



One of Australia's
**leading affordable
housing providers**

CAPABILITY STATEMENT



Contents

Building sustainable communities	4
At a glance	6
Our story	8
What we do	10
Where we operate	12
How we can help	14
Current and recent development projects	16
Development Pipeline	22
Partnership successes	24
Shaping sustainable futures	26
Our team	28

Building an **inclusive** and **sustainable future together**

Hume's mission is to actively create and support sustainable and inclusive communities that thrive.

We are one of Australia's largest diversified community housing providers, servicing nearly 5,000 properties and over 9,000 customers.

Hume has a 30-year track record of working closely with all levels of government, investors, and developers to help create great places to live, work, and play.

If you have a development that could include social, affordable, key worker, or private market dwellings, come and talk to Hume about how we can help unlock greater value in your project.



Images are indicative artists impressions.

At a glance



30+ years



~5,000
total properties



~9,000
total customers



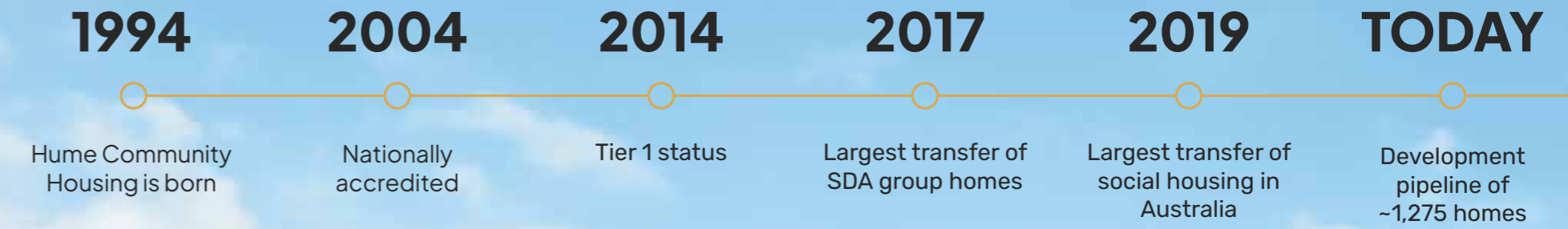
\$40m
in cash reserves



\$447m
in the property
development pipeline



30 years as a trusted partner to all levels of government



OUR PARTNERS



What we do



Integrated Community Management

Hume is a leader in community housing service delivery in NSW, providing quality integrated community housing services encompassing;

- tenancy and community management,
- property management,
- access and demand services, and
- tenant support coordination services.

Our tenancy portfolio of over 5,000 properties includes a mix of social housing, transitional housing, affordable housing, and specialist disability accommodation (SDA).



Tenancy Management Services

Hume has an industry leading practice framework to deliver tenant support coordination services. We work with over 150 local, specialist support providers across NSW in partnership to meet our customer's needs.



Asset Management Services

Hume's property management services are underpinned by a range of specialist functions across the business to support the integrated delivery of services.

Our portfolio includes a mix of Hume-owned properties, properties owned by Homes NSW and DCJ (i.e SDA dwellings), properties leased from private rental market and properties managed on fee for service arrangements for local councils and private developers.

Our property management services provide effective, responsive and planned maintenance, delivered 24 hours a day, seven days a week to respond to safety, security, functionality and amenity issues for our tenants.

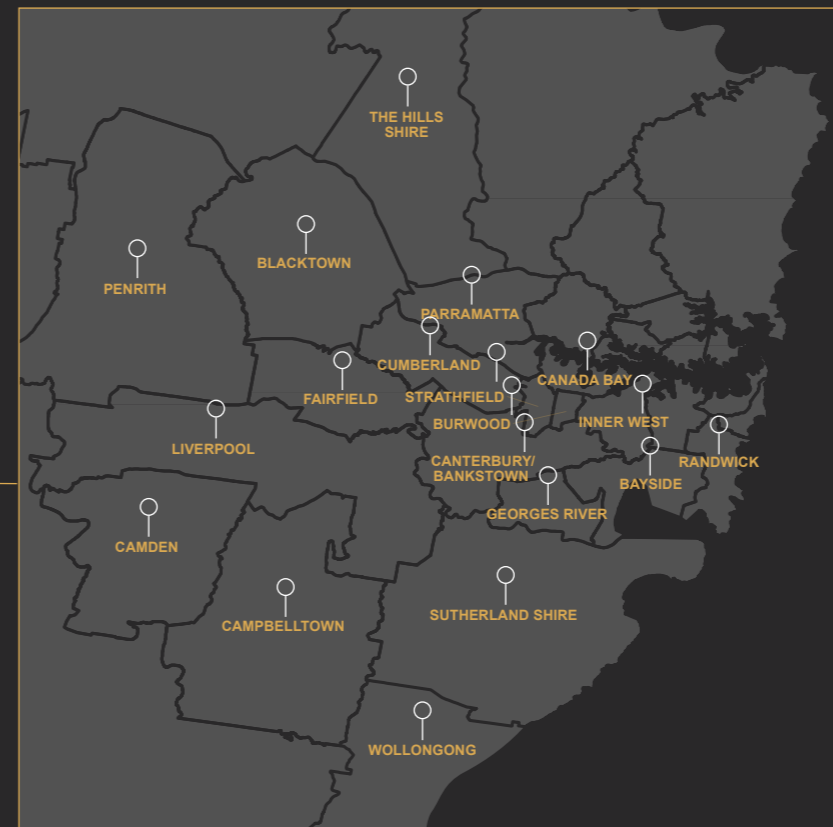


Development Management Services

Hume offers the full spectrum of development management services for social, affordable, private, and SDA housing. We have a strong track record of creating attractive, well-designed, affordable, and well-located homes. We source appropriate land, undertake feasibility studies, secure capital contributions, raise debt to finance developments, negotiate contract agreements and project manage developments to completion.



Sydney Metro Area



We are one of Australia's
**leading affordable
 housing providers**

Hume's footprint stretches the length of New South Wales, from the Victorian border in the south, through the Sydney metropolitan area and Hunter region, to Queensland border in the north.

Helping you unlock new opportunities at scale

Access to unique deals

- Benefit from partnerships that only large community housing providers (CHPs) can deliver.
- Secure large-scale, lower risk deals with guaranteed take-out, eliminating the need for extensive marketing and holding costs.

Proven Resources and Support

- Leverage Federal and State capital grants for affordable housing.
- Utilise local and state government planning concessions such as increased heights and reduced parking requirements.
- Tap into new impact investors focusing on affordable Build-to-Rent (BTR), co-living, key worker housing, and Specialist Disability Accommodation (SDA).

Pipeline Building Relationships

- Gain access to crucial government relationships, to potentially further develop your pipeline.



2024 Statistics



\$28m

State Government funding secured



\$16.8m

Federal Government funding secured



\$56.5m

further in negotiation

Current and recent development projects

7 Hamilton Road, Fairfield

Developed on a gateway site in the centre of Fairfield City is Hume's flagship social and affordable development: 60 units comprising seventeen two-bedroom apartments, eight studio apartments and 35 one-bedroom apartments, rooftop gardens and community spaces. Two ground floor commercial spaces operate as Hume's head office.

Delivery Type:	D&C
Unit Yield:	60 units and 2 commercial spaces
Budget:	\$21.5 million



Communities Plus, Telopea

We are delighted to partner in the Communities Plus redevelopment of Telopea, working with the NSW Government and Frasers Property Australia to transform the north-western suburb into a dynamic integrated community.

The redevelopment features close to 4,500 new homes, including a target of 1,000 affordable and social housing properties. It will be a master-planned neighbourhood with new amenities, more transport links, a mixture of high-quality housing types and improved access to health, education, and jobs.

Hume is a provider of affordable and social housing and services in Telopea since 2012 and have well-established customer and community relationships in place to support this significant urban renewal project.

Delivery Type: Social and affordable

Unit Yield: 1,000 Units

Budget: \$1.8 billion



Images are indicative artists impressions.

North Parramatta

Hume successfully secured funding under Housing Australia's National Housing Infrastructure Facility Social and Affordable Housing Fund (NHIF SAH) for three social and affordable housing projects in North Parramatta, totalling nearly \$35 million. The projects comprise 28 social housing units, with tenants being drawn from the public housing waitlist, with a focus on accommodating women over 55 and/or fleeing domestic and family violence, and 38 affordable housing units which will include units offered to key workers and students.

Delivery Type: Social and affordable

Unit Yield: 66 Units

Budget: \$35 million

Completion: Staged from July 2026 – November 2026



Images are indicative artists impressions.

Phillip Street, Raymond Terrace

This innovative project includes land and a capital contribution from the Social and Affordable Accelerator Fund (SHAF). Homes NSW has contributed land where three ageing dwellings currently sit. Hume will deliver four-fold uplift by transforming the site into six two-bedroom social homes, and seven new affordable townhouses.

This development is made possible through the Direct Dealing Policy providing CHPs with opportunities to partner with Homes NSW in delivering more, better quality, fit for modern use homes for people in need.

This project is supported by Port Stephens Council Raymond Terrace Masterplan which unites State and Local Government and the community housing sector in addressing the housing crisis. This development will set a precedent for innovative and affordable housing solutions – the model has potential for providing further significant and diverse housing solutions at scale across this region.

Delivery Type: Social and affordable

Unit Yield: 13 Units

Budget: \$9.6 million

Completion: July 2027



Images are indicative artists impressions.



Development pipeline



\$17.5 MILLION

CHARLES STREET, LIVERPOOL
 Social and affordable
 🏠 23 Units 🔑 Completion October 2026



Project Partners


\$7.3 MILLION

C&C PORT STEPHENS LGA
 Domestic Family Violence (DFV) Specialist Support
 🏠 6 units, 1 services building 🔑 Completion Sep 2025



Project Partners


\$14.9 MILLION

JENNINGS RD WYONG
 Social and affordable
 🏠 20 Units 🔑 Completion April 2027

Project Partners

Development pipeline



\$57.7 MILLION

KAMIRA COURT, VILLAWOOD
 Social, affordable and market
 🏠 145 Units 🔑 Completion April 2026

Project Partners





Recent partnership success

Communities Plus Telopea Urban Renewal Project (with Frasers Property): **1,000 social dwellings** to be delivered.

Awarded \$3.5m CHIF funding for a 20 unit mixed tenure project on the **Central Coast**.

Secured over **\$7m funding** for a **Core and Cluster Domestic Family Violence Housing** and services facility in Port Stephens.

Secured capital and land contribution from Homes NSW to deliver a pilot project for renewal of **Hume's regional Hunter portfolio**.

Partner to deliver a **mixed social, affordable and market tenure development valued at \$57.7m**.

Secured a 66 unit mixed tenure project in the heart of **Western Sydney from Homes NSW**.



Awards

Winner Outstanding Sector Leadership Award

PowerHousing Australia Awards

Winner Outstanding Employer of Choice

NSW State Business Awards

Winner Excellence in Social Enterprise

Western Sydney Awards for Business Excellence

Winner Outstanding Employer of Choice

Hunter Business Awards

Winner Outstanding Employer

Hunter Diversity and Inclusion Awards

Annual Report Silver Award

Australasian Reporting Awards

Winner Best Change Management Project (SHMT)

Australian HR Awards

Winner Hall of Fame Award

ZEST Awards

Winner Outstanding Project Promoting Social Cohesion and Community Harmony

ZEST Awards

Winner Outstanding Community Leader in a Volunteer Capacity

ZEST Awards

Sustainability is at the heart of everything Hume does

As one of the largest community housing providers in Australia, we take our role in shaping a more sustainable future very seriously.

Every home we build and manage must provide benefits beyond just a roof over someone's head. Our services are specifically designed to focus on providing our customers with support above and beyond basic property and tenancy management to ensure that they sustain the tenancy and optimize their personal, economic and social wellbeing.

Hume is committed to putting sustainability at the heart of what we do by:

- Enabling sustainable economic and affordable housing growth
- Designing and building energy efficient and comfortable homes
- Creating diverse and integrated communities
- Seeking to generate social impacts and wider societal benefits
- Operating our business in a transparent and ethical manner



Structure of the ESG Reporting Standard

There are 41 criteria represented under 12 themes:

ESG DIMENSION	THEME
ENVIRONMENTAL	E1 Climate change
	E2 Ecology
	E3 Resource management
	S1 Affordability and security
	S2 Building safety and quality
SOCIAL	S3 Resident voice
	S4 Resident support
	S5 Placemaking
	G1 Corporate governance
	G2 Board and trustees
GOVERNANCE	G3 Staff wellbeing
	G4 Supply chain

Environmental



Climate & carbon



Green building



Waste & water

Social



People & culture



Essential housing



Community & resident impact

Governance



ESG integration



Professional standards



Transparency & reporting

Partners with proven expertise



True Swain

Chairperson



Jeff Cummings

Board Director – Chair of Growth



Brad Braithwaite

Chief Executive Officer



Dan Lincoln

Head of Development & Growth



Sean Parker

Chief Financial Officer



Stephanie Campbell

Head of Governance, Risk & Legal



Wei Ji

Senior Development Manager



Lucy Andrews

Strategic Projects Manager

Board of directors



The Hon. Robyn Parker

Board Director



The Hon. Nathan Rees

Board Director



Jason Bricknell

Board Director



Phillip Hepburn

Board Director



Shirley Liew

Board Director

To connect, please contact:

Dan Lincoln

Head of Development & Growth

Wei Ji

Senior Development Manager

E: development@humehousing.com.au

T: 1800 004 300

humehousing.com.au



Hume Community Housing

