DELIVERING FOR QUEENSLAND

Infrastructure Activation Fund

Market Invitation

October 2026

Economic Development Queensland

Queensland Government

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This Market Invitation includes:

(i) This document titled 'Infrastructure Activation Fund (IAF) Market Invitation'

(ii) Each of the appendices to this 'Infrastructure Activation Fund (IAF) Market Invitation'

(iii) All Addenda

1. Introduction

The Infrastructure Activation Fund (IAF) is a joint initiative between the Queensland and Australian Governments to fast-track homes in key growth areas across Queensland.

Economic Development Queensland (EDQ) is leading delivery of the program on behalf of the Queensland Government.

Supporting the delivery of Housing Enabling Infrastructure

The fund will unlock development-ready land by investing nearly $2.4 billion over five years in catalyst infrastructure, including roads, water, wastewater and stormwater projects.

This will be achieved by partnering with councils, utility providers and industry and providing funding in the form of:

- Upfront Grants: The Australian Government has committed $399 million, with a matched contribution by Queensland.
- Concessional Loans: The Queensland Government will also provide $1.6 billion Australian Government-backed zero interest loans to industry, councils and utility providers to support catalyst infrastructure projects. All loans are required to be repaid within 5 years of drawdown.

Delivering new homes and outcomes for First Home Buyers

The initiative will fast-track homes for over 120,000 Queenslanders and unlock 51,368 new homes across:

- Southern Thornlands Priority Development Area (PDA)
- Waraba PDA
- Mount Peter PDA,
- Other key growth areas defined as new and existing PDAs

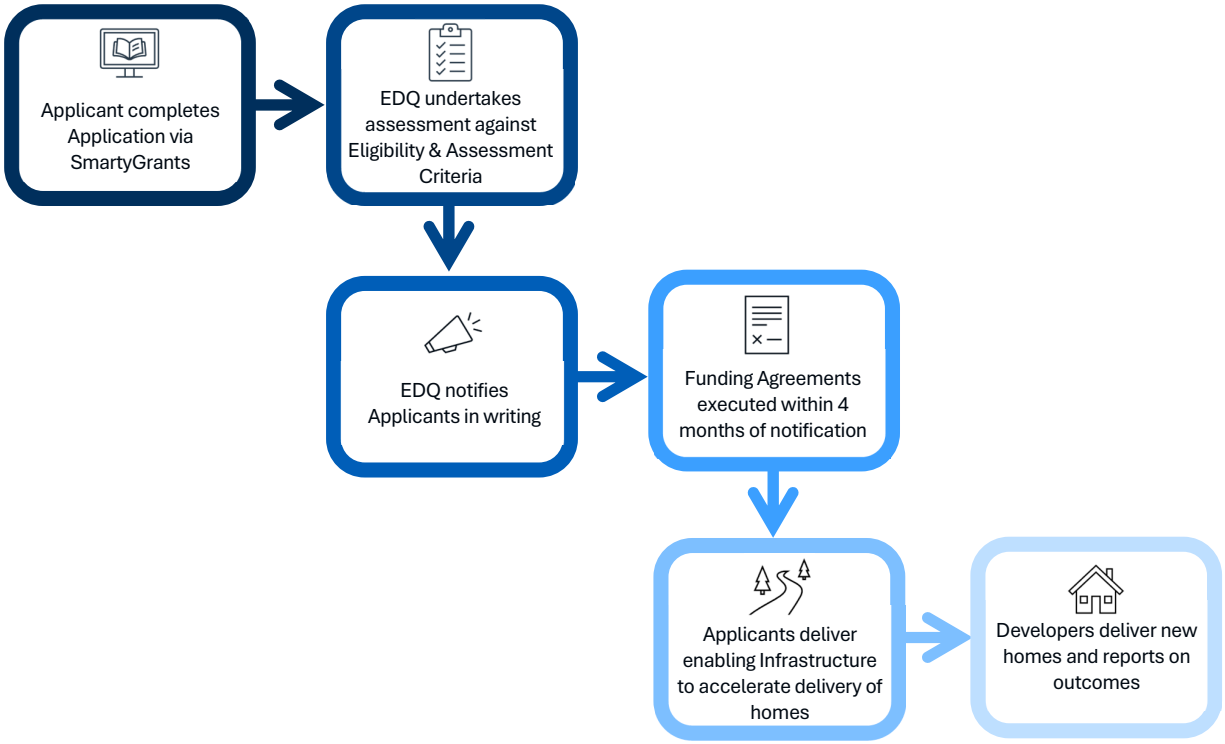
The accelerated supply of homes through the IAF will look to create greater opportunities for First Home Buyers (FHB) to enter the housing market without competition.

Of the new homes unlocked, EDQ is targeting 20,547 homes for first home buyers (FHBs). This target will be achieved through a range of program initiatives, including bringing forward housing supply through the delivery of catalyst infrastructure, targeted marketing to first home buyers, and the implementation of a First Home Buyer Reservation Mechanism, as outlined in the attached MOU (Appendix A).

1.1 IAF Market Process Overview

The phases of the IAF market process are:

Figure 1: IAF Process



1.2 Timeframes

An indicative timeframe for this process is outlined in the table below:

Figure 2: Indicative IAF Timeframes

1	2	3	4	5
Release of Invitation	**Industry Briefings**	**Applications Close**	**Notification of Successful Applications**	**Funding Agreements executed**
12 October 2026	October 2026	30 November 2026	Q4 2026 / Q1 2027	Q1/2 2027

Applications are to be submitted by the Closing Date and Time outlined in Section 4.2.

1.3 Purposes of this Market Invitation

EDQ is offering Eligible Applicants an opportunity to apply to develop enabling infrastructure projects to meet MEDQ's objectives.

The purpose of this IAF Market Invitation is to provide information about the IAF to interested parties and set out the terms and conditions under which EDQ intends to assess and select Applications to receive support under the IAF.

Please refer to Appendix F for defined terms.

Updates to this Market Invitation

The Fund will be continuously monitored and reviewed to ensure that the program effectively achieves its objectives. This Market Invitation only applies to the current iteration of the IAF and may be updated, from time to time, to reflect future changes to the program.

2. Eligibility

2.1 Eligible Applicants

To be eligible for IAF funding, applicants may be any of the following:

- Be a developer or landowner with a company registered in Australia, who either has or will enter into a Memorandum of Understanding (MOU) (Appendix A) prior to entering an IAF Funding Agreement
- Be a Local Government constituted under the Local Government Act 2009 or the City of Brisbane Act 2010
- Be a utility provider
- Queensland Government agency or entity

Eligible Applicants may collaborate with other parties as a Consortium to deliver eligible projects in Queensland. In these instances:

- the Eligible Applicant must demonstrate that the relevant Consortium members own or have sufficient rights to exercise the intellectual property rights necessary to undertake the Project
- A satisfactory Consortium agreement or memorandum of understanding must be provided at the time of application. This agreement should outline governance arrangements, roles and responsibilities, and strategies for managing risks (including price escalation)
- the Eligible Applicant must be the Project lead and if successful enter into a Funding Agreement with MEDQ and remain accountable for the Project delivery and the performance of consortium members

2.2 Eligible Projects

Funding is available through the IAF to support the design and construction of infrastructure projects that meet the Eligibility Criteria.

The infrastructure projects must support the delivery of new residential housing development(s) and may include the following Trunk infrastructure: water, sewerage, transport, stormwater.

The following Eligibility Criteria apply for individual infrastructure projects to be eligible to receive funding under the IAF:

- The Project facilitates residential development within a Priority Development Area (PDA) or Provisional Priority Development Area (PPDA) before 30 June 2034
- The delivery of the enabling infrastructure will be completed by 30 June 2031
- The Project Start Date will occur within 24 months of funding agreement execution
- Accelerates housing delivery beyond the baseline projections

If there are any doubts about Projects which may be considered ineligible, please contact EDQ.

3. Funding

3.1 Forms of funding

Funding under the IAF program includes grant funding and Australian Government backed loans to Eligible Applicants. Loans will be provided on an interest-free basis to be repaid within 5 years, with infrastructure charge offsets available following delivery of the infrastructure and repayment of the loan. Infrastructure offsets will be available where they are applicable in accordance with the relevant PDA planning document (i.e. Development Scheme).

As part of the Application, Applicants are requested to outline the total amount of government funding requested to support their enabling infrastructure project.

Grant funding will be prioritised for infrastructure projects that service a significant proportion of the PDA or are critical to enabling development across a substantial part of the PDA. Examples include sewer treatment plant upgrades, major water or sewer conveyance infrastructure servicing large areas of the PDA, and key road or intersection upgrades that unlock broader development outcomes.

All funding requests will be assessed by EDQ, and the final funding allocation, including the proportion of grant and loan funding, may differ from that proposed in the application.

Successful Applicants are required to execute a Funding Agreement with MEDQ in order to access IAF Funding. EDQ has no obligation to provide funding to an Applicant until a Project Funding Agreement has been properly executed by the Applicant and MEDQ and the relevant conditions have been satisfied.

3.2 Other funding contributions

To maximise the outcomes of the IAF, Applicants are encouraged to:

- leverage other funding sources (where applicable) noting that successful Applicants to the IAF are NOT precluded from applying to other funding programs; and
- allocate co-contributions towards total project costs.

Applications must clearly detail any confirmed or proposed contributions to the Project from the Applicant or other contributors e.g. Commonwealth Government. Co-Contributions may be sought after projects are approved.

The Applicant may obtain funding from other cash reserves, equity, debt, or third-party contributors. Consideration will be given to Applications that commit to a co-contribution through the assessment process. In-kind expenditure is not considered part of the total project funding.

IAF funding is not available to replace any existing infrastructure grant or Commonwealth funding or for local government projects which already have approved budget.

3.3 Eligible Project Costs

Approved funding may only be applied towards Eligible Project Costs for the Approved Project.

Figure 3 below outlines the expenditures EDQ considers as Eligible Project Costs and Ineligible Project Costs. This list is not exhaustive, and other costs will be assessed by EDQ on a case-by-case basis.

Eligible Applicants are responsible for funding:

- All Ineligible Project Costs
- All project costs exceeding MEDQ's contribution, notwithstanding funding pledged by Consortium members or by third-party contributors to the approved Project
- All cost increases during the delivery of an approved Project

Figure 3: Eligible and Ineligible Project Costs

Eligible Project Costs	Ineligible Project Costs
- Construction costs (including all site works required as part of the construction of the Project) - Land acquisition - Costs of construction-related labour, materials and equipment hire - Detailed design, being the production of final 'for construction' designs or equivalent - Geotechnical reports and cultural heritage and environmental investigations - Costs of conducting a tender for the approved works - Project management costs of up to 15 percent of the Eligible Project Costs including the remuneration of technical, professional and/or administrative staff for time directly related to managing the construction of approved works, but excluding executive duties and overhead charges - Contingencies of up to 20 percent of total project expenditure, which should be split between Eligible and Ineligible Project Costs with the Applicant or third-party contributors responsible for contingency amounts associated with Ineligible Project Costs - Any other costs approved by MEDQ in its absolute discretion	- Business plans, cost benefit analyses and economic impact studies - Feasibility and planning studies - Costs associated with internal subdivision for preparation of residential lots and the construction of residential dwellings - Costs for enabling Infrastructure associated with the non-residential components of mixed-use developments - Financing and legal expenses - Statutory fees and charges, including infrastructure charges, and any costs associated with obtaining regulatory and/or development approvals - Temporary works, other than those required to enable completion of the approved Project - Official opening expenses - Ongoing costs for administration, operation, maintenance, engineering, leasing - Remuneration of employees for work not directly related to the Approved Project - Overhead charges for internal costs of the Eligible Applicant, such as stores, plant, and equipment - Vehicle purchasing - Vehicle leasing, unless directly required for construction (and only to that extent) - Any GST amount on any Eligible Project Costs - Any other costs determined by MEDQ to be Ineligible Project Costs.

4. Submission Process

4.1 Overview

The IAF is a competitive program. The key factors in determining the success of an application in securing IAF funding support will be its capacity to:

- Realise MEDQ's objectives

- Meet the Eligibility Criteria set out in Section 2.
- Satisfy the Assessment Criteria set out in Section 5.2.

Eligible Applicants are invited to apply for funding under the IAF by providing a completed IAF Application Form and providing other supporting information required to describe the Project and demonstrate how the Project meets the eligibility requirements and assessment criteria.

A copy of the application form to be submitted is included in Appendix C.

Guidance will be available throughout the application process, in the application form, the website and other supporting materials.

Multiple Applications

Eligible Applicants may submit more than one Application. All enabling infrastructure required to unlock a residential development should be included in one Application.

Where projects are not interdependent and could reasonably be delivered separately, a separate Application should be submitted for each Project.

Applicants submitting multiple Applications must rank them in order of preference and should consider their capacity to lead and deliver multiple Projects concurrently.

Supporting Information

Eligible Applicants will be expected to provide documentary evidence to support statements made in their Applications and may be asked to provide additional information to clarify or substantiate any claims made including information about or from Consortium members. Evidence should be directly relevant to the Project.

For supporting evidence to be considered:

- it should be properly referenced in responses provided with the Application
- references to evidence should include the document name or attachment number, and the section or page numbers.

For more information on using evidence to support an Application, please refer to the relevant guidance material provided in Appendix E.

4.2 Lodgement

Applications must be submitted electronically no later than **2pm AEST on 30 November 2026** (Closing Date and Time).

Applications are to be lodged via the online portal at *https://edq.smartygrants.com.au/IAF.*

An acknowledgement of receipt will be issued as soon as practicable for each Application received by EDQ.

4.3 Requests for Clarifications

During the application period, Applicants may submit questions, requests for clarification and requests for further information via IAF@edq.qld.gov.au.

EDQ may respond by notice to the Applicant who submitted the written question or to all potential Applicants. An Applicant may request that any question not be disclosed to other potential Applicants, but EDQ retains absolute discretion in determining whether it will disclose the question to other potential Applicants.

If the Applicant has requested that the question not be disclosed and EDQ decides that it will disclose the question and clarification to other potential Applicants, the Applicant will first be given the opportunity to withdraw the request for clarification.

4.4 Probity

EDQ has engaged a Probity Advisor for the duration of the market process. Applicants who have any concerns about the conduct or probity of the process should promptly bring their concerns to the attention of the Probity Advisor.

The Probity Advisors contact details are:

Mark Henderson

Charles Kendall Australia

m.henderson@charleskendall.com.au

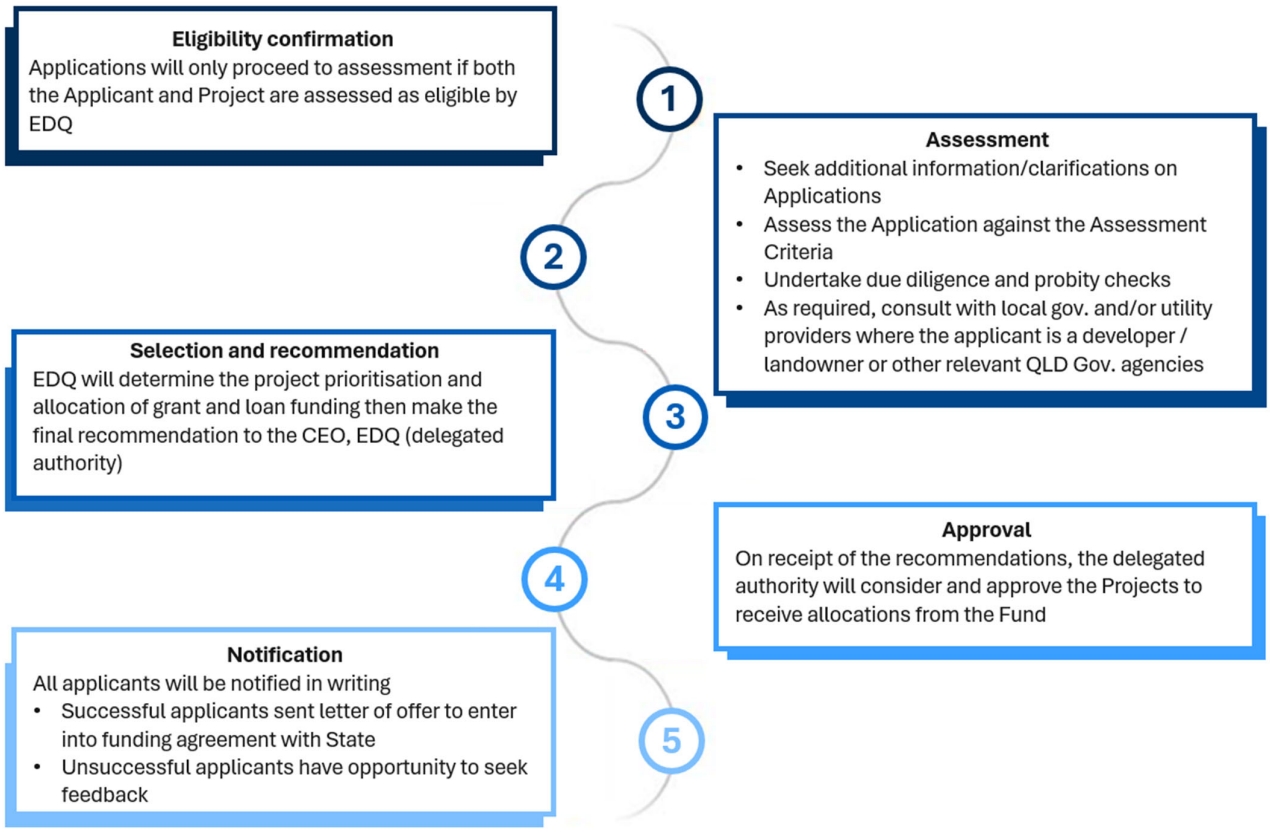
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5. Assessment of applications

5.1 Assessment Process

Figure 4 below provides an overview of the IAF assessment process.

Figure 4: Overview of IAF Assessment Process



5.2 Assessment Criteria

EDQ will evaluate Applications after the closing date against the criteria set out in this Market Invitation. The Applicant should satisfy itself that it meets the Eligibility Criteria set out in Section 2 before applying. Applications will only be assessed if deemed eligible and all eligibility criteria are met.

Once Eligibility is confirmed, Applications will be assessed and prioritised against the Assessment Criteria set out in this Market Invitation. Please note that confirmation of Eligibility does not guarantee an Application will be funded.

Applications submitted by Eligible Applicants for Eligible Projects will be assessed against the Assessment Criteria outlined in Figure 5.

Figure 5: IAF Assessment Criteria

Criteria	The application demonstrates:
Addressing demand	• that the absence of the identified enabling infrastructure is a major constraint to unlocking land supply for residential housing development. • that the proposed infrastructure aligns with the infrastructure planning framework and priorities for the PDA. • that the proposed infrastructure facilitates the delivery of housing within the next eight years, with greater priority given to projects that enable the largest number of dwellings and multiple development fronts. • a sound approach to delivering and marketing homes to first home buyers (where the applicant is a developer)
Delivery approach	• a sound delivery methodology with a clear pathway to deliver the project within the program timeframes. • a well-reasoned and proactive approach to identifying, assessing and managing project risks. • that credible and appropriately scaled measures are in place to ensure the project remains within budget, including clear strategies to manage and mitigate potential cost overruns.
Capacity, capability and experience	• the capacity, expertise and proven track record required to successfully deliver the enabling infrastructure project and/or housing within the identified budget and timeframes. • the applicant's financial capacity and ability to repay the concessional loan.
Value for Money	• an applicant co-contribution as part of the project's funding arrangement, with higher co-contributions viewed favourably. • complete and reliable project cost information. • alignment between project costs and the DCOP and/or Development Scheme estimates, with any variances transparently explained and supported by reasonable justification.

These assessment criteria are not listed in any particular order. MEDQ reserves the right to place greater emphasis on certain criteria per the relevant risks and issues presented in each application.

5.3 Allocation of funding

As part of the assessment process, EDQ will allocate grant and loan funding to successful projects.

Grant funding will be prioritised to larger, high-cost infrastructure projects that support the broader PDA or a significant component of the initial stages of development (i.e. a wastewater treatment plant upgrade).

EDQ will provide funding, in the form of a grant or loan, to successful applicants up to the approved amount for the approved Project.

It is acknowledged that an Application may seek funding for multiple items of conditioned or identified enabling infrastructure. If an Application is approved, funding may be granted for all items or some items.

6. Successful Applicants

6.1 Notification

Successful Applicants will receive a letter of offer to enter into a Funding Agreement with MEDQ. If the Applicant(s) choose to accept the offer, they will be required to execute an IAF Funding Agreement within four (4) months of the date of notification. If the Applicant has not executed the formal Funding Agreement within four (4) months of the offer unless otherwise agreed by MEDQ, the offer will be lapsed.

The Applicants of all unsuccessful Applications will be notified in writing of the assessment outcome.

6.2 Funding Agreements

Three separate funding agreements will be used to administer the available funding through the IAF.

These agreements include:

- a funding agreement (grant only) template for local governments and utility providers
- a funding agreement (grant and loan) template for local governments and utility providers
- a funding agreement (grant and loan) template for developers

These agreements provide detail on general and specific conditions of funding associated with the delivery of the program. The draft funding agreements will be made available via an addendum shortly.

Conditions of funding outlined in the funding agreements

- Successful Applicants are required to effect and maintain public liability, professional indemnity and other relevant insurances with a reputable insurer, that is authorised to operate in Australia and is acceptable to EDQ
- Grant and loan funding will be tied to milestone achievements and verified compliance with funding agreements

6.3 Project Delivery and Reporting

EDQ will monitor and evaluate all Approved Projects to ensure the fund meets its objectives.

Project Tender

Projects being funded under the IAF must undertake a competitive tender process including seeking quotes from three sources, unless otherwise agreed to by EDQ.

Project Control Group

Once the IAF funding agreement is executed, the Applicant and EDQ will establish a Project Control Group (PCG) to:

a) confirm and agree on the delivery program for the works
b) review and agree to the designs for the works and the progress
c) review and provide recommendations in relation to the quotes and tenders for the design and construction of the works (including but not limited to reviewing and evaluating the tender evaluation report and recommendation)
d) provide directions to the Applicant to rectify any breach of the procurement process as identified by the probity advisor (if relevant).

Payment of Funding

Once the IAF funding agreement have been entered into the funds will be drawn down as the Applicant(s) incurs expenses for the contractor(s) or to an agreed schedule of milestones.

Progress and Completion Reporting

The Funding Agreements will detail the requirements for:

- bi-annual progress reports
- a project completion report
- Reports to satisfy Commonwealth Funding Conditions

Templates of these reports will be provided by EDQ.

Commonwealth Reporting

To capture how the IAF is providing outcomes, successful Applicants will be required to report bi-annually.

The reporting template is included in the template Memorandum of Understanding (Appendix A). This reporting is anticipated through to 30 June 2034.

6.4 Repayment of Concessional Loans and available offsets

Repayment of loans will be required in two equal instalments i.e. 50 per cent of total loan value, with both repayments required before the 5-year anniversary of the first drawdown.

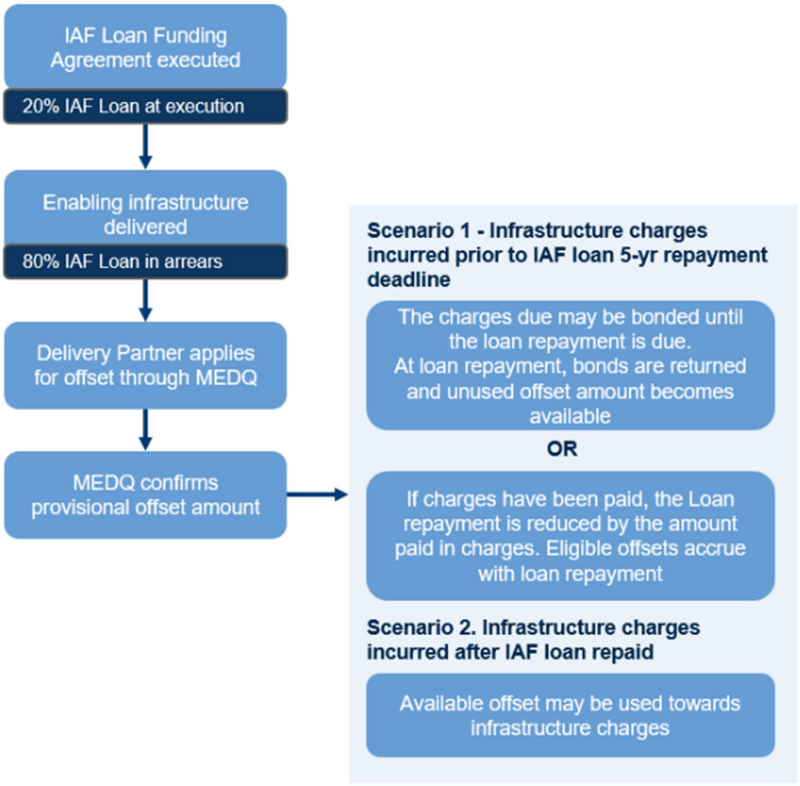
Repayments will be required by either 15 January or 30 August (repayment dates) in accordance with the below:

- **Repayment one:** payable on the earlier of the two repayment dates that occurs before the 5-year anniversary of the first drawdown
- **Repayment two:** payable on the later of the two repayment dates that occurs before the 5-year anniversary of the first drawdown

For applicable projects, and in accordance with the relevant planning framework (i.e. Chapter 3 of the applicable Development Scheme), eligible infrastructure offsets may become available to the Applicant following repayment of the IAF loan.

The diagram below illustrates how these offsets may be utilised.

Figure 6: Offset availability for IAF loan recipients



6.5 Communication with the media

All media enquiries or public announcements relating to the IAF will be coordinated and managed by EDQ's media team. Where possible, all media and communications about Approved Projects will be undertaken jointly with successful Applicants.

Applicants are required to:

- seek and obtain EDQ's approval before making public statements, or contacting or responding to the media, regarding successful or unsuccessful Applications through the IAF;
- provide EDQ notice at least 28 business days prior to the proposed media event; and
- provide any proposed media or public statement to EDQ for approval at least five (5) business days prior to its release as well as making any changes or amendments to the form, content or manner reasonably requested by EDQ.

6.6 Funding Acknowledgement

Applicants that are successful through the IAF will be required to appropriately acknowledge MEDQ and Commonwealth contribution as advised by EDQ. This includes acknowledgement of funding in all publicly made statements, websites, other appropriate promotional materials and documentation.

7. Confidentiality

MEDQ will maintain controls in relation to the management of confidential information provided by or on behalf of Applicants and all internal documentation produced in relation to the administration of the program.

Applicants must keep confidential any dealings with MEDQ about their Application, including any funding offered, but may make disclosures to advisors who are under an obligation of confidentiality or if required by law.

MEDQ reserves the right to publicly disclose the names of Applicants, general information about Projects, and the funding provided and details about the anticipated economic and other benefits of the Approved Project to MEDQ.

MEDQ may also disclose information, including confidential information of, or provided by, the Applicant:

- to the extent required to undertake assessment and consideration of Applications in accordance with this Market Invitation;
- if required to be disclosed by law;
- to its advisors, consultants and contractors;
- to any government agency.

8. Contact Us

General information on the IAF is available at https://www.edq.qld.gov.au/infrastructure-activation-fund/

Once the IAF opens for Applications, the following resources will be available on the website:

- this Market Invitation
- any addenda
- a list of Frequently Asked Questions (FAQ)

Enquiries about the IAF can be directed to EDQ by email at IAF@edq.qld.gov.au.

Appendices

Appendix A – MOU Template

100,000 Homes for First Home Buyers Program and Infrastructure Activation Fund – Memorandum of Understanding

Minister for Economic Development Queensland (MEDQ)

[Developer] (Developer)

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Recitals

A The Commonwealth and the State of Queensland have entered into the 100,000 Homes for First Home Buyers Federal Funding Agreement – Affordable Housing, Community Service and Other Schedule and the 100,000 Homes for First Home Buyers Repayable Grants of Financial Assistance Agreement (together, the **Funding Agreements**) under which the State has committed to participate in the 100,000 Homes for First Home Buyers Program (**Program**).

B The Program will enable the investment of in excess of two billion dollars in catalyst infrastructure in Priority Development Areas to accelerate the delivery of homes, for first home buyers.

C Under the Funding Agreements, the State is seeking to establish memoranda of understanding with key developers in Priority Development Areas committing in principle that 35% of homes in their portfolios will be reserved for first home buyers for three months after Release and establishing reporting arrangements with the developers on first home buyer home sales.

D Economic Development Queensland is leading the implementation of the Program in Queensland.

E The Developer is a developer of land within a PDA which is being catalysed through the Program.

F MEDQ and the Developer wish to record their understanding regarding the Developer's participation in the Program, including the Developer's commitment in principle to reserve 35% of new dwellings for first home buyers for a period of 3 months and to provide reporting on first home buyer sales, on the terms set out in this document.

G The parties acknowledge that the Developer will be eligible to apply for funding or concessional loans under the Program by entering into this MOU.

Understanding of the parties

1. Introduction

1.1 Short title

The short title of this document is in **Schedule 1**.

1.2 Commencement Date

This document commences on (**Commencement Date**).

1.3 Parties

The parties to this document are identified in **Schedule 1**.

2. Interpretation

2.1 Definitions

In this document, the following definitions apply unless the context requires otherwise:

Business Day means a day which is not a Saturday, Sunday or a public holiday in the city of Brisbane or a day in the period between 27 December to 31 December (inclusive).

Commencement Date is the date identified in **clause 1.2**.

Confidential Information means all information disclosed by a party to the other party under or in connection with this document that is by its nature confidential, is designated as confidential by the disclosing party, or the receiving party knows or ought to know is confidential, but does not include information that is in the public domain other than through breach of this document.

Delivery Commitment means best endeavour delivery of a percentage of new Dwellings in the Developer's portfolio within the PDA for purchase by FHBs. This allows for the allocation of a higher or lower percentage than the aforementioned percentage at any stage of a project.

Dwelling means any new residential dwelling in the PDA, including vacant land, a detached house, townhouse, low rise apartment or high rise apartment (whether as a house and land package or otherwise), of any size, that a reasonable housing market participant would consider may be suitable for and available for purchase by a first home buyer.

ED Act means the *Economic Development Act 2012* (Qld).

FHB means an Australian citizen or permanent resident, who has not previously owned property in Australia (subject to any program-specific variations notified by MEDQ from time to time), that moves into the property within 12 months of settlement or completion of construction and intends to live in the home as a principal place of residence for a continuous period of 6 months.

FHB Reservation Commitment means the commitment set out in clause 6(a).

Funding Agreements means the:

(a) 100,000 Homes for First Home Buyers Federal Funding Agreement – Affordable Housing, Community Service and Other Schedule; and

(b) 100,000 Homes for First Home Buyers Repayable Grants of Financial Assistance

Agreement,

between the Commonwealth of Australia and the State of Queensland.

MEDQ means the Minister for Economic Development Queensland.

PDA means the Priority Development Area identified in Item 2 of **Schedule 1**.

Program means the 100,000 Homes for First Home Buyers Program and Infrastructure Activation Fund.

Release means, in respect of a Dwelling, the date on which the Dwelling is first made available for sale to the public (whether by the Developer or a builder engaged by the Developer), including by way of listing, registration of interest, public advertisement or other marketing activity directed at prospective purchasers.

Reporting Template means the reporting template set out in **Schedule 2**, as updated by MEDQ from time to time.

Reservation Period has the meaning given in clause 6(a).

2.2 Other Expressions

If a word is not defined in this document, unless the context or subject matter otherwise indicates or requires, the word is to have a meaning given to it by the following:

(a) ED Act;

(b) the Macquarie Dictionary, if the word is not defined in the ED Act.

2.3 Interpretation

(a) Headings are for convenience only and do not affect interpretation.

(b) Mentioning anything after includes, including, for example, or similar expressions, does not limit what else might be included.

(c) Nothing in this document is to be interpreted against a party solely on the ground that the party put forward this document or a relevant part of it.

3. Purpose

The purpose of this document is to record the understanding of the parties regarding the commitment of homes for First Home Buyers, reporting and eligibility for funding or concessional loans under the Program.

4. Non-binding Nature

(a) This document, other than clauses 9 (Announcements) and 11 (General), is not intended to create any legally binding obligations on either party.

(b) Nothing in this document gives rise to any liability in damages or any right to specific performance or injunctive relief in relation to any non-binding provision.

5. Term

This document commences on the Commencement Date and continues in force until the earlier of:

(a) completion of all Dwellings in the Developer's portfolio within the PDA; and

(b) 30 June 2034.

6. FHB Reservation Commitment

(a) The Developer will support the Delivery Commitment including where possible through a reserved sales period of three months in the market (**Reservation Period**).

(b) If a reserved Dwelling is not sold to an FHB within the Reservation Period, the Developer may make the Dwelling available for sale to the open market.

(c) Provide reasonable assistance to EDQ to manage its reporting obligations including where relevant with third parties developing and selling Dwellings within the PDA.

7. Reporting

(a) The Developer will provide to MEDQ reports in accordance with the Reporting Template, including information on as follows:

(i) by 3 August each year, for the period January to June of the same calendar year; and

(ii) by 18 January each year, for the period July to December of the previous calendar year.

(b) MEDQ may update the Reporting Template from time to time by giving notice to the Developer.

8. Eligibility for Program Funding

By entering into this MOU, the Developer will be eligible to apply directly for funding or concessional loans under the Program.

9. Announcements

The Developer must not make any public announcement, issue any promotional material or engage in any publicity relating to activities under this document or the Program without the prior written consent of MEDQ, not to be unreasonably withheld.

10. Electronic communication

The parties consent to the use of email as a means of communicating with respect to the matters contemplated in this document.

11. General

11.1 Governing law and jurisdiction

(a) This document is governed by the laws which apply in the State of Queensland.

(b) The parties irrevocably and unconditionally submit to the exclusive jurisdiction of the courts of the State of Queensland and a court which has jurisdiction to hear an appeal from those courts.

(c) The parties are not to object, and waive their right to object, to the following:

(i) a legal proceeding brought in those courts;

(ii) the exercise of the jurisdiction by those courts on any basis.

11.2 Entire agreement

(a) This document supersedes all previous agreements about its subject matter and embodies the entire agreement between the parties.

(b) To the extent permitted by law, any statement, representation or promise made in any negotiation or discussion has no effect except to the extent expressly set out or incorporated by reference in this document.

11.3 Severability

A clause or part of a clause of this document that is illegal or unenforceable may be severed from this document and the remaining clauses or parts of the clause of this document continue in force.

11.4 Amendments

This document may only be amended by written agreement executed by the parties.

11.5 No fetter

Nothing in this document affects, prejudices, derogates from or fetters, or is intended to affect, prejudice, derogate from or fetter, any rights, powers, authorities, functions or discretions of MEDQ, an approval, authority or any other government agency under the provisions of any law.

11.6 No effect on legislation

Nothing in this document affects, prejudices or derogates from the requirements of any legislation.

11.7 Authority

Every person signing this document as an authorised officer, attorney, agent, trustee or in any other representative capacity warrants they have unrestricted authority to execute this document.

Schedule 1 Reference

1. Short title			
100,000 Homes for First Home Buyers Program and Infrastructure Activation Fund – Memorandum of Understanding			
2. PDA			
[INSERT]			
3. Parties			
Name	**Address**	**Email address**	**Authorised Officer**
MEDQ			
Minister for Economic Development Queensland ABN 76 590 288 697	1 William Street, Brisbane QLD 4000	IAF@edq.qld.gov.au	Chief Infrastructure and Planning Officer
Developer			
[INSERT]	[INSERT]	[INSERT]	[INSERT]

Schedule 2 Reporting Template

GUIDANCE FOR THIS TEMPLATE
Please update this template on a bi-annual basis by 3 August (for the period January to June of the same calendar year) and 18 January (for the period July to December of the previous calendar year).

Sheet 1 - Guidance	Sheet 2 - Project Data
Outline of template and terminology. Where available, definitions are aligned with those proposed in the Memorandum of Understanding (MOU).	Please include project-level reporting as agreed in the MOU.

Sheet 3 - Family disaggregated data	
Please include family disaggregated data where available	

Other key definitions	Definitions
New dwellings or total dwellings	means any new residential dwelling in the PDA, including vacant land, a detached house, townhouse, low rise apartment or high rise apartment (whether as a house and land package or otherwise), of any size, that a reasonable housing market participant would consider may be suitable for and available for purchase by a first home buyer.
Dwelling commencement	Dwelling commencement is from when development approval is obtained. Where there is an intention to deliver a lesser amount of dwellings than what is approved, include the lesser amount as your 'Dwelling commencement' data.
Delivery Commitment	Refers to number of dwellings committed to be reserved for FHBs in accordance with the Delivery Commitment clause in the MOU.
First home buyer	First home buyer means an Australian citizen or permanent resident, who has not previously owned property in Australia (subject to any program-specific variations notified by MEDQ from time to time), that moves into the property within 12 months of settlement or completion of construction and intends to live in the home as a principal place of residence for a continuous period of 6 months.

Reporting period		Project progress								
Period begins	Period ends	Development Name/Stage	LGA	Total new dwellings committed	FHB dwellings committed	Total new dwellings commenced	FHB dwellings commenced	Total new dwellings completed	Dwellings reserved for FHBs	Dwellings sold to FHBs
				Please note definition in guidance material.		*Please note definition in guidance material.*				

Density/style				Size			Avg sales price – FHBs				
Detached	Low rise	Townhouse	High rise	1BR	2BR	3BR+	Detached	Low rise	Townhouse	High rise	Comments
											Please include any relevant updates in this section.

Family disaggregated data

	Female individual household	Male individual houshold	Couple household	Family (with kids)	Women in construction outcomes* - by project only
Dwellings reserved for first home buyers					
Dwellings bought by first home buyers					
By project					
Project 1 - [Location by LGA]					
Project 2 - [Location by LGA]					
Project 3 - [Location by LGA]					
Size					
1 bedroom					
2 bedroom					
3 bedroom					
4+ bedroom					
Density/style					
Single detached dwelling					
Low rise					
Town house					
High rise					
Average sale price					

*Including proportion of labour undertaken by women's apprentices/trainees if available.

Signing Page

MEDQ

Signed for and on behalf of **Minister for Economic Development Queensland ABN 76 590 288 697** by its authorised delegate

Signature of delegate	Signature of witness
Full name of delegate	Full name of witness

Developer

Signed for and on behalf of **[Developer]** by its authorised representative

Signature of authorised representative	Signature of witness
Full name of authorised representative	Full name of witness

Appendix B – Terms and Conditions

B.1 Reservation of rights

MEDQ reserves the right to administer the IAF and conduct the process for the assessment and approval of Applications in connection with the IAF in such manner as it thinks fit, including to:

(a) change the structure, procedures, nature, scope or timing of, or alter the terms of participation in, the process or overall IAF (including timeframes and submission and compliance of Applications).

(b) consider or accept or refuse to consider or accept any Application which:

i. is lodged other than in accordance with this Market Invitation;

ii. is lodged after the relevant closing date for lodgement;

iii. does not contain the information required by this Market Invitation; or

iv. is otherwise non-conforming in any respect;

(c) vary or amend the Eligibility Criteria or Assessment Criteria set out in this Market Invitation;

(d) take into account any information from its own and other sources (including other government agencies or advisors);

(e) accept or reject any Application, having regard to this Market Invitation, the Eligibility Criteria and the Assessment Criteria or any other item, matter or thing which MEDQ considers relevant, including the limitations on the funds available for the IAF;

(f) give preference by allocating weighting to any one or more Eligibility Criteria or Assessment Criteria over the other;

(g) seek clarifications or additional information from, or provide clarifications or additional information to, negotiate or deal with, or seek presentations or interviews from, any Applicant without doing or requiring the same from all or any of the other Applicants;

(h) conduct due diligence investigations in respect of any Applicant and subject Applications to due diligence, technical, financial and economic appraisals;

(i) require an Applicant to clarify or substantiate any claims, assumptions or commitment contained in an Application or provide any additional information;

(j) terminate further participation of any Applicant in the Application process for the IAF for any reason;

(k) terminate, suspend or reinstate the IAF or any process in the IAF;

(l) not proceed with the IAF in the manner outlined in this Market Invitation, or at all;

(m) allow the withdrawal or addition of any Applicant after the closing date; and

(n) conduct negotiations with any one or more Applicants after Applications have been lodged.

Where, under this Market Invitation, it is stated that MEDQ may exercise a right or discretion or perform any act or omit to perform any act, then unless stated otherwise MEDQ may do so at its sole and absolute discretion and will not be required to act, or be restrained from acting, in any way or for any reason nor to take into account the interests of any third party (including the Applicants).

If MEDQ does exercise any of its rights under this Market Invitation MEDQ may inform any or all Applicants. MEDQ will not, however, be under any obligation to do so.

B.2 Relationship

MEDQ's obligations regarding the Application process are limited to those expressly stated in this Market Invitation.

Subject to section B.7 below, no contractual or legal relationship exists between MEDQ and an Applicant in connection with the IAF, this Market Invitation or the Application.

An Applicant, or its representatives:

- has no authority or power, and must not purport to have the authority or power to bind MEDQ, or make representations on behalf of MEDQ;
- must not hold itself out, engage in any conduct, or make any representation which may suggest to any person that the Applicant is for any purpose an employee, agent, partner or joint ventures with MEDQ; and
- must not represent to any person that MEDQ is a party to the proposed Project other than as a potential funder, subject to the Application process and confidentiality obligations detailed in this Market Invitation.

B.3 Participation at Applicant's cost

Each Applicant participates in the IAF at its own cost and risk.

To the extent permitted by law, no Applicant will have any claim of any kind whatsoever against MEDQ (whether in contract, tort (including negligence), equity, under statute or otherwise) arising from or in connection with:

(a) any costs, expenses, losses or liabilities suffered or incurred by the Applicant in preparing and submitting its Application (including any amendments, requests for further information by MEDQ, attendance at meetings or involvement in discussions) or otherwise in connection with the IAF;

(b) MEDQ at any time exercising or failing to exercise, in its absolute discretion, any rights it has under or in connection with the IAF; or

(c) any of the matters or things relevant to its Application or the IAF in respect of which the Applicant must satisfy itself under this Market Invitation.

Without limiting the foregoing, if MEDQ cancels or varies the IAF at any time or does not approve any Application following its assessment of the Applications, or does (or fails to do) any other thing referred to under clause B.1 of this Market Invitation, no Applicant will have any claim against MEDQ arising from or in connection with any costs, expenses, losses or liabilities incurred by the Applicant in preparing and submitting its Application or otherwise in connection with or in relation to (whether directly or indirectly) the IAF.

B.4 Applicant to make own enquiries

This Market Invitation has been prepared to give potential Applicants background information in relation to the IAF. This Market Invitation does not, and does not purport to, contain all of the information that Applicants may require in reaching decisions in relation to whether or not to submit an Application. Applicants must form their own views as to what information is relevant to such decisions and obtain their own independent legal, financial, tax and other advice in relation to information in this Market Invitation or otherwise made available to them during the Application process.

MEDQ accepts no responsibility whether arising from negligence or otherwise (except a liability that cannot lawfully be excluded) for any reliance placed upon the information supplied by it in connection with the IAF or interpretations placed on the information by Applicants.

B.5 Intellectual property

Any intellectual property rights that may exist in an Application will remain the property of the Applicant or the rightful owner of those intellectual property rights. Any part of an Application considered to contain any intellectual property rights should be clearly identified by the Applicant.

The Applicant grants to MEDQ (and will ensure that relevant third parties grant) a non-exclusive, irrevocable, royalty free, perpetual, sub-licensable licence to exercise the intellectual property rights in the Application for the purpose of assessing and making decisions about the Application and in administering the IAF.

B.6 Privacy

In this section, ***Personal Information*** has the meaning given to that term in the *Information Privacy Act 2009* (Qld).

Personal Information provided by Applicants may during the assessment of the Application, be disclosed to MEDQ's associates (including other government agencies), advisors, consultants and contractors and Project stakeholders. Personal Information may also be disclosed where required for purposes associated with undertaking assessment of the Application, including due diligence enquiries.

If any Applicant collects or has access to any Personal Information in connection with its Application or the IAF, the Applicant must comply, in relation to that Personal Information:

(a) (as if it were MEDQ) with Chapter 2 of the *Information Privacy Act 2009* (Qld), including the Information Privacy Principles;

(b) with all applicable laws applying to the Applicant; and

(c) with all reasonable directions of MEDQ.

B.7 Collusion

Applicants, and their respective officers, employees, agents and advisors must not engage in any collusive tendering, anti-competitive conduct or any other similar conduct with any other Applicant or any other person in relation to the preparation or submission of an Application. Evidence of such conduct may lead to the rejection of the Application of all Applicants involved.

B.8 Conflict of Interest

Applicants must provide the conflict of interest information required in the Application Form. Applicants must also inform MEDQ of any actual or potential conflicts that may arise after lodgement of an Application.

B.9 No Appeal

Applicants will not have a right to appeal to MEDQ against any decisions arising from the processes involved in this Infrastructure Activation Fund (IAF), whether during the Application Process or in later processes.

B.10 Alternative Funding Sought

As part of the Application, Applicants must disclose any current or planned alternative funding contributions. Applicants must also inform MEDQ if there are any changes to this disclosure that arise after lodgement of an Application.

B.11 Governing Law and Jurisdiction

This document is governed by and is to be construed in accordance with the laws applicable in Queensland. Each party irrevocably and unconditionally submits to and accept, generally and unconditionally, the non-exclusive jurisdiction of the courts exercising jurisdiction in Queensland and any courts which have jurisdiction to hear appeals from any of those courts and waives any right to object to any proceedings being brought in those courts.

B.12 Use of Artificial Intelligence by MEDQ

The Applicant acknowledges and agrees that MEDQ may use any technology, software, automated systems, or tools it deems appropriate to assist in the receipt, administration, review, evaluation, or assessment of Applications.

Without limiting the above, the Applicant expressly acknowledges and agrees that MEDQ, its agencies and its authorised representatives may utilise Artificial Intelligence (AI), Large Language Models (LLMs), automated decision-support systems, or machine learning technologies (collectively, AI systems) to:

a) screen, sort, summarise, analyse, or analyse compliance of Applications;

b) compare Applications against the Assessment Criteria set out in this Invitation; and

c) generate internal assessment summaries for review by MEDQ's assessment panel.

The Applicant consents to MEDQ processing and inputting any data, information, or intellectual property contained within its Application into AI Systems for the purposes described in this clause. MEDQ will take reasonable steps to ensure that any AI Systems used comply with MEDQ's data security, information privacy, and confidentiality obligations under these Terms and Conditions and applicable Laws.

For the avoidance of doubt, while AI Systems may be used as assessment or administrative tools to support the procurement process, the final assessment scores and decisions including funding offers will be made by MEDQ's human assessment panel and authorised delegates. MEDQ retains absolute discretion over how it interprets and applies any outputs generated by AI Systems.

The Applicant agrees that MEDQ will not be liable for any claims, losses, damages, or costs incurred by the Applicant arising out of or in connection with MEDQ's use of AI Systems to assess its Application, including any technical errors, algorithmic biases, or processing anomalies.

B.13 Survival

The following provisions of this Market Invitation survive the completion, termination or expiry of the application process under the IAF, and continue in full force and effect regardless of whether or not an Applicant is successful:

a) clause B.1 (Reservation of rights);

b) clause B.3 (Participation at applicant's cost);

c) clause B.4 (Applicant to make own enquiries);

d) clause B.5 (Intellectual property);

e) clause B.6 (Privacy);

f) clause B.7 (Collusion);

g) clause B.8 (Conflict of Interest);

h) clause B.9 (No Appeal);

i) clause B.10 (Alternative Funding Sought);

j) clause B.11 (Governing Law and Jurisdiction);

k) clause B.12 (Use of Artificial Intelligence by MEDQ);

l) clause B.14 (Acceptance), to the extent of the warranties, undertakings and acknowledgements given by the Applicant; and

m) section 7 (Confidentiality),

together with any other provision of this Market Invitation which by its nature is intended to survive.

B.14 Acceptance

By submitting an Application, each Applicant:

a. warrants to MEDQ that they have seen the Application as it is to be submitted and the information contained in this Application, including the attachments and any information provided in connection with the Application, is true, complete and accurate as at the date on which it is submitted and is not by omission misleading, and may be relied on by MEDQ in assessing the Application and determining whether or not to provide assistance to the Applicant under the Fund;

b. undertake to promptly notify MEDQ if they become aware of any change in circumstances which causes the information contained in the Application to become inaccurate or incomplete in a material respect;

c. undertake to draw to the attention of the Program Team any situation which may later arise that could lead to a conflict of interest in relation to the Applicant's role in relation to the Application

d. acknowledge MEDQ will contact the Principal Contact nominated in this Application if any information included this Application needs to be clarified;

e. warrant to MEDQ that the Principal Contact nominated in this Application has the delegation to respond to any requests for clarification

f. acknowledge that MEDQ will rely on the above warranties, acknowledgement and undertaking when evaluating the Application;

g. acknowledge that MEDQ may elect to remove the Applicant or elect not to further consider an Application at any stage as a result of a material change to the information presented in an Application;

h. acknowledge that MEDQ may suffer loss or damage if the Applicant breaches the above warranties, acknowledgement and undertaking;

i. acknowledge that the Applicant has not received any guarantees or assurances that its Application will be approved by MEDQ or that MEDQ will provide any assistance;

j. acknowledge the terms and conditions on which any funding will be provided to a successful Applicant (subject to any substitute or additional terms and conditions required by MEDQ, in its absolute discretion); and

k. accept the Market Invitation, including the terms and conditions, and warrant that the Applicant will not breach the Market Invitation or seek to bring any claim, of any kind whatsoever, against MEDQ which is precluded by the Market Invitation

Appendix C – Application Form

Infrastructure Activation Fund Application Form
Form Preview

Before you begin

Before you start

Before applying for funding under the Infrastructure Activation Fund (IAF), please read the IAF Market Invitation.

The IAF Market Invitation and all other supporting information can be found on the IAF website at Infrastructure Activation Fund | Economic Development Queensland

Applications must be submitted by **2pm 30 November 2026.**

If you have any enquiries about the fund or need assistance with the questions in the Application form, please contact EDQ at IAF@edq.qld.gov.au.

Navigating through the form

On every page of the form you will see a Form Navigation panel. This links directly to each page of the form, so you can click a page name to jump directly to the page you want.

You can also click 'Next Page' or 'Previous Page' on the top or bottom of each page to move forward or backward through the form

Attachments

You may need to upload/submit attachments to support your application. This is very simple but requires you to have the documents saved on your computer, or on a storage device.

You need to allow enough time for each file to upload before trying to attach another file. Files can be up to 100MB each; however, we do recommend trying to keep files to a maximum of 5MB – the larger the file, the longer the upload time.

Saving your application

Remember to save your Application form regularly by clicking the "Save Progress" button at the top or bottom of each page.

- Your form will save each time you click ‘Next Page’, ‘Previous Page’, or any page name on the Form Navigation panel.
- SmartyGrants will log you out of the system after **20 MINUTES** if you do not click the "Save Progress" button or move between pages in the Application form.
- If you are logged out, your data **WILL NOT BE SAVED**.
- If you wish to leave a partially completed form, click 'Save and Close' and log out. You can reopen your draft form and continue where you left off. When you log back in and click on the My Submissions link at the top of the screen, you will find a list of any submissions you have started or submitted.

When completing the Application form

When completing this Application, please note:

- Only Eligible Applications (i.e. Applications from Eligible Applicants for Eligible Projects) will be assessed. (Refer to the IAF Market Invitation for eligibility information.)
- Eligible Applications will be assessed against the Assessment Criteria set out in the IAF Market Invitation
- Submitting an application does not guarantee funding will be approved for a Project.
- Your responses should be:
    - directly relevant to the Project and its outcomes
    - supported by documentary evidence where required.
- Documentary evidence must be:
    - directly relevant to the Project and its outcomes
    - from a named source and current
    - properly referenced in responses provided in the Application (i.e. attachment number, document name, relevant section or page number).
- Refer to Appendix E of the Market Invitation for further guidance on Cashflow and Supporting Evidence. An optional cashflow template is also available here.
- When you have successfully submitted your form you will see a confirmation page, and you will receive a confirmation email with a copy of your submitted form attached.

Collaborating on your submission

A number of people can collaborate on a submission as long as:

- You have created a SmartyFile Organisation
- Only one person is working on the form at a time

For more information, visit the SmartyFile help page on the Applicant Help Hub.

Enquiries and SmartyGrants assistance

If you have any enquiries about the fund or need assistance with the questions in the Application form, please contact EDQ at IAF@edq.qld.gov.au.

For technical assistance using SmartyGrants, e.g. logging in, finding and reopening your Application, etc., please see the SmartyGrants Help Guide for Applicants. If this does not resolve the matter, please contact SmartyGrants directly on (03) 9320 6888 or by email at service@smartygrants.com.au

Mandatory eligibility requirements checklist

* indicates a required field

Applicant Eligibility

Financial assistance through IAF is only available to Eligible Applicants for Eligible Projects. Responses to the following questions will identify if the Applicant is eligible under this round.

If the responses identify the Applicant is ineligible, do not submit this Application.

See the IAF Market Invitation for information about eligibility. If you need further clarification, please contact EDQ at IAF@edq.qld.gov.au

Is the Applicant any of the following: *
- ○ a developer or landowner with a company registered in Australia
- ○ a Local Government constituted under the Local Government Act 2009 or the City of Brisbane Act 2010
- ○ a utility provider
- ○ Queensland Government agencies or entities
- ○ None of the above

Is the developer willing to enter into an IAF Memorandum of Understanding prior to executing an IAF funding agreement being executed *
○ Yes ○ No

Can the Applicant organisation demonstrate financial viability and that the organisation is operating as a solvent entity, with no external administration arrangements in place and no reliance on safe harbour provisions under the Corporations Act 2001? *
○ Yes ○ No

Is a consortium involved in the delivery of this project? *
○ Yes ○ No

Can the applicant provide evidence that the relevant Consortium members own or have sufficient rights to exercise the intellectual property rights necessary to undertake the Project. *
○ Yes ○ No

Can the applicant provide documentation or detail that governance arrangements, roles and responsibilities, and strategies for managing risks (including price escalation) for the consortium. *
○ Yes ○ No

Can the applicant provide a nominated consortium Project lead, who, if the funding Application is successful, will be the primary point of contact for EDQ, lead funding agreement negotiations, and be accountable for the delivery and performance of the project? *
○ Yes ○ No

Based on the response provided the Applicant does not meet the eligibility requirements of the IAF Program.

Project Eligibility

Financial assistance through IAF is only available to Eligible Applicants for Eligible Projects. Responses to the following questions will identify if the Project is eligible under this round.

If the responses identify the Project is ineligible, do not submit this Application.

See the IAF Market Invitation for information about eligibility. If you need further clarification, please contact EDQ at IAF@edq.qld.gov.au.

Does the project unlock housing within a Priority Development Area (PDA) or Provisional Priority Development Area (PPDA)? *

○ Yes ○ No

Please select the PDA or PPDA from the below list *

Will the project deliver new or upgraded trunk infrastructure that is required to service housing development? *

○ Yes ○ No

What type of trunk infrastructure is proposed? *

☐ Stormwater
☐ Road
☐ Water
☐ Sewer
☐ Other:

Select all that apply.

Will the project be completed prior to 30 June 2031? *

○ Yes ○ No

Will the Project Start Date occur within 24 months of executing an IAF funding agreement for the project: *

○ Yes ○ No

Guidance: The Project Start Date is the anticipated date when project works are expected to commence, from which Eligible Project Costs may be reimbursed and includes pre-construction activities.

Can the Applicant confirm that funding is not being sought for any Project expenditure that has already been funded through another funding program? *

○ Yes ○ No

Based on the response provided the project does not meet the eligibility requirements of the IAF Program.

Contact Details

* indicates a required field

Part 1 – Primary Contact

This is the person to whom we will address all inquiries and correspondence.

Nominate a person within the Applicant organisation who is the main point of contact who can clarify any information included in the Application. The principal contact must have the appropriate organisational delegation to respond to any requests for clarification.

Name *

Title First Name Last Name

Position *

Phone Number *

Must be an Australian phone number and include the area code.

Email address *

Must be an email address.

Part 2 – Lead Applicant company details

Applicant organisation's legal name *

Organisation Name

Applicant Trading Name *

Organisation Name

Applicant ABN *

The ABN provided will be used to look up the following information. Click Lookup above to check that you have entered the ABN correctly.

Information from the Australian Business Register	
ABN	
Entity Name	
ABN Status	
Entity Type	
Goods & Services Tax (GST)	
DGR Endorsed	
ATO Charity Type	More information
ACNC Registration	
Tax Concessions	
Main Business Location	

Must be an ABN.

Principal place of business *
Address

Address Line 1, Suburb/Town, State/Province, Postcode, and Country are required. Country must be Australia

Postal Address *
Address

Address Line 1, Suburb/Town, State/Province, Postcode, and Country are required. Country must be Australia. For a PO Box, select 'Can't find my address' and enter the details manually

Phone Number *

Must be an Australian phone number and include the area code.

Applicant Primary Website

Must be a URL.

Attach a legal entity structure diagram for the Applicant *
Attach a file:

Does the Applicant have a trustee? *
○ Yes ○ No

Trustee Details

Trustee Legal Name *
Organisation Name

ABN *

The ABN provided will be used to look up the following information. Click Lookup above to check that you have entered the ABN correctly.

Information from the Australian Business Register	
ABN	
Entity Name	
ABN Status	
Entity Type	
Goods & Services Tax (GST)	
DGR Endorsed	
ATO Charity Type	More information
ACNC Registration	
Tax Concessions	
Main Business Location	

Must be an ABN.

Attach Trust Deed and any related amendments *
Attach a file:

Part 3 – Chief Executive Officer or equivalent, or Authorised Delegate

Name *
Title First Name Last Name

Position *

Phone Number *

Must be an Australian phone number and include the area code.

Email address *

Must be an email address.

Consortium details

* indicates a required field

Part 4 – Consortium details

Please provide the details of the consortium members:

Click 'Add More' to add details of another consortium member.

Company name *
Organisation Name

ABN *

The ABN provided will be used to look up the following information. Click Lookup above to check that you have entered the ABN correctly.

Information from the Australian Business Register	
ABN	
Entity Name	
ABN Status	
Entity Type	
Goods & Services Tax (GST)	
DGR Endorsed	
ATO Charity Type	More information
ACNC Registration	
Tax Concessions	
Main Business Location	

Must be an ABN.

Principal place of business *
Address

Postal address *
Address

Address Line 1, Suburb/Town, State/Province, Postcode, and Country are required. Country must be Australia
For a PO Box, select 'Can't find my address' and enter the details manually

Phone number *

Must be an Australian phone number and include the area code.

Website *

Must be a URL.

Contact name *

Title First Name Last Name

Contact phone number *

Must be an Australian phone number.

Contact email address *

Must be an email address.

Upload supporting documentation to demonstrate that the relevant Consortium members own or have sufficient rights to exercise the intellectual property rights necessary to undertake the Project *

Attach a file:

Upload documentation or detail that outlines governance arrangement, roles and responsibilities and strategies for managing risks (including price escalation) for the consortium. *

Attach a file:

Criterion 1: Addressing Demand

* indicates a required field

Part 5 – Criterion 1: Addressing Demand

Please note, assessment of this criterion as detailed in the Market Invitation will use information provided in response to the questions below along with information provided elsewhere in the Application. Responses to the questions on this page should be supported where possible with relevant evidence. Evidence should be properly referenced in responses and attached.

Proposed housing enabling infrastructure project

Questions in this section are seeking details specifically about th**e proposed housing enabling infrastructure project:**

Project Title *

Must be no more than 250 characters.
Should be a short, succinct but descriptive title that will be used publicly if the project is successful, including being used for all correspondence, agreements, signage and other documentation, e.g. Water and sewerage infrastructure for [development name].

Project description *

Word count:
Must be no more than 100 words.
Provide a clear and concise high-level summary of all of the housing enabling infrastructure works to be undertaken and identify the related residential development(s) they will support

Scope of Works *

Your response should provide a detailed description of all activities included in the Project. The scope of the project should include information about: - a clear description of the project including the sizing (length, width) of each type of infrastructure to be delivered - any pre-construction activities (e.g. site access, design development, approvals/permits, tendering, materials procurement) - construction stages - commissioning / certification of the constructed infrastructure Please note that the Project and Scope of works must not include any works or costs associated with preparation of residential lots for sale, and/or construction of residential dwellings.

Outside the scope of works outlined above, are there any additional works to be undertaken or constraints on being able to commence delivery/construction of the infrastructure project or related residential housing development? *

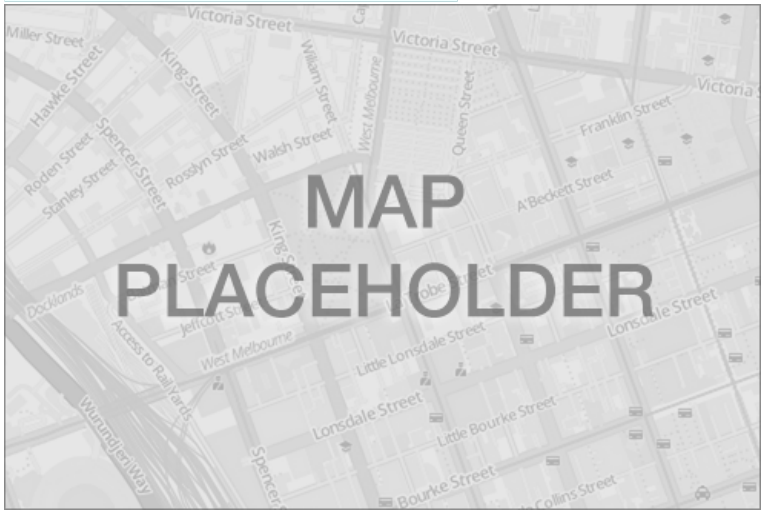
○ Yes ○ No

Please provide details of the additional works to be undertaken or constraints. *

Project Location

Enter the Project Location Below. If the site doesn't have a street address, enter the suburb and state and drop a pin on the map. Click and drag the pin to move it.

Address *
Address



Suburb/Town, State/Province, Postcode, and Country are required.

One lot and plan number per entry.

Click 'Add More' to add additional Lot and Plan Numbers.

Lot and plan number(s)

e.g. Lot 1 on RP100 or 1RP100

Attach a PDF of the proposed project site *
Attach a file:

Is the proposed housing enabling infrastructure identified in any of the following documents: *
☐ An Infrastructure Agreement (including Planning Act infrastructure agreements or an Economic Development Act infrastructure agreements)
☐ Conditioned in a Development Approval
☐ None of the above

Please provide details of the Infrastructure Agreement and upload an attachment

Infrastructure Agreement details: *

Infrastructure Agreement attachment *
Attach a file:

Please provide details of the Development Approval and upload an attachment

Development Approval Details *

Development Approval attachment *
Attach a file:

Is the proposed housing enabling infrastructure identified in any of the following documents: *
☐ EDQs relevant planning document i.e. Development Charges and Offset Plan (DCOP)
☐ Chapter 3 of a Development Scheme (draft or final)
☐ None of the above

Provide the following details for each asset identified:

One asset per row

Click 'Add More' to add additional rows

Click 'Maximise' to view the table in full screen.

Development Scheme / DCOP ID	Percentage of asset to be delivered	Total established cost	Comments
	Must be a number and between 0 and 100.	Must be a dollar amount.	

Outline how the project aligns with the relevant Priority Development Area infrastructure planning and priorities and/or any changes to the scope of the infrastructure outlined in the PDA documentation *

Word count:
Must be no more than 400 words.
If the infrastructure is not identified in the Development Scheme / DCOP outline how the infrastructure aligns to the PDA planning and priorities Where the infrastructure is identified but changes to the scope are proposed outline these changes and the associated benefits to the PDA.

Residential housing development unlocked by the infrastructure project proposed:

Questions in this section are seeking details specifically about any **residential housing development unlocked by the infrastructure project proposed:**

Will the Applicant directly deliver housing following the completion of this enabling infrastructure project? *
○ Yes ○ No

Please provide the additional information requested below

Does the Applicant organisation have a Development Approval for the proposed residential development to be unlocked by the housing enabling infrastructure project? *
○ Yes ○ No

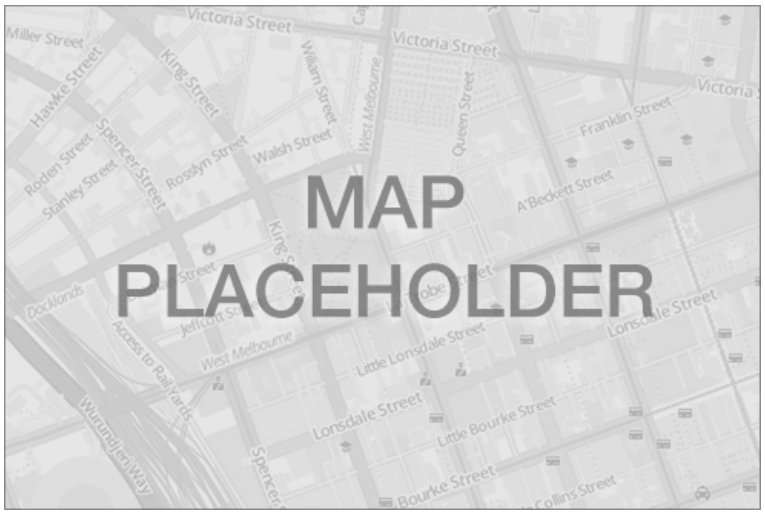
Is the Development Approval for the proposed residential development different to the Development Approval for the proposed housing enabling infrastructure project? *
○ Yes ○ No

Please attach a copy of the Development Approval for the proposed residential development.
Attach a file:

Provide the location details of the proposed residential development.

If the site doesn't have a street address, enter the suburb and state and drop a pin on the map. Click and drag the pin to move it.

Address *
Address



Suburb/Town, State/Province, Postcode, and Country are required. Country must be Australia

One lot and plan number per entry.

Click 'Add More' to add additional Lot and Plan Numbers

Lot and plan number(s)

e.g. 1/RP100

Attach a PDF of the residential development area *

Attach a file:

Provide details for the residential development for which the Applicant is proposing to develop. *

Include number of stages or precincts and details of each including the number of lots / dwellings and the delivery timeframes for the unlocked development

If you are aware of any other residential land/ developments that will be unlocked by this Project and delivered by other landowners, please include details *

Include number of developments and details of each including the number of lots / dwellings and the delivery timeframes for the unlocked development.

To what extent is the absence of the proposed enabling infrastructure project acting as a constraint to unlocking land supply for residential housing development? *

What is the total number of lots to be serviced through the delivery of the proposed enabling infrastructure? *

Must be a number.
Guidance note: this can include both your development and any additional development serviced by the enabling infrastructure

When is the residential housing development expected to commence construction? *

Must be a date.
If the specific day is not known, enter the date as the first day of the relevant month, e.g. 01/05/2027

When is the residential housing development expected to be completed? *

Must be a date.
If the specific day is not known, enter the date as the first day of the relevant month, e.g. 01/05/2027

Identify the number of residential dwellings projected to be available each year with and without program funding in the table below

Number of residential dwellings with program funding	Number of residential dwellings without program funding
2026 *	**2026** *
Must be a number.	Must be a number.
2027 *	**2027** *
Must be a number.	Must be a number.
2028 *	**2028** *
Must be a number.	Must be a number.
2029 *	**2029** *
Must be a number.	Must be a number.

2030 *
Must be a number.

2030 *
Must be a number.

2031 *
Must be a number.

2031 *
Must be a number.

2032 *
Must be a number.

2032 *
Must be a number.

2033 *
Must be a number.

2033 *
Must be a number.

2034 *
Must be a number.

2034 *
Must be a number.

Provide a breakdown of the number of each style of dwelling to be delivered as part of the residential housing development

Single detached dwellings	Low rise	Townhouse	High rise
Must be a number.	Must be a number.	Must be a number.	Must be a number.

Number of Dwellings by Size

Provide a breakdown of the number of each size of dwelling to be delivered as part of the residential housing development

1-Bed	2-Bed	3-Bed	4+ bed
Must be a number.	Must be a number.	Must be a number.	Must be a number.

Outline the proposed approach to marketing dwellings to First Home Buyers *

Word count:
Must be no more than 600 words.

Outline how the development to be delivered is suitable for first home buyers *

Word count:
Must be no more than 600 words.

Criterion 2: Delivery Approach

* indicates a required field

Part 6 – Criterion 2: Delivery Approach

Please note, assessment of this criterion as detailed in the Market Invitation will use information provided in response to the questions below along with information provided elsewhere in the Application. Responses to the questions on this page should be supported where possible with relevant evidence. Evidence should be properly referenced in responses and attached.

Proposed site for infrastructure project

Questions in this section are seeking details specifically about **proposed site for the infrastructure project:**

Does the Applicant organisation or Consortium member own the project site, or have a right or owner's consent to access the project site for the purposes of delivering the enabling infrastructure project? *

○ Yes ○ No ○ Project site partially owned

Please provide details of the arrangements in place. *

Word count:
Must be no more than 250 words.

Describe the proposed approach to secure ownership of the project site or the right or owner's consent to access the project site for the purposes of delivering the housing enabling infrastructure project *

Word count:
Must be no more than 250 words.

Please upload supporting documentation to demonstrate ownership or a pathway to ownership e.g. title search, owners consent *
Attach a file:

For any site that the Applicant does not already own identify who owns the Project Site(s)

Click 'Add More' to add additional rows.

Lot and Plan number(s)	Site Owner
e.g. 1/RP100	

Identify the permitted use for the Project site(s). Land under the control of the State or a Local Government may have restrictions on its permitted use.

If the project site has any restrictions on permitted use, provide these details. If restrictions are inconsistent with the proposed use of the project to be constructed, explain how this is being addressed.

If the project site has any third party interests or issues, provide these details and how they will be managed by the Applicant.

Click 'Add More' to add additional rows.

Lot and Plan number(s)	Detail the permitted use for the Project site(s)	Detail how any inconsistencies between the permitted use and the Project will be addressed	Detail any third party interests or issues with the Project site(s) and how they will be managed by the Applicant.
e.g. 1/RP100	e.g. council zoning or a reserve for a specific purpose		e.g. easements, leases, liens, cultural heritage, strategic cropping land

Proposed design for the infrastructure project:

Questions in this section are seeking details specifically about the **proposed design for the infrastructure project:**

Outline the extent to which design of the infrastructure project has been completed *

Word count:
Must be no more than 200 words.

Upload a copy of the available designs of the proposed project *

Attach a file:

Approvals for the infrastructure project:

Questions in this section are seeking details specifically about the **approvals for the infrastructure project:**

Outline the approach to identifying and managing regulatory requirements for the proposed infrastructure project *

Word count:
Must be no more than 100 words.
Response should outline any reviews or assessments undertaken to date

Provide a summary of approvals including licences, permits that have been granted and approvals that are yet to be gained to commence the enabling infrastructure project. For any outstanding approvals, provide their expected timeframes and any identified risks and mitigations.

Click 'Add More' to add additional rows.

Name of regulatory approval	**Name of regulatory agency**	**Status of Approval**	**Actions being taken and likely timeframe of approval, risks and mitigations**

Delivery methodology and project management

Questions on this page are seeking details specifically about the **delivery methodology and project management of the infrastructure project:**

Outline the proposed delivery strategy for the infrastructure project including any risks and mitigations i.e. procurement of contractors or materials; cost escalations, stakeholder engagement identifying key stakeholders *

Word count:
Must be no more than 600 words.

Infrastructure project delivery timeframes

Questions on this page are seeking details specifically about the **infrastructure project delivery timeframes:**

Summarise the key activities and deliverables needed to deliver the Project and their estimated timeframes.

Where multiple items are proposed to be delivered, the latest date of each activity/stage should be used. Progress of each item should be shown clearly in Gantt chart and cashflow forecast

Site secured date

Must be a date.
A response must be provided if the Applicant does not own all sites required for the project

Attach a Gantt Chart or detailed work *
Attach a file:

Project Start Date *

Must be a date.
Guidance: where the Project Start Date is the anticipated date when project works are expected to commence, from which Eligible Project Costs may be reimbursed and includes pre-construction activities.

Detailed Design complete *

Must be a date.

Development Approval Received *

Must be a date.

Builder appointed *

Must be a date.

Construction Commencement *

Must be a date.
Where construction commencement is the beginning of physical construction activities on-site, and typically starts after all necessary approvals, permits, and pre-construction activities are completed.

Construction complete *

Must be a date.

Commissioning complete *

Must be a date.

Criterion 3: Capacity, capability and experience

* indicates a required field

Part 7 – Criterion 3: Capacity, capability and experience

Please note, assessment of this criterion as detailed in the Market Invitation will use information provided in response to the questions below along with information provided elsewhere in the Application. Responses to the questions on this page should be supported with appropriate quantitative and qualitative evidence. Evidence should be properly referenced in responses and attached.

Applicant’s delivery experience

Questions in this section are seeking details specifically about the **Applicant’s delivery experience**

Provide the proposed governance structure for delivering the project, including role and responsibilities of key governance stakeholders *

Word count:
Must be no more than 400 words.
If multiple entities are involved in delivery (e.g. different divisions of the Applicant organisation, Consortium members, etc.), identify which entity or entities are responsible for each project element and the governance structure. The structure should identify: • Project Sponsor (decision maker) • Project control group/Project Director • Project Manager • Project Team

Attach a diagram demonstrating the above proposed governance structure *
Attach a file:

What is the Applicant Organisation’s capability and experience/ track record in delivering similar enabling infrastructure projects, including history of managing risks, within the identified budget and timeframe? *

Word count:
Must be no more than 600 words.
Your response must address capability and experience/track record, including the skills and experience of key personnel. If you are submitting multiple Applications, outline your capacity to deliver multiple Projects over the timeframe. In your response refer to previous projects the Applicant has delivered with comparable scope, budgets, technical requirements, and timeframes to the proposed Project. Also provide information about the Applicant’s roles in these projects and any lessons learnt. Where Consortium members have a key role in delivering the Project, include details of their capacity, capability and experience/track record to deliver the Project.

Applicant's financial capacity

Questions in this section are seeking details specifically about the **Applicant's financial capacity**

Describe the commercial agreements that will be established to deliver the project (naming all known counterparties) *

Word count:
Must be no more than 300 words.

Detail any current or planned financial commitments that may affect the capacity of the Applicant to meet its obligations with respect to the project *

Attach the Applicant's financial statements, prepared by a CPA/CA qualified accountant, for the most recent three full financial years, including the preceding year *
Attach a file:

Guidance: Financial statements are to include:

- Income Statement,
- Balance Sheet,
- Statement of Cash Flows, and
- All notes to the accounts.

Please note summary or abridged reports are not acceptable. If less than three years of financial statements are available, provide financial statements for the duration of the Applicants operating history.

Criterion 4: Value for Money

* indicates a required field

Part 8 – Criterion 4: Value for Money

Please note, assessment of this criterion as detailed in the Market Invitation will use information provided in response to the questions below along with information provided elsewhere in the Application. Responses to the questions on this page should be supported

with appropriate quantitative and qualitative evidence. Evidence should be properly referenced in responses and attached.

Project Costs to deliver the infrastructure project

Questions on this page are seeking details specifically about **Project Costs to deliver the infrastructure project**

Important information about project expenditure and financial contributions

Funding sought from the Fund must ONLY include Eligible Project Costs consistent with the IAF Market Invitation (see section 3.3). Any Ineligible Project Costs must be funded by the Applicant or third-party/other financial contributors.

Any financial contribution by the Applicant must NOT include funding received from another source, e.g. from another grants program. Funding received from other sources must be recorded as third-party. Financial contributions must NOT include the value of any in-kind contributions, e.g. land or project management assistance. A Project contingency of up to 20% of total project expenditure should be included in the Project expenditure breakdown

Provide a current project cost estimate and outline how the project costs have been estimated (attach relevant costing documentation) *

Word count:
Must be no more than 200 words.
Detail all methods and sources used to estimate project expenditure (e.g. quotes, costings/reports prepared by a quantity surveyor) If the project cost is greater than the Development Scheme or DCOP costs (escalated to current dollars), please provide explanation of the variance

Attach relevant costing documentation to support the project cost estimate provided *
Attach a file:

Guidance: Evidence of costings should be obtained in the last 2 years for government entities and 12 months for all other Eligible Applicants (mandatory attachment)

Identify key expenditure item amounts, including amounts for the contingency.

Provide details of any co-investment partners or other funding sources, the amount of funding contributed by each, and what percentage of the total project cost this represents.

Note: The table below includes columns for the split of funding (grant or loan) against each line item. We understand Applicants may not have allocated the type of funding to this level of detail. Where this is the case, please ensure the total grant and loan amounts reflect the funding requested for the whole project.

Click 'Add More' to add additional rows.

Click 'Maximise' to view the table in full screen.

Expenditure Item	Eligible / Ineligible Cost	Grant Funding Sought - (excl GST)	Loan Funding Sought - (excl GST)	Applicant Contribution (excl GST)	Third Party Contribution (excl GST)	Total expenditure item cost (excl GST)
		Must be a dollar amount.	Must be a dollar amount.	Must be a dollar amount.	Must be a dollar amount.	This number/amount is calculated.

Below you can see the funding requested and what percentage of the total project cost this represents. Please ensure the total grant and loan amounts reflect the funding requested for the whole project.

Note: Grant funding will be prioritised for infrastructure projects that service a significant proportion of the PDA or are critical to enabling development across a substantial part of the PDA. Examples include sewer treatment plant upgrades, major water or sewer conveyance infrastructure servicing large areas of the PDA, and key road or intersection upgrades that unlock broader development outcomes

Note: All funding requests will be assessed by the State, and the final funding allocation, including the proportion of grant and loan funding, may differ from that proposed in the application.

Note: The below section will be automatically populated based on your inputs to the above expenditure table. Applicants are not required to update this section however should verify that the totals are accurate. Any error messages should disappear when you start populating values in the Expenditure table above and save your application. If error messages persist, click 'save' to refresh the validations and clear the error messages.

Value ($)

Funding requested - Grant (excl GST)

This number/amount is calculated.

Funding requested – Loan (excl GST)

This number/amount is calculated.
Enter '0' if not applicable

Applicant contribution (excl GST)

This number/amount is calculated.
Enter '0' if not applicable

Third Party contribution (excl GST)

This number/amount is calculated.
Enter '0' if not applicable

Total Project Cost (excl GST)

Percentage of Total Project Costs

Funding requested - Grant (excl GST)

This number/amount is calculated.

Funding requested – Loan (excl GST)

This number/amount is calculated.

Applicant contribution (excl GST)

This number/amount is calculated.

Third Party contribution (excl GST)

This number/amount is calculated.

Total Project Cost (excl GST)

This number is calculated. Percentages are rounded to whole numbers, so the total may not be exactly 100%.

This number/amount is calculated.
What is the total budgeted cost (dollars) of your project?

Attach a cashflow forecast for the project *
Attach a file:

The cashflow must cover the period from the Project Start Date to project completion and include all elements of the Project. Refer to the definitions of "Project" and "Project Start Date" in the Appendix F Definitions and Acronyms of the Market Invitation. The cashflow forecast must also identify any construction escalation applied to cost estimates. See Appendix E for guidance relating to the Cashflow forecast. An optional template is available here.

Provide evidence that the Applicant has sufficient funding or has secured funding to deliver the estimated total project cost over and above the funding sought *

Word count:
Must be no more than 400 words.

Attach a file:
Attach a file:

For example: letter confirmation from the CFO or other authorised financial representative

Outside of any third-party funding contributions identified above, are you currently seeking or planning to seek alternative funding contributions to the project? *
○ Yes ○ No

Provide details of any alternative funding contributions you are currently seeking or planning to seek for the project ? *

Word count:
Must be no more than 200 words.

General Application details

* indicates a required field

Part 9 – General Application details

Total number of Applications being submitted under the Infrastructure Activation Fund *

Must be a number.

What is the priority of this Application?

Must be a number.
Rank the highest priority. as "1". If submitting only one Application, enter "1" as the priority

Conflicts of Interest

* indicates a required field

Part 10 – Conflicts of Interest

An Applicant must declare any potential, perceived or actual conflicts of interests in relation to its role in the Infrastructure Activation Fund (IAF) Market Invitation. Where the Applicant represents a consortium, the Applicant's primary contact must ensure any consortium partners declare any potential, perceived or actual conflicts of interests in relation to their roles in the IAF Market Invitation.

Declaration of conflict of interests at the time of submitting this Application: *
○ I am not aware of any conflict of interest in relation to the Applicant's role in the Infrastructure Activation Fund (IAF) Application and the Applicant's interest or duties in other regards
○ I am aware of a potential, perceived or actual conflict of interest and have disclosed details below.

I disclose the following interests of either the Applicant of one of it consortium partners: *

Description of disclosed interest, appointment or other matters requiring disclosure

Declaration

* indicates a required field

Part 11 – Declaration

Applications made under the Infrastructure Activation Fund Market Invitation cannot be considered unless the Applicant's Chief Executive Officer or an appropriate delegate signs the Declaration Statement and the signed Declaration Statement is attached to this Application. The Declaration Statement is included at Appendix D of the Market Invitation. Please arrange for the Applicant's Chief Executive or an appropriate delegate to sign the Declaration and attach as part of your Application

Attach the signed Declaration Statement *
Attach a file:

Privacy collection notice

Economic Development Queensland is collecting your personal information, including:

- name
- email address
- phone number
- project site address and project details.
- We are collecting your information to contact you to discuss your Application for the Infrastructure Activation Fund (IAF).
- Where appropriate, the personal information we are collecting may be forwarded to other government departments or agencies for a response. We will not use your personal information for any other purpose unless we are authorised or required under an Australian law, or court or tribunal order to do so.

You can find our privacy policy at https://www.edq.qld.gov.au/privacy/. Our policy explains how you can access and amend your personal information, how to make a complaint about the way we have handled your personal information, and how your complaint will be handled.

If you choose not to give us your personal information, this might impact on our ability to deliver this service to you

Declaration: I have read and understood the privacy notice. *
☐ Yes

Stay up to date

Looking to join EDQ's network and keep up with future opportunities?
☐ Yes
If you prefer not to join, simply leave the box unchecked.

Choose one or more preferences below:
☐ News
☐ Event invitations
☐ Insights
☐ Infrastructure Activation Fund Updates
You can opt out anytime by clicking the unsubscribe or manage preferences links at the bottom of our emails.

Appendix D – Applicant Declaration

Words defined in the Infrastructure Activation Fund Market Invitation have the same meaning in this declaration, unless the context otherwise requires.

I do solemnly and sincerely declare as follows:

1. I am authorised by the Applicant to make this Application and give the below warranties and undertakings on behalf of the Applicant.
2. The Applicant is not insolvent, likely to be insolvent or unable to pay its debts when due and has not entered into any arrangement or composition with its creditors generally or had a receiver, receiver and manager, voluntary administrator, liquidator or other external administrator appointed nor has the Applicant taken or had any steps taken in relation to it which might result in such an appointment.
3. There are no unsatisfied judgments or pending court actions or other proceedings against the Applicant, its directors, senior officers or key personnel.
4. The Applicant, its directors, senior officers and key personnel and the directors and senior officers of any associated persons or entities of the Applicant which may be involved in the Project, have not acted at any time and are not acting in breach of their obligations under any law in conduct of business or in any role as an officer of a company, including (without limitation) their obligations pursuant to the Corporations Act 2001 (Cth).
5. The Applicant acknowledges that MEDQ will assess the Application, including by undertaking due diligence, probity, risk and economic assessments, and agrees that MEDQ may disclose information about the Project, the Applicant, its directors, senior officers and key personnel, or a proposed client, in the course of undertaking its assessment, including as part of undertaking credit checks of the Applicant, its directors, senior officers and key personnel.
6. There are no matters related to the business interests of the Applicant, or any individual related to the Project, which give rise to, or have the potential to give rise to, a conflict of interest, or which cause any reputational issues for the Queensland Government.

Further, on behalf of the Applicant, I:

l. warrant to MEDQ that I have seen the Application as it is to be submitted and the information contained in this Application, including the attachments and any information provided in connection with the Application, is true, complete and accurate as at the date on which it is submitted and is not by omission misleading, and may be relied on by MEDQ in assessing the Application and determining whether or not to provide assistance to the Applicant under the Fund;

m. undertake to promptly notify MEDQ if I become aware of any change in circumstances which causes the information contained in the Application to become inaccurate or incomplete in a material respect;

n. undertake to draw to the attention of the Program Team any situation which may later arise that could lead to a conflict of interest in relation to the Applicant's role in relation to the Application

o. acknowledge MEDQ will contact the Principal Contact nominated in this Application if any information included this Application needs to be clarified;

p. warrant to MEDQ that the Principal Contact nominated in this Application has the delegation to respond to any requests for clarification

q. acknowledge that MEDQ will rely on the above warranties, acknowledgement and undertaking when evaluating the Application;

r. acknowledge that MEDQ may elect to remove the Applicant or elect not to further consider an Application at any stage as a result of a material change to the information presented in an Application;

s. acknowledge that MEDQ may suffer loss or damage if the Applicant breaches the above warranties, acknowledgement and undertaking;

t. acknowledge that the Applicant has not received any guarantees or assurances that its Application will be approved by MEDQ or that MEDQ will provide any assistance;

u. acknowledge the terms and conditions on which any funding will be provided to a successful Applicant (subject to any substitute or additional terms and conditions required by MEDQ, in its absolute discretion); and

v. accept the Market Invitation, including the terms and conditions, and warrant that the Applicant will not breach the Market Invitation or seek to bring any claim, of any kind whatsoever, against MEDQ which is precluded by the Market Invitation

Applicant's Chief Executive or an appropriate delegate

Name	
Position	
Organisation	
Signature	
Date	

Appendix E – Guidance Materials

Cashflow Guidance

- A cashflow forecast must be submitted with all Applications to the Infrastructure Activation Fund (IAF)
    - Applicants may submit their own cashflow forecast or complete the template provided with the application form.
    - If using the Applicant's own cashflow, ensure it demonstrates the anticipated project cashflow as detailed under 'How to prepare' below and as indicated in the available template.
    - Information provided in the cashflow forecast must reflect the identified project costings and project dates included in the Application.
    - Information provided will be considered in assessing the suitability of the Project for funding.
    - If the Application is successful, the cashflow forecast submitted with the Application may be used in negotiating the Funding Agreement and managing payments from the IAF.
- The cashflow forecast should include the below:
    - The cashflow forecast should show the project funding from all sources and expenditure on a month-by month basis from project start until project completion. Refer to the definition of Project Start Date in the Appendix F of the Market Invitation.
    - Identify all financial contributions, e.g. IAF funding sought, and any Applicant or third-party contributions. Note, financial contributions do not include in-kind contributions.
    - During project delivery, IAF payment will be tied to the completion of key milestones and as such they will not be regular monthly or quarterly payments.
    - Ensure all amounts exclude GST.
    - Ensure total project expenditure and revenue align with the Application and cost breakdown. Monthly cashflow forecasts should be aligned with the forecast project timeframes and activity milestones in the Application.
    - Explain any assumptions used to calculate the cashflow.
    - Refer to the optional cashflow forecast template for additional guidance.

Using supporting documentation Guidance

- You may use evidence to support responses to assessment criteria and other application questions, such as timeframes, costings, and land ownership. Ensure evidence provided is:
    - appropriate for the project size
    - credible and can withstand critical analysis
    - directly relevant to the project
    - current / up to date / recently created or compiled.
- In responses where documentary evidence is being used, clearly reference the evidence by including:
    - attachment number and name
    - relevant section and page numbers
    - additional context and assumptions (if needed) to explain relevance to project.

  Proper referencing is crucial, as failure to do so may result in the evidence not being considered during assessment.

Appendix F – Definitions and Acronyms

Addenda	A written document titled 'Addenda to IAF Market Invitation' that references this Market Invitation and is issued by EDQ.
Applicant	An Applicant for funding under the Infrastructure Activation Fund.
Application	A submission to EDQ to receive IAF funding, including the application form and any supporting or additional information provided by the Applicant.
Approved Project	The Project scope of works approved for funding under the IAF and set out in a Funding Agreement. This scope will comprise only the housing enabling infrastructure required to support the residential development. The Approved Project may include specific stages of a development and should clearly stipulate this detail in the Application. For example: An Application may be for Stage 2 and 3 of a 10-stage development
Assessment Criteria	The specific standards and requirements set out in this Market Invitation, used to evaluate and score applications for IAF funding.
Benefits	The measurable improvements resulting from the delivery of the Approved Project
CEO	Chief Executive Officer
Closing Date and Time	The closing date and time for lodgement of applications as set out in section 4.2.
Consortium	A group of entities that agree to collaborate and deliver a Project. A member of the Consortium will lead the Project and will submit an Application, enter into the Funding Agreement and be responsible for managing all participant contributions (financial or otherwise) and the Project's delivery.
Construction Commencement	The beginning of physical construction activities on-site, and typically starts after all necessary approvals, permits, and pre-construction activities are completed.
Development Approval	Includes preliminary approval, a reconfiguration of a lot or development permit for material change of use, building work and/or operational works for a residential development that has not lapsed or will not lapse in the next six (6) months
EDQ	Economic Development Queensland
Eligible Applicant	An entity that meets the specified criteria for applying for funding under the IAF. Specific eligibility criteria are detailed in section 2 of the Market Invitation.
Eligibility Criteria	The specific standards and requirements set out in this Market Invitation, used to assess whether an applicant or enabling infrastructure project is eligible for IAF funding.

Eligible Project	A Project that meets the specified criteria for funding under the IAF. Specific eligibility criteria are detailed in section 2 of the Market Invitation.
Eligible Project Costs	Expenses directly related to the successful completion of the Approved Project and may be reimbursed with approved IAF program funds. Refer to the relevant section of the Market Invitation, note this is not a comprehensive list.
Enabling Infrastructure	The critical, backbone services required to unlock development-ready land and support liveable communities. This encompasses essential physical networks like roads, water supply, sewerage and stormwater.
Estimated Total Project Costs	The complete projected expenditure required for the Project's completion, including all eligible and any necessary ineligible costs and a recommended contingency allowance. This total encompasses every financial aspect from the Project Start Date to final delivery, ensuring that the Project can be completed within the allocated budget.
FAQ	Frequently Asked Questions
First Home Buyer (FHB)	First Home Buyers for Queensland, being defined under the IAF Program as individuals who meet the following criteria: • Australian citizen or permanent resident, at least 18 years old • moves into the property within 12 months of settlement or completion of construction • intends to live in the home as a principal place of residence for a continuous period of 6 months. • a first home buyer or have not owned a property or land in Australia in the last 10 years.
FHB Reservation Mechanism	Refer to MOU in Appendix A
Funding Agreement	An agreement to establish the terms and conditions under which EDQ will provide funding support for the delivery of the Approved Project by the Successful Applicant.
IAF	Infrastructure Activation Fund (this program)
Ineligible Applicant	An entity that does not meet the requirements outlined in section 2.1 of this Market Invitation.
Ineligible Project Costs	Expenses that are not eligible for funding under the IAF and will not be reimbursed by EDQ. Refer to section 3.3 of the Market Invitation for examples, note this is not a comprehensive list.
Infrastructure Project	An enabling Infrastructure project that meets the definition in section 2.2

LGA	Local Government Area
MEDQ	A corporation sole constituted by the Minister established under the name Minister for Economic Development Queensland as defined in the Economic Development Act 2012 (Section 8(1)).
MOU	Memorandum of Understanding to be executed by developers prior to entering an IAF Funding Agreement
PCG	Project Control Group
PDA	Priority Development Area declared by EDQ
PPDA	Provisional Priority Development Areas
Probity Advisor	The probity advisor appointed by EDQ and identified in Section 4.4
Project	The housing enabling infrastructure project to be delivered with support through the IAF
Project Start Date	The anticipated date when project works are expected to commence, from which Eligible Project Costs may be reimbursed and includes pre-construction activities. Project works should not start before successful execution of a funding agreement.
QLD	Queensland
SEQ	South East Queensland
Trunk Infrastructure	Trunk infrastructure is distinguished from local or internal infrastructure by its scale, strategic importance in servicing a large catchment area and its role in enabling future growth. Trunk infrastructure is identified in the relevant infrastructure planning document for the PDA such as a Development Charges and Offset Plan, Chapter 3 of a draft or final Development Scheme or an Infrastructure Charges and Offset Plan. The infrastructure types may include water supply, sewerage, stormwater or transport infrastructure. Proposals for park or land for community facilities will not be funded under the IAF.

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DELIVERING FOR QUEENSLAND

Queensland Government