



SMALL AND MEDIUM CONTRACTORS

SMC

HOUSING INITIATIVE

Launch

The Demand for Housing

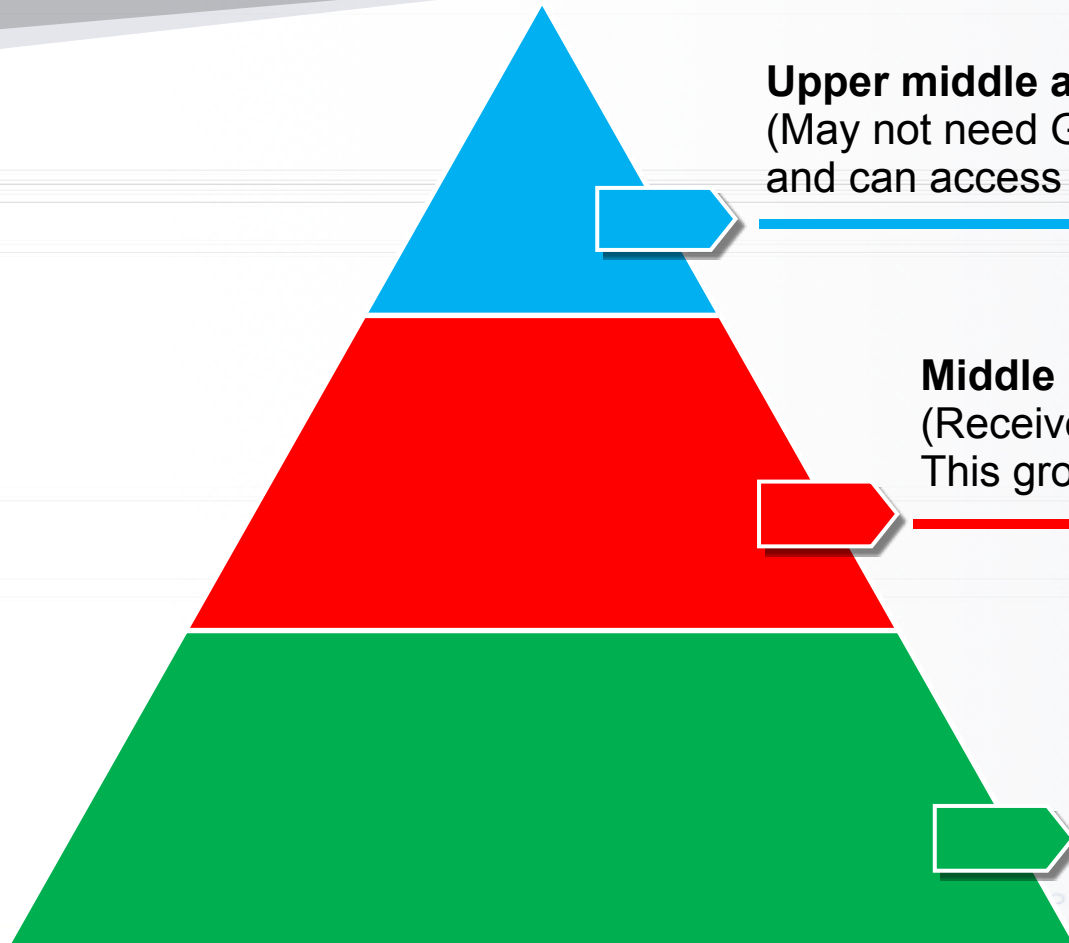


➔ No. of applicants on the public housing database: **186,500**

SALARY RANGE (TT\$)	PERCENTAGE OF DATABASE
0-2500	19.06%
2501-6000	42.61%
6001-9000	20.64%
9000+	17.69%
\$0-9000	82.3%
\$9001 – 25,000	17.7%

- Highest mortgage that 82.3% of database (153,000) can access : **TT\$ 650,000**
- Average monthly mortgage payment: **TT\$2,500 - \$3,000**

Affordability Pyramid



Upper middle and upper income earners
(May not need Gov't assistance for housing
and can access housing on the open market)

Middle income earners
(Received substantial Gov't assistance in the past.
This group benefits from PPP/HCIP funded units)

Lower middle and low income earners
(May not be able to afford housing on the open market
and will need Gov't assistance in acquiring housing).



Government's New Policy



In the 2020 Budget Statement, the Minister of Finance indicated that Government will:



*“initiate a new housing construction programme, whereby qualified small builders will now be given the opportunity to construct **basic “no frills” 3-bedroom houses on serviced lots**, either on vacant lots in existing housing developments or in available Government land developments, using drawings and specifications produced by the HDC. The programme will be offered to small and medium sized contractors at a fixed price of (approximately) \$500,000.00 per house and contracts will be awarded in batches of 5-10 houses.”*





What is the SMC Housing Initiative



The SMC Housing Initiative is a new programme aimed at engaging experienced small and medium contractors to construct basic houses (not exceeding \$500,000.00 per unit) to assist with current demand for public housing.

The primary objectives of the initiative are :

- Address the current demand for affordable housing
- Create jobs in the construction sector
- Generate economic activity



Additional Features of this Initiative



**Housing
Units
will:**

Be constructed on vacant lots in HDC housing communities and on available state land

Be constructed using drawings and specifications provided by the HDC

Cost between **\$250,000 - \$500,000** per unit



Potential Locations



The following areas are being considered for this programme:

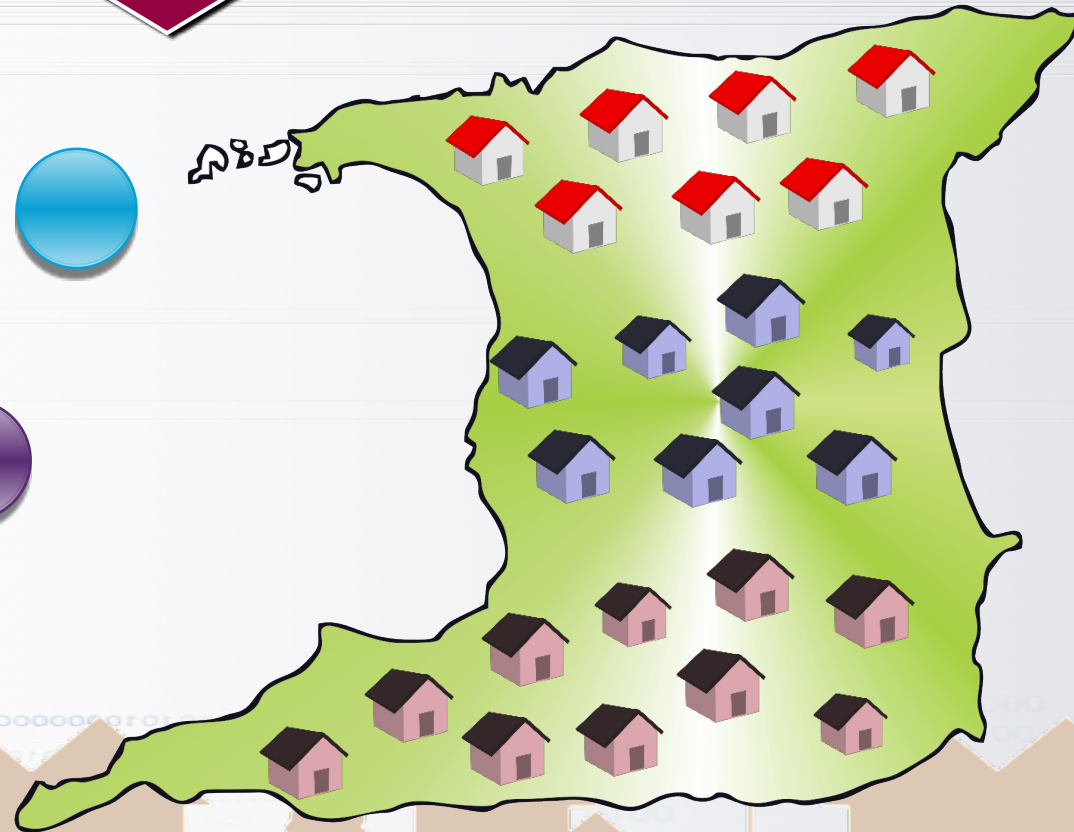
East – West Trinidad



Central Trinidad



South Trinidad

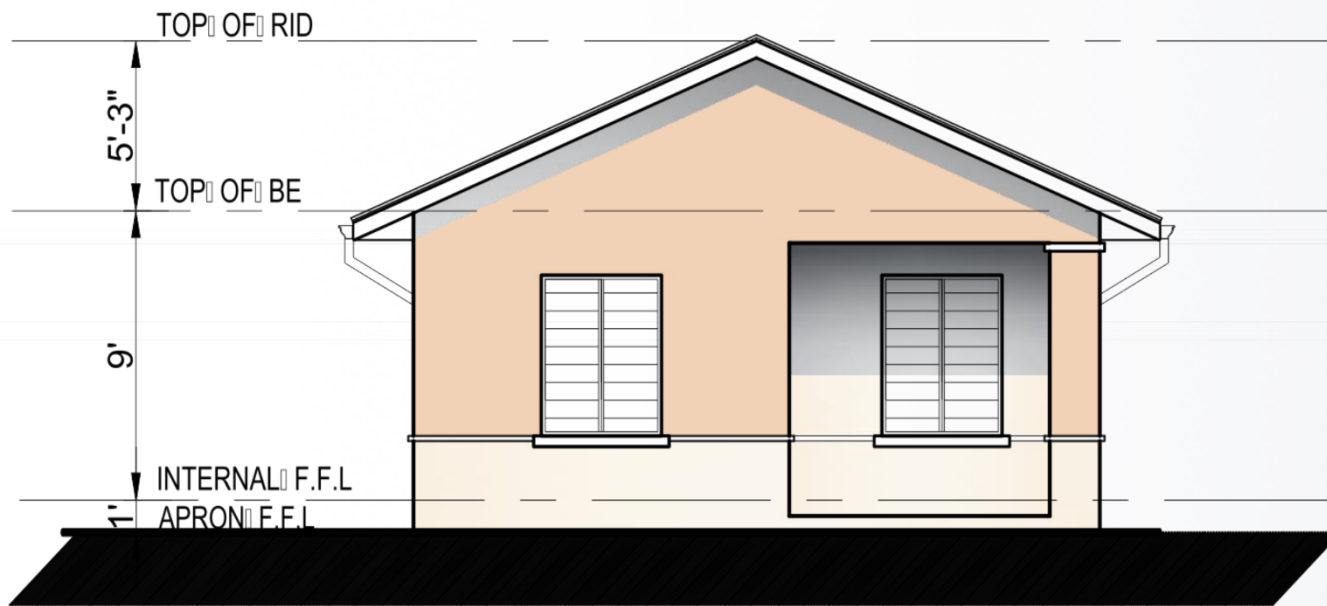




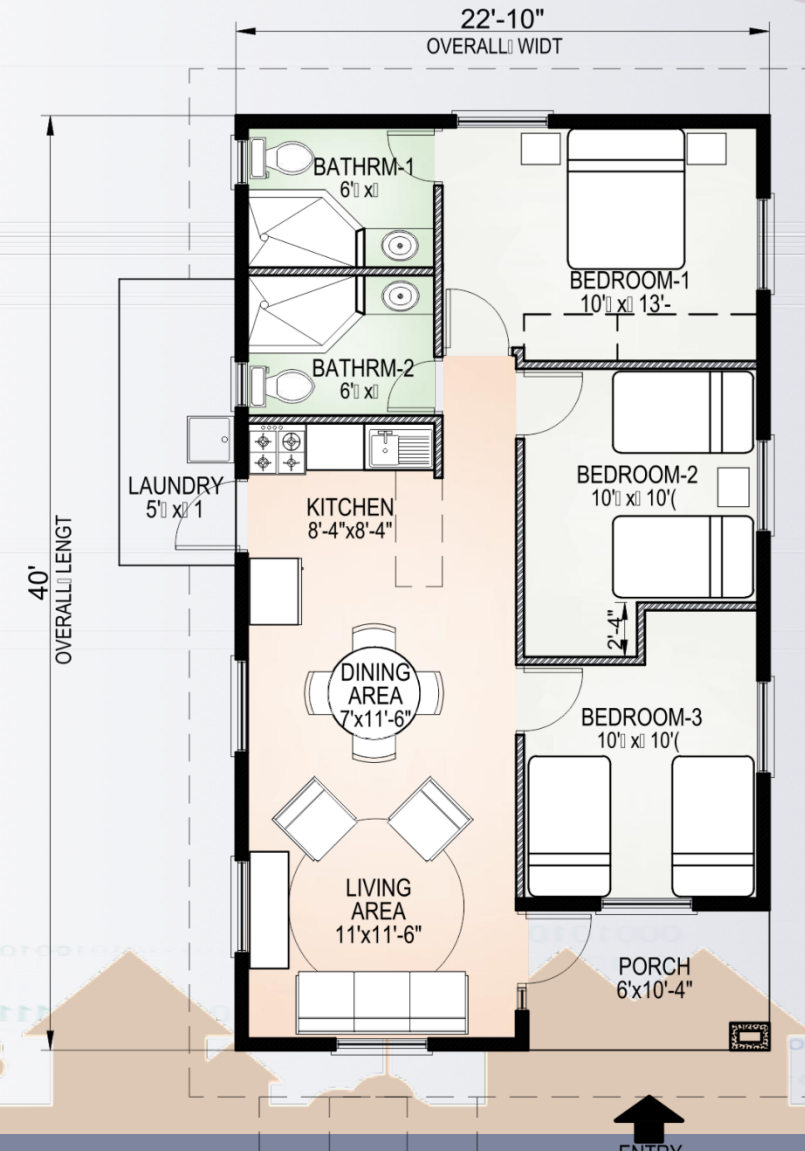
3 Bedroom Housing Prototype



3BR (913 sq ft)



FRONT ELEVATION

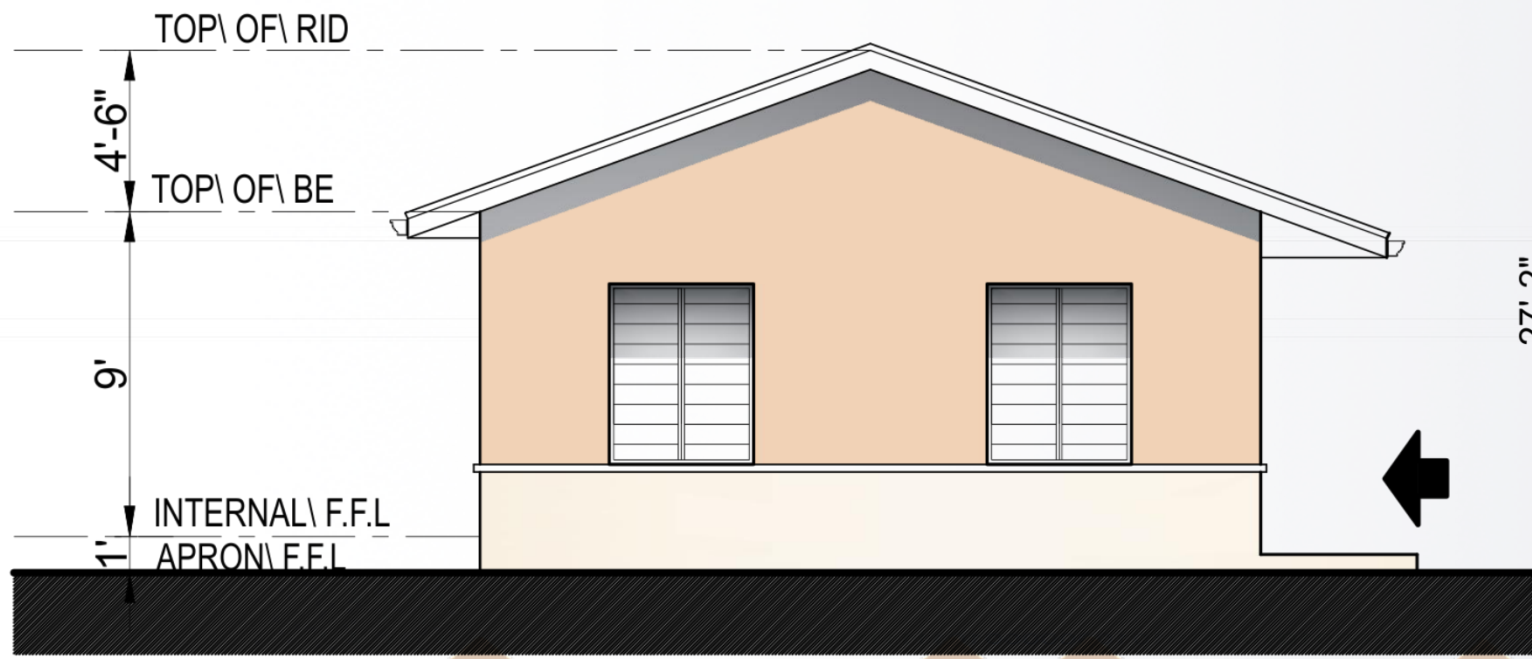




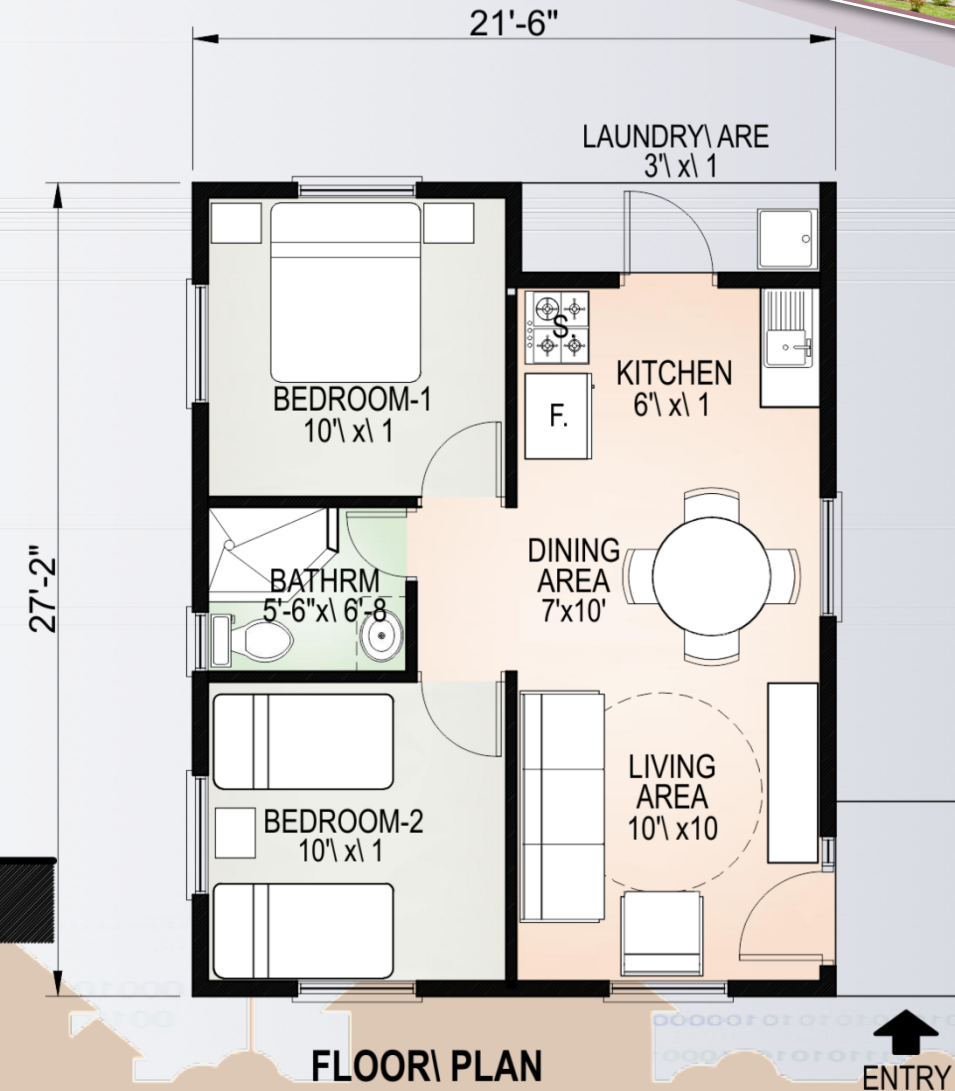
2 Bedroom Housing Prototype



2BR – 583 sq ft



FRONT ELEVATION



FLOOR PLAN

How do you Access the Programme?



Application

Prequalification

Procurement

Selection and
Award



Application Process



1. Pay application fee of **TT\$500.00** using either ***cash, linx or managers cheque*** at the ***HDC's Head Office, 44 South Quay, Port of Spain or HDC's South Office, #2 Mc Gillivray Street, San Fernando*** and collect the application package.
2. After payment, compile and submit the following supporting documents (where applicable):
 - Completed Application Form (Available in the application package)***Show Proof of:***
 - Company Registration Document of a Company in Trinidad and Tobago.
 - Valid Compliance Certificate issued by the Board of Inland Revenue.
 - Valid Compliance Certificate issued by the National Insurance Board.
 - A valid Value Added Tax Clearance Certificate
 - Financial Capacity (Reference letter from Financial Institution)



Prequalification



- Entities must fulfill all Statutory requirements BIR, NIS
- Zoned by geographic region
- Financial capacity

<\$500.K

\$500.K - \$1Mil

\$1Mil - \$2.5Mil

\$2.5mil - \$5Mil

\$5Mil - \$10Mil



Procurement Process



- HDC to provide Indicative Pricing
- Prequalified proponents will have an opportunity to participate
- Response to the Standard Criteria upon invitation



Selection and Award



- Having satisfied the Prequalification and Procurement requirements contractors will be selected.
- Contractors will be awarded based on the petty form of contract





Steps After Selection and Award



- ***Form of Contract***
 - Petty Contract
- ***Insurances***
 - HDC will be responsible for Public Liability,
 - The Contractor will be responsible for Workmen Compensation and any other company relevant insurances.
 - No advance and performance bonds required





Steps After Selection and Award



- ***Approvals***

- The HDC will be responsible for all approvals required from Statutory Boards and Regional Corporations

- ***Security***

- Security of the site and contents of the site will be the responsibility of the contractor.





Steps After Selection and Award



- ***Quality Control***

- The HDC's 22 Point Quality Assurance Programme will be used to monitor the progress and completion of construction.

- ***Payment Process***

- Milestone Payments will be made based value of works completed

- ***Retention Release – 5%***

- 2.5 at completion and handover
- 2.5 3 months after handover





Important Dates to Remember



- Application packages can be purchased at the HDC from :
Wednesday January 22, 2020
- Closing date for the purchase of application packages:
Friday February 14, 2020
- Closing date for submission as outlined in the application package of completed documents:
Friday February 14, 2020 at 3:30 p.m.





Negotiated Pricing of Materials



- Lumber
- Steel
- Roofing
- Blocks
- Cement
- Other



Summary of the SMC



- Open to nationals of Trinidad and Tobago
- Small and Medium sized contractors are preferred
- Housing units not to exceed \$500,000.00
- HDC to provide designs and specifications
- HDC to finalise all statutory approvals
- Housing units to be constructed at various sites across the country





**THANK YOU FOR THE COURTESY
OF YOUR ATTENTION!**

