

Community Housing Providing Family Homes

For a growing number of Australian buying a home is a pipe dream, beyond their financial reach.

While the latest report state affordability improved in September's quarter, the reality is average middle income family across the nation cannot afford loan repayments for their own home.

In the last ten years, house prices increased by 147 per cent, while incomes in comparison grew by 57 per cent. This is why affordable community housing is vital to help ease the squeeze on families.

Last month, a major overhaul was set for Australia's public housing system, with one of the country's biggest banks signing a landmark deal.

The largest community housing provider in NSW, St George Community Housing (SGCH) signed a landmark deal with Westpac for a \$61 million funding deal.

The deal with Westpac will let SGCH roll out more homes in a shorter time than was previously possible.

The debt finance deal will see the construction of 275 new dwellings across the Sydney metropolitan region.

SGCH is a not-for-profit organisation with lose to 30 years experience in

providing housing assistance to those most in need.

Recognised as one of the largest Community Housing Providers (CHP) in Australia, SGCH houses over 8,000 people in 4,300 homes. It provides social and economic opportunities through the provision of secure, affordable and sensitively managed housing.

SGCH CEO Nazha Saad, said the current lack of affordable housing in Australia is a significant social issue. Unlike traditional public housing, SGCH provides support for tenants to escape public housing and community housing provides housing for those on low to moderate incomes who are caught in a housing gap, unable to save enough to get into the housing market.

Signature is proud to be working with SGCH on their flagship project in the Sutherland Shire.



The first project in SGCH's Affordable Housing development program, the Belmont St Sutherland complex, is designed to meet the needs of working people on moderate incomes who work within the area and are unable to find affordable rental housing in the private market.

The complex was recently awarded the Sutherland Shire Green Building Award for its environmentally sustainable design.

Stay tuned for more updates on this coming project or go to our website at signaturepm.com.au.

The Money Pit

Unit Sizes - is your development under threat!

Recently NSW Land & Environment Court made a ruling on minimum apartment sizes, potentially impacting on residential projects across NSW.

In the ruling issued on April 9 by the Court concerning Botany City Council v Botany Developments Pty Ltd (No 2), Justice Sheehan decided that the 'rules of thumb' of the Residential Flat Design Code (RFDC) that are generally relied upon by developers, are not the appropriate guideline for minimum apartment sizes. The court instead relied upon the "table" in the RFDC as providing the correct minimum dimensions for apartments in the State. NSW first introduced minimum apartment sizes in 2002 with a set of design rules contained under State Environmental Planning Policy No. 65 (SEPP 65).

In 2008, the NSW Government introduced a new 'clause 30A' to SEPP

65, in part, to unblock the system, and ensure a consent authority cannot refuse development consent on the grounds of 'apartment area'. But within clause 30A are two separate lists of apartment sizes. The first is a table that forms part of the 'better design practice guidelines'. The second is set out in the rules of thumb.

The problem with the RFD code is that it contains two sets of rules for minimum unit sizes, a "table" and "rules of thumb". The table requires minimum areas of 38.5sqm internally and 6sqm externally for a studio unit, 50-63.4sqm internally and 8-10sqm externally for a one-bedroom unit depending on configuration and so on up to 124sqm and 24sqm for a three-bedder.



This decision of the Land & Environment Court could have far-reaching ramifications for Sydney's property sector, potentially increasing the average size and cost of apartments within a market that's already overheated.

The Urban Taskforce representing developers has called on the NSW government to clarify the rules.

Source: Property Council of Australia & SMH



Signature message

by Dean Gavrilovic

Hello for 2015, we're back with our monthly newsletter and looking forward to providing you with information and interesting subjects in the Property and Construction sector. I recently returned from a trip to Auckland New Zealand.

Housing affordability is a hot topic in Auckland at the moment where house prices are soaring and similar to Sydney

are forcing people to move further away from the City centre.

After many years of urban sprawl, Auckland's Councils are now having to come to terms with medium to high rise development and the cultural change from house and land.

I expect Auckland will be a hot spot for development particular higher density in the years coming years. If you're an investor I'd say keep your eye on what's happening over the Tasman.



Get Clear On Your Project Objectives

A project manager isn't necessarily the person who is the most skilful in his or her trade (though it may be a plus).

What you need is someone who has the right skill set and leadership style to help you to meet your project objectives.

The project manager can only be successful in his or her job if you have clearly defined objectives for them to follow and meet.

It is also important for you to set reasonable and attainable objectives because after all, even the best project manager in the world would find it difficult to make the impossible happen.

Every project starts with a set of objectives that will serve as the target milestones throughout the duration of the project.

Every project manager should clearly understand the importance of every single objective and should have their

own ideas of how the objectives can be met as efficiently as possible.

Not all project managers can work with every set of objectives, mainly because every manager has different skill sets and styles.

You need to explain what you want to accomplish to prospective project managers you're looking to hire and see whether he or she has the skills, technical knowledge and experience to get the job done.

Here are some tips on objective setting that you can use for every project that you'll begin:



- Be as specific as possible
- Keep your objectives short
- Make sure they are able to manipulate the success of your objectives

Latest News

WA An Economic Power

Despite the mining boom slowing, WA and NT are leading the way for economic growth last financial year. Northern Territory's gross state product was up 6.5% in real terms from the previous year.

Western Australia experienced a growth of 5.5% in 2013/14.

Over the decade to 2013/14, the fastest growth was achieved by WA, at an annual average of 4.9%, while Tasmania was weakest at 1.4%, compared with a national average of 2.8%.

QLD Tops Property List

Queensland is one of the most popular places for China's emerging property

companies with Brisbane and Gold Coast appearing in the Chinese global top 10 investment property search list.

Australia had four of the top 10 cities globally: Sydney, Brisbane, Melbourne and the Gold Coast.

Australia's proximity, time zone, safety aspects and international reputation make it a premium destination.

Thought of the Month ...

"If you are deliberately trying to create a future that feels safe, you will wilfully ignore the future that is likely." - by Seth Godin



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