Request for Proposals

Central Australian Renal Accommodation – Alice Springs and Tennant Creek
Contents
1. INTRODUCTION ................................................................................................................. 3
2. THE OPPORTUNITY ........................................................................................................... 4
3. THE PROJECT ..................................................................................................................... 5
4. THE PROCESS .................................................................................................................... 7
  4.1 Proposals ...................................................................................................................... 8
  4.2 Selection of Preferred Proponent .................................................................................. 9
  4.3 Variations to the process ............................................................................................. 9
5. ASSESSMENT CRITERIA ..................................................................................................... 9
  5.1 Corporate Stability ...................................................................................................... 9
  5.2 Financial Capacity ..................................................................................................... 10
  5.3 Experience and Capacity ............................................................................................ 10
  5.4 Response to Scope ..................................................................................................... 12
  5.5 Local Industry Participation and Indigenous Employment Strategy ....................... 12
  5.6 Risk .............................................................................................................................. 13
6. INDICATIVE TIMELINE .................................................................................................... 13
7. FURTHER INFORMATION .................................................................................................. 13
  7.1 Due Diligence .............................................................................................................. 13
  7.2 Briefing Session .......................................................................................................... 14
8. LODGEMENT, COMMUNICATIONS & ENQUIRIES ...................................................... 14
  8.1 Lodgement of Proposals ............................................................................................ 14
  8.2 Communications and Enquiries .................................................................................. 15
9. PROBITY ........................................................................................................................... 15
10. GENERAL CONDITIONS OF REQUEST FOR PROPOSALS ........................................ 16
11. DISCLAIMER .................................................................................................................... 17
1. INTRODUCTION

The Department of Housing (‘the Department’) is the agency responsible for management of the Housing Act and supporting regulations. The Department aims to deliver social and affordable housing programs across the Northern Territory.

The Central Australian Renal Study was conducted in 2011 for the Commonwealth Department of Health and Ageing (now the Department of Health). It found that there is a growing demand for renal services in Central Australia. This demand is expected to continue to grow significantly over the next 20 years. Many renal patients who reside in remote communities are required to relocate to urban areas once they reach end-stage kidney disease, where they are able to access daily treatment and clinical support.

A critical element of improving access to services for Indigenous people who relocate to urban settings to receive clinical support is the provision of housing that enables renal patients to receive treatment in a secure and supportive environment. Currently there are limited social housing options available in Tennant Creek and Alice Springs that offer a family-centric environment in which patients are able to reside for the duration of their treatment for end-stage kidney disease with their families.

The Department recognises the growing demand for renal services in Central Australia and the requirement for many renal patients who reside in remote communities to relocate to urban areas once they reach end-stage kidney disease where they are able to access daily treatment and clinical support.

To improve access to services for Indigenous renal patients who relocate to urban areas to receive clinical support, the Northern Territory Government entered into an agreement with the Commonwealth of Australia, the Project Agreement for Family Centric Renal Accommodation and Dialysis Infrastructure for Aboriginal and Torres Strait Islander Peoples in the Northern Territory. That agreement aims to deliver a minimum number of Properties in Alice Springs and Tennant Creek for the purpose of providing long term family-centric renal accommodation for end-stage Indigenous renal patients and their families or carers (the ‘Central Australia Renal Accommodation project’).

This Request for Proposals seeks to address the need for accommodation for Indigenous renal patients through the delivery of family-centric long stay accommodation that enables end-stage patients to access the treatment and clinical care they require.
2. THE OPPORTUNITY

The Department is seeking proposals to acquire and redevelop and/or refurbish certain existing public housing assets in Alice Springs and Tennant Creek with the aim of increasing housing options for end-stage Indigenous renal patients and their families or carers.

Funding of up to $6.3 million dollars (inclusive of GST) for the acquisition and redevelopment and/or refurbishment of the existing Department assets will be provided through the Central Australia Renal Accommodation project (the ‘Project Funding’) in instalments.

Proposals are called from suitably qualified proponents interested in the right to purchase a number of existing public housing Properties to refurbish and/or redevelop for the purpose of providing family-centric accommodation for end-stage Indigenous Central Australian renal patients and their families or carers for a minimum 10 year period along with property and tenancy management services.

The successful proponent (if any) will be required to deliver:

- a minimum two refurbished or redeveloped Properties in Tennant Creek; and
- a minimum six refurbished or redeveloped Properties in Alice Springs.

The number of refurbished and/or redeveloped Properties in Tennant Creek and Alice Springs must be as a minimum equal to the number of Properties purchased from the Department.

The Department has available a pool of 15 Properties owned by the Chief Executive Officer (Housing) for purchase through this initiative.

The Department recognises there are different ways in which the refurbishment and/or redevelopment can occur, and is seeking innovative proposals which maximise the return on the investment being made by the Northern Territory Government in terms of its release of social housing assets and the Commonwealth Government in terms of the funding available to a successful proponent under this Request for Proposals.

The Department's expectation is that a number of Properties will be purchased and either refurbished and/or redeveloped by the successful proponent (if any) (or an experienced and qualified subcontractor), and who will then provide ongoing property and tenancy management services to end-stage Indigenous renal patients from the Properties delivered for a minimum 10 year period.
3. THE PROJECT

Project Objective

The objective of the project is to increase affordable housing for Indigenous Central Australian end-stage renal patients required to relocate from remote communities with their families and/or carers to receive ongoing clinical treatment in Tennant Creek and Alice Springs. This is proposed to be achieved through the sale of existing social housing assets to be refurbished and/or redeveloped by the successful proponent (if any) who will then provide property and tenancy management services for a minimum 10 year period to eligible tenants.

Provision of Funding and Project Costs

The maximum Project Funding available for the purchase and refurbishment and/or redevelopment is $6.3 million (inclusive of GST) to be provided to the successful proponent (if any) in instalments. Proponents are to note the Project Funding is the maximum amount of funding and must be used to acquire the Properties, conduct the refurbishment and/or redevelopment. The successful proponent (if any) will be expected to fund property and tenancy management services in respect of the Properties from the rent collected from tenants.

The Project Funding will be provided to the successful proponent (if any) in the following instalments:

- $3 million (inclusive of GST) available at the commencement of the Project (or so much of the instalment as is requested by the successful proponent (if any) as recorded in their detailed budget);
- $2 million (inclusive of GST) available in April 2016 (or so much of the instalment as is requested by the successful proponent (if any) as recorded in their detailed budget); and
- $1.3 million (inclusive of GST) available in August 2016 (or so much of the instalment as is requested by the successful proponent (if any) as recorded in their detailed budget).

The Department encourages proponents to deliver innovative proposals to deliver the minimum number of Properties for less than the maximum funding available or to deliver more than the minimum number of Properties using all the Project Funding. A detailed budget for the purchase and refurbishment and/or redevelopment is expected to be provided by the proponents in response to this Request for Proposals (taking into account the payment instalments).
Properties and delivery of Development

A pool of 15 vacant public housing Properties located in Tennant Creek and Alice Springs (two in Tennant Creek and 13 in Alice Springs) will be made available for purchase by the successful proponent (if any). A catalogue of the Properties is attached to this Request for Proposals at Appendix A. The successful proponent (if any) will be required to purchase any number of the Properties to enable it to deliver at a minimum eight Properties (two in Tennant Creek and six in Alice Springs).

The Properties delivered must be constructed or modified to meet at a minimum AS 4299 Class C (Adaptable Housing) which provides minimum residential dwelling design guidelines to enable access and mobility for people with a disability. As a minimum the Properties are expected to meet the criteria outlined in Appendix B which will apply to all refurbishment and/or redevelopment works delivered under this project.

The successful proponent (if any) will be responsible for undertaking or procuring all capital works required to deliver the Properties for the project.

The terms upon which the Properties are to be acquired and redeveloped and/or refurbished will be substantially on the terms and conditions contained in the Funding and Development Agreement attached in Appendix C subject to successful negotiations of any terms identified by the successful proponent (if any) as part of its response to this Request for Proposals.

Property and tenancy management services

The Northern Territory Department of Health (‘Health’) will be responsible for identifying and referring end-stage renal patients (‘principal tenants’) to the successful proponent (if any). The successful proponent (if any) will not be responsible for managing clinical service delivery for the principal tenants.

It is expected that principal tenants will bring family members and/or carers to reside in the Properties with them (together the ‘Tenants’).

The principal tenants are likely to be end-stage renal patients (see Appendix D for further details). It is expected that the majority of principal tenants accessing the Properties will have impaired or limited mobility and potentially have other health related conditions such as partial blindness, limb loss, respiratory and heart conditions and/or dementia (although patients with significant dementia will not be referred by Health).
The successful proponent (if any) will be required to enter into tenancy agreements with the Tenants in accordance with the *Residential Tenancies Act*. It is anticipated the likely term of each tenancy agreement will be between three to five years.

The rent charged by the successful proponent (if any) to the Tenants will be at a rate determined by the successful proponent (if any) taking into consideration market rents in the local area, however, rents must not exceed 30 per cent of tenant income.

The ongoing property and tenancy management services required to be provided at the Properties by the successful proponent for a minimum 10 year period are contained within the Funding and Development Agreement attached at Appendix C (‘Property Management Services’).

Any health services to the principal tenants will be provided by Health. The successful proponent (if any) will not be expected to provide health services save for maintaining emergency vehicle access to the Properties and ensuring Health has access to the Properties at all times (having first obtained the Tenants consent except in the case of an emergency).

Additional responsibilities of the successful proponent (if any) include providing support to the families of the principal tenants at the end the tenancy agreements to find alternate accommodation when the requirement for patient housing support ceases (i.e. when the principal tenant passes away or moves permanently to acute care).

4. **THE PROCESS**

This Request for Proposals is intended to identify a preferred proponent with the necessary experience and capability to purchase the Properties, deliver both the redevelopment and/or refurbishment works and provide the Property Management Services for a minimum 10 year period. The Department aims to find the most suitable proponent through a single stage process; however, the Department reserves the right in its absolute discretion to seek clarification from all or any of the proponents regarding their proposals if required.

The preferred proponent (if any) will progress on to negotiations with the Department for a Funding and Development Agreement substantially on the terms of the document at Appendix C.

If negotiations are not successful with the preferred proponent (if any) the Department reserves the right to commence negotiations with any one or more of the next ranked proponents (if any).
4.1 Proposals

It is the responsibility of each proponent to provide adequate information to facilitate the assessment of its submission against the assessment criteria. The assessment criteria (further outlined in Section 5) to be used by the assessment panel in determining the preferred proponent are (in no particular order):

- **Corporate Stability**: proponent is properly incorporated (if relevant), and no winding up or bankruptcy action has been taken against any relevant entity.

- **Financial Capacity**: sufficient information has been provided demonstrating financial capacity to deliver the redevelopment and/or refurbishment of the Properties and Property Management Services for a minimum 10 year period.

- **Experience and Capacity**: information showing capability and a proven track record in:
  - managing property refurbishments and/or redevelopments of a similar type;
  - delivering ongoing property and tenancy management services of a similar type and for a similar period; and
  - experience in creating and managing detailed budgets and schedules.

  Proponents proposing to engage a contractor for refurbishment and/or redevelopment works should identify their contractor(s) and describe the contractor’s skills and experience relevant to the proposed works.

  The proponent must also provide information showing if the proponent is registered as a community housing provider and any other industry registration requirements (or in the process of becoming registered).

- **Response to Project Scope**: information showing the number of Properties to be purchased and delivered, timeframes for delivery and a detailed budget outlining the cost of the purchase and redevelopment and/or refurbishment works to the Properties (taking into account the funding instalments).

- **Local Industry Participation and Indigenous Employment Strategy**: demonstrating how the proponent will effect 30% local industry participation and Indigenous employment outcomes.

- **Risk**: information indicating the extent to which the proposal varies from the requirements set out in this Request for Proposals.

  The Department may, but is not required to, seek clarification from all or any of the proponents regarding their proposals. This may take the form of interview or written clarification (or both).
4.2 Selection of Preferred Proponent

Following assessment of the proposals, negotiations in respect of all contractual documentation will be carried out with the preferred proponent (if any).

4.3 Variations to the process

The Department reserves the right in its absolute discretion at any time to vary the nature, structure, staging or timing of the process outlined above, the terms and conditions applicable to each process and the criteria by which proposals will be assessed.

The Department reserves the right to:
1. not accept any proposal that does not comply with this Request for Proposals;
2. not proceed with all or any of the proposals received; or
3. terminate the process at its absolute discretion at any time.

5. ASSESSMENT CRITERIA

5.1 Corporate Stability

A strong, skilled and experienced team capable of delivering both the property redevelopment and/or refurbishment works and providing the Property Management Services to the Tenants for a minimum 10 year period.

The Department requires information clearly establishing the identity and authority of all the individuals or entities expressing interest and any key contractors or key personnel relied upon to deliver the project.

Provide details of the following:

a. A full ASIC search (showing details of all office holdings and shareholdings) of the proponents current to within five working days of lodgement, or for individuals, full names and addresses for the past five years.

b. Management structure, including roles and responsibilities.

c. Key contractors or key personnel relied upon to deliver the redevelopment and/or refurbishment and the Property Management Services.

d. Current business plan or recent annual report outlining the strategic directions and governance of the organisation.

e. Contact details for the person representing the proponent/s.
5.2 Financial Capacity

Financial capacity and management capability to deliver both the property redevelopment and/or refurbishment works and provide the Property Management Services to the Tenants for a minimum 10 year period.

Proponents must provide information showing financial capacity to deliver services on the basis set out in this Request for Proposals, including providing the Property Management Services to the Tenants for a minimum 10 year period.

Provide details of the following:

a. Independently audited financial statements for at least the last three financial years. If independently audited financial statements are not available, please provide financial statements in statutory reporting format prepared by a qualified accountant, accompanied by the contact details of the accountant.

b. Material contingent liabilities incurred or guarantees provided to, or on behalf of, any related or unrelated company since the date of the last balance sheet.

c. A detailed business case setting out how the proponent proposes to fund both the property redevelopment and/or refurbishment works including the cost of acquiring the Properties from the Department (noting the funding instalments) and provide the Property Management services to the Tenants for a minimum 10 year period.

d. Funding institution, including a financier’s reference in support of the proponent’s capacity to fund both the Property redevelopment and/or upgrade works and provide the Property Management Services to the Tenants for a minimum 10 year period.

e. Confirmation that, if required, the proponent will sign an agreement allowing the Department or its designated consultant to undertake financial due diligence in relation to the proponent.

5.3 Experience and Capacity

A proven track record in successfully delivering property redevelopment and/or refurbishment works of a similar type (or if a subcontractor is proposed, details of the relevant skills and experience of the proposed subcontractor) and providing the Property Management Services to the Tenants for a minimum 10 year period.
Proponents must demonstrate the capacity to manage, report upon and acquit the funding, and where possible should demonstrate experience in managing Commonwealth or Territory funding or grants.

Provide details of the following:

a. Capacity to adequately resource delivery of both the Property redevelopment and/or refurbishment works and provision of the Property Management Services to the Tenants for a minimum 10 year period and experience in delivering projects and services of a similar type.

b. Capability and a proven track record in successfully delivering both the redevelopment and/or refurbishment works and Property Management Services to the tenants for a minimum 10 year period. Details should include a description of the service, size, and clients.

c. If the proponent proposes to engage a contractor for refurbishment and/or redevelopment works, details of the contractor’s skills and experience relevant to the proposed works.

d. Details of the proponent’s registration as a community housing provider (or if the proponent is in the process of becoming registered), and details of any other industry registrations (such as licenced real estate agent).

e. Experience in, and a commitment to, consultation with tenants, community groups and other interested parties and details of any policies of the proponent dealing with this subject matter including both the Department and Health.

f. Experience in, and commitment to, ensuring tenants are informed about policies and procedures.

g. Experience in managing complaints and appeals promptly and fairly.

h. How the proponent proposes to manage the Tenants and the Properties including details of the systems and policies the proponent proposes to utilise in providing property and tenancy management services.

i. How the proponent proposes to manage, report upon and acquit the Project Funding, and where possible demonstrate experience in managing Commonwealth or Territory funding or grants.
5.4 Response to Scope

How the proposal meets the property minimum criteria including the number of properties to be purchased and delivered and the delivery timeframes, and a detailed budget.

Provide details of the following:

a. Proponents must clearly indicate each of the properties to be acquired, the number of properties to be provided, and identify how they will optimise accommodation outcomes for the $6.3 Million under the Project.

b. Proponents must clearly articulate whether the properties are to be refurbished or rebuilt and provide detailed cost estimates or modelling (including whether demolition costs and refurbishment and/or redevelopment costs can be delivered with the maximum Project Funding).

c. How the proponent proposes to complete the redevelopment and/or refurbishment within a two year timeframe.

d. How the proponent proposes to deliver and manage the Property Management Services.

e. How the proponent proposes to manage the termination of tenancy agreements and the relocation of the tenant’s families at the end of the tenancy agreements.

5.5 Local Industry Participation and Indigenous Employment Strategy

A commitment to maintaining local industry participation for contractors, suppliers and workers including Indigenous participation and employment.

Provide details of the following:

a. How the capability of local business and industry will be utilised and enhanced.

b. How the proponent proposes to achieve 30% indigenous employment in carrying out the Property refurbishment and/or redevelopment works.
5.6 Risk

Extent to which the proposal varies from the dwelling criteria and the delivery timeframes.

Provide details of the following:

a. Identify any risks and contingencies of how and where the proposal does not respond to the Project Scope (including where the response differs from any of the criteria listed in this clause 5).

b. Strategies the proponent has to manage any risks or contingencies identified under this clause 5.6.

c. Proponents must identify any aspect of the attached draft contractual documentation that are unacceptable, or require negotiation.

6. INDICATIVE TIMELINE

Request for Proposals release date 5 October 2015
Briefing Session 29 September 2015 – Darwin,
30 September 2015 – Alice Springs
1 October 2015 – Tennant Creek
Proposals closing date 27 November 2015
Proposals assessment completion 11 December 2015
Contract Negotiations As required.
Contract Execution Upon completion of negotiations.

Important: The Department may change these dates at its absolute discretion and this timeline is provided as a guide only.

7. FURTHER INFORMATION

7.1 Due Diligence

Proponents must not rely solely on the information provided in this Request for Proposals or any additional documentation provided by the Department. Proponents will be responsible for their own due diligence including, but not limited to, verification of the suitability of the Properties and financial analysis of the viability of the proposed services and the level of financial return to the proponent.
7.2 Briefing Session

Industry briefings were held in Darwin, Alice Springs and Tennant Creek on the 29th and 30th September and 1st October respectively.

The Department intends to provide follow up briefing sessions which will provide additional opportunities to ask any questions or request clarifications of the Department. A record of any additional briefing sessions will be made available to all proponents.

Attendance at the follow up briefing sessions is highly recommended for proponents interested in making a submission in response to this Request for Proposals.

8. LODGEMENT, COMMUNICATIONS & ENQUIRIES

8.1 Lodgement of Proposals

Proposals close at 2.00 pm on 27 November 2015. The Department reserves the right, in its absolute discretion, not to consider any late submissions.

Proponents must make their submission in writing, addressing the Assessment Criteria stated in this Request for Proposals document.

Once complete all submissions must be marked:

Central Australia Renal Accommodation Project – RFP Response

and be delivered:

in person to:
Executive Director, Central Australian Regional Office
Department of Housing
Level 1 Alice Plaza
Alice Springs NT 0870

or by registered mail to:
The Director, Redevelopment Projects
GPO Box 4621
Darwin NT 0801

Submissions must include:

- The original Proposal plus two additional copies;
- A completed and signed declaration (Appendix E); and
- An electronic copy of the submission on a USB drive or compact disc.

Proposals must be lodged by 2.00pm on 27 November 2015. Faxed, electronic or late submissions may not be considered.
8.2 Communications and Enquiries

Any communication or enquiry must be made in writing to the:

The Manager, Redevelopment Projects
Postal Address: GPO Box, 4621
Darwin NT 0801
Email: erin.munro@nt.gov.au

The Department may, in its absolute discretion determine whether any question asked is specific to the commercial or intellectual property of that proponent, or whether it affects other proponents.

If it is determined that all proponents may be affected, the Department will offer the proponent asking the question the opportunity to withdraw it. If the proponent does not wish to withdraw a question, the Department will obtain expert advice as is necessary to answer the question and may then forward the answer to all proponents, as appropriate.

Enquiries and/or questions received later than five working days before the closing date for Proposals may not be answered.

Proponents must not attempt to contact any other Department representative regarding this Request for Proposals.

9. PROBITY

An independent probity advisor has been engaged to participate in this Request for Proposals process to oversee the assessment. The probity advisor's role is to ensure that fairness and impartiality are observed throughout the process and that the assessment criteria stated in any related documentation are consistently applied to all submissions.

If a proponent has a concern at any stage of the process, those concerns should be raised with the probity advisor in writing at the earliest opportunity so that they may be addressed.

The contact details of the probity advisor are:

Merit Partners
Level 2, 9 Cavenagh Street Darwin NT 0800
Tel: +61 8 89821444
Fax: +61 8 89821475
10. GENERAL CONDITIONS OF REQUEST FOR PROPOSALS

1. By responding to this Request for Proposals, proponents acknowledge and agree to be bound by these conditions and the terms expressed throughout this document.

2. All responses to this Request for Proposals must be lodged and any enquiries made in accordance with the instructions set out in this document. All documents submitted as part of the Request for Proposals process will be retained by and become the property of the Department.

3. Responding to this Request for Proposals does not in any way create a contract between the proponent and the Department. This Request for Proposals is not an offer.

4. The Department may seek additional information or clarification from any proponent at its discretion but is not under any circumstances obliged to do so. If the Department seeks additional information or clarification from any proponent it is under no obligation to seek the same or similar information from other proponents. It may do so in its absolute discretion.

5. Without the prior written consent of the Department, proponents may not alter the identity or composition of the members of their consortia after submitting a Proposal. Such consent, if given, shall be on such conditions as the Department may impose.

6. Proponent's costs involved in preparing responses to this Request for Proposals or any costs incurred in involvement with any future stages of the process will be borne solely by the proponent. The Department will not in any circumstances be liable in any way for any costs or expenses so incurred.

7. Proponents will be required to provide evidence of any existing or potential conflicts of interest of the proponent, or consortium members.

8. The Department has absolute discretion in relation to the assessment of Proposals and is under no obligation to accept any responses to this Request for Proposals. The Department may decide not to proceed to any further stage of the process set out in this document. The Department reserves the right to vary, change or terminate the proposed process at its absolute discretion or to cancel the process at any time.

9. While care has been taken in preparing this document, the Department makes no representations and gives no warranties in relation to the accuracy or completeness of information contained in this document.
10. The Department makes no representations and gives no warranties as to the suitability of the land or any dwelling on any land for any particular use or development or for the Project.

11. The information contained in this document, including any plans, dimensions or drawings is provided for information purposes only and as a guide for the preparation of submissions for consideration. It is not intended to be exhaustive, or to replace the need for proponents to conduct their own full due diligence in respect of the Properties.

12. The Department accepts no responsibility for any loss or damage that may accrue to a proponent arising from this Request for Proposals or any response to it. The Department is not liable for any loss, damage or expenses that a proponent may suffer or incur in any way connected with responding to or relying on this Request for Proposals.

13. Proponents agree to raise any concerns about the Request for Proposals process in writing at the earliest opportunity with the Probity Advisor.

11. DISCLAIMER

The Department gives notice that:

- The particulars set out in this document and supporting information (if any) are for the guidance only of proponents, and do not constitute in whole or in part an offer of contract between any proponent and the Department unless or until formal contract documentation has been signed; and

- No responsibility will be accepted by the Department or the Northern Territory of Australia for any loss or damage that may arise from interpretations, errors or omissions from this Request for Proposals. All descriptions, dimensions, reference to conditions and other details set out in this document are believed to be correct, but proponents should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness and completeness of each of them. The information contained in and attached to this Request for Proposals is subject to review and change without notice.

Proponents should not rely on representations made by employees or agents of the Department or the Northern Territory of Australia in relation to the Properties.
# APPENDIX A – Pool of Properties

**Alice Springs**

<table>
<thead>
<tr>
<th>Address</th>
<th>Title Reference</th>
<th>Market Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>51 Lyndavale Drive, Larapinta</td>
<td>Lot 7230 Town of Alice Springs</td>
<td>$220,000</td>
</tr>
<tr>
<td>2 Melrose Court, Larapinta</td>
<td>Lot 7260 Town of Alice Springs</td>
<td>$230,000</td>
</tr>
<tr>
<td>6 Carruthers Crescent, Gillen</td>
<td>Lot 3026 Town of Alice Springs</td>
<td>$235,000</td>
</tr>
<tr>
<td>6 Coolibah Crescent, East Side</td>
<td>Lot 2630 Town of Alice Springs</td>
<td>$230,000</td>
</tr>
<tr>
<td>6 Walmulla Street, The Gap</td>
<td>Lot 2381 Town of Alice Springs</td>
<td>$190,000</td>
</tr>
<tr>
<td>9 Driver Court, Braitling</td>
<td>Lot 6632 Town of Alice Springs</td>
<td>$240,000</td>
</tr>
<tr>
<td>15 Patterson Crescent, Larapinta</td>
<td>Lot 7369 Town of Alice Springs</td>
<td>$220,000</td>
</tr>
<tr>
<td>16 Barclay Crescent, Gillen</td>
<td>Lot 2987 Town of Alice Springs</td>
<td>$230,000</td>
</tr>
<tr>
<td>21 Chalmers Street, Gillen</td>
<td>Lot 3308 Town of Alice Springs</td>
<td>$235,000</td>
</tr>
<tr>
<td>22 Patterson Crescent, Larapinta</td>
<td>Lot 7298 Town of Alice Springs</td>
<td>$220,000</td>
</tr>
<tr>
<td>24 Cummings Street, Braitling</td>
<td>Lot 3818 Town of Alice Springs</td>
<td>$235,000</td>
</tr>
<tr>
<td>24 Chalmers Street, Gillen</td>
<td>Lot 3304 Town of Alice Springs</td>
<td>$230,000</td>
</tr>
<tr>
<td>35 Newland Street, Gillen</td>
<td>Lot 3139 Town of Alice Springs</td>
<td>$260,000</td>
</tr>
</tbody>
</table>
### Tennant Creek

<table>
<thead>
<tr>
<th>Address</th>
<th>Title Reference</th>
<th>Purchase Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 Ford Crescent, Tennant Creek</td>
<td>Lot 691 Town of Tennant Creek</td>
<td>$130,000</td>
</tr>
<tr>
<td>13 Ford Crescent, Tennant Creek</td>
<td>Lot 639 Town of Tennant Creek</td>
<td>$130,000</td>
</tr>
</tbody>
</table>
APPENDIX B – Minimum criteria for the redevelopment and refurbishment of the Properties

The following criteria apply to all construction and upgrade works under this project:

- Properties will be ground level only and have at least three bedrooms.

- Properties will provide wheelchair access to the patient’s bedroom and bathroom as a minimum and wherever possible, ambulance trolley access to the patient’s bedroom will be provided.

- Properties will enable the patient to access the main living area and support independent movement throughout the property wherever possible.

- Properties are intended for residential living and will not be used to provide clinical or surgical treatment other than clinical care usually offered by Health within the homes of patients.

- Properties will be of robust construction and finish to accommodate clients with complex needs and all works will aim to optimise durability and amenity of Properties.

- Properties will have an ensuite bathroom attached to the patient’s bedroom to assist in maximising accessibility, enhance the patients life expectancy and allow for culturally sensitive patient care.

- All works will be required to comply with relevant building codes and standards, including:
  - Building Code of Australia
  - Australian Standards including AS1428 and AS4299 for accessible units and common areas
  - Building Act (NT)
  - NT Deemed to Comply Manual (Building Advisory Committee)
APPENDIX C – Development and Funding Agreement

See separate document attachment
APPENDIX D – End-stage renal patients

Chronic Kidney Disease (CKD) is a long term health condition. Early detection and treatment can help prevent kidney failure and the need for dialysis or transplant.

There are five stages, with kidney function normal in Stage 1 requiring general monitoring of the patient, through to severely reduced kidney function that may require dialysis in Stage 4 and end-stage kidney disease, Stage 5, which is fatal without dialysis or transplant. This project focuses on providing accommodation in townships so end-stage renal patients can reside with their families when they receive treatment.

In 2009 more than 640 people were known to have CKD Stages 3, 4 or 5 in the Central Australia region. Of the patients managed by the Department of Health more than 50% with CKD Stage 4 are expected to commence dialysis within 2.5 years.

It is intended that renal patients would move into accommodation when necessary to access care. As the disease progresses patient mobility may be affected and patients may become wheelchair-bound therefore disability-accessible accommodation is required.

Accommodation should be constructed in accordance with Australian Standard AS4299 (Adaptable Housing) Class C as minimum level of amenity.

The accommodation requires no additional infrastructure, but must have a telephone line and a reliable power supply in the main tenant’s room. Space requirements are adequately covered by Australian Standards.

Proponents are encouraged to speak with the Department of Health should they require additional information regarding the requirements of renal patients.
APPENDIX E – Declaration by Proponent

1. Proposals

The proponent hereby submits a proposal for the purchase of a number of Properties and their redevelopment and/or refurbishment for the delivery of a minimum of eight Properties for the subsequent provision of tenancy and property management services on the conditions set out in this Request for Proposals document.

2. Conflict of Interest

The proponent warrants that, having made all reasonable enquiries:

a) it does not have any actual or potential conflicts of interest in respect of this Request for Proposals process or its proposed participation as a proponent of this project; or

b) it has declared all such actual or potential conflicts to the Department in this Declaration.

3. Improper Assistance

The proponent warrants that its proposal has been compiled without the assistance of any employees of the Northern Territory Government, or any consultant, contractor or agent of the Territory or the Department associated with the Properties.

4. Further Representations and Acknowledgements

The proponent warrants that:

a) in submitting its proposal it has relied on its own research and enquiries and has not relied on the information contained in the Request for Proposals or any additional information provided by the Territory, the Department or any consultant, contractor or agent associated with the project.

b) it has provided letters of authority to its accountant, auditor and/or banker asking them to disclose financial information to the Territory and the Department if requested to do so.

c) all information contained in its proposal is true and accurate to the best of its knowledge.

d) if it is an individual, it is not an undischarged bankrupt.

e) if it is a company, it is not insolvent.

f) the signatory/s appearing hereunder have the authority of the legal entity providing this proposal.

The proponent acknowledges that:
a) the Department may exercise any of its rights set out in this Request for Proposals in its absolute discretion, at any time and without having to notify any proponent or provide reasons; and
b) the statements, opinions, projections, forecasts or other information contained in the Request for Proposals may change.

Details of Conflicts of Interest

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Signed …………………………………………………………………………………..
Name: …………………………………………………………………………………..
Position: …………………………………………………………………………………..
Date: …………………………………………………………………………………..