to place greater emphasis on certain criteria per the relevant risks and issues presented in each Detailed Proposal.

Criteria 6 is weighted at a combined 10% with a maximum 5% weighting for each outcome.

## Advisors

The following organisations will advise the State in relation to the procurement phase:

- Financial / Commercial Advisor: KPMG
- Legal Advisor: Clayton Utz
- Technical Advisor: GHD

The Department has engaged a Probity Advisor for the duration of the procurement process.

Proponents may not engage any State advisor (which includes those listed above and any others advised by the State) for any part of their Detailed Proposal or in any other capacity in relation to proposed project, without the prior written consent of the State (via email: [Q-CHIPHAFF3@hpw.qld.gov.au](mailto:Q-CHIPHAFF3@hpw.qld.gov.au)).

Proponents who have any concerns about the conduct or probity of the process should promptly bring their concerns to the attention of the Probity Advisor. The Probity Advisor's contact details are:

Mark Henderson - Charles Kendall Australia  
m.henderson@charleskendall.com.au  
0421 464 66

## Requests for clarification

Proponents may submit questions, requests for clarification or requests for further information using the Question-and-Answer functionality in the VDR. The State, in its absolute discretion, can choose not to respond to any questions, requests for clarification and requests to consider further information submitted.

The State may respond by notice to the Proponent who submitted the written question or to all potential Proponents (together with the request itself on a non-attributable basis). A Proponent may request that any question and clarification not be disclosed to other potential Proponents, but the Department retains absolute discretion in determining whether it will disclose the question and clarification to other potential Proponents. If the Proponent has requested that the question not be disclosed and the State decides that it will disclose the question and clarification to other potential Proponents, the Proponent will first be given the opportunity to withdraw the request for clarification.

The closing date for questions, requests for clarification and requests for further information is 12pm AEST on 8 April 2026. Proponents should note that this is not the closing date for lodgement of a Detailed Proposal.

The Department also reserves the right to seek clarification or further details regarding any information submitted by Proponents. However, Proponents should not rely on being invited to provide further details and should submit a Detailed Proposal that is sufficiently detailed to support the State's evaluation.

## Lodgement of Detailed Proposal

Detailed Proposals should be submitted electronically no later than **12pm AEST on 13 April 2026**.

It is expected that Proponents will submit Detailed Proposals that are fully specified and capable of acceptance / immediate contracting. Detailed Proposals are to be lodged via the online portal at [Ansarada Link](#). An acknowledgement of receipt will be issued as soon as practicable for each Detailed Proposal received by the State.

Proponents can submit Detailed Proposals in advance of the closing date at their own risk if they are of the view that they can satisfy the State's expectations and evaluation criteria in regards to the completeness of the Detailed Proposals. The State reserves the rights to commence evaluation of Detailed Proposals upon their submission, or after the closing date and time.

Access to this platform may be requested through the [HAFF3 Partnership Round webpage](#).

## Relevant Policies

The policies and guidelines that will apply to projects delivered under this Q-CHIP round are available at: [Policies and guidelines for community housing providers | Business Queensland](#). Noting these policies may change over time and additional policies may be applicable in the future.

The Department is seeking to support projects with increased accessibility in line with the Social Housing Design Guidelines. 50 per cent of all new dwellings to be delivered across Q-CHIP are to be built to a gold level, with platinum level applied in response to identified client need. Information relating to policies applied by Housing Australia through HAFF 3 can be found in the HAFF3 CFS.

## Contact Us

Contact us via [Q-CHIPHAFF3@hpw.qld.gov.au](mailto:Q-CHIPHAFF3@hpw.qld.gov.au)

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## Definitions

The following definitions apply in relation to this Q-CHIP round:

Term	Definition
Affordable housing	Housing for low to moderate income households that struggle to afford market rents but may not qualify for social housing.
Community housing	<p>Community Housing means the provision of a community housing service.</p> <p>Community Housing Service is as defined under the <i>Housing Act 2003</i>.</p>
Community housing provider	<p>Registered under the National Regulatory System for Community Housing (NRSCH) or the Queensland State Regulatory System for Community Housing (QSRSCH).</p> <p>Community Housing Provider means an entity providing or required to provide housing services using funds provided by the Department.</p>
Community Housing Service	A community housing service is a social housing service that is not public housing. As defined under the <i>Housing Act 2003</i> .
Registered Provider	<p>Registered Provider means each of the following:</p> <ul style="list-style-type: none"> <li>• a national provider;</li> <li>• a state provider.</li> </ul> <p>As defined under the <i>Housing Act 2003</i>.</p>
Social housing	<p>Social housing means the provision of a social housing service to an individual for residential use, other than crisis accommodation.</p> <p>Social Housing Service is as defined under the <i>Housing Act 2003</i>.</p>

Please refer to the HAFF3 CFS for definitions relating to the HAFF3 procurement process.

## Acronyms

<b>CFS</b>	Housing Australia Future Fund Round 3 Call for Submissions
<b>CHP</b>	Community Housing Provider
<b>DP</b>	Detailed Proposal
<b>HA</b>	Housing Australia
<b>HAP</b>	Housing Australia Portal
<b>HAFF</b>	Housing Australia Future Fund
<b>HAFF3</b>	Housing Australia Future Fund Round 3
<b>NCC</b>	National Construction Code
<b>NRSCH</b>	National Regulatory System for Community Housing
<b>Q-CHIP</b>	Queensland Community Housing Investment Pipeline
<b>QHIP</b>	Queensland Housing Investment Pipeline
<b>QSRSCH</b>	Queensland State Regulatory System for Community Housing
<b>SDA</b>	Specialist Disability Accommodation
<b>VDR</b>	Virtual Data Room

# Appendix A – Conditions applying to the Detailed Proposal Process

## Definitions

In this Q-CHIP HAFF 3 Partnership Round Market Invitation the following definitions apply:

- Q-CHIP HAFF 3 Partnership Round Market Invitation means the request for Detailed Proposals to participate in the program as outlined in this document.
- Proponent means the legal entity that will, or is proposing to, enter into the arrangement with the State.
- The Department means the State acting through the Department of Housing and Public Works.
- State means the State of Queensland.
- Government Parties means the State, its Ministers, and any of their respective officers, employees, advisors, contractors or agents.
- Personal Information has the meaning given:
  - i. for the purposes of the *Information Privacy Act 2009* – in that Act; or
  - ii. for the purposes of the *Privacy Act 1988 (Cth)* – in that Act (to the extent applicable).

### A.1 No legal relationship

The information in this Market Invitation has been compiled on behalf of the State for the guidance of Proponents interested in participating in the Detailed Proposal process for the Q-CHIP HAFF3 Partnership Round. It does not constitute an offer or an invitation to make an offer in relation to participation in the Q-CHIP HAFF 3 Partnership Round and does not indicate an intention by the State to enter into any form of legal relations with any party receiving it.

### A.2 Reservation of rights

Without limiting its rights, the State reserves the right, in its absolute discretion and at any time, to:

- change the structure, procedures and timing of the Detailed Proposal process or overall procurement process for the Q-CHIP HAFF 3 Partnership Round, including by varying the provisions of this Market Invitation;

- vary, add to or delete one or more of its evaluation criteria (including the mandatory evaluation requirements) without notification and without giving reasons;
- change the lodgement requirements;
- take into account any information from its own and other sources in evaluating a Detailed Proposal;
- give preference to any one or more of the evaluation criteria over other criteria and consider relative trade-offs between criteria;
- alter the terms of participation in the Detailed Proposal process or overall procurement process for the Q-CHIP HAFF 3 Partnership Round;
- question any Proponent, including to invite presentations from any Proponent, in order to clarify any matter relating to the Proponent's Detailed Proposal without questioning or inviting any presentation from any other or all Proponents;
- conduct due diligence investigations including in relation to potential or perceived conflicts of interest, and take into account information from those investigations, its own and other sources in evaluating the Proponents Detailed Proposal and considering if there is anything which may influence the shortlisting of the Proponent;
- draw on outside expertise as required;
- request additional information from any Proponent;
- terminate further participation in the Detailed Proposal process by any Proponent, organisation or consortia;
- refuse entry to particular Proponents, organisations or consortia at any time during the Detailed Proposal process;
- allow further Proponents, organisations or consortia to participate in the Detailed Proposal process or overall competitive process for the Q-CHIP HAFF 3 Partnership Round at any time (whether or not they have submitted a Detailed Proposal);
- terminate or reinstate the Detailed Proposal process;
- not proceed with the Q-CHIP HAFF 3 Partnership Round;
- not proceed with the Q-CHIP HAFF 3 Partnership Round in the manner outlined in this Market Invitation;
- deliver the Project through another procurement process or in any other manner;
- amend the scope of the Q-CHIP HAFF 3 Partnership Round;

- accept a Detailed Proposal which does not comply with the requirements of this Market Invitation;
- reject any Detailed Proposal or all Detailed Proposals at any time for any reason;
- publish the names of Proponents;
- issue an addendum or information document;
- use or incorporate feedback, comments or other information provided by a person who submits a Detailed Proposal on a non-attributable basis in preparing any procurement or contract documentation in relation to the Q-CHIP HAFF 3 Partnership Round and in carrying out any procurement in relation to the Q-CHIP HAFF 3 Partnership Round;
- request Proponents enter into a probity and process deed in favour of the State in a form acceptable to the State as a condition of becoming a Preferred Proponent;
- not provide Proponents with any reason for any actions or decisions it may take, including in respect of the exercise by the State of any or all of the abovementioned rights; and
- take such other action as it considers in its absolute discretion appropriate in relation to the Detailed Proposal process or overall procurement process for the Q-CHIP HAFF 3 Partnership Round.

The State is not required to provide the Proponent with any reason for any actions or decisions it may take, including in respect of the matters listed in clause A.2.

No party will have any claim against the State, any of its authorities or agencies, or their respective officers, employees, agents, contractors or advisors with respect to the exercise, or failure to exercise, any such right.

### **A.3 Confidentiality and privacy**

#### **A.3.1 Proponent's confidentiality**

The contents of this Market Invitation is being made available to Proponents only in connection with the Q-CHIP HAFF 3 Partnership Round and may not be disclosed or used other than for the purposes of the Proponent preparing and submitting a Detailed Proposal.

#### **A.3.2 State's confidentiality**

All documents and information provided by Proponents will be held in confidence and only disclosed to the Government Parties, except to the extent that disclosure is required for audit or legal purposes, as required to be released under the Right to Information Act 2009 (Qld) and the Information Privacy Act 2009 (Qld) or any other legal requirements or as required or envisaged by this Market Invitation or the information in a proposal is already in the public domain.

### **A.3.3 Proponent privacy**

The Department of Housing and Public Works is collecting your personal information, including your:

- Name
- Email address
- Phone number
- Project site address and project details

We are collecting your information to contact you to discuss your Detailed Proposal for the Q-CHIP HAFF 3 Partnership Round.

We will not use your personal information for any other purpose unless we are authorised or required under an Australian law, or court or tribunal order to do so. We will not share your personal information with other government agencies, organisations or anyone else, unless we have your consent or the disclosure is authorised or required by law. Where appropriate, your information may be forwarded internally to other government departments or agencies for a response.

We will handle your personal information in accordance with our privacy policy and other legislation that may apply. You can find our privacy policy at <https://www.housing.qld.gov.au/global/privacy>.

Our policy explains how you can access and amend your personal information, how to make a complaint about the way we have handled your personal information, and how your complaint will be handled. Further detail about information privacy is available at <https://www.housing.qld.gov.au/about/information-privacy>.

If you have questions about how we manage your personal information, contact Right to Information and Privacy Unit at [rti-privacy@housing.qld.gov.au](mailto:rti-privacy@housing.qld.gov.au).

If you choose not to give us your personal information, this might impact on our ability to deliver this service to you.

### **A.4 Costs to be borne by Proponents**

Participation in the Q-CHIP HAFF 3 Partnership Round and the Detailed Proposal Process is at the sole cost and risk of a Proponent. The Government Parties do not accept any liability for, and will not pay or reimburse, any costs, expense or loss which may be incurred by any Proponent:

- in the preparation of its Detailed Proposal, attending any meetings, providing any further information, or otherwise in connection with its participation in the Detailed Proposal Process; or
- as a result of any modification or termination of the Detailed Proposal Process or exercise of any right under these conditions.

(The State is mindful of the cost to Proponents in preparing submissions of this nature and seeks to minimise these costs to respondents where practical through the design and application of the procurement process).

#### **A.5 No warranties**

To the maximum extent permitted by law, the Government Parties do not make any warranty or representation (express or implied), and do not assume any duty of care to a Proponent, as to the currency, accuracy, adequacy, suitability, reliability or completeness of the information contained in this Market Invitation or any information which may be provided in association with it.

There may also be other information or documents in the knowledge or possession of the Government Parties which are relevant to the Q-CHIP HAFF 3 Partnership Round or the Detailed Proposal Process but are not disclosed by the Government Parties.

To the extent the Government Parties are not the author or source of any document provided to Proponents, they merely pass that document on to Proponents and do not adopt the content of it.

This Market Invitation and all statements and information made in relation to it reflects the Government Parties' current intention only. The information and intentions set out in this Market Invitation may change at any time without notice. The risk, responsibility and liability connected with a Detailed Proposal are solely that of each Proponent.

None of the Government Parties will have any responsibility or liability whether arising from negligence or otherwise for any reliance by the recipients of this Market Invitation (including any Proponent) on the contents of or any representations (whether express or implied) or any omissions in this Market Invitation, any information (including forecasts) or documents, or any other written or oral communications made or provided by (or not made or provided by) the Government Parties.

#### **A.6 No liability**

To the maximum extent permitted by law, the Government Parties disclaim and exclude all liability of whatsoever nature (whether or not foreseeable and whether direct, indirect or consequential and whether arising from negligence or otherwise):

- a. suffered or incurred by any person relying or acting on any information provided in, referred to or omitted from, in document or correspondence in connection with this Market Invitation (including, without limitation, any costs or expenses incurred in reviewing, investigating or analysing information in relation to any of those matters, or in preparing a Detailed Proposal);  
or
- b. arising as a result or in connection with information contained or referred to in any document or correspondence in connection with the Q-CHIP HAFF 3 Partnership Round (including this

Market Invitation) being inaccurate or incomplete in any way or by reason of any reliance thereon by any person,

and each recipient of this Market Invitation (including any Proponent) releases and indemnifies the Government Parties from and against all liabilities, whether in tort, contract or under law or otherwise, arising from or which may rise from or in connection with the provision of, or any purported reliance on, any document or correspondence in connection with the Q-CHIP HAFF 3 Partnership Round (including this Market Invitation), and agrees that no claim or allegation will be made against any of the persons in relation to any document or correspondence in connection with the Q-CHIP HAFF 3 Partnership Round (including this Market Invitation)

#### **A.7 Not exhaustive**

This Market Invitation and any information that accompanies it have been prepared to give potential Proponents background information in relation to the Q-CHIP HAFF 3 Partnership Round. This Market Invitation does not, and does not purport to, comprehensively describe the scope of the Q-CHIP HAFF 3 Partnership Round or contain all the information that interested organisations or consortia and their advisors would desire or require in reaching decisions in relation to whether or not to submit a Detailed Proposal. Interested Proponents must form their own views as to what information is relevant to such decisions.

#### **A.8 Ownership of Detailed Proposals**

Subject to the paragraph below, all Detailed Proposals become the property of the State on submission to the State and will not be returned to Proponents.

Any intellectual property rights that may exist in an Detailed Proposal will remain the property of the Proponent. The Proponent must clearly identify any element of its Detailed Proposal it considers to be subject to intellectual property rights in favour of the Proponent and identify the nature of those intellectual property rights. Where the State, in its sole discretion, agrees that such elements are subject to such a right, the State will only use those elements in accordance with the licence given below.

By providing an Detailed Proposal, the Proponent grants the Government Parties a non-exclusive, fully paid up and royalty free, perpetual, assignable licence to copy, adapt, modify, disclose or do anything else necessary at the State's sole discretion, to all material (including material that contains any intellectual property rights of the Proponent or any other person) contained in an Detailed Proposal, for the purposes of evaluating and clarifying that Detailed Proposal and for all other purposes in connection with the procurement process of the Q-CHIP HAFF 3 Partnership Round.

The Proponent must clearly identify any element of its Detailed Proposal it considers to be commercial in confidence. If the State, in its sole discretion, agrees that such information is commercial in confidence and is not in the public domain, it will not disclose that information to

another Proponent without first giving the Proponent the opportunity to withdraw the commercial in confidence material.

#### **A.9 Change in circumstances**

Proponents must inform the Project Team (by emailing) promptly in writing of any material change to any information contained in their Detailed Proposal, and of any material change in circumstances which may affect the truth, completeness or accuracy of any information provided in, or in connection with the Detailed Proposal.

#### **A.11 Canvassing**

Proponents must not contact any members of the Government Parties, the Project Team, elected members or officers of the Commonwealth, State or Local Governments or the Government Parties' advisors with a view to providing or obtaining information in respect of any part of the Detailed Proposal Process or their Detailed Proposal, or attempting to support or enhance their prospect of being selected as a shortlisted Proponent other than as expressly permitted by this Market Invitation. At the sole discretion of the State, any unauthorised communication or attempted approach by a Proponent may lead to the Proponent's exclusion from the Detailed Proposal Process, or any related processes.

#### **A.12 Collusion**

Proponents, and their respective officers, employees, agents and advisors must not engage in any collusive tendering, anti-competitive conduct or any other similar conduct with any other Proponent or any other person in relation to the preparation or lodgement of an Detailed Proposal. Evidence of such conduct may lead to the rejection of the Detailed Proposal of all Proponents involved.

#### **A.13 Conflict of interest**

Proponents must provide the conflict-of-interest information required in the Detailed Proposal Form Part D. Proponents must also inform the State of any actual or potential conflicts that may arise after lodgement of a Detailed Proposal.

The Proponent must submit with its Detailed Proposal signed conflict of interest declarations in the form of Part D, given by the Proponent (if applicable).

The State reserves the right, in its absolute discretion, at any stage to undertake investigations to satisfy itself that there are no conflicts of interest or potential conflicts of interest which may preclude a Proponent from being included in the shortlisted Proponents.

#### **A.14 Return or destruction of information**

The State reserves the right, in its absolute discretion, at any stage, to require that material and other information provided to Proponents (and copies or reproductions of such information) be either destroyed by Proponents or returned to the State unless otherwise required by law.

The State may require that Proponents provide evidence (in a form satisfactory to the State) that any of its requirements in this respect have been fully met.

#### **A.15 Right to Information**

Proponents should note that the Right to Information Act 2009 (Qld) and the Information Privacy Act 2009(Qld) may allow members of the public rights to be given access to documents relating to the Q-CHIP HAFF 3 Partnership Round.

All or part of an Detailed Proposal may be disclosed to third parties if there is a requirement to do so under the provisions of the relevant legislation.

Any information that is of a confidential nature or concerns the business, professional, commercial or financial affairs of a Proponent, the disclosure of which could reasonably be expected to have an adverse effect on those affairs, may be exempt from disclosure under the relevant legislation and should be marked as follows:

*Right to Information Act 2009 and the Information Privacy Act 2009* – Sensitive business information

Confidential to [entity name]

Refer to [name and title of company representative who is claiming exemption]

Telephone [direct telephone number]

Marking information in the manner stated above will not necessarily prevent disclosure of the matter. Any decision to grant access to a document will be determined by the requirements of the *Right to Information Act 2009* and the *Information Privacy Act 2009*. Proponents will not be entitled to make any claim in relation to any actions taken in relation to, or under, the Right to Information Act 2009 and the *Information Privacy Act 2009*.

Proponents are advised that, while the Government Parties may deal with applications for access in response to right to information requests, there may be occasions on which a Proponent exercises a right to seek independent external review of the decisions made.

#### **A.16 The State may rely on information in DETAILED PROPOSALS**

By submitting a Detailed Proposal, the Proponent:

- warrants to the State that the information contained in its Detailed Proposal is accurate and complete as at the date on which it is submitted and may be relied on by the State in determining whether or not to shortlist the Proponent;

- undertakes to promptly advise the State if it becomes aware of any change in circumstances which causes the information contained in its Detailed Proposal to become inaccurate or incomplete in a material respect;
- acknowledges that the State will rely on the above warranty and undertaking when evaluating the Detailed Proposal; and
- acknowledges that the State may suffer loss or damage if the Proponent breaches the warranty and undertaking.
- Acknowledges that, if the Detailed Proposal is accepted by the State, information contained within the Detailed Proposal will be shared with Housing Australia for the purposes of securing the dwelling allocation for the project under HAFF Round 3.

#### **A.17 Variations to this Market Invitation**

The State reserves the right, in its absolute discretion and at any time, to cancel, add to or amend the information, terms, procedures and protocols or any aspect of the Q-CHIP HAFF3 Partnership Round set out in this Market Invitation without giving reasons. No Proponent will have any claim against the State, any of its authorities or agencies, or their respective officers, employees, agents or advisors with respect to the exercise, or failure to exercise, any such right.

Further, the State reserves the right to alter the proposed process including suspending or terminating the procurement process or adding additional stages.

#### **A.18 No appeal**

Proponents will not have a right to appeal to the State against any decisions arising from the processes involved in this Q-CHIP HAFF 3 Partnership Round, whether during the Detailed Proposal Process or in later processes or in the transaction stages.

#### **A.19 Prior agreement**

The terms and conditions of the Market Invitation are additional to and do not limit the terms of any prior agreement between the State and a Proponent in relation to any aspect of the Q-CHIP HAFF 3 Partnership Round.

# Appendix B – Detailed Proposal Form

## Instructions

Please note the five parts of the Detailed Proposal form and the requirements for your submission:

Detailed Proposal Parts	Submission Requirements
Part A: Proposal Details	1 required for entire Detailed Proposal
Part B: Project Details	1 required per project included within Detailed Proposal
Part C: Financial Pro-forma	1 required per project included within Detailed Proposal
Part D: Conflict of Interest Declaration	1 required for entire Detailed Proposal
Part E: Declaration of Accuracy and Information Disclosure Consent Form.	1 required for entire Detailed Proposal

In addition to the above, please note the below requirements when preparing your Detailed Proposal:

- Proponents must complete all sections of the Detailed Proposal Form unless it states 'where applicable'.
- When completing the Detailed Proposal Form, please provide responses in the right-hand column.
- Detailed Proposal Forms must be submitted in Microsoft Word.
- Proponents must not edit or delete any part of the Financial Pro-Forma template and complete all sections unless it states 'where applicable'. The Financial Pro-Forma must be submitted in Microsoft Excel format.
- Each attachment, appendix or other supporting documents must be submitted individually in its own file, in either Microsoft Word or in a word-searchable PDF.
- All attachments, appendices or other supporting documents must have the following naming convention:
  - "Attachment 4.1\_Town Planning Advice"
  - "Attachment 5.1\_Concept Designs"

# PART A – Proposal Details

## General Details

1. Proponent Details	
<b>Community Housing Provider Name</b>	<i>[Proponent to complete]</i>
<b>ABN/ACN</b>	<i>[Proponent to complete]</i>
<b>NRSCH/QRSCH status</b>	<i>[Proponent to complete]</i>
<b>Tier and registration number</b>	<i>[Proponent to complete]</i>
<b>Postal address</b>	<i>[Proponent to complete]</i>
<b>Key Contact Name</b>	<i>[Proponent to complete]</i>
<b>Phone</b>	<i>[Proponent to complete]</i>
<b>Email</b>	<i>[Proponent to complete]</i>
2. Consortium member details	

<p>Consortium member details</p>	<p><i>[Applicable for CHPs intending to register a special purpose vehicle with a charitable intent. Details of all consortium members must be provided in the following format:</i></p> <ul style="list-style-type: none"> <li>• <i>Company name</i></li> <li>• <i>ABN/CAN</i></li> <li>• <i>Postal address</i></li> <li>• <i>Key contact name</i></li> <li>• <i>Email/phone]</i></li> </ul>				
<p><b>3. Detailed Proposal details</b></p>					
<p>Provide the high-level details of each project included within your Detailed Proposal.</p>	<b>#</b>	<b>Address</b>	<b># Social dwellings</b>	<b># Affordable dwellings</b>	<b># Other dwellings</b>
	1	<i>[Proponent to complete]</i>			
	2	<i>[Proponent to complete]</i>			
	3	<i>[Proponent to complete]</i>			
<p><i>Repeat rows as required</i></p>					
<p>How has geographical distribution and housing need been considered when selecting the individual projects.</p>	<p><i>[Proponent to complete]</i></p>				

4. Confirmations	
Does the Proponent warrant that they adhere to the Queensland Government Supplier Code of Conduct	[Yes / No]
<p>Do you confirm that:</p> <ul style="list-style-type: none"> <li>• no site or project included within your Detailed Proposal is or was a contracted site or project from HAFF Funding Round 1 or Funding Round 2, and</li> <li>• no site or project included within your Detailed Proposal is included in any other application (whether by the Applicant, Related Entity or Partner) for Funding Round 3.</li> </ul>	[Yes / No]
Do you acknowledge that, as required by law, you must comply with the Office of the Federal Safety Commissioner Work Health and Safety Accreditation Scheme?	[Yes / No]
<p>Provide confirmation (yes/no) of each of the below questions:</p> <ol style="list-style-type: none"> <li>1. Are any dwellings currently under construction or already complete?</li> <li>2. Are any proposed dwellings required to be designated as social or affordable housing under State or Local planning frameworks or conditions of consent?</li> <li>3. Has any project been announced, committed, or agreed before the opening of this Funding Round</li> <li>4. Have you entered into any deeds or funding agreements related to any project within this portfolio?</li> <li>5. Does HAFFF/NHAF funding replace other committed, planned, or announced funding?</li> <li>6. Is any other Commonwealth or State/Territory funding applied to the project(s)?</li> </ol> <p>And, explain how the proposed projects meet the definition of 'Additionality' as defined in the HAFF3 CFS.</p>	[Proponent to complete]

Do you confirm that you have or will have access to land for each project (e.g. through ownership, development rights, or a right to purchase or lease land or units)?	[Yes / No]
Do you acknowledge and accept the fixed Availability Payment and Concessional Loan requirements (where available) as outlined in the CFS?	[Yes / No]
Do you accept the HAFF3 Commercial and Funding Documents with no material departures, noting that in limited circumstances, the Proponent has acknowledged that proposed amendments to the HAFF3 Funding Documents may result in the Application being rejected?	[Yes / No]
The Applicant confirms they will comply with the limitations on studio apartments outlined in the HAFF3 CFS.	[Yes / No]
Do you confirm that for each project, planning approval is in place or will be in place within 6 months of the Housing Australia contract close in alignment with the proposed project completion dates?	[Yes / No]
Do you confirm that within the Proposal, at least one project will commence construction no later than 30 June 2027? All remaining projects must commence and reach operations by 30 June 2029 supported by the corresponding planning approvals.	[Yes / No]
If you are seeking Housing Australia Senior Debt and/or a Concessional Loan, please confirm that you have reviewed the Loan Product Statements, AHBA Guidelines, and Concessional Loan Documents, and that you intend to comply with these if you are invited to a formal application.	[Yes / No]
Has the Applicant previously submitted a Senior Debt (or formerly 'AHBA' "NHIF") application in the past? If yes, have any of the previous AHBA/NHIF application(s) been declined by Housing Australia at Recipient or its parent level?	[Yes / No]

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<p>Does the Applicant currently have any debt facilities (including non-Housing Australia) in place at the Recipient or parent level?</p> <p>If yes, are there any current or historical instances of default or material non-compliance to declare in relation to the proposed Recipient, or its parent Eligible Entity, with respect to undertakings, covenants, or requirements under any debt facilities or Project Delivery Agreements (including non-Housing Australia) at the Recipient, parent, or ultimate group level?</p>	<p><i>[Yes / No]</i></p>
<p>Do you provide approval for the Queensland Government to include the details provided as part of this Detailed Proposal as part of a HAFF3 Expression of Interest (EOI) submission to secure HAFF3 allocation for this project.</p>	<p><i>[Yes / No]</i></p>

## PART B – Project Details

**Project Details – to be completed for each individual project within the proposal**

### Evaluation Criteria 1: Tenure and suitability

5. Site Details	
Street address (All property must be in Queensland)	[e.g. 1 William St, Brisbane City, QLD, 4000]
Lot and plan number	[e.g. Lot 1, SP123456]
Who is the current landowner of the site:	[Proponent to complete]
Is the site freehold or leasehold, if leasehold provide lease term (in number of years)	[Proponent to complete]
Does the site have, or will it have any restrictions or covenants imposed by a State or Territory or another government authority.	[Proponent to complete]
6. Site Tenure	

<p>Provide a detailed statement confirming the current ownership/control status of the site.</p>	<p><i>[Proponent to complete]</i></p>			
<p>If the site is owned or controlled by the Proponent, submit evidence to substantiate this.</p>	<p>Site owned or controlled by the Proponent:</p>	<p><i>[Yes / No]</i></p>		
<p>If the site is not owned or controlled, Proponents' are expected to have secured an exclusive arrangement to own or control the site.</p> <p>Proponents are to detail the pathway to securing site tenure and the remaining steps to take.</p> <p>Provide supporting documents that demonstrate there is an exclusive arrangement to acquire the site from the existing owner.</p>	<p><b>If Yes, provide supporting evidence below (at least one of):</b></p>			
	<p>Document (mandatory)</p>	<p>Attached</p>	<p>Attachment Name and Number</p>	
	<p>copy of title registry search</p>	<p><i>[Yes / No]</i></p>		
	<p>current rates notice</p>	<p><i>[Yes / No]</i></p>		
	<p>Current lease agreement</p>	<p><i>[Yes / No]</i></p>		
	<p><b>If No,</b></p> <ol style="list-style-type: none"> <li>1. Detail the pathway to securing site tenure and the remaining steps to take.</li> <li>2. Provide supporting documents that demonstrate there is an exclusive arrangement to acquire the site from the existing owner.</li> </ol>			
	<p><i>[Proponent to complete]</i></p>			
	<p>Document (mandatory)</p>	<p>Attached</p>	<p>Attachment Name and Number</p>	
	<p><i>e.g. Heads of Agreement</i></p>	<p><i>[Yes / No]</i></p>		
	<p><i>Repeat rows as required</i></p>			

7. Suitability				
Confirm the current use of the site.	<i>[e.g. vacant land, vacated building to be demolished, social dwellings, affordable dwellings, market dwellings, SDA dwellings, Non-residential use, crisis accommodation, transitional housing]</i>			
Confirm the current zoning for the project site	<i>[proponent to complete]</i>			
<p>If a development/building approval that supports the proposed project outcome has been obtained, submit all relevant approved plans.</p> <p>If not yet obtained, the planning approval is expected to have been substantially progressed.</p> <p>Proponents are to submit a detailed description of the planning pathway being pursued and the progress made to date towards the planning approval. Description should include:</p> <ul style="list-style-type: none"> <li>the current status of the application/s</li> <li>key risks to approval and proposed mitigation</li> <li>the remaining key milestones</li> </ul>	Have development approvals and/or building approvals been obtained?	<i>[Yes / No]</i>		
	Was the development application or a building application for the project lodged on or after 1 October 2023?	<i>[Yes / No]</i>		
	If yes, will the project be HAFFF/NHAF construction compliant as defined in the HAFF3 CFS	<i>[Yes / No]</i>		
	<b>If Yes, providing all relevant approved plans:</b>			
	Document (mandatory)	Attached	Attachment Name and Number	
	<i>e.g. Planning Approval confirmation</i>	<i>[Yes / No]</i>		
	<i>Repeat rows as required</i>			

<ul style="list-style-type: none"> <li>any evidence available on the expected response from the relevant planning authority.</li> </ul>	<b>If no:</b> 1. Proponents are to submit a detailed description of the planning pathway being pursued and the progress made to date towards the planning approval. Description should include: <ul style="list-style-type: none"> <li>the current status of the application/s</li> <li>key risks to approval and proposed mitigation</li> <li>the remaining key milestones</li> <li>any evidence available on the expected response from the relevant planning authority (e.g. pre-lodgement meeting minutes).</li> </ul>		
	<i>[proponent to complete]</i>		
	Document (mandatory)	Attached	Attachment Name and Number
	<i>e.g. Pre-lodgement meeting minutes</i>	<i>[Yes / No]</i>	
<i>Repeat rows as required</i>			
Provide confirmation that the Proponent (or the developer) has undertaken due diligence on the site (including supporting evidence) and has not identified any key barriers to development that cannot be remedied within the project costings and timeframes.	<i>[proponent to complete]</i>		
	Document	Attached	Attachment Name and Number
	<i>e.g. town planning advice, geotechnical and environmental due diligence</i>	<i>[Yes / No]</i>	

	<i>Repeat rows as required</i>		
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## Evaluation Criteria 2: Housing solution

8. Project Details								
Detail the number of social, affordable, and other dwellings planned broken down by number of bedrooms.	Item	Studio	1 Bed	2 Beds	3 Beds	4 Beds	5+ Bed	Total
	Social:							
	Affordable:							
	Market:							
	Specialist Disability Accom:							
	Crisis Accom:							
	Transitional housing:							
	Other:							

	<b>Total:</b>							<i>Grand total</i>
Please confirm if you are willing to discuss funding of proposed affordable homes during the contract negotiation process.	<i>[Yes / No]</i>							
Development Type	<i>e.g. a development arrangement or turnkey acquisition</i>							
Product type	<i>e.g. detached dwellings, duplexes, 3 storey unit block etc.</i>							
Detailed description of the project	<i>[Proponent to complete]</i>							
Target cohort (where applicable)	<i>e.g. seniors, unemployed young people, women and children escaping domestic and family violence etc.</i>							

<p>Provide a detailed statement that substantiates how the project responds to a demonstrated need and/or the target cohort with a suitable housing solution. Elements of this statement should include:</p> <ul style="list-style-type: none"> <li>• how the dwellings proposed will fulfill a regional and local need and align with the government's housing priorities</li> <li>• how the dwellings proposed will cater to the nominated target cohorts' needs</li> <li>• what specific complementary support services are available close by, or as part of, the project</li> <li>• the developments' connectedness to local amenities</li> <li>• proximity to other community housing and how this might impact tenant outcomes.</li> </ul>	<p><i>[Proponent to complete]</i></p>		
	Document (mandatory)	Attached	Attachment Name and Number

<p>Provide a map of the proposed project site with pins indicating the locations of:</p> <ul style="list-style-type: none"> <li>• Transport</li> <li>• Employment</li> <li>• Essential services</li> <li>• Community and social infrastructure</li> </ul>	<p>Map of Proposed Site</p>	<p><i>[Yes / No]</i></p>	
<p>Please detail any local services or infrastructure planned for delivery within 24 months of specified dwellings completion. In your response, please confirm within who is responsible for delivering each listed item (eg: your organisation, a state or local authority, private entity / unrelated third party)</p>	<p><i>[Proponent to complete]</i></p>		
<p>Provide confirmation that site plans, floor plans, elevations, detailed development yield schedules and development staging for all dwellings delivered through the project are included (where available) as attachments.</p>	<p>Document (mandatory)</p>	<p>Attached</p>	<p>Attachment Name and Number</p>
		<p><i>[Yes / No]</i></p>	
	<p><i>Repeat rows as required</i></p>		
<p>Outline any design specifications or standards that have informed the design brief (noting that social dwellings must conform with the Social Housing Design Guidelines).</p>	<p><i>[Proponent to complete]</i></p>		

**9. Tenancy and Asset Management Strategy**

<p>Provide a detailed tenancy management plan for the project including an overview of the approach to select tenants, manage vacancies and achieve integrated and cohesive communities.</p> <p>This should include a detailed allocation of dwellings to each tenancy type (social, affordable, other), or if intended to be flexible, a strategy for how allocations will be made for the duration of any agreement with the State.</p> <p>If a particular target cohort/s has been nominated, the Proponent should demonstrate a commitment to delivering and maintaining housing that is appropriate, accessible and stable for that cohort.</p>	<p><i>[Proponent to complete]</i></p>		
	Document	Attached	Attachment Name and Number
		<i>[Yes / No]</i>	
	<i>Repeat rows as required</i>		

<p>For affordable housing (where applicable), Proponents must also confirm acceptance of the affordable housing eligibility criteria set out in the Department of Housing and Public Works' Policy and guidelines Documents (<a href="#">Policies and guidelines for community housing providers   Business Queensland</a>).</p>	<i>[Proponent to complete]</i>		
	Document	Attached	Attachment Name and Number
		<i>[Yes / No]</i>	
	<i>Repeat rows as required</i>		
<p>Provide an overview of the approach to providing asset management services and detail any proposed arrangements to outsource this to a third-party provider, including details of its asset lifecycle maintenance plan and proposed cost profile.</p>	<i>[Proponent to complete]</i>		
	Document	Attached	Attachment Name and Number
		<i>[Yes / No]</i>	
	<i>Repeat rows as required</i>		

## Evaluation Criteria 3: Value for money

10. Value for money			
Description of commercial model	<i>[Proponent to complete]</i>		
<p>The Proponent is to complete the Financial Pro-Forma to the extent relevant to its Detailed Proposal and confirm it is included as an attachment.</p> <p>The Proponent is to submit a Financial Pro-Forma for each project on the basis that it can be accepted as a single, stand-alone project.</p>	Document (mandatory)	Attached	Attachment Name and Number
	Financial Pro-Forma	<i>[Yes / No]</i>	
<p>Submit a summary of the projects' financial metrics (that aligns with the Financial Pro-Forma requested above).</p>	Land value/cost (incl GST)		<i>[\$X.XM]</i>
	Construction cost (incl GST)		<i>[\$X.XM]</i>
	Other development costs (incl GST)		<i>[\$X.XM]</i>
	Total development cost (incl GST)		<i>[\$X.XM]</i>
	Total per unit cost (incl GST)		<i>[\$X.XM]</i>
	CHP co-contribution (incl GST)		<i>[\$X.XM]</i>

	Nature of CHP co-contribution		<i>[e.g. land value, cash, surplus or financing]</i>
	Third party funding contribution (where applicable) (incl GST)		<i>[\$X.XM]</i>
	Nature of third party funding contribution (where applicable)		<i>[e.g. gifted land, capital grant, cash donation]</i>
	State support request (incl GST)		<i>[\$X.XM]</i>
	Nature of State support request		<i>[e.g. capital grant, subsidy payment]</i>
	HAFF support request (incl GST) – Concessional Loan		<i>[\$X.XM]</i>
	HAFF support request (incl GST) – Availability Payment		<i>[\$X.XM]</i>
	HAFF support request (incl GST) – Senior Debt		<i>[\$X.XM]</i>
	HAFF support request (incl GST) – Stretch Senior		<i>[\$X.XM]</i>
	Document (mandatory - At least one of)	Attached	Attachment Name and Number

Attach current (dated within the past 6 months) evidence to substantiate the costs outlined above	market valuation undertaken on the site	[Yes / No]	
	Quantity Surveyor (QS) report on the detailed project costs	[Yes / No]	
	builders estimate/s that substantiate project costs	[Yes / No]	
If relevant, Detail how the proponent intends to fund any affordable housing component of the development.	<i>[Proponent to complete]</i>		
<b>11. Funding and financing (where applicable)</b>			
Where the Project is subject to financing, provide details	Is any financing, other than through HAFF, being sought by the Proponent for this project:	[Yes / No]	
	<b>If Yes, provide key terms below:</b>		
	Name of financier	<i>[Proponent to complete]</i>	
	Term of debt (including detail on any applicable refinancing events)	<i>[Proponent to complete]</i>	
	All-in interest rate	<i>[Proponent to complete]</i>	
	Debt arranging fees (where applicable)	<i>[Proponent to complete]</i>	

<p>Where the Project is subject to financing, submit supporting documentation evidencing that financing has been secured or is in the process of being secured.</p> <p>At a minimum, a letter of support from the financier confirming the key terms of the proposed financing is required.</p>	Document (mandatory if seeking financing)	Attached	Attachment Name and Number
	<i>e.g. letter of support from financier</i>	<i>[Yes / No]</i>	
	<i>Repeat rows as required</i>		
<p>Outline whether the Project is partially funded through philanthropic and other partner contributions. If applicable, provide confirmation that key terms have been agreed with the philanthropist or other partner for the contribution to the Project (including amount, timing and conditions, if any), and a copy of those key terms.</p> <ul style="list-style-type: none"> <li>to the extent that the project is dependent upon a contribution from a</li> </ul>	Are there any philanthropic or other partner contributions to the project (including another government jurisdiction (commonwealth or local))?		<i>[Yes / No]</i>
	If yes, Please provide details requested:		
	<i>[Proponent to complete]</i>		
	Document	Attached	Attachment Name and Number
	<i>[Yes / No]</i>		

<p>philanthropist or another partner, the Proponent must have reached key terms with that partner or partners.</p> <p>Where other party funding is drawn from another government jurisdiction (Commonwealth or Local Government), this should be identified and a confirmation of timing provided.</p>	<p><i>Repeat rows as required</i></p>		
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**12. Commercial Terms**

<p>Provide acceptance of the commercial terms, including risk allocation, as set out in the Project Agreements. The State will not accept material departures to the Project Agreements.</p> <p>If the Proponent proposes any non-material departure to the Project Agreements and/or Commercial Framework, the Proponent must provide:</p> <ul style="list-style-type: none"> <li>• details of the proposed departure (including fully drafted provisions in mark up against the relevant provision of the</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #003366; color: white;"> <th style="width: 8%;">Item</th> <th style="width: 15%;">Document</th> <th style="width: 15%;">Clause reference</th> <th style="width: 15%;">Issue</th> <th style="width: 15%;">Proposed departure</th> <th style="width: 12%;">Reason for departure</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><b>X.1</b></td> <td style="text-align: center;"><i>[Proponent to complete]</i></td> </tr> <tr> <td style="text-align: center;"><b>X.2</b></td> <td style="text-align: center;"><i>[Proponent to complete]</i></td> </tr> <tr> <td style="text-align: center;"><b>X.3</b></td> <td style="text-align: center;"><i>[Proponent to complete]</i></td> </tr> <tr> <td style="text-align: center;"><b>X.4</b></td> <td style="text-align: center;"><i>[Proponent to complete]</i></td> </tr> </tbody> </table> <p><i>Repeat rows as required</i></p>	Item	Document	Clause reference	Issue	Proposed departure	Reason for departure	<b>X.1</b>	<i>[Proponent to complete]</i>	<b>X.2</b>	<i>[Proponent to complete]</i>	<b>X.3</b>	<i>[Proponent to complete]</i>	<b>X.4</b>	<i>[Proponent to complete]</i>																		
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Project Documents and/or Commercial Framework, if relevant) <ul style="list-style-type: none"> <li>an explanation of the rationale for the departure, in the form of the table provided.</li> </ul>	Document	Attached	Attachment Name and Number
	Departures table	[Yes / No]	

## Evaluation Criteria 4: Development readiness

13. Development readiness		
Submit a summary table confirming key milestones	<b><u>Milestone</u></b>	<b><u>Estimated Date</u></b>
	<b>Planning and Approvals</b>	
	Planning Application submission (if applicable)	[MM/YYYY]
	Planning approval	[MM/YYYY]
	Planning Modification (if required)	[MM/YYYY]
	<b>Land and Site Readiness</b>	

	"Land settlement / acquisition (if applicable) (e.g. Land purchases for development, Turnkey/off -the-plan projects)"	[MM/YYYY]
	Site Possession / Access	[MM/YYYY]
	<b>Procurement and Contracting</b>	
	Builder Tender to Market	[MM/YYYY]
	Appointment of Main Contractor	[MM/YYYY]
	Execution of Building Contract	[MM/YYYY]
	<b>Financing and Contract Close</b>	
	Nomination of Eligible Funding Recipient (if applicable)	[MM/YYYY]
	Secure Finance (all sources)	[MM/YYYY]
	Proposed Contract Close Date	[MM/YYYY]
	HAFF Satisfaction Date	[MM/YYYY]
	<b>Construction and Delivery</b>	

	Building Works Approval (e.g. Construction Certificate/Building Permit - authorisation to start building works)		[MM/YYYY]
	Construction Commencement		[MM/YYYY]
	First Date for Concessional Loan Drawdown		[MM/YYYY]
	First Date for HAFF Senior Debt Drawdown Structural 'Top Out' Class 2 or Roof Frame for Class		[MM/YYYY]
	Construction Completion		[MM/YYYY]
	Occupancy Certificate Issued		[MM/YYYY]
	<b>Operations</b>		
	Operating Phase Commencement Date (as defined in the HAFF Funding Agreement terms)		[MM/YYYY]
Attach a detailed delivery programme (provided in Microsoft Project or equivalent) showing key stages of project development (including approvals, planning, design, early works, construction and commissioning) and critical path items.	Document (mandatory)	Attached	Attachment Name and Number
	<i>Detailed Delivery Programme</i>	[Yes / No]	

<p>Provide details of the builder for the project.</p> <p>If the builder is not “secured”, provide confirmation that the Proponent has a clear pathway to engage a builder in line with the proposed delivery programme supported by a commitment to undertake adequate due diligence (including financial viability and capacity) on that builder.</p>	<p>What contract type is proposed or has been used to engage the builder?</p>	<p><i>[e.g. D&amp;C Contractor, Managing Contractor, ECI contractor transitioning to D&amp;C]</i></p>
	<p>What is the appointment status of the builder for the project:</p>	<p><i>[e.g. secured / engaged but not appointed / internal capability / to be determined]</i></p>
	<p>If a builder has been engaged, provide the below details:</p>	
	<p>Engaged by</p>	<p><i>[Proponent to complete]</i></p>
	<p>Registered Business Name:</p>	<p><i>[Proponent to complete]</i></p>
	<p>ABN:</p>	<p><i>[Proponent to complete]</i></p>
	<p>Contact name:</p>	<p><i>[Proponent to complete]</i></p>
	<p>Email address:</p>	<p><i>[Proponent to complete]</i></p>
	<p>Phone number:</p>	<p><i>[Proponent to complete]</i></p>
<p>If the builder is yet to be engaged, provide confirmation that the Proponent has a clear pathway to engage a builder in line with the proposed delivery programme supported by a commitment to undertake adequate due diligence (including financial viability and capacity) on that builder.</p>		

	<p><i>[Proponent to complete]</i></p> <p><i>This plan may include that the Proponent has committed to use a builder that meets the following principles:</i></p> <ul style="list-style-type: none"> <li><i>holds appropriate insurance cover with respect to the proposed works;</i></li> <li><i>has a Queensland WorkCover insurance policy or proof of self-insurance that covers all personnel engaged in the delivery of services;</i></li> <li><i>does not have any history of disciplinary action;</i></li> <li><i>holds the relevant building licences;</i></li> <li><i>has adequate financial viability and capacity;</i></li> <li><i>has an appropriate Occupational Health and Safety management system in place; and</i></li> <li><i>is compliant with all relevant industrial relations legislation.</i></li> </ul>		
	Document	Attached	Attachment Name and Number
		<i>[Yes / No]</i>	
Provide details of the developer/ development manager for the project. If developer is a member of the proponent consortium, ensure the details match those provided in Section 2.	What is the developer / development managers role on the project:	<i>[e.g. oversees design development, DA process, procurement, engaged consultant]</i>	
	What is the appointment status of the developer / development manager for the project:	<i>[e.g. secured / engaged but not appointed / internal capability / to be determined]</i>	

If the developer is not “secured”, outline the pathway and key steps to secure the arrangement	If a builder has been engaged, provide the below details:		
	Registered Business Name:	<i>[Proponent to complete]</i>	
	ABN:	<i>[Proponent to complete]</i>	
	Contact name:	<i>[Proponent to complete]</i>	
	Email address:	<i>[Proponent to complete]</i>	
	Phone number:	<i>[Proponent to complete]</i>	
	If the developer/development manager is yet to be engaged, outline the pathway and key steps to secure the arrangement		
	<i>[Proponent to complete]</i>		
	Document	Attached	Attachment Name and Number
		<i>[Yes / No]</i>	
<i>Repeat rows as required</i>			
<b>14. Turnkey Solution Details (where applicable)</b>			
	<i>[Proponent to complete]</i>		

For turnkey solutions, provide current (dated within the past 6 months) evidence that key terms have been agreed with a builder/developer, or a price estimate based on a Cost Plan (as per Australian Institute of Quantity Surveyors) prepared by a quantity surveyor, both supported by an adequately progressed design.	Document (mandatory, if turnkey project)	Attached	Attachment Name and Number
		<i>[Yes / No]</i>	
	<i>Repeat rows as required</i>		
Provide confirmation that all developer conditions (including pre-sale conditions) will not impact the proposed delivery timeline. There must be an appropriate plan to discharge those conditions per the Project delivery schedule.	<i>[Proponent to complete]</i>		
Confirm the sunset dates for construction commencement and construction completion for the project. Provide a statement confirming that the developer has committed to these timeframes.	Sunset date for construction commencement:	<i>DD/MM/YYYY</i>	
	Sunset date for construction completion:	<i>DD/MM/YYYY</i>	
	Provide a statement confirming that the developer has committed to these timeframes.	<i>Proponent to complete</i>	

	Document	Attached	Attachment Name and Number
		<i>[Yes / No]</i>	
	<i>Repeat rows as required</i>		
Provide the status of the Proponent's agreement and negotiations with its developer.	<i>[Proponent to complete]</i>		
Provide details of the due diligence undertaken with relation to the operational and financial capability, capacity and reputation of the developer/builder, including confirmation of any outstanding or pending litigation	<i>[Proponent to complete]</i>		
	Document	Attached	Attachment Name and Number
	<i>[e.g. Equifax company &amp; Director Report]</i>	<i>[Yes / No]</i>	
	<i>Repeat rows as required</i>		
Provide a letter of support, comfort or equivalent from the developer's financier in favour of the developer for the proposed development, consistent with the Detailed Proposal.	Document (mandatory for turnkey acquisition)	Attached	Attachment Name and Number
	Letter of support	<i>[Yes / No]</i>	

## Evaluation Criteria 5: Capability and capacity

15. Organisational Capability			
<p>The Proponent must confirm that it has the resources available to undertake the Project (or will employ or contract the additional resources to do so).</p> <p>Where the Proponent comprises a consortium, confirmation is required from each entity in respect of the intended role of that entity in the project.</p>	<p><i>[Proponent to complete]</i></p> <p><i>At a minimum this should include the structure of the project management team, number of resources required and secured, and the details (including CVs) of key project management personnel.</i></p>		
	Document	Attached	Attachment Name and Number
	<i>[e.g. CV]</i>	<i>[Yes / No]</i>	
	<i>Repeat rows as required</i>		
<p>The Proponent is required to demonstrate its experience and capability to manage contractors that will provide technical expertise</p>	<p><i>[Proponent to complete]</i></p>		
<p>Provide details of the Proponent's experience and capability to secure finance/equity and comply with financial covenants (only applicable to projects that propose to raise debt/equity).</p>	<p><i>[Proponent to complete]</i></p>		

<p>Where a Proponent has not previously borrowed or raised equity (as applicable), outline the Proponent's approach to securing finance/equity, including its approach (and resourcing requirements) to prepare and submit a credit application and monitoring and complying with financial covenants.</p>	<p><i>[Proponent to complete]</i></p>		
<p>Provide the proposed governance structure for delivering and operating the project, including role and responsibilities of key governance stakeholders.</p>	<p><i>[Proponent to complete]</i></p>		
	<p>Documents</p>	<p>Attached</p>	<p>Name and Number</p>
		<p><i>[Yes / No]</i></p>	
	<p><i>Repeat rows as required</i></p>		
<p>Please identify any known delivery partners for the development.</p> <p>Please attach a letter of support from any known delivery partners</p>	<p>Delivery Partners and Roles:</p>		
	<p>Documents</p>	<p>Attached</p>	<p>Name and Number</p>
		<p><i>[Yes / No]</i></p>	
	<p><i>Repeat rows as required</i></p>		
<p><b>16. Financial Capacity</b></p>			
	<p><i>[Proponent to complete]</i></p>		

Describe the commercial agreements that will be established to deliver the project (naming all known counterparties)	Documents	Attached	Name and Number
		[Yes / No]	
	<i>Repeat rows as required</i>		
Provide evidence that the Proponent has the financial capacity to meet all of the contractual obligations associated with the project.  Attach the last three years of annual reports and audited financial statements (or equivalent). Where audits are not finalised, provide unaudited/management accounts with notes.	<i>[Proponent to complete]</i>		
	Documents (mandatory)	Attached	Name and Number
	Last three years of annual reports and audited financial statements (or equivalent)	[Yes / No]	
Where audits are not finalised, provide unaudited/management accounts with notes.	[Yes / No]		
Provide details of any current or planned financial commitments that may affect the capacity of the Proponent to meet its obligations with respect to the project.	<i>[Proponent to complete]</i>		
	Documents	Attached	Name and Number
		[Yes / No]	
<i>Repeat rows as required</i>			

## Evaluation Criteria 6: Purposeful Public Procurement (10% weighting)

17. Purposeful Public Procurement	
<p>The Proponent is required to demonstrate the regional and community benefits of the project as well as any impacts on communities (5% weighting)</p>	<p><i>[ Proponents should consider:</i></p> <ul style="list-style-type: none"> <li>• <i>how their project or initiative will provide long-term benefit to the community through employment, training, or partnerships with local suppliers,</i></li> <li>• <i>any steps you will take to minimise negative impacts on the community during construction by managing disruption, and</i></li> <li>• <i>how the project will leave a lasting positive impact on the region through improved infrastructure, increased economic activity or enhanced community wellbeing.]</i></li> </ul>
<p>The Proponent is required to demonstrate how the project provides enduring community value, including housing availability and affordability (5% weighting)</p>	<p><i>[Proponents should consider:</i></p> <ul style="list-style-type: none"> <li>• <i>how their project addresses identified housing need,</i></li> <li>• <i>explain how the project will support diverse, inclusive communities,</i></li> <li>• <i>whether their homes are designed for long-term durability and accessibility, and</i></li> <li>• <i>how the project will continue to provide community benefit over time]</i></li> </ul>

# PART C – Conflict of Interest Declaration

## Form

### Declaration of Conflict of Interest

A Proponent must declare any potential, perceived or actual conflicts of interests in relation to its role in the HAFF3 Partnership Round Market Invitation. Where the Proponent represents a consortium, the Proponent's primary contact must ensure any consortium partners declare any potential, perceived or actual conflicts of interests in relation to their roles in the HAFF3 Partnership Round Market Invitation. Declaration of conflict of interests at the time of submitting this Detailed Proposal (please choose one option)

I am not aware of any conflict of interest in relation to the Proponent's role in the HAFF3 Partnership Round Detailed Proposal and the Proponent's interest or duties in other regards

I am aware of a potential, perceived or actual conflict of interest and have disclosed details below.

I will undertake to draw to the attention of the Program Team any situation which may later arise that could lead to a conflict of interest in relation to the Proponent's role in relation to the Detailed Proposal\*

I agree

### Disclosure of interests

I disclose the following interests of either the Proponent or one of its consortium partners.

Description of disclosed interest, appointment or other matters requiring disclosure:

[Click or tap here to enter text.](#)

<b>Name:</b>		<b>Date:</b>	
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## PART D – Declaration of Accuracy and Information Disclosure Consent Form

If the Proponent includes more than one organisation, one Declaration of Accuracy and Information Disclosure Consent Form executed as a deed is to be provided by each organisation.

In making this declaration, the Proponent certifies that the responses in this submission are complete, accurate, up to date and not misleading in any way.

### Executed as a deed by the Proponent

*[Note: To be signed by duly authorised officers for the Proponent. Where signing under power of attorney, please provide a certified copy of the relevant power(s) of attorney and evidence of the attorney's authority. The State reserves the right to ensure the Proponent has duly executed this Declaration of Accuracy and Information Disclosure Consent Form before further considering the Expression of Interest.]*

<b>Organisation Name:</b>	
<b>Signature [Authorised officer of Proponent]:</b>	
<b>Date:</b>	
<b>Name:</b>	
<b>Title:</b>	