Agenda Item Submission

Submission

Agenda Section

Capital Works Manager Report

Agenda Item Subject *

Capital Works Monthly Update

Council / Committee Name *

Ordinary Meeting

Requested Meeting Session *

Wednesday 16th September 2026

Date Requested *

08-Sep-26

Date item was requested

Item Reference Number

OM2026/09-005

Classification *

☑ **Information** ☑ **Action** ☐ Note ☐ Confidential

Details

Recommendation *

That council:
Receive and notes the September 2026 Capital Works update and action items as listed below.

Background/Summary

Overview

The capital works program is generally progressing, with several projects moving from appointment into procurement and delivery. CCTV cameras and community lighting are operational. Material procurement has commenced for the Digital Services Centre, the two infill houses and the Everlina Plaza switchboard upgrade, while door works at the Multi-Purpose Centre are underway.

This month's report focuses on delivery constraints, the next housing funding proposals and upcoming Council decisions. Concrete supply, outstanding MPC quotations and QBuild's Kindy delivery costs require attention. The visual status graph provides a quick overview of the program alongside the detailed commentary below.

Project delivery update

Capital works | September 2026

Project status at a glance

Portfolio snapshot

Number of project/programme entries



13 entries in the September tracker

PRIORITY FOLLOW-UP

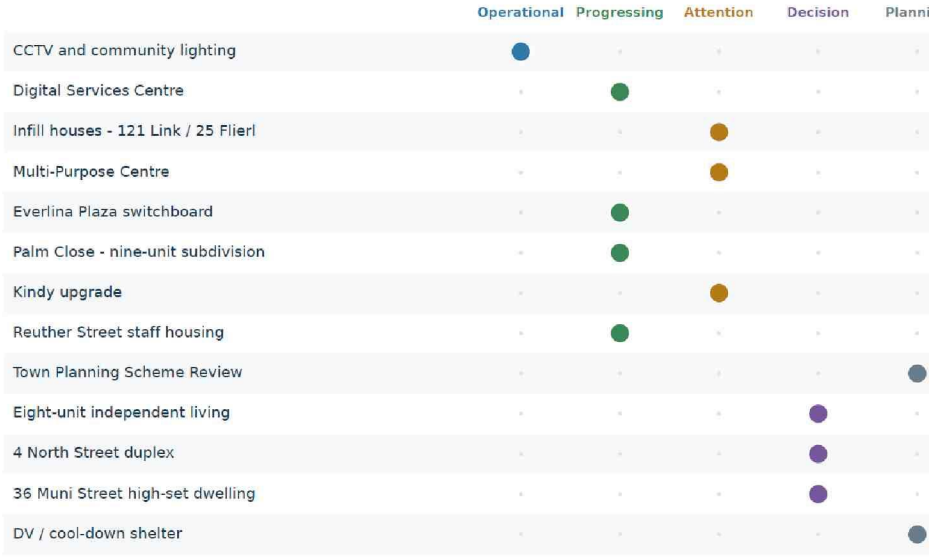
Concrete supply

MPC electrical / mechanical quotes

QBuild fees and Kindy scope

Status by project

Each coloured dot marks the reported status.



DECISION = COUNCIL ENDORSEMENT

Concepts and costing: independent living and 4 North Street.
Assessment of demolition options: 36 Muni Street.

Source: September 2026 Project Tracker. Counts include grouped projects; statuses reflect the supplied update.

CCTV and community lighting:

The CCTV cameras and community lights are installed and operational. This is a key delivery outcome for the community safety program. The next focus is monitoring performance and closing out any defects or outstanding operational matters. Operational status is reported separately from formal project close-out.

Digital Services Centre:

The project is progressing. Council has held the kick-off meeting with HCCM Contractors, and the contractor has commenced procuring materials in preparation for site commencement. The immediate priority is to confirm material delivery dates, mobilisation arrangements and the construction program so that procurement supports an orderly start on site.

Infill housing and concrete supply:

The contractor for 121 Link Road and 25 Flierl Street has been appointed and has started procuring materials. Concrete procurement is presenting difficulties, which officers are working through with the contractor. The priority is to secure supply, confirm the associated construction sequencing and establish any effect on commencement or delivery dates.

Given the planned housing and infrastructure works, a more dependable long-term supply should be investigated. Options could include dedicated supply agreements, contractor partnerships or Council-owned production arrangements. An assessment should compare forecast demand, capital and operating costs, quality control, reliability and value for money before any investment is proposed.

Multi-Purpose Centre and Everlina Plaza:

Works to the MPC access doors have commenced. Final quotations for the electrical and mechanical installations remain outstanding. These are required to confirm the remaining scope against the available budget and establish the next stage of delivery.

The contractor for the Everlina Plaza switchboard upgrade has been appointed and is procuring equipment. The next steps are to confirm component lead times, installation arrangements and any service interruption requirements with the contractor.

Kindy upgrade: QBuild delivery arrangement:

Council has received QBuild's tender forms and resubmitted the tender and updated costings through its portal. Under the current arrangement, Council will undertake the works under QBuild, which is delivering the project on behalf of the Queensland Government.

As previously raised, QBuild's administration and delivery costs were not included in the initial funding submission. These costs may reduce the funding available for physical works and require scope adjustments. Final fees and scope implications need to be clarified before delivery commitments are made. Works will proceed following tender acceptance and formal award.

Forward program and funding

Future capital housing program:

Council endorsement is sought to progress concepts and preliminary construction costings for the eight-unit independent living development and the duplex at 4 North Street, together with an assessment of demolition options for the high-set dwelling at 36 Muni Street. This preparatory work will allow the opportunities to be tested and developed into costed proposals for Housing.

An Architect will be required to prepare the design information, with suitable construction cost advice obtained before funding submissions are finalised. The proposed sequence is to obtain professional fee proposals, confirm the budget for the initial work, develop the concepts and costings, and submit the resulting proposals to the Department of Housing.

Based on advice received, Housing is moving towards project-specific, costed submissions so funding can better reflect delivery requirements. This is intended to reduce the risk of overfunding or underfunding as construction costs change. Funding amounts remain subject to assessment and approval.

Council will need to meet the upfront design and costing fees. Fee proposals will establish the initial expenditure requirement, and a suitable budget allocation must be confirmed before engagement. Recovery of eligible fees will be sought through the subsequent funding submissions, subject to written confirmation of eligibility and approval.

Palm Close nine-unit subdivision:

Design and planning are progressing well. Preliminary layouts and a detailed update are provided as an attachment to this report. Council's consideration of those layouts will guide further design development and the next stage of project coordination.

Reuther Street staff housing:

Three prefabricated/modular housing companies have been approached and are preparing proposals for the staff housing opportunity at the corner of Reuther Street. These will be presented at the October Council meeting. The review should compare proposed layouts, inclusions, site works, delivery timeframes and overall cost on a consistent basis.

DV / cool-down shelter funding:

A meeting is planned for early October to discuss potential Housing Australia Future Fund (HAFF) opportunities for the proposed domestic violence or cool-down shelter. The discussion will help clarify the available funding pathway, eligibility and the information needed to develop a proposal. No funding commitment is reported at this stage.

Town Planning Scheme Review:

The review update is to reflect the UP North meeting dated 15 September 2026, including the agreed priorities and next actions. Confirm the meeting has occurred and incorporate the outcomes before this report is issued.

Budget and Resource Considerations

Approved project budgets and grant conditions remain the basis for expenditure. Current expenditure, committed costs and forecast costs to complete should be confirmed with Finance before the overall budget position is reported as on track. Any forecast shortfall is to be identified and addressed before additional commitments are made.

Action Options

That Council:

1. Notes the September 2026 Capital Works Monthly Update.

2. Endorses the progression of concept designs and preliminary construction costings for:

a. the proposed eight-unit independent living development;

b. the proposed duplex development at 4 North Street; and

c. the potential demolition and redevelopment of the high-set dwelling at 36 Muni Street.

3. Notes that Council will need to initially fund the design and cost-planning work, with eligible costs to be incorporated into future submissions to the Department of Housing. Recovery of these costs will remain subject to funding approval.

Appointments and Meetings

Date	Description

Link to Operational Plan

1-1, Coordinated and High Quality Services. 1-2, Safe, Culturally Appropriate Housing. 2-5, Community Master Planning. 4-4, Digital Infrastructure. 5-5, Strategic Planning.

Consultation

Project consultation and coordination undertaken include the DSC kick-off meeting with HCCM Contractors; liaison with the infill housing contractor on materials and concrete supply; submission of the tender and revised costings to QBuild; and engagement with three prefab/modular housing suppliers for Reuther Street proposals.

Risk Assessment

○ Low ◉ **Medium** ○ High

Attach Supporting Agenda Materials

Hopevale Social Housing_090226_MF.pdf 2.83MB

Reference Document

○ Yes ◉ **Not Applicable**

Report Prepared by *

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Report Authorised by

Decision

(•) **Approve** ( ) Reject

Signature	**Full Name**	**Date**
	Tisha Gordon	10-Sep-26

Comments, Questions and Rejections Notes

A full history of this Submissions journey can be found in the Action History Tab contained in the pane on the right

Commentors Name *	Choose Type of Comment *	Enter your Comment, Question or Reason For Rejection Note here *

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