

ADDENDUM 3

BLOCK 45 SECTION 54 BELCONNEN

ISSUED IN ACCORDANCE WITH SECTION 27(1) OF THE REQUEST FOR EXPRESSIONS OF INTEREST

Request for Expression of Interest for Block 45 Section 54 Belconnen

The following amendments have been made to this document:

1. Section 4 Funding: Section 4(3) has been deleted and rewritten as follows:

“The ACT Government will be submitting an Expression of Interest (EOI) application to Housing Australia for up to 60 social housing dwellings on the Land as part of the State and Territory stream of the Housing Australia Future Fund Round Three.

- a. *Housing Australia requires that a minimum of 10 per cent of the social housing must be rented to Aboriginal and Torres Strait Islander people and dwellings must be operational by 30 June 2029.*
- b. *Housing Australia funding could include availability payments, a concessional loan and senior debt.*
- c. *Respondents should be aware that in order to access any funding from Housing Australia, they must submit an application directly to Housing Australia (as part of the HAFF stage 2 detailed application stage), be approved for funding by Housing Australia and enter into contracts directly with Housing Australia.*
- d. *The ACT Government cannot guarantee the outcomes of any Housing Australia processes, nor the availability of funding for the Land. Respondents are encouraged to familiarise themselves with the full documentation for the Housing Australia Future Fund Round Three, available after registering on the Housing Australia website.”*

2. New Section 4(4) has been added as follows:

“If the ACT Government’s response to the EOI referred to in 4(3) above is successful, the Successful Respondent may be able to access

We acknowledge the Ngunnawal people as traditional Custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

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funding to support the development and operation of social housing dwellings on the Land.”

3. New Section 4(5) has been added as follows:

Respondents should be aware that neither the ACT Government’s success in obtaining funding under the EOI, nor any future application for funding by Respondents (should the ACT Government be successful), is guaranteed. Regardless of the outcome of any such funding requests (which may not be known at the time the Successful Respondent is notified), the Successful Respondent will be expected and required to complete the Contract for Sale.

4. Section 13 Financial Feasibility. Section 13(2) has been amended as follows with the inclusion of a new (2)c:

“(2) To demonstrate this requirement, Respondents must:

- a. nominate their offered price for the Land in Section 5 of the Response Form;*
- b. provide a letter of no more than five A4 pages with a minimum font size of 11 from an auditor (including the qualifications of the auditor such as Registered Company Auditor (RCA) details) confirming the Respondent can raise the funds for the estimated cost of constructing and operating the development. This letter should note that the auditor has reviewed and considered the Respondent’s:*
 - i. financial capacity, viability and stability through provision of audited financial statements;*
 - ii. ability to finance the cost, demonstrated by commitment letters, letters of support from financiers, support for equity contributions, Government financing and/or support and further information as required to illustrate the proposed financing approach; and*
 - iii. funding from any other ACT Government or Commonwealth Government initiatives or community raised funds proposed to be used to support the development; and*
- c. confirm if they are intending to utilise the potential HAFF funding opportunity as outlined in the section 4(3) of this REOI.”*

Response Form for Block 45 Section 54 Belconnen

The following amendments have been made to this document:

1. The following text has been added to Section 2 – Financial Feasibility:

“Are you intending to apply for the Housing Australia funding opportunity as outlined in the section 4(3) of the Request for Expression of Interest.

☐ Yes

☐ No

If yes, please include details:”

Contract for Sale

The following amendments have been made to this document:

1. New clause 47 has been added as follows:

“47 GOVERNMENT FUNDING

47.1 The Buyer acknowledges other than as expressly set out in this Contract:

(a) it did not rely on any representations by the Seller or the Territory that it would, or was likely, to receive; and

(b) it relied on its own enquires in respect of,

any Commonwealth or Territory payments or funding related to the sale, development or improvement of the Land.

47.2 Without limiting the generality of clause 47.1, the Buyer specifically acknowledges that clause applies to HAFF Funding.”

2. Subsequent clauses are renumbered accordingly.

3. A new definition has been inserted in clause 49 as follows:

“HAFF Funding means any funding provided directly or indirectly from the Housing Australia Future Fund established under section 9 of the Housing Australia Future Fund Act 2023 (Cth);”

The amended documents are attached to this addendum.

Date: 27 May 2026