



NRAS taps into top demand

THE majority of completed apartments available under the National Rental Affordability Scheme (NRAS) are now sold across BHC's portfolio, with 99 per cent of these apartments occupied.

Just a handful of completed NRAS properties remain available in BHC's current portfolio, following strong demand from buyers looking to take advantage of the cashflow-positive investment.

BHC sales and marketing manager Trudi McConnell, who recently purchased a two-bedroom NRAS property at BHC's Richmond apartments at Bowen Hills, said NRAS was a great solution for those looking for a blue-chip investment that was maintenance and hassle free.

"Having worked with NRAS for nearly four years now, I have done plenty of research into the scheme and was simply waiting for the lending policies to catch up with this unequalled investment proposition," she said.

"The BHC NRAS model is truly a set and forget investment, with no letting fees,

compliance fees, set-up fees or admin fees.

"It's a simple 14 per cent off the achieved rent, nothing more to pay. The property is close to the city and, based on Richmond's strong property fundamentals, the decision to invest was easy."

NRAS lets investors secure positively geared properties with CPI indexed tax-free rebates totalling \$10,350 per annum for up to 10 years.

In return, investors rent their apartment for 20 per cent below market value to eligible NRAS tenants.

Mrs McConnell said there had been steady demand for NRAS properties at Richmond since it was released to the market due to its prime

location, due to its prime location just 2.5km from the Brisbane CBD and overall value proposition.

"The demand for NRAS has surpassed the supply at Richmond, with very limited risk associated, due to the high rental demand in the area," Mrs McConnell said.

"There is a general shortage of affordable rental properties throughout Australia,

particularly in inner-city locations, which means for those investing in an NRAS property, there is a pool of tenants just waiting.

"Due to the increasing demand from key workers in

the Bowen Hills area, including clerks, administrators, nurses, and retail workers, there is a waiting list on NRAS rentals at Richmond, which is an incredibly strong drawcard for investors like myself."

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 its portfolio
- Priced from \$299,000



BHC sales and marketing manager Trudi McConnell recently bought a two-bedroom NRAS property at Richmond apartments in Bowen Hills.





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