

## Request for Grant Proposal (RFGP)

Campbell Street

Query Register

D22/20742

Closing Date: 09 March 2023

2:00pm AEST

Query #	Query	Response Date	Response
1	Do units have separate power connected ?	20/02/2023	Yes
2	Are there residents living in the complex that would not qualify as a priority (be eligible to be housed at Campbell Street)?	22/02/2023	No
3	Is there on-site support on the weekend, if yes at what capacity and resource level?	22/02/2023	Under current arrangements, a concierge (SCHADS L3) is on-site six hours on a Saturday and four hours on a Sunday.
4	Property/asset management – does the service provider or Homes Tasmania co-ordinate any responsive/planned repairs, and who pays for these repairs?	22/02/2023	<b>Refer - Head Lease (Attachment 2) - Part D: 11, Maintenance Obligations.</b> Homes Tasmania arranges and pays for all repairs required to be undertaken to the Premises that exceed the Housing Support Provider's obligations in clause 11.2 and the Repair Cap.
5	Does Homes Tasmania meet the annual costs for building and contents insurance	22/02/2023	<b>Refer - Head Lease (Attachment 2) - Part D: 20, Insurance</b> The Service provider must take out and keep contracts of insurance.
6	Does Homes Tasmania meet the annual costs of council rates for the property	22/02/2023	<b>Refer - Head Lease (Attachment 2) - Part C: 7, Financial obligations of owner</b> Homes Tasmania pays all Statutory Charges, including Council rates.
7	Does the Service Provider cover utilities including water, power and WIFI (these are in part recovered from tenants through the \$50 utility charge that new tenants who are signing leases will pay going forward, and is also covered in the indexed utility subsidy of \$72,600 for 2023-24)	22/02/2023	Yes
8	Do tenants pay for their own power based on consumption?	22/02/2023	Yes
9	Will Homes Tasmania pay all tenant damage costs over and above \$50,000 per financial year? However, it also states the provider has liability for tenant damage up to \$2,000. Can Homes Tasmania clarify how the \$2,000 repair cap operates and how it consolidates into the \$50,000 per year liability? Is the \$50,000 liability an insurance excess payment, or is this an accumulated balance due to damage incurred during the financial year?	22/02/2023	<b>Refer - Head Lease (Attachment 2) - Part D: 11.2 Repair Cap</b> The service provider is liable for tenant damage capped at \$2,000 per incident. Homes Tasmania will pay any amount over the \$2,000 per incident. If the total cost of repairs incurred by the service provider exceeds \$50,000 per financial year (25 x \$2000), Homes Tasmania will pay all costs attributed to tenant damage until the following financial year.
10	If the tenant damage exceeds \$50,000, does Homes Tasmania cover the rent if the dwelling is uninhabitable?	22/02/2023	No, this would need to be managed within the grant funding envelope.
11	Please confirm that the Service Provider can on-charge the tenant for caused damage by the tenant	22/02/2023	Yes
12	What is the current annual income from tenant rent, including and excluding CRA?	22/02/2023	Details of current tenant mix are not known. Disability Support Pension Tenant per fortnightly =\$384 (inc CRA) Job seeker per fortnightly =\$284.0 (inc CRA). Max CRA is \$134.40 per fortnightly The rent does not include the utility fee of \$50 per fortnight.
13	What is the current tenant mix (ages, cultural mix, information on tenants with disability (if available), couples etc	22/02/2023	Details of current tenant mix are not known. Tenants are aged 18 years and over. Couples can reside together where possible. The facility has six disability units.

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14	Clarification of <b>3.2.3 Communication Strategy</b> - Engage with residents and their families to prevent or transition them out of homelessness	27/02/2023	As part of the Campbell Street Communication Strategy the Proponent will outline how they will engage with applicants who are homeless or at risk (and their families) in a successful transition into the SAF. The Proponent will also outline how they will engage with residents and their families to maximise the chances of the tenancy being successful.
15	How many tenants (if any) are receiving Youth Allowance?	03/03/2023	There are currently no residents at the Campbell Street SAF receiving Youth Allowance
16	What is the value of the Campbell Street SAF building for insurance purposes?	06/03/2023	<b>Refer - Head Lease (Attachment 2) - Part D: 20, Insurance</b> The service provider is not required to insure the building, which is insured by the Owner (Homes Tasmania).