



# NRAS a key part of BHC's model

NOT-FOR-PROFIT developer BHC has pioneered a mixed-tenure model, where a portion of each development is offered under the National Rental Affordability Scheme (NRAS) as standard market product and the remainder is retained and managed by the developer.

BHC chief operating officer Samantha Evans said the company retained an average of 30 per cent interest in each development.

"We have a vested interest in ensuring the high quality of what we develop is maintained

into the future," she said. "We are able to offer product at lower price points than other developers because of our unique model, and our position as a not-for-profit organisation, without compromising on quality.

"We also work with some of the city's most respected architects and builders to develop projects that include quality fittings and fixtures, along with a high level of energy efficiency.

"We hope to bring further allocations to the market over

the next few years using the same winning formula."

BHC picks development sites in locations where affordable properties are in short supply. Projects undergo extensive State and Federal Government assessment to qualify for NRAS allocations.

"To qualify for the NRAS, developments need to be in a location with an affordable housing need and with significant surrounding infrastructure and amenity, close to employment, schools, shopping centres and

transport," BHC sales and marketing manager Trudi McConnell said.

"Investors are attracted to NRAS properties because they understand that this research has already been done.

"Tenants also undergo a diligent screening process and, generally speaking, they are so appreciative to be a part of a scheme that enables them to live in a quality, central development, for 20 per cent below market rent, that they wouldn't want to jeopardise it."

Ms McConnell, who bought

a two-bedroom NRAS property at BHC's Richmond complex at Bowen Hills, said BHC provided on-site management at each development and there was ongoing communication between the property manager and the investor, which gave investors, tenants and owner-occupiers added piece of mind.

"While knowing the property management team personally made the process much easier, the BHC proposition is the best I have seen in the market place," she said.

## **BHC**

### **Location:**

Southeast Queensland

**Phone:** 3307 3000

**Website:** bhcl.com.au

### **Features - Amenities**

- Independent, not-for-profit organisation
- Provides affordable rentals and markets for-sale product throughout Brisbane
- Offers investment opportunities under the National Rental Affordability Scheme
- Mix of boutique apartments and townhouses
- Limited number of one, two and three-bedroom apartments remain available across portfolio
- Priced from \$299,000





BHC sales and marketing manager Trudi McConnell, who purchased a two-bedroom NRAS property at BHC's Richmond apartments at Bowen Hills.

