



# OUR DEVELOPMENT CAPABILITIES





*"BHC Development demonstrates a per-eminent professional approach to project management. Their flawless approach to open communication, timeliness of outputs, expertise, knowledge of the technical issues and controlled disciplines plays a significant role in guaranteeing project success for them and for us"*

*- F K Gardner - General Contractor*



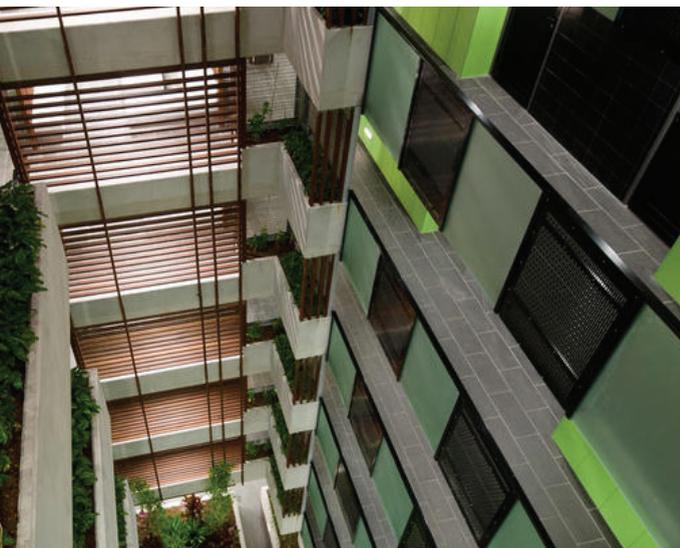


## CREATING LIVEABLE COMMUNITIES

BHC is an industry leader and innovator within the field of affordable housing, mixed-tenure developments and specialised housing solutions for key groups. A not for profit organisation, our vision is to create thriving, diverse communities which incorporate elements of affordable housing, market for sale homes, retail and commercial space.

With a portfolio in excess of 1,500 homes Brisbane wide, we manage every stage of the development process from concept through to completion. We also provide specialist property and tenancy management services through our dedicated operations team.

BHC developments place a high emphasis on design and liveability, choosing our locations carefully and partnering with some of Australia's leading architects to create thoughtfully-designed, affordable rental and market for sale homes in key growth areas throughout Brisbane and regional Queensland.



## FINANCIAL ANALYSIS

- Rental Yields
- Cash Flow
- Feasibility Analysis
- Cost Management
- Reconciliation of Project Transactions

## DEVELOPMENT MANAGEMENT

- Site Acquisition
- Development and Building Approvals
- Design Management
- Consultant Selection and Management

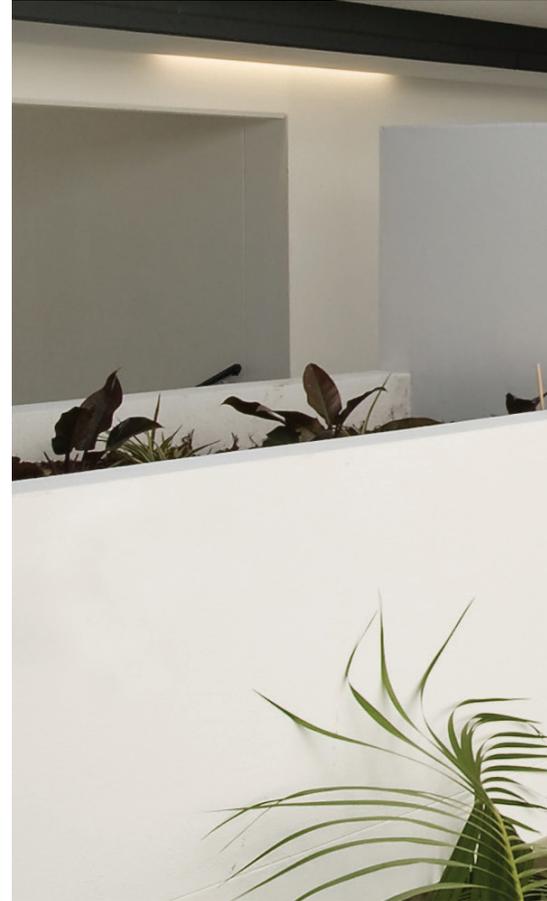
## PROJECT MANAGEMENT

- Tender Procurement and Analysis
- Super-Intendant and Contract Administration
- Project Commissioning and Handover
- Deflect and Liability Period Management and Final Completion

## SALES & MARKETING

- Property Appraisals
- Sales and Contract Management
- Development and Implementation of Marketing Plans
- Budget Management

## IN HOUSE DEVELOPMENT CAPABILITY



## THE EVOLUTION OF BHC

### BHC WAS FOUNDED

#### Developed & Retained Affordable Housing

20 developments were created with funding assistance from the Commonwealth Government, State Government and Brisbane City Council. Under this structure 707 dwellings were created for low to moderate income earners.

2002



JEAYS ST



NUDGENE



KELVIN GROVE

### BHC EXPANDED INTO MIXED TENURE

#### Developed, Retained and Sold Mixed Tenure

BHC's Mixed Tenure Model (MTM) creates successful developments of varying incomes and stages of life, creating vibrant communities. The model includes a mix of affordable 'key worker' dwellings and successful 'social mix'.

17 developments were created through grant funding from Brisbane. Of these developments, nine of them were...

2009



ARIS



QUADRANT



RICHMOND



TWELVE YEARS DESIGNING +  
DEVELOPING LIVEABLE COMMUNITIES

BHC specialises in developments for specific target groups such as people with disabilities, people experiencing homelessness and those with mental health issues. Since our inception in 2002, we have created over \$400 million in residential dwellings and have sold in excess of \$100 million to investors and owner occupiers.

Our experienced team with complementary skill sets have helped create a number of award-winning developments, cementing BHC as a significant developer of homes for Queenslanders from all walks of life.

YESTERDAY

Specialist Buildings

Specialist communities that offer sustainable homes for people in need of shared places for all to share.  
Specialist rental homes and market rate home ownership to achieve  
During this period, 907 dwellings were delivered across  
a mixed tenure with almost 300 homes sold to private buyers.

TODAY

Develop, Retain & Sell Mixed Tenure Buildings & Joint Ventures

4 developments with over 200 homes are being created via a Joint Venture agreement with various organisations including the State Government.  
Today and into the future BHC continues to design and build communities that meet the forever changing demand of the property market and Queensland community.

2013

2014



CARGO



SYRAH



CENTURY



BOWEN TCE  
Joint Venture  
Blue Care



SPECTRUM  
Joint Venture  
MS Queensland



FISHER CREST  
Joint Venture  
LNG's



BOTHWELL ST  
Joint Venture  
State Government



## DESIGN PRINCIPLES & SUSTAINABILITY

BHC developments are designed and constructed to provide a safe, secure liveable environment for residents and owners. Our approach to excellence and detailed planning helps to generate quality, hard-wearing and low maintenance homes, for enhanced liveability of our residents and great investment opportunities for purchasers.

Our aim is to provide highly impactful, award-winning, attractive interior design and architecture for our buildings. We realise that functionality comes down to some of the finer details including superiority and efficiency in fittings, appliances and systems for each dwelling. BHC's provision for common areas in buildings offers residents and their guests an inviting place to congregate and feel part of a community.

We are mindful of the impact on the environment and design our buildings with sustainability in mind, to ensure each building receives a six star energy rating, we offer features such as passive ventilations, sustainable building materials, solar orientation, water and efficient appliances and the collection and use of rainwater.

## AWARDS

Responding to the housing needs of low to moderate income earners, does not require compromise in development composition, finishes and structure.

Each development created by BHC has been done with sustainability, affordability, design and community in mind. BHC has been recognised through industry bodies including the UDIA, the Australasian Housing Institute and the AIA.

### **2014 PowerHousing Australia Award**

- Excellence in Tenant Engagement & Social Inclusion

### **2013 Australian Institute of Architecture (AIA) Queensland Harry Marks Award for Sustainable Architecture**

- Constance St (Green Square Close), Fortitude Valley

### **2012 UDIA Winner for Medium to Large Density Development**

- Century, Kangaroo Point

### **2011 UDIA Winner for Urban Renewal**

- Syrah, Mitchelton





*"BHC appreciates the fine but complex line between managing value; functionality and good aesthetics, which is why we enjoy working with them on their developments".*

- Arkhefeld



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