

# Development / Procurement Guidelines for RCD



- Development Victoria (DV) is the Victorian Government's property development agency.
- To ensure probity and transparency, DV undertakes a competitive procurement process – to invite developers to make a bid for the acquisition and development of land parcels within the RCD Project Area.
- The commercial procurement process is normally two staged – Expressions of Interest (EOI) followed by Request for Proposal (RFP). Selected RFP tenderer(s) are subsequently invited to participate in the Development Agreement (DA) negotiation process, leading to the execution of a Development Agreement with the preferred tenderer at the end of the DA negotiation period.
- The DA outlines the agreed development concept (master plan) and development programme, that the Developer is legally responsible to deliver against.
- Land transfer between DV and the Developer takes places in accordance with the ***Victorian Government Land Transactions Policy and Guidelines*** and only after the Developer has satisfied the conditions outlined within the Development Agreement. These conditions generally relate to planning and finance approvals as well as execution of construction contract with a builder. This procurement model mitigates key project risks and facilitates minimal land holding costs for the Developer.
- The Minister for Planning is the Responsible Authority for the RCD Project Area. DV facilitates a streamlined planning approval process for the Developer, in collaboration with the Department of Environment, Land, Water and Planning.