



7th National Housing Conference

30 October to 2 November 2012

Brisbane Convention and Exhibition Centre

People — Place — Productivity



Tenant Perspective

Weekly Rent Comparison
Single Age Pensioner

Entitled to one-
bedroom unit

Afford inner
city Studio

Public Housing

\$94

\$94
25% of
Income

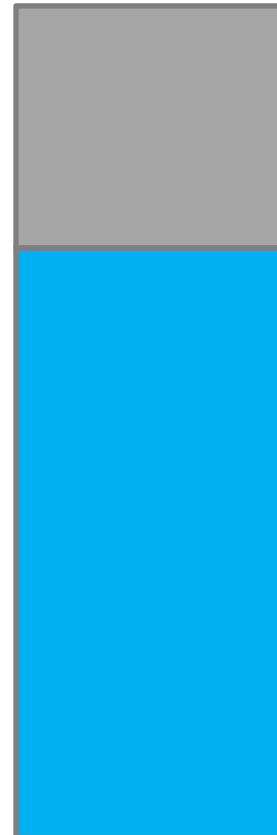


\$173

\$60
Commonwealth
Rent Assistance

\$113
30% of
income

BHC



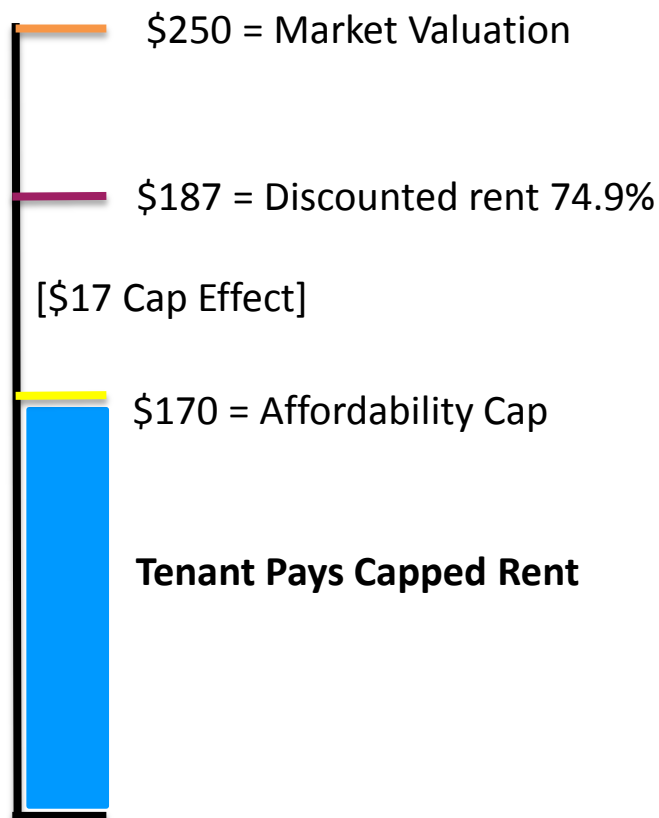
Affordability Caps

- Calculated to ensure the majority of household types under the One Social Housing System can afford BHC rents
- Household income estimates in line with Centrelink Income assessments

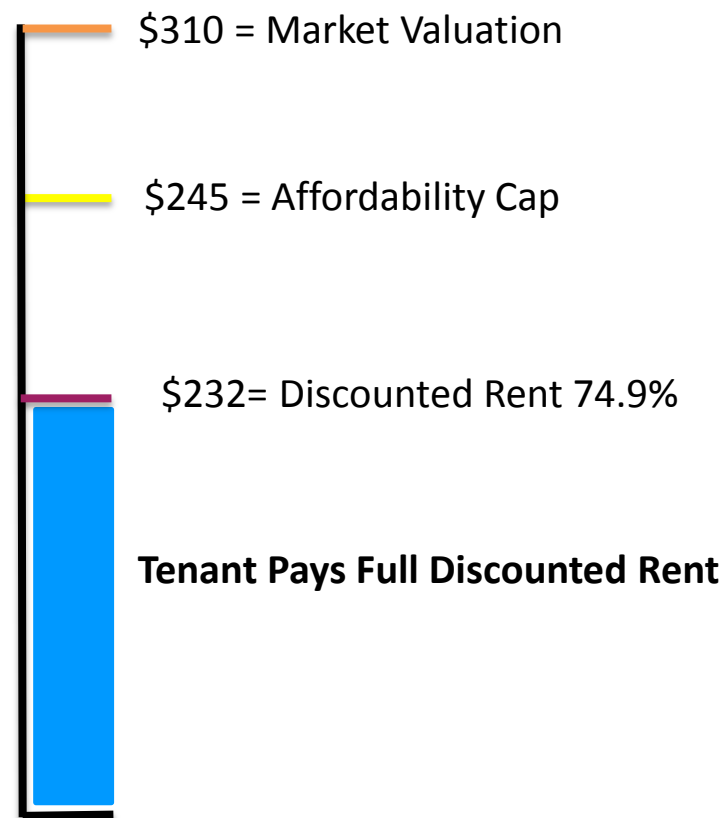
	Inner suburbs	Middle suburbs	Outer suburbs
Studio	\$170	\$150	\$140
1 bed	\$215	\$195	\$180
2 bed	\$280	\$260	\$245



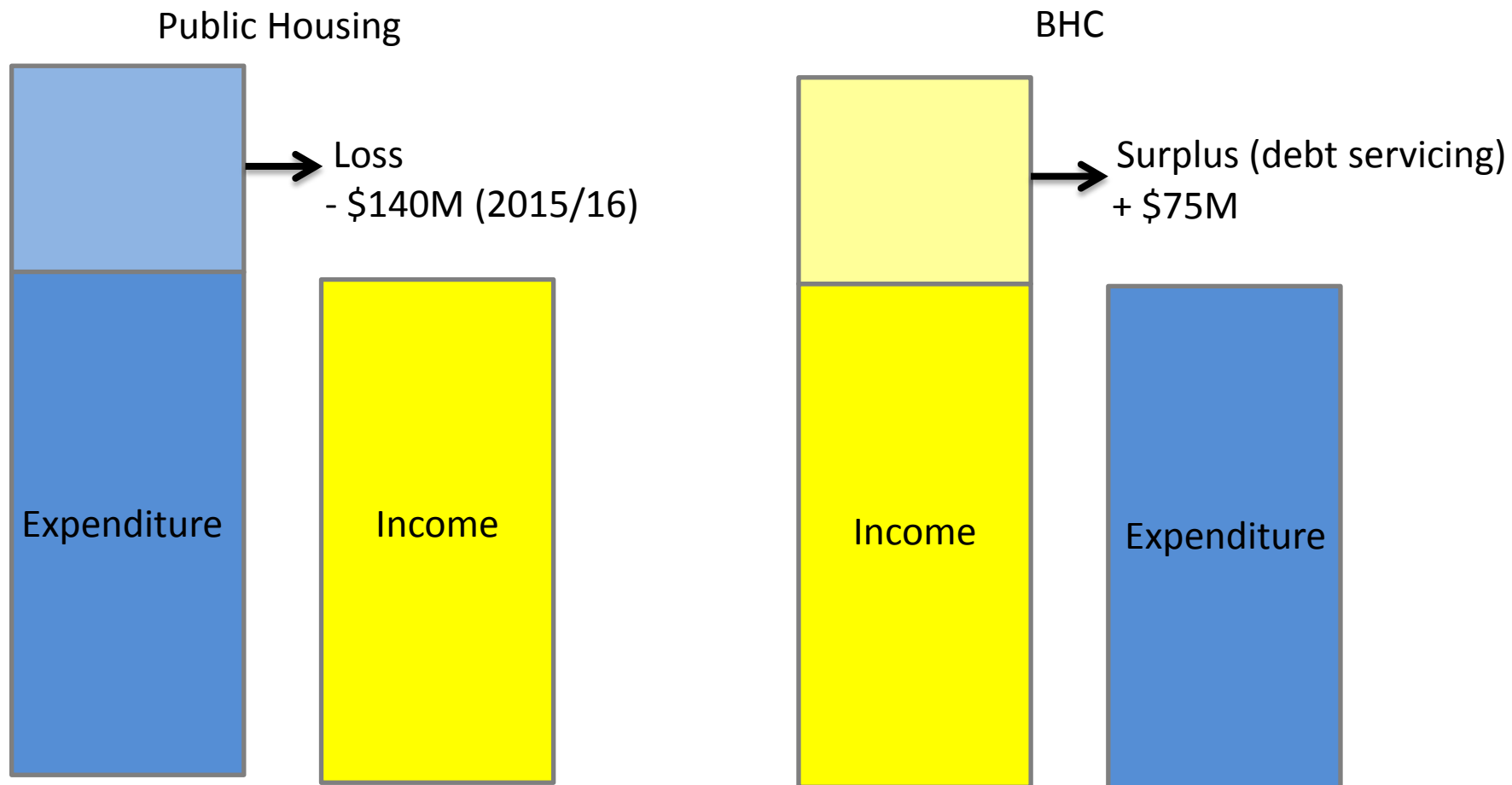
Studio Inner Suburb



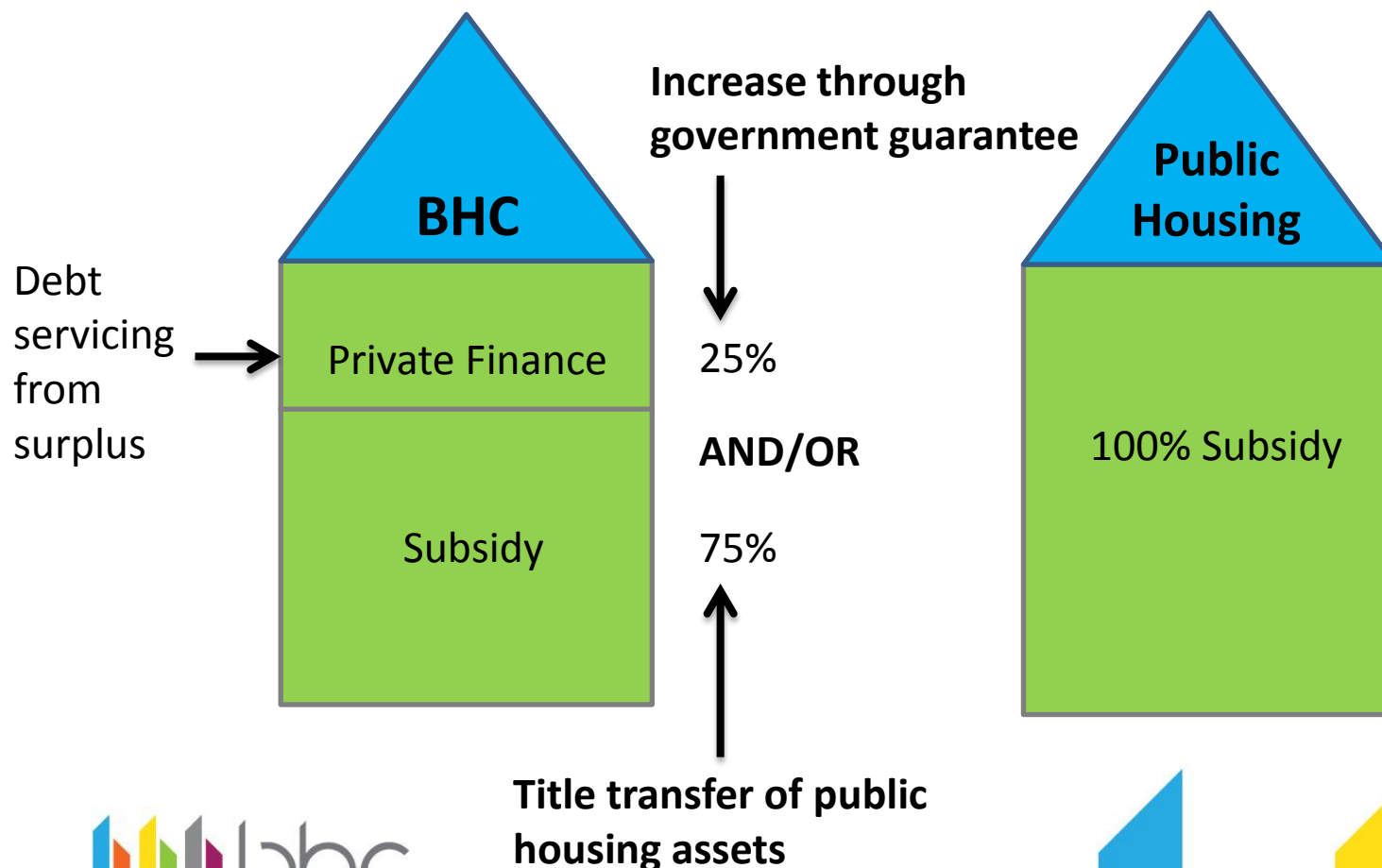
2 Bedroom Outer Suburb



Portfolio Impact



Creating New Supply



Why is BHC model viable?

Revenue

- Access to Commonwealth Rent Assistance
- Rent model applies higher % of household income to determine affordability (30% vs 25%)
- Affordability used to determine housing choice rather than 'Entitlement' – compact housing solutions work!
- Modest surplus to service debt from private finance
- Asset ownership to create equity and leverage investment

Expenditure

- GST exemption - Maintenance 10% cheaper
- Able to seek competitive maintenance services

