

POTTS HILL

32 AFFORDABLE RESIDENTIAL HOMES





We are one of the oldest not-for-profit community housing providers in NSW with a strong history of providing affordable rental accommodation to people on very low to moderate incomes.



LINK HOUSING & POTTS HILL

Link Housing Ltd (Link Housing) is a Tier1 Registered Community Housing Provider (CHP) operating primarily in Northern Sydney NSW.

We are one of the oldest not-for-profit community housing providers in NSW with a strong history of providing affordable rental accommodation to people on very low to moderate incomes.

Link Housing's Potts Hill project consists of 5 developments providing a **total of 32 affordable rental homes**. These 5 developments are part of a larger Urban Growth NSW development of 450 dwellings near Bankstown.

Link Housing successfully secured **218 dwellings** under the Nation Building Economic Stimulus Project (NBESP). In return, Link was required to provide an additional 27 affordable dwellings under the leverage arrangement. Through prudent financial planning and risk assessment, **Link delivered 32 homes, representing a 120% return.**

Link delivered the leverage commitments 2 ½ years ahead of schedule. By all indications, that makes Link the first CHP in NSW to have delivered 100% of its nation building leverage commitment.

12% of the homes have been built to Gold Level Liveable Housing Design (Adaptable Housing Standard) and all homes exceed the Building Sustainability Index (BASIX) certification requirements.

Most importantly the homes have been salt and peppered throughout the larger area, thereby protecting tenants' privacy and obviating potential stigmatisation of Community Housing tenants.

KEY FEATURES

LOCATION: ROWE DRIVE (OFF BRUNKER ROAD) POTTS HILL NSW 2143

- ✓ 10 mins from Bankstown CBD
- ✓ Close to major roads like Rookwood Road, the Hume Highway and motorways
- ✓ Birrong train station just a few minutes away
- ✓ Two primary schools and two high schools nearby
- ✓ Major shopping centres just 3 kilometres away
- ✓ Walking and cycle paths, parks and community open space

DESIGN CONSTRUCTION

All constructed dwellings accords with the Building Sustainability Index (BASIX), which aims to deliver equitable, effective water and greenhouse reductions across NSW. Although not an essential requirement, PV panels have been included to reduce electricity costs for the residents. All houses comply with water, energy thermal properties and glazing efficiency standards.





12% of the homes have been built to Gold Level Liveable Housing Design (Adaptable Housing Standard) and all homes exceed the Building Sustainability Index (BASIX) certification requirements.

From left to right Mark Austin, Michael August, Clr Khal Asfour, Minister Stuart Ayres. Julie Savet Ward, Andrew McAnulty – Potts Hill Sod Turning 22 May 2014



EUNICE AND MEHMET



Eunice and Mehmet moved into a brand new affordable home in Potts Hill a few months ago.

Eunice was amazed at how much better off they are now and for the first time she can start thinking about saving. They are currently saving towards family weekend activities.

Not only is the rent affordable, it is an energy efficiency home, with solar panels and recycled grey water. For the first time in

her life they received a credit on their electricity, making this home a truly affordable home.

Eunice runs her own cleaning company and Mehmet is attending college to gain additional qualifications to help him set up his own business as an air-conditioning and refrigeration engineer.

They love the area, the park is close by, everyone is friendly and most of all its quiet.

GLADIS

Gladis spent her early childhood in Lebanon with her parents, 6 sisters and 2 brothers – very noisy. The family moved to Australia 25 years ago and lived close to Potts Hill in Punchbowl.

Gladis was the youngest daughter and was very close to her Mum. When her Mum was diagnosed with cancer, Gladis became the primary carer for 10 years. When her Mum sadly died 9 years ago it shook Gladis' world.

Gladis continued to live with

her Dad and some of her sisters before recognising that she needed to move out into her own place. Gladis put an application in for a property close to Punchbowl and was



told that she would have to wait for a long time due to the lack of housing in area

After nearly 4 years on the Pathways waiting list, she moved into a brand new property, owned by Link Housing in the new suburb of Potts Hill

Gladis says it is so quiet and peaceful, and close to amenities - especially after growing up with 6 sisters and 2 brothers. Gladis' god-daughter spent time in helping Gladis to decorate her property.

ADNAN

Adnan grew up in Lebanon before coming to Australia in the early 90's. Adnan is well travelled and has lived in both New Zealand and Sydney.

About a year ago Adnan had a horrific car accident which kept him in hospital for a number of months. Coming out of hospital Adnan was limited in his mobility and can only feel half of his face.

His previous home was unsuitable for him as he could not get around and could not get out to his numerous medical appointments.

Adnan applied for social housing for a disabled access unit. After 5 months of waiting, a brand new apartment became available in Potts Hill and Adnan moved in.

Adnan is close by to his family including his nieces and nephews who visit regularly. Adnan loves his new home; it is easy to get around the home and is in a great neighbourhood.



PROJECT INFORMATION

PROJECT COSTS

Land: \$3.0 million

Build Cost: \$6.4 million

Total Cost: \$9.4 million

Average Cost per Home: \$294,000

Completed Project Value: \$12.9 million

Debt Finance: \$6.1 million

Link Equity: \$6.8 million

STRATEGIC PARTNERS

Master Plans: UrbanGrowth NSW

Financier: Community Sector Bank (Bendigo & Adelaide Bank Ltd)

Architect: Kennedy & Associates

Quantity Surveyors: Hugh P Guage

Builders: Boronia Estates Pty Ltd – 20 homes
Trevelle Homes Pty Ltd – 12 homes



Link Housing Ltd

Level 12, 815 Pacific Highway, Chatswood NSW 2067
PO Box 5124 Chatswood West NSW 2067

Tel: (02) 9412 5111 Fax: (02) 9412 2779

www.linkhousing.org.au