

From: Sch 2.2(a)(ii)
Sent: 26/10/2023 11:12 AM
To: "CMTEDD, Build-to-Rent" <CMTEDDBuildtoRent@act.gov.au>
Cc: Sch 2.2(a)(ii)

Sch 2.2(a)(ii)

Subject: RFP 2023-24 BtR Affordable Rental - Submission - Marymead CatholicCare Canberra & Goulburn (MCCG)

Attachments: 231031 - RFP 2023-24 BtR Affordable Rental - Attachment A - Crown Lease - MCCG.pdf, 231031 - RFP 2023-24 BtR Affordable Rental - Attachment B - Archdiocese support for land use - MCCG.pdf, 231031 - RFP 2023-24 BtR Affordable Rental - Attachment C - Preliminary Plans for Proposed Development - MCCG.pdf, 231031 - RFP 2023-24 BtR Affordable Rental - Attachment D - CDF letter of Support for Financing - MCCG.pdf, 231031 - RFP 2023-24 BtR Affordable Rental - Attachment E - Financial Modelling - MCCG.xlsm, 231031 - RFP 2023-24 BtR Affordable Rental - Attachment F - Land Valuation - MCCG.pdf, 231031 - RFP 2023-24 BtR Affordable Rental - Returnable Schedule 1 - MCCG.pdf, 231031 - RFP 2023-24 BtR Affordable Rental - Returnable Schedule 2 - MCCG.pdf, 231031 - RFP 2023-24 BtR Affordable Rental - Returnable Schedule 3 - MCCG.pdf, 231031 - RFP 2023-24 BtR Affordable Rental - Returnable Schedule 4 - MCCG.pdf, 231031 - RFP 2023-24 BtR Affordable Rental - Returnable Schedule 5 - MCCG.pdf, 231031 - RFP 2023-24 BtR Affordable Rental - Returnable Schedule 6 - MCCG.pdf, 231031 - RFP 2023-24 BtR Affordable Rental - Returnable Schedule 7 - MCCG.pdf, 231031 - RFP 2023-24 BtR Affordable Rental - Returnable Schedule 10 Part A- MCCG.pdf, 231031 - RFP 2023-24 BtR Affordable Rental - Returnable Schedule 10 Part B - MCCG.pdf

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Thank you
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to submit a
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under the RFP 2023-24 BtR Affordable Rental. Please find attached, MCCG's submission.
Please don't hesitate to contact us for any clarification and we look forward to the outcome.

Regards

Sch 2.2(a)(ii)

PO BOX 4260 Kingston ACT 2604 | mccg.org.au



From: "CMTEDD, Build-to-Rent"
Sent: 22/12/2023 9:54 AM
To: "Hamraev, Ahror" <Ahror.Hamraev@act.gov.au>
Subject: FW: Outcome of Request for Proposal process - Marymead CatholicCare Canberra & Goulburn (MCCG)

As discussed - to book meeting room

From: Sch 2.2(a)(ii)
Sent: Friday, December 22, 2023 9:42 AM
To: CMTEDD, Build-to-Rent; Sch 2.2(a)(ii)
Subject: RE: Outcome of Request for Proposal process - Marymead CatholicCare Canberra & Goulburn (MCCG)

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Hi Hayley,
Thanks for these dates. Can we lock in

30 January 2024. We would like to have the meeting face to face, so can you please book a meeting room and send a calendar invite to Sch 2.2(a)(ii) and myself.
Thanks very much and have a lovely Christmas.
Regards

Sch 2.2(a)(ii)

Marymead CatholicCare Canberra & Goulburn
Sch 2.2(a)(ii)
PO BOX 4260 Kingston ACT 2604 | mccg.org.au



From: CMTEDD, Build-to-Rent <CMTEDDBuildtoRent@act.gov.au>
Sent: Thursday, December 21, 2023 3:49 PM
To: Sch 2.2(a)(ii)

Subject: RE: Outcome of Request for Proposal process - Marymead CatholicCare Canberra & Goulburn (MCCG)

Some people who received this message don't often get email from cmteddbuildtorent@act.gov.au. [Learn why this is important](#)

Hi Anne,

A well deserved break 😊

That is no problem at all – I've added a couple more options for your consideration below:

- 29 January: 2pm – 2:45pm
- 30 January: 11am – 11:45am

Let us know if either of those works, and if you would like to meet in person (if you do I'll book a meeting room).

Thanks

Hayley

Hayley Jones

Affordable Housing Policy Coordination | Director

Chief Minister, Treasury and Economic Development Directorate | ACT Government

From: Sch 2.2(a)(ii)

Sent: Thursday, December 21, 2023 3:33 PM

To: CMTEDD, Build-to-Rent <CMTEDDBuildtoRent@act.gov.au>; Sch 2.2(a)(ii)

Sch 2.2(a)(ii)

Subject: RE: Outcome of Request for Proposal process - Marymead CatholicCare Canberra & Goulburn (MCCG)

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Hi Kathy
Thank you
for the

below advice – we are beyond excited with this outcome!

Most of us are away on leave until the week of the 29th of January – is it possible to move the meeting to sometime that week?

Many thanks and have a great Christmas break.

Regards

Sch 2.2(a)(ii)

Marymead CatholicCare Canberra & Goulburn
Sch 2.2(a)(ii)

PO BOX 3167 Manuka ACT 2603 | mccg.org.au



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From: CMTEDD, Build-to-Rent <CMTEDDBuildtoRent@act.gov.au>

Sent: Thursday, December 21, 2023 2:48 PM

To: [Redacted] Sch 2.2(a)(ii)

Sch 2.2(a)(ii) >

Subject: Outcome of Request for Proposal process - Marymead CatholicCare Canberra & Goulburn (MCCG)

Good afternoon [Redacted] Sch 2.2(a)(ii)

Thank you for your proposal to deliver affordable rental in the ACT.

We are pleased to confirm that we would like to proceed with negotiations for an agreement for financial assistance to support delivery of affordable rental, in line with the information provided in your proposal.

This decision is to remain in-confidence. The intention is for an announcement to be made at a suitable point of the negotiation in 2024.

The proposed Deed of Grant agreement would reflect the request for financial assistance at Item 1 of Returnable Schedule 4 - Ongoing assistance payable after commencement of the affordable rental: *'indexed Ongoing Grant Assistance to the amount of \$[Redacted] per dwelling per year (indexed) for 15 years.'*

Please let us know if any of the below meeting times work to discuss the next steps:

- 4 January: 2pm – 2:45pm
- 5 January: 11am – 11:45am
- 15 January: 2pm – 2:45pm
- 17 January: 11am – 11:45am

This meeting can be in person (at 220 London Circuit, Canberra) or on teams – let us know if anyone will be attending in person and we will book a room

Regards,
Kathy Goth
Executive Branch Manager
Affordable Housing Policy Coordination Branch
Chief Minister, Treasury and Economic Development Directorate

From: [Redacted] Sch 2.2(a)(ii) >

Sent: Thursday, October 26, 2023 11:34 AM

To: CMTEDD, Build-to-Rent <CMTEDDBuildtoRent@act.gov.au>

Cc: [Redacted] Sch 2.2(a)(ii)

Subject: RE: RFP 2023-24 BtR Affordable Rental - Submission - Marymead CatholicCare Canberra & Goulburn (MCCG)

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Thanks
Hayley

From:

CMTEDD, Build-to-Rent <CMTEDDBuildtoRent@act.gov.au>

Sent: Thursday, October 26, 2023 11:30 AM

To: [redacted] CMTEDD, Build-to-Rent

<CMTEDDBuildtoRent@act.gov.au>

Cc: [redacted] Sch 2.2(a)(ii)

Subject: RE: RFP 2023-24 BtR Affordable Rental - Submission - Marymead CatholicCare Canberra & Goulburn (MCCG)

Good morning [redacted] Sch 2.2(a)(ii)

Thank you for your interest in delivering affordable rental in the ACT.

This email confirms we have received your submission, inclusive of 15 attachments.

Thanks
Hayley

From: [redacted] Sch 2.2(a)(ii)

Sent: Thursday, October 26, 2023 11:12 AM

To: CMTEDD, Build-to-Rent <CMTEDDBuildtoRent@act.gov.au>

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Regards

Sch 2.2(a)(ii)

Marymead CatholicCare Canberra & Goulburn

[redacted] Sch 2.2(a)(ii)

PO BOX 4260 Kingston ACT 2604 | mccg.org.au



Supporting our community
for over 60 years



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Marymead CatholicCare Canberra & Goulburn

PO BOX 4260 Kingston ACT 2604 | mccg.org.au





Catholic Archdiocese of Canberra & Goulburn

25th October 2023

Chief Minister, Treasury and Economic Development Directorate

Request for Proposal for build-to-rent affordable rental

RE: Letter of support for use of land

To whom it may concern,

The Catholic Archdiocese of Canberra and Goulburn share the community's interest in ensuring there is sufficient safe and affordable housing for all.

The Archdiocese has been working with Marymead CatholicCare Canberra & Goulburn (MCCG) to explore avenues to utilise Church land to house Canberra's low to medium income families, and we have land available to lease to them for this purpose in Curtin.

We have recently expressed our support for the new draft Territory Plan which proposes community and affordable housing be permitted to be built on community facility zoned land such as land owned by the Catholic Archdiocese.

We are in support of the proposed site that forms the basis of MCCG's Build-to-Rent proposal on the site of Holy Trinity Parish in Curtin and consent to the use of this land for that purpose.

The Archdiocese looks forward to being part of the solution in addressing current housing issues in the ACT. We also see ongoing community benefits through the co-location of affordable rentals to the Curtin community and Parish.

We look forward to working in partnership with MCCG who have proven experience in this field.

Kind regards

Sch 2.2(a)(ii)

Catholic Archdiocese of Canberra and Goulburn

LEGEND

SITE BOUNDARY

POSSIBLY SIGNIFICANT TREES

TREES TO BE REMOVED

SITE

PROPOSED BUILDING ENVELOPE

Marymead CatholiCare Curtin
5 Strangways Street, Curtin for Marymead CatholiCare

ISSUE P1 17/01/2023

SCALE 1:1000

SK-10.01
SITE PLAN


ck architecture

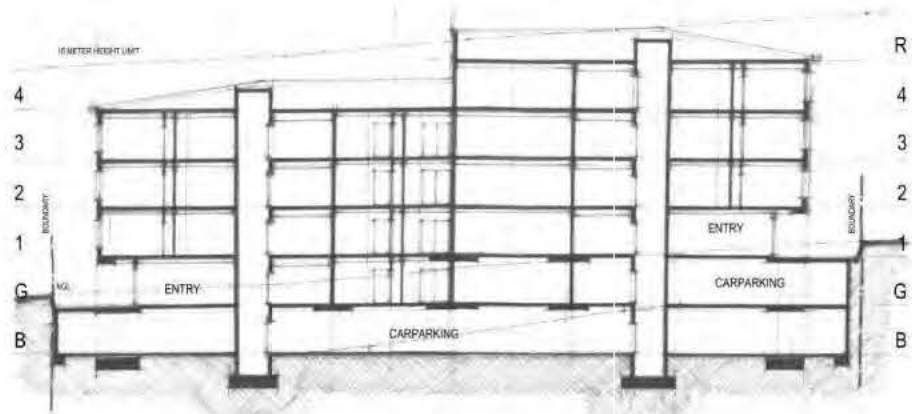
Level 1, Theisger House
24 Theisger Court, Deakin ACT 2600
T +61 2 6273 1003
architectureCK.com.au
Primary Nominee: Cassandra Keller
ACT Reg. 1076; NSW Reg. 10203;
ABN 67 154 909 332

Sch 2.2(a)(xi)

Sch 2.2(a)(xi)

Sch 2.2(a)(xi)





Sch 2.2(a)(xi)

Sch 2.2(a)(xi)

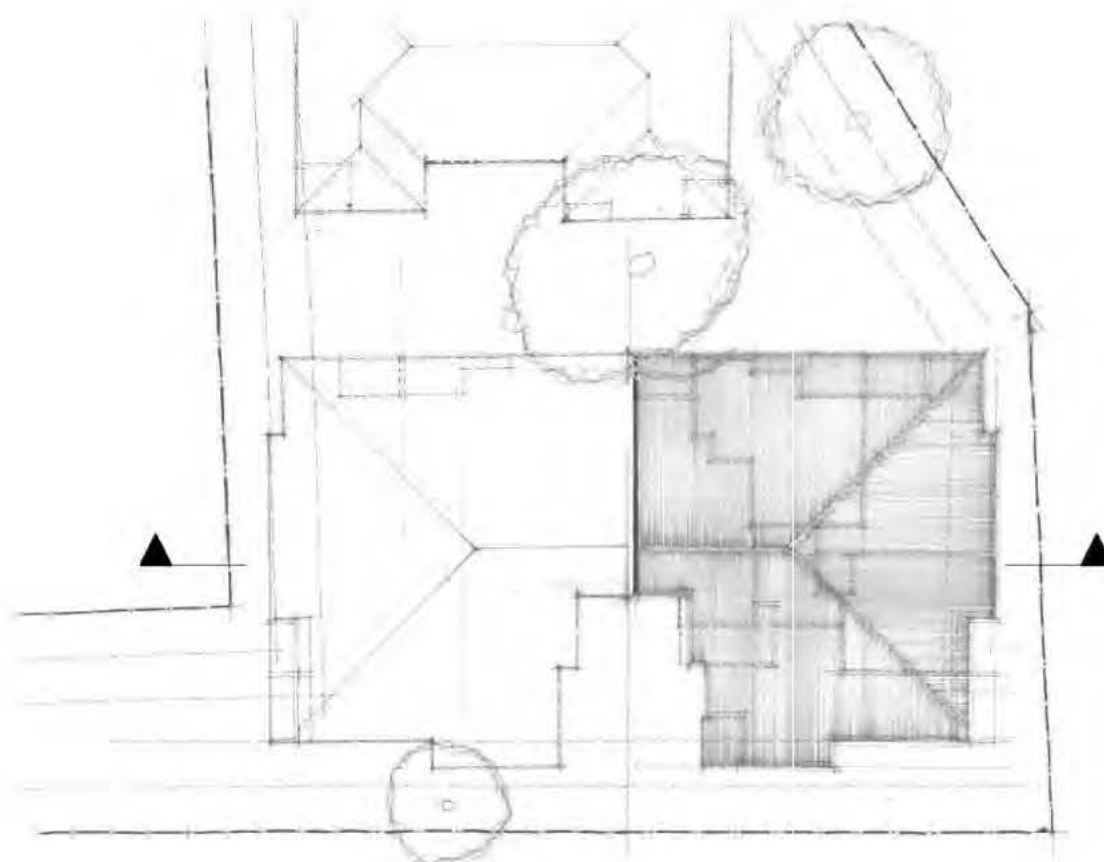


UNIT YIELD

	1 BED	2 BED	3 BED	TOTAL	NLA (m ²)	CORE (m ²)	BALCONY/ COURTYARD (m ²)	GFA (m ²)	CAR PARKING (m ²)
BASEMENT									2,166
GROUND	2	4	2	8	682	130		315	916
LEVEL 01	2	9	2	13	1,126	147		294	1,436
LEVEL 02	3	10	1	14	1,163	118		189	1,442
LEVEL 03	3	10	1	14	1,163	118		189	1,442
LEVEL 04	1	4		5	412	38		59	507
TOTAL	11	37	6	54	4,546	551		1,046	5,743
SITE AREA									3,620

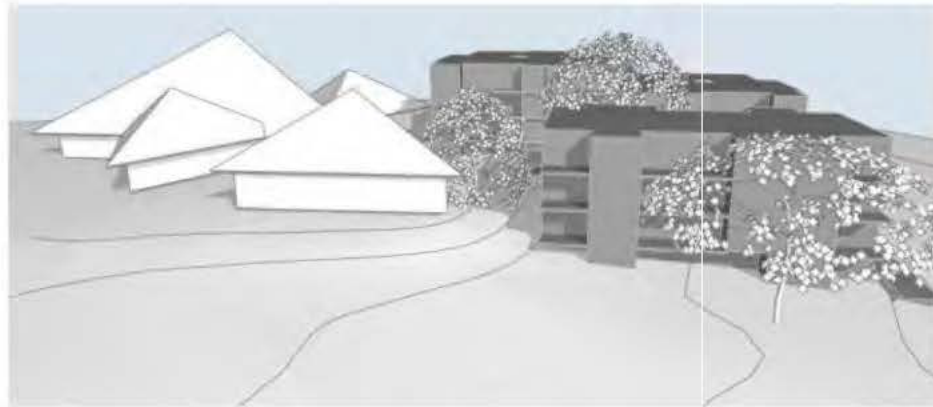
CARPARKING

UNIT PARKING	11 (x1)	55.5 (x1.5)	12 (x6)	78.5
VISITOR PARKING				13.5
TOTAL REQUIRED				92
TOTAL PROVIDED				76
SHORTFALL				16

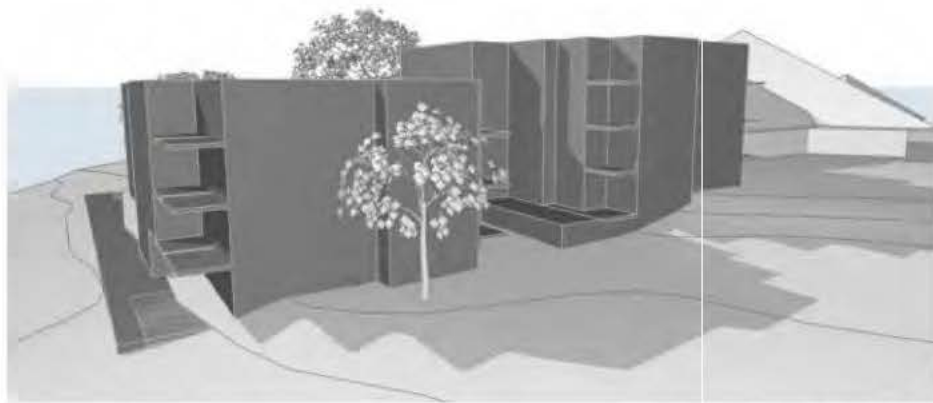




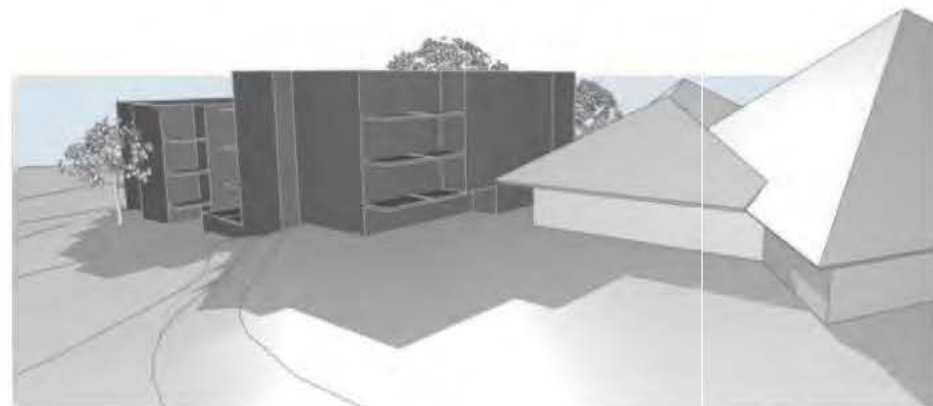
VIEW FROM CHURCH - STREET SIDE



VIEW FROM STREET



VIEW FROM SCHOOL



VIEW FROM CHURCH - SCHOOL SIDE





25 October 2023

Chief Minister, Treasury and Economic Development Directorate
ACT Government

Marymead CatholicCare Canberra & Goulburn - Build to Rent proposal

To whom it may concern

The **Catholic Development Fund, Archdiocese of Canberra & Goulburn** provides financial services for the activities of the Archdiocese of Canberra and Goulburn and all of its entities.

The Catholic Development Fund works directly with the **Sch 2.2(a)(ii)** who on behalf of the Archbishop, oversees all activities of these entities and is consulted on all proposals.

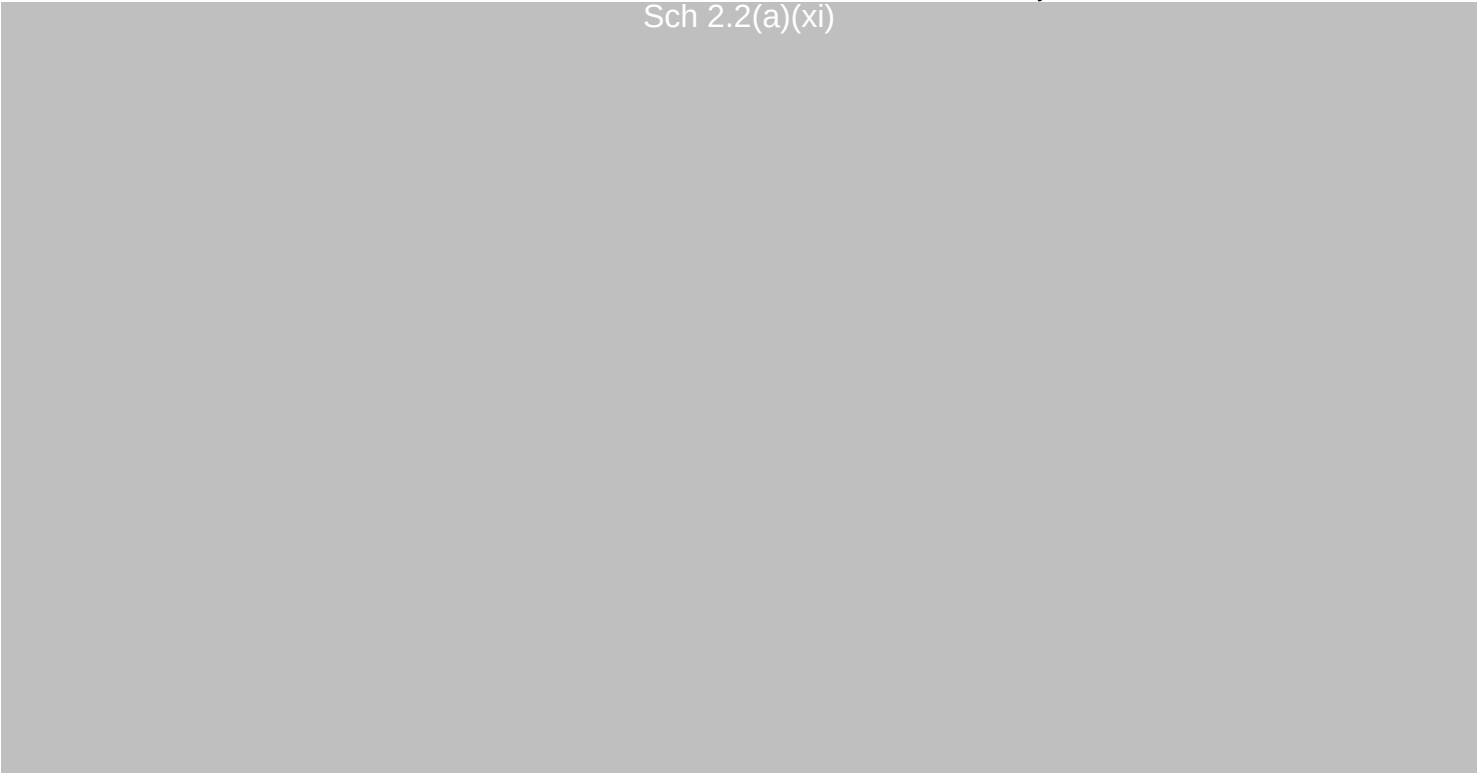
Marymead CatholicCare Canberra & Goulburn are a client of the Catholic Development Fund Canberra Goulburn and we confirm we will provide funding to Marymead CatholicCare for their development proposal Build-to-Rent in Curtin. This agreement has been provided based on a review of the financial proposal for the development, including an assessment of audited statements providing confirmation of Marymead CatholicCare Canberra & Goulburn's financial capacity, viability and stability.

You are welcome to contact me directly for any queries.

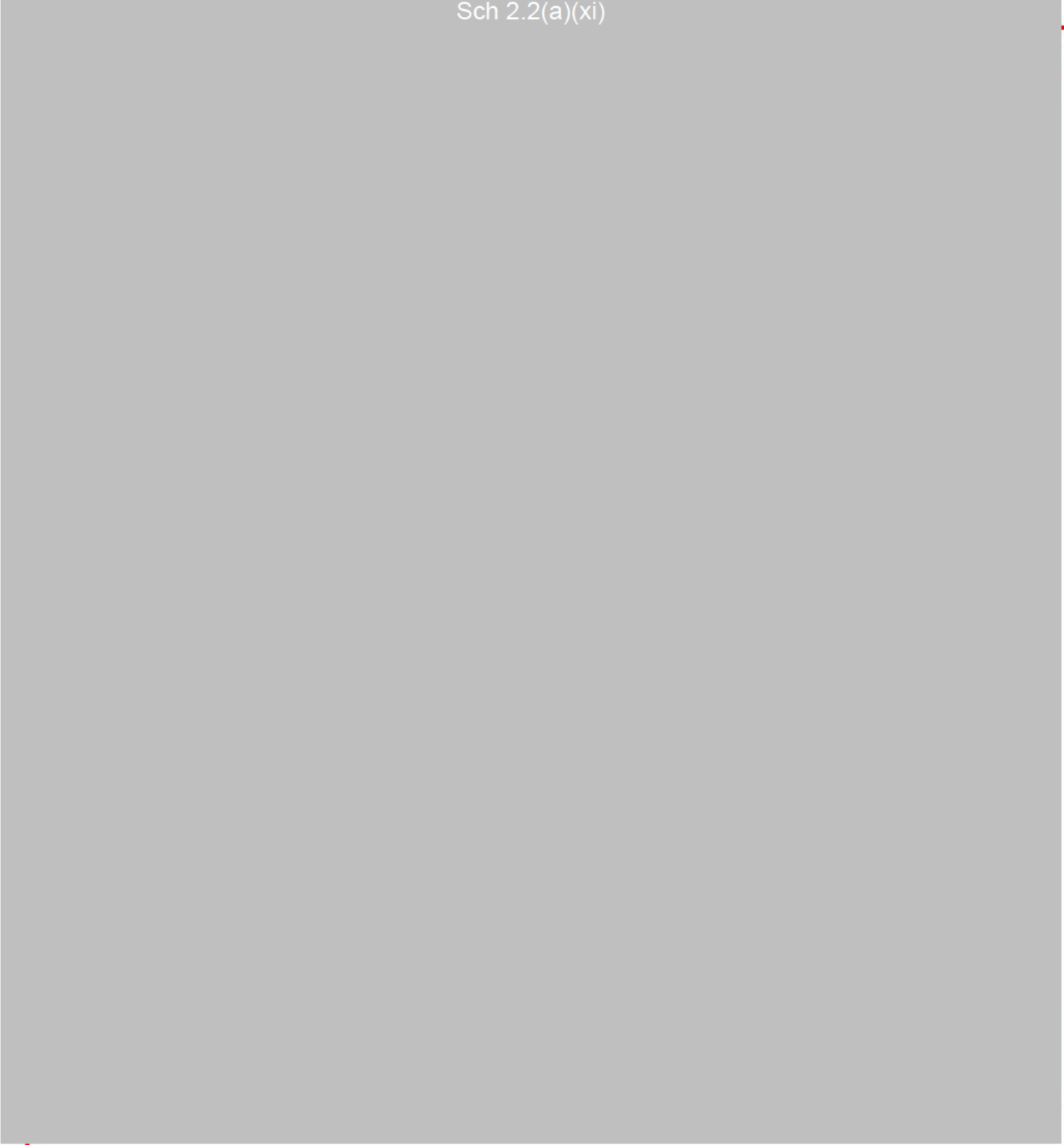
Yours faithfully

Sch 2.2(a)(ii)

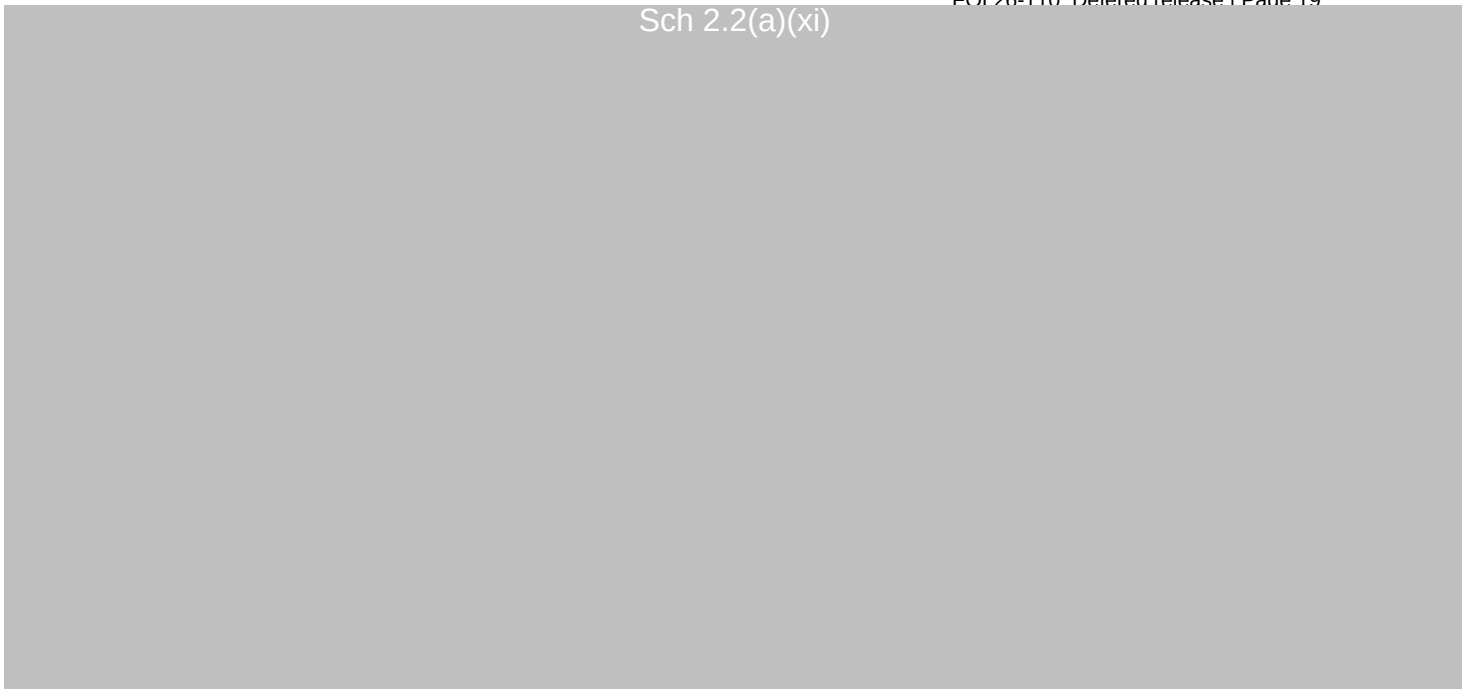
Sch 2.2(a)(xi)



Sch 2.2(a)(xi)



Sch 2.2(a)(xi)





Accelerating success.

Colliers Valuation & Advisory Services

Valuation Report

Block 7 Section 61, Curtin, ACT

Marymead CatholicCare Canberra & Goulburn

Val Date: 25 January 2023

Sch 2.2(a)(xi)



Colliers
Assure



Sch 2.2(a)(xi)

Sch 2.2(a)(xi)

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Sch 2.2(a)(xi)

RETURNABLE SCHEDULE 1 – PROPONENT'S DETAILS

Proponents should note that the Territory will only execute documents with the entity nominated in Returnable Schedule 1 and not with any subsequently proposed entity. This is not a negotiable term.

Proponent's Name: The Trustees for the Roman Catholic Church for the Archdiocese of Canberra and Goulburn as Trustee for Marymead CatholicCare Canberra & Goulburn

ACN/ABN: 90 046 512 373

Registered Office: 51 Cooyong Street Braddon ACT 2612

Principal Place of Business: 51 Cooyong Street Braddon ACT 2612

Date and Place of Incorporation: 1 November 1999, ACT

Trading and Business Names: Marymead CatholicCare Canberra & Goulburn

Registered Business Number: 90 046 512 373

Registration for GST: Yes ☒ No ☐

Telephone Numbers: Business Telephone: 02 6162 6100 After Hours: 0408 487769

Contact Person

Name: Sch 2.2(a)(ii)

Position: Sch 2.2(a)(ii)

Address: PO Box 3167 Manuka ACT 2603

Telephone Numbers: Business Telephone: Sch Mobile: Sch

Fax Number: N/A

Email Address: Sch 2.2(a)(ii)

We acknowledge receipt of the following addendum / addenda issued by Territory in relation to this RFP:

None

RETURNABLE SCHEDULE 2 – LAND AND CAPACITY TO DELIVER THE AFFORDABLE RENTAL DWELLINGS

(a) Land (Block, Section, Suburb) of which the Proponent or Consortium is the Crown lessee;	The Crown lease at Attachment A outlines that the land proposed for use (5 Strangways Street Curtin ACT 2605) is at Block 7, Section 61 in Curtin ACT. This land is owned by the Catholic Archdiocese of Canberra and Goulburn and the letter at Attachment B outlines their support for its use for this proposed development
(b) proposed size of the residential and commercial components of the development;	The preliminary plans for the proposed development at Attachment C set out that the proposed size of the residential development is 54 units (all affordable dwellings). There are no plans to sub-divide the land. The existing presbytery will be replaced with the affordable rental properties. Holy Trinity Catholic Church will remain on-site and adjacent to the proposed development.
(c) dwelling limits in the Crown lease for the Land;	The Crown lease at Attachment A currently sets out that the purpose of the land is for community use limited to religious use and a presbytery only. The ACT Government has consulted on a new Territory Plan to guide amendments to the Planning and Development Act 2007. We have advocated and have received continued ACT Government assurances for this to include community and affordable housing being permitted to be built on community facility zoned land. The Build to Rent Feasibility Analysis (Paxon Group), recommends releasing land with a lease restriction, for the specific purpose of BtR development. Marymead CatholicCare Canberra & Goulburn (MCCG) and the Catholic Archdiocese of Canberra & Goulburn have provided support for these amendments and require them to progress with the development proposal. Once amendments are made, based on the preliminary advice of Purdon Planning, MCCG will apply to add an acceptable use to the lease.
(d) estimated or actual dwelling yield and bedroom configuration;	The preliminary plans for the proposed development at Attachment C set out that the estimated dwelling yield is 54 units including 11 one-bedroom units, 37 two-bedroom units and 6 three-bedroom units

(e) if a change or variation to the Territory Plan is required and how this may impact feasibility; and	YES, A Variation in Territory Plan is required to allow affordable housing on CFZ zoned land. Without the change in the Territory Plan, the development project cannot proceed.
(f) number or percentage of Development Dwellings that will be Affordable Rental Dwellings.	MCCG is committed to providing community and affordable housing options to help address the needs of vulnerable individuals and families in the ACT. Therefore, 100% of dwellings will be affordable rental dwellings for the life of the building (50-60 years)
(g) For Proposals with an existing development: Proponents must provide the approved Development Application (DA) and Certificate of Occupancy and Use as evidence of size of the development and accordance with the Multi Unit Housing Development Code.	N/A
(i) For Proposals intending to construct or renovate: Proponents must provide information that satisfies the Territory that the proposed development is feasible. To demonstrate this requirement Proponents must: (ii) provide either the DA number or information on site feasibility for the proposed development size provided in items (b and d);	The preliminary plans for the proposed development at Attachment C demonstrate site feasibility for residential dwellings. As the plans develop additional studies including an arborist report and survey of existing Church buildings will assist in finalising the proposed plans, noting that the aim will remain to maximise the dwelling capacity of the site.
(iii) provide a current or recent estimate of the cost of construction or renovation (e.g. from the 12 months prior to the Submission), in line with the proposed development size provided in items (b and (d);	The financial modelling for the proposed development at Attachment E to the Schedule 4. Response outlines that the estimated cost of construction is Sch 2.2(a)(xi) in line with the proposed development size and the proposed dwelling yield and bedroom configuration.
(iv) provide a letter from their financier or accountant confirming that the Proponent can raise the funds for the estimated cost of constructing the development. This letter should note that the financier or accountant has reviewed and considered the Proponent's: a. financial capacity, viability and stability through provision of audited financial statements; and	A letter from the Catholic Development Fund (CDF) is at Attachment D, outlining their support for the financial modelling for the proposed development and their support for lending the required additional funds to finance the development.

b. ability to finance the cost through demonstrating certainty of finance in the form of commitment letters, letters of support from financiers, support for equity contributions, Government financing and/or support and further information as required to illustrate the proposed financing approach; and	
(v) if a proportion of the development is to be funded through assistance from a separate ACT or Commonwealth Government initiative (including through the National Housing Accord) or through community raised funds, evidence should be provided and the source and timing for assistance should be outlined by either the accountant or the Proponent.	N/A

RETURNABLE SCHEDULE 3 – RESIDENTIAL DEVELOPMENT EXPERIENCE

Marymead Child and Family Centre and CatholicCare Canberra & Goulburn merged on 1 July 2023 to become a new entity - Marymead CatholicCare Canberra & Goulburn (MCCG). Where MCCG is referenced, the project may have been undertaken as CatholicCare Canberra & Goulburn or Marymead Child and Family Centre in their own rights before the merger.

MCCG have experience in designing and constructing a range of residential developments in the ACT which have been demonstrated as suitable for long-term use over time, and which the agency continues to tenancy and asset manage in line with relevant obligations.

St Vincent's Retirement Villas: 7 Bindel Street Aranda

MCCG role in the development and timelines:

MCCG built Saint Vincent's Retirement Villas on land owned by the Catholic Archdiocese of Canberra and Goulburn in 2006. MCCG led the development of the complex and continues to successfully manage both its residents and the properties/asset itself.

In 2005 MCCG conducted financial modelling to ensure business viability and engaged with architectural design company VR Drafting (then operating under 'VRD Design' and closed as of 2021) to draw up plans. In consultation with the ACT Government, the following planning activities were also undertaken initially to ascertain the viability of the development:

- completing a community needs assessment via an external consultant,
- conducting survey work and tree removal on arborist advice,
- executing a variation of Territory Plan No. 164, and
- negotiation with the ACT Government to reduce the Betterment Charge required to be paid.

Over a period of 11 months from February to December 2006, MCCG worked with Di Lulio Construction Pty Ltd to execute the build. Subsequently, MCCG worked with Quantity Surveyors Loyd Carey Consultants to develop projections for capital replacement fund expenditure which led to the development of the asset management plan for the complex.

Further information

MCCG's vision was to create a small community site for older Canberrans, utilising vacant land owned by the Catholic Archdiocese of Canberra and Goulburn that was intended for use as a Convent, and an overflow car park utilised by a nearby Parish.

The complex is situated next to the St Vincent de Paul Parish Church and hall, and next door to St Vincent's Primary School.

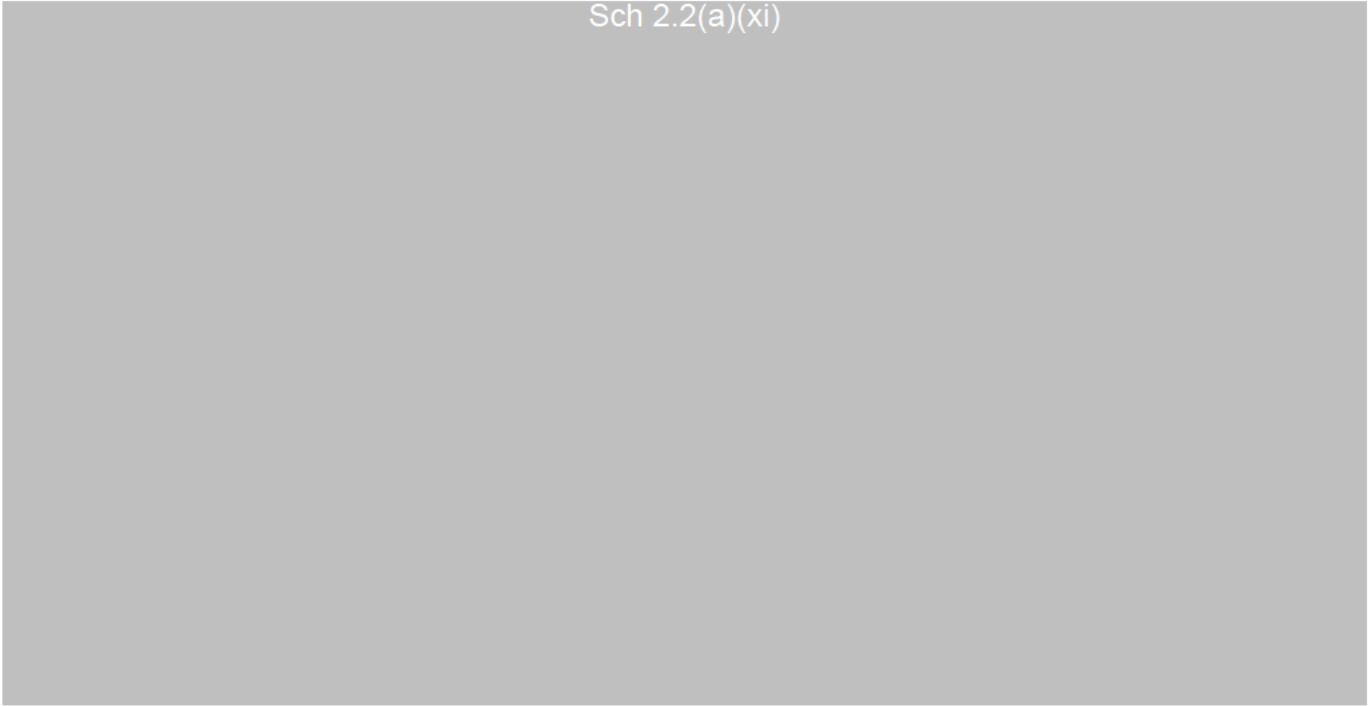
Sch 2.2(a)(XI)

Azure Village: 255 Goyder Street Narrabundah

MCCG role in the development and timelines:

MCCG developed Azure Village, an independent retirement village community, from January 2017 – December 2019.

Sch 2.2(a)(xi)

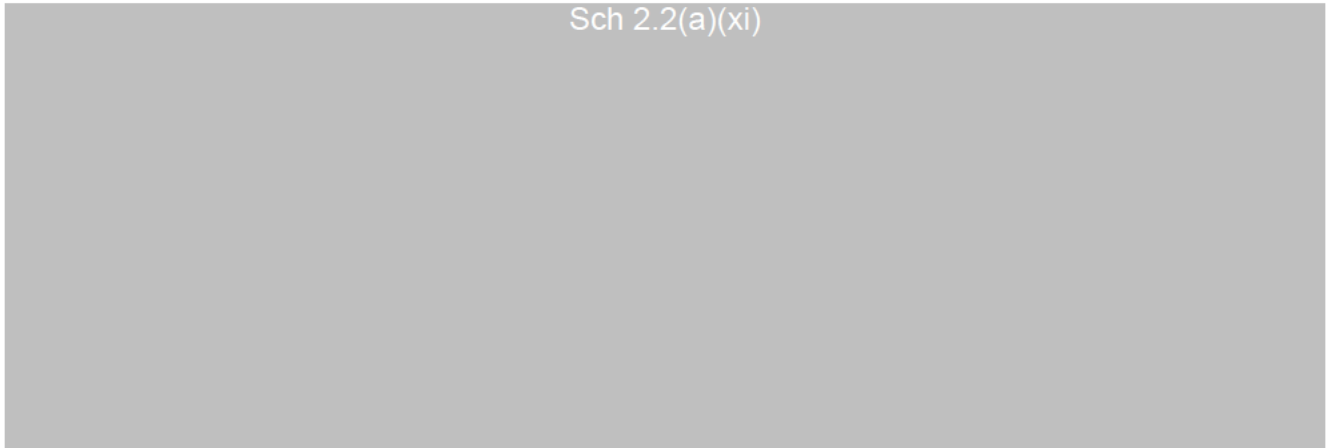


Dean Centre and Coral's Cottage: Sch 2.2(a)(xi)

MCCG role in the development and timelines

The timeline for development of Dean Centre and Coral's Cottage was from January 2017 – August 2019.

Sch 2.2(a)(xi)

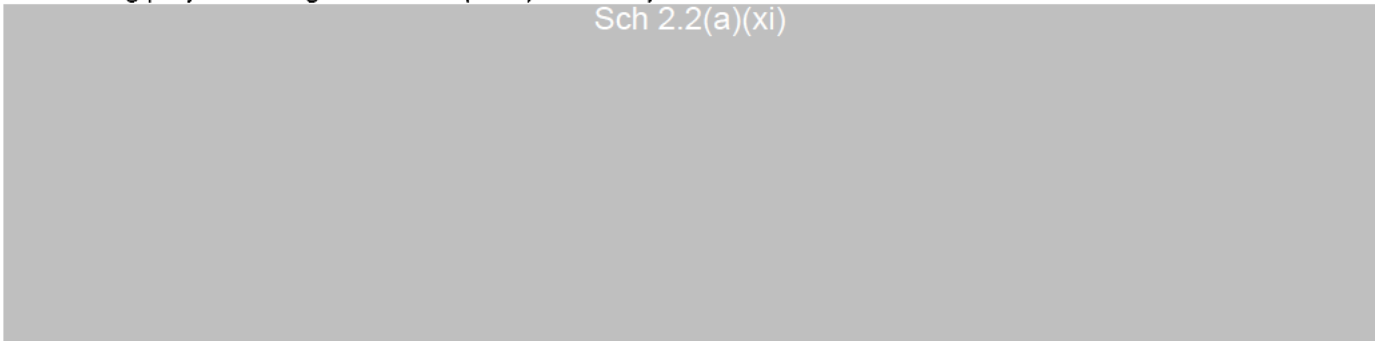


Living In Networked Communities properties

in partnership with ACT Government MCCG role in the development:

In 2004, Living In Networked Communities (LINC) was a tripartite partnership between MCCG, the Commonwealth Government and the ACT Community Services Directorate (CSD, then the Department of Housing and Community Services). MCCG won a grant through the Commonwealth Government's Supported Accommodation Innovation Fund, and contributed \$1 million of its own reserves, to partner with Housing ACT to build nine accessible two-bedroom units in Casey. This exposed MCCG to the development process, including project management and quality and compliance issues.

Sch 2.2(a)(xi)



Sch 2.2(a)(xi)

Affordable housing properties in recent years

MCCG has also purchased two affordable properties through the ACT Government's Affordable Home Purchase Scheme. This includes a two-bedroom townhouse

Sch 2.2(a)(xi)

and a two-bedroom Unit

Sch 2.2(a)(xi)

which is currently under construction and due for completion in the final quarter of 2023 or first quarter of 2024.

Retrofitting of solar panels

MCCG retrofitted approximately 900 solar panels to the Azure Village Community Centre and 84 Independent Living Units, Dean Centre and Coral's Cottage. From 2019 - 2022 MCCG contracted EPC Solar to supply and fit all panels, invertors and e-metering. MCCG project managed the complex fit which also included e-metering to establish an embedded network and continues to manage the invoicing of resident electricity usage at discounted rates to the residents.

Financial modelling

Sch 2.2(a)(xi)

Referees

Sch 2.2(a)(xi) and 2.2(a)(ii)

RETURNABLE SCHEDULE 4 – FINANCIAL RESPONSE

Item	Response
<u>Item 1</u> Ongoing Assistance (subsidy grants) requested based on rent subsidy. Ongoing Assistance will be payable/applied following the commencement of the Affordable Rental Dwellings and in line with the reporting requirements, as per the list of requirements in Part A section 1. Any direct monetary assistance should be requested under this Item.	Sch 2.2(a)(xi)

<u>Item 2</u> Ongoing Assistance (scheduled or availability payment grants). This assistance will be payable/applied following the commencement the Affordable Rental Dwellings and in line with the reporting requirements, as per the list of requirements in Part A in section 1.	<u>Response to Item 2:</u> Are you requesting a concession on residential Land Tax (variable component only): NO. MCCG is exempt for Land Tax.

<u>Item 3</u> Upfront Financial Assistance covers any assistance requested prior to the commencement of the Affordable Rental Dwellings. As outlined in Part C section 13 (2 - 3) of the Non-Weighted Criterion, the Territory may contemplate some Upfront financial assistance if satisfied the project will meet delivery milestones and achieve the Government's objectives and requirements over time as identified in Part A.	<u>Response to Item 3:</u> The Territory will seek to align any upfront Financial Assistance with project delivery milestones, including commencement of the Affordable Rental Dwellings, or provision of a Certificate of Occupancy and Use. This may be achieved through the structuring of the upfront Financial Assistance including consideration of clawback mechanisms. Are you requesting Upfront Financial Assistance (note any direct monetary assistance would be a grant) (Please specify if grant or other type of assistance & estimated dollar amount in 2022-23 dollars): NO
<u>Item 4</u> LVC deferral requested. A Certificate of Occupancy and Use can only be issued where the LVC has been paid. Therefore the LVC can only be deferred until this time.	<u>Response to Item 4:</u> Are you requesting an interest free LVC deferral until Certificate of Occupancy and Use. If you are also requesting LVC assistance, you can request to defer the remaining LVC. If only partial LVC assistance is agreed to, deferral of the remaining amount will likely be sought. Generally LVC deferral incurs interest. As interest isn't applied, the opportunity cost will be costed into your proposal. YES. Based on the ACT Government's advice that Build-to-Rent "projects with 50 percent or more dwellings as affordable rental could be eligible to pay no LVC", Colliers International have advised MCCG that no LVC charge will be associated with the proposed development, particularly in consideration of there being no uplift in land value from the current use. Percent of LVC liability: 0%.

Proponents should detail any assumptions, inclusions, or exclusions relevant to the Financial Response.

If any additional ACT Government financial assistance or concession supports the Affordable Rental Dwellings, it may be factored into the cost per affordable rental at the discretion of the Territory. This includes any other assistance received on the purchase or development of the Land.

There is no page limit in responding to this criteria and all referenced attachments will be considered. The Territory may contact Proponents for further information related to this section.

(a) For existing developments, outline a timeline of any proposed works including any Development Application (DA) number and proposed timeframe for operation of the Agreed Number of Affordable Rental Dwellings.	N/A
(b) For new developments, outline a timeline for construction, the year that the Agreed Number of Affordable Rental Dwellings is anticipated to commence operation, and:	As indicated by the timeline above, construction is forecast to commence July 2025 and conclude November 2026. Operation of the affordable dwellings is forecast to commence March 2027
(i) If a DA has been submitted for the project, provide the DA number.	N/A
(ii) If a project is pre-DA, include the timeframe to submit a DA.	DA is forecast to be submitted July 2024
(c) If the Proponent or Consortium is seeking:	
a. additional ACT or Commonwealth Government funding for the initiative,	No
b. community raised funding for the development, or	No, MCGG are committing Sch 2.2(a)(xi) of our own funds
c. to operate a co-located service within the development,	No, but MCGG will operate the affordable housing under a Social Inclusion Program model.
the Proponent must also include any implications for the timing of the Agreed Number of Affordable Rental Dwellings.	Main implications at this stage are changes to the Territory Plan to allow affordable housing development on CFZ zoned land

RETURNABLE SCHEDULE 6 – AFFORDABLE RENTAL EXPERIENCE

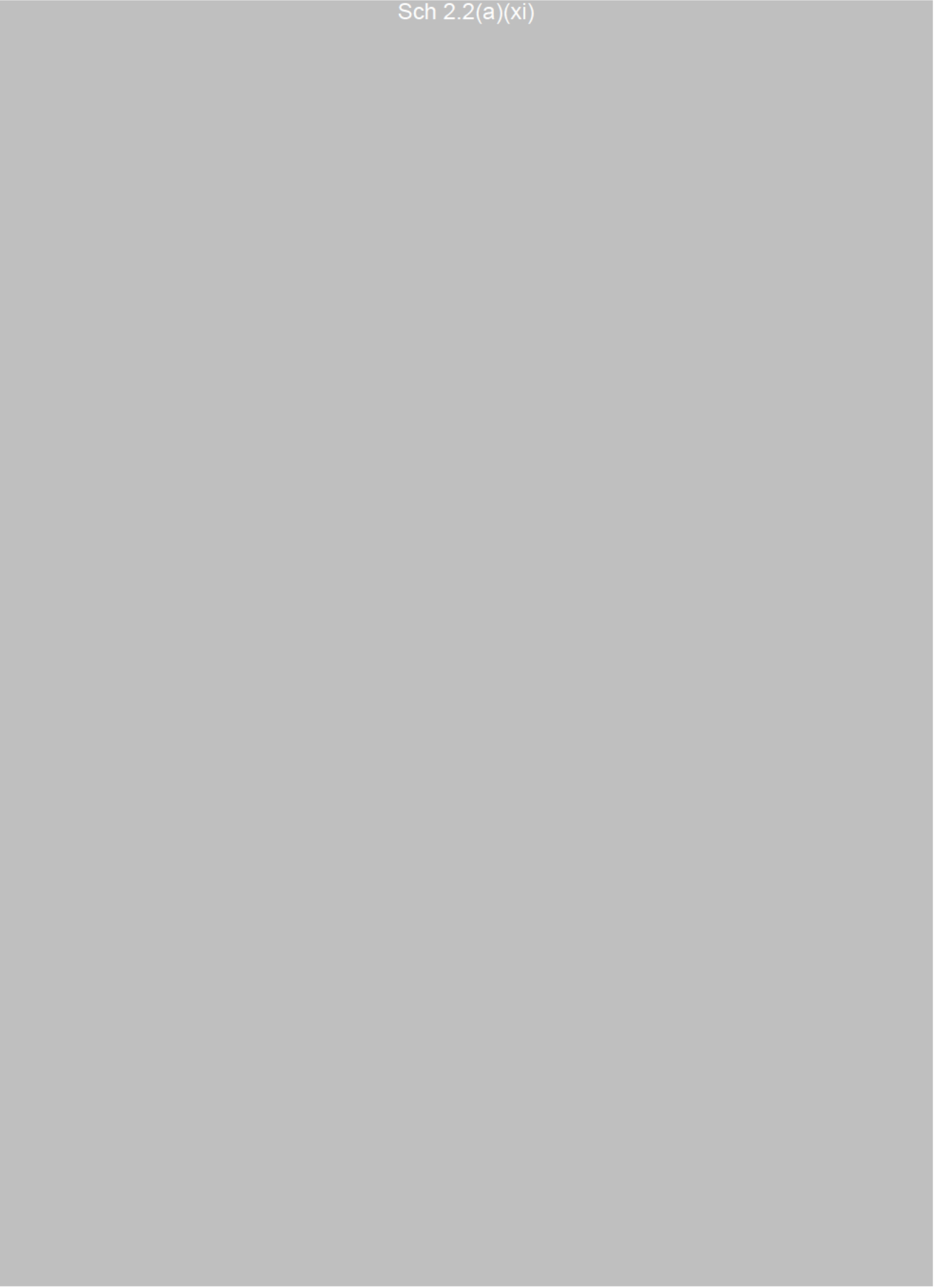
MCCG manages 140 properties and 180 tenancies and have done so successfully for over 30 years. MCCG manages various housing options to meet complex and diverse community needs including through ownership and head-leased arrangements with Housing ACT; offering both transitional and long-term accommodation; and providing supported residential and independent living housing. For more information please see CatholicCare Canberra and Goulburn Annual Report 2021-22 (pp. 39).

MCCG's role in managing Toolangi Affordable Housing:

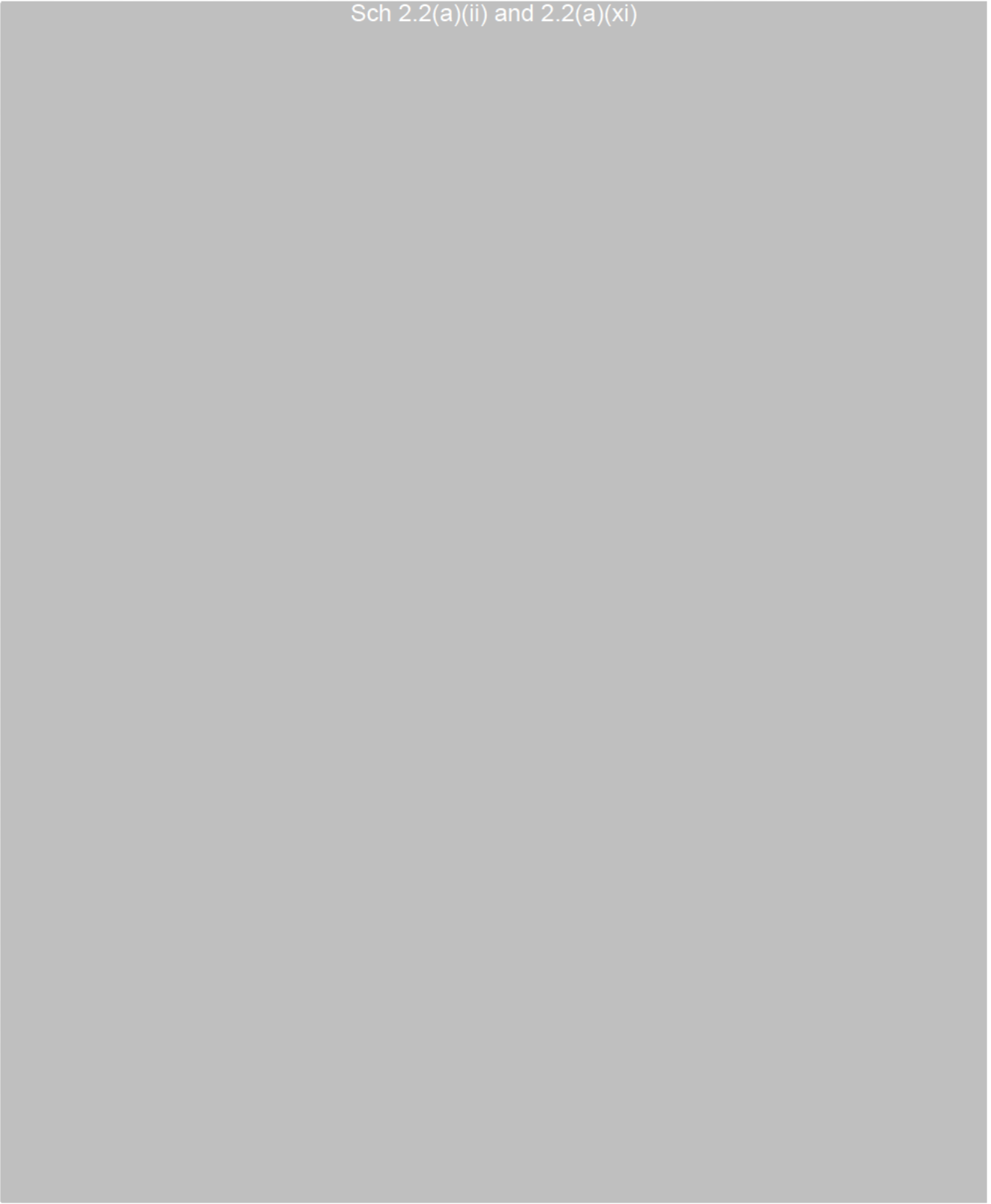
As part of its Property and Housing portfolio, MCCG have operated Toolangi Affordable Housing (Toolangi) at Sch 2.2(a)(xi) in partnership with Housing ACT (HACT) since June 2020.

Sch 2.2(a)(xi)

Sch 2.2(a)(xi)



Sch 2.2(a)(ii) and 2.2(a)(xi)



RETURNABLE SCHEDULE 7 – INTENDED PROCESSES TO ADMINISTER AFFORDABLE RENTAL

Each Proponent must complete the below information and can provide additional details of no more than six A4 pages (inclusive of any attachments referenced in the response to this Returnable Schedule) with a minimum font size of 11.

Item	Response
<u>Item 1</u> Is the Proponent currently a registered Community Housing Provider?	<u>Response to Item 1:</u> ☒ Yes, go to Item 4 ☐ No, go to Item 2
<u>Item 2</u> Will the Affordable Rental Dwellings be managed by a registered Community Housing Provider? What will the arrangement between the Proponent and the Community Housing Provider be? How will this be maintained over 15 years? Provide an agreement or letter of support from the Provider.	<u>Response to Item 2:</u> ☐ Yes, go to Item 4 ☐ No, go to Item 3
<u>Item 3</u> Which organisation will manage the Affordable Rental Dwellings? What experience do they have in affordable rental management? What will the arrangement between the Proponent and this organisation be? How will this be maintained over 15 years? Arrangements that can be demonstrated to be existing, formal and/or ongoing, with an entity that has experience in affordable rental management will be favoured. Provide an agreement or letter of support from any specifically proposed agencies.	<u>Response to Item 3:</u> Property management Agency: Experience: Arrangement:
<u>Item 4</u>	<u>Response to Item 4:</u>

Outline how tenant eligibility will be confirmed. • Provide the process for initially confirming a tenant's eligibility. • Provide the process for confirming eligibility over the course of tenure, in line with the list of requirements in Part A section 1. Note these processes must protect tenants' privacy and personal information. This should be addressed in the response.	Tenant eligibility will be confirmed through: a) adhering to Marymead CatholicCare Canberra & Goulburn's Affordable Housing Tenant Selection policy and procedure, b) assessing relevant income and other documentation to ensure eligibility criteria are met, and c) considering other relevant factors. Further information on these steps is outlined below, including how the privacy of tenant information will be protected throughout the process. <i>Process for initially confirming a tenant's eligibility:</i> MCCG will utilise its existing Affordable Housing Tenant Selection policy and procedure to guide the process for confirming a tenant's eligibility. Eligibility criteria for prospective tenants includes: • Gross income must fall between \$41,212 and \$100,000 per annum. • Must be 18 years of age or older. • Must be an Australian Citizen or hold permanent residency. • Must have been residing in the ACT for 6 months or longer. • Must not own or part own a property within or outside of Australia. • Must be assessed as being able to: - o pay rent regularly, - o look after the property, - o live well with neighbours, and - o live independently/without high-needs support. More specifically, the process for confirming a tenant's eligibility for a property means assessing a tenant's income eligibility which sets a discount to market rent. The assessment is conducted via: • Collecting support documentation to assess a tenant's eligibility including a combination of: - o 6 months of payslips and bank statements. - o An end-of-financial year tax income summary from the Australian Taxation Office. - o If income support is received, a copy of the 'income confirmation summary' or 'authorisation to access income conformation' form which allows MCCG to access income support details.
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	- o 100 points of identification, for example a passport and driver's licence. - o Evidence of Australian citizenship such as a certificate, passport or permanent residence visa
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Item 5 Outline how Eligible Tenants will be selected. Will additional criteria to those indicated in the RFP, or a target cohort, be used? Assessment will consider capacity to support the Government's priority cohorts for targeted assistance.	Response to Item 5: Process for selection of eligible tenants MCGG will utilise its existing Affordable Housing Tenant Selection policy and procedure to guide the process for selecting tenant's. This includes: Sch 2.2(a)(xi)
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Sch 2.2(a)(xi)

Item 6

Include information that ensures all tenants have equal access to common areas, facilities (including carparking), services and infrastructure.

Response to Item 6:

Access to common areas, facilities, services and infrastructure

The location of the proposed development is ideal for providing access to local amenities and services including shops, healthcare facilities, childcare and transport links. One of MCCG's core focuses is ensuring the proposed development meet market expectations of comfortable, mid-range homes for working families and individuals.

Therefore, the preliminary plans take into consideration access to common area and property amenities including:

- well-lit and accessible pathways to main entrance doors,
- easily accessible waste disposal and secure storage units,
- features of good quality mid-range housing stock including:
 - o one-two reverse cycle air conditioning units depending on bedroom size,
 - o appropriate number of bathrooms depending on bedroom size,
 - o appropriately situated and sized corridors, lifts and stairwells,
 - o appropriate square-meterage,

- o access to outdoor spaces including outlook, balconies and green spaces both in the complex and nearby, and

- o quality, mid-range fixtures and appliances.

MCCG's proposal is to deliver 100% affordable housing on site. Therefore, there will be no difference between market and affordable properties, as can be found in developments where these co-exist and where properties can be set apart through different access to amenities such as parking, air conditioning, and clothes lines as well as the quality of appliances, fixtures and facades.

Carpark access

While the proposed location for the development is close to public transport options, walking paths and public parking spaces, MCCG is ensuring access to personal car parks as essential for liveability for low to middle income families and individuals in the ACT. The preliminary plans include secure basement car parks allocated as per the following:

- 1 carpark per 1 bedroom unit,
- 1.5 car parks per 2 bedroom unit,
- 2 car parks per 3 bedroom unit, and
- 13.5 additional visitor parking spaces

MCCG notes that the plans are preliminary, and plans may evolve to include additional car parking spaces as further advice is received through the Development Application process. Car parks will be provided to tenants in accordance with the above allocations, and any excess car parks may be offered to tenants who may require additional parking as identified during the initial tenant induction process.

Social Inclusion Program.

Moreover, MCCG's proposed model of delivering affordable housing on site includes an outreach Social Inclusion Program (SIP) model. A Social Inclusion Officer with a background in community development and tenancy support will provide 10 hours of support per week on-site including:

- Facilitating referrals and access to wrap-around MCCG, community and health services.
- Supporting on-site community activities aimed at nurturing social inclusion and connectedness.
- Capacity building tenants to ensure the best possible outcomes for their tenancy, for example education and up-

	skilling in relation to property care, budgeting, care of pets and home security. • Providing tenancy support where required, for example in relation to applications for private or social properties, financial counselling or legal services. Holy Trinity Parish co-location In addition to the SIP program, the proposed build will be colocated with the Holy Trinity Parish of the Catholic Archdiocese. While there will be no formal links or requirements for a connection between tenants and the Parish, the co-location is likely to result in some natural relationship-building, activities and supports where parishioners and residents are interested to develop them. This has been evident in similar co-located builds in CatholicCare Tasmania.
<u>Item 7</u> Outline the proposed operational systems and protocols for delivering and demonstrating compliance with the list of requirements in Part A section 1.	<u>Response to Item 7:</u> Compliance requirements (Part A, Section 1) Part A, Section 1 of the Request For Proposal sets out a number of requirements that must be delivered upon entering into an agreement with the Territory. This includes: • Years of operation (1.1): It is intended that MCGG operate the affordable properties (100% of the build), tenanted to eligible tenants, for a period of at least 30 years as demonstrated in the financial modelling provided. MCGG's Asset Management Policy will ensure that the minimum useful life of the building is 60 years and it will remain 100% affordable housing for the duration. This exceeds the ACT Government's expectations that the property deliver affordable rentals for a minimum of 15 years. • Development Application & Certificate of Occupancy and use (1.2.a): As evidence that the development meets the requirements for the Multi Unit Housing Development Code, a Development Application and Certificate of Occupancy will be provided in due course in line with development timelines. • Reporting on number of affordable rental dwellings (1.2. b & d, 1.4. 5, a - d): MCGG's development proposal is for 100% affordable dwellings on site, exceeding the requirement that 10% of dwellings are made affordable. As outlined in Returnable

Schedule 7, processes will be in place to ensure dwellings are rented to eligible tenants and if a tenant ceases to be eligible, processes will be in place to ensure they seek alternative accommodation. The following will be documented and reported to the Territory in line with any agreement entered into between the Territory and MCCG:

- o numbers of affordable rental dwellings,
- o location of affordable rental dwellings,
- o affordable rent and market rent for each dwelling, evidenced by an independent valuation of market rent or evidence regarding the income of eligible tenants, and

o any other information that supports the Territory's assessment that the affordable rental dwellings are being delivered in line with MCCG's agreement with the Territory and other obligations and requirements. Proposed operational systems and protocols to deliver and demonstrate compliance MCCG will ensure it meets the above requirements and obligations through the following operational systems and protocols:

- Maintaining our engagement with expert project management support who will facilitate links with relevant professionals through the development of the proposed build to ensure that the financial modelling is accurate and that the quality of the build will meet the requirements.

Sch 2.2(a)(xi)

Sch 2.2(a)(xi)

RETURNABLE SCHEDULE 10 – CHECKLIST AND WARRANTY

Checklist

In submitting this Proposal, the Proponent has completed the following tasks:

Task	Please tick
Completed Proponent's Details (Returnable Schedule 1)	☒
Land and capacity to deliver the Affordable Rental Dwellings (Returnable Schedule 2)	☒
Residential development experience (Returnable Schedule 3)	☒
Financial response (Returnable Schedule 4)	☒
Timing of development (Returnable Schedule 5)	☒
Affordable rental experience (Returnable Schedule 6)	☒
Intended processes to administer affordable rental (Returnable Schedule 7)	☒
Upfront Financial Assistance and satisfaction the project will meet Government aims over time (Returnable Schedule 8) (if applicable)	☐
Consortium members and details (Returnable Schedule 9) (if applicable)	☐
Completed this Checklist and signed the Warranty (Returnable Schedule 10)	☒

Warranty

The Proponent warrants to Territory that:

- (1) It has undertaken reasonable checks and searches and it is not aware of any information, relationships or other matters that may give rise to a conflict of interest or the potential for a conflict of interest in respect of this Proposal that has not been disclosed to Territory in writing;
- (2) it has read and understood, and this Proposal is submitted in accordance with, the RFP;
- (3) It has submitted this Proposal taking into account the matters acknowledged above;
- (4) all information in this Proposal is true and correct at the time of lodgement; and
- (5) in preparing its Proposal it has received and reviewed each Addendum Issued.

Dated this 26th day of OCTOBER 2023

If signed by a person:

SIGNED SEALED AND DELIVERED by
Sch 2.2(a)(ii)

Print name

in the presence of

Sch 2.2(a)(ii)

Sch 2.2(a)(ii)

Signature

Sch 2.2(a)(ii)

Print name

If signed by a company:

SIGNED by or for and on behalf of

Company name

ACN

Signature of authorised representative

Print name and position

Signature of authorised representative

under section 127 of the *Corporations Act 2001* (Cth)

Print name and position

Attachment A – Letter of Intent

Schedule of Grant Assistance - Marymead CatholicCare Canberra & Goulburn

Total amount: \$13,056,437.55.

The Grant Assistance is intended to be payable in the following instalments:

Instalment	Amount	Payment Date
First Instalment	Sch 2.2(a)(xi)	30 days from the date that the first Affordable Rental Register is submitted to the Territory in accordance with the Deed
Second Instalment		365 days from the Second Instalment
Third Instalment		365 days from the Third Instalment
Fourth Instalment		365 days from the Fourth Instalment
Fifth Instalment		365 days from the Fifth Instalment
Sixth Instalment		365 days from the Sixth Instalment
Seventh Instalment		365 days from the Seventh Instalment
Eighth Instalment		365 days from the Eighth Instalment
Ninth Instalment		365 days from the Ninth Instalment
Tenth Instalment		365 days from the Tenth Instalment
Eleventh Instalment		365 days from the Eleventh Instalment
Twelfth Instalment		365 days from the Twelfth Instalment
Thirteenth Instalment		365 days from the Thirteenth Instalment
Fourteenth Instalment		365 days from the Fourteenth Instalment
Fifteenth Instalment		365 days from the Fifteenth Instalment



ACT
Government

Chief Minister, Treasury and
Economic Development

Our ref: CMTEDD2024/557

Sch 2.2(a)(ii)

Marymead CatholicCare Canberra & Goulburn

Sch 2.2(a)(ii)

Intent to offer Deed of Grant agreement

The ACT Government is drafting a Deed of Grant agreement for consideration for Marymead CatholicCare Canberra & Goulburn, in response to the proposal submitted as part of the 2023-24 Request for Proposal process (received 26 October 2023).

In line with the proposal and the Government's agreement to offer a Deed of Grant for financial support, the Deed would include Grant Assistance to the amount of Sch 2.2(a)(iii) per dwelling per year (indexed at 3 per cent annually) for 15 years from the commencement of the affordable rental dwellings (estimated to be 2026-27). The schedule of Grant Assistance to be included in the Deed is at Attachment A of this letter.

The Deed will include requirements that are subject to further negotiation, including to provide the agreed number of dwellings (54) as affordable rental and to undertake reporting requirements for a period of fifteen years from commencement of the affordable dwellings.

This agreement is made in recognition of the letter of support offered by the lessee, Catholic Archdiocese of Canberra and Goulburn, outlining support to use the site (Block 7, Section 61 in Curtin) for the proposed development.

If you have any questions regarding the proposed agreement and negotiation, you can contact Hayley Jones on 6207 4247 or cmteddbuidtorent@act.gov.au

I look forward to continuing to work with you to progress this important initiative.

Yours sincerely

Sch 2.2(a)(ii)

Stuart Hocking
Under Treasurer
8 March 2024