

Submission on the Draft Housing SEPP August 2021

About Shelter NSW

Shelter NSW is a non-profit organisation that conducts housing research and advocacy on behalf of households on ordinary incomes — those in low- and moderately-paid work, in casual or part-time employment, or getting by on government support payments. We were founded in 1975 as a member-based organisation that today represents a diverse network of other organisations and individuals who share our vision of a sustainable housing system that provides a secure home for all. To advance our vision, we engage our members, experts, and partners and advocate on housing reforms that aim to benefit our economy, our society, and our environment.

About our submission

Shelter NSW (Shelter) appreciates the opportunity to comment on the [draft Housing State Environmental Planning Policy](#) (Housing SEPP), prepared by the Department of Planning, Infrastructure and Environment (DPIE). Shelter's ongoing review of the planning system has presented evidence that the private housing market and a majority of existing planning mechanisms are failing to deliver housing solutions that address the unmet housing needs of affordability, suitability and choice. Current pressure across the housing system is resulting in a lack of affordable rental housing and a stressed social housing system. It is for this reason the Housing SEPP must deliver an important obligation and is able to achieve its primary goal of ensuring an adequate supply of affordable housing options for a wide variety of people across the state.

From Shelter's perspective, the Housing SEPP is an opportunity to meaningfully increase affordable rental housing and secure long term tenancy options in NSW for current and future residents. Overall, we broadly support the intent and direction of the Housing SEPP, however we are concerned that new housing delivered under it will not meaningfully increase the amount of affordable housing in NSW in the long term. As such, we have made a series of comments and recommendations regarding the provisions in the SEPP which aim to address these shortfalls and provide potential solutions for consideration.

If you wish to discuss our submission in more detail, please contact Stefanie Matosevic on 0431 037 724 or by email at stefanie@shelternsw.org.au or our CEO, John Engeler, on 02 9267 5733 or by email at john@shelternsw.org.au.

Sincerely Yours,

John Engeler
Chief Executive Officer, Shelter NSW

Stefanie Matosevic
Policy Officer, Shelter NSW



Shelter NSW's overall position on the Housing SEPP

We support the overall intent of the Housing SEPP

In general, Shelter NSW supports any opportunity to promote innovative and diverse housing solutions for residents who need alternative, more affordable housing options. There is not only a critical shortfall of affordable rental dwellings in NSW, but also a lack of diverse housing types that are needed to cater to a wide range of changing demographics, living situations and lifestyle preferences. Existing housing-related SEPPs have been introduced and amended over a long period of time, creating a convoluted and confusing policy landscape. The Housing SEPP provides a good foundation to simplify existing housing planning policies through the consolidation of these SEPPs. However, we think that the SEPP needs more work in order to meaningfully increase affordable housing options in the long term.

We support all affordable housing to be affordable in perpetuity

As a priority, the Housing SEPP must facilitate a dramatic increase in the supply of affordable housing in NSW. Shelter strongly believes that all new affordable housing delivered under the Housing SEPP must remain affordable in perpetuity. We are concerned that by placing time limits on any affordable housing, there will never be a real increase in the number of affordable dwellings in NSW.

Additionally, our organisation and members have a view that developments that are the recipients of planning or tax benefits should also be required to deliver a public benefit, in the form of affordable housing, which in turn will deliver more inclusive communities in both our urban and regional towns and centres. More specifically, the incentives should only be available to developments that provide affordable housing components in perpetuity.

We support basic amenity provisions for smaller and affordable housing typologies

While we understand there must be a trade-off between space/amenity and affordability for affordable housing projects to remain viable for private developers, we also strongly believe a basic level of private amenity should be provided in any housing accommodation, no matter what the rental return is. The slightly higher cost of providing a basic level of amenity (such as a kitchenettes, ensuites and operable windows) is minimal compared to the benefit residents will enjoy (see Appendix B).

We would like more information on data collection and monitoring

The review and evaluation of the Housing SEPP should be supported by accurate and detailed data collection to ensure the SEPP is operating effectively and as intended, and to monitor any potential oversupply or undersupply. For example, the number of affordable housing units delivered under the Affordable Rental Housing SEPP has been low: only 2,000 affordable rental dwellings have been delivered in Sydney through planning regulation between 2009 and 2018, representing an abysmal 1% of total housing supply¹ (Gurran et. al. 2018).

¹ Gurran, N., Rowley, S., Milligan, V., Randolph, B., Phibbs, P., Gilbert, C., James, A., Troy, L. and van den Nouwelant, R. (2018). *Inquiry into increasing affordable housing supply: Evidence-based principles and strategies for Australian policy and practice*. AHURI Final Report No. 300. Australian Housing and Urban



This requires ongoing and intentional collection of data and evidence that may include, but is not limited to, the number of new affordable rental dwellings that have been delivered, the affordability of new housing typologies, residential surveys and demographics. Shelter would like more information on how the Housing SEPP will be monitored and reviewed after 24 months.

Comments and recommendations

Infill Affordable Housing

15 year period for affordable housing

Shelter's position is that affordable housing should remain affordable in perpetuity and as such we do not support the proposal to apply a time limit of 15 years for infill affordable housing. It is imperative that any new affordable housing remains affordable, otherwise there will not be any meaningful and much-needed increase in the supply of genuine affordable rental dwellings, and NSW will continue to suffer from a critical undersupply of affordable rental housing. We would also like to highlight the risk of displacing affordable housing residents once the dwellings revert to market housing, which we are beginning to witness as the National Affordability Rental Scheme comes to an end².

There is also the issue of developers continuing to benefit from planning bonuses in exchange for affordable housing, while the affordable housing component lapses. Shelter urges DPIE to ensure affordable housing remains so in perpetuity, to align with the NSW Government's own commitment to retaining existing affordable housing and increasing affordable housing supply, as well as Schedule 1, Principle 6 of the SEPP for affordable housing "housing 'to be managed so as to maintain their continued use for affordable housing'".

Regional affordable housing

We support the definition for affordable housing included in the Housing SEPP, and appreciate different definitions for Greater Sydney and the Rest of NSW. However, we believe this definition is too broad and should be more nuanced to recognise differences across NSW. For example, the median income in Newcastle differs greatly from the median income in Broken Hill, which are currently both included under 'Rest of NSW'. We also wish to flag that the criteria attached to infill affordable housing is often difficult to achieve in regional areas, for example, public transport requirements or land within 400m of some business zones.

Additionally, we would like to note that increasing housing supply in regional areas should not be conflated with increasing mandated affordable housing.

Research Institute Limited, Melbourne. Retrieved from <https://www.ahuri.edu.au/research/final-reports/300,doi:10.18408/ahuri-7313001>

² Pollard, E. (2021, April 28). Fears Australia's housing crisis will worsen as affordable rental scheme winds down. *ABC News*. Retrieved from <https://www.abc.net.au/news/2021-04-28/homeless-rise-nras-affordable-rental-scheme-ends/100097588>



Recommendations:

- Amend Division 1, subsection 20 and Division 5, subsection 39 to 'Must be used for affordable housing in perpetuity'
- Include a further breakdown of regions for affordable housing incomes
- Introduce more flexible criteria around affordable housing for regional areas
- Provide more guidance and clear criteria around site compatibility testing in Division 1, subsection 18(3)

Boarding Housing

Boarding houses serving their intended purpose

Shelter NSW strongly supports the changes to the boarding house definition included in the Housing SEPP. We particularly support the requirements for boarding houses to remain affordable in perpetuity and to be managed by community housing providers (CHPs). This will ensure they are used for their intended purpose of providing affordable housing and short-term leases to marginal renters on very low and low incomes, and ensure housing options are available for those in immediate housing stress. We also support the flat 25% density bonus for boarding houses to ensure they remain viable to developers.

Boarding houses in R2 zones

Shelter supports mandating boarding houses in R2 zones. Low impact, low density boarding houses in keeping with local character will provide better housing and social outcomes. We identify the proposal for boarding houses to be no longer mandated in R2 zones as a restriction in delivering affordable housing products and addressing the unmet housing needs of many communities across NSW. This is particularly true in suburban and regional areas, where a large proportion of residential land is zoned R2.

Transition phase

Shelter notes that new generation boarding houses approved under the ARHSEPP will still be operational when the Housing SEPP is finalised. Shelter requests that these developments be required to either meet the new boarding house requirements, or apply for a change of use to co-living to ensure affordability of boarding houses.

Onsite amenity

Our organisation believes that boarding houses should not suffer from subpar design standards and amenity as a result of being a very affordable form of rental housing. For this reason, we advocate that private rooms be fitted with an operable window/Juliet-style balcony, small kitchenette and ensuite, to provide residents with a basic level of privacy, amenity and natural ventilation. We also support a basic level of furnishing, including a bed and mattress (single for single room, double for double room), chair and table. We recognise that this results in additional costs for developers. However, the cost savings that come from efficiencies in common spaces, combined with the 25% density bonus, is a more than sufficient trade off to cover these costs. Appendix B provides rough costings of these amenities.

Shelter supports the GFA and common area requirements included in the Housing SEPP. However, there needs to be further clarity on whether this covers excluding corridor and circulation spaces, as



well as what constitutes a ‘communal living area’. The room sizes should be minimum usable space. Additionally, we request that common living areas be connected to communal outdoor areas.

Shelter reiterates the concerns expressed by other stakeholders that the car parking requirements are not appropriate in areas with poor access to regular and reliable public transport, particularly in regional communities.

Accommodating children

There needs to be proper consideration on all types of demographics for boarding houses. For example, the inclusion of children in an appropriate setting would therefore require the occupancy be two persons, rather than two adults. This is particularly important for accommodating, for example, women leaving domestic violence living situations.

Recommendations:

- Maintain mandated boarding houses in R2 zones
- Amend Division 2, subsection 23 to include the provision of basic furnishing, operable window, kitchenette and ensuite in all rooms, and Juliet-style balcony up to 50% of rooms; amend the definition of ‘boarding house’ in the Standard Instrument, subsection (c) to “has rooms, all of which may have basic furnishing, operable window, kitchen, bathroom and laundry facilities”
- Amend Division 2, subsection 23(h) to include a provision to connect communal open space to communal living areas; additionally, provide more detailed requirements around ‘communal living area’
- Amend Division 2, subsection 24(c) to “no boarding room will be occupied by more than 2 persons”

Co-living Housing

Co-living affordability

Although we support a co-living model in principle, we have some concerns about its purpose. The proposed co-living definition does not indicate that it is to be used for affordable housing; it is not clear as to what the problem we are trying to solve is with the co-living model proposed.

Co-living housing is often touted as an opportunity to increase affordable rental options and alternative ways of living. However, it tends to target younger individuals from a narrow socioeconomic background³. ‘Diverse housing’ is meaningless unless it is suitable and accessible to a diverse range of people and needs. There needs to be a concerted effort to ensure there are incentives for developments that are affordable, intergenerational and available to people with diverse needs.

The lack of a minimum affordable rate for co-living housing risks this typology being used as a replacement for studio apartments. There must be a strict affordability requirement on co-living developments to ensure that they do not replace studio apartments. For example, a room in a

³ Purehouse Lab. (2017). *Perspectives on Co-living: reimagining the experiences, processes and designs of shared living*. Pressbooks, USA. Retrieved from <https://coliving.pressbooks.com/front-matter/cover/>



[co-living development in Paddington](#) has a weekly rent that is around the same as a [small studio apartment](#), but delivers much less private amenity, which reduces development costs. Shelter suggests including a mechanism to monitor the affordability of co-living developments to ensure they are operating as intended, e.g. involving the community housing sector to ensure affordability standards are met.

Research suggests that co-living models have proved to be particularly lucrative for developers. One example of this is *Starcity* in San Francisco, which replaced 302 residential units into 803 co-living rooms, increasing the number of leasable units by 90% - a significant development gain⁴. This intensification of land use and profitability must provide in return a meaningful public benefit in the form of affordable housing.

Planning benefits

Shelter reiterates that *any* development that receives planning benefits should also deliver a demonstrable public benefit in the form of more affordable housing. As such, we support the reduction in density bonus for co-living housing, especially if there is no affordability mandate attached to it. However, we also suggest retaining the temporary bonus (or applying infill bonuses) after August 2024 for developments that include an affordable component (minimum 20% of rooms with rents set 25% below market rent, provided in perpetuity), to provide a more mixed outcome that increases affordability.

Onsite amenity

Improving private amenity will ensure co-living is a viable long-term and secure rental option for those that want it. Similar to our suggestion for boarding houses, we suggest that an ensuite for each room, and kitchenettes for up to 50% of the rooms, be added to the definition. This recommendation is supported by the 2030 One Share House Survey, an ongoing global co-living survey. As of February 2018, the data suggests that a majority of co-living tenants are not willing to share bathrooms⁵.

Shelter supports the GFA and common area requirements. Similar to our comments on boarding houses, we suggest that common living areas be connected to communal outdoor areas.

Co-living in R2 zones

Shelter NSW does not support the exclusion of co-living housing in R2 zones. Low impact co-living developments have the potential to offer affordable and alternative living to people across NSW in urban, suburban and regional areas. By limiting its location there is a risk that co-living

⁴ Chan, J. (2019, September 2-4). *The Design Question: Commons through Commoning, and Commons by Capital* [conference paper]. The City as a Common Research Symposium, Pavia, Italy.
https://www.researchgate.net/profile/Jeffrey-Chan-3/publication/335172103_The_Design_Question_Commons_through_Commoning_and_Commons_by_Capital/links/5d702712a6fdcc9961af8c73/The-Design-Question-Commons-through-Commoning-and-Commons-by-Capital.pdf

⁵ Osborne, R. (2018). *Best practices for urban co living communities*. [Masters thesis]. Pg 73. University of Nebraska, Nebraska). Retrieved from
https://digitalcommons.unl.edu/cgi/viewcontent.cgi?article=1016&context=arch_id_theses



developments will continue to be a housing option only for higher earning young people who want to live in urban areas, thus cancelling out its aim to provide more diverse housing to more people.

Recommendations:

- Include mandate for a minimum 20% affordable housing component in exchange for density bonuses, or remove planning benefits
- Mandate co-living housing in R2 zones
- Amend Part 3, subsection 65 to include the provision of kitchenette, en suite, Juliette balcony/operable window, and basic furnishings; amend the definition of 'boarding house', subsection (c) to "has rooms, all of which may have bathroom and laundry facilities, and up to 50% which have kitchen facilities"
- Amend Part 3, subsection 64(e) to include a provision to connect communal open space to communal living areas

Seniors Housing

Prescribed zones

Shelter NSW supports allowing Housing for Seniors or People with a Disability permissible with consent in all R2 zones. This will help address the previous uncertainty over the definition ('land zoned primarily for urban purposes' and 'land adjoining land zoned primarily for urban purposes'). It also provides older people with choice and control in their housing decisions. This also helps to support the recommendations from the Royal Commission in to Aged Care Quality and Safety regarding aging in place, particularly in regional areas with large amounts of R2 land.

Shelter does not support the provision of Housing for Seniors or People with a Disability in some business zones, including B5, B6, B7 and B8. We believe these zones are not suited to this type of housing as they lack the proper amenity, services and infrastructure that is required for this specialist housing type.

Planning benefits

The development of vertical villages and amendments to the building height definition to allow for rooftop planting, machinery and solar infrastructure are also embraced. However, we take the position that planning bonuses have value and should therefore be linked with community benefits and delivering a percentage of affordable housing within each development. In line with this, we would like to see a 10% target of affordable housing linked with each development.

Additionally, we believe these clauses require review to enable clear design and assessment parameters.

Accessibility and design

We support the recommendations put forward by the Association of Consultants in Access Australia.

Additionally, we note the omission of site analysis requirements for seniors housing. A site analysis is good design practice and its omission may contribute to a reduction in design quality.



Introduction of State Significant Development (SSD)

The introduction of a State Significant Development (SSD) pathway for this form of housing is also endorsed. However, again we take the position that planning bonuses and fast-track approval pathways have value and should therefore be linked with community benefits and delivering a percentage of affordable housing within each development. In line with this, we would like to see a 10% target of affordable housing linked with each development eligible to access a SSD pathway.

Registered Clubs

Shelter understands that Clubs in the main will access the SSD pathway and the associated planning benefits and associated financial benefits. On top of this, Clubs are already the recipients of substantial taxation and other financial benefits and as such should be required to outline how they will deliver affordable options within their developments. In line with this, we support a requirement for a 10% affordable housing target linked with each development by a registered club.

In addition, we request more clarification and information on what is to be included in the 'appropriate protocol' to minimise harm associated with gambling.

Recommendations:

- Remove permissibility for seniors housing in B5, B6, B7 and B8 zones
- Review wording of Division 8 to enable clear design and assessment parameters
- Mandate minimum 10% affordable housing on seniors housing developments by a Registered Club
- Introduce requirement for site analysis and good design
- Specify requirements for protocols addressing gambling

Thank you

Shelter NSW appreciates the opportunity to comment on the draft Housing SEPP. We hope that the comments and insights we have provided bring some value to considerations in the housing policy space. We are also happy to engage on the issues raised in our submission. If you wish to discuss our submission in more detail, please contact our CEO, John Engeler, on 02 9267 5733 or by email at john@sheltersnsw.org.au, or Stefanie Matosevic on 0431 037 724 or by email at stefanie@sheltersnsw.org.au.



Appendix A

Additional Comments on the Housing SEPP

We understand that other housing typologies have been previously addressed or will be addressed in the Housing SEPP, however, we would like to put forward some comments for consideration.

Short-term rental accommodation ('STRA')

Short-term letting platforms such as Airbnb are marketed toward tourists who can afford (or are willing) to pay a higher price for short term accommodation than residents who are seeking temporary housing. This is evident in the former NSW Department of Planning and Environment's 2017 Option Paper on regulating short term holiday letting, which went on to form the basis of the STRA provisions in the Affordable Rental Housing SEPP and now the consolidated Housing SEPP.

Increasingly in Australia, the type of STRA available on Airbnb is whole-house conversions of investment properties⁶ – presumably from the long-term rental market or owner-occupied premises following a sale to a property investor.

It is on these grounds that Shelter NSW asserts STRA provisions as they currently stand are misplaced in the consolidated Housing SEPP, as STRA does not contribute toward housing diversity, resilience, or affordability. This is particularly the case whereby STRA on platforms such as Airbnb and Stayz constitutes a whole-house conversion to short-term letting (i.e. not simply restricted to a spare room of an owner-occupied house).

If STRA provisions are to stay within the proposed Housing SEPP, annual day-caps for STRA which fall into the category of non owner-occupied hosted premises need to be revisited. Presently, STRA provisions and day-caps do not further clause (3)(d) of the proposed Housing SEPP (Aims of Policy).

Research internationally⁷ has shown that annual day-caps for STRA use are inefficient in returning long-term rentals to the private rental market. Additionally, existing STRA provisions have a set annual day-cap that can be applied (i.e. STRA operators cannot be compelled to limit their listing to below 180 days in any given year). The justification for this arbitrary minimum has not been communicated to the public.

The total number of non owner-occupied hosted STRAs should be capped per LGA in accordance with local studies into the maximum allowable number of STRAs that can occur without adverse impact on the long-term rental market and having regard to cost-benefit analysis of tourism in each location. This approach is being investigated in Tasmania⁸, as state government and local councils try to address

⁶ Sigler, T & Panczak, R. (February 13, 2020). Ever wondered how many Airbnbs Australia has and where they all are? We have the answers. Retrieved from <https://theconversation.com/ever-wondered-how-many-airbnbs-australia-has-and-where-they-all-are-we-have-the-answers-129003>

⁷ Frenken, K & Schor, J. (2019). Putting the sharing economy into perspective. In *A research agenda for sustainable consumption governance*. Edward Elgar Publishing;

Temperton, J. (February 13, 2020). Airbnb has devoured London – and here's the data that proves it. Retrieved from <https://www.wired.co.uk/article/airbnb-london-short-term-rentals>

⁸ Tasmania Government. (n.d.). *Tasmanian Planning Reform: Short stay accommodation*. Retrieved from <https://planningreform.tas.gov.au/short-stay-accommodation-act-2019>



the housing crisis in Hobart and other high amenity locations as a result of Airbnb and other holiday accommodation platforms.

Furthermore, total STRA volume caps for LGAs should be guided by density caps (e.g. no more than x number of non-hosted STRAs per y square metres/suburb), to ensure hollowing out of high amenity neighbourhoods for STRA use does not occur. Local research and evidence for density caps will be required. The sociospatial disadvantages of STRA use are well documented globally⁹, in that local residents are generally pushed further afield from their areas of employment and community facilities, with significant burdens on planning for transport, open space, schools, and other physical and social infrastructure. Density caps that are tipped more favourably to STRA uses in certain neighbourhoods will allow better infrastructure planning, more creative precinct planning, and more holistic leisure experiences in line with tourism goals of cities and regions.

The concept of STRA volumes and density caps harmonises well with the NSW Government's apparent desire to foster more diverse neighbourhoods, and so it is hoped these recommendations will be seriously considered.

Shelter NSW is currently working on a submission to the NSW Regional Housing Taskforce where our position on STRA will be further extrapolated in light of booming domestic tourism during the COVID-19 pandemic and DIDO/FIFO accommodation in mining towns. We are also working on a discussion paper to fully flesh out our concerns and recommendations in relation to STRA prior to full implementation of new planning rules coming into effect in November 2021.

Build-to-rent ('BTR') housing

During the Explanation of Intended Effect round for a proposed Housing Diversity SEPP in September 2020, Shelter NSW offered preliminary comments on build-to-rent provisions. We reiterate the following:

- Provisions and guidelines of the proposed Design and Place SEPP should apply to BTR housing to ensure amenity and place-making initiatives are successfully embedded in long-term renting environments.
- Social housing providers should be afforded specific land tax and planning fee concessions, to ensure BTR uptake is not only occurring in the 'luxury' rental market.

In addition, we recommend:

- When it comes to proposed subdivision after 15 years of a residential flat building or the like being used for long-term renting within the BTR scheme, a robust consultation piece be embedded in the development standards to allow for affected tenants to make submissions on proposed subdivision.
- Properly defining "residential tenancy agreement" in the ARHSEPP or the new Housing SEPP as it relates to BTR by cross-referencing the *Residential Tenancies Act 2010*. Presently, BTR

⁹ Shabrina, Z, Arcaute, E & Batty, M. (2021). Airbnb and its potential impact on the London housing market. *Urban Studies*. Retrieved from <https://doi.org/10.1177/0042098020970865>;

Cocola-Gant, A & Gago, A. (2019). Airbnb, buy-to-let investment and tourism-driven displacement: A case study in Lisbon. *Environment and Planning A: Economy and Space*. Retrieved from <https://doi.org/10.1177/0308518X19869012>



provisions in the ARHSEPP do not specify the types of tenancies to which the scheme applies – there is no explicit reference to the Residential Tenancies Act 2010 and thus it is feasible that BTR housing may be co-opted by informal residential tenancy agreements. For instance, a confirmation of booking and adhering to the Code of Conduct for STRAs between the vendor and the user could be seen to be a form of residential tenancy agreement.

Summary of recommendations

- 1) Articulate to key industry players and the public what the future relationship between the Housing SEPP and parts of the Codes SEPP 2008 will be with specific regard to ‘low rise housing diversity’ development standards and the overall vision for the breadth and depth of the Housing SEPP.
- 2) Address policy gaps in the consultation draft for manufactured homes, caravan parks, and build-to-rent schemes.
- 3) Do not include STRA provisions in the proposed Housing SEPP as STRA is not a form of housing.
- 4) If current STRA provisions are to rollover into the Housing SEPP, more needs to be done to ensure STRA provisions align with the objectives of the Housing SEPP:
 - a) review annual day-caps logic for non owner-occupied hosted STRA
 - b) communicate why the 180 day-cap is being sustained as the regulatory threshold for STRA
 - c) require local studies to investigate maximum volume and density caps on non owner-occupied hosted STRAs per LGA (which should be applied to balance long-term, secure housing needs against local economic factors).
- 5) Improve BTR development standards in relation to:
 - a) community consultation of proposed subdivision after 15 years
 - b) properly defining “residential tenancy agreement” with cross-reference to the *Residential Tenancies Act 2010*.



Appendix B

Cost Analysis for Co-living and Boarding House private amenity

Window Cost Analysis

Factors affecting cost:

- Design
- Size
- Materials
- Labour

Labour

Average labour cost: \$38 per hour

Materials

The average cost of newly fitted double glazed windows is around \$1,350 per square metre. Aluminium framed double-glazed windows in standard sizes from window suppliers and some hardware stores. The estimated cost is (supply only):

- \$150 for a 600 x 600mm (fixed window)
- \$180 for a hinged 600 x 600mm
- \$380 for a hinged 600 x 1200mm

On average a window replacement costs anywhere from \$150 to \$750 per window. The most common windows installed are double hung or casement windows which are very affordable. A large wooden bay window would be more expensive and may cost up to \$2,550 or more to install.

Juliet balcony

A Juliet balcony is a very narrow balcony or railing which sits just outside a window or pair of French doors on the upper storey of a building. Also referred to as balconets or balconettes, they're designed to give the appearance of a full balcony in locations where it may not be possible or suitable to install a larger feature.

As their name suggests, Juliet balconies are a common architectural feature in Mediterranean countries such as Italy and Spain. They come in a wide range of designs, from decorative Victorian style railings and infill panels to simpler, minimalist designs.

Cost saving

Juliet balconies are becoming an increasingly common feature of many UK properties, both old and new. One of the primary reasons for this is that they can typically be installed without the need for planning permission. In many cases this can remove the need for an architect to be involved, reducing costs. In addition, the balconies can usually be bolted to an existing wall, making them quick, cheap and easy to install.

Labour cost

Labour and materials account for approximately 50% of the budget for a total average of \$320-\$645 per square metre.



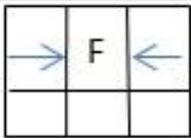
Material cost

\$215 to \$485 per square metre including beams, bolts, railings, and planking

Table:1 Different types of windows and their costs

Window Type Costs	Reference Image	Price Per Window
<p>Single Hung Windows With single hung windows, the bottom window panel or lower sash moves up and down, and the upper sash remains stationary. This means that when you open the window, the upper sash is covered on the inside. Find more details about single-hung windows here.</p>		<p>\$100 to \$300 (When it comes to setup cost, single hung windows are about 15 percent cheaper when compared to the double hung windows. There is not much difference when it comes to their maintenance cost.)</p>
<p>Double Hung Windows A double hung wood windows would be a more expensive option. Double hung windows are one of the most common replacement windows that homeowners install.</p>	 Option 1  Option 2- Full length double hung windows	<p>\$300 to \$850</p>
<p>Awning Windows Awning windows are ideal for climates with a lot of rain, thanks to the way the window creates a water-resistant awning when opened</p>		<p>\$200 to \$900 Depending on size and number of openings 610mmX514mm- \$200 (single opening)</p>



<p>Bay Windows Bay windows protrude from an exterior wall and create a small shelf in the home. Bay windows rely on flat windows set into an angled frame that are built out of the home. A bay window costs more to install as it is a larger window that requires a skilled installer.</p>		<p>\$450 to \$1500</p>
<p>Casement Windows Casement windows swing out to the side or up to open. This allows the window to be constructed of solid glass and offers a less obstructed view overall.</p>		<p>\$270 to \$750</p>
<p>Louvre windows They are a unique window style that splits into many different slats of metal or glass. The windows open like a set of blinds.</p>		<p>\$390 to \$1427 For example: 392mm x 371mm is \$390 392mm x 2100mm is \$1042</p>
<p>Sliding Windows Sliding windows have two sections that are usually made from single windows, and one of the sections slides horizontally overtop of the other to open or close.</p>		<p>\$165 to \$680 (depending on size) Full length windows with fixed and sliding components of 2650mm x 2057mm is \$680 per window)</p>
<p>Sliding Glass Door Windows</p>	 <p>Size : 140mm x 2095mm is \$670 (door price)</p>	<p>\$670 to \$2437</p>



Aluminium Bi-fold Windows		\$1300- \$3000 (depending on the size)
Juliet balcony	 Example of Juliet balcony in Melbourne	
Apartment balconies		\$650 to \$1400 (price per square metre)

Kitchen Cost Analysis

Kitchen cost breakdown:

- Flooring
- Benchtops - laminate benchtop is the cheapest option
- Tiling or splashbacks
- Painting
- Electrical installations
- Plumbing installations

Some costs for a new kitchen made of melamine without plumbing or electricity might be:

- \$6500 for an L shaped kitchen with overhead cabinets on one side
- \$6800 for a galley style kitchen (A galley kitchen consists of two parallel runs of units forming a central corridor in which to work)
- \$7700 for an L shaped kitchen with an island
- \$8900 for a U-shaped kitchen

These prices are for the kitchen only. On average, inexpensive melamine kitchens cost around \$10,000 to \$20,000, including the trades needed and appliances.

Budget kitchens generally have melamine doors, laminate benchtops, standard tiles and lower cost appliances.

Flat pack kitchens

Flat pack kitchens cost between \$2600 to \$12,000 depending on the size of a kitchen. That is far less than the cost of a kitchen renovation or new kitchen.

For example:

Flat pack kitchen from Bunnings - \$798



Size - 2400mm x 600mm



This includes:

- Durable melamine doors
- 16mm board used for cabinet frames and doors
- Comes with all hardware required to assemble cabinets
- Adjustable legs for easy installation
- Adjustable shelves

Bathroom Cost Analysis

Classic bathroom of approx. 1.5m x 2.4m x 2.4m (H) cost \$19000 (3.6 sqm)

This includes:

- 300 x 600mm ceramic wall tiles (white gloss/matt)
- 300 x 300mm porcelain floor tiles
- 600mm pencil edge mirror
- 600mm Floor standing polyurethane vanity
- 600mm ceramic basin with mixer
- Standard showerhead with wall arm
- Custom made framed shower screen
- Bathroom accessories (towel ring, toilet roll holder, towel rail)
- Concealed back to wall toilet
- Standard stainless-steel floor waste
- Labour cost

The per-square-metre cost for labour that is \$1100 for a new home. Labour includes the cost of installing waterproofing, plumbing, tiling, electrical items, gyprocking, painting and the installation of fittings.

Cost breakdown

Bathroom plumbing costs

Plumbers charge a call-out fee of \$60 to \$100, with hourly rates anywhere from \$100 - \$150 depending on the plumber.

Bathroom tiling costs

The size of your bathroom is going to be a major factor in the cost of your renovation, and since so much of a bathroom is tiled, your need to know how much you may have to spend. Expect to be quoted per square metre rate by bathroom tilers, and could range from \$35 per square metre to \$120 per square metre. \$60 per square metre is the average for laying bathroom tiles.



For wall tiles expect to pay from \$20 to \$28 per square meter for standard white ceramic wall tiles (600mm x 300mm)

For floor tiles expect to pay \$35 to \$50 per square meter for ceramic or porcelain tiles, \$50 to \$100 per square meter for high quality porcelain and \$80 to \$130 per square meter for high quality natural stone tiles.

Toilets

A budget toilet can cost as little as \$150 with the cost going upwards to around \$750 for a more luxurious model.

Vanities

The cost of a vanity varies based on several factors. A standard wall-hung vanity costs upwards of \$500.

Basins

The prices of bathroom basins start from \$150 for standard, inexpensive versions and can go up to \$500 or more on the higher end.

Tapware

Budget tapware starts from \$50 for your basins and showers while designer versions can go up to \$1,000.

Showerheads

Standard shower heads start from about \$50

Towel Racks

At the lowest end of the scale, towel racks start from \$30 for standard single-rail models.

Lighting

A single downlight fixture can start from \$9 and go upwards depending on your bathroom needs.

