



Community Housing Provider (CHP)

Registration Number: R7486190503

Your Partner in Affordable Housing

22nd January 2025

Department of Planning, Housing and Infrastructure
4PSQ, 12 Darcy St
Parramatta NSW 2153

To Whom it may concern,

93-107 Cecil Avenue & 9-10 Roger Avenue Castle Hill

Cubic Real Estate is an accredited affordable housing provider under the National Regulatory System for Community Housing (Registration Number R7486190503). We provide professional property management services for affordable housing approved under Chapter 2 of State Environmental Planning Policy (Housing) 2021" or abbreviated as Chapter 2 of the Housing SEPP.

Cubic Real Estate has partnered with GEMI 168 Pty Ltd (the "Developer") to incorporate affordable housing into the proposed redevelopment in line with the Housing SEPP 2021, with Cubic Real Estate proposed as the manager of the affordable housing component. Under the Housing SEPP, affordable housing component of the development must be used for affordable housing for at least 15 years.

The Developer has been collaborative in their efforts to include affordable housing. We have had an open dialogue regarding local demand and requirements for affordable housing. The SSDA application specifies 169 of the 615 apartments to be utilised as affordable housing. The affordable housing mix consists of 1 studio, 65 one bedrooms, and 103 two bedrooms. The Developer has incorporated our feedback in the current proposal to ensure a fit for purpose affordable product that can be managed efficiently by allocating unit mix based on demand data and ensuring well designed apartments through silver level liveable standards and good solar access.

This collaboration reflects our shared commitment to delivering well-designed, affordable housing that addresses community needs.

Please do not hesitate to contact Lisa Wang lisawang@cubicrealestate.com.au or Wegland Lau on wegland@cubicrealestate.com.au should you have any queries.

Kind regards,

Lisa Wang – Managing Director/Principal
Cubic Real Estate (CHP)