

SUMMARY TABLE

CITY OF CANADA BAY AFFORDABLE HOUSING CONTRIBUTION SCHEME (AHCS) CONTRIBUTIONS

Monetary Contribution Rates – To be used in conjunction with the AHCS

Affordable housing contribution area	Contribution rate (% RATE)	Contribution rate /sqm GFA (CR)
Rhodes East	5% GFA	\$608.22
Rhodes West	5% (additional GFA*)	\$608.22
4 Mary Street and 1-9 Marquet Street in Rhodes	3.5% (additional GFA*)	\$608.22
Homebush North, Burwood, Kings Bay Precincts	4% GFA	\$535.98
3 King Street and 176-184 George Street, Concord West	5% (additional GFA*)	\$669.95
160 Burwood Road, Concord	10% GFA	\$719.29
1 – 7 Ramsay Road and 5-7 Harrabrook Avenue, Five Dock	5% GFA	\$682.13

*Please refer to the City of Canada Bay Affordable Housing Contribution Scheme

For Reference Only - Affordable Housing Indexation

The Canada Bay Affordable Housing Contribution Scheme states that the formula for indexation adjustment is:

$$\text{Next Quarter's Contribution Rate} = \text{Current Contribution Rate} \times (\text{MDP2}/\text{MDP1})$$

where:

- MDP1 is the median strata dwelling price for the PREVIOUS quarter
- MDP2 is the median strata dwelling price for the CURRENT quarter

Quarterly indexation of Contribution Rates

Sales Price – Canada Bay LGA – Strata *	Quarter	\$'000s
Median strata dwelling price for the PREVIOUS quarter (MDP1)	June 2025	1063
Median strata dwelling price for the CURRENT quarter (MDP2)	September 2025	1120
Change		57

* <https://www.facs.nsw.gov.au/resources/statistics/rent-and-sales/dashboard>

Note: Next indexation December 2025