

Responses to supplementary questions - Sabra Company Pty Ltd

- 1) At the public hearing, you stated that co-living developments are 'very affordable compared to an apartment building'. How does the cost to rent a co-living apartment compare to market rates for an equivalent property in the area?

Advice received from the Principal of the Nowra based 'The Professionals' Estate Agency and registered valuer Mr Carl Poulton substantiates the statement made by Sabra Company regarding co-living unit rentals compared to equivalent one bedroom apartment units in the area. Based on actual market listings for one bedroom apartment units in Nowra we advise rental prices as follows-

2/13 Burr Avenue, Nowra - \$410 per week

3/2 Campbell Place, Nowra - \$400 per week (older style unit)

1/9 McGrath Avenue, Nowra - \$420 per week (older style unit)

'Older Style' refers to 1960's-1990's construction.

NOTE the above three examples are all within one kilometre of the Hyam Street co-living development proposed by Sabra Company.

Committee may recall that Sabra Company is proposing a rental of \$300 per week for a co-living apartment, a sum substantially lower than the actual market rentals cited above

2. At the public hearing, you noted that your proposed Hyam Street property is designed to be prefabricated (Transcript, p 25). a. What efficiencies, particularly in terms of cost and speed of delivery, do prefabricated housing projects offer? Less site work with more done in a factory. Lower labour cost because site tradesmen are more expensive than factory labour. Because walls and sometimes floor panels are delivered ready for assembly, speed of construction is enhanced. Quality control is better on the factory floor than on a building site.

b. Why is this type of building more suitable for prefabrication than other apartment buildings (Transcript, p 25)? The advantages of prefabrication with regard to cost and speed of construction are substantially improved with repetition. A consistent room typology means that mass production of elements delivers savings. While regular apartment buildings can benefit from prefabrication, the fact that room sizes and wall sizes vary from one apartment to the next means that the benefits of mass production are not fully realised.