

The Proposed Works

Purpose

- 2.1 The purpose of the proposed work is to provide 50 houses to meet the operational requirements of Defence, mainly to service the nearby Enoggera Army Base. It is intended that the houses will be ready for occupation in November 2006.

Need

- 2.2 The proposed project will represent the total of new houses to be constructed by DHA in Brisbane for the 2006/07 financial year.
- 2.3 While the number of Defence personnel is not expected to increase dramatically over the next three years, DHA states that the proposed new housing is required to reduce reliance on Rental Assistance. At present, 24 per cent (336 houses) of the Defence housing requirement in Brisbane is provided through Rental Assistance.
- 2.4 DHA believes that, in areas where the demand for Defence housing is high, constructed housing delivered through bulk procurement contracts represents the best provisioning option.

Scope

- 2.5 The proposed development will comprise:
- 40 conventional and ten small housing lots;
 - 2 two park areas with a total area of 6,170 square metres;
 - internal roads and footpaths;
 - access roads; and
 - stormwater, drainage, sewerage, communications and electrical services.

Project Delivery

- 2.6 It is anticipated that the project will be delivered by means of a competitive lump sum tender by experienced developers from the local construction industry.

Cost

- 2.7 The estimated overall project cost is \$17.5 million. This figure includes:
- construction costs;
 - civil works;
 - authority headworks change;
 - contingency allowances; and
 - professional design consultant fees.¹

1 Appendix C, Submission No. 1, paragraph 22.2