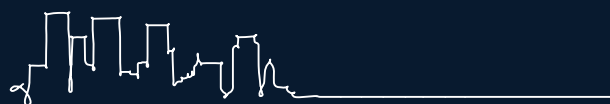




**CITY WEST**  
HOUSING



**SYDNEY'S AFFORDABLE  
RENTAL APARTMENT SPECIALISTS**



## ACKNOWLEDGEMENT OF COUNTRY

**City West Housing** acknowledges the Traditional Custodians of the land on which we operate and throughout Australia. We pay our respects to their Elders past, present and emerging, for they hold the memories, traditions, cultures and hopes of Aboriginal and Torres Strait Islander Australia. We acknowledge that Aboriginal and Torres Strait Islander peoples continue to live in spiritual and sacred relationships with this Country.

**City West Housing** resides on Gadigal Country.



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Gadigal Dreaming by Graham Toomey Wurrumunga clan of the Wiradjuri nation / Wongaibon nation.

Front cover image City West Housing award winning development - Ironbark Apartments.



# OUR PURPOSE

Build stronger communities and improve people's lives by providing affordable housing.

We do this in many ways, primarily by developing high quality, well designed, affordable apartments that contribute to the character of local neighbourhoods.

A recommended affordable rental housing provider in the City of Sydney, City West Housing is also developing in other Local Government Areas to play our part in addressing the enormous demand for affordable housing in Australia's biggest and most challenging housing market.

CITY WEST HOUSING





“

Living here has made  
my life as a single shift  
worker so much easier.

*Resident feedback*

## WHAT IS AFFORDABLE HOUSING?

Housing is considered affordable when the cost of rent or paying the mortgage is no more than 30% of the gross income of a very low to moderate-income household. To be eligible for affordable rental housing with us, the maximum income a household can earn is 120% of the median Sydney household income.

Affordable rental housing is generally developed with the support of government, often in the form of planning incentives, land contributions and grants. As an affordable housing provider, we develop and manage the housing in perpetuity.

“  
This housing has really changed my life for the better and has significantly improved my mental health.

*Resident feedback*





# WHO WE HOUSE

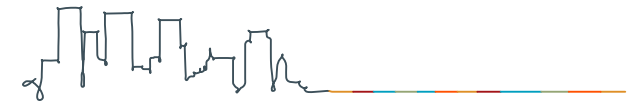
Our residents are as diverse in age, cultural background, family composition, profession and employment status as the communities in which they live.

Many do not qualify or cannot wait for homes on New South Wales' long social housing waiting list. Others cannot find or afford rental housing in the private market near where they work so struggle to pay the rent, have to settle for sub-standard housing or must commute long distances.

We provide secure, stable homes for people for as long as they need them and charge a subsidised rent not exceeding 30% of the resident's household income.

**1,600**  
RESIDENTS

**700+**  
APPROVED HOUSING  
APPLICANTS



## MAIN INCOME SOURCE

**60%** EMPLOYMENT      **40%** CENTRELINK OR OTHER

## RESIDENT DEMOGRAPHIC

**34%** BORN OVERSEAS      **10%** ABORIGINAL & TORRES STRAIT ISLANDER

**26%** CHILDREN      **13%** LIVING WITH A DISABILITY

30 June 2021

# SNAPSHOT

CURRENT OPERATING AREAS  
CITY OF SYDNEY, BAYSIDE, CANTERBURY-BANKSTOWN

## PORTFOLIO

**935**

apartments across

**21**

buildings

**100%**

owned by  
City West Housing

Valued at

**\$455m**

## DEVELOPMENT PIPELINE

**\$285m**

over the next five years

## APARTMENT PIPELINE

**500**

homes for

**750**

residents over the next five years

ALL OF OUR AFFORDABLE HOUSING IS IN PERPETUITY

OCCUPANCY RATE

**99%**

AFFORDABLE HOUSING 

- 13 studio apartments
- 412 one-bed apartments
- 363 two-bed apartments
- 103 three-bed apartments
- 2 four-bed apartments
- 42 market rent apartments

Average annual operating surplus

**\$29m\***

Current net assets

**\$699m**

28-YEAR TRACK RECORD

\*Five-year average 30 June 2021 figures

Blackwattle apartments  
Glebe





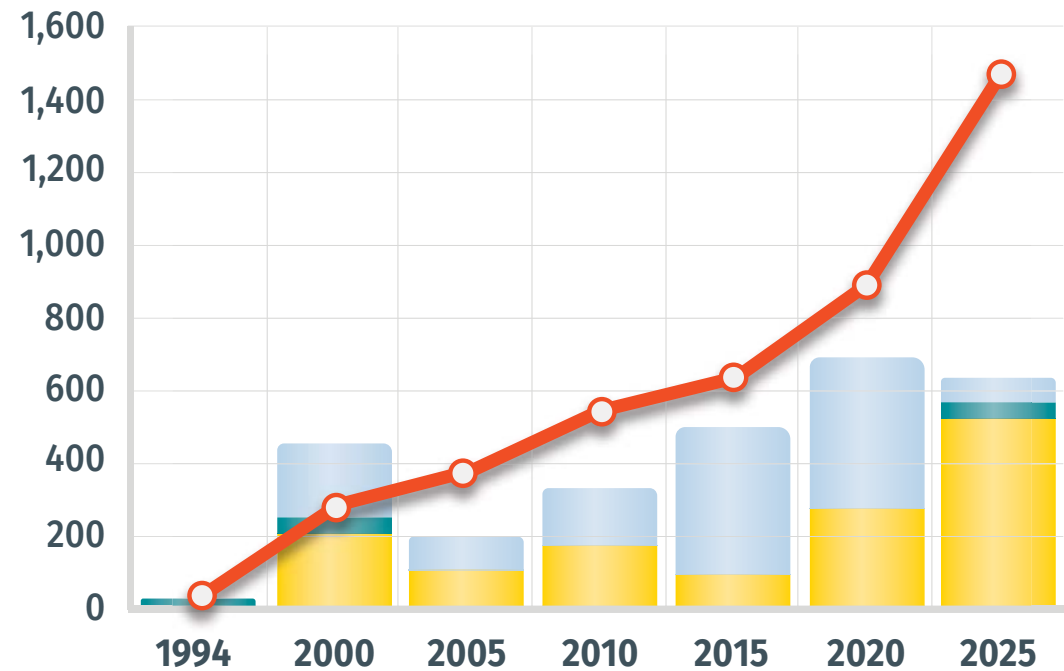


## OUR DEVELOPMENT JOURNEY

City West Housing has systematically developed and acquired properties to build its portfolio of affordable rental apartments across the inner city.

City West Housing portfolio

- TOTAL APARTMENTS
- PURCHASED
- PLANNED
- COMPLETED





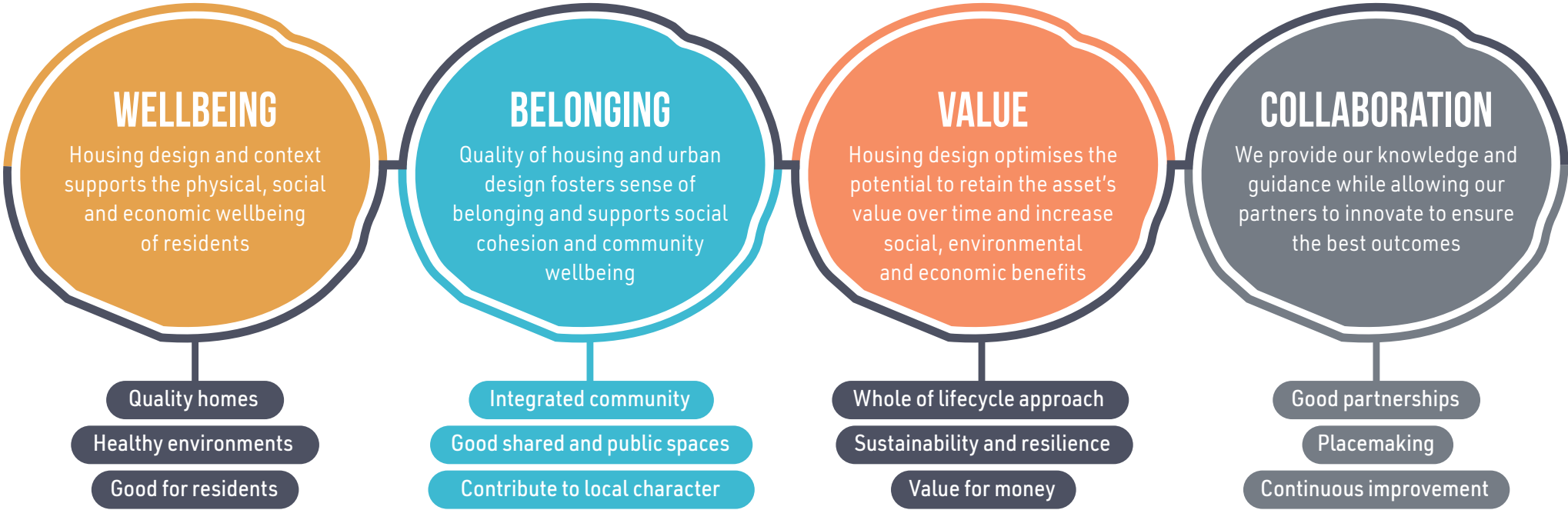
# OUR SUSTAINABLE DESIGN APPROACH

We own and manage the assets across their life cycle, so we ensure they are well built, easy to maintain and sustainable. We care about the wellbeing of residents, so our apartments are comfortable and cost-effective to live in.

**We build  
apartments  
to last**

**Ironbark apartments**  
Forest Lodge

# CITY WEST HOUSING DEVELOPMENT GOALS AND PRINCIPLES



# DEVELOPMENT PIPELINE

City West Housing's Development team is diligently working on delivering a pipeline of projects within metropolitan Sydney in Alexandria, Green Square, Rockdale and Waterloo, with an additional identified site in Bankstown.

These projects range from 74 to 275 apartments designed specifically for long term rental as affordable housing.

## BORONIA APARTMENTS 895-901 BOURKE ST, WATERLOO



Pre-construction



No. of apartments  
**74**



Development cost  
**\$ 55m**

## TALLOWOOD APARTMENTS 427-429 PRINCES HWY, ROCKDALE



Development consent



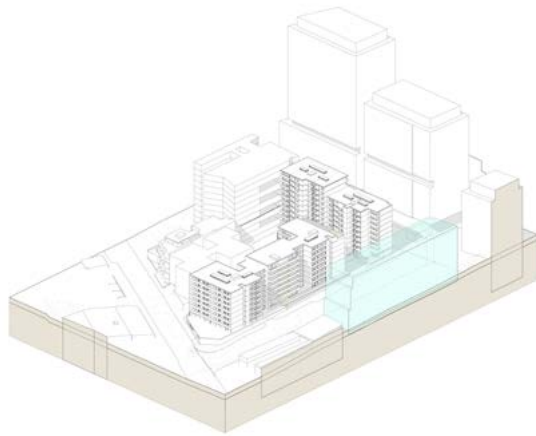
No. of apartments  
**85 (Subject to Council approval)**



Development cost  
**\$ 53m**

## ACACIA APARTMENTS

330-332 BOTANY RD, ALEXANDRIA



Development consent



No. of apartments  
275 (Subject to Council approval)



Development cost  
\$155m

## BANKSIA APARTMENTS

74-88 BOTANY RD, ALEXANDRIA



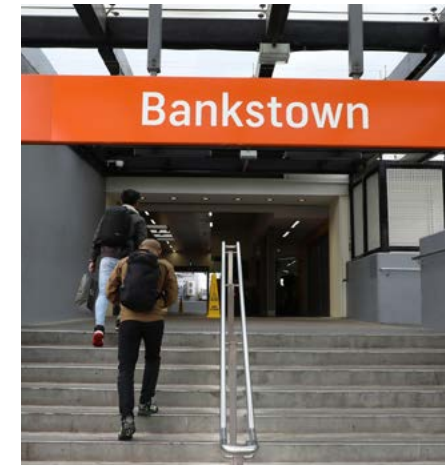
Development consent



No. of apartments  
100 (Subject to Council approval)

## 30-34 SIR JOSEPH BANKS ST

BANKSTOWN



Planned



No. of apartments  
100 (Subject to Council approval)



## TALLOWOOD APARTMENTS ROCKDALE

Architect **Allen Jack+Cottier**

Developer **City West Housing**

Tallowwood is City West Housing's first development outside the City of Sydney. Located in the heart of the Rockdale town centre on the Princes Highway, it will help to ease the pressure for affordable housing in this rapidly-developing area and support diverse communities to remain living and working locally.

The quality apartments are being designed to meet our strong need for financial, lifecycle and environmental sustainability while creating secure, liveable homes for a range of residents and their families.

Tallowwood's landscaping, by Nguluway Design Inc., acknowledges the land's traditional owners, the Gadigal and Bidjigal people of the Eora nation, in its design and flora. The development will be attuned to the local neighbourhood and we will use some of the commercial space to house tenancy and support services for residents.



Completion  
**2025**



No. of apartments  
**85**



Development cost  
**\$53.1m**



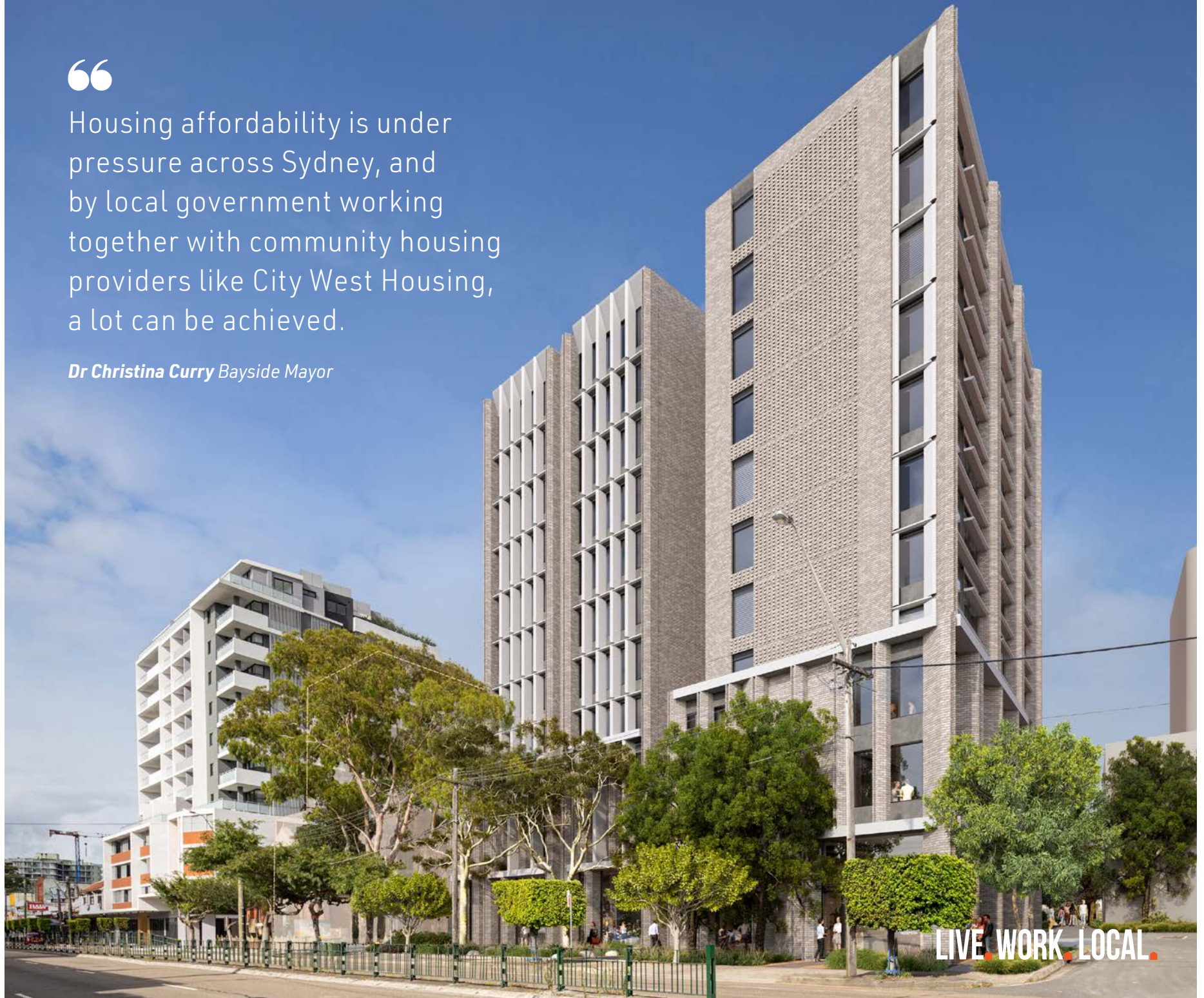
Sustainability  
**5,000L rainwater tank**  
**No gas to building**  
**Solar powered hot water heat pump**  
**Car share space**



“

Housing affordability is under pressure across Sydney, and by local government working together with community housing providers like City West Housing, a lot can be achieved.

*Dr Christina Curry Bayside Mayor*



LIVE WORK LOCAL

# COMPLETED DEVELOPMENTS

## IRONBARK APARTMENTS FOREST LODGE

Architect **Scott Carver**    Developer **City West Housing**

City West Housing partnered with the City of Sydney, which sold us a site at a discount to market rate, to meet the requirement for affordable housing in the urban renewal of Harold Park. A fit-for-purpose building that was designed to be integrated with the other new housing and established Glebe precinct, the Ironbark apartments have many sustainable features that contribute to low maintenance, liveability and good environmental outcomes.

It is a multiple award-winning urban renewal initiative that addresses the needs of a broad spectrum of people living and working in the City of Sydney who are priced out of the private market.



Completed  
2020



No. of apartments  
75



Development cost  
\$ 44.9m



Sustainability  
5,000L rainwater tank  
Solar panels  
Car share space

**WINNER - UDIA NSW 2021** Presidents Award

**WINNER - UDIA NSW 2021** Excellence in Affordable Housing Development

**FINALIST - UDIA NSW 2021** Excellence in Medium-Density Development

**FINALIST - UDIA National Awards 2022** Excellence Affordable Development

**FINALIST - PCA 2022** Residential Development and Affordable Housing Development







“

Ironbark is providing a wonderful home for people previously without a home.

*Clover Moore* Sydney Lord Mayor



**LIVE. WORK. LOCAL.**



“

City West Housing have set a new benchmark not only for affordable housing but for multi-residential development as a whole.

*Judges' comments UDIA 2020*



## BLACKWATTLE APARTMENTS GLEBE

Architect **Turner** Developer **City West Housing**

-  Completed  
**2020**
-  No. of apartments  
**99**
-  Development cost  
**\$ 53.1m**
-  Sustainability  
**Native landscaping**

**WINNER - UDIA NSW 2020** Excellence in Medium-Density Development

**FINALIST - UDIA NSW 2020** Excellence in Affordable Housing Development

**COMMENDATION - AIA 2020 NSW** Architecture Award



Blackwattle is the affordable housing component of the redeveloped Cowper Street Glebe social housing site where 120 old apartments were replaced with a mix of 495 high-quality market, affordable and social housing apartments. Twenty-two of the Blackwattle apartments are dedicated for social housing eligible residents.

The design and landscaping were inspired by the historic local area, with patterned brickwork reflecting the built form and a communal rooftop terrace, community vegetable garden and BBQ space creating resident amenity, with views of the city skyline.

Blackwattle is an excellent example of an affordable housing developer and manager working with state and local government and private partners on a master plan renewal that delivered much-needed affordable housing in perpetuity and a facelift for a run-down neighbourhood.



## PLATFORM APARTMENTS NORTH EVELEIGH

Architect **Architectus**      Developer **City West Housing**

The Platform Apartments combine the heritage values of this historic inner-city area and modern design elements to create liveable, award-winning affordable housing apartments.

The NSW Government set aside the land for affordable housing in perpetuity as the first stage of the Carriageworks urban renewal project. We worked with UrbanGrowth Development Corporation, the City of Sydney and industry partners to finance and deliver the project.

The spacious apartments have been designed with a high level of internal amenity, rooftop garden, solar access, high quality finishes and proximity to public transport so our residents can live and work locally and affordably in a diverse neighbourhood.



Completed  
**2015**



No. of apartments  
**88**

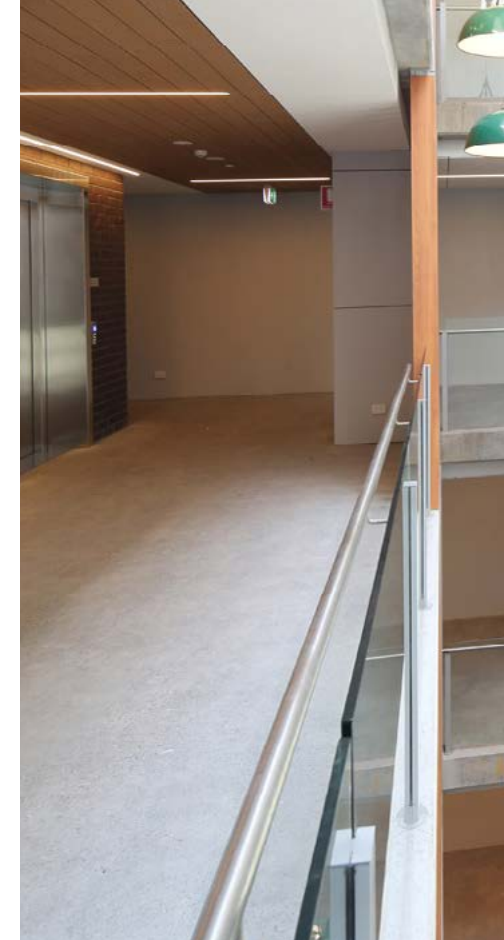


Development cost  
**\$ 26.5m**



Sustainability  
**30,000L rainwater tank**  
**Solar panels**

**WINNER - UDIA NSW 2015 Excellence in Affordable Housing Development**





“

The Platform Apartments are a great fit for the inner city and heritage context, the needs of the occupants and the owners' need for low maintenance.

*Judges' comments UDIA 2015*

LIVE WORK LOCAL



# OUR SOCIAL PURPOSE

We understand how fundamental a home is for people's health, wellbeing, resilience and opportunity.

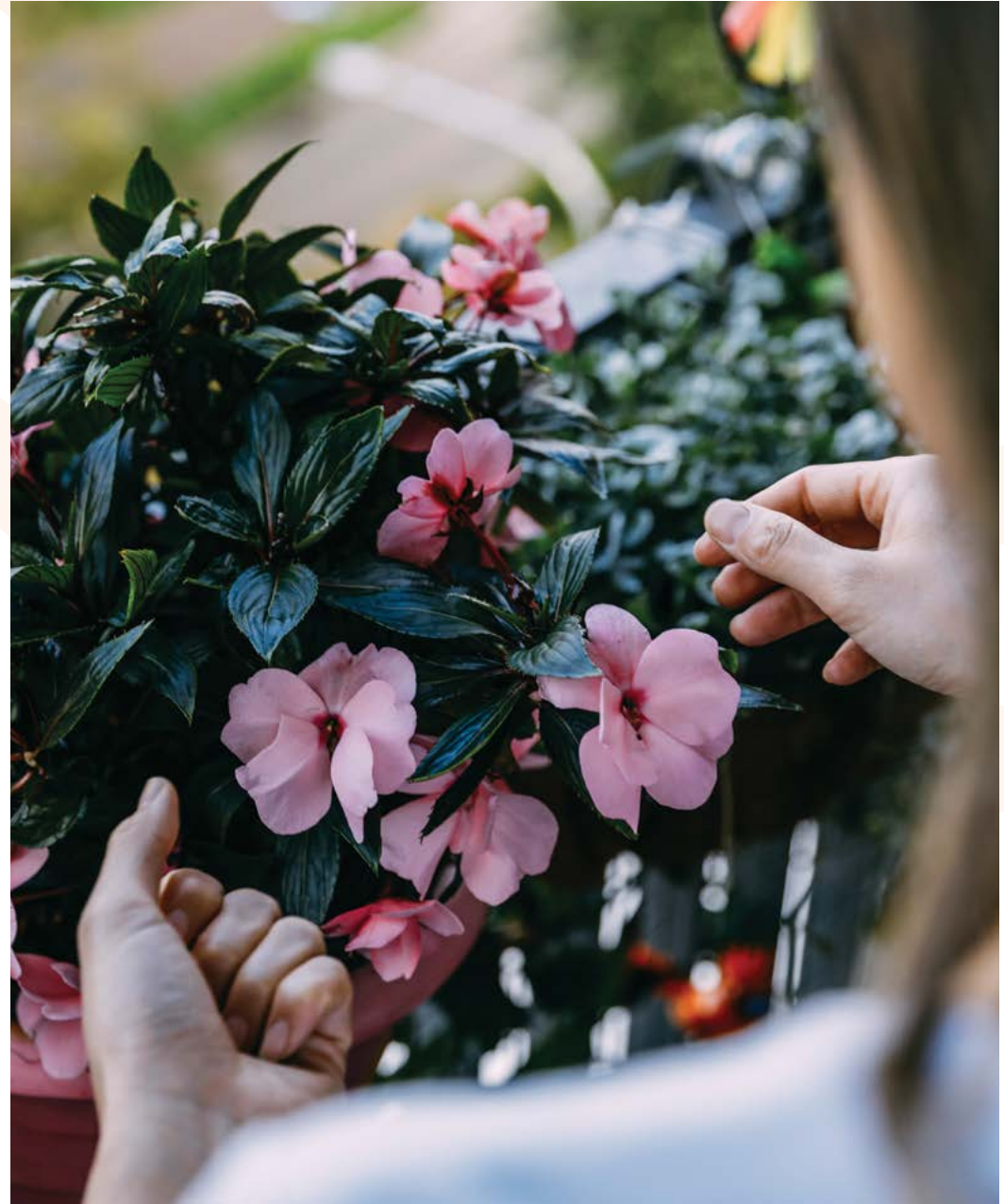


## WORKING ON THE FRONTLINE

Registered Nurse Scarlet was dealing with the pressures of being a health care worker during the COVID pandemic when a home with City West Housing became available and a dream came true.

“Living on my own I’ve never had to consider the risks and stress of potentially transmitting the virus to housemates. I also work busy shifts so I can wind down and recharge at home then go to work fresh, cook at home at midnight or get up at 3am for my shift and not bother others.”

“My biggest pride is my balcony garden. I never realised that I liked plants before and could keep them alive. Having my own personal space has also inspired me to save money and work hard and I hope to buy my own home one day.”





## MUSIC TO HIS EARS

Victor and his family had experienced the worst of the private rental market when offered an affordable apartment in Zetland with City West Housing three years ago.

Insecurity of tenure, multiple moves, sub-standard housing that the landlord wouldn't fix, health problems with damp and mould, unexpected rent rises and paying too much of their household income on rent "we could never move forward in our lives", Victor said.

The high school English teacher, self-employed partner Melissa and their now 18-year-old son saw a City of Sydney advertisement about affordable housing and were referred to City West Housing. "I've got peace of mind now. If there's an issue, I know someone will respond in an equitable way. I feel a respectful relationship between us as tenants and our landlord has been restored."

A former electronic musician, producer and audio engineer, Victor gave up the insecure music industry for the stability and rewards of teaching. He now plays music for pleasure in a place he calls "home".



## A CREATIVE LIFE

Maddison is a proud Barkindji woman and artist who went from couch surfing to building a successful business whilst living at City West Housing.

She produces digital animation, drawing, ceramics, printmaking, murals and painting, including the 'Heal Country' public space mural we commissioned her to create at our Blackwattle Apartments. "The community at City West Housing is so diverse, I wanted to celebrate that with the mural, to bring joy and life to the building."

Maddison was facing leaving student accommodation, after she completed a Bachelor of Design in Animation, at the University of Technology, with nowhere to live. "Living at City West Housing made a huge difference to me. It helped me to focus on finishing my studies and allowed me to set up my own business in the inner city."

“ 87% overall satisfaction with being a resident of City West Housing

*2021 Tenant Satisfaction Survey*



# OUR BUSINESS

City West Housing was established nearly 30 years ago to ensure that people working in the City of Sydney could afford to live securely and affordably near where they work.

We are the only non-profit, affordable housing provider in New South Wales delivering the full spectrum of services from new housing development, to maintaining a housing register of eligible applicants, asset management, tenancy management and community building.

As a recommended provider of affordable rental housing in the City of Sydney, other developers' affordable housing contributions help us invest in more affordable housing. Our housing developments have won design awards for their quality, sustainability and contribution to the local character of the area.

“

Living in such a lovely place that is affordable is a real privilege.

*Resident feedback*





**LEONIE KING**  
CHIEF EXECUTIVE OFFICER



**MICHELLE BARRON**  
CHIEF FINANCIAL OFFICER



**LISA SORRENTINO**  
HEAD OF DEVELOPMENT

## OUR PEOPLE

- » Have extensive experience working for government, private and listed developers including with Australia's leading apartment developers, Mirvac, Stockland, Lendlease and Multiplex.
- » Worked on the planning and/or delivery of some of Sydney's leading mixed-use developments including Barangaroo, Green Square Town Centre, The Village at Balgowlah, and the former Prince Henry hospital.
- » Bring qualifications and experience across multiple sectors including apartments, built to rent, retirement living, retail, commercial and mixed use.
- » Have strong commercial acumen and are specialists in architecture, property development, finance and public policy.
- » Know how to work with and manage risk for both commercial and government partners through all stages of complex, high-value mixed-use developments.
- » Are industry recognised, including a staff member recipient of the Urban Development Institute of Australia (UDIA) NSW Young Leaders' Award for Excellence – and PowerHousing Rising Star.

They share our passion for ensuring everyone can afford a quality place to call home.



# GOVERNANCE

We are a nationally regulated Tier 1 community housing provider\*, a registered charity and a company limited by shares.

The Development and Asset Management Committee of our Board contributes sound governance, strategic oversight and commercial acumen to our development activities.

*\*National Regulatory System for Community Housing (NRSCH)*

## OUR DEVELOPMENT & ASSET MANAGEMENT COMMITTEE

**Tim Ambler**, *B. Econ, GAICD*

Tim is Committee Chair and has more than 30 years' experience in the development, funds management and construction arenas.

**John Carfi**, *BASc, GAICD* *Leave of absence*

John has more than 35 years' experience in the real estate development industry, managing multiple large scale, multi-staged, mixed use, high-profile developments, with a high level of financial, technical (engineering) and commercial knowledge.

**Diana D'Ambra**, *FCA; GAICD; FGIA; B. Com; M. Com*

Diana has more than 25 years' of executive director experience in a global accounting firm delivering corporate finance and investment advice and more than 14 years' non-executive director board experience. She has been the Chair of City West Housing since 2020.

**Marcia Doheny**, *BA (USyd), LLB (USyd), GAICD*

Marcia has more than 30 years' experience practising law and in senior executive roles in NSW and Local Governments around urban planning and development. She also serves on a number of planning panels for state and local government, as well as Audit and Risk Committees.



# PARTNER WITH US

City West Housing is pursuing growth in affordable housing through strategic partnerships.

We have a strong track record of working with partners to build quality, innovative and sustainable design that enhances resident wellbeing, creates a sense of community belonging and optimises the lifecycle of our assets.

As an experienced lead developer of medium-density affordable rental housing at scale, we collaborate in ways that allow every project partner to contribute their expertise and ensure the best outcome. With industry support, we'd love to do more.

We generate sustainable revenue through rental income, developers' affordable housing contributions levied across the City of Sydney, and project funding from government and other partners.

We're adept at devising investment models, partnerships and sources of funding to further leverage our cash flows and balance sheet to deliver even more affordable housing.

Come and talk to us

**Phone** 02 8584 7500

**Email** [enquiries@citywesthousing.com.au](mailto:enquiries@citywesthousing.com.au)

**Website** [citywesthousing.com.au](http://citywesthousing.com.au)

“

Our current development pipeline will see us grow our affordable housing rental portfolio to 1,400 apartments over the next five years.

*CEO Leonie King*





# CITY WEST

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HOUSING

**Phone** 02 8584 7500

**Email** [enquiries@citywesthousing.com.au](mailto:enquiries@citywesthousing.com.au)

**Website** [citywesthousing.com.au](http://citywesthousing.com.au)



**LIVE. WORK. LOCAL.**