

# MEDIA RELEASE

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## Gladstone Affordable Housing partners with Roseberry Community Services to deliver regional first

Gladstone Affordable Housing (GAH) is partnering with Roseberry Community Services to “open the doors” of the region’s first affordable housing developments.

Roseberry Community Services will act as both the property and tenancy managers of both GAH complexes, with the region’s low to middle income earners soon able to access the purpose-built accommodation, as the Glenlyon Street complex approaches completion.

The construction of Gladstone’s first dedicated, mixed tenure affordable housing developments represents a \$19.8M investment by Gladstone’s three LNG developers - Australia Pacific LNG, Santos GLNG and QGC - who fully funded the initiative to assist the area’s low to middle income earners. Both the Glenlyon and Fisher Street properties, which feature units complete with modern appointments, are being built by Badge Constructions on behalf of GAH. The 12 units at Glenlyon Street are due for completion in late April, while the 32 units at Fisher Street are scheduled to be completed in August.

With the completion of Glenlyon Street approaching, GAH General Manager Rebecca Oelkers said a management agreement had been formalised with Roseberry Community Services, describing the partnership as a “natural fit”.

“Partnering with Roseberry, who are already well known in the region, will help ensure this important social infrastructure benefits those key workers we want to ensure remain in the Gladstone community,” Ms Oelkers said.

Roseberry Community Services General Manager Colleen Tribe said working with GAH enabled Roseberry to diversify its existing housing portfolio in Gladstone.

“We’re looking forward to being able to offer the community yet another type of accommodation option,” Ms Tribe said. “This is an option specifically developed for those key workers who exceed the eligibility criteria for public or social housing yet continue to find that, despite easing rental prices, paying “market” rates places significant strain on their weekly finances.

“Even current market rents represent a high proportion of the take-home pay of low to moderate income earners.

“These new developments will extend the reach of our housing programs significantly and enable us to offer assistance to a whole new sector of our community.”

Ms Oelkers said it was a real boon to have these properties available to the Gladstone community in perpetuity. “Over time, these complexes will play an important part in cushioning key workers from the variability in the property market, giving greater security and certainty to these individuals and the community as a whole.”

The partnership’s immediate priority has been finalising the tenancy eligibility criteria. This determines who will be able to access the new units and townhouses at a minimum of 25% discount to “market” rental rates.



“Therefore, if a GAH unit is appraised at \$300/week for ‘market’ rental, it will be offered to workers who meet GAH’s eligibility criteria for no more than \$225/week. This reduces the percentage of a worker’s income which has to be spent on rent and alleviates housing stress.”

Roseberry Community Services are now calling for prospective tenants to apply. **Any inquiries regarding prospective affordable housing rentals, including tenancy eligibility criteria, can be directed to Roseberry Community Services, phone 4972 0047 or email [housing@roseberry.org.au](mailto:housing@roseberry.org.au).**

To satisfy the needs of a large cross-section of prospective tenants, both the Glenlyon and Fisher Street complexes will have studio, one, and two-bedroom units available for rent. Each unit is bright and airy with a large balcony looking out to the hinterland, is air-conditioned and has undercover parking. Tenants at both complexes will also have use of the communal, landscaped BBQ areas.

### **About Gladstone Affordable Housing (GAH)**

Gladstone Affordable Housing (GAH) is a not-for-profit organisation specifically structured to meet the needs of the Gladstone region. GAH has been carefully designed to bring together the expertise of Queensland’s largest not-for-profit affordable housing provider, BHC (Brisbane Housing Company), local knowledge and experience of Gladstone’s housing needs through Roseberry Community Services and targeted funding from the LNG proponents.

The three LNG developers – Australia Pacific LNG, Santos GLNG and QGC – are contributing a total of \$19.8M, with Gladstone Affordable Housing hopeful that the innovative model will draw other industry investment in the future.

GAH’s development model is based on the successful BHC model of mixed tenure developments and will include a mix of affordable housing rentals and market for sale housing. GAH retains ownership of some accommodation, renting it out at discounted rates and sells the remainder. These sales ensure there is a good mix of tenants and importantly, any profits generated go directly back into developing more affordable housing, specifically for Gladstone.

GAH’s mixed tenure model is financially and socially sustainable and will provide a positive contribution to the Gladstone community’s medium to long-term housing needs.

The affordable rental housing will be based on a discounted market rent model. The amount of the discount will be structured to ensure affordability for key target groups.

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