

HOUSING INNOVATION & DISRUPTION

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ShelterSA

Housing: a basic human right!

Restoring fair access to home ownership

There is a housing crisis across the country. A growing number of people are locked out of home ownership and the private rental market.

The need for social housing outweighs supply. Homelessness services are overwhelmed and cannot achieve housing outcomes due to the above barriers.

It is not sustainable or fair to continue to only provide housing in traditional ways.

Disruption is needed!

Instead of continuing to build expensive dwellings on expensive land, how can we do things differently?

A new housing product and financial model could enable low-income households to become home owners and add to the supply of low cost rentals.

A tipping point will arrive

Modular and pre-fabricated homes examples

Prices

Interstate examples

State Government EOI

Collaboration between philanthropic, industry and government

Build to rent

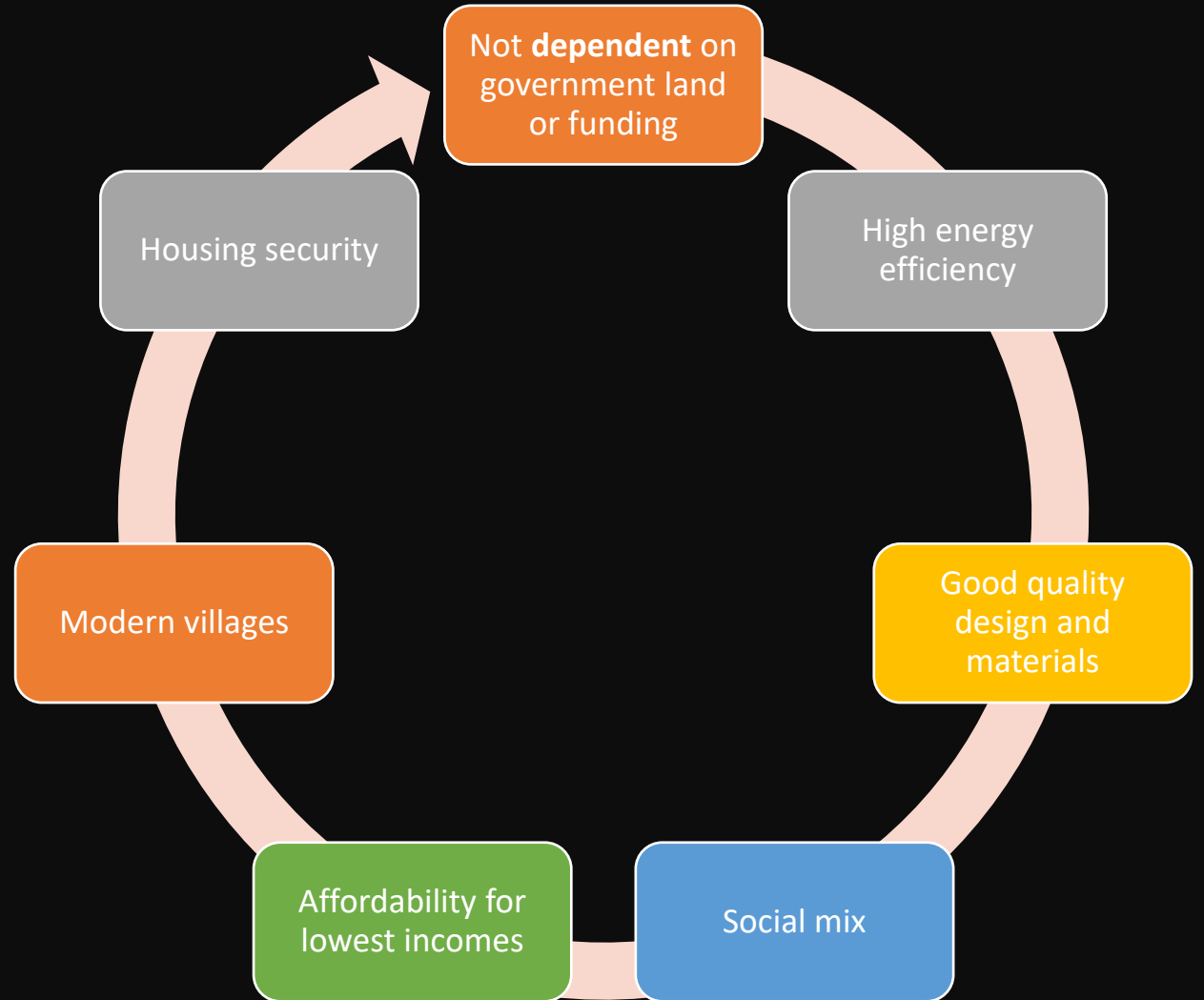
New housing strategy

Lend lease

Residential parks & retirement living

Getting started

Principles of this model



Assumptions

Does not replace


Government investment to increase the net supply of social housing

Good housing policy

Government funding for support


Harnessing public land assets for social and economic outcomes

MODULAR HOUSING EXAMPLES


HOMEABOUT USWHAT WE DOCONTACT

MgO panels combined with our proprietary factory manufacturing techniques make Xodbox homes the most environmentally friendly building available in Australia.


XODBOX 1 BEDROOM



XODBOX 2 BEDROOM



XODBOX INTERIOR LIVING SPACE



Aspen Group 1 Bedroom = \$125k



Same Day Granny Flats SA PRICES



1 bed expander
\$35,000



2 bed expander
\$33,500



3 bed expander
\$36,000



Stronger. Smarter. Faster.

More Affordable. Kit Homes & Modular Buildings.

Approved Tender Supplier To Victorian Government and UN.

Contact

Award Win



About

Kit Homes

Granny Flats

Design & Approval

Commercial

Pricing

Shop

FROM \$43,060 + ASSEMBLY

FEATURES















If you're looking for neat and compact cabins, the Portland is for you. Ideal as a fishing lodge, art studio, holiday cabin or a parent retreat, the Portland will catch the breezes and show you amazing views.

- Bedrooms: 2
- Bathrooms: 1
- Enclosed area: 36.84 m²
- Other area: 8.40 m²
- Total area: 45.24 m²

View Floor Plan and Specifications

iBUILD MODULAR BUTTERFLY & INSTANTSLIDE INDICATIVE PRICE
Version 7 (2021-12-08)

iBuild Model	Critical Information	Size (m2)	Living	Veranda	  	Supply of Modular Unit (excl. GST)	Supply of Modular Unit (incl. GST)
1 BEDROOM	Critical Information	(m2)	LV	V	  	Supply of Modular Unit (excl. GST)	Supply of Modular Unit (incl. GST)
INSTANTSLIDE T111S	20 Ft InstantSlide Unit Granny Flat, Cabin Length: 6.056 m Width: 4.0 m Minimum Ceiling Height: 2.4 m Maximum Ceiling Height: 2.55m 6 - 8 tonnes	24	24	0	1 1 1	\$64,200	\$70,620
2 BEDROOM	Critical Information	(m2)	LV	V	  	Supply of Modular Unit (excl. GST)	Supply of Modular Unit (incl. GST)
BUTTERFLY T211	20 Ft Butterfly Expandable Home Granny Flat, Cabin Length: 6.056 m Width: 6.774 m Minimum Ceiling Height: 2.5m Maximum Ceiling Height: 2.9m 8 - 10 tonnes	42	42	0	2 1 1	\$82,700	\$90,970
BUTTERFLY T211H	40 Ft Single Wing Expandable Unit Granny Flat, Cabin Length: 12.1 m Width: 4.6 m Minimum Ceiling Height: 2.5m Maximum Ceiling Height: 2.9m 10 - 12 tonnes	56	56	0	2 1 1	\$108,260	\$119,090
BUTTERFLY T221H	40 Ft Single Wing Expandable Home Granny Flat, Cabin Length: 12.1 m Width: 4.6 m Minimum Ceiling Height: 2.5m Maximum Ceiling Height: 2.9m 10 -12 tonnes	56	56	0	2 2 1	\$111,360	\$122,500
3 BEDROOM	Critical Information	(m2)	LV	V	  	Supply of Modular Unit (excl. GST)	Supply of Modular Unit (incl. GST)
BUTTERFLY T311	40 Ft Butterfly Expandable Home Modular Transportable Home Length: 12.1 m Width: 6.774 m Minimum Ceiling Height: 2.5m Maximum Ceiling Height: 2.9m 14 - 16 tonnes	82	82	0	3 1 1	\$123,660	\$136,030



theAsh

2  1  1 

Our stylish, well-appointed Ash home has been specifically designed for independent living. With ramp access to the home, this design has all the requirements to suit people with limited mobility, whilst creating a ...

home dimensions

House Width: 5.10m
House Depth: 18.50m
House Area: 81.60m²
Total Area: 94.35m²

[PREVIEW PLAN](#)[VIEW HOME](#)

theBeech

1  1  1 

The Beech reflects the modern-day studio style you would expect from a 4-star apartment, with a contemporary look and feel. Offering maximum privacy for a couple's retreat, young family getaway or business traveler, ...

home dimensions

House Width: 4.80m
House Depth: 15.00m
House Area: 57.60m²
Total Area: 72.00m²

[PREVIEW PLAN](#)[VIEW HOME](#)

SmartLivingrange

DESIGN	PRICE
Acacia* (split)	\$196,223
Argyle* (split)	\$187,640
Ash (single)	\$150,329
Beech* (single)	\$123,405
Waratah* (split)	\$157,641
Wollemi* (single)	\$137,253

(*non-laundry versions)

FamilyLivingrange

DESIGN	PRICE
Brentwood (split)	\$245,530
Delamere (split)	\$228,444
Eden (split)	\$223,998
Elliston (split)	\$252,777
Greenway (split)	\$222,776
Rosewood (split)	\$274,416
Sutherland (split)	\$278,970
Wilmington (split)	\$291,556

Site Prep – Delivery – Installation (Estimate)

SINGLE MODULE HOMES < 5.5m	PRICE
Single – up to 100km travel	\$18,900
Single – 100km to 250km travel	\$28,998
Single – 250km to 400km travel	\$38,843

One Bedroom Studio ranging from \$42,000 to \$89,650

Standard Description:

Double glazing windows and doors, standard builders range internal fixtures and fittings, EPS Panel insulation, hybrid flooring and laminate benchtop and cabinetry.

Made to order to your floor design and internal requirements.



We can customise your build and work within your budget.



EXPANDABLE
Container Homes Pty Ltd



ECH 6Homes Luxury Range

20ft Option – Extra Wide
Approx. 6m x 3.4m \$58,080

Luxury Description:

Turn Key – All double glazed windows and doors, stone top benches, 2-pac cabinetry, vinyl flooring. All fixtures and fittings internally are included. Roof already installed in the container with down pipes. Instant living!

Features:

Hassle-free installation
Instant space
Affordable, moveable and long-lasting space



40ft options

Approx. 12m x 2.4m \$80,100

Approx. 12m x 3.4m \$99,000



[Home](#) » [Community Solutions](#)

Community Solutions

**Villages and housing
solutions to support
communities to thrive**



Land Size = 73.516m x 40.2m



Samaritan House Geelong

A home everyone can love

Project Delivery: 2021

Client: Samaritan House

Project Value: \$1m

Location: Moolap, Geelong

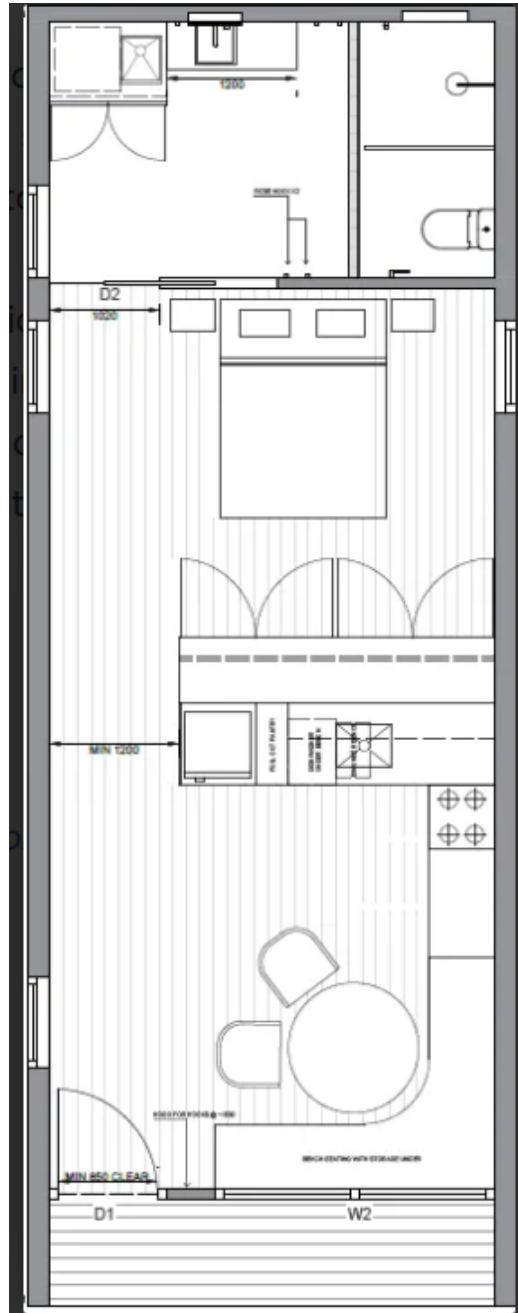
Units: 7 Units including 1 accessible compliant unit

The solution was beautifully designed contemporary, highly energy efficient modular units that have been designed and fitted out with Samaritan House's values of dignity and respect.

FormFlow Living teamed up with Samaritan House in Geelong to create 7, one-bedroom independent living units for men experiencing homelessness.

This project increased the capacity of Samaritan House by 50%

\$142k each



Gable House Series

Made for Life. Designed for Living.

FormFlow Living's seriously sophisticated take on the classic gable is the perfect choice for country or coast. Made for the tough Australian climate, with revolutionary technology that protects against fire, cyclone, and flood. Seriously robust, the homes in this series are extendable, demountable, relocatable and made to withstand anything from the outback's scorching heat to Australia's wild coastal storms.

The gable house series is designed for comfort and low impact living. They meet the Gold Standard for Liveable Housing Australia Performance Guidelines and have SDA ASI428 universal access built in. Sophisticated, sumptuous interior styling and detailing throughout with curated colour palettes to evoke warmth and calm.

These homes can be built in weeks and delivered to almost anywhere. Living the dream can be achieved much faster than you think. Available in one, two and three bedroom floorplans. Starting from \$170K plus gst, the gable house series represents outstanding value and incorporates all FormFlow's latest refinements and innovations.

Contact our team to request a brochure.



\$200k – 4 weeks to build



LIVE BLOG

Follow the results as the NSW election vote count continues in our live blog

Regional Queensland councils turn to modular homes to help solve crippling housing shortages

[ABC North Qld](#) / By Sally Rafferty

Posted Fri 7 Oct 2022 at 9:17am



Government
of South Australia
SA Housing Authority

South Australian Housing Authority
("Public Authority")

Expression of Interest (EOI) to Supply

SAHA-1372

Modular / Transportable Homes

Tuesday, Jun 21, 2022

Finding shelter from an unfolding social disaster

OPINION

An emergency response and lateral thinking is needed to accommodate people and families locked out of rental housing and home ownership, argues Alice Clark.

Support our work

[Click here to donate](#)



<https://indaily.co/359769>



Friday, Jul 1, 2022

Notes on Adelaide podcast: Give Me Shelter

PODCASTS

In this week's episode, we talk to two community leaders who believe South Australia's housing crisis has become an emergency and – like other emergencies such as floods or bushfires – requires an immediate response.

Support our work

[Click here to donate](#)



<https://indaily.co/362618>



A partnership between philanthropic, industry, government!

Build to Rent

News › South Australia

Run-down units on Greenhill Rd at Eastwood to be replaced with new rental towers

An ugly stretch of run-down units on Greenhill Rd opposite the parklands will be replaced with 140 new homes as part of a multimillion-dollar project – but there's a catch.

Mitch Mott

Follow



@MitchMottTiser



less than 2 min read

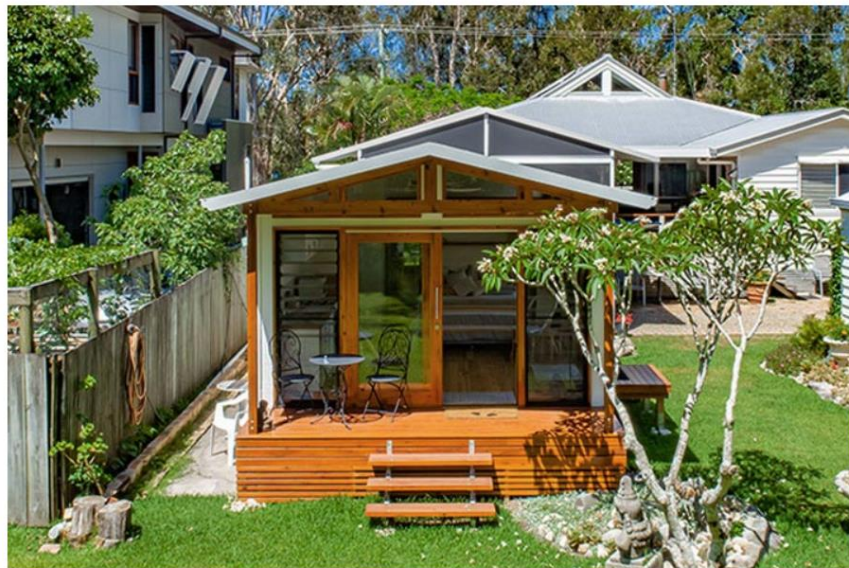
November 14, 2021 - 12:00PM

Sunday Mail (SA)



70 comments

\$3m for 34 dwellings @\$88,000 each 6 acre block



June 26, 2022

QUEENSLAND MODULAR BUILDER COMMITS TO PROVIDE SOCIAL HOUSING

Eco Cottages applies to Noosa Council to build 34 modular homes to address housing crisis

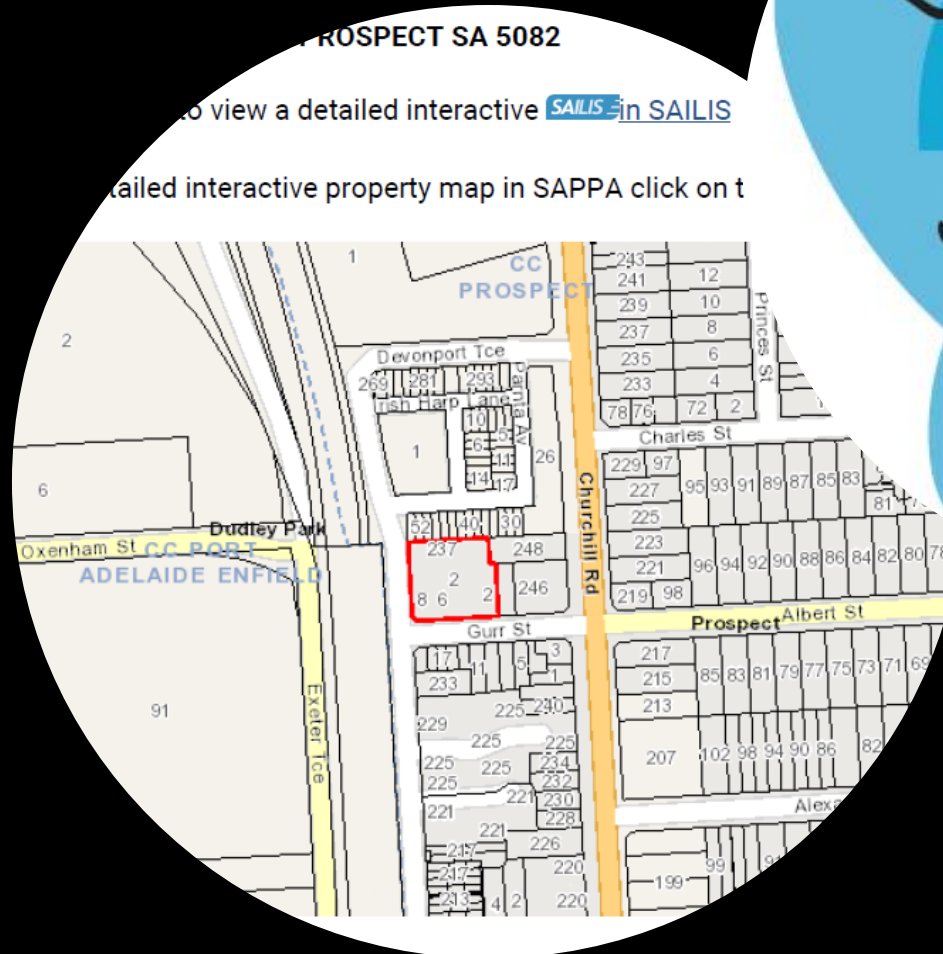
Motivated by the lack of affordable housing in Cooroy, Queensland, Greg Phipps of Eco Cottages has applied to Noosa Council to build 34 modular houses on a six-acre block contributing to a private social housing endeavour.

Greg Phipps (Queensland modular builder) has been building modular homes since 2007, and the project would consist of 20 one-bedroom homes and 14 two-bedroom homes within walking distance of the Cooroy town centre.

"We were getting so many inquiries from the broad public right across the board for affordable accommodation and housing," Mr Phipps said.

2016

Achieve your
social mission
Retain land
Create cash flow
Capital growth







26 affordable
4 social
7 sales
2 disability

New Prospect housing development UnitingSA's largest yet

1 December 2022

UnitingSA this week started demolition of six outdated properties in Prospect to make way for 40 new dwellings in the largest community housing development the organisation has ever undertaken in its 100-plus year history.





A Better Housing Future

February 2023



Government of
South Australia



More public housing



Partnering with the
Commonwealth Government
to deliver more social and
affordable housing



The single largest release of
residential land in SA's history



More affordable
residential tenancy bonds



Banning rent bidding



Protecting tenant
rights and information



Expanding the Private Rental
Assistance Program



Greater support for
homebuyers through
HomeStart products



Increased support for
regional housing



Tax incentives to increase
the supply of rental properties

Build-to-rent land tax concession

A 50% land tax discount will be introduced for eligible new build-to-rent housing projects. The discount will reduce the land value for land tax purposes by 50% to the 2039-40 land tax year.

The reduction in land tax is designed to support the uptake of scale investment in residential rental housing, increasing the supply of housing and creating more opportunities for renters.

Affordable Community Housing Land Tax Exemption

The Affordable Community Housing Land Tax Exemption Pilot provides eligible property owners with ex-gratia relief, equivalent to a land tax exemption for property they rent through a participating community housing provider for affordable housing purposes.

The program is running for 5 years from 1 March 2020 and is limited to 100 properties.

Affordable housing land tax concession

An affordable housing land tax concession was introduced as part of the 2019-20 Mid-Year Budget Review which provides eligible property developers with an ex-gratia concession where land being used to develop affordable housing has been aggregated for land tax with other land they own.

Lend Lease (purchase dwelling only)

27 Best Life Playford Waters, **Smithfield**



Residential Parks



Adelaide

Northern Community Residential Village

At Northern Community Residential Village we provide a gated, peaceful, safe and secure community...



Goolwa

Seachange Hometown Australia

Start your day with a gentle 20-minute walk down to Goolwa Beach or join neighbours and satisfy your green...



Hillier

Hillier Park Residential Village

Hillier Park is your over 50s affordable lifestyle choice. Join us and experience the friendly community holiday lifestyle...



Moonta Bay

Moonta Bay

Moonta Bay Lifestyle Estate is one of the state's most exciting new Over 50's developments.

A Modern Village

What This Property Offers

Facilities



Alfresco
Dining Area



Lounge



Outdoor
Terrace



Gymnasium



Craft &
Hobby Room



Library



Social
Activities &
Clubs



Cinematic
Viewing
Room



Dining
Facilities



TV / DVD



Pet Friendly



Barbecue



Community
Centre /
Clubhouse



Pool/Billiards
Table

Security & Services

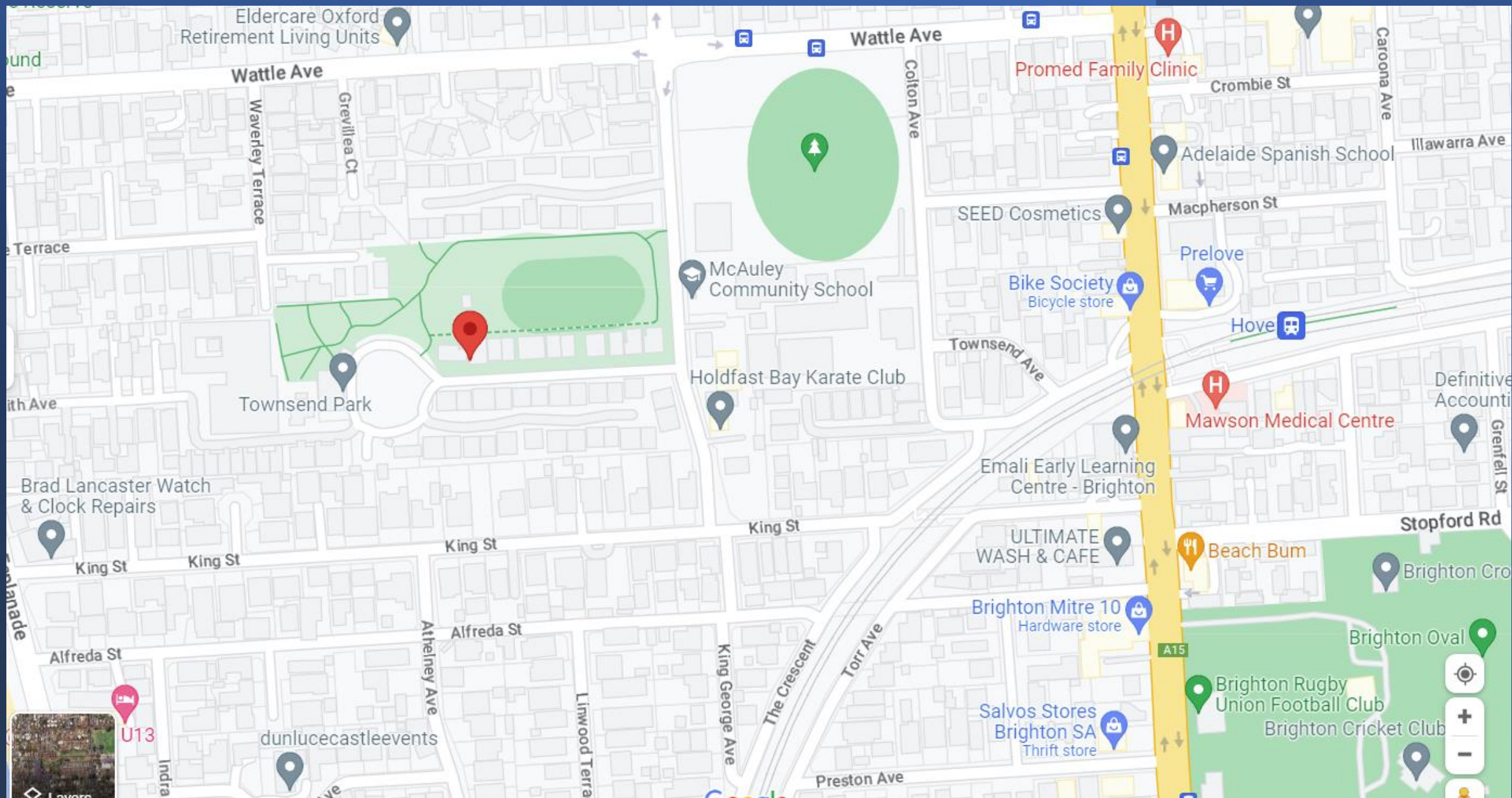


On-Site
Classes



Manager On
Site During
Business
Hours





Let's get started!

Housing innovation

Retain land ownership

Cash flow

Capital growth

Achieve your social mission

A demonstration project

Identify suitable land

Land size to allow 10 to 20 dwellings

Explore residential park/retirement living model

Work with modular manufacturer(s) to develop a plan and costings – could achieve through an EOI process

Decide on model of dwelling sales (not the land), rentals or combination

Sell off the plan through HomeSeeker SA to ensure positive discrimination for low income households

And/or rent through CHP

SA > Clare > Lot 201, Knappstein Lane



Lot 201, Knappstein Lane, Clare, SA 5453



 2,187m² Residential Land

\$225,000



Tim Edwards
(No reviews yet)

04067515...

Planning permission granted

Ten homes @ \$177k OR LESS

Lifestyle village (no subdivisions)

Sell for \$199k (right to occupy)

Or sell some for \$250k and some for \$150k to lower incomes

Affordable for low income households

Or mixture of sales and rentals

Can re-sell dwellings when people leave



\$200k is the
maximum amount
low income
households can
borrow

Households under \$30k income can borrow up to \$200k if they are first home owners and have no other significant debts

Can access Wyatt Foundation interest free loan to assist with deposit for \$10k

Deposit is \$4k

Repayments affordable, even in retirement with no superannuation for over 50's

Homestart will lend for dwelling only but then not eligible for first home owner grant of \$15k