



NATIONAL RENTAL AFFORDABILITY SCHEME
PROPOSED COOMBABAH DEVELOPMENT
FACT SHEET

Q. What is the National Rental Affordability Scheme?

- A. The National Rental Affordability Scheme (NRAS) is a program created by the Commonwealth Government and run in partnership with the State Governments. Under the NRAS, eligible low and middle income workers receive a minimum 20 per cent reduction on market rent, representing an average saving of over \$3,500 on a typical two bedroom Gold Coast unit per year.

Q. Why is the Hansford Road development proposed to be operated under the NRAS?

- A. Statistics show that more than 22,000 Gold Coast residents are experiencing housing stress. Housing stress occurs when a low income individual or family spends more than 30 per cent of their wages on accommodation alone.

Q. Why was the Hansford Road site chosen as the location for the project?

Coombabah is an area experiencing high levels of housing stress. Recent research by Informed Decisions shows that almost three quarters of people experiencing housing stress on the Gold Coast were renting their property. The highest proportion of rental stress was found in Coombabah, with nearly 37 per cent of dwellings under stress.

Coombabah is also well located in the Gold Coast's northern corridor, within proximity to schools, shopping centres, parks, businesses and public transport. It's important that affordable housing projects are built in areas where people can find work, live a comfortable lifestyle and raise their children in a safe environment.

Q. What impact will the NRAS development have on the community?

- A. The NRAS is not just about assisting people by reducing the cost of accommodation. Gold Coast key industries like hospitality and tourism generally offer wages that place workers in the bottom 40 per cent of income earners. The stability of the Gold Coast economy hinges on these workers being able to live in our community and the current economic climate is making this increasingly difficult. Many low income earners are at risk of being priced out of the Gold Coast property market.

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Q. Who will be housed in the proposed Hansford Road development?

- A. People eligible for NRAS housing have incomes significantly higher than people who would normally qualify for social housing. See table below for income eligibility. For example, two adults with two children can have a combined income of up to \$84,927.

		Children				
		0	1	2	3	4
Adults	1	\$41,514	\$57,432	\$71,200	\$84,968	\$98,646
	2	\$57,391	\$71,159	\$84,927	\$98,695	\$112,463
	3	\$73,268	\$87,036	\$100,804	\$114,572	\$128,340
	4	\$89,145	\$102,913	\$116,681	\$130,449	\$144,217

NRAS tenants may include people looking to rent for the first time, low income families, those living at home with parents or undertaking study or training.

Tenants are screened by the Gold Coast Housing Company (GCHC), and selected based on their need for assistance and ability to fit in and contribute to their new community where possible.

Q. What is the Gold Coast Housing Company (GCHC)?

- A. GCHC is a not for profit registered charity that manages and develops community and affordable housing for those on low and moderate incomes. GCHC was formed in 2007 following the merger of Gold Coast Community Housing Association and Gold Coast Vision Housing, both established since 1997. GCHC is governed by a dedicated voluntary Board of Directors and managed by a committed staff team.

GCHC currently has 215 NRAS properties approved throughout Queensland, stretching from the Gold Coast to Townsville. In addition to the management of NRAS rental properties, GCHC manages over 240 social housing properties and is a developer of affordable housing, with four major projects underway in Ashmore, Palm Beach, Southport and Waterford.

Funds raised from rental management are retained in the Charity and invested in building and managing more properties and expanding GCHC’s capacity to support those in housing stress.

Last year GCHC assisted over 700 people that would have otherwise been in housing stress or homeless.

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Q. How is GCHC involved with NRAS developments?

- A. GCHC is trying to reduce housing stress for Gold Coast residents by partnering with developers to build NRAS units. Over 50,000 properties are intended to be built across Australia under NRAS, and GCHC wants to ensure the Gold Coast receives its fair share.

GCHC are generally not the developers of properties operated under the NRAS scheme. GCHC head leases NRAS projects from developers, then sub lets to eligible tenants.

GCHC has more than a decade of experience in tenancy management, and has extensive experience managing multiple unit complexes. An on-site manager would be employed within the Hansford Road complex.

Q. What will the quality of the development be like?

- A. Subsidised housing does not equate to poor design. GCHC takes care to ensure tenants and the rest of the community to see the finished product as something they can be proud of.

The project will be developed by Hansford No 1.

Q. Why is the development planned to comprise three storeys and 135 units?

- A. Approval for the height and density of the building rests with the Gold Coast City Council. Flexibility in density, height and other factors allows more affordable housing to be provided where it is needed most.

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