

Nightingale Project Application Form



Thank you for your interest in undertaking a Nightingale model project.

Eligibility for a Nightingale License

The applicant(s) must include a registered architect, however partnership applications between architects and non-architect partners are welcome. If you are planning on undertaking your Nightingale project as a joint venture, please include both parties as part of the application.

Submissions

Submission of this application is via email to Nightingale Housing at admin@nightingalehousing.org.

Please attach a select portfolio of your completed projects in PDF format to your email submission. There are no deadlines, and your application will be reviewed at the next Nightingale Licensing Committee meeting.

Review process

The Nightingale Licensing Committee meets to review applications against the Nightingale License Evaluation Criteria approximately every 8 weeks. You will receive a notice of decision within a month of the licensing committee meeting reviewing your application. All decisions made by the Licensing Committee are final.

Application fees

An application processing fee of \$550 inc gst is payable to Nightingale Housing prior to your application being reviewed. An invoice will be issued upon receipt of your application. This fee is payable by the applicant and non-refundable.

If your application is successful the Nightingale licensing fee will be charged to your project, as a project cost. As of January 2017 the Licensing fee is 0.5% of Gross Project Revenue for a project of up to 40 units. This fee assists Nightingale Housing to support your project, develop the model and resources, and broadly advocate for design-led deliberative housing developments. The payment schedule is as follows;

1. \$5000 to be paid upon signing a licensing agreement
2. \$10,000 to be paid upon the formation of the Special Purpose Vehicle Company for the Project.
3. 25% of the total License Fee to be paid on purchase of the Land.
4. 25% of the total License Fee to be paid on authority approval of the Project.
5. 25% of the total License Fee to be paid on the Project construction contract being awarded.
6. The remaining 25% of the License Fee, less the first two payments (\$15,000) must be paid on final sale of the Project units.

Queries

Queries? General questions about the licensing process? Please contact Nightingale Housing General Manager Jessie Hochberg at jessie@nightingalehousing.org

Tips

As you are filling out this form, please provide examples where possible. Dot point lists are fine, and we recommend answers do not exceed 200 words.

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Details

01 Lead Project Proponent

02 Website(s)

03 Phone Number

04 Email Address

05 Lead Architect

06 Architect Registration Number

07 Project Partner(s) (optional)

General

08 Tell us why you want to lead and develop your own Nightingale project.

09 What do you think are the most important aspects of the Nightingale model?

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10 Please outline your experience in property development, financing of a multi-residential project and/or company governance?

11 What do you think the biggest barriers in developing your Nightingale project will be and how will you overcome them?

Sustainability

12 Tell us why you want to lead and develop your own Nightingale project.



13 Beyond an embedded energy network with 100% renewable energy purchase and 7.5 NatHERS star building rating how would your project advance environmental sustainability?



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Deliberative Design

14 Are you working with a pre-established group of prospective purchasers or a development partner (i.e. a housing co-op or boutique developer)?* Yes/No

15 Outline how you plan to work with purchasers to foster social connection and minimise the on-going costs of living through design?

16 What benefits do you see of involving groups of purchasers in cooperative / syndicate / collective planning and participatory design? Do you see any potential downsides?

Education

17 Beyond sharing your project intellectual property with future Nightingale projects and mentoring future Nightingale leaders how would you contribute towards Nightingale's mission?



18 Nightingale Housing is a not-for-profit social enterprise which currently receives operational funding predominantly through partnership agreements. If you received a Nightingale license would you be happy to participate in sponsor events i.e R&D sessions or a networking lunch?



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Financing and Site Selection

19 Do you already have a site in mind? If not outline how you will approach site selection?

20 How do you plan to finance your Nightingale project (i.e raise equity through networks, partner with a financier etc)?



Responsibilities

21 Please name the individual or organisation who would be responsible for the following (if you don't know, please nominate the consultant i.e Development Manager)

Forming your special purpose vehicle (SPV)

Development Company

Director(s) of your SPV

Raising Equity

Feasibility Studies on Potential Project Sites

Identifying and Purchasing Land

Design Concept

Purchaser Engagement

Planning

Detailed Design

Sales

Securing Construction Finance

Contract Administration

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Portfolio

- 22** Please attach a short portfolio of your previous work including multi-residential.

Optional General Questions (not assessed)

- 23** What would you value most in receiving a Nightingale license?

- 24** What would you find most useful from Nightingale Housing in supporting you to undertake your project?

- 25** Have you considered what consultants you would engage on your project? If yes please outline them i.e legal, tax, development management etc