

Opal by BHC

Providing affordable rental properties in key Brisbane locations

BHC is a housing provider and developer with a variety of rental models including reduced market rents providing affordable housing for low income households. BHC owns all of the properties within *Opal by BHC* and we provide quality in-house tenancy and asset management.

Am I eligible for an Opal by BHC property?

To rent an *Opal by BHC* property, you must meet each of the following eligibility criteria:

- You must be an Australian citizen, have permanent residency or have Temporary Protection visa XA visa subclass 785 or Temporary Protection visa XC visa subclass 785. Permanent residents include NZ citizens who arrived in Australia prior to 27 February 2001.
- You must be a Queensland resident or provide evidence of a need to move to Queensland.
- You or your household members must not own or part-own property within Australia or overseas. This includes residential or commercial property, land, mobile home or caravan (permanently connected to utilities).
- Your household's combined liquid assets, meaning money in the bank, shares, investments and superannuation payouts, must not exceed \$135,937 for a single person or \$173,375 for two or more household members.
- Your proposed household's combined annual gross income must not exceed the following limits*:

Household Type	Income Limits*
Single Adult	\$61,322
2 Adults	\$84,782
3 Adults	\$108,242
Sole Parent with 1 Child	\$84,841
Sole Parent with 2 Children	\$105,184

Household Type	Income Limits*
Sole Parent with 3 Children	\$125,527
Couple with 1 Child	\$105,125
Couple with 2 Children	\$125,468
Couple with 3 Children	\$145,811

*effective May 2024; subject to change. Income from the last 12 months

How do I find out about available Opal by BHC properties and how do I apply?

- *Opal by BHC* properties are generally advertised on www.realestate.com.au. You will find currently advertised vacancies at: www.realestate.com.au/agency/brisbane-housing-company-ltd-EPZCCQ
- You can find an application form on our website at <http://bhcl.com.au/tenants/opal-by-bhc/> to fill out online. You'll need to provide evidence of your eligibility before your application can be fully assessed.
- You can email us at allocationsteam@bhcl.com.au or phone 07 3307 3000 and ask to speak with Allocations with any queries, or to submit your application along with your supporting evidence.

Important information about Opal by BHC

BHC aims to provide long term, sustainable housing options for Brisbane residents. *Opal by BHC* properties are available for an initial lease term of 6 months, with the potential for extension.

Opal by BHC properties are close to transport and local services but have limited onsite parking. Some properties may have restrictions around pets.

Rents for properties leased under *Opal by BHC* are set at less than 75% of the market rates and are reviewed annually. Prior to offering a property to a tenant, BHC will use the income information you have supplied to ensure your affordability for the property you are applying for. We use an affordability benchmark of 40% of weekly income. We will also factor in Commonwealth Rental Assistance as part of the income affordability check.

Opal by BHC tenants are required to participate in an annual check of eligibility in relation to income and assets. Increased income eligibility limits apply after the first year. Please ask and we will be happy to provide further information.