

**Submission
No 3**

OPTIONS FOR ESSENTIAL WORKER HOUSING IN NEW SOUTH WALES

Organisation: Third.i group

Date Received: 26 August 2024

Third.i Submission Legislative Assembly Select Committee on Essential Worker Housing

AUGUST 2024



26 August, 2024

Alex Greenwich MP
Member for Sydney
Chair
Select Committee on Essential Worker Housing

Dear Mr Greenwich,

RE: Third.i Submission to the Legislative Assembly Select Committee on Essential Worker Housing

On behalf of the Third.i property group ('Third.i'), we welcome the opportunity to provide this written Submission to the NSW Parliament's Select Committee on Essential Worker Housing.

By way of background, Third.i is an Australian diversified property development investment firm with an enviable track record in successfully delivering large scale residential, commercial, seniors living, affordable housing and disability housing (SDA) in both Australia and the UK.

With a current development pipeline exceeding A\$4.5 Billion, Third.i's experience and drive to creating communities where people can live, work and play, are key reasons for our ongoing success.

Third.i looks forward to the Committee examining the appropriate definition of 'essential worker housing' for the NSW Government and key stakeholders to adopt, and identifying tangible options to increase urgently-needed housing supply for the State's essential workers.

I would also welcome the opportunity to appear before the Committee to provide in-person comment on our Submission and further explain how Third.i is collaborating with Government, Community Housing providers (CHPs), unions and the community to develop and implement innovative financing and development models which provide hundreds of homes in kind and in perpetuity to CHPs, to be provided as affordable housing for essential workers.

Yours sincerely
Florian Caillon

Head of Acquisitions
Third.i

Third.i's direct response to the Terms of Reference:

(a) Establishing an appropriate definition for essential worker housing for the NSW Government to adopt including criteria for prioritising worker cohorts and geographical areas.

Whilst there is no clear understanding of what defines an 'essential worker' as such, Third.i is working with CHPs like Evolve and housing funds like Hope to ensure that all eligible workers on low to moderate incomes can access affordable housing close to where they work in Sydney, which is Australia's most expensive City in which to live.

On our Hume Place Project, Evolve will manage circa 100 apartments gifted to them in kind and in perpetuity from Third.i and our joint venture partner Phoenix Property Investors ('PPI') – offering health and allied care workers new apartments at rents around 25% less than market rates.

On our Charmhaven Project, Hope Housing will assist key workers into house and land packages for them to own. This will assist over 250 key workers into housing and allow them to build equity over time.

(b) Identify options to increase housing supply for essential workers, including but not limited to:

(i) planning tools and reforms

Third.i recommends a numbers of policy reforms that could support an increased supply of affordable housing onto the market:

- Create prioritised planning pathways for developers committed to 15% affordable housing on their sites;
- Greater floor space ratio (FSR) and height bonuses for developers committed to 15% affordable housing on their sites;
- Reduce 'red tape' for developers committed to affordable housing on their sites;
- Create targets for the delivery of affordable housing for essential housing targets (as part of the State's overall housing targets);
- Removal of onerous 'design excellence' requirements on developments with affordable housing;
- Address current disconnect between State and Local Government planning policies and incentives, with some Sydney Councils not adopting the State's affordable housing policies, which are impacting supply of affordable housing;
- Recognition of the importance of private build-to-sell apartments in metropolitan areas which enable and financially sustain the delivery of the affordable housing component of major developments, as is the case at Third.i's Hume Place project, Crows Nest. Developers like Thirdi Group would relish the opportunity to deliver more affordable housing in these types of developments, however we continue to be impeded by council restrictions within their planning regulations.

(ii) incentives for developments on privately owned land

See (I) above. Working on public and private relationships to deliver housing first and foremost will unlock the ability to create affordable dwellings.

(iii) opportunities within developments on government owned land

Third.i commends the announcement in the 2023-24 Budget to build up to 30,000 urgently-needed homes on 44 Government-owned sites across Sydney.

We call on the Government to continue with its audits of public land, to boost supply, unlocking additional sites for affordable housing dedicated to essential workers, particularly in inner-city areas where essential workers, like nurses and health and allied care workers, cannot afford to live close to major hospitals where they work, like Sydney, St Vincents and RPA Hospitals.

As evidenced at Hume Place at Crows Nest, Sydney's new Metro station sites also provide real opportunities for the construction of over-station developments, with a component of affordable housing.

Third.i is pleased that the Government has recognised the in kind and in perpetuity model we are delivering at Hume Place, with the new TOD Rezoning for Crows Nest proposing mandatory affordable housing contributions of 10–15% for all new residential development in the Precinct, delivering between 325–488 affordable homes in perpetuity and managed by a registered CHP.

(iv) investigate reforms that promote fiscal sustainability, innovation and essential worker housing in-perpetuity

Third.i and PPI are proud that we have developed an innovative housing model in partnership with Evolve and Hope, for the delivery of affordable housing on select sites in NSW. As outlined, this model has been endorsed by the NSWNMA and the HSU.

As part of our Hume Place development at Crows Nest, we have developed an industry-leading in kind and in perpetuity model where we are gifting apartments valued at \$100 Million for Evolve to provide to local, essential health workers at below-market rentals.

We are also excited that this model – handing over title to 100 new apartments to Evolve - provides the financial foundation for Evolve to leverage the unencumbered \$100 million asset to finance a pipeline of between 400 - 500 additional affordable dwellings at their sites across NSW.

The significant 'flow-on' affect of this innovative financing initiative will boost supply and deliver more affordable housing on to the market for essential workers and Third.i will be looking to utilise this collaboration with partner CHPs on future developments.

Third.i Projects delivering affordable housing for essential workers

Hume Place, Crows Nest



Third.i and our joint venture (JV) partners Pheonix Property Investors ('PPI') are delivering 'Hume Place', the mixed-use over-station development at the site of the new Crows Nest Metro station.

- In an industry-first, Third.i and PPI are gifting 100 x apartments valued at over \$100 Million in the Precinct to Australia's largest Community Housing Provider ('CHP') Evolve Housing ('Evolve') for frontline health workers from nearby Royal North Shore ('RNS') and The Mater Hospitals.

Third.i and PPI had already been granted Stage 1 approval for the Crows Nest Metro Precinct (Site A and B) development, but due to the urgent need for greater residential density on Sydney's lower north shore and the decreased demand for office space, we amended the concept SSD for Site A for mixed-use, which includes a mix of affordable housing, private residential, retail, and commercial floor space.

After receiving consent from Sydney Metro for this amended concept SSD, Third.i and PPI will now dedicate 15% of the mixed-used development in kind and in perpetuity to Evolve – who will work with the State's two major health unions, the NSW Nurses and Midwives Association (NSWNMA) and the Health Services Union (HSU), to offer their members on eligible low-to-medium incomes, new rental apartments at around 20 per cent below market rates. The apartments will comprise studio, 1 and 2-bedroom options.

The strategic location of Hume Place, situated above the Metro Station, will allow health workers greater connectivity and easier, reliable access to RNS, Royal Prince Alfred (RPA), Sydney and St Vincent's Hospitals, and other health facilities, within just a few minutes. That will alleviate the long travel times essential workers are currently experience getting to their jobs and result in a greatly improved work-life balance.

The proposed new stream of affordable rental apartments in the area will assist in retaining and recruiting staff to local hospitals and other health facilities, which is currently an issue faced by local health facilities with over 114 job vacancies at RNS alone.

A demographic study¹ commissioned by Third.i and PPI, shows that local health workers and services staff in northern Sydney are being forced to travel between 30-50 kilometres to get to work every day or night. Workers from RNS living alone are paying up to 58% of their salary for a studio in the local area.

Evolve CEO Lyall Gorman said: "With the crippling cost-of-living pressures, the harsh reality is that the overwhelming majority of healthcare workers simply cannot find, let alone afford, to live near RNS, The Mater or other health facilities on the lower north shore. The fact is, the demand for affordable housing far out-strips the current supply on to the market.

"That's why we're delighted that Evolve's partnership with Third.i will potentially deliver a pipeline of new affordable housing for healthcare workers, who otherwise would be travelling between 1-2 hours to get to work every day."

The State's two largest health unions, the NSWNMA and the HSU, have welcomed Third.i's unique turn-key solution to the lack of affordable housing in the LGA, by handing-over title of the 100 new apartments to Evolve.

● HSU Secretary Gerard Hayes said: "We have a housing crisis that is becoming a health crisis. Essential health workers are already making the tough decision to leave the sector in search of work closer to home."

● "A hospital cleaner, a physiotherapist, a wards-person, these workers shouldn't have to travel for hours each day, coming to work already exhausted."

● "The cost of housing is scorching the pay of health and hospital workers. Housing is right at the centre of the cost of living crisis. Our members are driving so far, they're exhausted before they begin work. We need more projects like this, so health and hospital workers can live in the same community they serve."



Stakeholder briefings, left to right:

HSU Assistant Secretary Lauren Hutchens; Third.i Head of Acquisitions, Florian Caillon and HSU Secretary Gerard Hayes.

NSW Nurses and Midwives' Association General Secretary, Shaye Candish, pointed to a member survey, which showed the lack of affordable housing was causing stress and anxiety for many healthcare workers.

"Many nurses and midwives in NSW struggle to secure affordable housing. 76% of respondents to our member survey said a lack of affordable housing was a problem, and over half indicated they were insecure in their current accommodation or didn't have a steady place to live," Ms Candish said.

"Proximity to work is particularly relevant because of nurses and midwives' work patterns, including shift work. 90% want to live near their workplace and access to affordable housing influences their employment decisions. 69% of respondents said they were experiencing rental stress."

"This project will assist many nurses and midwives who work in hospitals and health facilities across northern Sydney, but are currently forced to live a considerable distance away because of skyrocketing rents.

"We know many members are facing a crisis in accessing suitable housing. A survey of more than 3000 members, found 69% of nurses and midwives were experiencing rental stress, and 76% of respondents indicated a lack of affordable secure housing is a problem for them. Nurses and midwives must be supported with affordable and secure housing options close to their place of work.

"These dedicated health worker apartments will have a positive impact on the recruitment and retention of local nurses and midwives, which is desperately needed right now as the State's health system struggles with staffing shortages."

Third.i and PPI are also delighted that our industry-first Hume Place model will also have a significant flow-on affect on the State's supply of affordable housing – providing the financial foundation for the creation of additional affordable properties for essential workers.

Handing-over title of one apartment tower in Hume Place, means that Evolve can leverage that unencumbered asset to finance a new pipeline of around 400 affordable properties across their sites in NSW, helping address the crisis in supply that the market is currently experiencing.

Our model is now set to become the industry benchmark, with the State Government's Transport Orientated Development (TOD) Rezoning Proposal for Crows Nest including 'mandatory affordable contributions of 10-15 % for all new development in the precinct, delivering between 325-488 affordable homes in perpetuity, and managed by a registered Community Housing Provider.'

Third.i is now moving to lodge a new DA for our amended Concept for Site A and, contingent on approvals, construction could commence in Q3 2025.

Charmhaven



Third.i is planning a new \$1.6 Billion master-planned housing community at Charmhaven on the NSW Central Coast. Charmhaven is currently the largest development planned for the Central Coast and includes 2,200 single-dwelling homes (in first stage) – with 10% of the dwellings dedicated to affordable housing.

Third.i is not required under any Legislation or Regulation to include affordable housing in the development, but the strategic location of Charmhaven, provides the perfect opportunity to provide essential workers with affordable housing options.

The Charmhaven estate will also feature a new business park, a K-12 school for 1500 students and benefits from existing infrastructure (roads, water and electricity) – with no cost to the State Government.

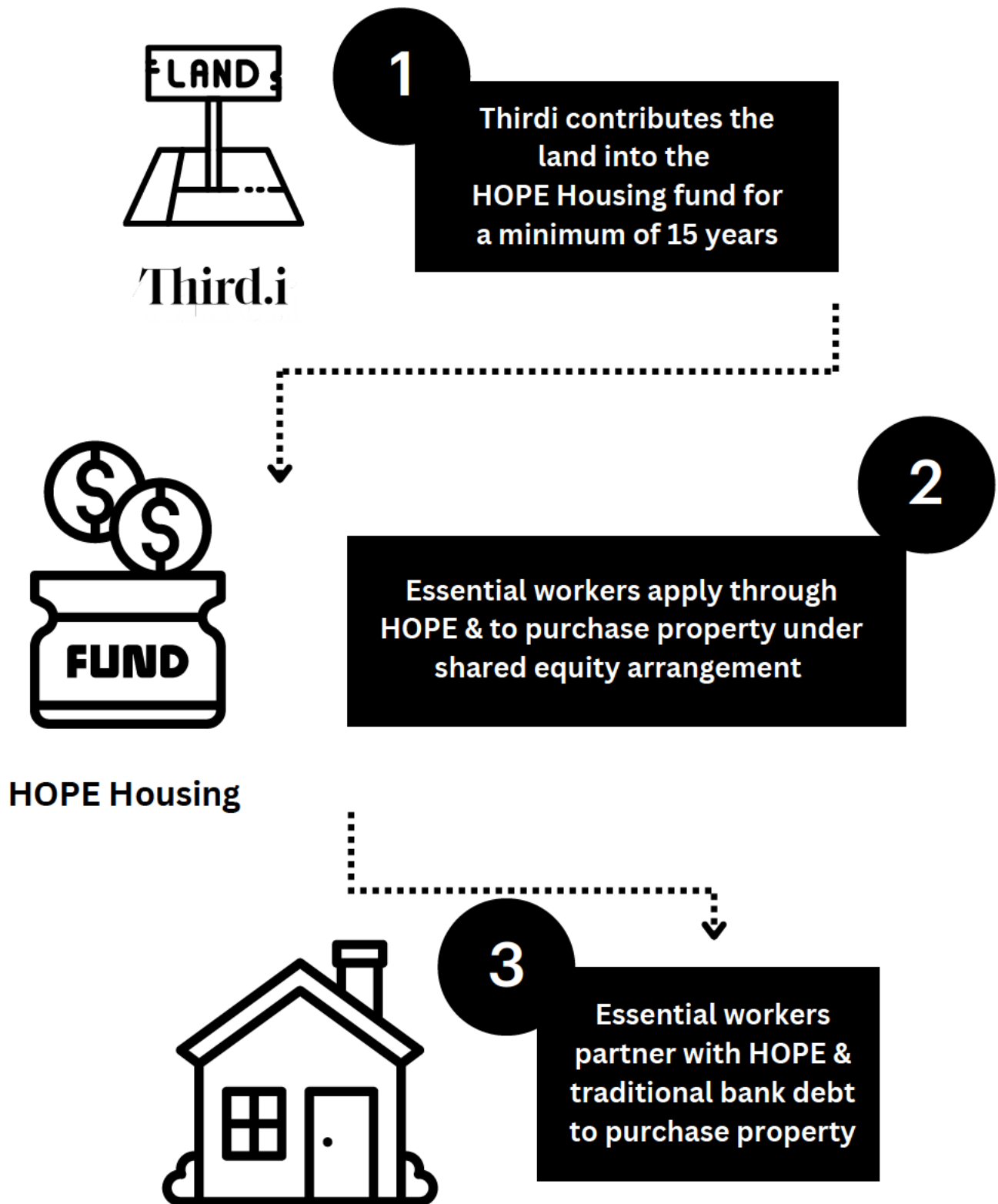
On this Project, Third.i is working with Hope Housing ('Hope') to offer essential workers the opportunity to not only rent, but buy a home within Charmhaven. The traditional affordable housing model is one that works, but too many are under stress due to short term commitments. What happens after 15 years? We all know the ultimate goal is to get people into housing and owning their home. The largest barrier to entry is the ability to get into the market, though once you're in, you are able to grow with the market and create equity. A luxury you cannot achieve in a rental.

Hope is a not-for-profit property fund manager which acts as a 'silent partner' for essential workers, trying to buy a home and live in the communities they serve.

Hope takes an equity stake in the property, receiving a portion of any capital growth when the home is sold.

Of the 10% of affordable housing in Charmhaven, Third.i will ensure that half of Stage 1 (around 100 new homes) will be quarantined to this new shared equity model through our partnership with Hope.

How it works*



*Refer to the ACA story on Hope Housing.

Third.i Group will be investing the land into the fund for 15 years.

When a purchaser re-sells the land or increases equity in the property, the funds are reinvested to provide more key worker housing. HOPE Housing will assess participant eligibility and implement a capped borrowing capacity to ensure servicing is in line with 30% of income.

Participants are activity encouraged to increase equity ownership in the property, allowing more participants to enter the scheme. Changes in circumstances, such as a pay-rise or entering into a de-facto relationship will trigger an event to assess a participant's eligibility to increase ownership in the property.

Contingent on planning approvals, Third.i can deliver the first homes in 24-36 months.



Stakeholder briefings, left to right:

Third.i Co-Founder Robert Huxley; Hope Housing CEO Tim Buskens; NSW Minister for Health, the Hon. Ryan Park and Third.i Head of Acquisitions, Florian Caillon.

Current Third.i Projects

Operating for almost 20 years, Third.i is an integrated property development group, delivering a range of residential, disability and affordable housing options throughout NSW and in the UK.

HUME PLACE, CROWS NEST (AUS)

Hume Place is situated in a strategic location over the new Crows Nest Metro Station.

Conceived by Thirdi and Phoenix Property Investors with architecture by Woods Bagot, this exciting new precinct will lead the way in innovative design, wellness and community integration.

Thoughtfully designed to enhance and extend the existing community, Stage 1 at Hume Place will bring together stunning residences, retail, dining and co-working spaces to deliver the best of inner city living.

Stage 2 at Hume Place aims to provide an enhanced focus on public spaces, with a proposed 15%* dedicated to key and essential worker affordable housing. If approved, approximately 100 affordable homes will be delivered to support frontline key and essential workers in the area.

An established network of retail operators, and a number of world class businesses have expressed interest in pre-committing to space at the Crows Nest Over Station development, demonstrating the demand and need for this type of development in Sydney's Lower North Shore.

The project marks the fifth joint venture for Third.i and Phoenix Property Investors, adding to the partnerships strong track record of success, particularly in Sydney's North Shore.



CHARMHAVEN, CENTRAL COAST (AUS)

Third.i plans to develop a unique precinct balancing conservation and development.

We will provide affordable and sustainable housing options where residents are well connected to employment, active and public transport modes, and existing centres.

This land is within 15 minutes of 3 existing town centres with access to existing infrastructure, which has the potential to deliver up to 3,000 lots and approximately half of the site is dedicated to conservation.

The site is now included in the Central Coast Regional Plan.



Independent Living Units (Seniors)

MEREWETHER RESIDENCES, NEWCASTLE (AUS)

ThirdAge is pleased to present the shared vision for redevelopment of the Merewether Golf Club (MGC) Clubhouse and associated Seniors Village that has been developed in partnership with the Merewether Golf Club Board.

Not only will this once-in-a-lifetime development secure the club's financial future, it will deliver a range of modern facilities and amenities and fast become one of the best Retirement Resorts in the Newcastle Region.

These will serve the club and community for generations to come and add significant value to the club, its current members and their families in the surrounding neighbourhood.

Merewether Golf Club will remain an 18-hole championship course throughout and after construction with a range of significant upgrades to the current fairways and greens that will also form part of the development.



Social Housing (Disability)

DAIRY FARMERS TOWERS, NEWCASTLE WEST (AUS)

Dairy Farmers Towers marks the rebirth of one of Newcastle's most iconic locations.

With 180 stunning residences, 5 floors of enterprising commercial space and some of the best views of Newcastle, this is Dairy Farmers Corner – just not as you know it.

These residences will be situated in two stunningly-designed towers that will become a new landmark amongst Newcastle's city skyline. The North tower will be 99 metres tall and the South tower will be 89 metres in height. Each tower will include layouts featuring 1, 2 and 3 bedrooms, embracing a refined luxury and elegance you would expect from this premium address.

Dairy Farmers Towers will capture the essence of the rejuvenated West End with every space full of style, dynamism and bristling with effortless chic. Each residence presents impressive and carefully considered layouts, designed to exude a contemporary elegance.

The iconic glass bottle and clock remain, and will continue to live on through the redevelopment into Dairy Farmers Towers.

Number of SDA Units: 11



UK Projects

In the UK, Third.i successfully delivers large-scale projects that integrate significant social and affordable housing solutions within our developments. We partner closely with local councils and governments, utilising a model that has proven highly effective in fostering the inclusion of these vital components within traditional mixed-use developments. To date, we have completed 42 social housing units, with an additional 50 units currently under development.

York Road, Battersea (UK)

Situated just moments from the Thames Path, Clapham Junction and Battersea Park, this project is the embodiment of South West London's laid-back approach to life.

With an abundance of cafes, boutiques and greenery, including the renowned Battersea Park, and a riverside location, it offers a quality of life that's second to none. Not to mention superb transport links to the rest of the capital.

There's a world of opportunities perfectly placed for London's best schools and universities, plus the area is undergoing a 1.4BN regeneration, centred around a new park with amenities such as a health centre, a co-working space and library. Add to this a new Northern Line extension and Battersea Power Station's new entertainment district, and this is one of the capital's most exciting areas.



GRAPHITE SQUARE, VAUXHALL (UK)

Graphite Square is a mixed-use development which is set to be a vibrant addition to an area synonymous with industrial heritage.

Connected by a central public realm, the scheme will enrich the area and make Graphite Square a place that people can live, work and play.

We will deliver approximately 20,000sqm of brand-new floor space including 8,000sqm of office space over three floors, flexible ground and basement workspace units designed for local industry, a Methodist church, 160 new residential units and two public spaces that link currently disconnected local streets. Working with Lambeth's local plan, we have designed two landscaped pocket parks to the rear of the development which connect to the borough's 'green spine' linking all the local outdoor spaces.

Flats have been designed to achieve exceptional quality for a mid-market budget, and to be attainable for Londoners.

Specialist Disability Accommodation Completed

iNSiTU Housing is a Specialist Disability Accommodation provider dedicated to designing homes that cater to the unique needs of those living with disabilities.

Our mission is to empower people, to provide inclusive and accessible living spaces that promote independence and enhance quality of life.

STELLA ON HANNELL

Number of Homes

149 apartments

Number of SDA

14 SDA apartments

1 carer's unit

Location

38 Hannell Street, Wickham



EATON ON UNION

Number of Homes

112 apartments

Number of SDA

10 SDA apartments

1 carer's unit

Location

7 Union Street, Wickham

GOSFORD

Number of Rooms

4 SDA rooms (whole site)

Location

46 Mooramba Ave, Gosford



APPENDIX:

Atlas Economics: Crows Nest Demographic Study 2023.

Third.i media release, October 2023.

<https://9now.nine.com.au/a-current-affair/hope-housing-non-for-profit-organisation-shared-equity-partnership-essential-services-home-ownership/85171b64-074c-4b7a-918d-4e6b0ea29e49>



THIRDI AND PPI ARE PROPOSING \$130 MILLION OF NEW AFFORDABLE HOUSING FOR KEY AND ESSENTIAL WORKERS IN CROWS NEST

Leading Australian property developer [Third.i](#) and joint venture partner, Phoenix Property Investors ("PPI"), are planning to provide frontline Sydney healthcare workers with a range of new affordable housing valued at over \$130 million, as part of an amended plan for Hume Place, its Crows Nest Metro over-station project at Crows Nest.

In an industry-first, Third.i and PPI are partnering with one of Australia's largest community housing providers, [Evolve Housing](#), and proposing to designate 15% of the mixed-used development to nurses, midwives, health professional and services staff working at nearby Royal North Shore (RNS) Hospital and other local health facilities – in perpetuity. This will allow health workers, who are unable to find affordable rental apartments within the Local Government Area, to live close to their workplaces.

A demographic study ¹ commissioned by Third.i and PPI, shows that local health workers and services staff are being forced to travel between 30-50 kilometres to get to work every day or night. Workers from Royal North Shore Hospital living alone are paying up to 58% of their salary for a studio in the local area.

Health Services Union Secretary, Gerard Hayes, said "We have a housing crisis that is becoming a health crisis. Essential health workers are already making the tough decision to leave the sector in search of work closer to home."

"A hospital cleaner, a physiotherapist, a wardsperson, these workers shouldn't have to travel for hours each day, coming to work already exhausted. We need solutions that mean these workers can afford to live in the communities they serve," Mr Hayes said.

NSW Nurses and Midwives' Association General Secretary, Shaye Candish, welcomed the Third.i and Evolve partnership, pointing to a new member survey, which showed the lack of affordable housing was causing stress and anxiety for many healthcare workers.

"Many nurses and midwives in NSW struggle to secure affordable housing. 76% of respondents to our member survey said a lack of affordable housing was a problem, and over half indicated they were insecure in their current accommodation or didn't have a steady place to live," Ms Candish said.

"Proximity to work is particularly relevant because of nurses and midwives' work patterns, including shift work. 90% want to live near their workplace and access to affordable housing influences their employment decisions. 69% of respondents said they were experiencing rental stress."

¹ GYDE demographic study, 2023.

The proposed new stream of affordable rental apartments in the area will assist in retaining and recruiting staff to local hospitals and other health facilities, which is currently an issue faced by local health facilities with over 114 job vacancies at RNS alone.

“With the crippling cost-of-living pressures, the harsh reality is that the overwhelming majority of healthcare workers simply cannot find, let alone afford, to live near RNS, The Mater or other health facilities on the lower north shore. The fact is, the demand for affordable housing far out-strips the current supply on to the market,” Evolve CEO, Lyall Gorman, said today.

“That’s why we’re delighted that Evolve’s partnership with Third.i will potentially deliver a pipeline of new affordable housing for healthcare workers, who otherwise would be travelling between 1-2 hours to get to work every day.”

Director and Co-Founder, Robert Huxley, said Third.i was excited that the ‘Hume Place’ development could help address the chronic shortage of quality, affordable housing on Sydney’s lower north shore.

“We want to give frontline healthcare workers, like nurses, midwives, paramedics, and health professional and services staff, the chance to finally find quality, affordable housing options, close to Royal North Shore Hospital, The Mater Hospital and other local health facilities,” Mr Huxley said.

“The strategic location of the development, right above the Crows Nest Metro, will allow health care workers to easily access Royal North Shore Hospital, RPA, Sydney and St Vincent’s Hospitals, within just a few minutes.

“Our proposed amended design aligns with the Minns Government’s drive to get more housing in connected, urban areas around stations and transport hubs, allowing key workers to live close to their work.”

Third.i and PPI have already been granted Stage 1 approval for the Metro Precinct (Site A and B) development, but due to a decreased demand for office space, the urgent need for additional residential density in the LGA and in line with the Minns Government’s commitment to increasing the low supply of affordable housing, Third.i and PPI are proposing to amend the concept SSD for Site A for mixed-use, which includes a mix of affordable housing, private residential, retail, and commercial floor space.

If approved by all stakeholders, Third.i and PPI will deliver a turnkey-ready asset to Evolve, who will then work with the State’s two major health unions, the NSW Nurses and Midwives Association (NSW NMA) and the Health Services Union (HSU), to offer their members a range of apartments and associated amenities, including a wellness centre.

Mr Huxley said Hume Place will not only address the growing residential needs of the community, but create much-needed economic activity for local businesses.

“Should the project be approved, it will offer frontline workers a new benchmark of affordable and convenient inner city living; close to transport hubs, amenities and major hospitals in the Northern Sydney Local Health District. Frontline health workers, cleaning and catering staff working at local hospitals will all benefit from the affordable housing options, greatly-reduced travel times and improved work-life balance.

“These new residents will shop and spend locally which will be an added bonus for the local business community.”

Mr Huxley, said the ‘in kind and in perpetuity’ agreement with Evolve is a unique offering in the property industry and provides a foundation for the creation of up to 500 additional affordable dwellings in the Sydney Metropolitan area.

“Should our amendment concept proposal be approved, we’ll hand-over title of the affordable tower to Evolve, who can use that unencumbered asset to finance a new pipeline of affordable housing right across their sites in NSW, so there will be a significant flow-on affect from this Project in terms of addressing to the crisis in supply that the market is experiencing.”

The proposed precinct is set to launch to market on 15 October 2023 at the local community event, [Crows Nest Fest](#) . Third.i has partnered with over 40 local businesses to offer attendees the chance to win one of three \$10,000 voucher packs, to be used throughout Crows Nest.

#ENDS

Media contact: Richard Lenarduzzi [REDACTED]

About Third.i

Third.i is one of Australia’s leading property development and investment firms with an enviable track record in successfully delivering large-scale residential projects in Sydney and Newcastle. With a current development pipeline exceeding \$4 billion, Third.i’s experience and drive to deliver architecturally inspired spaces are key reasons for their ongoing success.

www.thirdigroup.com.au

Instagram: @thirdigroup

Facebook: @thirdigroup

LinkedIn: @thirdigroup

About Evolve Housing Group

Evolve Housing Group (EHG) is a leading community housing organisation, recognised as one of the most innovative, high performing providers of social and affordable housing in Australia. We provide housing solutions to eligible people on very low to moderate incomes who are unable to access appropriate housing in the private market.

EHG is a registered charity, a Deductible Gift Recipient and Public Benevolent Institution. We are also a registered Specialist Disability Accommodation (SDA) provider under the National Disability Insurance Scheme.

EHG recognises our responsibility in supplying fit-for-purpose social and affordable housing, with the aim of increasing housing supply to match the diverse needs of households in housing stress. We deliver high quality housing developments that help build strong communities and provide support programs to empower residents to reach their potential and achieve greater independence.

The EHG property portfolio currently consists of over 4,800 social and affordable housing properties that provide homes for more than 10,000 residents living in Metropolitan Sydney, the Hunter region, the mid-north and Central Coasts of NSW, the ACT and Victoria.

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