

Boarding Home Accommodation

What is Boarding Accommodation?

- Boarding accommodation is a low cost and flexible form of rental accommodation.
- **Marrickville Council's definition:**
Boarding House includes a house let in lodgings, hostel or Class 3 boarding house under the Building Code of Australia which provides a permanent place of residence, but does not include a backpackers' hostel, a guest house, a private hotel, motel or other tourist accommodation.

- The ABS of 2001 counted 584 boarding houses in NSW. (The ABS method of calculation is based on external identification – which may be inaccurate)
- The ABS identified that 77% of all boarding houses are located in the Sydney Metropolitan Region
- Most residents do not use a vehicle, rather relying on public transport.

Resident Profile:

- Stereotypical older male
- Younger persons
- Persons relocating from interstate
- Couples requiring low cost accommodation
- International students
- Key workers

Process in Developing a New Boarding Home

1. Identify suitable site containing key attributes such as proximity to public transport, shopping centres and services.
2. Undertake feasibility and research council controls to ascertain probable size and number of rooms.

3. Engage architect, town planner and other consultants and prepare application.
4. Lodge application at council.
5. Receive development approval.
6. Construct premises.
7. Offer the property for rental.

Case Study

- Marrickville Boarding Home



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Planning Controls

Council	Boarding Home Planning Controls
Ashfield	Limited to 2 (c) and 3 (b)
Burwood	Limited to 2 (c) zones only
Canterbury	Limited to 2 (c) and 3 (a) & (e)
Leichhardt	Permissible in residential and business zones
Marrickville	Permissible in residential and business zones. Overriding LEP limitation to 0.7:1 FSR
Sydney City mixed	Permissible in all residential and use zones

Benefits of Boarding Home Accommodation

- Low Cost, tariffs are generally between \$100 and \$180 per week for a single room. This inclusive housing cost is significantly lower than private rental options.
- Rental tariffs are inclusive, therefore no need to establish accounts for power, water or gas.
- Usually well located in close proximity to public transport and services, therefore vehicle use not required.

Constraints

- **Reluctance of Lenders** – Many lenders do not provide mortgage finance for boarding homes or it is at a higher rate with a lower LVR.
- **Bureaucracy Levels** – Any application for assistance is very onerous and protracted. Applications require extensive detail. Annual updates are also required.

- **Expense of Construction** – Due to increased regulation and controls construction is expensive. Eg Acoustic treatment for aircraft noise in the inner west.
- **Lack of Public Support** – A now dated pre existing value judgement of future residents contributes to opposition.
- **Multi Unit Development** – more profitable return from multi unit developments.

Government Assistance

- Limited Financial Incentives from government.
- Land Tax relief for properties within a threshold of rents published annually by the Office of State Revenue.
- Financial Assistance for Fire Upgrades – provides limited rebate for essential fire safety work.
- SEPP 10 – Does not cover new Boarding Homes . This policy applies only to those buildings built prior to January 28, 2000
- Further only triggered when a DA is lodged at Council.

Recommendations

- Government at all levels to recognise the importance of boarding home style accommodation.
- Re-education to accept the need and place of new Boarding Homes.
- Provide more planning flexibility at Local Government Level.