AFFORDABLE HOUSING DESIGN COMPETITION BRIEF
DESIGNED FOR SHORELINE
AN INITIATIVE BY LANDCORP / 2016
THE STEP-UP AFFORDABLE HOUSING PROJECT VISION IS:

“TO DEVELOP COST EFFECTIVE MEDIUM DENSITY HOUSING SOLUTIONS THAT ADDRESS THE GROWING DEMAND FOR ACCESSIBLE, AFFORDABLE, SUSTAINABLE HOUSING THROUGH GOOD QUALITY DESIGN AND INNOVATIVE USE OF BUILDING CONSTRUCTION METHODS, MATERIALS AND TECHNOLOGIES”
## CONTENTS

1. INTRODUCTION 4
   1.1 THE CHALLENGE 4
   1.2 THE OPPORTUNITY – COMPETITION CALLOUT 5
   1.3 COMPETITION STAGES 6
   1.4 THE ESTATE 6
   1.5 THE SITE (LOT 217) 7
   1.6 ABOUT LANDCORP 8
   1.7 SUSTAINABLE DEVELOPMENT AT LANDCORP 8
   1.8 INDICATIVE PROGRAM 9

2. OPPORTUNITY DETAILS 10
   2.1 THE OPPORTUNITY 10
   2.2 COMPETITION STAGES - DETAILS 11
   2.3 THE OBJECTIVE 12
   2.4 AFFORDABLE HOUSING TARGET 13

3. THE COMPETITION 14
   3.1 ELIGIBILITY 14
   3.2 STAGE 1 - AFFORDABLE HOUSING IDEA 14
   3.2.1 SUBMISSION REQUIREMENTS FOR STAGE 1 14
   3.2.2 EVALUATION CRITERIA – STAGE 1 16
   3.2.3 SELECTION AND NOTIFICATION – STAGE 1 16
   3.3 STAGE 2 – AFFORDABLE HOUSING Prototype CONCEPT DESIGN 17
   3.3.1 STAGE 2 EVALUATION CRITERIA 17
   3.3.2 STAGE 2 SUBMISSION REQUIREMENTS 18
   3.3.3 STAGE 2 SELECTION AND NOTIFICATION 18
   3.4 STAGE 3 – AFFORDABLE HOUSING Prototype DETAILED DESIGN 19
   3.4.1 STAGE 3 EVALUATION CRITERIA 19
   3.4.2 STAGE 3 SUBMISSION REQUIREMENTS 19
   3.4.3 STAGE 3 SELECTION AND NOTIFICATION 19
   3.4.4 AFFORDABLE HOUSING Prototype WINNER 19
   3.5 IMPLEMENTATION OF THE WINNING AFFORDABLE HOUSING Prototype 20
   3.6 ENDORSEMENT 20

4. GENERAL INFORMATION 21
   4.1 GENERAL CONDITIONS 21
   4.3 LODGEMENT 21
   4.2 ENQUIRIES 21

5. ATTACHMENTS 22
   ATTACHMENT 1: STEP-UP AFFORDABLE HOUSING DESIGN COMPETITION TERMS AND CONDITIONS 22
   ATTACHMENT 2: FORM 1A PARTICIPANT DETAILS AND COMPLIANCE CRITERIA 31
   ATTACHMENT 3: FORM 1B PARTICIPANT DETAILS AND COMPLIANCE CRITERIA 32
1. INTRODUCTION

1.1 THE CHALLENGE

HOME OWNERSHIP IS FAST BECOMING A SIGNIFICANT CHALLENGE FOR AUSTRALIA’S MAJOR CITIES.

In 2015, The Australian Senate’s Economics Reference Committee released a report that underscored the importance of affordable, secure and suitable housing as a vital determinant of a person’s wellbeing. The report suggested that as market solutions to low cost housing will simply not emerge naturally, a concerted effort by Government at all levels is required to address the challenges of housing affordability. The report identified significant issues in achieving home ownership as well as problems related to the rental market and deficiencies in the provision of affordable housing for people with disabilities and older Australians.

In addition, research undertaken by Australian Housing and Urban Research Institute (AHURI) in recent years suggests that one of the key challenges for Australian cities is to increase the quantity of infill developments ensuring a sufficient supply of affordable housing. Concluding that medium density developments within inner and middle suburbs provide the best opportunity to increase the supply of diverse and affordable housing.

In response to these challenges and opportunities, and building on the recent success of LandCorp’s Gen Y Demonstration Housing Project in WGV at White Gum Valley, we have decided to undertake another design competition. The aim this time is to improve the design and supply of medium density affordable housing for infill developments in the metropolitan area and to encourage a city wide drive for more affordable housing solutions that can provide more choice for homebuyers.

Through the Step-up Affordable Housing design competition, we hope to be able to generate new ideas and provide greater opportunities for the building, design and development industries to test new products and construction methods suitable for medium density housing, which will ultimately contribute to the development of a wider range of affordable housing solutions in the Perth metropolitan area.
**1.2 THE OPPORTUNITY - COMPETITION CALLOUT**

The Step-up Affordable Housing design competition will provide a platform for the development of innovative and affordable housing typologies by providing opportunities for new ideas to be explored. At the end of each stage, shortlisted Participants will receive a payment which will help to cover overheads and contribute to the further development of the affordable housing concept. A marketing package will also be provided by LandCorp to ensure that the winning design is heavily promoted through our Innovation through Demonstration events and on LandCorp’s Open Source webpage. This package will include a launch event promoting the Step-up Affordable Housing design competition winner as well as updates during the construction of the winning design similar to LandCorp’s Gen Y Demonstration Housing Project website.

For further information, see: www.landcorp.com.au/innovation/wgv/initiatives/Gen-Y-House/

The winning design in the Step-up Affordable Housing Competition will be constructed at LandCorp’s ‘Shoreline’ development at Cockburn Coast (subject to feasibility and approvals).

In addition, LandCorp is currently investigating opportunities for the winning design to be replicated at two sites in the Metro area. Any replication of the design is at LandCorp’s discretion and is subject to feasibility, financing, contracts and approvals.

Working with architects, designers, builders and developers, and other industry partners we will endeavour to make a significant contribution to the affordable housing challenge. By opening up these opportunities to improve housing diversity and choice we can address the demands of Perth’s growing population for generations to come.

**DELIVERY OPTIONS**

In order to provide flexibility and to engage widely across the design, building and development industries, two (2) delivery options have been included in the brief. This allows the flexibility for architects/designers to submit a design proposal which LandCorp can deliver, while at the same time providing opportunities for a developer and/or builder in collaboration with an architect or designer to participate in the competition and if successful, design and construct the winning prototype. Participants must nominate their preferred delivery option when submitting their Stage 1 submission form (Form 1a and 1b).

<table>
<thead>
<tr>
<th>STEP-UP AFFORDABLE HOUSING DESIGN COMPETITION</th>
<th>OPTION 1</th>
<th>OPTION 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Competition type</td>
<td>Design</td>
<td>Design and construct</td>
</tr>
<tr>
<td>Construction</td>
<td>LandCorp (with or without partner)</td>
<td>Developers, Builders and/or Architect/Designers with the capacity to deliver the built form of the winning design</td>
</tr>
<tr>
<td>Land</td>
<td>LandCorp retains land</td>
<td>Land is sold to Participant with conditions to deliver the winning design (either on its own or in conjunction with an associate as identified in its submission)</td>
</tr>
</tbody>
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- Option 1 will be employed if the winning design is submitted from a designer or architect that does not have the capacity to build the winning design.

- Option 2 will be employed if the winning design is submitted by a developer, builder or a consortium that has the capacity to deliver the built form without LandCorp’s assistance.

If Option 1 applies, on being announced as the Winner, the Winner grants LandCorp (and any partner or builder of LandCorp) a licence to construct the winning design at the identified site in LandCorp’s Shoreline Development.
The Step-up Affordable Housing design competition will be undertaken in three (3) stages as follows:

**STAGE 1:**
Step-up Affordable Housing 'Idea' (open competition)

**STAGE 2:**
Step-up Affordable Housing 'Concept Design' (maximum of six (6) shortlisted Participants)

**STAGE 3:**
Step-up Affordable Housing 'Detailed Design' (maximum of three (3) finalists)

Following determination of a winner, the winning design will be built in LandCorp’s Shoreline Development at Cockburn Coast (subject to feasibility and approvals).

Located four kilometres south of Fremantle and 18 kilometres from Perth’s CBD, Shoreline is the first stage of development within the Cockburn Coast Redevelopment Area, a visionary project that is transforming more than 106 hectares of former industrial land into a vibrant new home for up to 12,000 residents.

Civil and landscaping works at Shoreline Stage 1, comprising a mix of single residential lots and apartment sites, were recently completed. The majority of lots released are now under contract with building works on individual sites to commence later in 2016. It is envisaged that construction of the winning prototype will commence on Lot 217 in late 2017 (subject to feasibility and approvals).

Shoreline will set a new benchmark for medium density living in Western Australia and become a unique destination and high quality example of urban renewal. Shoreline is anticipated to take 10 to 15 years to complete and will ultimately feature:

- 47 hectares of redeveloped former industrial land
- 5,000 new residents
- 2,500 new homes delivered through a range of dwelling types
- 10,800 square metres of commercial and retail space
- 3.5 hectares of public open space with a vast array of parks, green spaces, heritage plaza and beach plaza
- Primary school and community facilities
- Strong public transport connections and direct beach access for pedestrians

“SHORELINE WILL SET A NEW BENCHMARK FOR MEDIUM DENSITY LIVING IN WESTERN AUSTRALIA”
1.5 THE SITE (LOT 217)

A 910 square metre site (Lot 217) at the corner of Surada Street and Anchorage Drive within LandCorp’s Shoreline Development (Stage 1) has been selected for the Step-up Affordable Housing Competition. Lot 217 offers a range of high quality amenities including easy access to the foreshore and beach, landscaped parks and public transport. The winning prototype will be built on this prominent site by:

- the winner (if the winner submits a Design & Construct entry into the ‘Step-up’ Affordable Housing Competition); or
- LandCorp or another party determined by LandCorp (if the winner submits a Design only entry into the ‘Step-up’ Affordable Housing Competition or if LandCorp determines that it or another party should effect the development for reasons outlined in the Terms and Conditions), (subject to final contract, feasibilities and approvals.)
1.6 ABOUT LANDCORP

LandCorp is the Western Australian Government’s land and property development agency. We are focused on sustainable development and our projects are aimed at improving economic, environmental and social benefit for communities across Western Australia.

We create new communities, deliver infill developments and ensure land is available to create and grow economic and employment opportunities in a planned and sustainable way in support of the State Government’s Perth and Peel @ 3.5million planning policies.

Our Innovation through Demonstration projects champion sustainable land and infrastructure development practices and cutting-edge technologies. These projects have seen us lead the way in meeting the challenges placed on our State’s natural resources.

1.7 SUSTAINABLE DEVELOPMENT AT LANDCORP

LandCorp is committed to demonstrating high quality design and sustainability to promote resource efficiency and encourage lifestyle opportunities that are integrated into the surrounding community and natural environment.

Our sustainability vision is to be a leader in facilitating and delivering sustainable development by providing value for present and future generations across the four elements:

- Community wellbeing
- Environmental responsibility
- Economic health
- Design excellence
## 1.8 INDICATIVE PROGRAM

**Note** – This Program may be subject to change by LandCorp.

### STAGE 1:
Step-up Affordable Housing design competition  
**DATE: 2016**

- Competition launch: Wed 20 July
- Clarification close: Wed 27 July
- Stage 1 submissions due: Wed 31 August

### STAGE 2:
Step-up Affordable Housing design competition Concept Design  
**DATE: 2016**

- Shortlisted Participants announced (Max 6): Wed 5 October
- Concept design competition commences: Wed 12 October
- Clarifications close: Wed 19 October
- Stage 2 submissions due: Wed 23 November

### STAGE 3:
Step-up Affordable Housing design competition Detailed Design  
**DATE: 2017**

- Competition finalists announced (Max 3): January 2017
- Detailed Design commences: February 2017
- Detailed Design submissions due: April 2017

**DELIVERY:**

- Winning design announced: June 2017
- Documentation completed: August 2017
- DA/Building Licence: October 2017
- Commencement of construction: TBC
2. OPPORTUNITY DETAILS

2.1 THE OPPORTUNITY

The Step-up Affordable Housing design competition provides an opportunity for architects and designers and/or builders and developers to enter an open competition for the design of an innovative and affordable multi-unit housing prototype, with the winning design to be constructed on Lot 217 in LandCorp’s Shoreline Development at Cockburn Coast (subject to agreement, feasibility, finance and approvals).

The challenge for proponents is to demonstrate how the proposed housing prototype will address the affordability challenge and how it will contribute significantly to the provision of innovative medium density housing design that can meet the needs of future generations. The Competition Assessment Criteria is outlined in Section 3.

LandCorp invites proponents to explore innovative ideas that will create new designs and optimise new technologies, materials and construction methods without compromising liveability and design quality. Proponents will need to consider a range of issues including household and demographic needs, contemporary lifestyles and future trends as well as interrogating the multiple dwelling R-Code provisions to optimise the development potential of the site.

We are looking for cost effective, practical design solutions that can easily be modified to suit a range of locations and contexts so that the benefits of implementing the winning design can be maximised.

Climate responsive design and spatial efficiency will be important considerations as well the efficient use of land allocation per dwelling to keep the individual cost of units’ low. Innovative site planning and parking arrangements will also play a role as will the provision of private outdoor areas and shared communal spaces.

Participants are encouraged to challenge current perceptions of standard housing types by considering alternative design solutions, taking into account flexible and adaptable layouts for a variety of household types, opportunities for shared occupancy, working from home and provisions for ageing in place.

Competition categories include a variety of housing typologies including maisonettes, multi-unit dwellings (e.g. Gen Y Demonstration Housing Project), walk-up apartments and special housing (e.g. shared housing/sheltered housing/seniors housing). Participants may choose to submit in one or more categories but each proposal must be treated as a separate submission. All submissions will be assessed against the same selection criteria with only one overall winner to be selected for construction at Shoreline. All proposed housing developments must comply with the Shoreline planning framework and design guidelines.


This competition brief outlines the requirements for the competition Stages 1, 2 and 3. Detailed terms and conditions for the competition are included at Attachment 1. Details for delivery will be developed on completion of Stage 3 and announcement of the winning design. LandCorp at its absolute discretion will determine which (if any) housing Prototypes will be built in its development at Shoreline or any other location.

Prior to the announcement of the winning prototype the Participant will work in close collaboration with LandCorp’s project team to ensure that the final design is in line with the overall project objectives and affordability price point, prior to finalising the conditions of the construction contract. A period of four (6) weeks will be allocated to this exclusive working period during which time the Participant will prepare working drawings, final specifications and costing so that the application for building approval can be submitted as soon as the development approval is received.
2.2 COMPETITION STAGES - DETAILS

The competition will be undertaken in three (3) stages as follows:

**STAGE 1: STEP-UP AFFORDABLE HOUSING IDEA (OPEN COMPETITION)**

- Submissions are to include an overall outline of the idea for the proposed prototype, including the innovation to be applied and the target sale value of the units (See Section 2.4, Affordable Housing Target) as well as an overview of the Research and Development to be undertaken if shortlisted to participate in Stage 2.

- A maximum of six submissions will be selected to progress to Stage 2. A sum of $10,000 will be paid to each of the shortlisted proponents to contribute to the cost of R&D and development of the concept during Stage 2.

**STAGE 2: STEP-UP AFFORDABLE HOUSING CONCEPT DESIGN (SIX (6) SHORTLISTED PARTICIPANTS)**

Submissions for Stage 2 are to include schematic concept design drawings and estimated construction costs as well as a target sale price for each unit.

- A maximum of three submissions to be selected for inclusion in Stage 3. A sum of $20,000 will be paid to each of the shortlisted proponents to contribute to the cost of Detailed Design Development during Stage 3.

**STAGE 3: STEP-UP AFFORDABLE HOUSING DETAILED DESIGN (THREE (3) FINALISTS)**

- Stage 3 submissions are to include fully resolved design drawings and detailed construction costs as well as details of sale price, sustainability packages, and material specifications to be included in the final product. It is expected that submissions will include all information normally required to obtain a development approval from the Local Authority. Participants should check requirements with the Local Authority prior to developing the Detailed Design to ensure compliance with all regulations and local policy.

- A certificate of design compliance and energy rating certificate is also required.

**WINNING SUBMISSION**

- The winning Stage 3 submission will be chosen by the selection panel for construction at LandCorp’s ‘Shoreline’ development at Cockburn Coast subject to feasibility and approvals.

- A sum of $20,000 will be paid to the winning participant in addition to a promotional package which LandCorp estimates will have a maximum value of $80,000. The marketing package will contribute to the cost of promoting the winning design including an Open Source “Step-up Affordable Housing Prototype” webpage, media publications and a ‘Demonstration through Innovation’ Industry Event to be co-ordinated by LandCorp in 2017 (Date TBC).
2.3 THE OBJECTIVE

The objective of the Step-up Affordable Housing design competition is to encourage the exploration of innovative affordable medium density housing solutions that can address the growing challenge of housing affordability and provide alternative cost effective housing choices for the next generation of home owners and tenants in Perth.

This may be achieved by:

- Providing flexible, adaptable, spatially efficient layouts that are attractive and comfortable.
- Investigating new technologies, materials and construction methods to reduce construction costs.
- Improving building efficiencies and reducing construction timeframes.
- Applying climate responsive design in buildings by optimising solar access, natural daylight and ventilation.
- Integrating innovative site planning and landscape design to ensure spatial efficiency and a high level of on-site amenity.
- Integrating innovative, sustainable and cost effective water, waste and energy technologies.
- Investigating economies of scale and different construction methods and materials.
- Testing efficiencies of different housing typologies and lot configurations to reduce land component.
- Optimising the provisions of the multiple dwelling codes to increase density and diversity.
- Investigating density bonuses and other cost saving incentives.
- Demonstrating a whole of life approach to affordable living by considering ongoing running and maintenance costs.

The Step-up Affordable Housing project vision is:

“TO DEVELOP COST EFFECTIVE MEDIUM DENSITY HOUSING SOLUTIONS THAT ADDRESS THE GROWING DEMAND FOR ACCESSIBLE, AFFORDABLE, SUSTAINABLE HOUSING THROUGH GOOD QUALITY DESIGN AND INNOVATIVE USE OF BUILDING CONSTRUCTION METHODS, MATERIALS AND TECHNOLOGIES.”
2.4 AFFORDABLE HOUSING TARGET

Submissions should address the broad concept of housing affordability and affordable living encompassing not only direct mortgage costs but also running and maintenance costs, strata fees and travel to work costs etc.

It is a key requirement of the ‘Step-Up’ Affordable Housing Competition that Participants demonstrate the ability to deliver an affordable product to the market within the following price points:

- between $300,000 and $350,000 for 1 bedroom units; and
- between $300,000 and $430,000 for units with more than 1 bedroom.

The $430,000 upper limit has been calculated to ensure that any proposed prototype units are affordable for households eligible for Keystart home loan products (including key workers, retirees or pensioners and persons with a disability). However, as LandCorp wants to achieve innovative housing solutions that will be accessible to a wide group of persons seeking affordable housing, LandCorp expects a range of pricing in the development within the price bracket of $300,000 to $430,000.

It is preferable to LandCorp that the sale price of all the proposed prototype units are within the above price brackets, with a minimum of 25% of the units within the $300,000 to $350,000 price bracket. A Participant will need to demonstrate that the built form of the design can be delivered to achieve these sale prices as part of the ‘Step-Up’ Affordable Housing Competition submission requirements.

LandCorp will, however, consider proposals where a Participant demonstrates that at least 50% of the sale prices of the proposed prototype units are within the above price brackets, with a minimum of 25% of the units within the $300,000 to $350,000 price bracket.

If the winner submits a Design & Construct entry, the final contract for acquisition of Lot 217 from LandCorp will include a requirement that, unless the winner otherwise obtains LandCorp’s written consent, those dwellings within the proposed development within the above price brackets are sold only to persons whose income is within the income limits to qualify for a Keystart Home Loan.

LAND VALUE

The current valuation of the land at Shoreline (Lot 217) is $855,000. Participants selected to submit a proposal for Stage 2 will need to consider the land cost as part of their feasibility analysis and include an overall target sale price based on this land valuation.

If a Participant enters the ‘Step-up’ Affordable Housing Competition within the Option 2 stream (Design & Construct) the Participant acknowledges that the sale price of the land will be $855,000.
3. THE COMPETITION

3.1 ELIGIBILITY

The competition is open to all architects, designers, builders and developers that can demonstrate a practical and deliverable concept and ultimately deliver a highly innovative, affordable medium density housing prototype to meet the requirements of this brief.

Key aspects of the competition that must be addressed are outlined in the requirements and the Assessment Criteria outlined in the following sections.

All submissions must clearly address the price point outlined in the Affordable Housing Target shown in section 2.4 with a clear breakdown of target dwelling sizes and costs.

3.2 STAGE 1. AFFORDABLE HOUSING IDEA

This section provides an overview of the Evaluation Criteria and Submission Requirements for Stage 1 of the Step-up Affordable Housing design competition which involves the development of an Idea for the proposed affordable housing prototype.

All Participants must strictly adhere to the submission requirements and must provide the information in the format requested below. Failure to supply the required information may result in disqualification.

3.2.1 SUBMISSION REQUIREMENTS FOR STAGE 1

Step-up Affordable Housing Idea

Participants must submit one (1) hard copy of each of the following items as well as a digital copy of each item provided via the Tenderlink address provided in Section 4.3.

All of the below items are to be submitted together, securely bound in one parcel with the submission title and participant name clearly marked on the outside.

Note: No identifying marks, logos or names are to be included on any documents including the Idea Statement, Poster or drawings at any stage to ensure an anonymous assessment by the selection panel. All information related to the participant is to be provided on the Compliance Criteria Form 1a or 1b provided at Attachment 2 and 3.

Participant details and Compliance Criteria form – Stage 1

Separate forms are provided for:

Form 1 Architects/designers/builders who do not wish to deliver the built form themselves if they are successful (design competition only).

Form 2 Architects/designers/builders/developers who do wish to deliver the built form themselves if they are successful (design and construct).

Compliance requirements will be assessed by the probity advisor and are not subject to assessment by the selection panel. Failure to submit the required information may result in disqualification.
Participant Details Forms

A signed Participant Details and Compliance Criteria Form (Form 1a or 1b) is to be provided in a sealed envelope labelled with the word ‘COMPLIANCE’ followed by the submission title and proponents name. [Attachment 2 or 3].

Further information regarding competition eligibility and compliance criteria is outlined in the Terms and Conditions (see Attachment 1).

Step-up Affordable Housing Idea statement

One (1) x A4 page – portrait format

The Idea statement should outline the approach to be taken for the proposed development along with details related to the level of innovation in terms of product, materials, technology and/or market appeal. This is an opportunity to pitch your ‘Idea’ to the selection panel and to make the case for inclusion of your proposed prototype in Stage 2 of the competition.

The statement should address the following criteria:

1. Affordable housing category:

   Construction type and category: Describe the proposed construction type and dwelling category and how it will contribute to the efficiency and affordability of housing in the Perth metropolitan area.

   Select the housing category from the following:
   - Maisonettes
   - Grouped housing
   - Walk up apartments
   - Special housing – any other type of medium density multi-unit or shared housing model not included above [please provide description of the proposed housing typology].

2. Affordability

   Participants will provide a general approach and summary of the proposed affordable housing prototype and how it will address affordability including:
   - Target dwelling size and mix (accommodation mix)
   - Target Dwelling costs (see affordable housing targets)
   - Proposed construction method and materials
   - Economies of scale

3. Design quality and efficiency

   Participants will provide an overview of the approach to be taken in relation to the following:
   - Innovation
   - Spatial efficiency
   - Flexibility/Adaptability/Accessibility
   - Climate responsive design
   - Landscape design and outdoor amenity
   - Sustainability

Step-up Affordable Housing Prototype poster

One (1) x A1 poster – landscape format mounted on foam-board 10mm

The Prototype poster provides an opportunity to communicate the Idea for the Prototype housing through: images, photographs, diagrams and text in a poster format.

It is not intended that the poster include any actual plans or designs for the proposed housing. Rather this is an opportunity to convey the Idea and to communicate some of the thinking behind the proposed housing Prototype. No plans should be included in the poster, however simple sketches and 3D images may be included.

The Prototype ‘Idea’ poster should provide enough information and visual clues to allow the selection panel to get a feel for the proposed development quality and how it will contribute to the creation of an attractive and affordable development. The overall quality, value for money and cost effectiveness of the proposal will be critical factors for assessment. Submissions should consider the following:

1. Design quality: character and aesthetic qualities that will ensure a well-designed, comfortable and liveable environment for occupants.

2. Sustainability: energy and water efficiency, resources, materials, and waste, climate responsive design and landscape design.

3. Innovation: proposed innovation in construction methods, materials and technologies.
3.2.2 EVALUATION CRITERIA – STAGE 1
Evaluation will be based on the following criteria

Step-up Affordable Housing Idea statement
- Demonstrated understanding the affordable housing challenge
- Proposed affordable housing Prototype Idea – Housing category, construction type and replicability.
- Overall value for money

Step-up Prototype poster
- Design quality and market appeal
- Innovation – proposed construction methods, materials and technologies
- Sustainability – efficient use of land and resources

3.2.3 SELECTION AND NOTIFICATION – STAGE 1
An internal LandCorp panel assisted by independent probity advisor will review the submissions from Stage 1 and select a maximum of six shortlisted submissions to participate in Stage 2. Participant’s details will be kept anonymous during the internal panel assessment process.

The successful shortlisted Participants will be notified in writing on confirmation of LandCorp’s acceptance. All Participants will be notified in writing of the results of submissions.

The six shortlisted Participants will be paid a sum of $10,000 each to progress their idea and contribute to the cost of developing a Concept Design. The shortlisted Participants will be announced at an event organised by LandCorp where all submissions from Stage 1 will be exhibited.

The six shortlisted Participants from Stage 1 will submit a Concept Design for Stage 2 of the Step-up Affordable Housing Competition as outlined on the next page.

Participants who have submitted a Design & Construct submission and are shortlisted to participate in Stage 2 will be required to provide additional corporate and financial information requested by LandCorp addressing the Participant’s ability to deliver the construction of the winning design.
3.3 STAGE 2 — AFFORDABLE HOUSING PROTOTYPE CONCEPT DESIGN

This section provides an overview of the Evaluation Criteria and Submission Requirements for Stage 2 of the Step-up Affordable Housing design competition which involves the development of a Concept Design for the proposed affordable housing prototype.

Participants must ensure that the proposed Concept Design complies with all planning requirements and the Cockburn Coast design guidelines. It is expected that Participants will interrogate the provisions of the R-Codes to ensure that the proposed design complies with the requirements of the codes whilst also optimising the development potential of the site.

Participants are required to comply with and observe the Stage 2 design brief below.

3.3.1 STAGE 2 EVALUATION CRITERIA

Affordable Housing Prototype Concept Design

Submissions for Stage 2 will be required to clearly address each of the following evaluation criteria:

Affordability

The Concept Design for the affordable housing proposal must clearly demonstrate how the prototype will address the affordability evaluation criteria outlined below:

- Number of dwellings, unit sizes, area provided for communal spaces and amenities
- Breakdown of total cost including land component (Demonstrate capacity to deliver the project within the affordability brackets)
- Land use efficiency (m² area per dwelling including outdoor areas, parking and communal amenities)
- Building maintenance and running costs
- Overall value for money and economies of scale

Design Quality

The Concept Design for the affordable housing proposal must clearly demonstrate how the prototype will address the design evaluation criteria outlined below:

- Spatial Efficiency/Internal Planning/Site Planning
- Flexibility/Adaptability/Accessibility
- Climate Responsive Design
- Building Design Quality
- Street Appeal

Sustainability and Innovation

The Concept Design for the affordable housing proposal must clearly demonstrate how the prototype will address the innovation evaluation criteria outlined below:

- Innovative housing typology/prototype
- Optimised use of multi-unit codes
- Innovative construction method
- New materials and technologies
- Sustainability initiatives: energy, water and waste efficiency
3.3.2 STAGE 2 SUBMISSION REQUIREMENTS

All competition entries for Stage 2 must be presented on a maximum of 12 X A3 sheets (landscape format) supported by photographs, diagrams and text (Arial).

Stage 2 submissions must include the following:

- Ground floor plan: 1:100
- Floor plans for each level above G.L.: 1:100
- Four (4) elevations (North/South/East/West): 1:100
- Site Plan and Landscape Plan: 1:200
- Schematic sections: 1:50
- 3D illustrations (internal and external)
- Materials and colour palette (internal and external)
- Preliminary specifications
- Schedule of estimated costs
- Spreadsheet including information on proposed initiatives such as:
  - Energy efficiency
  - Water efficiency
  - Waste initiatives

3.3.3 STAGE 2 SELECTION AND NOTIFICATION

Concept Design assessment (shortlisted participants)

The Concept Design submissions will be assessed by a panel of independent Industry professionals appointed by LandCorp. The panel will assess the submissions against the Evaluation Criteria and will select up to three (3) finalists to proceed to Stage 3 – Detailed Design.

The successful finalists will be notified in writing. All Stage 2 Participants will be notified in writing of the result of their Stage 2 submission.

The three shortlisted finalists selected to proceed to Stage 3 will be paid a sum of $20,000 each to progress their designs and contribute to the cost of developing a Detailed Design to Development Approval standard for Stage 3 of the Step-up Affordable Housing design competition.
3.4 STAGE 3 — AFFORDABLE HOUSING prototype detailed design

3.4.1 STAGE 3 EVALUATION CRITERIA

**Affordable Housing Prototype Detailed Design**

Submissions for Stage 3 must include detailed drawings suitable for a Development Approval submission and Design Compliance and must clearly address each of the following evaluation criteria:

**Affordability**
The Detailed Design must clearly demonstrate how the Prototype will address the affordability evaluation criteria outlined below:
- Detailed breakdown of unit sizes and construction costs
- Window and doors schedule and costs
- Materials and finishes schedules and costs
- Fixtures and fittings schedule and costs
- Additional cost saving measures, bouses etc.

**Design Quality**
The Detailed Design must clearly demonstrate how the Prototype will address the design evaluation criteria outlined below:
- Layout, spatial relationships, storage, flexibility etc
- Provisions for Liveable Homes Initiative (DSC)
- Climate responsive design features including: daylighting, ventilation, shading and glazing
- External and internal detailing and finishes
- Fencing and Landscape Plan

**Sustainability and Innovation**
The Detailed Design must clearly demonstrate how the Prototype will address the Sustainability and Innovation evaluation criteria outlined below:
- Innovative technologies incorporated into the design
- Construction materials and details
- Energy and water efficiency and waste minimisation initiatives
- Life cycle assessment
- Energy rating

3.4.2 STAGE 3 SUBMISSION REQUIREMENTS

Stage 3 submissions must include the following detailed drawings:
- Ground floor plan: 1:100
- Floor plans for each level above G.L.: 1:100
- Four (4) elevations (North/South/East/West): 1:100
- Site plan and landscape plan: 1:200
- Detailed sections: 1:50
- 3D illustrations (internal and external)
- Detailed Specifications
- Detailed construction costs
- Spreadsheet including detailed specifications of proposed initiatives such as:
  - Energy efficiency
  - Water efficiency
  - Waste initiatives

3.4.3 STAGE 3 SELECTION AND NOTIFICATION

Selection of the winning Step-up Affordable Housing Prototype

The final selection of the winning Prototype will be made by a panel of independent industry professionals appointed by LandCorp. LandCorp at its sole discretion may decide to proceed with construction of the winning design subject to feasibility, finance arrangements and approvals.

3.4.4 AFFORDABLE HOUSING prototype WINNER

The winner will be paid a sum of $20,000 to contribute to the cost of finalising the documentation for the winning prototype. In addition, the winner will benefit from a promotional package which LandCorp estimates will have a maximum value of $80,000 which will include an Affordable Housing Prototype webpage and project publications as well as a speaking opportunity at the Launch of LandCorp’s Step-up Affordable Housing Prototype Launch Event (Date TBC).

The winning Participant will be notified in writing following LandCorp’s determination. All Participants will be notified in writing of the results of submissions.
3.5 IMPLEMENTATION OF THE WINNING AFFORDABLE HOUSING Prototype

Subject to the finalisation of the winning design during the exclusive working period and, if the winner entered the Step-up Affordable Housing Competition as a Design & Construct entry, the contract for the acquisition of Lot 217 at Shoreline by the winner being agreed, the winning design will be announced at an ‘Innovation through Demonstration’ event organised by LandCorp. Subject to feasibility, finance and approvals, the winning design will be delivered through one of the delivery options outlined in the Terms & Conditions (Attachment 1).

Once completed, a portion of the Step-up Affordable Housing Prototype must be made available by the winner for use as a display and information centre for an agreed period of time (being not less than 3 months) which will provide interested groups the opportunity to visit the development and learn about the prototype. During this time a range of activities and presentations will be scheduled to ensure that the unique qualities and innovative design of the prototype are shared with industry and the general public. Details regarding the co-ordination and programming of activities will be subject to agreement with the winning participant once the winning prototype has been announced.

3.6 ENDORSEMENT

The competition has been undertaken in collaboration with the following partners:

- Australian Housing and Urban Research Institute (AHURI)
- Office of the Government Architect (OGA)
- Australian Institute of Architects (AIA)
- The City of Cockburn

Representatives from each of these organisations will participate in the assessment of the shortlisted submissions and selection of the winning design concept for the proposed affordable housing prototype.
4. GENERAL INFORMATION

4.1 GENERAL CONDITIONS

By submitting an entry, the Participants acknowledge and agree to the Terms and Conditions in and annexed to this document which may be amended by LandCorp at any time.

**Name:** Anna Evangelisti (Design Manager)

**Email:** anna.evangelisti@landcorp.com.au

4.2 ENQUIRIES

All enquiries about the Step-up Affordable Housing Competition are to be directed to LandCorp’s representative at the address in section 4.1. Participants must not attempt to contact any other LandCorp representative regarding the Step-up Affordable Housing Competition.

Enquiries or approaches made to any person in LandCorp or to an agent of LandCorp (other than the probity advisor) during the Step-up Affordable Housing Competition period may disqualify the participant from further consideration.

4.3 LODGEMENT

Electronic submissions by Participants for Stage 1 are to follow the below requirements:

<table>
<thead>
<tr>
<th>TENDER CLOSING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Closing date: Wednesday 31 August 2016</td>
</tr>
<tr>
<td>Closing Time: 2.00pm (WST)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SUBMISSION REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full submissions for Stage 1 must be submitted via the electronic Tenderlink tender box, located at: <a href="http://www.tenderlink.com/landcorpau">www.tenderlink.com/landcorpau</a></td>
</tr>
<tr>
<td>In addition 1 (one) hard copy of the following must be submitted to LandCorp’s offices at Level 6, 40 The Esplanade, Perth by the same time and date.</td>
</tr>
<tr>
<td>Stage 1 -</td>
</tr>
<tr>
<td>• Prototype Poster (A1 colour poster mounted on 10mm foam-board)</td>
</tr>
<tr>
<td>• Idea Statement (one (1) x A4)</td>
</tr>
<tr>
<td>• Participant Details and Compliance Criteria Form (one (1) x A4)</td>
</tr>
</tbody>
</table>

Respondents will receive a Successful Submission Receipt timed and dated upon completion. Should assistance be required please use the online manual on the portal under Support/Online Manuals/Making a Submission or contact Tenderlink Customer Support on 1800 233 533.

Any brochures or technical data sheets must be provided in Adobe Portable Document File (PDF) format.

**IMPORTANT:** Please ensure ALL files are uploaded to the Electronic Tenders Box PRIOR to the tender closing time and date. As a guide, Respondents should begin file transfer at least one (1) hour prior to the closing time as file transfers still in progress at the closing time (e.g. 2pm) may not be accepted. The Electronic Tender Box closes automatically at the closing time.
5. ATTACHMENTS

ATTACHMENT 1:
STEP-UP AFFORDABLE HOUSING DESIGN COMPETITION TERMS AND CONDITIONS

TERMS AND CONDITIONS

1. Agreement
   [a] By agreeing to participate in this Competition, Participants agree to be bound by these Terms and Conditions, the Competition Brief and any submission requirements (as amended by a Variation from time to time). Each Participant must sign the ‘Participant Details and Compliance Criteria Form’ being either Form 1a or 1b depending on whether the Participant’s submission is a Design Only Submission or a Design and Build Submission (Attachments 2 and 3).

   [b] If there is any inconsistency between the Competition Brief and these Terms and Conditions, these Terms and Conditions will prevail to the extent of any inconsistency.

2. Eligibility
   [a] Entry in this Competition is open to Eligible Participants.

   [b] Joint submissions from more than one party will be accepted provided all parties are Eligible Participants.

   [c] A maximum of one submission for each Housing Typology (i.e. a maximum of 4 entries in total) from the same party will be accepted.

   [d] LandCorp must be notified of any conflict of interest prior to receipt of any submission.

   (e) The following persons are ineligible to enter the competition and must not assist any Participant:

      [i] Any Director or employee of LandCorp or any of their direct family members.

      [ii] Any assessor of the Competition or their employees or direct family members.

      [iii] Any advisory or selection panel members or any employee or direct family members of the groups they represent.

3. Competition Process
   [a] The Competition will be split into three (3) stages as outlined in the Competition Brief.

   [b] Notwithstanding any other provision of these Terms and Conditions, while LandCorp is committed to run the Competition LandCorp may, in its discretion, elect not to run or progress to further stages of the Competition or select a winner if it considers the Competition cannot continue or the submissions are not of a standard acceptable to LandCorp (acting reasonably).

   [c] A Participant must not, in any jurisdiction, challenge any decision of LandCorp arising in connection with this Competition or any panel considering submissions for any Stage of the Competition. LandCorp and any panel considering submissions to the Competition has absolute discretion in relation to the evaluation of submissions received.
4. Submission Requirements For Each Stage

[a] All submissions by relevant Participants for each stage of the Competition must comply with the requirements outlined in the Competition Brief or as advised by LandCorp from time to time.

[b] Participants are advised to retain copies of their entries as submissions will not be returned.

[c] Any submissions that do not conform with the entry requirements in the Competition Brief will be deemed non-complying and may be disqualified. LandCorp may accept a non-complying submission if it considers (acting reasonably) that the non-conforming aspect is not material.

[d] A Participant may not change its submission for any Stage of the Competition after the closing date for the relevant Stage unless LandCorp invites the Participant in writing to do so.

5. Assessment Process For Stage 1

[a] Participants must make a submission for Stage 1 in accordance with the requirements of the Competition Brief.

[b] Each submission for Stage 1 must indicate whether the submission is a Design and Build Submission or a Design Only Submission.

[c] An internal LandCorp panel assisted by an independent probity advisor will assess the submissions from Stage 1.

[d] The internal panel will select up to six Participants who made submissions for Stage 1 to progress to Stage 2.

[e] The internal panel’s decision will be at its absolute discretion and will be final, binding and no objections will be considered.

[f] LandCorp will pay $10,000 to each Stage 2 Participant as a contribution towards the Stage 2 Participant’s costs in preparing their submission for Stage 2. All other expenses will be the responsibility of the Stage 2 Participants. Only one payment will be made to a Stage 2 Participant regardless of the number of parties comprising the Stage 2 Participant. Half of the payment will be made on completion of Stage 1 and the remainder will be made once the submission for Stage 2 has been submitted in accordance with the requirements of the Competition Brief and these Terms and Conditions.

6. Assessment Process For Stage 2

[a] Stage 2 Participants may make a submission for Stage 2 in accordance with the requirements of the Competition Brief.

[b] Where a Participant has submitted a Design and Build Submission in the Competition, in order for LandCorp to be satisfied that a Stage 2 Participant has the ability to deliver the Development, LandCorp may require Stage 2 Participants to provide corporate and financial details to LandCorp. Stage 2 Participants must provide all information required by LandCorp in this regard when submitting their submissions for Stage 2.

[c] A selection panel of independent industry professionals appointed by LandCorp will assess the Stage 2 submissions by Stage 2 Participants.

[d] The selection panel will select up to three Participants who made submissions for Stage 2 to progress to Stage 3.

[e] The selection panel’s decision will be at its absolute discretion and will be final, binding and no objections will be considered.

[f] LandCorp will pay $20,000 to each Stage 3 Participant as a contribution towards the Stage 3 Participant’s costs in preparing their submission for Stage 3. All other expenses will be the responsibility of the Stage 3 Participants. Only one payment will be made to a Stage 3 Participant regardless of the number of parties comprising the Stage 3 Participant. Half of the payment will be made on completion of Stage 2 and the remainder will be made once the submission for Stage 3 has been submitted in accordance with the requirements of the Competition Brief and these Terms and Conditions.
7. **Assessment Process For Stage 3**

(a) Stage 3 Participants may make a submission for Stage 3 in accordance with the requirements of the Competition Brief.

(b) A selection panel of independent industry representatives appointed by LandCorp and LandCorp’s Chief Operating Officer will assess the Stage 3 submissions by Stage 3 Participants.

(c) LandCorp reserves the right for LandCorp or the selection panel to communicate with any or all of the Stage 3 Participants prior to the announcement of a winner to clarify, amend and finalise any Stage 3 submissions and for LandCorp to be satisfied that the final design of the Proposed Winner’s Stage 3 submission will meet the requirements in clause 7(h).

(d) Subject to clauses 3(b), 7(h) and 7(i), the selection panel will determine a winner of the Competition.

(e) The selection panel’s decision will be at its absolute discretion and will be final, binding and no objections will be considered.

(f) LandCorp will pay $20,000 to the Winner to contribute to the Winner’s costs. If the Winner submitted a Design and Build Submission, this contribution will not be awarded if the Winner does not sign the Contract in the time allowed.

(g) LandCorp will also provide a promotional package to the Winner (which LandCorp estimates will have a value up to $80,000) which will include the products and promotions identified in the Competition Brief.

(h) Prior to announcing the Winner pursuant to clause 7(d), the Proposed Winner must work in collaboration with LandCorp’s project team (for a period up to 6 weeks) to prepare working drawings, final specifications and costings and to ensure the final design of the Participant’s Stage 3 submission:

(i) is in line with the overall project objectives of this Competition and the Shoreline Estate in North Coogee; and

(ii) can be delivered and sold for the sale prices identified by the Participant in their submission without compromising the quality of the proposed development.

The Proposed Winner acknowledges that the Proposed Winner must satisfy LandCorp and provide all information required by LandCorp that the Proposed Winner’s final design meets the above criteria before being announced as the Winner of the Competition.

(i) If the Winning Concept Design was submitted to the Competition as:

(ii) a Design and Build Submission and clause 8(b) is satisfied, the Winner must enter into the Contract within 5 Business Days of the Contract being delivered to the Winner; or

(ii) a Design Only Submission or clause 9 applies, the Winner grants to LandCorp (and any partner or builder involved in the construction of the Development) the Licence.

(j) LandCorp reserves the right to select an alternative winner from the Stage 3 submissions for construction on Lot 217 if:

(i) LandCorp is not satisfied (in its absolute discretion) that the final design of the Proposed Winner’s Stage 3 submission meets the requirements of clause 7(h);

(ii) the Proposed Winner or Winner (if the Winner has been announced) does not complete and execute the Contract in the time allowed (if clause 7(iii) applies); or

(iii) if there is any other dispute between LandCorp and the Proposed Winner or Winner that cannot be resolved to LandCorp’s satisfaction (in its absolute discretion).

(k) LandCorp reserves the right to decide whether to use the Winning Design Concept for the Development or not.
8. Development By Winner

If, subject to clauses 7(i) and 7(k):

(a) the submission of the Winner was a Design and Build Submission; and

(b) LandCorp is satisfied in its absolute discretion that the Winner has the financial ability, experience and capacity to deliver the built form of the Development, then

(c) LandCorp and the Winner must enter into the Contract in relation to the construction of the Development on Lot 217 by the Winner and the sale of units in the completed Development; and

(d) the Winner must construct the Development on Lot 217 in accordance with the Contract.

9. Development By Landcorp

If, subject to clause 7(k):

(a) the submission of the Winner was a Design Only Submission; or

(b) the submission of the Winner was a Design and Build Submission, however:

(i) LandCorp is not satisfied pursuant to clause 8(b); and/or

(ii) the Winner has failed to enter into the Contract in accordance with clauses 7(ii)(i) and 8(c); and/or

(iii) the Contract terminates for any reason, then

(c) LandCorp may construct the Development on its own, by partnering with another party (including a developer, not-for-profit or builder) to construct the Development or by engaging a builder to construct the Development; and

(d) the Winner grants to LandCorp (and any partner or builder involved in the construction of the Development) the Licence.

10. Licence For Development

If clause 9 applies:

(a) Subject to the remainder of this clause 10 and clause 15, LandCorp acknowledges that the Winner remains the owner of all Winning IP and that, except for clauses 16(c) to 16(e), nothing prevents, limits or restricts the Winner’s subsequent use or exploitation of Winning IP.

(b) The Winner grants to LandCorp and any party partnering with or any builder involved with the construction of the Development a non-exclusive, transferable, royalty free, irrevocable and perpetual licence to use all Winning IP and all IP in the Winning Concept Design for the purposes of or in connection with the Development.

(c) The Winner agrees that LandCorp may amend the Winning Concept Design in its absolute discretion and that the Development undertaken by LandCorp may include amendments to the Winning Concept Design. Where practicable, LandCorp will engage the Winner to amend the Winning Concept Design (where required by LandCorp) for a limited fee [based on current reasonable hourly rates] agreed by LandCorp.

11. Enquiries

(a) A Participant may submit questions in writing about the Competition to LandCorp’s appointed representative identified in the Competition Brief. If the question is considered by LandCorp to be such that the response should be provided to all Participants (and, if necessary, as determined by the Probity Advisor), then LandCorp will make such answer available to Participants through the Competition’s website or through any other electronic platform for submissions to the Competition.

(b) Participants must not attempt to contact any other LandCorp representative regarding the Competition other than the representative identified in the Competition Brief.

(c) A period of seven days after the opening date of each stage of the Competition has been set aside for Participants to seek clarification as to the relevant stage of the Competition. Enquiries and/or questions received more than seven days after the opening date of each Stage may not be answered.
[d] LandCorp (and its respective employees, officers, consultants and professional advisors) is not liable for any information provided or failure to disclose information whether in connection with this Competition or any document attached or related to this document.

12. Probit

[a] The Probit Advisor has been appointed to oversee this Competition.

[b] The Probit Advisor’s role is to ensure:

(i) information exchanged between LandCorp and Participants is held in confidence (subject to the licences, agreed uses and disclosures in these Terms and Conditions);

(ii) the agreed submission and evaluation processes are followed;

(iii) fairness and impartiality are observed; and

(iv) the assessment criteria are considered in a consistent and uniform manner.

[c] Participants may contact the Probit Advisor to discuss any probity matter on a confidential basis (subject to the Probit Advisor determining that an answer given by the Probit Advisor to a Participant’s question should be made available to all Participants).

13. Confidentiality Of Submissions

[a] The Participants acknowledge and agree that:

(i) this Competition is being run to promote innovative thinking in the development of quality affordable housing; and

(ii) it is LandCorp’s intention that all Stage 1 ideas and Stage 2 concept designs may be exhibited, used in LandCorp’s promotions and included on LandCorp’s websites and Participants agree for their Stage 1 and Stage 2 submissions to be used, advertised and displayed for these purposes.

[b] LandCorp acknowledges that some of the detail included in the Stage 3 Submissions may include innovative ideas that the relevant Participant does not want advertised or exhibited. The Stage 3 Participants acknowledge and agree:

[i] LandCorp may exhibit, advertise, promote and include the Winning Concept Design and the Winner’s submissions to the competition on LandCorp’s website without limitation; and

[ii] all of the Runners Up submissions to the Competition may be exhibited, advertised, promoted or included on LandCorp’s website except for any information identified by the Runner Up in their Stage 3 submission as being confidential (such information must be included on separate pages to the remainder of their Stage 3 submission and must be clearly marked as confidential). Global claims of confidentiality over entire Stage 3 submissions will be disregard. The limited confidentiality provided in this clause only applies to Stage 3 submissions and the Stage 1 and Stage 2 submissions of Runners Up may be used by LandCorp as identified in clause 13(a)(iii).

[c] Information identified by Runners Up as confidential information in their Stage 3 submissions will be kept confidential, however, LandCorp reserves the right to determine if a claim of confidentiality is justified.

14. Costs

Entry into the Competition and all other costs associated with the Competition will be the sole responsibility of the Participants and LandCorp accepts no responsibility for any costs or expenses incurred by Participants or any other parties.

15. Licence To Use Winning Concept Design In Other Locations

[a] The Winner grants LandCorp a non-exclusive, transferable, royalty free irrevocable licence unlimited in time of all Winning IP and IP for the Winning Concept Design to enable LandCorp to use the Winning Concept Design in up to 5 other locations. The Winner acknowledges that LandCorp currently intends to replicate the Winning Concept Design in at least 2 other locations (however, LandCorp may choose, in its absolute discretion, not to replicate the design in any locations).

[b] A limited fee (based on current reasonable hourly rates) agreed by LandCorp will be paid to the Winner for architectural services to amend the
Winning Concept Design to suit different locations and or sites for any future LandCorp developments (including developments where LandCorp is in partnership with another party).

c) The Winner agrees that LandCorp may disclose the identity of the Winner and details of their designs for publicity, marketing, exhibitions and any other promotional purpose.

16. Advertising And Exhibition

[a] Subject to clause 13(b)(ii), all Participants grant to LandCorp an irrevocable licence in perpetuity to use and display all or any information, ideas and designs submitted by the Participant including (without limitation) the right to display all or any information, ideas and designs submitted by a Participant on LandCorp’s website and other websites relating to the Competition, LandCorp’s Shoreline development and in any exhibitions and to use all or any information, ideas and designs in any LandCorp promotional materials.

[b] All Stage 2 Participants, Stage 3 Participants and the Winner agree that LandCorp may use the identity of those Participants and the Winner (including details of their designs) for publicity, marketing and any other purposes.

[c] The Winner may use the Winning Concept Design in other locations, providing the work is acknowledged as a design that was developed through a LandCorp competition.

[d] The Winner must obtain LandCorp’s prior written approval (not to be unreasonably withheld or delayed) for all advertising, marketing and promotion of the Winning Concept Design other than through the website of the winning Participant’s firm or company.

[e] All Participants must promptly inform LandCorp if, as a result of the Competition, a Participant’s design or idea submitted as part of the Competition is used (in whole or in part) in any proposed development or if the Participant receives any commercial benefit from any design or idea submitted as part of the Competition.

[f] The Winner is to be available for publicity opportunities as reasonably required by LandCorp for a period of 18-24 months following the announcement of the Winner.

17. Privacy

[a] The parties agree to comply with the Information Privacy Principles set out in section 14 of the Privacy Act 1988 in respect of personal information received, created or held by parties in connection with the competition.

[b] LandCorp reserves the right to:

[i] disclose the identity of the Participants; and

[ii] subject to clause 13(b)(ii), reproduce any or all of the entries, in whole or in part, for archival, exhibition or publicity purposes.

[c] Any use of a Participant’s information will be subject to LandCorp’s privacy policy which can be viewed on LandCorp’s website www.landcorp.com.au and the Information Privacy Principles.

18. Disclaimer

[a] Participants must rely on their own investigations and satisfy themselves in relation to all aspects of their submissions in the Competition.

[b] LandCorp and its employees, officers, consultants and advisers give no warranty as to the accuracy of information provided.

[c] To the maximum extent permitted by law, all Participants, partners and related firms indemnify and release LandCorp and its employees, officers, consultants and advisers against all liability, cost, loss or expense arising out of or in connection with:

[i] participation in the Competition;

[ii] any incorrect or misleading information or failure to disclose information whether in connection with these Terms and Conditions or any document attached or related to them;

[iii] the acceptance of any of the payments, including without limitation loss of income, loss of opportunity, personal injury, damage to property, whether direct or consequential, foreseeable, due to some negligent act or omission or otherwise.
19. Variation

[a] LandCorp may vary the scope of the Competition Brief, the requirements for submissions, the terms of the Competition or these Terms and Conditions by including a Variation on the Competition’s website or any other electronic platform for submissions to the Competition (including Tenderlink) at any time before the closing date for submissions for each Stage.

[b] Any Variation will be deemed to be given to all Participants upon LandCorp posting the Variation to the Competition’s website or any other electronic platform for submissions to the Competition (including Tenderlink), whichever occurs earlier.

[c] It is each Participant's responsibility to monitor the Competition’s website and any other electronic platform for submissions to the Competition (including Tenderlink) to determine if any Variations have been made by LandCorp. Participants must satisfy themselves that they have received, acknowledged and addressed all Variations that may have been issued prior to the closing date for submissions for each Stage.

[d] The Competition Brief, the requirements for submissions, the terms of the Competition or these Terms and Conditions may only be varied by a Variation posted by LandCorp on the Competition’s website or any other electronic platform for submissions to the Competition (including Tenderlink). No statement or representation made by LandCorp or any other party varies the Competition Brief, the requirements for submissions, the terms of the Competition or these Terms and Conditions unless the statement or representation is confirmed by a Variation.

[e] A Participant agrees that by entering the Competition it is bound by any Variation to the Competition Brief, the requirements for submissions, the terms of the Competition or these Terms and Conditions.

20. GST

[a] Any payments or benefits made or given by LandCorp pursuant to these Terms and Conditions are inclusive of GST.

[b] If GST is payable by a Participant in respect of any payment or benefit given to the Participant in connection with the Competition:

[i] the Participant is responsible to remit to the Australian Taxation Office any GST payable in connection with such payment or benefit; and

[i] LandCorp will provide a Tax Invoice to the Participant if requested by the Participant.

21. Definitions

**Affordability Bracket** means the sale price of units in the Development within the following price points:

[a] between $300,000 and $350,000 for 1 bedroom units; and

[b] between $300,000 and $430,000 for units with more than 1 bedroom.

**Affordable Housing Units** means those units in the Development which the Winner identified in its Stage 3 Submission as being within the Affordability Bracket.

**Competition** means the “Step Up” Affordable Housing Design Competition as outlined in these Terms and Conditions and the Competition Brief.

**Competition Brief** means the “Step Up” Affordable Housing Design Competition Brief (as may be amended by a Variation from time to time).

**Contract** means the contract to be entered into between LandCorp and the Winner for the Winner to purchase Lot 217 from LandCorp prepared by LandCorp’s lawyers in LandCorp’s standard form and incorporating the below provisions (without limitation):

[a] the purchase price will be $855,000 (inclusive of GST);

[b] the settlement date will be the date which is 21 days after the later of:

[i] the date on which LandCorp signs the Contract; and

[i] the date on which a separate certificate of title for Lot 217 issues from Landgate;
(c) the Contract will not be "subject to finance";

(d) the Winner must construct the Development on Lot 217;

(e) the Winner will be required to commence construction of the Development within 24 months of the date of settlement and effect practical completion of the Development within 36 months of the date of settlement;

(f) the purchase price will be payable to LandCorp:
   (i) in instalments from the proceeds of settlements of units within the Development; or
   (ii) on the date which is 4 years after the settlement date in the contract, whichever occurs first;

(g) the payment of the purchase price will be secured by a mortgage against the certificate of title for Lot 217. LandCorp will agree for the mortgage to be a second mortgage if:
   (i) the first mortgagee is the financier of the construction of the Development; and
   (ii) the first mortgagee enters into a deed of covenant in a form required by LandCorp which includes agreement by the first mortgagee that the funds advanced by the first mortgage must only be advanced progressively to fund the Development so that the amount owed to the first mortgagee from time to time will be a sum equal to the actual cost of construction of the Development plus interest;

(h) the contract will grant LandCorp the option to repurchase Lot 217 from the Winner if the Winner breaches the contract;

(i) the Winner must obtain LandCorp's prior written approval of:
   (i) any marketing materials in relation to the Development;
   (ii) the sale prices of the Affordable Housing Units in the Development (to ensure the Affordable Housing Units are affordable (in line with the objectives of the Competition) and are sold within the Affordability Bracket at the sale price identified by the Winner in its Stage 3 Submission); and
   (iii) the sale of any Affordable Housing Units to persons whose income is outside of the income limits to qualify for a Keystart Home Loan (at the date of commencement of the Competition being $75,000 for singles, $95,000 for couples and $115,000 for families); and

(j) the Winner must open and staff a selection of units in the Development for public inspection for a reasonable period (being not less than 3 months) after the completion of the Development.

Design and Build Submission means a submission entered into the Competition where the relevant Participant has indicated that it wishes to design and construct the Development (whether on its own or in partnership with another party or builder).

Design Only Submission means a submission entered into the Competition where the relevant Participant has indicated that it wishes only to design the Development but does not wish to construct or be involved with the construction of the Development.

Development means the construction of the Winning Concept Design on Lot 217 (including any amendments pursuant to clause 10(c) or the Contract).

Eligible Participants means:
(a) Registered Builders;
(b) Registered Architects;
(c) Qualified Designers; and
(d) Developers,
that are not ineligible as a result of clause 2(e).

GST means the Goods and Services Tax as imposed by the GST Act including, where relevant, any related interest, penalties, fines or other charge and, any GST equivalent amount under any State Intergovernmental Agreement.

GST Act means A New Tax System (Goods and Services Tax) Act 1999 (Cth) and any legislation substituting or amending that Act.
Housing Typology means each of the following housing typology categories:

(a) Maisonettes;
(b) Grouped Housing;
(c) Walk up Apartments; and
(d) Special Housing – any other type of medium density multi-unit or shared housing model not included above.

IP means all industrial and intellectual property rights whether protectable by statute, at common law or in equity, including all copyright and similar rights which may subsist or may hereafter subsist in works or any subject matter, rights in relation to inventions (including all patents and patent applications), trade secrets and know-how, rights in relation to designs (whether or not registrable), rights in relation to registered or unregistered trademarks, circuit layout designs and rights in relation to circuit layouts, but excludes non-assignable moral rights and similar non-assignable personal rights of authors and producers.

Licence means the licence granted to LandCorp pursuant to clause 10 to enable LandCorp and any partner of or builder engaged by LandCorp to construct the Development.

Lot 217 means the 910 square metre site abutted by Anchorage Drive, Durack Lane and Surada Street in LandCorp’s Shoreline development in North Coogee as more particularly identified in the Competition Brief.

Participant means each participant who submits an entry to the Competition.

Probity Advisor means the independent probity advisor appointed by LandCorp to oversee the Competition being:

Mr Kevin Donnelly
Stantons International
Level 2, 1 Walker Avenue
West Perth WA 6005
Phone – (08) 9481 3188
Email – kdonnelly@stantons.com.au

Proposed Winner means the relevant Stage 3 Participant selected by the selection panel as having the winning submission in Stage 3.

Runners Up means the Stage 3 Participants excluding the Winner.

Stage 2 Participants means the shortlisted Participants selected at the end of Stage 1 of the Competition pursuant to clause 5(d) of these Terms and Conditions.

Stage 3 Participants means the shortlisted Participants selected at the end of Stage 2 of the Competition pursuant to clause 6(d) of these Terms and Conditions.

Submissions means all submissions to the competition.

Tax Invoice has the meaning given in Section 195-1 of the GST Act.

Terms and Conditions means these Terms and Conditions.

Variation means a written document issued by LandCorp which contains amendments to, or explanations of the Competition Brief, the requirements for submissions, the terms of the Competition or these Terms and Conditions.

Winner means the Participant selected by the selection panel as the winner of Stage 3 of the competition pursuant to clause 7(d) of these Terms and Conditions.

Winning Concept Design means the design submitted by the Winner in Stage 3 of the Competition including any amendments to the designed determined pursuant to clause 7(h).

Winning IP means all IP created, discovered or coming into existence as a result of, for the purpose of, or in connection with the Winning Concept Design or any submissions in the Competition which lead to the Winning Concept Design or any amendments requested by LandCorp prior to announcing the Winning Concept Design.
## ATTACHMENT 2: FORM 1A PARTICIPANT DETAILS AND COMPLIANCE CRITERIA

**FORM 1A – ARCHITECT/DESIGNER COMPLIANCE FORM (DESIGN ONLY)**

### SUBMISSION TITLE

### PARTICIPANT DETAILS

Name of Participant
Address
ACN/ABN
Telephone
Email address

### TEAM MEMBERS

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<th>TEAM MEMBERS</th>
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### CONTACT PERSON

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### AUTHORISED SIGNATORY

By lodging this form the Participant agrees to be bound by the terms and conditions set out in the Competition Brief

Name
Position
Signature
Date
ATTACHMENT 3: FORM 1B PARTICIPANT DETAILS AND COMPLIANCE CRITERIA

FORM 1B – DEVELOPER/BUILDER/ARCHITECT/DESIGNER COMPLIANCE FORM (DESIGN & CONSTRUCT)

SUBMISSION TITLE

PARTICIPANT DETAILS
Name of Participant
Address
ACN/ABN
Telephone
Email address

TEAM MEMBERS

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PARTNER/CONSORTIUM DETAILS

AUTHORISED SIGNATORY

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Name
Position
Signature
Date
INNOVATION THROUGH DEMONSTRATION

shoreline
NORTH COOGEE

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Realising WA’s Potential.