

# Ageing in Place

## Project guidelines

As at March 2016



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# 1. Program summary

The Ageing in Place pilot project is an Economic Development Queensland (EDQ) initiative that aims to care for people as they enter their senior years by providing suitable housing so they can stay in their communities.

The pilot project will involve building one and two bedroom low set duplex product featuring wider hallways and doorways to accommodate wheelchairs, kitchen benches set at different heights, reinforced bathrooms for the inclusion of handrails and accessibility equipment, and personal safety switches. The safety switches will summon immediate assistance and allow care and support services to be provided in the home, delaying the need for aged care.

Other technologies to make the houses more energy and water efficient include community solar panels, storage batteries and essential circuits—which could enable the home to operate off the grid during black outs, providing a comfortable home with reduced energy bills.

The Ageing in Place homes will be available for sale at market value and will be available on the market through local real estate agents.

## 2. Program outline

### 2.1 Background

EDQ is a self-funded commercialised business unit and specialist land use planning and property development unit within the Department of Infrastructure, Local Government and Planning, established under the [Economic Development Act 2012](#). The purpose of the act is to create economic development and development for community purposes across the state.

EDQ works collaboratively with stakeholders to identify, plan, facilitate and deliver property development and infrastructure projects across Queensland to create prosperous, liveable and connected communities.

The Ageing in Place pilot project will deliver climate smart, resilient, adaptable housing to address the shortage of purpose designed housing aimed to keep senior citizens within their community and close to friends and family.

The Ageing in Place pilot project is designed to enhance regional liveability and support sustainability in local communities.

### 2.2 Objectives

The key objectives of this program are to:

1. Partner with local governments and other key stakeholder groups to deliver adaptable housing in regional communities so that people can remain in their towns, close to family and friends.
2. Deliver economic development and development for community purpose in line with the purpose of the [Economic Development Act 2012](#).
3. Deliver market leading outcomes which demonstrate water and energy efficiency.
4. Support the state government's new seniors' strategy, Queensland: an age-friendly community.

### 2.3 Funding

The pilot project is funded through EDQ's budgeted capital expenditure program to be repaid through proceeds of sale of the ageing in place houses.

## 3. Eligibility

### 3.1 Eligible proponents

The following entities will be eligible for Ageing in Place:

- local governments
- other state agencies
- developers
- community organisations.

### 3.2 Eligible projects

EDQ intends to partner with local government, other state agencies and various other community groups in delivering Ageing in Place pilot projects targeting towns in Central West and North West Queensland.

Preference will be given to projects delivered under a joint venture arrangement with local governments where council makes a contribution—for example, by contributing land or cash, or chooses to waive fees or charges. EDQ will recoup its associated costs through the sale of the Ageing in Place homes at market value.

The land is to be on the surplus list or identified by local government as being surplus to their requirements.

### 3.3 Eligibility criteria

To be eligible for the Ageing in Place pilot project, local governments and/or community organisations must meet all of the following criteria:

1. Local government, other state agencies and community organisations must be in full support of the pilot project.
2. The local government or state government agency must make a contribution to the project e.g. contribute land at market value.

## 4. Ageing in Place identification

### 4.1 Project identification and local prioritisation

Potential Ageing in Place pilot projects will be identified:

- by EDQ's Regional and Residential team in conjunction with local governments and/or proponents
- via direct contact by a proponent with EDQ
- through the submission of a proposal using the preliminary information form on EDQ's website.

### 4.2 Proposals

Proposals must be provided in writing, demonstrate how the project meets the assessment criteria and include:

- a brief description of the proposal
- how the project will result in a quantifiable benefit to the region
- demonstration of support to undertake the project.

Proposals should also include relevant locality and layout plans.

If there is any doubt about eligible projects or costs, please contact EDQ's Regional and Residential team on 07 3452 7338 or by email [EDQ@dilgp.qld.gov.au](mailto:EDQ@dilgp.qld.gov.au)

## 5. Assessment criteria

Ageing in Place pilot project proposals will only be deemed eligible if all eligibility criteria are met.

The purpose of the criteria is to determine how the project will be managed and the risks to EDQ, including return on its investment. They will also assist in demonstrating how the project maximises economic benefit to the community.

Eligible proposals will be assessed and prioritised according to the extent that they meet the following criteria:

1. The proposed Ageing in Place pilot project will generate, facilitate or accelerate economic benefit and/or address an existing problem in aged housing in remote Queensland.
  - a. There is demonstrated need for an Ageing in Place pilot project as identified through market analysis.
  - b. There is a demonstrated economic development benefit to the local community through job growth.

## 6. Confidentiality and privacy

### 6.1 Confidentiality

The Department of Infrastructure, Local Government and Planning is collecting information for the purpose of evaluating projects for the Ageing in Place pilot project. By agreeing to the conditions in these project guidelines, the information that you supply may be shared with project stakeholders (including the Local Government Association of Queensland, Queensland Resource Council, APPEA and others) for the purpose of ensuring the emerging package of projects is consistent with the overall direction and development of the industry and communities.

The department may also disclose information to promote the incentive through the release of the recipient's name, the amount of financial assistance and general details of the project. The Queensland Government is committed to maintaining the confidentiality of information of a commercially sensitive nature.

### 6.2 Privacy statement

Information collected is also subject to the [Right to Information Act 2009](#) and the [Information Privacy Act 2009](#). The information provided may be publicly released and or provided to third parties (including Local Government Association of Queensland, Queensland Resource Council, APPEA and others) and other government agencies—but only for the purposes for which the information is being collected. The proponent's personal information will be stored on departmental files and may be disclosed for purposes relating to the Ageing in Place program or as authorised or required by law.

## 7. More information

Further information regarding the pilot project eligibility and assessment criteria can be obtained from EDQ via:

- website: [www.edq.qld.gov.au/aip](http://www.edq.qld.gov.au/aip)
- email: [EDQ@dilgp.qld.gov.au](mailto:EDQ@dilgp.qld.gov.au)

The contact person for this program is:

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