

# 16 BRIGHT PLACE, BIRTINYA

## PROJECT FACTS AND Q&As

### Project Facts

- 90 affordable housing dwellings over 8 storeys.
- Unit types include a mix of studio, one bedroom and two bedrooms.
- Regular tenancy management presence with office onsite.
- Caretaker regularly onsite to ensure a high standard of building amenity and presentation is maintained.
- Communal areas will include outdoor activity spaces, an outdoor BBQ and dining area, an internal common space and workspaces.
- 82 carparks including 59 dedicated for residents and 23 for visitors. There are also 2 resident motorcycle parking spaces, and 2 visitor motorcycle parking spaces.
- Dedicated secure areas for the storage of paddle boards, canoes etc and over 100 bike parking spaces for both residents and visitors.
- All dwellings are designed to be Livable Housing Australia (LHA) Gold standard, allowing for greater accessibility and ageing in place opportunities.
- The building has been designed by award winning Ellivo Architects.

### Vision and Intent for the Development

- This development will provide homes for frontline workers and low to moderate income households priced out of the local rental market and in need of secure, affordable and well-located homes that are within walking distance to employment opportunities, health services, retail amenity and community facilities.
- The development aims to build a community and foster opportunities for social inclusion, offering residents multiple spaces to meet and connect including informal communal spaces. These spaces connect to the surrounding gardens whilst taking advantage of the breezes from Lake Kawana.
- The project builds on BHC's substantial experience of providing affordable housing for frontline workers and low-moderate income households across Queensland.
- Ellivo Architects have adopted subtropical design principles that welcomes the outdoors indoors and ensures that liveability and accessibility are key design outcomes.

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### FAQ's

#### 1. What will this development offer?

A: The development will provide 90 affordable rental homes in Bright Place, Birtinya. The homes will be available/offered for rent to frontline and low-moderate income workers that are employed in the adjacent health and retail precinct and surrounding area, providing an affordable housing solution close to their place of employment.

#### 2. What is the difference between social and affordable housing?

A: **Social housing** is government subsidised rental housing. It is mainly available to people on very low incomes, and people who often have experienced homelessness, family violence or have other complex needs.

Social housing is made up of two types of housing:

- public housing, which is owned and managed by State and Territory Governments, and
- social or community housing, which is managed by Community Housing Providers like BHC.

*The social housing rents are usually set at 30% or less of the household's weekly income.*

**Affordable housing** is rental housing for low-moderate income households. Affordable housing is available to a broader range of household incomes than social housing. Households do not have to be eligible for social housing to apply for affordable housing, though people who are eligible for social housing may also be eligible for affordable housing properties.

Affordable housing is managed more like a private rental property, but with more specific eligibility criteria. When there is a vacancy for an affordable housing property, the property is usually advertised online with an application submitted as they would if they were applying for a property in the private rental market. Refer to Q.17 for further information.

*The affordable rents are set at 74.9% or less of the market rental for commensurate properties in the area, providing a cost-effective option for low-moderate income workers to live close to their place of employment.*

#### 3. How much rent will tenants pay?

A: As above, generally, affordable housing rents will be discounted by at least 25% of the equivalent market rent for a similar property in the area.

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### 4. What type of apartments will be in the development?

A: The 90 units in the development will include a mix of studio, one-bedroom and two-bedroom apartments.

### 5. How will residents be selected/allocated an apartment?

A: Residents eligible for affordable apartments apply directly to BHC through online platforms such as realestate.com.au, and/or through referrals from local community services.

BHC assesses eligibility (based on income and assets, and other criteria) and suitability for the complex. BHC have a tenancy management team who manage the tenancies according to RTA Legislation and form relationships with the residents. The tenancy manager is regularly onsite and easily contactable.

Many residents become long-term residents – calling the property home for as long as they maintain their tenancy obligations and remain eligible from an income perspective.

### 6. Why did BHC select this site in Birtinya?

A: BHC, which is a charitable organisation, acquired this site independently, undertaking a thorough due diligence process. The site was selected because of its excellent proximity to employment opportunities and access to public transport. The site was purchased at a comparable cost per unit to other affordable projects delivered by BHC.

### 7. Is there a timeframe for how long these sites will be guaranteed for affordable housing?

A: A minimum of 20 years, with BHC continuing to own and operate the project as affordable housing beyond this.

### 8. Who will design and build these developments?

A: BHC appointed Ellivo Architects to design the building and will appoint a separate building contractor to construct this project. BHC is a leading provider of affordable housing and has been building and maintaining homes for Queenslanders in need for over two decades.

### 9. When will construction start?

A: This project is in the planning phase – we will provide updates as the project progresses.

### 10. When will tenants be able to move in?

A: This project is in the planning phase – we will provide updates as the project progresses.

### 11. What is there now?

A: The site is owned by BHC and is currently vacant land.

### 12. When was the site purchased by BHC?

A: The site was purchased by BHC in November 2023.

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#### 13. How will this development fit into the existing streetscape?

A: The concept for this project has been prepared by award-winning designers Ellivo Architects, with sub-tropical design a feature of the development and liveability and accessibility key attributes. The development's design, materials and colour palette has drawn inspiration from surrounding areas and it has been carefully designed to complement and enhance the local streetscape.

#### 14. What is the carparking allocation in the development?

A: BHC has allocated 59 carparks for residents and 23 for visitors. There are also 2 resident motorcycle parking spaces, and 2 visitor motorcycle parking spaces.

#### 15. On-street carparking can be a challenge in Birtinya. How will you manage this?

A: We are aware of the on-street carparking challenges caused by the regulated parking in the Birtinya area. To address this, we have provided 23 dedicated visitor carparks in compliance with Sunshine Coast Regional Council's code requirements. For our resident car parking rates, we have drawn upon our 20+ years of owning and operating similar buildings to determine an appropriate number of car parks based on usage data from our portfolio.

TTM, a traffic engineering consultancy, has also undertaken a detailed independent assessment of the proposed development, with consideration to the local area, and concluded that the proposed provision of car parking will not adversely impact the surrounding street parking. Their full report is available on the *Department of Housing, Local Government, Planning and Public Works - Ministerial Infrastructure Designations* webpage. See link: <https://www.planning.qld.gov.au/planning-framework/infrastructure-planning/ministerial-infrastructure-designations>

Further to this, BHC's holistic management of the building allows for car spaces to be rented separately to the units which ensures no car spots sit vacant, as is common in traditional residential buildings. BHC also takes an active approach in managing car parking throughout the tenanting process to ensure the full needs of all our residents are met. For example, in the circumstance that a unit in the building becomes available for a new tenant, but all parking spaces are occupied by other residents, we would identify new applicants who do not own cars.

#### 16. Will you have on-site management at this development?

A: Yes - the development will include an onsite office space for a tenancy manager and caretaker, to enable regular onsite attendance in accordance with BHC's usual management model. These team members will ensure the building is well managed and a high standard of building amenity and presentation is maintained.

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### 17. Who is eligible for affordable housing in BHC properties?

To rent an affordable housing property from BHC, a person or household must meet several eligibility criteria. Please email [allocationsteam@bhcl.com.au](mailto:allocationsteam@bhcl.com.au) for further information or refer to our [information sheet](#).

### 18. What are the income limits for affordable housing?

A: Income is only one part of the eligibility criteria for BHC affordable housing properties. The income limits vary depending, for example, whether it's a single-person household or if there are dependent children. As an example, the starting income limits for BHC's current affordable properties are listed below and are adjusted annually. The income levels are able to increase for existing tenants, to support our residents as their circumstances evolve and their pay increases through promotions or additional hours.

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

### 19. These income levels are too low for most employees in the Birtinya health precinct, especially nurses and doctors?

A: It is important to remember that doctors and nurses are just one part of the health workforce. Our hospitals and health ecosystem are staffed by a broad range of job types – many of which are low income. These include assistant nurses, cleaners, food handlers, ward staff and allied health professionals. Many of these workers' incomes would qualify them for affordable housing, even at full-time rates. This information is verifiable on the Queensland Health website and Jobs Skills Australia websites.

In addition, while it is true that a full-time Registered Nurse, for example, might exceed the income limits for affordable housing, a lot of staff work casual or part-time hours. This is particularly the case in predominantly female-based sectors such as healthcare, aged care, and childcare, in which over 50% of the workforce is employed on a part-time basis.

Additionally, care and support workers, and retail and hospitality sectors are over-represented as casual employees, compared to the total Australian workforce. This can, and does, lead to underemployment where individuals cannot secure the number of hours they desire.

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**20. People in the area are concerned about who will live in this building. Can you provide examples of the type of resident you house?**

A: BHC properties provide much-needed safe and secure housing for low to moderate income households. We firmly believe that every person deserves a stable place to call home. We feature stories about some of our residents on our social media and website. These profiles highlight that social and affordable housing residents are just like any of us — they have full, diverse lives and actively participate in their communities in various ways.

We invite you to explore these stories and see the positive impact that affordable and social housing can have on individuals and our community. You can see the videos [here](#).

#### *Affordable Housing Residents*

Examples of current affordable housing residents living in BHC homes include aged care workers, a dementia carer, hospitality staff, retail employees, administration staff, nurses, childcare workers, a forklift operator, gardeners and cleaners. Some are working casually or part-time as they have carer responsibilities, or volunteering, studying or other commitments. Some have health problems that limit their ability to work full-time, or they are underemployed because they are unable to secure additional hours from their employer or access the number of hours that they would like to work.

**21. How can I find out more about BHC and your developments?**

As the long-term owner of our developments, BHC seeks to create a positive long-term presence in the communities in which we operate.

We encourage you to follow us on our [LinkedIn](#), [Instagram](#) or [Facebook](#) accounts to get a sense of the extent of involvement BHC has, not only in supporting residents in our buildings, but also the broader community. You can also see some of the other developments we are delivering, to provide much needed accommodation for low-moderate income earners.