

AFFORDABLE HOUSING

Developer Information Sheet 05:

DISPLAY HOMES

Can I build an affordable house as a display home?

Renewal SA encourages the use of display homes to showcase affordable housing in developments, as it allows eligible buyers to actually see what the houses look like, rather than having to visualise what it looks like from floor plans and drawings.

How will a display home be counted against my affordable housing commitment?

The following guidelines will be used to assess whether the display home will be counted towards your affordable housing commitment.

- Display homes must not exceed 7 per cent of the total affordable housing commitment. For example, if a developer has a 200 allotment development with a commitment to provide 30 affordable housing outcomes, no more than two display homes will be counted towards the developer's affordable housing commitment.
- Developers must agree to Affordable Homes Program marketing material being used that identifies the home as an affordable display home, i.e. AHP brochures and frequently asked questions inside the home.
- The façade treatment and additional features in the display home should be limited so that the home is a reasonable representation of the affordable housing product that can be built below the price point. Material inside the home should make it clear what is included in the turn key product under the Affordable Homes Program price point.
- The display home must be used as an Affordable Homes Program display home for at least 12 months, or for single stage a realistic period over the sales period.

Display homes that comply with the Affordable Homes Program Turn Key Standard and meet the above criteria will be counted towards a development's affordable housing commitment.

Developers will be required to show the proposed number of display homes in their affordable housing plan and report on the sale of these homes in their quarterly sales report.

Do I have to sell a display home to an eligible buyer?

A display home does not have to be sold to an eligible buyer. However, if it is sold to an eligible buyer, please let us know so that we can record it correctly against your project.

Further information

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