BHC Affordable Housing

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 provides quality in-house tenancy and asset management.

Am I eligible for a BHC affordable housing property?

Income levels are assessed against gross income limits according to the household composition. For BHC Affordable Housing Program purposes, a household is considered to be all persons living in the dwelling. All persons who ordinarily reside in a BHC Affordable Housing Program home must have their income included as a member of the household.

See the Eligibility Checker on our website to check your eligibility: bhcl.com.au/eligibility

To rent a BHC affordable housing property, you must meet each of the following eligibility criteria:

- You must be an Australian citizen or have permanent residency

Visa Name	Subclass	Category	Eligible
Australian Citizen	N/A	Permanent	Yes
Permanent Resident		Permanent	Yes
Permanent Protection Visa	866	Permanent	Yes
Resolution of Status Visa	851	Permanent	Yes
Safe Haven Enterprise Visa	790	Temporary	Yes
Refugee Visa	200 / 201 / 203 / 204	Permanent	Yes
Global Special Humanitarian	202	Permanent	Yes

- 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 $185,000 for a single person or $220,000 for two or more household members.
- Your proposed household's combined annual gross income must not exceed the following limits for the last 12 months from the date of application:

Household Type	Income Limits
Single Adult	$80,000
2 Adults	$103,145
3 Adults	$129,887
Sole Parent with 1 Child	$103,145
Sole Parent with 2 Children	$126,066
Sole Parent with 3 Children	$148,987
Couple with 1 Child	$126,066
Couple with 2 Children	$148,988

**rates effective Oct 2026 and subject to change*

How do I find out about available BHC affordable housing properties and how do I apply?

- BHC affordable housing properties are generally advertised on realestate.com.au. You will find currently advertised vacancies at: realestate.com.au/agency/brisbane-housing-company-ltd-EPZCCQ
- You can find an application form on our website at bhcl.com.au/find-a-home/affordable-housing to complete online. You'll need to provide evidence of your eligibility before your application can be fully assessed.

How to submit and enquire

You can submit applications via email at applyaffordable@bhcl.com.au or phone 07 3307 3000 and ask to speak with the Affordable Team with any queries, or to submit your application along with your supporting evidence.

Important information about affordable housing by BHC

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

BHC affordable housing properties are close to transport and local services but have limited onsite parking.

Rents for properties leased under *BHC affordable housing* 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 supplied to ensure affordability for the property. 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.

BHC affordable housing 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.