




Isaac Affordable Housing – innovative thinking (3 varied solutions)


- Isaac Views, Moranbah – the beginning
- Anne Street, Nebo
- Griffen House, Clermont and the Isaac Affordable Housing Trust



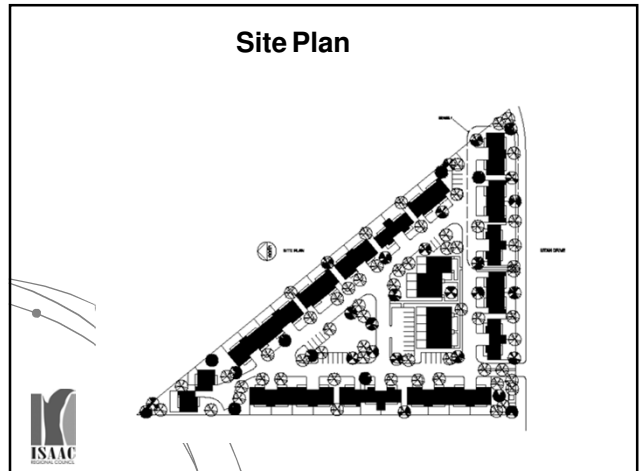
The ISAAC logo is located in the bottom left corner of the slide. The slide also features decorative curved lines on the left side.

Isaac Views - Project Initiation

- Identified need
- Lot 100 on Utah Drive : Isaac Views Estate
- The Proposal
- Design flexibility
- Material requirements



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Design 1

General

- 1 and 2 bed units are single storey: 3 bed is 2 storey
- Rainwater is collected in tanks. reticulated to toilets and washing machines in the 2 and 3 bed units
- Gas hot water systems used throughout
- All entries have a covered portico
- Security & flyscreens are on all doors & windows
- Construction



Design 2

- 1 & 2 bedroom units – designed to accommodate either a family or 2 unrelated occupants
- Open plan living / dining space
- Private courtyard
- Bedrooms
- Bathrooms
- Kitchen



Design 3

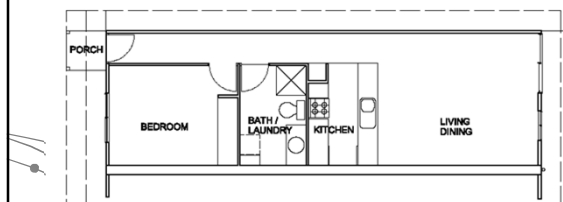
3 bedroom units

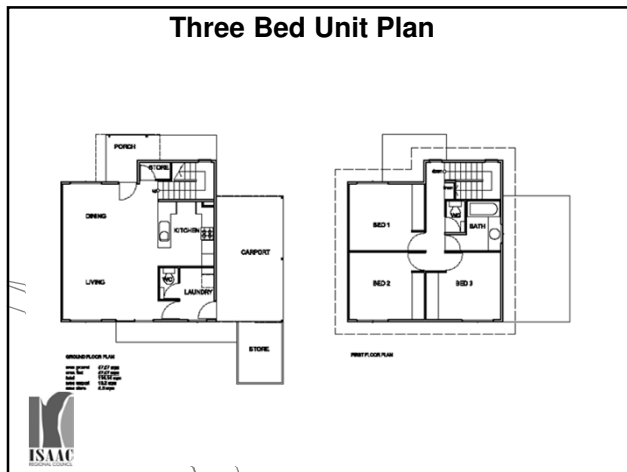
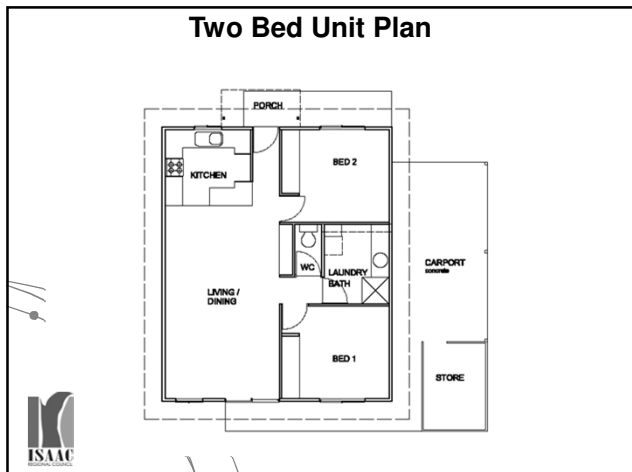
- Ground level open plan living / dining space, private courtyard, kitchen, separate laundry, carport & a bathroom. A store is provided under the stairs
- First floor comprises 3 identical sized bedrooms, bathroom, separate toilet & linen cupboard

- Bedrooms
- Bathrooms
- Kitchen



One Bed Unit Plan





- ### Tender Process & Contractor Selection
- Concept design drawings
 - The lowest tender
 - A separate contract
 - Council negotiations
- The ISAAC logo is in the bottom left corner.

- ### Programme
- Civil works: February 2008
 - Building construction: March 2008
 - Hand over Stage 1 (6 units): December 2008
 - Stage 2 (20 units): February 2009
 - Stage 3 (7 units): March 2009
 - Stage 4 (12 units): April 2009
- The ISAAC logo is in the bottom left corner.



Anne Street Development: Nebo

- Identified need
- Funding was sourced through Housing Affordability Fund
- Residential subdivision 63 Lots
- Currently renegotiating with Commonwealth to transfer control from the Council to the new Trust



Clermont's Griffen House

- Land transfer from Rio Tinto - Clermont
- Clermont Preferred Futures and Griffen House
- Imperative partnerships
- Into the future: Dysart and beyond



Isaac Affordable Housing Trust

- The Future for Isaac's Affordable Housing

Statement of Purpose

- The Isaac Affordable Housing Trust has been formed to allow access to affordable housing in the Isaac Region to persons who by
 - Age
 - Employment
 - Income or
 - Other disadvantage

Are unable to source and maintain medium to long term tenancies in rental accommodation in the Isaac Region.



Isaac Affordable Housing Trust

- Management Committee
- Trustee Company
- Not for profit – Charitable status application lodged with ATO
- Design features
- Funding through NRAS – National Rental Affordability Scheme



Isaac Affordable Housing Trust

- Benefits
- Risks



Affordable Housing for Queensland Council's

- Our offer to you
 - Happy to share our experience and our findings
- If successful we will lobby the Federal Government to continue the funding directly to Queensland Councils as a solution to Affordable Housing problems in Regional Centres



Or the offer from my latest Google search

