

Tender Clarification Nr. 1

Demonstrating experience in delivering projects of a similar size, nature and complexity.

The Design and Build Framework is being established to facilitate the delivery of high-quality residential accommodation by the Housing Authority. All residential units delivered under the Framework shall be designed and constructed in accordance with the principles and requirements of the *Design Manual for Quality Housing, Quality Housing for Sustainable Communities (2007)* and, where applicable, the *Design Standards for New Apartments (2018)*.

The proposed residential units shall generally follow standard internal layouts consistent with the design principles set out in these documents. The layouts shall reflect good practice and provide high-quality, functional and sustainable accommodation that meets the needs of future residents.

The tender relates specifically to residential construction. Accordingly, only experience in residential construction for the specified number of units and upwards, as required under the SAQ, will be considered. Non-residential construction experience will not be considered relevant. The proposed project team should demonstrate experience in the design and build of residential projects of a similar size, nature and complexity, delivered in accordance with, or to standards comparable to, those of the Department of Housing, Local Government and Heritage.