

## **Build-to-Rent to increase supply of social and affordable housing in Australia**

Australian's are in need of safe and secure housing. Rising house prices and rental costs is placing pressure on household budgets. Our next SBEnrc project is exploring if the Build-to-Rent (BTR) model can deliver an additional pathway to increasing much needed supply and help boost access to social and affordable housing (SAH). BTR developments are higher density development of between 200 and 500 units, held as a single asset with one owner and manager committed for the long term. BTR properties usually include improved amenities, such as recreation space, gardens and meeting spaces, with a focus on the resident experience, driven by the future rental return for investors.

This new SBEnrc research project will investigate if additional social and affordable housing supply can be delivered through multi-sector partnerships in BTR developments. The research seeks to provide recommendations for improving the supply and diversity of BTR housing across different markets for the medium and long term.

Some of the key industry outcomes to be addressed by this research include: better alignment between government and market delivery; informing the delivery of safe, effective and desirable housing for improved tenure into the future; and providing recommendations to help upskill the sector to ensure desirable housing outcomes for people at all ages and stages of their lives.

Research recommendations will be developed based on a market scan and review of academic and industry literature, international case studies and interviews with key sector-wide stakeholders. The team will examine international best practice in countries to investigate BTR's potential to deliver mixed tenure, higher density rental housing.

It is intended that these recommendations will provide a framework to be overlaid for current decision-making to assist developers, including government, private, not-for-profit and philanthropic partners. This framework will determine if BTR can deliver is a viable solution to address current housing shortfalls, and help to deliver additional social and affordable housing through, for example, expanded partnership arrangements. It will highlight incentives and operating practices, including social and environmental, which would be most effective in securing improved housing outcomes.

With social housing waitlists across all States and Territories within Australia at record highs some of our most vulnerable citizens are being left homeless or in poor quality and costly housing. This project will be integral in advising industry partners and governments of different models of BTR to increase much needed housing for our most vulnerable.

### **About the SBEnrc**

The SBEnrc develops projects informed by industry partner needs, secures national funding, project manages the collaborative research and oversees research into practice initiatives. Current Core Members of the SBEnrc include ATCO Australia, BGC Australia, Government of Western Australia, Queensland Government, Curtin University, Griffith University, RMIT University and Western Sydney University. The industry-driven research underpinning the achievements outlined in this release would

not have been possible without the valuable support of our core industry, government and research partners over the last two decades.

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