

10.4. Community Housing Project Update 287 Miller Street Cammeray

AUTHOR	Rebecca Aukim, Director Community & Library Services
ENDORSED BY	Marcelo Occhiuzzi, Director Community, Planning and Environment
ATTACHMENTS	<ol style="list-style-type: none"> 1. Council Report 28 September 2020 [10.4.1 - 49 pages] 2. Council Report 28 March 2022 [10.4.2 - 7 pages] 3. Revised Investment Summary May 2023 [10.4.3 - 3 pages]
CSP LINK	<ol style="list-style-type: none"> 2. Our Built Infrastructure 2.1 Infrastructure and assets meet diverse community needs

PURPOSE:

The purpose of this report is to provide Council with an update on the 287 Miller Street Cammeray community housing project and recommend a way forward in pursuit of its delivery.

EXECUTIVE SUMMARY:

- In March 2023, Council and community housing provider Link Wentworth, completed the tender process for 287 Miller Street Cammeray to build 12 self-contained one-bedroom affordable housing units. The development received development consent in July 2021.
- Council currently owns approximately 14% of the Miller Street property. Council has previously resolved to acquire 51% ownership of the site concurrent with its contribution for the construction of the development of the site.
- In March 2022, Council endorsed a contribution of \$3,089,831 which would represent 51% of the cost of construction of the project and increase Council's ownership to 51% of the land and associated development. In the time that has passed since that resolution, construction costs have risen appreciably and a further contribution of \$1,818,748 would be required towards the project in addition to the contribution towards construction costs, to achieve the ownership benchmark previously endorsed by Council.
- This report presents various options to deal with the project and the associated increased construction costs and recommends that the previously endorsed monetary contribution be maintained, and that the 51% ownership of the site no longer be pursued. This is considered a prudent approach and achieves the underlying intent of this project, which is to provide an additional 12 residential community housing units in North Sydney.
- Associated with this proposed development is a draft Development Agreement between Council and Link Wentworth which provides clarity around shared costs and other arrangements. It remains in draft form and includes in-principle agreements to address any overrun or underrun of costs. The draft Agreement specifies that cost overruns must be funded and borne in full by Link Wentworth at their sole risk and underruns shall be proportionately refunded to the Landlord (North Sydney Council) upon Practical Completion.

RECOMMENDATION:

1. THAT Council endorse Option 1 to finalise a development agreement with Link Wentworth Housing to pursue the construction and delivery of the community housing project at 287 Miller Street, Cammeray which represents a total contribution of \$3,089,831 to be sourced from Council's affordable housing contribution restricted reserve.

2. THAT the General Manager be issued with delegated authority to finalise the Development Agreement with Link Wentworth as the basis to deliver the housing project in partnership with Council.

Background

North Sydney Council has had a long history of providing, supporting, and advocating for affordable and social housing. Council has been part owner of the property at 287 Miller Street (with Link Wentworth and the Department of Housing) since 1993.

Council was previously able to collect contributions towards affordable housing however no such contributions have been collected since 2013. The funds of \$4,390,000 currently held are internally and externally restricted and can only be expended for affordable and social housing.

The recent history of Council decisions relevant to the management and development of the property at 287 Miller Street are highlighted below.

At its meeting of 23 September 2019 Council resolved:

- 1. THAT Council explore with its approved Community Housing Provider options for increasing the number of social housing beds in North Sydney by utilising the capital funds accumulated for this purpose.*
- 2. THAT at the next Quarterly Budget Review Council consider that an amount of \$4,381,105 be allocated to this project from funds collected for this purpose.*
- 3. THAT the outcome of any improved or additional asset being purchased with these funds includes the stipulation that Council holds a majority share of the title.*

In June 2020, Council had the land value for 287 Miller Street Cammeray evaluated by AVG Specialist Valuers who assessed the market value of land at \$1,850,000. Although the market has increased significantly since then, Link Wentworth have not asked to increase the land value in their updated assessment of project costs to retain Council's share in the ownership of the dwelling.

In June 2020, Council met with Link Housing to discuss the possible investment in an affordable housing development at 287 Miller Street, Cammeray.

At its meeting 28 September 2020 (Attachment 1), Council resolved:

- 1. THAT Council enter into an Agreement with Link Housing for Council to acquire a majority share of the property referred to in this report – 287 Miller Street, Cammeray.*
- 2. THAT Council make a monetary contribution equivalent to its ownership share from the Affordable Housing reserve for the establishment of the 11 new studio apartments referred to in this report.*
- 3. THAT the General Manager (or Delegate) be authorised to finalise the contribution and equity share, subject to the constraints above, to ensure that Council obtains fair value for its contribution.*
- 4. THAT the property continues to be managed as part of the North Sydney Council Local Housing Program Property Management Agreement, 31 October 2018.*

At its meeting 28 March 2022 (attachment 2), Council resolved:

1.THAT Council's total contribution towards the construction of a New Generation Boarding house which will include two units for women escaping domestic and family violence, be capped at a maximum contribution of \$3,089,831 from the Affordable Housing Reserve to achieve a 51% majority share.

2.THAT the Development Agreement between Council and Link Wentworth include clauses ensuring that costs overrun must be funded and borne in full by Link Wentworth at their sole risk and underruns shall be proportionately refunded to the Landlord (North Sydney Council) upon Practical Completion.

Development consent (DA335/20) was issued for a 12-unit residential development in July 2021.

The Development Agreement between Council and Link Wentworth has been in the process of being progressed and refined since Council's decision to enter into an agreement in September 2020. The Agreement will contain clauses that address any overrun or underrun of costs – it will specify that costs overrun must be funded and borne in full by Link Wentworth at their sole risk, and underruns shall be proportionately refunded to the Landlord (North Sydney Council) upon Practical Completion as resolved by Council.

Report

In March 2023, Council and Link Wentworth completed the tender process for 287 Miller Street Cammeray to build twelve self-contained one-bedroom affordable housing units. Arising from that tender, Decode Group's submission had the most competitive price, however, its tendered price was significantly higher than the pre-tender estimate. There is less appetite for risk in the current construction market which is reflected in a sector-wide increase in delivery costs and many construction firms are facing adverse economic conditions.

Council currently owns 13.8% of the Miller Street property. For Council to increase its proportion of this ownership to 51%, it would need to contribute \$689,344.

The construction cost of the project is \$8,273,009. If Council were to pursue the 51% ownership in the property as previously endorsed, the ownership and construction contribution would represent \$4,908,579. This equates to \$1,818,748 additional investment over and above Council's previous commitment of \$3,089,831. These figures are detailed in Attachment 3 to this report.

At present, a contribution of \$3,089,831 (as previously resolved) will provide Council with an ownership share of 33% in the combined land and delivered housing project.

There is currently approximately \$4,390,000 in the affordable/social housing restricted reserve available to be spent.

Options

The options that discussed in the table below seek to explore the most optimal ways in which to maximise Council's limited available affordable/social housing reserve funding.

Option	Finance/Resourcing	Risk/Opportunity	Consultation
1.	Continue to contribute a capped maximum amount of \$3,089,831 from the Affordable Housing Reserve and accept 33% ownership for 287 Miller St. instead of 51% ownership.	This option will prevent any further delays and allow the project to be completed in approximately July 2024. Council will not have a controlling share in the site.	N/A
2.	Council contributes a further \$1,300,000 available from the Affordable Housing Reserve.	This option will increase Council's ownership to approximately 42% and allow the project to continue to schedule.	N/A
3.	Council contributes an additional amount of \$1,818,748 to the project to secure 51% majority ownership of the site. There is an additional \$1,300,000 available in the Affordable Housing Reserve. An additional \$481,252 would need to be sourced elsewhere, possibly from new borrowings.	This option requires Council to find an additional \$481,252 in funds.	N/A

Given that the ultimate objective of the project, and Council's affordable/social housing restricted reserves, is to deliver new housing units in North Sydney, Option 1 is recommended. Council should, however, be aware of the following factors:

This preferred option means that Council will be the minority owner in this partnership. It potentially means that Council would be in a less favorable position regarding any future decisions relating to the site. It should be noted however, that Link Wentworth is a "tier 1" community housing provider which has shared a strong and collaborative relationship with Council, and similar objectives.

It should also be noted that of Council's 23 affordable housing properties (130 tenancies), seven are in minority ownership by Council (including this one). It is a reasonable assumption that housing affordability will continue to remain a significant problem in Sydney in the long term and that community housing providers like Link Wentworth will also continue to be part of the housing landscape. Council also has an existing Property Management Agreement with Link Wentworth that provides guidance on a variety of relevant matters. The agreement is due to be reviewed by 31 October 2023. Whilst minority ownership is an issue for consideration, the overriding objective of current policy and the intent of the source of investment funds for this project (in restricted reserve), is to provide for affordable housing, which is achieved by the recommendations of this report.

The following provides the basis for this recommendation.

- Option 1 does not require any further funding over and above the previously committed funding. It enables a small reserve to be retained for other projects (e.g., the Parraween Street affordable housing development) that may be pursued in the short to medium term. The advantage of retaining a degree of funding in the restricted reserve (\$1.3M) is that it may be used to leverage additional State or Federal Government funding given the current increased focus on affordable and social housing initiatives by those levels of government.
- This option does not require significant additional borrowing, which in the current financial climate, is a preferable option.
- Option 1 will prevent any further delays and would allow the project to be completed in or about July 2024, providing twelve new self-contained one-bedroom affordable housing units. Two of the units will be set aside for women escaping domestic violence.
- Not proceeding with the Resolution to own 51% of the development does not pose any particular risks to Council given that the asset is in joint ownership with a community housing provider that shares very similar objectives to Council's.

Consultation requirements

Community engagement is not required.

Financial/Resource Implications

The preferred direction of Option 1 requires that an amount of \$3,089,831 from the Affordable Housing Reserve be allocated in the 2023/24 financial year to cover this investment, as previously indicated to Council.

8.6. Community Housing Project and Funds: New Generation Boarding House

AUTHOR: Rebecca Aukim, Acting Director Community and Library Services

ATTACHMENTS:

1. Link Housing Briefing Paper - Revised Project Costs and Investment Requirements [8.6.1 - 3 pages]
2. Link Housing Letter - Council Investment in Housing for Women Escaping Domestic Violence [8.6.2 - 11 pages]
3. Previous Report - 23 September 2019 - Affordable Housing Need in North Sydney 2016-2036 [8.6.3 - 31 pages]

PURPOSE:

Increase and modernise Council's affordable Housing offering utilising available development contributions restricted for this specific purpose.

EXECUTIVE SUMMARY:

In September 2019 Council considered a report on the then current affordable housing need in North Sydney and based on this, the best use of the remaining funds in the affordable housing reserve, which have been accumulated from developer levies. The amount available is \$4,381,105. This amount is fixed and cannot be increased due to the 2009 Ministerial Directive which transfers to the State Government any amounts levied from that date. It is important the reserve be expended before the reserve too is called in by the State Government.

Link Housing, Council's Approved Provider, has a proposal to demolish 287 Miller Street, a jointly owned 5-bedroom boarding house, and construct on-site 11 modern self-contained studio apartments with specialist disability accommodation. Link currently owns 86.26% of the property with Council owning the remainder. The proposal has been advanced to DA stage and Link Housing lodged a pre-DA#2 submission in June 2020. Link Housing received feedback from Council's planning staff and have subsequently revised the project design as well as project costs.

Following a meeting with Link Housing on 11 June 2020 Council commissioned an independent valuation of the property. This assessed the market value of the land at \$1,850,000, a lesser amount than proposed by Link which was based on a valuation in February 2019.

Link Housing has accepted the lower valuation. Based on this Council would need to invest \$689,344 to reach a 51% ownership position.

For 11 new studio apartments, the estimated construction delivery cost is currently projected to be \$3,031,333. Council would need to invest a further \$1,545,980 to complete the development.

FINANCIAL IMPLICATIONS:

Council's total contribution towards the project to achieve a 51% majority share to be capped at a maximum contribution of \$2,235,324. The balance in the Affordable Housing Reserve would be \$2,145,781.

Link's correspondence 5 May 2020 proposes exploring tri-partite funding (Link, Council and the NSW State Government) to make more effective use of these funds, for example in providing housing for women escaping domestic violence.

RECOMMENDATION:

1. **THAT** Council enter into an Agreement with Link Housing for Council to acquire a majority share of the property referred to in this report – 287 Miller Street, Cammeray.
2. **THAT** Council make a monetary contribution equivalent to its ownership share from the Affordable Housing reserve for the establishment of the 11 new studio apartments referred to in this report.
3. **THAT** the General Manager (or Delegate) be authorised to finalise the contribution and equity share, subject to the constraints above, to ensure that Council obtains fair value for its contribution.
4. **THAT** the property continues to be managed as part of the *North Sydney Council Local Housing Program Property Management Agreement, 31 October 2018*.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

2 Our Built Infrastructure

2.1 Infrastructure and assets meet community needs

4 Our Social Vitality

4.1 North Sydney is connected, inclusive, healthy and safe

BACKGROUND

On 23 September 2019, Council considered a report in relation to Affordable Housing in North Sydney 2016-2036 and resolved (Min. 278):

- 1. THAT Council explore with its approved Community Housing Provider options for increasing the number of social housing beds in North Sydney by utilising the capital funds accumulated for this purpose.*
- 2. THAT at the next Quarterly Budget Review Council consider that an amount of \$4,381,105 be allocated to this project from funds collected for this purpose.*
- 3. THAT the outcome of any improved or additional asset being purchased with these funds includes the stipulation that Council holds a majority share of the title.*

Under the 2009 Ministerial Directive (AHHSEPP), Council lost the right to retain levies for the loss of affordable housing and no levies at all have been collected since 2013. The funds we do hold are internally restricted (meaning they were collected for this purpose only) and partly externally restricted, given an undertaking was made to the NSW Department of Family and Community Services, who surrendered leases on Oak Street properties in exchange for a guarantee that Council would reinvest the funds in social housing.

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol.

DETAIL

Link Housing, Council's approved Provider has submitted a proposal that would meet Council's requirements and lift Council's current minority share from 13.74% to 51%.

The property in question has occupants for four of the five rooms. All the existing rooms are dated, bordering on sub-standard quality. Council's independent valuer commented that the existing 5-bedroom cottage *is dilapidated and of little economic value.*

The cost to Council for achieving its aims is 49% of the reserve, or \$2,145,781 (being a share of construction costs and increased share of ownership). This is based on Council's June 2020 valuation of the NSW Land and Housing Corporation equity purchased by Link Housing, and Link Housing's revised estimated construction delivery cost based on updated QS advise (DA Estimate dated 26 June 2020). The development would replace the 5-bedroom cottage with 11 contemporary self-contained studio apartments, equating to \$203,211 for each new home.

This cost estimate is based on a design developed by Link Housing in consultation with Council's planning advisors. Should Council agree, Link propose to submit the Development Application in October 2020.


BRIEFING PAPER – 287 Miller Street Cammeray

To: Duncan Mitchell, Director, Engineering and Property Services Division
From: Andrew McAnulty
Item: Revised Project Costs and Investment Requirements
Date: 3 July 2020

EXECUTIVE SUMMARY

Council and Link Housing met on 11 June to discuss Council's investment in an affordable housing project as proposed in a briefing paper to the Director Community & Library Services dated 17 April 2020. The briefing paper outlined high level projected project costs and investment requirements for Council's desired 51% majority ownership in the resulting building

At the 11 June meeting Council provided a report from AVG Specialist Valuers, which assessed the market value of land at **\$1,850,000** and we note AVG's comment that the existing 5-bedroom cottage is dilapidated and of little economic value.

Since the 11 June meeting Link Housing has received feedback from Council's planning staff on our Pre-DA#2 submission. The project design has subsequently been revised to address Council's feedback and this briefing paper provides an update on project costs and investment requirements.

Based on Council's revised June 2020 valuation, North Sydney Council would need to invest **\$689,344** to reach a 51% ownership position for the existing 5-bedroom cottage at 287 Miller Street.

The estimated construction delivery cost of 11 new studio apartments at 287 Miller Street is currently projected to be **\$3,031,333**. A 51% investment and 49% investment from North Sydney Council and Link Housing would require contributions of **\$1,545,980** and **\$1,485,353** respectively.

For budgeting purposes, based upon current valuation and build estimates, North Sydney Council would need to invest **\$689,344** (ownership adjustment) and **\$1,545,980** (development cost contribution), total **\$2,235,324** to own the desired 51% majority ownership in this well-located affordable housing project.

Based on these revised figures, Link Housing would need to contribute a net additional investment of **\$796,009**.

The accommodation generated from this investment would increase in both quality and quantum. The current cottage is a share house with 5 bedrooms (with only 4 occupied). Our proposal would deliver 11 modern self-contained studio apartments with specialist disability accommodation.

Council's investment of **\$2,235,324** to have a majority ownership in the new building would equate to **\$203,211** for each new home or the equivalent of **\$372,554** based upon only the 6 additional homes.

Land Ownership
1a. Long-standing Ownership Split (1993-2019)

In 1993 title to the Property vested in LAHC, North Sydney Council and Link Housing as tenants in common in shares proportionate with their respective contributions as follows:

Land ownership at time of purchase		
As to the Department:	$\frac{5879}{7279}$	Share or 80.767%
As to the Council:	$\frac{1000}{7279}$	Share or 13.738%
As to Link Housing:	$\frac{400}{7279}$	Share or 5.495%



1b. Current Ownership Split (based on Council's 2020 valuation)

On 28 March 2019, Link Housing purchased Land and Housing Corporation's 80.7% equity share for \$1,590,972. The final purchase price was a negotiated amount (less than 80.7%) but based upon IPVS' March 2019 assessment of market value at **\$2,000,000**.

We acknowledge that the market has softened since March 2019 and further impacted by COVID-19. Any capital gain achieved since our acquisition of LAHC's equity share has now been lost. Based on Council's June 2020 valuation, we accept the assessed market value is now **\$1,850,000**.

Ownership split post acquisition of LAHC's equity share, based upon NSC June 2020 valuation.		
As to the Council:	$\frac{1000}{7279}$	Share or 13.738% = \$ 254,156
As to Link Housing:	$\frac{6279}{7279}$	Share or 86.262% = \$1,595,844
		TOTAL = \$1,850,000

1c. Proposed Ownership Split (2020)

Ownership	% Split	Proposed	Current	Difference
As to the Council:	51	\$ 943,500	\$ 254,156	\$689,344
As to Link Housing:	49	\$ 906,500	\$1,595,844	-\$689,344
		\$1,850,000	\$1,850,000	

2. Estimated Development Costs

Based on AJC's Pre-DA#2 submission – it is anticipated the project will deliver 11 new studio apartments with estimated delivery cost as follows:

Cost Item	Total Value
Construction costs incl. contingency (5%)	2,455,401
Professional fees incl. Development Manager	388,832
Statutory fees	16,144
Project contingency (5%)	140,077
Capitalised interest expense	30,879
TOTAL	\$3,031,333

Notes:

- Construction costs are based on updated QS advice (DA Estimate dated 26.6.2020). Costs have risen as a result of design changes required to address Pre-DA feedback from council.
- Development Management allowance has been revised down.
- Statutory costs have been revised down with the deletion of developer contributions for infrastructure provision following planning advice - tbc by council planning staff.
- Capitalised interest has been revised down due to a change in the commencement date to align with an executed agreement and timing of financial contributions. It is assumed that council will contribute 80% of its total financial contribution on executing a deed of agreement with the remaining 20% to be paid on achieving an occupation certificate.
- Construction contingency of 5% and a project contingency of 5% have been maintained.

Exclusions:

- Land costs
- Acquisition costs



3. Apportionment of Development Costs

Based upon the revised development cost estimate of **\$3,031,333** (June 2020) and North Sydney Council's desired position of a 51% investment of the estimated development costs (including contingency) would be as follows:

Ownership	Investment %	Contribution amount
As to the Council:	51	\$1,545,980
As to Link Housing:	49	\$1,485,353
		TOTAL \$3,031,333

4. Proposed appointment of consultants and building contractor

AJC have been appointed as the project architect. After assessment of their fee proposal, AJC were directly appointed for DA preparation following Development Committee endorsement and Link Housing Board approval.

The sub-consultant team has been appointed in accordance with Link Housing's procurement policy. Three fee proposals are sourced from suitably qualified contractors and evaluated to ensure value for money. We are proposing to tender for a building contractor to achieve a single price 'lump sum' building contract for all works.

5. Indicative programme

Activity	Timescales
Pre-DA #1	Sep 2019
Pre-DA #2	Mar 2020
DA documentation	Jun 2020
DA consent	Aug 2020
Tender documentation	Nov 2020
Tender/award of contract	Feb 2021
Completion	Mar 2022

6. Timing of Agreement and Council Investment

A non-binding terms sheet has been prepared for Council's consideration. Once broad agreement to the terms sheet has been reached a formal deed of agreement will be prepared for the parties to review and execute.

It is proposed that North Sydney Council's investment is applied to the project in the following tranches:

- 80% on signing a deed of agreement with Council (anticipated in August 2020)
- 20% on practical completion of the construction (anticipated March 2022)

Paper prepared by Andrew McNulty / Paul Hunt



5 May 2020

Rebecca Aukim
 A/Director of Community & Library Services
 North Sydney Council
 PO Box 12
NORTH SYDNEY NSW 2059

Dear Ms Aukim,

Council Investment in additional housing for Women escaping Domestic Violence

This letter seeks Council's agreement, in principle, for Link Housing to explore finalising Council's investment of its Affordable Housing Reserve in the acquisition of new build apartments to accommodate women escaping domestic violence. Council staff have previously advised Link Housing that providing for this demographic is a priority.

North Sydney LGA available stock

The attached spreadsheet and LGA Map identifies 17 new build studio and 1-bedroom apartments currently available or soon to be available, in the North Sydney LGA. With Council support we could commence negotiation to acquire new build apartments to support women escaping domestic violence. With the current COVID-19 impacts to the market and prices softening, now would be the ideal time to commence acquisition of new homes.

Link Housing understands that the Council's available funds are capped at the current reserve minus the final Council investment in the 287 Miller Street Project. Should Link's pre-tender estimate for the latter prove accurate, Council funds available for investment in accommodation for women escaping domestic violence will be in the vicinity of \$2.047m.

Link Housing, subject to Board approval, would also be open to committing some additional top up funds towards the acquisition of these additional dwellings to support women escaping domestic violence. We propose targeting the purchase of between 3 and 4 new homes. We also propose to approach NSW Land and Housing Corporation to explore if any supplementary State Government capital funding may be available.

We look forward to discussing further in due course.

Kind regards,

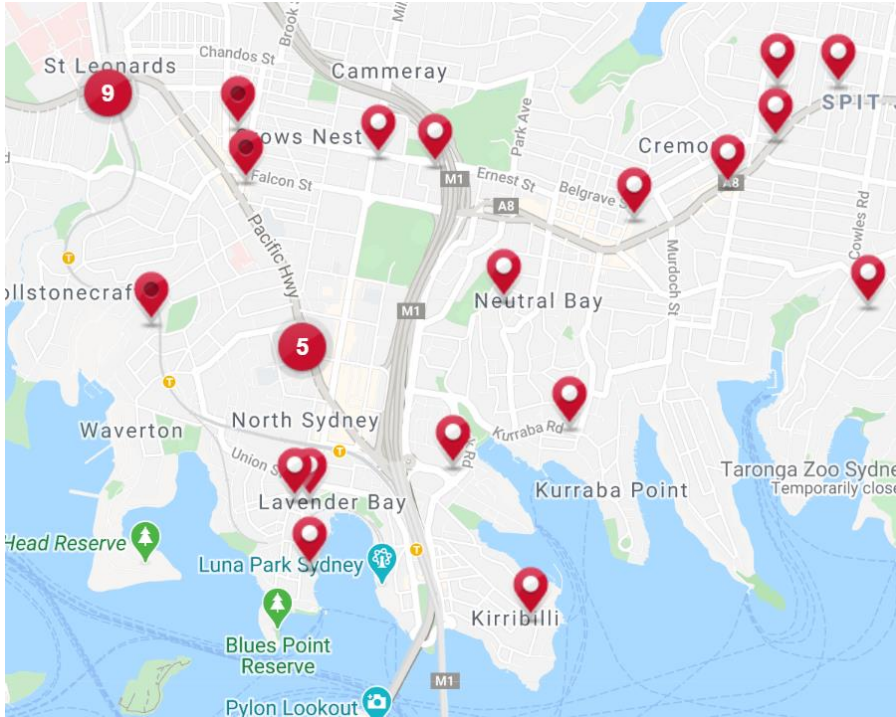
A handwritten signature in black ink, appearing to read "Andrew McNulty".

Andrew McNulty
Chief Executive Officer | Executive Director

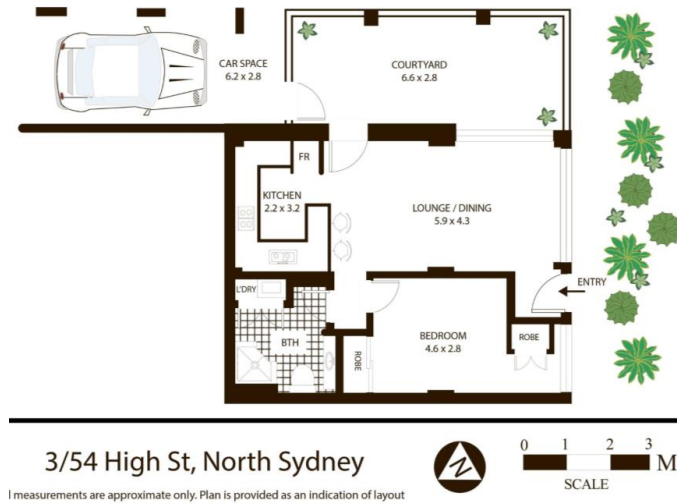
AVAILABLE STUDIO AND 1 BEDROOM APARTMENTS IN NS LGA

No.	Address	Suburb	Sale Type	Price Guide	Bedroom	Bathroom	Carspace	Marketing Agent	Contact Name	Number	Type
1	3/45 High Street	North Sydney	Auction	\$650-700k	1	1	1	Milson Real Estate	Chris Bell	0416 97 0426	Apartment
2	307/156 Pacific Highway	North Sydney	Private treaty	\$625-645k	1	1	0	Raine & Horne North Sydney	Todd Houghton	0415 505 555	Apartment
3	2/67 Kurraba Road	Neutral Bay	Private treaty	\$650k	1	1	1	Richardson & Wrench Mosman/Neutral Bay	Geoff Grist	0414 712 021	Apartment
4	49/20 Carabella Street	Kirribilli	Private treaty	\$700-770k	1	1	0	Di Jones - Neutral Bay	Nigel Mukhi	0412 696 666	Apartment
5	4/7 Premier Street	Neutral Bay	Private treaty	\$680k	1	1	0	The Agency - North Sydney	Jon Snead	0408 160 527	Apartment
6	514/40 King Street	Wollstonecraft	Auction	\$700-770k	1	1	1	Di Jones - Neutral Bay	Trevor Richardson	0401 973 734	Apartment
7	15/21 East Crescent	McMahons Point	Auction	Queried	1	1	1	McMahons Real Estate	Craig Litchfield	0413 027 568	Apartment
8	44/12 Hayberry Street	Crows Nest	Private treaty	Queried	1	1	0	Home Property Agents	Anthony Somlai	0401 848 494	Apartment
9	420/287 Military Road	Cremorne	Auction	Queried	1	1	1	Shore Partners - Neutral Bay	Michael Chant	0414 543 216	Apartment
10	2/247-249 Ernest Street	Camberay	Auction	Queried	1	1	1	Raine & Horne - Marrickville	Filippo D'Arrigo	0416 118 621	Apartment
11	4/149 Blues Point Road	McMahons Point	Private treaty	Queried	1	1	0	LJ Hooker - Lane Cove	Kerrie Robertson	0414 495 896	Apartment
12	11/23 Waiwera Street	McMahons Point	Private treaty	Queried	1	1	0	Holmes St. Clair - Crows Nest	Sean St Clair	0410 506 661	Apartment
13	54/13 Ernest Street	Crows Nest	Private treaty	\$590k	1	1	0	Ray White AY Realty Chatswood	Andy Yeung	0414 588 382	Studio
14	12/303-321 Miller Street	Camberay	Private treaty	\$760k	1	1	1	Asset Advantage	Colin Segal	0408 000 011	Apartment
15	15/166 Pacific Highway	North Sydney	Private treaty	Queried	1	1	1	Home Unit Headquarters - Milsons Point	Sales	02 9955 3311	Apartment
16	103/245 Pacific Highway	North Sydney	Private treaty	\$685k	1	1	1	The Property Gallery - Sydney	Simon Platt	0422 289 400	Apartment
17	908/221 Miller Street	North Sydney	Private treaty	\$650k	1	1	0	Legend Property	Paul Zhu	0451 676 715	Studio

Available Studio and 1 Bedroom apartments
within the North Sydney LGA



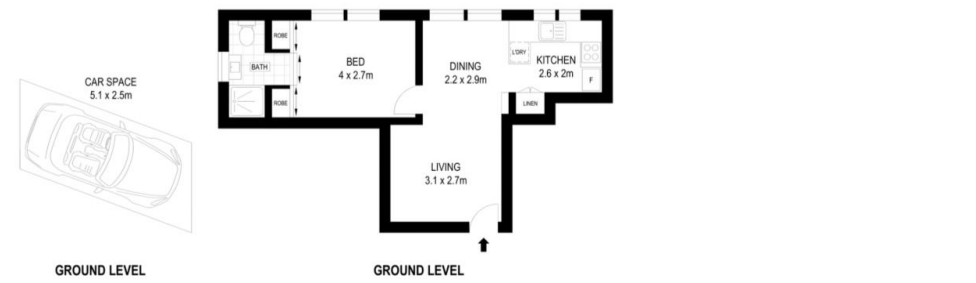
3/54 High Street, North Sydney, NSW 2060
1 / 1 / 1 Apartment
ONLINE AUCTION - Guide \$650-700K



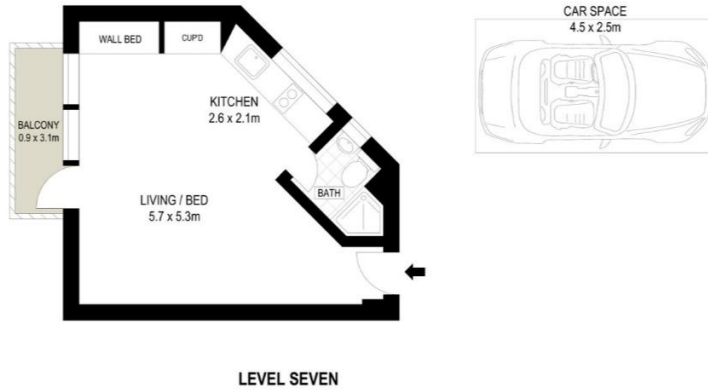
307/156 Pacific Highway, North Sydney, NSW 2060
1 / 1 / 0 Apartment
Price guide \$625,000 - \$645,000



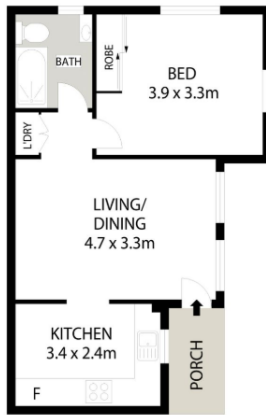
2/67 Kurraba Road, Neutral Bay, NSW 2089
1 / 1 / 1 Apartment
\$650,000



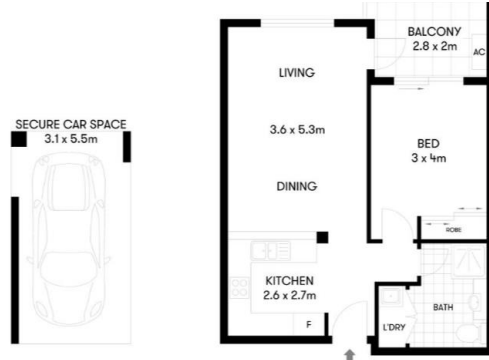
49/20 Carabella Street, Kirribilli, NSW 2061
1 / 1 / 0 Apartment
Price \$700,000-\$770,000



4/7 Premier Street, Neutral Bay, NSW 2089
1 / 1 / 0 Apartment
\$680,000

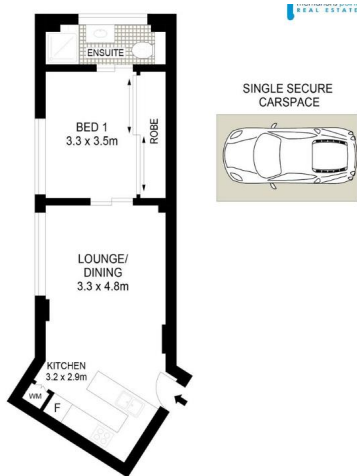


514/40 King Street, Wollstonecraft, NSW 2065
1 / 1 / 1 Apartment
\$700-770k

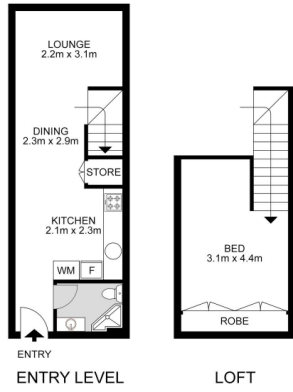


LEVEL FIVE

15/21 East Crescent, McMahons Point, NSW 2060
1 / 1 / 1 Apartment
Queried



44/12 Hayberry Street, Crows Nest, NSW 2065
1 / 1 / 0 Apartment
Queried



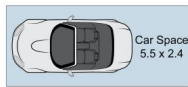
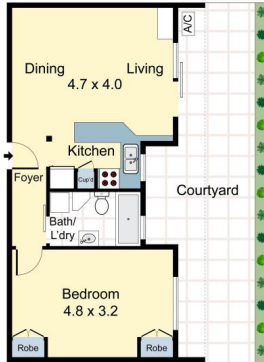
420/287 Military Road, Cremorne, NSW 2090
1 / 1 / 1 Apartment
AUCTION 23 May (unless sold prior)



2/247-249 Ernest Street, Cammeray, NSW 2062

1 / 1 / 1 Apartment

Online Auction



4/149 Blues Point Road, McMahons Point, NSW 2060

1 / 1 / 0 Apartment

Queried



11/23 Waiwera Street, McMahons Point, NSW 2060

1 / 1 / 0 Apartment

Queried



54/13 Ernest Street, Crows Nest, NSW 2065

Studio

For Sale \$549k



12/303-321 Miller Street, Cammeray, NSW 2062

1 / 1 / 1 Apartment

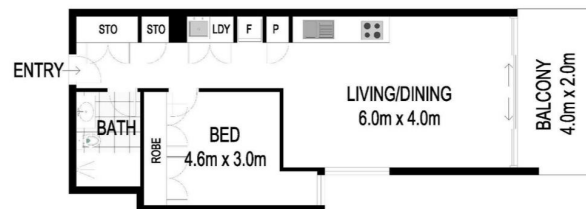
Price Guide \$760k



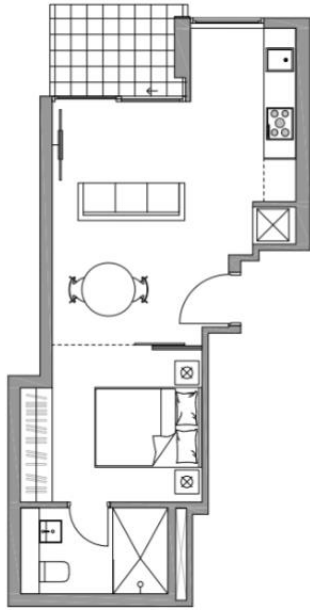
15/166 Pacific Hwy, North Sydney, NSW 2060
1 / 1 / 1 Apartment
Queried



103/245 Pacific Highway, North Sydney, NSW 2060
1 / 1 / 0 Apartment
\$685,000



908/221 Miller Street, North Sydney, NSW 2060
1 / 1 / 0 Apartment
\$650,000



**DECISION OF 3723rd COUNCIL MEETING
HELD ON MONDAY 23 SEPTEMBER 2019**

278. Item 20: Affordable Housing Need in in North Sydney 2016-2036

Report of Martin Ellis, Director, Community and Library Services

Council's 2015 Affordable Housing Strategy, based on a Background Study produced on the 2011 Census, has now been updated with the 2016 Census data. More recent data has been used to produce an update of Council's *Strata Prices 2011-19 and Sales and Rental Trends* report. A summary of the 2019 *Background Report* and the whole of the *Sales and Rental Trends* report are provided here.

The results are clear: that affordable housing options in North Sydney have narrowed and show no signs of getting better: a significant group of residents are at risk of homelessness, or at best, being progressively priced out of living in the North Sydney LGA.

Council's sole current, but nevertheless vital, role in responding to these facts is the maintenance of its existing community housing stock, managed by the local approved provider: Link Housing.

The mechanism for Council's accumulation of funds levied to provide replacement beds was closed by Ministerial Directive in 2009. Funds gathered prior to 2009 - currently amounting to \$4.381million - have until recently been set aside as a contribution to the discontinued Parraween Street Car Park project.

The recommendation of this report is that Council move to make its final capital investment in easing the housing crisis for some of its most vulnerable residents. Such an investment would not diminish the major maintenance fund (currently \$1.632 million) required to keep the existing stock at the required standard of amenity

The Stubbs Report's key finding in Housing Stress, for the North Sydney LGA, is as follows:

- A total of 5,098 households in stress in 2016 (compared with 4,900 in 2011).

Housing stress is defined as when low, very low and moderate-income households pay more than 30% of their gross income on rental or mortgage repayments.

Key findings in Social Housing are as follows:

- Between 2001 and 2016 the number of social housing dwellings in North Sydney has declined from 570 to 532
- North Sydney LGA is covered by two FACS zones. Waiting times for both zones is 5 to 10 years.

Social Housing is defined as dwellings managed by a Community Housing provider (or FACS) where residents are protected by legislation which caps their rent at 30% of their income.

The key finding for Boarding Houses, traditionally a source of low-cost housing, is as follows:

- The number of Boarding Houses in North Sydney as at July 2019 was 21 (down from 26 in 2011 and 66 in 1998).

Key findings of the *Strata Prices 2011-2019 and Sales and Rental Trends* report are as follows:

- All low and very low-income households are effectively excluded from the private rental market in the North Sydney LGA.
- While some affordable rental is available for moderate income households, this largely consists of studio and one-bedroom apartments.

The Stubbs Report finds that, if Council and the State Government in their differing capacities resolve to do nothing more than maintain the 2016 levels of affordable housing and rental housing within the North Sydney LGA, then the following targets will need to be met between 2016 and 2036:

- An additional 180 social housing dwellings (1.8% of projected).

- An additional 2,961 affordable private rental flats, units and apartments (approximately 30% of projected additional dwellings) including:
 - 141 affordable to very low-income households.
 - 564 affordable to low income households.
 - 2,256 affordable to moderate income households.
- An additional 136 beds in boarding houses.

In 2018/19, income from Council’s Community Housing properties was \$880,930; expenses were \$360,429; Management Fee \$264,213; Surplus returned to Council \$254,901.

Restricted Reserves for Affordable Housing are: Major maintenance \$1,632,110; Capital purchase \$962,601; with an additional \$3,418,504 levied from the loss of affordable bed spaces under the then SEPP 10.

Under the 2009 Ministerial Directive (AHHSEPP), Council lost the right to retain levies for the loss of affordable housing, and no levies at all have been collected since 2013.

Conclusion: \$4.38 million is available now to purchase additional Community Housing beds and contribute to reducing North Sydney LGA’s Social Housing waiting list.

Funding for the project is appropriate.

Recommending:

1. **THAT** Council explore with its approved Community Housing Provider options for increasing the number of social housing beds in North Sydney by utilising the capital funds accumulated for this purpose.
2. **THAT** at the next Quarterly Budget Review Council consider that an amount of \$4,381,105 be allocated to this project from funds collected for this purpose.
3. **THAT** the outcome of any improved or additional asset being purchased with these funds includes the stipulation that Council holds a majority share of the title.
4. **THAT** this report be referred to Council’s Strategic Planning staff undertaking the Local Housing Strategy to ensure consistency of reporting on key indicators.

The Recommendation was moved by Councillor Baker and seconded by Councillor Beregi.

The Motion was put and **carried**.

Voting was as follows:

For/Against 7/2

Councillor	Yes	No	Councillor	Yes	No
Gibson	Y		Barbour	Y	
Beregi	Y		Drummond	Y	
Keen	Y		Gunning		N
Brodie	Y		Mutton		N
Carr	Absent		Baker	Y	

RESOLVED:

1. **THAT** Council explore with its approved Community Housing Provider options for increasing the number of social housing beds in North Sydney by utilising the capital funds accumulated for this purpose.
2. **THAT** at the next Quarterly Budget Review Council consider that an amount of \$4,381,105 be allocated to this project from funds collected for this purpose.
3. **THAT** the outcome of any improved or additional asset being purchased with these funds includes the stipulation that Council holds a majority share of the title.
4. **THAT** this report be referred to Council’s Strategic Planning staff undertaking the Local Housing Strategy to ensure consistency of reporting on key indicators.



Report to General Manager

Attachments:

1. NSLGA Analysis of Strata Prices 2011-2019 and Sales and Rental Trends

SUBJECT: Affordable Housing Need in in North Sydney 2016-2036

AUTHOR: Martin Ellis, Director, Community and Library Services

ENDORSED BY: Ken Gouldthorp, General Manager

EXECUTIVE SUMMARY:

Council's 2015 Affordable Housing Strategy, based on a Background Study produced on the 2011 Census, has now been updated with the 2016 Census data. More recent data has been used to produce an update of Council's *Strata Prices 2011-19 and Sales and Rental Trends* report. A summary of the 2019 *Background Report* and the whole of the *Sales and Rental Trends* report are provided here.

The results are clear: that affordable housing options in North Sydney have narrowed and show no signs of getting better: a significant group of residents are at risk of homelessness, or at best, being progressively priced out of living in the North Sydney LGA.

Council's sole current, but nevertheless vital, role in responding to these facts is the maintenance of its existing community housing stock, managed by the local approved provider: Link Housing.

The mechanism for Council's accumulation of funds levied to provide replacement beds was closed by Ministerial Directive in 2009. Funds gathered prior to 2009 - currently amounting to \$4.381million - have until recently been set aside as a contribution to the discontinued Parraween Street Car Park project.

The recommendation of this report is that Council move to make its final capital investment in easing the housing crisis for some of its most vulnerable residents. Such an investment would not diminish the major maintenance fund (currently \$1.632 million) required to keep the existing stock at the required standard of amenity

The Stubbs Report's key finding in Housing Stress, for the North Sydney LGA, is as follows:

- A total of 5,098 households in stress in 2016 (compared with 4,900 in 2011).

Housing stress is defined as when low, very low and moderate-income households pay more than 30% of their gross income on rental or mortgage repayments.

Key findings in Social Housing are as follows:

- Between 2001 and 2016 the number of social housing dwellings in North Sydney has declined from 570 to 532

Report of Martin Ellis, Director Community and Library Services
Re: Affordable Housing Need in in North Sydney 2016-2036

(2)

-
- North Sydney LGA is covered by two FACS zones. Waiting times for both zones is 5 to 10 years.

Social Housing is defined as dwellings managed by a Community Housing provider (or FACS) where residents are protected by legislation which caps their rent at 30% of their income.

The key finding for Boarding Houses, traditionally a source of low-cost housing, is as follows:

- The number of Boarding Houses in North Sydney as at July 2019 was 21 (down from 26 in 2011 and 66 in 1998).

Key findings of the Strata Prices 2011-2019 and Sales and Rental Trends report are as follows:

- All low and very low-income households are effectively excluded from the private rental market in the North Sydney LGA.
- While some affordable rental is available for moderate income households, this largely consists of studio and one-bedroom apartments.

The Stubbs Report finds that, if Council and the State Government in their differing capacities resolve to do nothing more than maintain the 2016 levels of affordable housing and rental housing within the North Sydney LGA, then the following targets will need to be met between 2016 and 2036:

- An additional 180 social housing dwellings (1.8% of projected).
- An additional 2,961 affordable private rental flats, units and apartments (approximately 30% of projected additional dwellings) including:
 - 141 affordable to very low-income households.
 - 564 affordable to low income households.
 - 2,256 affordable to moderate income households.
- An additional 136 beds in boarding houses.

FINANCIAL IMPLICATIONS:

In 2018/19, income from Council's Community Housing properties was \$880,930; expenses were \$360,429; Management Fee \$264,213; Surplus returned to Council \$254,901.

Restricted Reserves for Affordable Housing are: Major maintenance \$1,632,110; Capital purchase \$962,601; with an additional \$3,418,504 levied from the loss of affordable bed spaces under the then SEPP 10.

Under the 2009 Ministerial Directive (AHHSEPP), Council lost the right to retain levies for the loss of affordable housing, and no levies at all have been collected since 2013.

Conclusion: \$4.38 million is available now to purchase additional Community Housing beds and contribute to reducing North Sydney LGA's Social Housing waiting list.

Comment by Responsible Accounting Officer:

Funding for the project is appropriate.

Report of Martin Ellis, Director Community and Library Services
Re: Affordable Housing Need in in North Sydney 2016-2036

(3)

RECOMMENDATION:

- 1. THAT** Council explore with its approved Community Housing Provider options for increasing the number of social housing beds in North Sydney by utilising the capital funds accumulated for this purpose.
- 2. THAT** at the next Quarterly Budget Review Council consider that an amount of \$4,381,105 be allocated to this project from funds collected for this purpose.
- 3. THAT** the outcome of any improved or additional asset being purchased with these funds includes the stipulation that Council holds a majority share of the title.
- 4. THAT** this report be referred to Council's Strategic Planning staff undertaking the Local Housing Strategy to ensure consistency of reporting on key indicators.

Report of Martin Ellis, Director Community and Library Services
Re: Affordable Housing Need in in North Sydney 2016-2036

(4)

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

Direction:	2. Our Built Infrastructure
Outcome:	2.1 Infrastructure and assets meet community needs
Direction:	4. Our Social Vitality
Outcome:	4.1 North Sydney is connected, inclusive, healthy and safe

BACKGROUND

The difficulty in protecting and/or replacing affordable housing stock that has been lost in the North Sydney LGA has been apparent to Council for some time.

Since the affordable housing program began in 1984, at least 2,400 affordable bed spaces have been lost in the LGA. Over the years, through Council's own initiatives and partnerships with State Government authorities made possible by funds levied under State Environmental Planning Policies (SEPPS), Council has been able to mitigate this loss through its partial or full ownership of 25 properties comprised of multi-unit dwellings and houses, and boarding houses used for affordable housing. These properties include partial ownership of a nursing home and two services offering emergency accommodation to youth.

Council has not been able to meet its stated goal of 5% of replacement of affordable housing stock lost due to the high cost of replacement. Despite some excellent initiatives, such as the new generation boarding house in Wollstonecraft, only a small number of bed spaces and/or dwellings have been created.

Council's great achievement in fact has been the retention of its exiting portfolio, in good condition and therefore providing a decent amenity for its most vulnerable residents. Playing no small part in this has been Council's consistent relationship, some 35 years, with what began as *Community Housing Lower North Shore* (now named *Link Housing*) which held its first meeting in a Council Committee Room.

68% of Council's Housing tenants are over 51 years of age with 45% described as having a disability. Length of current tenancy for tenants varies from new tenants to those who have been tenants for many years, including 9% of current tenancies at less than one year while 20% have been tenants for more than 15 years.

As Council moves towards its 4th decade of service in community housing it can reflect with satisfaction that two generations of its most vulnerable residents (130 tenancies) have benefited and, thanks to the long leases that have been granted, a third generation is guaranteed the same.

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol.

Report of Martin Ellis, Director Community and Library Services
 Re: Affordable Housing Need in in North Sydney 2016-2036

(5)

SUSTAINABILITY STATEMENT

The sustainability implications were considered and reported on during the initiation phase of this project.

DETAIL

Key findings in Housing Stress, for the North Sydney LGA, are as follows:

- 4,237, low, very low- and moderate-income households are in rental stress.
- 861 households are in mortgage stress.
- Making a total of 5,098 households in stress (compared with 4,900 in 2011).
 Housing stress is defined as when low, very low- and moderate-income households pay more than 30% of their gross income on rental or mortgage repayments.

Key finding in Social Housing – dwellings where North Sydney’s most vulnerable residents are protected by legislation which caps their rent at 30% of their income – are as follows:

- 1.8% of rental dwellings in North Sydney are social housing (down from 2.0% in 2001).
- For Greater Sydney the average number of social housing dwellings is 5.5%
- Between 2001 and 2016 the number of social housing dwellings in North Sydney has declined from 570 to 532
- The NSW Government Family and Community Services website states there are currently 567 applicants (excluding dependents) on the general waiting list and 105 on the priority waiting list for social housing in the Northern Sydney area.

Key findings for Boarding Houses, traditionally a source of low-cost housing are as follows:

- The number of Boarding Houses in North Sydney as at July 2019 was 21 (down from 26 in 2011 and 66 in 1998)
 - 449 persons were in boarding houses or ‘private hotels’ in 2016 (up from 395 in 2011)
 - This increase is likely due to their construction under the *Affordable Rental Housing SEPP* legislation
 - Due to the limitations of the *ARHSEPP* and high market rents these new properties are garnering rent that would be affordable to only the top end of the moderate-income band; and on occasion, they are advertising themselves as quasi-tourist and visitor accommodation, requiring intervention by Council.
 - The exceptions to this uncertainty, over whether a Boarding House is a source of low-cost housing, are:
 - (i) when its management is vested in an accredited Community Housing Provider, such as Link Housing. All three Council-owned boarding houses are managed this way; and
 - (ii) (ii) when a private landlord registers for land tax exemption in return for keeping tariffs within the limits stipulated by the NSW Office of revenue.
 - (iii) All other Boarding houses can charge what they like.
-

Report of Martin Ellis, Director Community and Library Services
 Re: Affordable Housing Need in in North Sydney 2016-2036

(6)

Key Findings of the *Strata Prices 2011-2019 and Sales and Rental Trends* report are as follows:

- All low and very low-income households are excluded from affordable housing purchase in the North Sydney LGA.
- Small moderate-income households can affordably purchase a first quartile or median studio or bedsit.
- All low and very low-income households are effectively excluded from the private rental market in the North Sydney LGA.
- While some affordable rental is available for moderate income households, this largely consists of studio and one-bedroom apartments.
- Larger moderate-income households (for example those with children) are excluded from the rental market.
- Non strata sales prices in North Sydney peaked in 2016, then falling by around 13% (similarly to Greater Sydney, though North Sydney has been more volatile).
- Median strata prices for North Sydney increased between 2011 and 2017 by 60% - with a more recent drop of 1-2% (compared with Greater Sydney which experienced an increase of only 30% between 2012 and 2017).
- While median rentals for one-bedroom apartments in North Sydney are merely 3% above Greater Sydney values, those for two bedrooms are currently 25% above the Greater Sydney median.
- In North Sydney median rentals for one- and two-bedroom apartments have peaked in 2016 and since then median rentals have fallen for one-bedrooms but remained relatively stable for two bedrooms.

Key findings with regard future targets are, if Council and the State Government, in their differing capacities, resolve to do nothing more than maintain the 2016 levels of affordable housing rental housing within the North Sydney LGA, that the following targets will need to be met between 2016 and 2036:

- An additional 180 social housing dwellings (1.8% of projected).
- An additional 2,961 affordable private rental flats, units and apartments (approximately 30% of projected additional dwellings) including:
 - 141 affordable to very low-income households.
 - 564 affordable to low income households.
 - 2,256 affordable to moderate income households.
- An additional 136 beds in boarding houses.

Current Levels Of Accumulated Funds

In 2018/19:

Income from Council's Community Housing properties was \$880,930;

Expenses were \$360,429;

Management Fee \$264,213;

Surplus returned to Council \$254,901.

Restricted Reserves for Affordable Housing held by Council are currently:

Major maintenance \$1,632,110; this will be progressively topped up and drawn down by Link to ensure the properties continue to provide a decent amenity for our most vulnerable residents.

Report of Martin Ellis, Director Community and Library Services
Re: Affordable Housing Need in in North Sydney 2016-2036

(7)

Capital purchase \$962,601; these funds form the balance from the sale of underperforming cottages in Oak Street when FACS released Council from a long-term lease in exchange for an undertaking that the proceeds would be spent on additional social housing beds under a similar arrangement.

Unallocated \$3,418,504 levied from the loss of affordable bed spaces under the then SEPP 10 prior to 2009.

Both the **capital purchase** and **unallocated funds** remained unused in recent years as they were locked into the funding model for the Parraween Car Park project which is no longer funded in Council's Delivery Plan.

Conclusion

\$4.38 million is available now to purchase additional Community Housing beds and make a contribution to reducing North Sydney LGA's Social Housing waiting list. This is the last such capital investment in community housing Council will be able to make. This is because in 2009 the Minister decreed that levies from the loss of affordable housing were to be henceforth forwarded to the NSW Department of Family and Community Services, who are instructed to look at ways of investing it back in social housing in the LGA from which it originated.

The Parraween Street Car Park Project

Both the capital purchase and unallocated funds for community housing have remained unused in recent years as they were locked into the funding model for the Parraween Street Car Park redevelopment proposal:

- The project is no longer funded in Council's Delivery Program.
- Mosman Council, as part owner of the site has yet to give owner's consent.
- The Financial model for the project showed a loan of \$5.34 million would have been required.

The current approved DA includes the following facilities:

- Affordable Housing/Key Worker units (18).
- A New Early Childhood Health Care Facility replacing the existing Cremorne facility.
- Meeting room.
- New Public Amenities.
- A new Pocket Park (350m²) - play equipment - fitness circuits, landscaping and lighting.
- Café.
- Three levels of underground Public car parking (161 spaces).
- New Public domain and traffic facility improvements in Parraween Street and surrounding streets.

The Director Engineering and Property advises that Council should note that as the approved Development Application for the Parraween Street Carpark redevelopment lapses on the 7 April 2020 and the project is currently unfunded in Councils adopted Delivery Program that the unallocated funds in Councils Restricted Reserves for Affordable Housing be now utilised to purchase additional Community Housing beds.

North Sydney LGA: Analysis of Strata Prices 2011-2019 and Sales and Rental Trends



13 May 2019

This report has been prepared for
North Sydney Council
by

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1 Executive Summary

Affordable housing is housing that can be purchased or rented by very low, low and moderate income households for no more than 30% of household income.

Based on an analysis of strata sales for 2018-19, generally all very low income (earning less than \$47,000 per year) and low income (earning from \$47,000 to \$76,000 per year) households are excluded from affordable housing purchase in North Sydney LGA. Small moderate income (earning from \$76,000 to \$114,000 per year) households can affordably purchase a first quartile or median studio or bedsit, (with studios comprising around 3% of stock in total), and a first quartile one bedroom apartment is affordable to around 30% of moderate income households, with one bedroom apartments comprising around 26% of stock, and first quartile one bedroom apartments around 7% of stock. Consequently, housing affordability in North Sydney LGA is very limited, with some options available for small moderate income households.

In general, the trend for strata sales prices in North Sydney for 2018/19 has been for prices to decrease by 6% in real terms (above inflation) when considered as cost per square metre of strata area, however the decrease was not statistically significant.

While there is year to year variation in the price of housing, real prices (adjusted for inflation) peaked in 2017 at around 70% above 2012 prices. Prices have since fallen somewhat, decreasing by about 15%.

While the rapid price rise likely reflected low interest rates and increasing real household incomes, the fall in prices has most likely been because of a rapid increase in the supply of apartments in Greater Sydney and by a tightening of lending criteria for homebuyers by the Australian Prudential Regulation Authority.

In this environment, relaxation of planning controls to allow additional units is unlikely to result in additional affordable housing, as the sale price will be set by the market and the greatest demand is for two bedroom apartments, with this product not affordable to any of the key target groups. Additional affordable housing could be provided if any relaxations to the planning controls were accompanied by commitments to construct agreed numbers of minimum sized bed sits and one bedroom apartments without parking.

Over the period, rental has tended to track the Greater Sydney housing market, while being consistently more expensive in North Sydney LGA. Median rental for separate houses in the LGA is typically 2.0 times that for Greater Sydney, while median rental for two bedroom apartments are 25% above Greater Sydney.

Very low and low income households are effectively excluded from the **private rental market** in North Sydney LGA. While some affordable rental is available for moderate income households, this largely consists of studio and one bedroom apartments, with larger moderate income households (for example those with children) excluded from the rental market.

2 What is 'affordable housing'?

Housing is generally considered to be 'affordable' when very low, low and moderate income households are able to meet their housing costs and still have sufficient income to pay for other basic needs such as food, clothing, transport, medical care and education. This is generally accepted to be where such households pay less than 30% of their gross household income on housing costs.

The following table provides relevant benchmarks for 'affordable housing'. These are consistent with definitions and benchmarks in the *NSW Environmental Planning and Assessment Act 1979 (NSW)*, *State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes)* and *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

Table 2.1: Relevant Affordable Housing Income and Cost Benchmarks

	Very low-income household	Low-income household	Moderate-income household
Income Benchmark	<50% of Gross Median H/H Income for Greater Sydney	50-80% of Gross Median H/H Income for Greater Sydney	80%-120% of Gross Median H/H Income for Greater Sydney
Income Range (2)	<\$913 per week	\$914-\$1,460 per week	\$1,461-\$2,190 per week
Affordable Rental Benchmarks (3)	<\$274 per week	\$275-\$438 per week	\$439-\$657 per week
Affordable Purchase Benchmarks (4)	<\$281,000	\$281,001-\$456,000	\$455,001-\$681,000

Source: JSA 2019, based on data from ABS (2016) Census indexed to March Quarter 2019 dollars

- (1) All values reported are in March Quarter 2019 dollars
- (2) Total weekly household income
- (3) Calculated as 30% of total household income
- (4) Calculated using ANZ Loan Repayment Calculator, using 13 May 2019 interest rate (4.76%) and assuming a 20% deposit for a 30 year ANZ Standard Variable Home Loan and 30% of total household income as repayments.

3 Price of dwellings in North Sydney LGA

3.1 Sale trends

Non strata sales prices for Greater Sydney have increased in real terms (adjusted for inflation) after being relatively stable between 2005 and 2012. Prices appear to have peaked in September 2017 and have dropped slightly since then. North Sydney has followed a similar trend but has been much more volatile, with prices rising rapidly and peaking in 2016, and then falling by around 13%, somewhat similar to the trend for North Sydney in the earlier housing boom in 2004.

Real (inflation adjusted) median strata prices for Greater Sydney increased by about 30% between 2012 and 2017, and have since fallen slightly. A similar trend is evident for North Sydney, however the increase was more rapid, with a 60% increase between 2011 and 2017, and a more recent drop of 1-2%.

Details are shown in figures 3.1 and 3.2 below.

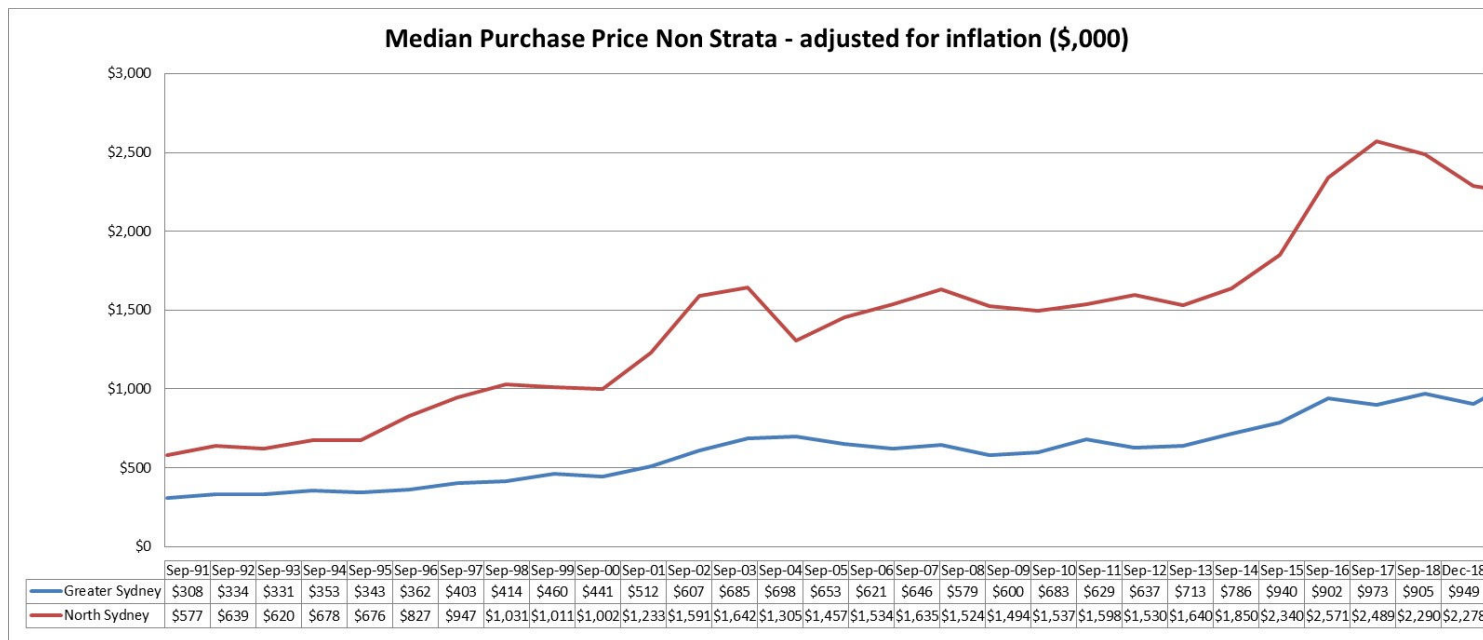


Figure 3-1: Sales Trend for North Sydney compared to Greater Sydney for Non Strata Properties, 1991 – 2018 adjusted for inflation.

Source: <http://www.housing.nsw.gov.au/About+Us/Reports+Plans+and+Papers/Rent+and+Sales+Reports/Latest+Issue/> accessed 15 June 2017; Rent and sales dashboard accessed 14 May 2019; ABS 6401.0 - Consumer Price Index, Australia, Mar 2019; and JSA calculation.

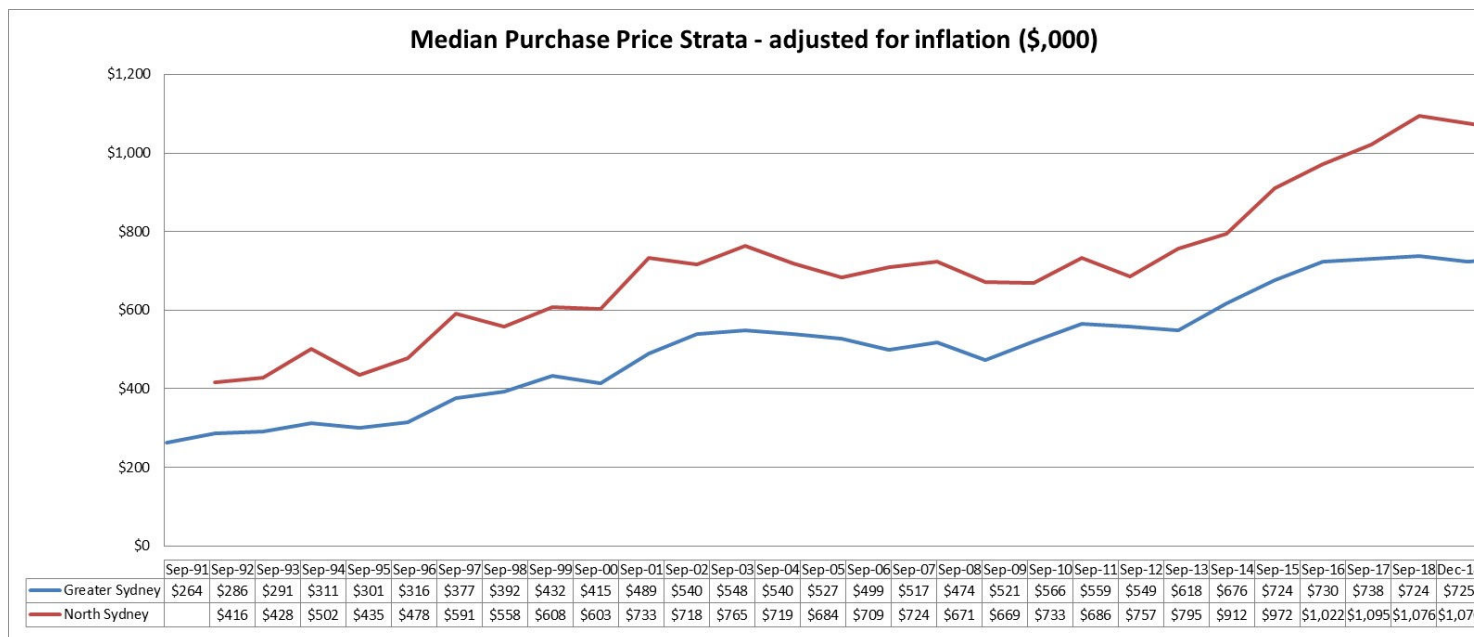


Figure 3-2: Sales Trend for North Sydney compared to Greater Sydney for Strata Properties, 1991 – 2016 adjusted for inflation.

Source: <http://www.housing.nsw.gov.au/About+Us/Reports+Plans+and+Papers/Rent+and+Sales+Reports/Latest+Issue/> accessed 15 June 2017; Rent and sales dashboard accessed 14 May 2019; ABS 6401.0 - Consumer Price Index, Australia, Mar 2019; and JSA calculation.

3.2 Analysis by medians and quartiles (Strata Dwellings)

Table 3-1: Median and First Quartiles Sales for North Sydney LGA, by number of bedrooms for 2011-2016 (**Not** adjusted for inflation)

Number of bedrooms		2012	n	2013	n	2014	n	2015	n	2016	n	2017	n	2018	n	2019 (3)	n
0	median	\$395,000	18	\$466,250	18	\$510,000	15	\$433,000	37	\$485,000	45	\$610,000	29	\$580,000	29	\$591,000	2
0	first quartile	\$318,000	18	\$415,000	18	\$390,000	15	\$362,500	37	\$400,000	45	\$545,000	29	\$445,000	29	\$522,000	2
1	median	\$467,500	263	\$515,000	339	\$555,000	365	\$625,000	359	\$680,000	243	\$740,000	289	\$725,000	252	\$677,000	47
1	first quartile	\$423,500	263	\$443,000	339	\$475,000	365	\$530,000	359	\$595,000	243	\$664,000	289	\$654,000	252	\$613,000	47
2	median	\$665,000	473	\$742,375	618	\$815,500	646	\$910,000	610	\$1,000,000	489	\$1,170,000	483	\$1,120,000	459	\$1,030,000	72
2	first quartile	\$605,000	473	\$665,000	618	\$730,000	646	\$825,250	610	\$880,000	489	\$993,000	483	\$950,000	459	\$889,000	72
3	median	\$903,000	208	\$1,020,000	300	\$1,225,000	275	\$1,430,000	307	\$1,580,000	207	\$1,800,000	242	\$1,700,000	209	\$1,520,000	35
3	first quartile	\$789,750	208	\$877,250	300	\$1,025,000	275	\$1,225,000	307	\$1,316,500	207	\$1,458,000	242	\$1,400,000	209	\$1,252,000	35
4	median	\$980,000	12	\$1,282,000	27	\$1,440,000	24	\$1,800,000	29	\$2,175,000	20	\$2,300,000	17	\$2,025,000	19	\$1,930,000	5
4	first quartile	\$946,250	12	\$1,122,500	27	\$1,287,500	24	\$1,500,000	29	\$1,637,500	20	\$1,800,000	17	\$1,823,000	19	\$1,735,000	5

Source: EAC Redsquare data base; JSA calculation

Table Notes:

- (1) Only data points where number of bedrooms is noted have been considered, hence number of sales is a low estimate.
- (2) Data has been cleansed by removal of double entries, commercial sales and cross checking number of bedrooms with advertising data where listed as zero and price is above median
- (3) Only completed sales as at end April 2019 have been assessed, so that the number of sales is likely to be an underestimate.

Table 3-2: Median and First Quartiles Sales for North Sydney LGA, by number of bedrooms for 2011-2016 (**Adjusted** for inflation – March 2019 dollars)

Number of bedrooms		2012	n	2013	n	2014	n	2015	n	2016	n	2017	n	2018	n	2019	n
0	median	\$451,000	18	\$519,000	18	\$552,000	15	\$463,000	37	\$511,000	45	\$630,000	29	\$588,000	29	\$591,000	2
0	first quartile	\$363,000	18	\$462,000	18	\$422,000	15	\$388,000	37	\$422,000	45	\$563,000	29	\$451,000	29	\$522,000	2
1	median	\$534,000	263	\$574,000	339	\$601,000	365	\$668,000	359	\$717,000	243	\$764,000	289	\$735,000	252	\$677,000	47
1	first quartile	\$484,000	263	\$494,000	339	\$514,000	365	\$566,000	359	\$627,000	243	\$686,000	289	\$663,000	252	\$613,000	47
2	median	\$760,000	473	\$827,000	618	\$883,000	646	\$972,000	610	\$1,055,000	489	\$1,208,000	483	\$1,135,000	459	\$1,030,000	72
2	first quartile	\$691,000	473	\$741,000	618	\$790,000	646	\$881,000	610	\$928,000	489	\$1,025,000	483	\$963,000	459	\$889,000	72
3	median	\$1,031,000	208	\$1,137,000	300	\$1,326,000	275	\$1,528,000	307	\$1,666,000	207	\$1,859,000	242	\$1,723,000	209	\$1,520,000	35
3	first quartile	\$902,000	208	\$977,000	300	\$1,110,000	275	\$1,309,000	307	\$1,389,000	207	\$1,506,000	242	\$1,419,000	209	\$1,252,000	35
4	median	\$1,119,000	12	\$1,428,000	27	\$1,559,000	24	\$1,923,000	29	\$2,294,000	20	\$2,375,000	17	\$2,052,000	19	\$1,930,000	5
4	first quartile	\$1,080,000	12	\$1,251,000	27	\$1,394,000	24	\$1,603,000	29	\$1,726,000	20	\$1,859,000	17	\$1,847,000	19	\$1,735,000	5

Source: EAC Redsquare data base; JSA calculation

Table 3-3: Median and First Quartiles Sales annual change for North Sydney LGA, by number of bedrooms for 2012-2019 (**Adjusted** for inflation – March 2019 dollars)

Number of bedrooms		2013	n	2014	n	2015	n	2016	n	2017	n	2018	n	2019	N
0	median	15%	0%	6%	-17%	-16%	147%	11%	22%	23%	-36%	-7%	-	1%	NA
0	first quartile	27%		-9%		-9%		9%		33%		-20%		16%	NA
1	median	8%	29%	5%	8%	11%	-2%	8%	-32%	7%	19%	-4%	-13%	-8%	NA
1	first quartile	2%		4%		10%		11%		9%		-3%		-8%	NA
2	median	9%	31%	7%	5%	10%	-6%	9%	-20%	15%	-1%	-6%	-5%	-9%	NA
2	first quartile	7%		7%		11%		6%		10%		-6%		-8%	NA
3	median	10%	44%	17%	-8%	15%	12%	9%	-33%	12%	17%	-7%	-14%	-12%	NA
3	first quartile	9%		13%		18%		6%		8%		-6%		-12%	NA
4	median	28%	125%	9%	-11%	23%	21%	20%	-31%	4%	-15%	-14%	11%	-6%	NA
4	first quartile	16%		11%		15%		8%		8%		-1%		-6%	NA

Source: EAC Redsquare data base; JSA calculation

3.3 Linear Regression Analysis

3.3.1 By Bedrooms

Strata sales for the year ending March 2019 have also been analysed using linear regression analysis. The first method analysed data by date, number of bedrooms, bathrooms, parking spaces and suburb. The data set only included sales where this information was available. The model predicted 51% of the variation in prices. Results are shown in the table below.

Prices have decreased over the period, with the decrease of the order of 16%. By comparison, inflation over the period was 1.3%, showing a real annual decrease in prices of 17%.

Table 3-4: Linear Regression Analysis results for North Sydney LGA strata sales by number of bedrooms, bathrooms, parking spaces and suburb ($R^2=0.51$).

Parameter (1)	Value	Comments
Days	-\$564.11	Over the period, on average sales prices decreased by \$564.11 per day or \$206,000 per year. Based on an average sales price for the data set over the period of \$1,248,000, the decrease is of the order of 16%.
Bedrooms	\$402,810	On average, each bedroom added \$402,810 to the price of a dwelling.
Bathrooms	\$252,520	On average, each bathroom added \$252,520 to the price of a dwelling.
Parking	\$67,488	On average, each parking space added \$67,488 to the price of a dwelling.
Cammeray	-\$246,790	Compared to North Sydney suburb, strata dwellings in Cammeray were \$246,790 cheaper on average.
Cremorne	-\$195,900	Compared to North Sydney suburb, strata dwellings in Cremorne were \$195,900 cheaper on average.
Crows Nest	-\$322,810	Compared to North Sydney suburb, strata dwellings in Crows Nest were \$322,810 cheaper on average.
Kirribilli	\$421,490	Compared to North Sydney suburb, strata dwellings in Kirribilli were \$421,490 more expensive on average.
Kurraba Point	\$252,560	Compared to North Sydney suburb, strata dwellings in Kurraba Point were \$252,560 more expensive on average.
Lavender Bay	\$96,750	Compared to North Sydney suburb, strata dwellings in Lavender

Parameter (1)	Value	Comments
		Bay were \$96,750 more expensive on average.
McMahons Point	\$558,550	Compared to North Sydney suburb, strata dwellings in McMahons Point were \$558,550 more expensive on average.
Milsons Point	\$509,540	Compared to North Sydney suburb, strata dwellings in Milsons Point were \$509,540 more expensive on average.
Neutral Bay	-\$181,550	Compared to North Sydney suburb, strata dwellings in Neutral Bay were \$181,550 more expensive on average.
St Leonards	-\$322,240	Compared to North Sydney suburb, strata dwellings in St Leonards were \$322,240 cheaper on average.
Waverton	-\$203,910	Compared to North Sydney suburb, strata dwellings in Waverton were \$203,910 more expensive on average.
Wollstonecraft	-\$282,270	Compared to North Sydney suburb, strata dwellings in Wollstonecraft were \$282,270 cheaper on average.
Constant	\$15,750	The constant was not significant.

Source: EAC Redsquare; JSA calculation

Table Notes:

(1) Only parameters significant at the 95% level of confidence are reported.

3.3.2 By Strata Area

The second method analysed data by date, strata area and suburb. The data set only included sales where this information was available. The model predicted 60% of the variation in prices. Results are shown in Table 3.5 below.

While the analysis showed a price decrease over the period of around 5%, the result was not statistically significant so was not reported. The difference with the analysis by bedrooms is likely to be an artefact of the two data sets, as no trend towards decreasing strata area was evident.

Most suburbs were similar to North Sydney, with harbour side locations attracting a premium.

Table 3-5: Linear Regression Analysis results for North Sydney LGA strata sales by date, strata area and suburb ($R^2=0.59$).

Parameter (1)	Value	Comments
Area	\$8,485.40	On average, each additional square metre of strata area added \$8,485 to the price of a dwelling.
Kirribilli	\$1,382,700	Compared to North Sydney, strata dwellings in Kirribilli were \$1,382,700 more expensive on average.
Kurraba Point	\$1,714,300	Compared to North Sydney, strata dwellings in Kurraba Point were \$1,714,300 more expensive on average.
McMahons Point	\$1,032,100	Compared to North Sydney, strata dwellings in McMahons Point were \$1,032,100 more expensive on average.
Constant	\$342,660	

Source: EAC Redsquare; JSA calculation

Table Notes:

(1) Only parameters significant at the 95% level of confidence are reported.

4 What is affordable purchase in North Sydney LGA?

In general, all larger households are excluded from affordable purchase in North Sydney LGA, as are all low income and very low income households. Most moderate income households could affordably purchase a first quartile bedsit, with more limited access to one bedroom apartments and larger apartments not affordable.

A first quartile bedsit is affordable to many moderate income households (upper 70% of moderate income households) and a median bedsit is affordable to the upper 40% of moderate income households in North Sydney LGA.

A first quartile one bedroom apartment is affordable to moderate income households (upper 30% of moderate income households) and a median one bedroom apartment is affordable to the upper 1% of moderate income households in North Sydney LGA.

Considering the linear regression analysis results, an average minimum sized (35 m²) bedsit in most of North Sydney LGA at \$640,000 with no balcony or parking would be affordable to the upper 18% of moderate income households. A 53 m² one bedroom apartment (or 35m² bedsit with 18 m² car space) at \$792,000 in North Sydney LGA is not affordable to any moderate income household.

The appropriate conclusion is that any planning control that adds to the strata area of a dwelling will reduce affordability.

The analysis by bedroom has not been further considered, as the predicted prices for bedsits are very low, and much below the actual first quartile prices for bedsits. The analysis is based on the assumption that price is linearly associated with number of bedrooms, however an inspection of the data suggests the relationship is more likely to be logarithmic and this is the most likely explanation for the discrepancy. The data is also skewed by some very high priced three bedroom apartments.

5 Rental Trends in North Sydney LGA

Figures 5.1 to 5.3 below show rental trends for North Sydney LGA by comparison with Greater Sydney for the period 1990-2019.

Rental has tended to track the Greater Sydney housing market, while being consistently more expensive in the LGA. Median rental for separate houses is typically 2.0 times that for Greater Sydney. Median rental for one bedroom apartments have tended to converge to the Greater Sydney median over the period, and are currently 3% above Greater Sydney values, while median rentals for two bedroom apartments are currently 25% above the Greater Sydney median.

For Greater Sydney, one bedroom apartment rentals increased in real terms between 2002 and 2016, and since that time have fallen by around 3%. Similarly, two bedroom apartment rentals increased in real terms between 2002 and 2016, and since then have remained relatively stable. The trends in North Sydney are similar.

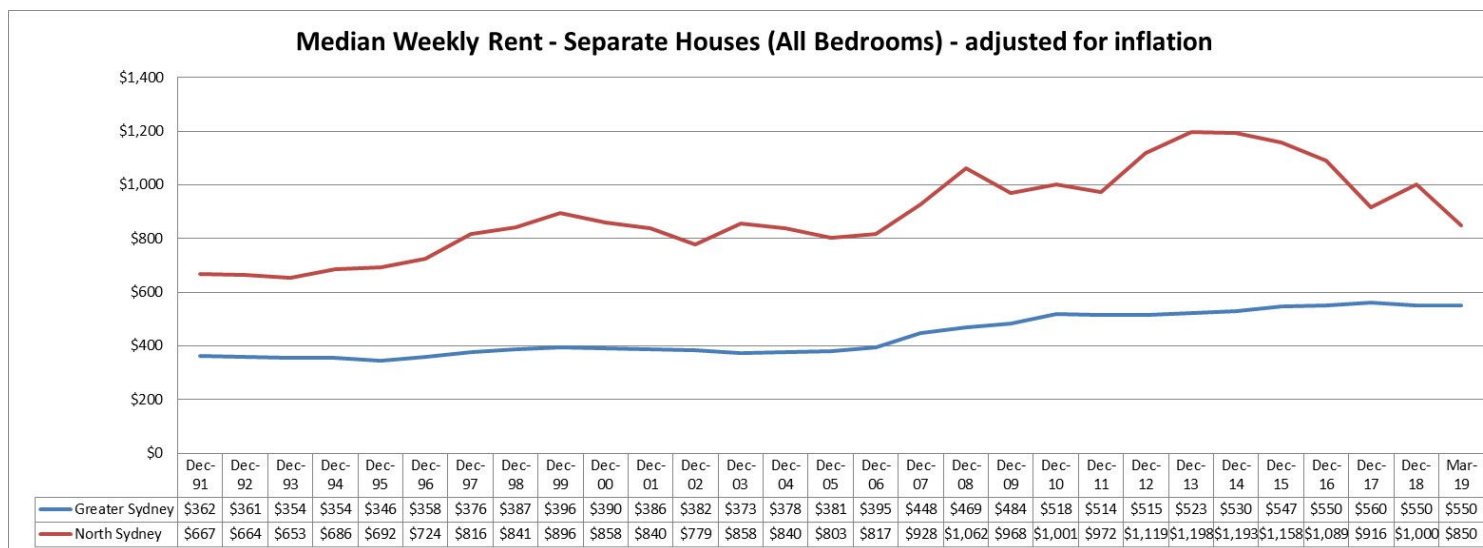


Figure 5-1: Rental Trend for North Sydney compared to Greater Sydney for Separate Houses, 1991 – 2019 adjusted for inflation.

Source: <http://www.housing.nsw.gov.au/About+Us/Reports+Plans+and+Papers/Rent+and+Sales+Reports/Latest+Issue/> accessed 15 June 2017; Rent and sales dashboard accessed 14 May 2019; ABS 6401.0 - Consumer Price Index, Australia, Mar 2019; and JSA calculation.

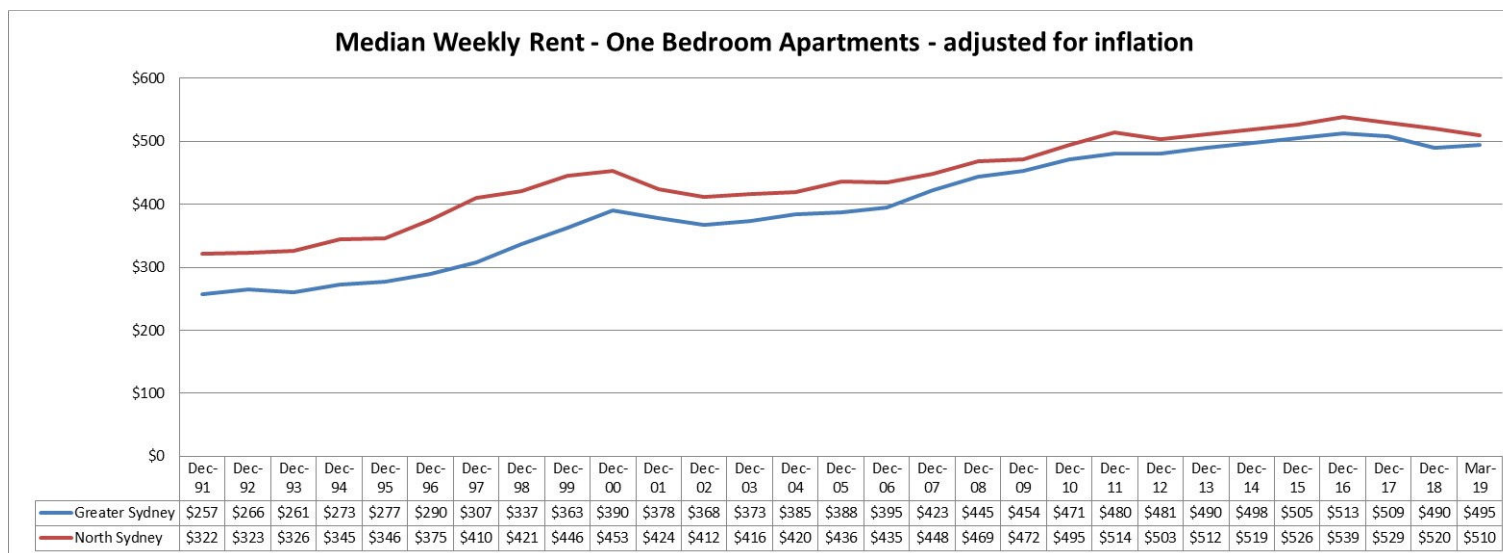


Figure 5-2: Rental Trend for North Sydney compared to Greater Sydney for One Bedroom Apartments, 1991 – 2019 adjusted for inflation.

Source: <http://www.housing.nsw.gov.au/About+Us/Reports+Plans+and+Papers/Rent+and+Sales+Reports/Latest+Issue/> accessed 15 June 2017; Rent and sales dashboard accessed 14 May 2019; ABS 6401.0 - Consumer Price Index, Australia, Mar 2019; and JSA calculation.

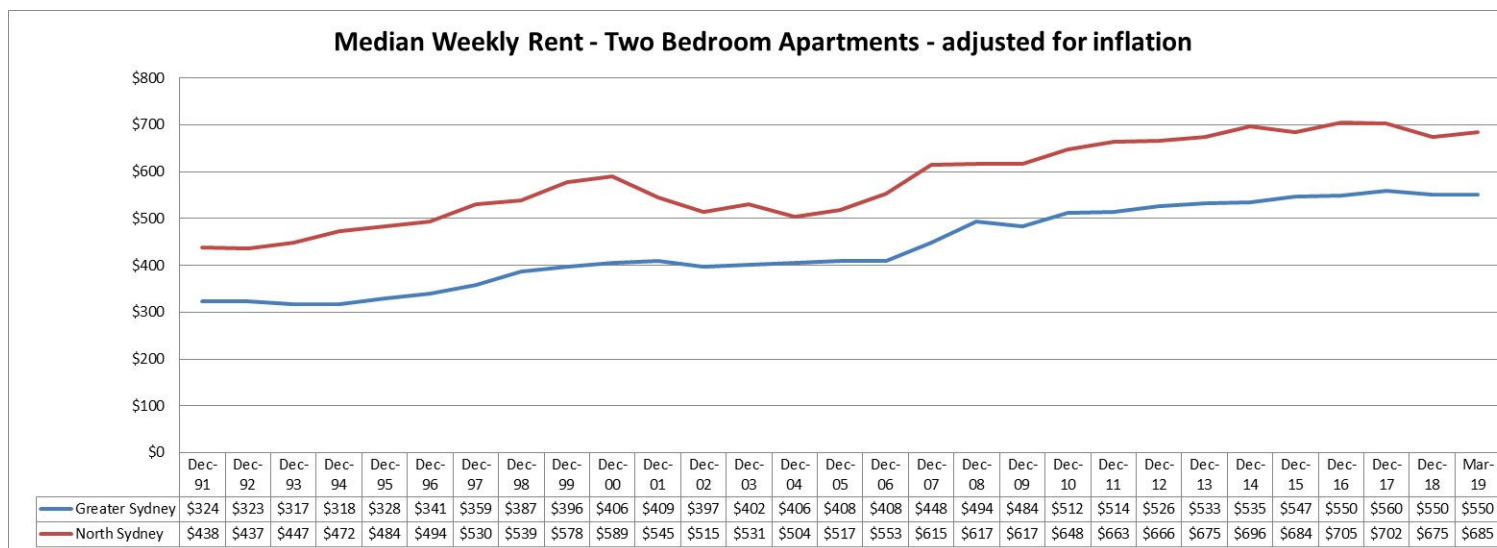


Figure 5-3: Rental Trend for North Sydney compared to Greater Sydney for Two Bedroom Apartments, 1991 – 2019 adjusted for inflation.

Source: <http://www.housing.nsw.gov.au/About+Us/Reports+Plans+and+Papers/Rent+and+Sales+Reports/Latest+Issue/> accessed 15 June 2017; Rent and sales dashboard accessed 14 May 2019; ABS 6401.0 - Consumer Price Index, Australia, Mar 2019; and JSA calculation.

6 Rental in North Sydney LGA

Very low and low income households are effectively excluded from the private rental market in North Sydney LGA. While some affordable rental is available for moderate income households, this largely consists of studio and one bedroom apartments, with larger moderate income households (for example those with children) excluded from the rental market.

An analysis was conducted of properties for rent on domain.com.au for 16 & 17 May, 2019. There were 713 properties available for rent during this 'snap shot' period. Of the 713 properties advertised for rent, none were affordable to very low income households, and 47 (or 7%) were affordable to low income households, all of which were studio or one bedroom apartments. Three hundred and forty eight, or 49% of properties, were affordable to moderate income households, and again the majority of these (57%) were studio or one bedroom apartments. Compared with previous similar data collected in June 2017, rents are more affordable.

In terms of more general availability, a first quartile studio apartment is not affordable to very low income households, and such households are effectively excluded from affordable rental in North Sydney LGA, and a first quartile studio apartment is just affordable to those at the top of the low income band.

A median apartment in North Sydney LGA is not affordable to moderate income households and a first quartile apartment is affordable to the upper 50% of moderate income households. A first quartile studio apartment is affordable to all moderate income households, with a first quartile one bedroom apartment affordable to 90% of moderate income households. A first quartile two bedroom apartment is affordable to 17% of moderate income households.

The tables below show an analysis of recent rentals in North Sydney LGA in more detail.

Table 6-1: First Quartile and Median Rents by suburb

Suburb	First Quartile	Median	n	
Cammeray	500	600	49	
Cremorne	570	700	82	
Cremorne Point	495	795	21	Low reliability
Crows Nest	526	660	58	
Kirribilli	494	795	48	
Kurraba Point	565	775	3	Unreliable
Lavender Bay	600	650	17	Low reliability
McMahons Point	549	700	48	
Milsons Point	673	850	34	
Neutral Bay	520	625	125	
North Sydney	595	685	104	
St Leonards	570	680	86	
Waverton	590	630	17	Low reliability
Wollstonecraft	496	620	18	Low reliability
North Sydney LGA	540	670	713	

Source: www.domain.com.au, accessed 16 & 17 May, 2019. JSA Calculation

Table 6-2: First Quartile and Median Rents by Number of Bedrooms

Bedrooms	First Quartile	Median	n	
0	418	445	40	
1	460	570	249	
2	620	710	289	
3	900	1100	122	
4+	1275	1575	10	Low reliability

Source: www.domain.com.au, accessed 16 & 17 May, 2019. JSA Calculation

8.10. Community Housing Project and Funds: Update on a New Generation Boarding House

AUTHOR: Rebecca Aukim, Director Community & Library Services

ENDORSED BY: Ken Gouldthorp, General Manager

ATTACHMENTS:

1. Revised investment summary Mar 2022 [8.10.1 - 3 pages]

PURPOSE:

To combine two community housing projects into one and provide an update on project costs.

EXECUTIVE SUMMARY:

In September 2020 Council endorsed a report in which it was recommended that a portion of Council's affordable housing funds be used to fund a new generation boarding house in North Sydney with the remaining funds to purchase a property for women escaping domestic and family violence (DFV).

The original proposal from Link Wentworth (Council's community housing partner) was to demolish a 5- bedroom boarding house and construct on the site 11 modern self-contained studio apartments.

In July 2021, Link Wentworth received a DA and a notice of determination from Council (D335/20) based on a revised project design. The updated design provides significant improvements over the previous design in that it delivers one additional studio apartment, increases the size of the units to enable better circulation and furniture layouts and increases the number of Disability Discrimination Act compliant units to three. The updated design also proposes that two of the units be set aside to house women escaping DFV.

Due to a Ministerial Directive in 2009, Council has not been receiving any development contributions towards affordable housing in North Sydney. Council's current Affordable Housing Reserve funds are funds collected before 2009 and it is therefore important to invest these funds before the reserve may potentially be called in by the State Government at some future time.

In February 2022, the quantity surveyor repriced the construction cost and this report provides an update on project costs and investment requirements with new recommendations.

FINANCIAL IMPLICATIONS:

Correspondence dated 10 March 2022 from Link advises that a Quantity Surveyor has updated calculations based on the stamped plans, conditions of consent as well as the current

state of the construction sector impacted by Covid 19. The total cost of the project is estimated to be \$4,706,838.

To achieve the 51% equity, Council would need to provide a contribution of \$689,344 (land ownership and adjustment) and \$2,400,487 (development cost contribution), a total of \$3,089,831. These funds are available in the Affordable Housing Reserve. The remaining balance in the reserve would be \$347.82.

In June 2020, Council had the land value assessed and provided a report from AVG Specialist Valuers which assessed the market value of land at \$1,850,000. Though the market has increased significantly over the past 18 months, Link Wentworth have not asked to increase the land value in their updated assessment of project costs.

Council's Solicitor and Corporate Contracts Manager have recommended that the Development Agreement between Council and Link Wentworth contain clauses that address any overrun or underrun of costs. The Agreement will specify that costs overrun must be funded and borne in full by Link Wentworth at their sole risk and underruns shall be proportionately refunded to the Landlord (North Sydney Council) upon Practical Completion.

RECOMMENDATION:

1.THAT Council's total contribution towards the construction of a New Generation Boarding house which will include two units for women escaping domestic and family violence, be capped at a maximum contribution of \$3,089,831 from the Affordable Housing Reserve to achieve a 51% majority share.

2.THAT the Development Agreement between Council and Link Wentworth include clauses ensuring that costs overrun must be funded and borne in full by Link Wentworth at their sole risk and underruns shall be proportionately refunded to the Landlord (North Sydney Council) upon Practical Completion.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

4. Our Social Vitality

4.1 North Sydney is connected, inclusive, healthy and safe

BACKGROUND

In September 2020 Council endorsed a report (28 September 2020: 8.6) in which it was recommended that a portion of Council's affordable housing funds would be used to fund a new generation boarding house in North Sydney. A briefing paper from Link Housing in July 2020 proposed Council would need to contribute \$689,344 (land ownership and adjustment) and \$1,545,980. A total of \$2,235,324 for the construction of 11 self-contained studio units and to ensure a 51% majority share.

The endorsed recommendations were as follows:

- 1. THAT Council enter into an Agreement with Link Housing for Council to acquire a majority share of the property referred to in this report – 287 Miller Street, Cammeray.*
- 2. THAT Council make a monetary contribution equivalent to its ownership share from the Affordable Housing reserve for the establishment of the 11 new studio apartments referred to in this report.*
- 3. THAT the General Manager (or Delegate) be authorised to finalise the contribution and equity share, subject to the constraints above, to ensure that Council obtains fair value for its contribution.*
- 4. THAT the property continues to be managed as part of the North Sydney Council Local Housing Program Property Management Agreement, 31 October 2018.*
- 5. THAT Council staff prepare a report on the options available to better meet the projected demands for Affordable Housing.*

The estimated total costs for the project in July 2020 were \$2,145,781. In October 2021, the estimated total cost for the project incorporating the new designs as required by the DA was \$4,139,859. The recent estimation (February 2022) puts the total cost at \$4,706,838.

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

In July 2021, Link Wentworth received a DA and a notice of determination from Council (D335/20) based on a revised project design. The updated design provides significant

improvements over the previous design in that it delivers one additional studio apartment, increases the size of the units to enable better circulation and furniture layouts and increases the number of Disability Discrimination Act compliant units to three which is beneficial for residents with mobility issues.

The updated design also proposes that two of the units be set aside to house women escaping DFV.

Link Wentworth's Specialist Housing Team (SHT) has provided the following statistics regarding domestic and family violence accommodation for women in the North Sydney region:

- 3 out of 8 applications for housing assistance SHT receives each week is a result of DFV
- During 2021 SHT relocated 7 tenants to an alternative dwelling, away from the perpetrator due to DFV
- Each year SHT approves around 10-15 clients on our start safely program
- SHT receives 2-3 referrals from external agencies asking us to support clients escaping a domestic violence situation
- Over 10 clients escaping a domestic family violence situation are discussed on the Safety Action Meeting (SAM) each week
- SAM is where various agencies, such as the Police, Health, Education, Child Services, other DV agencies and housing providers meet and develop a coordinated approach to support clients escaping a DFV situation; and
- Link Wentworth works closely with both Mary's House for transitional accommodation and the Daisy Centre for refuge accommodation.



BRIEFING PAPER – 287 MILLER STREET CAMMERAY

To: Rebecca Aukim
From: Paul Hunt – Head of Development
Item: Updated project cost and investment summary
Date: 10 March 2021

EXECUTIVE SUMMARY

Council and Link Housing (renamed Link Wentworth Housing post-merger) met on 11 June 2020 to discuss council's investment in an affordable housing project, originally proposed in a briefing paper to the Director Community & Library Services dated 17 April 2020. That briefing paper outlined high level projected project costs and investment requirements for Council's desired 51% majority ownership.

At our 11 June 2020 meeting Council provided a report from AVG Specialist Valuers, which assessed the market value of land at **\$1,850,000** and I note that whilst the market has increase significantly over the past 16 months (30%+), we have not sought to increase the land value in our updated assessment of project costs, and it remains per AVG's 1 June 2020 assessment of market value.

In July 2021, Link Wentworth received development approval from the North Sydney Planning Panel and a notice of determination from North Sydney Council (D335/20) based on a revised project design. In February 2022 our quantity surveyor repriced the construction cost based on the DA design and current state of the construction sector post Covid 19. This briefing paper provides an update on project costs and investment requirements.

Based on Council's 1 June 2020 valuation, North Sydney Council would need to invest **\$689,344** to reach a 51% ownership position for the existing 5-bedroom cottage at 287 Miller Street.

The updated development cost estimate of 12 new studio apartments at 287 Miller Street is currently projected to be **\$4,706,838**. A 51% investment and 49% investment from North Sydney Council and Link Wentworth would require contributions of **\$2,400,487** and **\$2,306,351** respectively.

Based upon council's 2020 valuation and current build estimates, North Sydney Council would need to invest **\$689,344** (land ownership adjustment) and **\$2,400,487** (development cost contribution), total **\$3,089,831** to own the desired 51% majority ownership in this well-located affordable housing project.

Overleaf I provide an updated project cost and investment summary. This information has been updated since our advice provided to council in July 2020. As discussed, even with access to cheap long-term concessional finance through NHFIC only available to the Community Housing Sector, the low revenue generated from social housing level rents is insufficient to service the post construction debt and additional capital investment is required for a financially sustainable project.

If you have any queries or require any additional information, please don't hesitate in calling me on 0466 428 099 or emailing paul.hunt@linkwentworth.org.au



Land Ownership

1a. Long-standing Ownership Split (1993-2019)

In 1993 title to the Property vested in LAHC, North Sydney Council and Link Wentworth as tenants in common in shares proportionate with their respective contributions as follows:

Current land ownership		
As to the Department:	<u>5879</u> 7279	Share or 80.767%
As to the Council:	<u>1000</u> 7279	Share or 13.738%
As to Link Wentworth:	<u>400</u> 7279	Share or 5.495%

1b. Current Ownership Split (based on Council's 1 June 2020 valuation of \$1,850,000)

Post the sales of LAHC's equity share to Link Wentworth, the ownership was as follows:

Ownership split post acquisition of LAHC's equity share		
As to the Council:	<u>1000</u> 7279	Share or 13.738% = 254,156
As to Link Wentworth:	<u>6279</u> 7279	Share or 86.262% = 1,595,844
		TOTAL = \$1,850,000

1c. Proposed Ownership Split (2021)

Ownership	% Split	Proposed	Current	Difference
As to the Council:	51	943,500	254,156	689,344
As to Link Wentworth:	49	906,500	1,595,844	-689,344
		\$1,850,000	\$1,850,000	

2. Estimated Development Costs

Based on development consent (D335/20) – the project will deliver 12 new studio apartments with an estimated delivery cost as follows:

Delivery cost summary (excl. land + acquisition costs)	Total
Construction costs incl. escalation and contingency (10%)	3,903,500
Professional fees incl. Project Manager	459,683
Statutory fees	40,016
Project contingency (5%)	213,426
Holding costs	7,500
Capitalised interest expense	82,713
TOTAL	\$4,706,838

Notes:

- Updated QS advice on construction costs (Feb 2022) is based on the approved DA design and notice of determination by council dated July 2021. Costs have risen as a result of requested design changes and covid supply chain increases in both material and labour costs. As a result we have adjusted allowances for price escalation to the midpoint of the delivery program and construction contingency.



- b. Professional fees are now adjusted for an open tender requested by council and for an external Project Management service provider per Link Wentworth's Board direction.
- c. Statutory costs per council's notice of determination and allowances for holding costs during construction, PCA and CC fees.
- d. Capitalised interest calculated from the June 2020 land valuation date – notional acquisition date, not the March 2019 date of acquisition from NSW government. This has reduced the projects capitalised interest expense.
- e. Construction contingency allowance of **\$351,000** (10%, +5% increase); and
- f. Project contingency allowance of **\$213,426** (5%) maintained.

Exclusions:

- a. Land costs
- b. Acquisition costs

3. Apportionment of Development Costs

Based upon the revised development cost estimate of **\$4,706,838** (Feb 2022) and North Sydney Council's desired position of a 51% investment of the estimated development costs (including contingency) would be as follows:

Ownership	Investment %	Contribution amount
As to the Council:	51	2,400,487
As to Link Housing:	49	2,306,351
		TOTAL \$4,706,838

4. External Project Manager and Building contractor

An RFP for suitably qualified and experienced Project Manager was concluded, with Signature Project Management being awarded a contract in Nov 2021.

Link Wentworth's Board approved release of an RFT to identify a suitably qualified constructor. Prior to release Council will review tender documentation and endorse a tender evaluation plan to achieve a single price 'lump sum' building contract for all works. Council have nominated John Thomson to join the tender evaluation panel and will nominate a representative to attend the monthly project control group meetings.

5. Indicative timescale

Program	Timescale
Development consent	July 2021 - Completed
Tender documentation	Mar 2022 - Underway
Tender/award of contract	Anticipated - Aug 2022
Completion	Anticipated - Aug 2023

6. Timing of Agreement and Council Investment

A draft development deed, lease and certifier deed have been reviewed by council and Link Wentworth is making final adjustments. These documents could be ready for execution in mid-April 2022. It is proposed that 80% of council's investment would be made available at project commencement (Aug 22) and the remaining 20% available on practical completion in (Aug 23).



BRIEFING PAPER – 287 MILLER STREET CAMMERAY

To: Rebecca Aukim
From: Paul Hunt – Head of Development
Item: Updated project cost and investment summary
Dated: 11 May 2023

EXECUTIVE SUMMARY

In March Link Wentworth (Link) and Council closed a tender to identify a suitable building contractor for this project. Decode Group (Decode) submitted the most competitive price, unfortunately Decode's tendered price was significantly higher than our pre-tender estimate and the result of a 'red hot' construction sector still recovering from supply chain issues and labour shortages left over from the pandemic. Builders have less appetite for risk in this construction market and this is reflected in a sector wide increase in delivery cost. This paper outlines the updated investment requirements for council's preferred 51% ownership of the project.

Land value adjustment

At our 11 June 2020 meeting Council provided a report from AVG Specialist Valuers, which assessed the market value of land at **\$1,850,000** and I note that whilst the market has increased significantly over the past 35 months (30%+), we have not sought to increase the land value in our updated assessment of project costs, and it remains per AVG's 1 June 2020 assessment of value.

Based on Council's 1 June 2020 valuation, North Sydney Council would need to invest **\$689,344** to reach a 51% ownership position for the existing 5-bedroom cottage at 287 Miller Street.

Project development cost

The updated project cost to deliver 287 Miller Street is **\$8,273,009**. A 51% investment and 49% investment from North Sydney Council and Link Wentworth would require contributions of **\$4,219,235** and **\$4,053,774**, respectively.

Based upon council's 2020 land valuation, Decode's tendered build price and total project cost, North Sydney Council would need to invest **\$689,344** (land ownership adjustment) and **\$4,219,235** (development cost contribution), totalling **\$4,908,579**. To own the desired **51%** majority ownership, this would require an increased capital investment of **\$1,818,748** in addition to the **\$3,089,831** previously approved by council resolution. Alternatively, we could reduce council's ownership percentage to circa **33%** in line with the council's approved capital investment.

Separately, we discussed the option of selling this property and investing the proceeds into the redevelopment of the Parraween Street carpark. This is a positive idea that Link Wentworth would be open to investigating should it be a priority for the mayor, subject to Board approval.

If you have any queries or require any additional information, please call me 0466428099.



Land Ownership

1a. Long-standing Ownership Split (1993-2019)

In 1993 title to the Property vested in LAHC, North Sydney Council and Link Wentworth as tenants in common in shares proportionate with their respective contributions as follows:

Current land ownership		
As to the Department:	<u>5879</u> 7279	Share or 80.767%
As to the Council:	<u>1000</u> 7279	Share or 13.738%
As to Link Wentworth:	<u>400</u> 7279	Share or 5.495%

1b. Current Ownership Split (based on Council's 1 June 2020 valuation of \$1,850,000)

Post the sales of LAHC's equity share to Link Wentworth, the ownership was as follows:

Ownership split post-acquisition of LAHC's equity share		
As to the Council:	<u>1000</u> 7279	Share or 13.738% = 254,156
As to Link Wentworth:	<u>6279</u> 7279	Share or 86.262% = 1,595,844
		TOTAL = \$1,850,000

1c. Proposed Ownership Split (2021)

Ownership	% Split	Proposed	Current	Difference
As to the Council:	51	943,500	254,156	689,344
As to Link Wentworth:	49	906,500	1,595,844	-689,344
		\$1,850,000	\$1,850,000	

2. Estimated Development Costs

Based on development consent (D335/20) – the project will deliver 12 new studio apartments in a new generation boarding house with a tendered delivery cost as follows:

Delivery cost summary (excl. land + acquisition costs)	Total
Construction costs incl. contingency	6,778,006
Professional fees incl. Project Manager	338,900
Statutory fees	51,263
Project contingency	109,555
Holding costs	9,000
Capitalised interest expense	90,804
TOTAL	8,273,009

Notes:

- Updated delivery cost (Mar 2023) is based on the tendered construction price provided by Decode, to deliver the approved DA design (and s4.55 modifications) approved by council dated July 2021. Costs have risen because of covid supply chain increases in material costs, labour costs and additional site costs for construction material handling due Miller Street traffic management.



- b. Statutory costs per council's notice of determination and allowances for holding costs during construction, PCA and CC fees.
- c. Capitalised interest calculated from the June 2020 land valuation date – notional acquisition date, not the March 2019 date of acquisition from NSW government. This has reduced the projects capitalised interest expense.
- d. Construction contingency allowance of \$338,900 (5%); and
- e. Project contingency allowance reduced to \$109,555.

Exclusions:

- a. Land costs
- b. Acquisition costs

3. Apportionment of Development Costs

Based upon the revised development cost estimate of **\$8,273,009** (May 2023) and North Sydney Council's desired position of a 51% investment of the estimated development costs (including contingency) would be as follows:

Ownership	Investment %	Contribution amount
As to the Council:	51	4,219,235
As to Link Housing:	49	4,053,774
		TOTAL \$8,273,009

4. External Project Manager and Building contractor

Signature Project Management was awarded a contract in Nov 2021 and has been working successfully with council (John Thomson) and Link Wentworth during the tender process managed in accordance with local government requirements. Council is a member of the tender evaluation committee that reviewed the tender submissions and signed off on the final recommendation to award Decode preferred tenderer status.

5. Indicative timescale

Program	Timescale
Development consent	July 2021 - Completed
Tender documentation	Mar 2022 - Completed
Tender/award of contract	Mar 2023 - Completed
Commencement	Anticipated - Jun 2023
Completion OC	Anticipated - Jun 2024

6. Timing of Agreement and Council Investment

A draft development deed, lease and certifier deed have been finalised for reviewed by council. These documents will be ready for execution in June 2022. It is proposed that 80% of council's investment would be made available on execution of the deed (Jun 22) and the remaining 20% available on practical completion.