

Affordable Housing

Points Available: 1

Aim

To increase the availability of affordable, sustainable housing and to increase living affordability.

Rating Tool Eligibility



Green Star
Design & As Built



Green Star
Performance



Legacy Green Star
Rating Tools

Note: This Innovation Challenge is only available to projects that contain multi-unit residential apartments.

Why is this Innovation Challenge Important?

Affordability is a key aspect in overcoming the housing stress experienced by lower income households who pay more than 30% of their gross income on housing.

This Innovation Challenge aims to encourage the provision of low-cost, sustainable housing within a broader development. It does so by encouraging either the provision of a percentage of housing stock that is subsidised, or through the provision of affordability strategies to reduce the cost of operating the asset throughout its lifetime.

This Innovation Challenge is only available to projects that contain multi-unit residential apartments within the site boundary. It excludes dedicated student housing (as low cost housing is the aim of student housing), and at least 20% of the project's GFA must be dedicated to multi-unit residential.

Compliance Requirements

To claim this Innovation Challenge your project team must:

- Demonstrate that the project contains a mix and diversity of lot sizes at an affordable purchase price for low to moderate income households. This may include the supply of social housing within the development, or through the provision of worker housing;
- Establish partnerships between the project's owner and organisations dedicated to housing affordability to ensure the stock is allocated as intended; and
- Provide an incentive program through rebates, free sustainability items, or reductions in the recommended retail price (RRP) for appliances to these occupants.

For projects seeking a Design Review / Design rating, a commitment from the owner is required detailing the scope of affordable housing in the project, the partnerships and the incentive program. For an As Built rating, the stock must have been allocated.

The GBCA has not yet determined what the extent of affordable housing should be as a percentage of the project; however it is expected that this percentage will be relevant to the location and size of the project.

Alternative Compliance Methods

A Credit Interpretation Request (CIR) may be submitted to the Green Building Council of Australia (GBCA) when an applicant wishes to advocate for an alternative yet equivalent method of meeting the Compliance or Documentation Requirements. Any CIRs submitted for this Innovation Challenge will be processed as free-of-charge.

Documentation Requirements

Design Review / Design and As Built Submission

Provide the following required documentation:

- **Submission Template** outlining percentage of housing stock within the project development that is subsidised, and compliance with other Innovation Challenge requirements. The Submission Template also enables project teams to provide feedback on the Innovation Challenge to inform future developments.

Provide documentation to support the claims made within the Submission Template. This may include:

- **Supporting documentation** as required supporting the claims made within the Submission Template. Project teams are encouraged to submit a CIR to the GBCA when targeting this Innovation Challenge in order to agree upon the project team's approach and the documentation intended to support the relevant claims.