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**Expressions of Interest No. E-2982**

**Site Developer**

## **KEW RESIDENTIAL SERVICES (KRS) REDEVELOPMENT ACCOMMODATION REPLACEMENT PROJECT**

**Pre-qualification of companies or consortia ~~for the purchase and staged redevelopment to undertake the staged redevelopment, as outlined below,~~ of the Kew Residential Services (KRS) site (formally known as “Kew Cottages”) including the construction of approximately 20 new on-site houses for KRS residents as part of the redevelopment.**

The Department of Human Services is seeking Expressions of Interest from those who may wish to be considered for this project with a view to establishing a pre-qualified short list of Companies and Consortia wishing to undertake this challenging project. Registrants will be short-listed on the basis of their response to the Expression of Interest Brief.

It is intended that a selected list of Registrants will be issued with briefing documentation and invited to submit detailed proposals for further consideration.

The successful Company or Consortia will ~~purchase the 27 hectare KRS site for~~undertake a redevelopment of the site as a planned, integrated and appropriately staged development, which meets the requirements for those residents leaving KRS and the requirements of the Planning Scheme Amendment. As part of the redevelopment, the successful Company or Consortia will need to construct a number of new homes for those KRS residents who will be remaining at Kew. The Development Plan to be submitted for approval by the ~~Minster for Planning~~Minister for Planning will need to be flexible and will be made available for consultation with the City of Boroondara Council.

Developers should note that the Government is prepared to entertain a range of options for the sale and development of the site, which may include:

- Overall purchase on a staged or terms basis;
- An unincorporated joint venture between the State and the developer; or
- Other commercial arrangements that achieve an optimum return for Government whilst meeting the appropriate probity and fiscal guidelines.

The Government wishes to receive brief Expressions of Interest (no more than 10 pages) from Companies or Consortia, which have the development experience, capacity and financial standing to take on this major project.

Queries are to be directed to Ian Leong, Project Director, Accommodation Replacement and Property Release, KRS by email [ian.leong@dhs.vic.gov.au](mailto:ian.leong@dhs.vic.gov.au) and copied to Rob Fisher email: [rob.fisher@dhs.vic.gov.au](mailto:rob.fisher@dhs.vic.gov.au).

Three copies of the submission endorsed

*“Expression of Interest No. EOI E-2982, Site Developer”*

*“KRS Redevelopment – Accommodation Replacement Project”*

and should be lodged in:

Tender Box  
Department of Human Services  
11th Floor, 589 Collins Street  
Melbourne 3000

**The closing date for the expression of interest is 2 pm Thursday, 1 April 2004  
Late or facsimiled expressions of interest will not be accepted**

See Victorian Government website: <http://www.vgpb.vic.gov.au>

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