

R&IA Resources – My Home, My Way Workshop

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Document Purpose

The following list relates to presentation of information on 22/9/2021.

In addition to these, there is some further ACT housing-related information provided through the **Opening the Door project**: <https://riaustralia.org/opening-the-door/useful-resources/>. For example, to p.9 of 'ACT - Useful Resources (May 2021)' there is a link to information on how a solicitor may assist you with home purchase (link to <https://www.actlawsociety.asn.au/for-the-public/fact-sheets/buying-a-home>)

Acknowledgements

Please note information as being provided by Rights & Inclusion Australia, through the Opening the Door Project - <https://riaustralia.org/opening-the-door-project/>

Housing Assistance – Glossary

A detailed glossary by the Australian Institute of Health and Welfare (Australian Government); includes notes on items such as home ownership schemes: <https://www.aihw.gov.au/reports-data/health-welfare-services/housing-assistance/glossary>

Social Housing – Housing ACT (Public housing) & Community Housing Providers

https://www.communityservices.act.gov.au/hcs/services/social_housing provides an overview of social housing provision in the ACT

ACT Government

(NB: Other ACT Government listings noted to other sections below, e.g., 'Home Purchase')

Housing, rates & utilities

- <https://www.act.gov.au/assistance/housing-and-rates> - links to various ACT Government housing-related assistance schemes: *Rental Bond Help, Affordable Home Purchase Scheme, Affordable Rental Scheme (for older, low income Canberrans), etc.*

Housing ACT

Contact details: https://www.communityservices.act.gov.au/hcs/contact_us
Includes details for Housing ACT's 'Central Access Point' in Belconnen.

- <https://www.communityservices.act.gov.au/hcs> - home page. Provides links to information for housing assistance, tenancy support and asset management – the latter includes schemes for buying ACT Government properties.
- <https://www.communityservices.act.gov.au/hcs/services>
- https://www.communityservices.act.gov.au/hcs/services/social_housing/housing_assistance - provides general information on social housing assistance
- Sale to Tenant Scheme: https://www.communityservices.act.gov.au/hcs/services/buying/sale_to_tenants_scheme
- Shared Equity Scheme, for existing tenants: https://www.communityservices.act.gov.au/hcs/services/buying/shared_equity_scheme

Suburban Land Agency

- <https://suburbanland.act.gov.au/en> - home page
- ACT Government Affordable Home Purchase Scheme: <https://suburbanland.act.gov.au/affordable-housing>

Community Housing – ACT

This is discrete from housing providers who are responsible for specialist disability accommodation (SDA), although there may be some crossover.

- <https://www.communityservices.act.gov.au/hcs/policies/what-is-community-housing> - provides details of community housing providers that report to Housing ACT, as well as links to application forms.

National Regulatory System for Community Housing (NRSCH) - ACT

- <https://www.communityservices.act.gov.au/quality-complaints-and-regulation/National-Regulatory-System-for-Community-Housing> - provides a detailed overview of how the NRSCH applies to the ACT
- National Provider Register: https://www.nrsch.gov.au/national_register
By selecting 'ACT' as primary jurisdiction, you can see providers for the ACT; note that some listings may no longer be operating (typically noted as 'cancelled').
Note: there are other providers that also maintain properties in the ACT; for example, Argyle Housing has NSW as its primary jurisdiction.
- NRSCH – Tenants Information: <https://www.nrsch.gov.au/tenants>

ACT community housing providers

The size of providers varies greatly; details typically best found via National Provider Register, as noted above. The following are the largest in ACT - all have disability housing properties to portfolio:

- CHC Australia: <https://chcaustralia.com.au/> - Canberra's largest community housing provider
- Havelock Housing: <https://www.havelock.asn.au/>
- Argyle Housing: <https://argylehousing.com.au/>

Intentional Communities/ Cohousing/ Housing Cooperatives

NB: Note crossover between terminology

Resources

- <https://www.murundakacohousing.org.au/resources> - a valuable source of information on cohousing, intentional communities and housing cooperatives, as well as Murundaka Cohousing Community

Intentional Communities – Background

- https://en.wikipedia.org/wiki/Intentional_community
- Foundation for Intentional Community: <https://www.ic.org/>

Examples:

- Benambra Intentional Community (Philip, ACT): <https://www.hartley.org.au/event/benambra-intentional-community/home>
- Moora Moora (near Healesville, Victoria): <https://mooramoor.org.au/>

Co-housing - Background

- <https://en.wikipedia.org/wiki/Cohousing>

Co-housing - Support Organisations

- Cohousing Australia: <https://transitionaustralia.net/site/cohousing-australia/>

Examples:

- Nightingale Housing (National, but principally Victoria projects): <https://nightingalehousing.org/> - typically home purchase
- Murundaka Cohousing Community (Melbourne, Victoria): <https://www.murundakacohousing.org.au/> - Earth Common Equity Housing Cooperative 'all-rental' social housing program – part of Common Equity Housing Ltd housing cooperative program
- Cohousing Architecture Australia: <https://cohousing.com.au/>

Housing Cooperatives - Background

- https://en.wikipedia.org/wiki/Housing_cooperative
- <https://co-operationhousing.org.au/learn-more/>

Housing Cooperatives - Support Organisations

- Common Equity (NSW): <https://www.commonequity.com.au/>
- Common Equity Housing Ltd (CEHL; Victoria): <https://www.cehl.com.au/>
- Co-operation Housing (WA): <https://co-operationhousing.org.au/>

Private Home Purchase

Home Buyer Assistance (ACT Government)

- <https://www.revenue.act.gov.au/home-buyer-assistance>

General Guide

- <https://moneysmart.gov.au/buying-a-house> (Australia Government)
- <https://www.revenue.act.gov.au/im-buying-a-new-home> (ACT Government)
- <https://www.consumer.vic.gov.au/housing> - While aimed at Victorians, there are a range of resources here that may be useful
- <https://www.canstar.com.au/home-loans/upfront-costs-buying-home/> (Nov 2020)

Special Disability Trusts

- General information: <https://www.servicesaustralia.gov.au/individuals/services/centrelink/special-disability-trusts>
- ACT Government Special Disability Trust Duty Exemption: <https://www.revenue.act.gov.au/home-buyer-assistance/special-disability-trust-duty-exemption>

Shared Equity

- General information on shared equity schemes: <https://www.finder.com.au/shared-equity-agreements> (Feb 2021)
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Rent to Buy Schemes

- General information on rent to buy schemes: <https://www.canstar.com.au/home-loans/rent-to-buy-house/> (Nov 2020)

Rental – General

Renting and Occupancy Laws (ACT Government)

- <https://www.justice.act.gov.au/renting-and-occupancy-laws> - includes link to *The Renting Book* - a guide to rental laws in the ACT. It is primarily written for tenants, to explain their legal rights and responsibilities.
- <https://justice.act.gov.au/introduction-co-tenancies> - introduction to co-tenancies

National Rent Affordability Scheme

- Note that no new properties are being developed under this Australian Government scheme, with scheme drawing to a close in the coming years. Properties at 74.9% of market rent. In the ACT, tend to have been developed by community housing organisations: <https://www.dss.gov.au/our-responsibilities/housing-support/programmes-services/national-rental-affordability-scheme>

Rental - Financial Assistance

- Commonwealth Rent Assistance: <https://www.dss.gov.au/housing-support/programmes-services/commonwealth-rent-assistance>

Rental - Tenancy Advice Services - General & Private Rental

Legal Aid ACT

- Tenancy Advice Service ACT: <https://www.legalaidact.org.au/tasact>
Includes links to current legislation and useful resources

ACT Tenants' Union

- <https://www.tenantsact.org.au/> While no longer funded by ACT Government, they have a considerable range of resources behind an inexpensive paywall. This includes 'Crowded House: A legal guide to sharing in the ACT'

Rental - Tenancy Advice Services - Public Housing & Community Housing

Canberra Community Law

- Housing Law service: <https://www.canberracommunitylaw.org.au/housing-law.html>
- Disability Discrimination Law service: <https://www.canberracommunitylaw.org.au/disability-discrimination-law.html>
- Online resources/ fact sheets: <https://www.canberracommunitylaw.org.au/fact-sheets-brochures.html>

National Disability Insurance Scheme

Home and Living

- <https://www.ndis.gov.au/participants/home-and-living> - General NDIS landing page for all housing-related programs; includes SDA finder, ILOs, home modifications, etc.
- <https://www.summerfoundation.org.au>
- <https://www.summerfoundation.org.au/i-want-to-find-out-about-housing/find-housing/> - A range of resources to assist you achieve your housing goals

Housing listing portals

(NB: not just for NDIS participants; you may need to register):

- <https://www.housinghub.org.au/> (Summer Foundation)
- <https://gonest.com.au/>
- <https://www.disabilityhousing.com.au/>

Specialist Disability Accommodation (SDA)

Home modifications

- <https://www.ndis.gov.au/participants/home-and-living/home-modifications-explained>