

Shared Equity Home Ownership National Affordable Housing Consortium

Keys to Home Ownership



Commercial in Confidence

This is a preliminary outline of BuyAssist shared equity model for discussion purposes.

All examples are illustrative

Actual circumstances and outcomes may vary

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National Affordable Housing Consortium

Affordable Rental

Facilitated 3,600 new affordable homes renting at maximum 75% of market rent in QLD, NSW and Victoria

Saving tenants \$17 million per year in rent

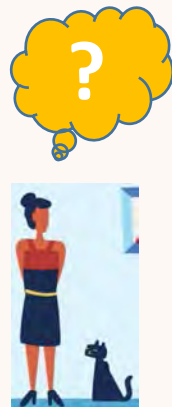
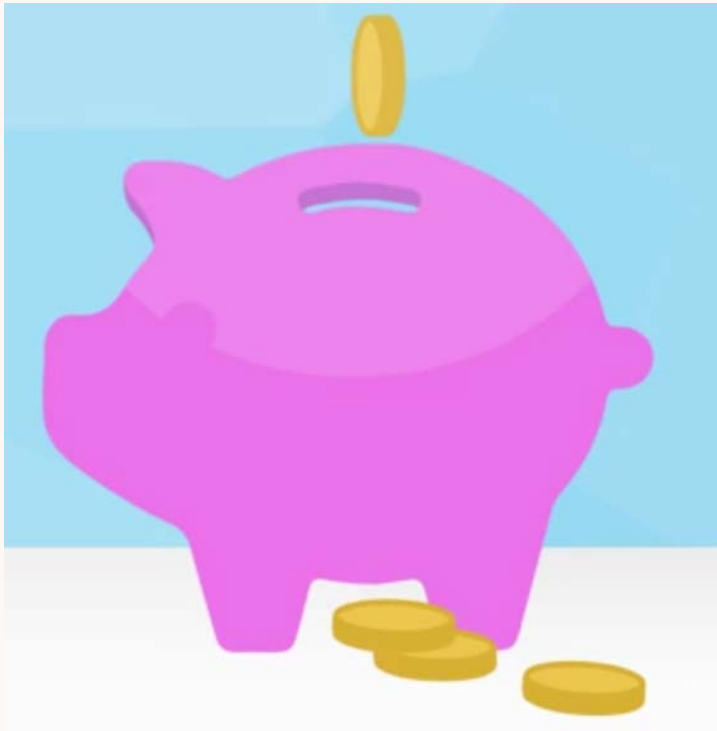
Affordable Home Ownership



Zest Apartment
Kelvin Grove Urban
Village, Brisbane

Main Barriers to Home Ownership

Saving a Deposit



High Price compared to Income



Do we have enough Housing ?

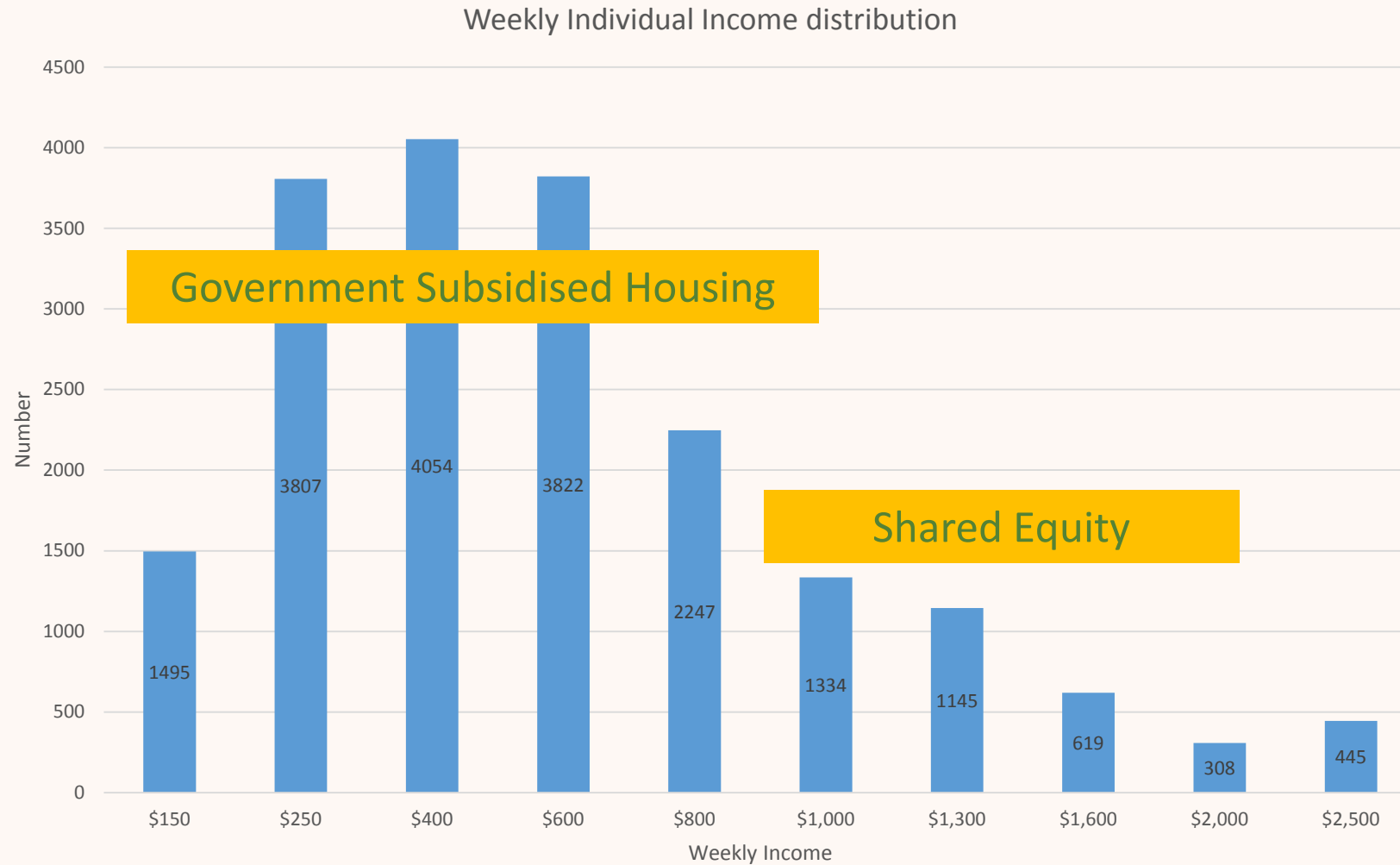
Table 5-4 - Change in population by locality - Usual residents only

Locality	1991	1996	2001	w2006
Bangalow	818	906	1,218	1,327
Brunswick Heads	1,654	1,837	1,666	1,614
Byron Bay	5,001	6,130	5,241	4,981
Mullumbimby	2,606	2,871	3,043	3,129
Ocean Shores / New Brighton	2,817	3,361	3,453	3,856
South Golden Beach	778	1,327	1,459	1,729
Suffolk Park	1,138	2,527	3,212	3,291
Rural (all other areas)	7,925	8,618	8,504	8,839
Other Residents	N/A	N/A	379	N/A
Total	22,737	27,577	28,175	28,766

- Data based on Australian Bureau of Statistics 1991, 1996, 2001 and 2006
- Note 1 – 1991 and 1996 figures include visitors, 2001 and 2006 only usual place of residence

<http://www.byron.nsw.gov.au/byron-shire-community-profile-2006-census>

Personal Income



<http://www.byron.nsw.gov.au/byron-shire-community-profile-2006-census>

Homebuyer Profile

Hospitality

Chef Level 3 \$50,000

Business

Administration \$46,000
Sales \$20,000
Combined Gross \$66,000

Service Industry

Mechanic \$55,000
Hospitality \$23,000
Combined Gross \$78,000

Chef

Borrowing Capacity \$159,000

Young Working Couple

Borrowing Capacity \$220,000

Couple with Children

Borrowing Capacity \$239,000



Shared Equity Support – 25% ~ \$52,000

35% ~ \$85,000

Hospitality

Chef Level 3 \$50,000

Chef

Borrowing Capacity \$159,000



Property Purchase Price

Property Value		\$208,000
Equity Investment	25%	52,000
HOP Purchase Price		\$156,000

Property Purchase Price

Property Value		\$245,000
Equity Investment	35%	85,750
HOP Purchase Price		\$159,250

15 Wotherspoon Street North Lismore NSW 2480

Property No. 122928706

\$208,000

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Home loans may be available from approx. \$123 per week

2 1 4 House

[Floorplan](#)

Promote my property



63/265 Martin Road Larnook NSW 2480

Property No. 7804274

\$245,000

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Home loans may be available from approx. \$163 per week

3 1 1 Other

Promote my property



Shared Equity Support – 37% ~ \$129,130

42% ~ \$157,500

Business

Administration	\$46,000
Sales	\$20,000
Combined Gross	\$66,000

Young Working Couple

Borrowing Capacity	\$220,000
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Property Purchase Price

Property Value	\$349,000
Equity Investment 37%	129,130
HOP Purchase Price	\$219,870

Property Purchase Price

Property Value	\$375,000
Equity Investment 42%	157,500
HOP Purchase Price	\$217,500

51 - 53 Rajah Road Ocean Shores NSW 2483

Property No. 121927026

\$349,000

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Home loans may be available from approx. **\$273 per week**

1 1 Townhouse

Under Contract

Promote my property



18/7 Park Lane Lennox Head NSW 2478

Property No. 124102902

\$375,000

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Home loans may be available from approx. **\$319 per week**

2 2 2 Unit

Promote my property



Shared Equity Support – 39% ~ \$152,000

Service Industry

Mechanic	\$55,000
Hospitality	\$23,000
Combined Gross	\$78,000

Couple with Children



Borrowing Capacity \$239,000



Property Purchase Price

Property Value	\$390,000
Equity Investment 39%	152,100
HOP Purchase Price	\$237,900

McGrath



3/3 Grandview Street East Ballina NSW 2478 Property No. 124518546

Price guide \$390,000 - \$410,000

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Home loans may be available from approx. **\$317 per week**

2 2 1 Apartment

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43% ~ \$180,600

Property Purchase Price

Property Value	\$420,000
Equity Investment 43%	180,600
HOP Purchase Price	\$239,400

16 Sweetlip Place Ballina NSW 2478 Property No. 105125282



\$410,000 - \$440,000

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Home loans may be available from approx. **\$359 per week**

3 1 1 House

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Land
or
Cash



Social Impact Investors



Developers



Private (Land or Cash)



Not for Profit – Church Land



Government (Land or Cash)

