

Redfern-Waterloo Authority Operational Area

Affordable Housing Contributions Plan 2006

Adjusted Contribution Rate: Effective July 1 2018 to 30 June 2019

Background:

Section 8 of the *Affordable Housing Contributions Plan 2006 – Redfern-Waterloo Authority Operational Area* (the Plan) establishes that the contribution rate is to be indexed annually with effect from 1 July in each year in accordance with any increase in the Building Price Index– Sydney (BPI), published in Rawlinson’s Australian Construction Handbook over its value on 1 July in the previous year.

The contribution rate is the estimated cost of providing 1.25% of the total gross floor area of development in the Operational Area as affordable housing *. At the time the Contributions Plan commenced the contribution rate published was \$59/square metre ** of gross floor area of development. This rate was effective from 1 July 2006.

The current indexed Contribution Rate:

The Contribution Rate for the period 1 July 2006 to 30 June 2018 is calculated based on the movement in the Building Price Index (BPI) published in *Rawlinson’s Australian Construction Handbook* between when the Plan commenced and the most recent adjustment date.

It is calculated using the following formula:

$$\text{Current Indexed Contribution Rate (\$)} = \text{CR} \times \text{BPI2} / \text{BPI1}$$

Where:

CR = contribution rate at the time the Contributions Plan commenced (\$59)

BPI1 = the Building Price Index applicable at 1 July 2006 (169.87)

BPI2 = the Building Price Index applicable at 1 July 2018 (250.13)

Current Indexed Contribution Rate (\$) = \$59 x (250.13 / 169.87) = \$86.88 / square metre of gross floor area of the development.

The adjusted contribution rate of \$86.88 / square metre of gross floor area of development is the rate applicable for any affordable housing contribution paid in accordance with the Plan during the period 1 July 2018 to 30 June 2019.

If you have any questions about the Affordable Housing Contributions Plan, please contact the UGDC on (02) 9216 5700.

* The formula for the contribution rate is described in Part 2 of Schedule 1 of the Affordable Housing Contributions Plan.

** The affordable housing contribution determined in accordance with the contribution rate specified in Part 1 of Schedule 1.