

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

April 2023 - September 2024

To address current critical challenges facing the social and affordable (SAH) sector, this research will investigate the potential of Build-to-Rent (BtR) to increase the supply of rental housing in Australia including the practicability of seeking to secure a portion of social and/or affordable housing through multi-sector partnerships. It will provide recommendations to assist with improving the supply and diversity of BtR across different housing markets into the future. This research will assess the practicability of securing social and/or affordable housing via BtR, including recommendations to assist with incentivising delivery in the short to medium term based on a scan of literature, international case studies and stakeholder interviews.

Objectives

The key objective of this research is to investigate the potential of build-to-rent (BtR) to address current critical challenges facing the social and affordable housing (SAH) sector.

1. Investigate the potential of build-to-rent (BtR) to address current critical supply challenges impacting on the private rental market in the short to medium term.
2. Assess the practicability of securing social housing and/or affordable housing outcomes within BtR developments through multi-sector partnerships and provide recommendations on best practice ways through which this might be achieved.
3. Investigate international best practice in comparator countries on BtR's potential to deliver mixed tenure, higher density social, affordable and private rental housing. This includes identifying recommendations on the appropriate tenure mix, most effective and efficient incentives and operational settings.

Industry Outcomes

This project aims to deliver the following key industry outcomes:

1. Improved alignment between government and market mechanisms.
2. Inform and address need for increased and more diverse supply of housing.
3. Inform delivery of safe, effective and desirable housing to address supply issue into the future.
4. BtR Framework and recommendations to upskill broader industry.
5. Impact on social and affordable housing capacity to provide desirable housing for people at all ages and stage of life.



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