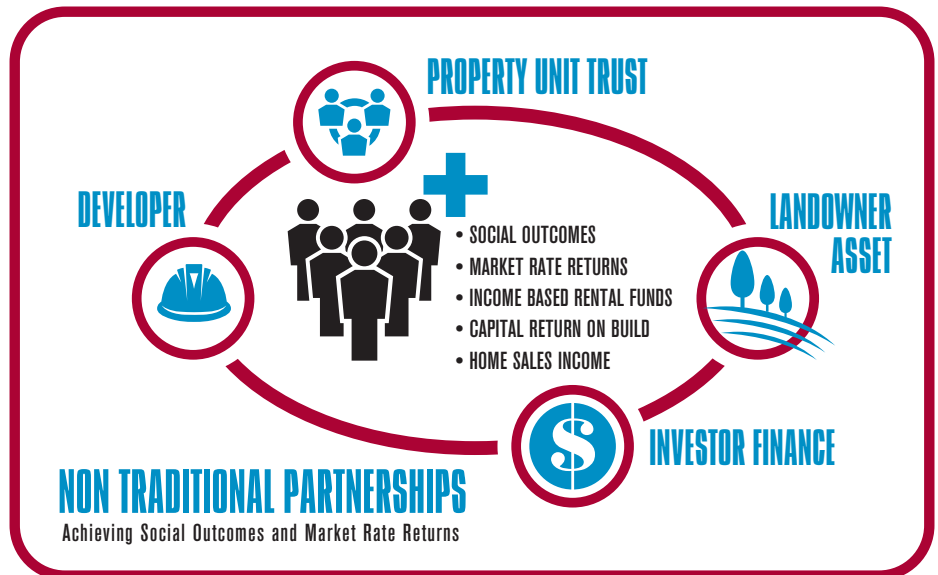


CREATING SENSE OF PLACE

A primary focus area for CapitalAsset Accreditation.

CapitalAsset is a non-traditional approach to property development. With sustainability in built form and designed to provide a positive sense of place, the CapitalAsset approach partners landowners with social impact investors in a bold, ethical and socially responsible housing innovation.



The housing market in South Australia has become unaffordable for many South Australians, it can be extremely difficult to find affordable accommodation and available State social housing has decreased significantly.

Allowing assets to perform at their best, achieve social outcomes and deliver the services and facilities their owners' desire, the CapitalAsset approach successfully delivers on purpose.

At its core are people, now able to establish a permanent home, connecting and collaborating to positively contribute to their family and their community.

Understanding that appropriate housing is the basis upon which people can achieve better education, maintain employment and realise good health, the CapitalAsset approach aims to improve people's lives and return real affordability to housing for those who need it.

The Solution is Real

Created in South Australia by ShelterSA, the CapitalAsset approach responds to the national crisis where rent or mortgage payments are the largest cost in the household budget.

This is a community-led initiative to creating new housing is a socially responsible innovation combining people, place and purpose in rewarding ways.

Be they totally new buildings or an adaptable reuse of existing structures, it is about discovering opportunities through a partnership of landowner, investor and developer to bring to market buildings with residential, commercial and social spaces enriching the community.



The South Australian peak body for housing

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MAKING HOMES NOT HOUSING

As the peak body for housing in South Australia, ShelterSA's vision is for all South Australian's to have a safe, secure and affordable place to call home, appropriate to their needs.

Additionally, with rising housing costs out-stripping incomes the challenge is real, as it is also impossible for people to access social housing or income-based rental accommodation.

That's why ShelterSA created CapitalAsset and by taking active supervision in delivery, ensures it is an exemplar of housing developments with a positive sense of place.

A CapitalAsset Development adds value to land and under-used buildings. Regardless of whether the land is owned by governments, churches, organisations or individuals it brings the opportunity to harness land assets to provide new purpose-built housing that achieves a social mission, creates a market rate of return and increases the asset value.

Establishing People Places with Community Spaces

To be a CapitalAsset Development, the proposed development or adaptable reuse project is to be scoped to provide for a range of private housing tenures, offer community spaces and may also include some commercial, business or retail areas.

Community Spaces in multi-unit dwellings and apartments are to have easy access for all residents and may also be open for use by the broader, local community.

Commercial and Retail Spaces within a development have a twofold opportunity. One, to be planned so that they respond to the consortiums' values and are appropriate to the development site and future residents. Secondly, they may bring an income stream to the partnership and potentially allows local government to collect a higher amount of rates than purely residential, owned by not for profit organisations that receive a rates concession.

A design issue in planning a residential development is complying with the South Australian Government's Inclusionary Zoning policy. Announced as part of the 2005 State Housing Plan, along with other affordable housing initiatives, this 15 per cent inclusionary zoning policy was a key initiative to addressing housing supply outcomes specifically for lower income households. These are specific requirements that impact density, layout, material selection and construction and also rule that 15% of major developments include 'affordable housing'.



For CapitalAsset accreditation:

No less than 25% of the total number of rental units must be offered to households eligible for income-based rents. These income-based rental agreements are not necessarily physically tied to any dwelling enabling the development to meet Inclusionary Zoning without loss to design integrity and materials used.

It must offer a mixture of housing sizes with a combination of market rents and income-based rents (30% of household income plus Commonwealth Rent Assistance).

There may be some dwellings in the development available for purchase at market rates.

The social mix created is to appropriately consider age, gender, culture and disability, achieving diversity across household type and incomes.

Creating Better Liveability

Good liveability is an important contributor to the overall well-being of the occupants of any residential development.

It is the quality of the buildings and the urban spaces that is a key component of the liveability equation. Elements such as good outdoor space, access to light and air within dwellings, sunny spaces in winter and shade in summer along with community facilities all contribute to beneficial liveability and suitable amenity for occupants.

Similarly, the appropriate physical site placement of the buildings is important. Detrimental design approaches to avoid include long 'double loaded' corridors, overlooking each others' access areas or living spaces and unsightly view lines between dwellings. Considered placement will enhance privacy and can also increase resident safety through open, safe spaces providing passive surveillance.



CapitalAsset Developments must get these basic principles of design right:

Projects that commit to a design review process endorsed by the Office of Design and Architecture SA (ODASA) ¹ will be considered favourably in assessment.

The ODASA Design Review process - or those endorsed by ODASA - provides professional design-based assessment and guidance for proponents to ensure that amenity is balanced with value for money.

¹ ODASA Office of Design and Architecture SA

Embracing Stronger Neighbourliness

CapitalAsset Developments must also be 'good neighbours' and make a positive contribution to the urban environment in which they are located.

They must follow sound urban design and site master planning principles to ensure that they fit comfortably into their neighbourhoods.

Elements that detract from the developments' amenity - such as car parking, garaging, service areas, pedestrian and vehicle access points - must all be carefully planned to avoid compromising the qualities of the development, the street and the neighbourhood.

Community facilities that encourage interaction and build community ties between residents and the broader community - such as gardens, common recreational facilities and the like - are encouraged.

Building form and material selections must be cogniscent of the physical and cultural context in which the development is located.



CapitalAsset favours developments that:

Are master planned and designed in accordance with the guidelines in the Apartment Design Guide 2015 (ADG 2015) ²

AGD 2015 outlines important processes and techniques in assessing issues such as site master planning, urban amenity and site layouts right through to the arrangements of spaces within dwellings to ensure good amenity for both residents and neighbours.

² *ADG 2015 prepared by the NSW Department of Planning and Environment <http://www.planning.nsw.gov.au/apartmentdesignguide>*

Achieving Environmental Sustainability

CapitalAsset Developments must demonstrate good basic sustainability credentials.

This may be through approaches such as appropriate solar orientation to capture sunshine in winter and shield it in summer, energy efficient building envelopes, natural ventilation and similar passive design techniques. Landscape elements are to be used to provide favourable microclimate conditions.

Heating and cooling systems must be energy efficient. Use of solar energy to supplement electricity generation is encouraged, including the solar heating of hot water along with the capture and reuse of water run-off on site. The use of energy efficient appliances and light fittings is encouraged.



Developments that can demonstrate compliance with these types of provisions will be considered favourably:

The sustainability guidelines contained in Release's Developer's Handbook and Urban Design Guidelines for Bowden Urban Village ³ are a good basis for sustainable dwelling design beyond the mandatory requirements of the National Construction Code.

Another valuable reference is the NSW Governments' BASIX ⁴ - one of the strongest sustainable planning measures to be undertaken in Australia, BASIX encouraging the reduction of energy use through specific design strategies for lighting, heating, cooling, and ventilation and aiming to make all residential dwelling types energy and water efficient.

³ *Urban Design Guidelines for Bowden Urban Village*

⁴ *BASIX. <https://www.planningportal.nsw.gov.au/planning-tools/basix>*

Measuring Economic Benefits

Locally sourced building systems, materials and components support local employment opportunities and enhance economic activity and job creation. This approach is a most effective means of transitioning low-income households to benefit not only the resident but also the local economy.

CapitalAsset Developments can have a wider economic impact through the development of construction techniques, systems and installations that build capacity and employment opportunities in the expansion of an advanced manufacturing economy. This would include aspects such as modularity, mass customisation, assistive technologies and the like.



Considered favourably in the CapitalAsset accreditation:

A buy and source-local policy on CapitalAsset Developments is encouraged along with build aspects that seek out unique construction techniques for local development.

Proponents are encouraged to engage with the Office of the Industry Advocate SA ⁵ to explore avenues for local industry participation and economic development through a CapitalAsset Development. The Office aims to support and lead projects to demonstrate strategies and tools for improving local industry participation and leveraging opportunities for innovation.

⁵ *The Office of the Industry Advocate is based in the Department of State Development. www.dpc.sa.gov.au/office-industry-advocate*

BENEFITS FOR PEOPLE, PLACE AND PURPOSE

Governments are not willing to take sole responsibility for bridging the gap between low incomes and the cost of housing and there is a limit to the available social housing.

The supply of social and affordable housing is at the heart of our work, with a view to addressing housing stress and homelessness more effectively.

ShelterSA aims to increase the supply of social and affordable housing within the current set of policy and funding constraints. With CapitalAsset we seek to achieve the new supply of social housing without a government subsidy, in a sustainable and progressive way.

Through a CapitalAsset Development real housing affordability is achieved, increasing the supply of income-based rental property in South Australia. This is the innovative way that not-for-profit organisations can better achieve their social outcomes.

They are ethical investment vehicles offering safe, secure, long-term returns, unaffected by stock market fluctuations or sensitivities.

A 'Build-Own-Operate' Consortium of landowner, developer and social impact investors transform land and under-used buildings into more valuable assets. They may also contain commercial, retail and community spaces.

Additionally, the design, construction and materials must respond to environmental factors, amenity, sustainability issues, community mix, social inclusion and the requirements of private and shared spaces.

ShelterSA has developed this alternative housing, development and investment approach to bring housing innovation across commerce, construction and community.

Be Involved

In a CapitalAsset Development consortium, all participants enjoy benefits - landowner, developer, financier, investor and occupier - with the positive social outcome of more South Australians with an affordable and secure place to call home, appropriate to their needs.

As an additional incentive to undertake a CapitalAsset Development, sample business model and project management approaches are freely available, together with advice, strategies and tactics to help mitigate risk.

For a confidential appointment to explore your opportunities in undertaking a CapitalAsset Development, or simply to learn more about this innovative approach, please contact us at sheltersa@sheltersa.asn.au or telephone (08) 8223 4077.

Benefits to Commerce:

*Private investment and financing
(no Government funding, subsidy or grant monies).*

*Partnerships between land owners and investors that are mutually beneficial,
financially sustainable and profitable.*

Profit sharing within the partnership.

Unique socially responsible, ethical investment.

*Creation of capital growth and cash flow that may not be available to individual
investors or land owners alone.*

Landowners retain their land and utilise a 99 year lease arrangement.

Benefits to Construction:

Excellence in design and high quality materials.

*New builds minimise maintenance costs and maximise tax advantages
through depreciation.*

Slightly higher density to maximise land use and minimise building costs.

Benefits to Community:

*The provision of housing that is affordable for a range of income levels
including both market and below market prices for people living
on very low incomes.*

Social mix that ensures tenants and residents are from all walks of life.

Sustainable dwellings for liveability, ongoing costs and environmental aspects.

Job creation through new builds.



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