

COMMITTEE FOR LORNE – HOUSING SUB GROUP

MEETING 6 MARCH COUNCIL ALLOCATED ACTIONS

ACTION 1 - AH to provide information on the eligibility criteria to get on the social housing register in the SC and to advise how successful people on the waiting list are chosen for accommodation when it becomes available.

Social Housing

Social Housing Household Types:

- **Single youth** – 1 person on the application under the age of 25 years
- **Single general** – 1 person on the application between the ages of 25-54 years
- **Couple with children** – 2 people who are a couple on the application with dependants
- **Single parent** – 1 person on the application with dependants
- **Couple no children** – 2 people who are a couple on the application
- **Group household** – Households comprising of 2 or more single persons over the age of 18 years. The individuals may or may not be related.
- **Elderly couple** – 2 people on the application both over the age of 55 years with 1 household member related to the other household member
- **Elderly single** – 1 person on the application over the age of 55 years

To be eligible for social housing you must meet the following criteria:

- Proof of identity
- Australian citizen or Permanent resident
- Victorian resident
- Income eligibility
- Asset eligibility

The Victorian Housing Register (VHR) is the single application interface (prior to 2016 there were separate public and community housing waiting lists) for social housing.

There are two types of applications on the VHR

Priority access: for people most in need of housing, and

Register of interest: for people who do not have an urgent housing need but are seeking to live in social housing.

There are income and asset thresholds for each of the priority and register of interest categories:

PRIORITY CATEGORY

Income limits

Household type	New weekly I
Single person	\$640
Couple, no dependants	\$1,106
Family (one or two parents) with one dependent child	\$1,146
Each additional dependent child	\$40

Asset limits

The Priority Access housing asset limit is \$14,709.

Note: The asset limit goes up to \$124,041 for households who need major or full disability modifications.

REGISTER OF INTEREST CATEGORY

Income limits

The income limits for the Register of Interest are:

Household type	New week
Single person	\$1,144
Couple, no dependents	\$1,750
Family (one or two parents) with one or two dependent children	\$2,360
Each additional dependent child	\$383

Asset limits

The asset limit for Register of Interest is \$37,212.

The asset limit goes up to \$124,041 for households who need major or full disability modifications

To be eligible for the Priority category an applicant must meet specific criteria within 1 of the below categories:

Emergency management housing for people whose housing is no longer safe or habitable, due to an emergency, for example, a bushfire, flood or storm

Homeless with support for people who are homeless or experiencing family violence and need support to obtain and establish appropriate, long-term housing

Supported housing for people who live in unsuitable housing and have a disability or long-term health problem requiring major structural modifications and/or personal support to live independently

Special housing needs for people who are living in housing that has become unsuitable and who have no alternative housing options

Special housing needs aged 55 years and over for people who are eligible for social housing who are aged 55 years and over and are not eligible for another priority category. This category only applies to single people or couples

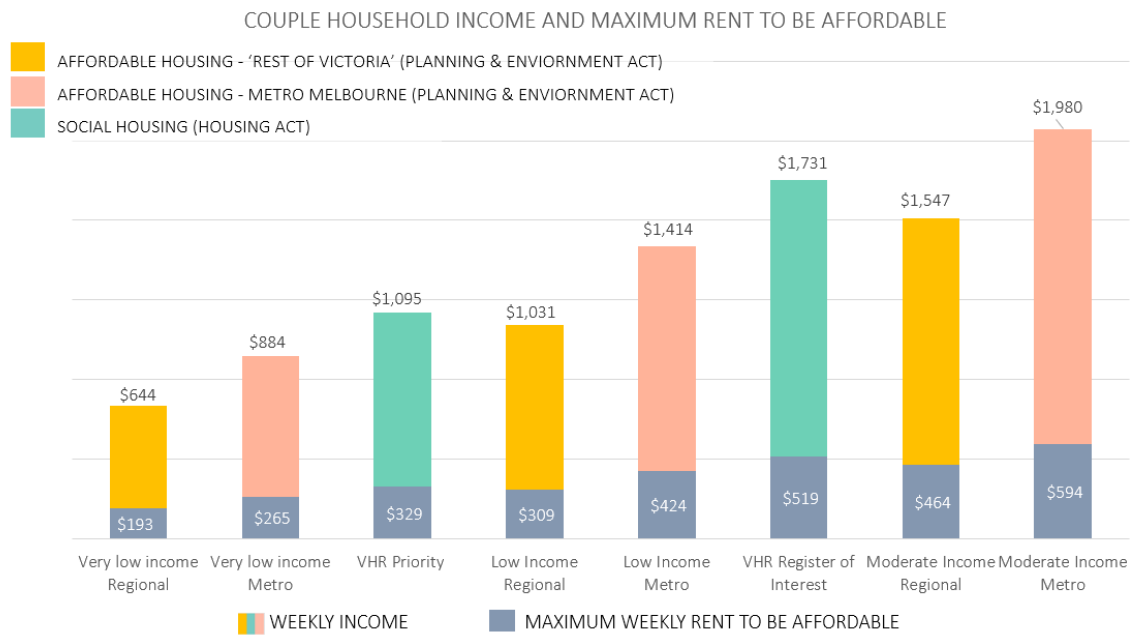
The Victorian Housing Act 1983 requires all Community Housing Organisations (either Registered Housing Agencies – RHAs - who develop community housing and Community Housing Providers – CHP - who manage community housing, sometimes on behalf of state government) to be registered and their performance monitored by the Victorian Housing Registrar. Under the Victorian Housing Register Allocations Framework CHOs are required to allocate an agreed percentage (75%) of vacancies to 'priority access' applicant.

The allocations framework informs CHO’s eligibility, allocation and tenancy management policies. Council’s affordable housing projects, via partnership EOIs, lease term sheets, etc.) have sought to add further eligibility criteria, that the housing be allocated to locals who work in key industries for our local economy and communities. As researched in the Great South Coast Council’s Key Worker Housing Action Plan these industries are: agriculture, construction, energy and water services, food and accommodation, retail, health care and social assistance, public administration and safety, and education. The [Affordable Accommodation Action Plan](#) has further information on this.

Affordable Housing

In Australia, affordable housing does not have a common meaning across jurisdictions and government programs. Affordable housing may be defined as having costs lower than the prevailing local market rate. Affordability may also be defined based on a household’s ability to pay housing costs. For example, the Victorian Planning and Environment Act (P&E Act) 1987 defines affordable housing as affordable for households on very low-, low- and medium-incomes.

P&E Act [Section 3AB - Specification of Income Range - Order in Council](#) sets income range for Metropolitan Melbourne and ‘the Rest of Victoria’. The below chart shows the different income thresholds couples for social housing, and affordable housing for Metro and Regional Victoria. As highlighted the ‘affordable’ weekly earning threshold for moderate income couple households in Regional Victoria is less the ‘social’ (Register of Interest category) weekly earning threshold for couple households.



ACTION 2 - AH to report further on what conditions are associated with what state government funding packages and which ones (if any) are being accessed by SCSC for which towns so far.

Funding Programs may have specific priority category requirements, ie, the Victorian Government’s Big Housing Build has run funding rounds targeting disability including psycho-social disability/mental health. Big Housing Build funding rounds have also targeted LGBTIQ+, Aboriginal Community Controlled Housing, Regional and Rural Housing, etc.

The [Big Housing Build](#) has funded both Social and Affordable Housing rounds but the funding streams are discrete, ie, they fund a social housing project or they fund an affordable housing project.

[The Housing Australia Future Fund \(HAFF\)](#) is a national match-funding mechanism to enable institutional investment to help expand social and affordable housing production.

The Australian Government has borrowed \$10B to invest in equity markets to generate ~\$500M annual return to subsidise housing development.

Eligible entities will secure private (debt) finance from institutional investors like superannuation funds to develop housing underpinned by government contracts for annual subsidy payments for 25 years.

These subsidy payments, called 'availability payments', along with tenants' rents, will enable the housing providers to meet finance costs – interest and repayment on institutional debt – as well as ongoing housing management and maintenance.

State and Federal tax incentives for Build-to-Rent:

(Fed) Build-To-Rent (BTR) Managed Investment Trust (MIT) withholding tax rate for residential developments aims to increase institutional investment in the Australian BTR sector by accelerating tax deductions for the depreciation of BTR assets (from 2.5% to 4%); and reducing the MIT withholding tax rate on income derived from newly constructed BTR assets from 30% to 15%. For developments of 50+ dwellings owned by a single entity for at least 15 years where 10% affordable (74.9% or less rent payable on similar dwelling in same development) and tenants are offered a three-year lease.

(State) Land tax discount - Incentivising the development and ongoing provision of high yield (50+ dwellings) Build-to-Rent developments through a 50% reduction on the taxable value of the land. Tenants must be offered three-year lease and rents must be affordable for a min. 15 years.

ACTION 3 AH to provide information on the community preferences in Aireys regarding the proportion of units in Aireys to set aside for social housing (as opposed to means-tested affordable housing). She will report on whether state government funding packages can adjust to these preferences, or not.

The community advisory group had suggested a 50-50 split of social and affordable and a mix of one-, two- and three-bedroom homes to meet a range of local needs. As described in Action 1 both social and affordable housing have income thresholds (means testing). However, as also described in Action and 3. 'affordable' can also be defined as housing costs lower than the prevailing local market rate, often 75-80% of market rate. Rents for [Homes Victoria Affordable](#) homes in metropolitan Melbourne are set at least 10% below the area's median market rent, with an added protection of a cap set at 30% of the median income.

The funding streams for social and affordable housing are separate. However, there are examples of state government led projects with mixed tenure, ie, some social/affordable and commercial. See, for example, [ground-lease projects as part of the BHB](#).

ACTION 4 AH to provide an update on how Housing Choices will monitor and evaluate their projects. That is, will they keep tabs on who they attract, for how long, with what local impact eg, businesses and/or institutions (school/hospital) supported or sustained as a consequence of the presence of the worker/family.

Housing Choices provided an extract of their Social Return on Investment (SROI) Analysis completed late in 2019 to provide an overview of the social and community outcomes delivered to date. The SROI ratio for every dollar invested was estimated between \$1.6 to \$1.7.

Residents experienced enhanced peace of mind, confidence, sense of community, sense of security and physical health directly attributed to HCA management of their tenancies. The social value created for the residents accounted for 44% of the total social value created over the 10-year SROI period the program was evaluated.

Government experienced cost savings and cost offsets mainly derived from the outcomes for the residents leading to reduced use of healthcare services and maintenance costs. The social value created for Government accounted for 43% of the total social value created.

Non-residents benefited from an improved neighbourhood value and experienced enhanced sense of community inclusion as well as sense of security and accounted for 12% of the social value created. Other benefits arose from employing local maintenance contractors.

Council will work with HCA to establish a monitoring and evaluation framework for the Airey Inlet Affordable Housing (AIAH) Project, should the AIAH Project be successful in attracting funding.

ACTION 6 AH will share the link to the Regional Worker Accommodation Fund so that we can follow progress ourselves

[Round 2 Regional Worker Accommodation Fund](#)

Like Round 1, projects must:

Provide housing or accommodation for key workers and their families in regional locations.

Deliver a net gain or increase in appropriate housing or accommodation in that location for key workers and their families.

Provide affordable housing or accommodation for key workers and their families for a minimum of 5 years following completion of construction.

Provide housing or accommodation that will be available for key workers and their families at least 70% of the time throughout the annual period of demand.

Show a direct benefit to the location and its community through alignment with the Fund objectives (Section 1.2 of Program Guidelines) and outcomes (Section 1.3 of Program Guidelines).

This time, financial co-contributions are strongly encouraged.

Applications closed: 31 January 2025, 4:00 pm. Assessment period: February – April 2025. Grant announcements: From May 2025. Project completion deadline: 30 June 2026

ACTION 8 AH will investigate whether spending data over time held by the SCSC (by the business development section) can be collated for Lorne and made available and useful to us.

Council has requested a meeting with CBAIQ to access to Lorne specific data.

Lorne-Anglesea SA2 data can be analysed from the data currently provided by CBAIQ.

In Jan 2025, residents spent \$26.8M (6.7% higher than this time last year and 104% higher than 2019). Supermarkets accounted for \$3.6M of the spend for the Lorne – Anglesea SA2 residents during January 2025. 35.6% of spending Lorne – Anglesea SA2 residents are considered to be older/retiree age.

Spending by Lorne – Anglesea SA2 residents accounts for 21.4% of residential spend in the Surf Coast.

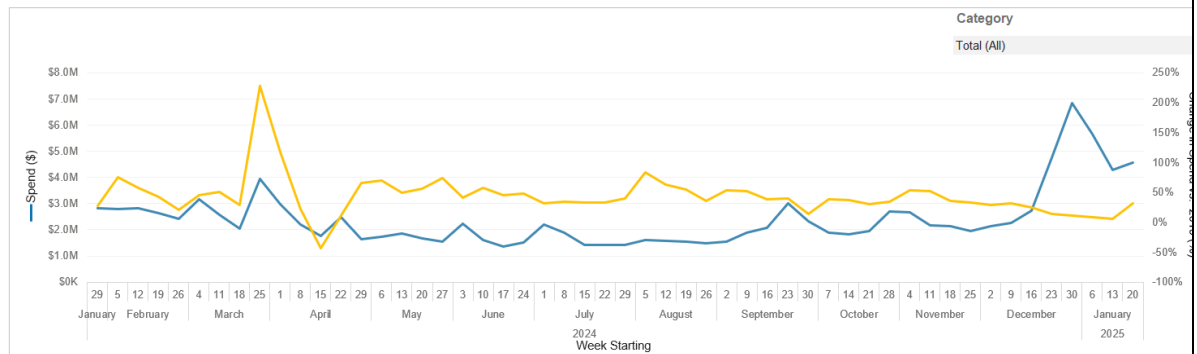
Category	Monthly			Annual		Last 12 month affinity	Last 12 month penetratio
	Spend	vs last year	vs 2019	Spend	vs previous 12 months		
Total	\$26.8M	↑ 6.7%	↑ 104.2%	\$281.3M	↑ 5.6%		
Household	\$5.8M	↑ 8.0%	↑ 88.9%	\$58.3M	↑ 8.1%	0.9%	98.6
Insurance	\$2.5M	↑ 19.3%	↑ 128.2%	\$215M	↑ 12.6%	0.9%	66.4
Electricity, Gas and Water Supply	\$786K	↓ -4.1%	↑ 32.8%	\$8.1M	↑ 1.9%	1.0%	51.3
Telecommunication Services	\$675K	↑ 8.6%	↑ 37.4%	\$6.6M	↑ 5.3%	0.9%	74.0
School Education	\$333K	↓ -13.1%	↑ 322.5%	\$3.5M	↓ -7.8%	0.8%	29.2
Personal Services	\$333K	↑ 7.4%	↑ 126.7%	\$3.9M	↑ 5.3%	0.9%	72.8
Motor Vehicle Services	\$312K	↓ -16.5%	↑ 88.1%	\$4.3M	↑ 11.2%	0.9%	56.8
Pet Care	\$269K	↑ 40.0%	↑ 114.2%	\$2.7M	↑ 6.9%	0.9%	38.2
Fitness	\$267K	↑ 34.7%	↑ 132.7%	\$2.1M	↑ 18.3%	1.0%	62.8
Public Services	\$200K	↓ -18.5%	↑ 8.8%	\$3.9M	↑ 20.7%	1.0%	64.1
Charities	\$89K	↑ 2.8%	↑ 114.8%	\$1.2M	↓ -4.3%	1.0%	31.5
Computer Services	\$23K	↓ -10.4%	↓ -0.8%	\$26K	↓ -5.3%	1.0%	16.7
Food Retailing	\$5.0M	↑ 5.7%	↑ 105.2%	\$51.1M	↑ 5.2%	1.0%	99.4
Supermarkets	\$3.6M	↑ 10.5%	↑ 90.8%	\$35.7M	↑ 7.6%	1.0%	98.8
Groceries and Other Food Retailing	\$1.5M	↑ -4.8%	↑ 151.7%	\$15.4M	↓ -0.1%	1.0%	98.2
Discretionary Retail	\$4.8M	↑ 3.7%	↑ 81.0%	\$53.6M	↑ 4.4%	1.0%	99.4
Other Discretionary Retail	\$3.1M	↓ -0.9%	↑ 60.5%	\$34.7M	↑ 2.1%	0.9%	98.8
Department Stores, Clothing & Accessories	\$1.3M	↑ 4.6%	↑ 102.7%	\$14.8M	↑ 5.5%	0.9%	94.9
Buy Now Pay Later	\$308K	↑ 52.1%	↑ 720.7%	\$2.7M	↑ 43.1%	0.4%	12.3
Print Media and Books	\$188K	↑ 19.3%	↑ 87.5%	\$1.2M	↑ 2.0%	1.3%	56.8
Children and Baby Stores	\$45K	↑ 84.2%	↑ 122.9%	\$306K	↓ -8.3%	0.8%	14.7
Tourism and Entertainment	\$3.4M	↑ 13.0%	↑ 140.8%	\$34.0M	↑ 6.7%	1.0%	99.0
Restaurants	\$1.2M	↑ 32.9%	↑ 160.7%	\$9.8M	↑ 14.0%	1.0%	95.4
Attractions, Events and Recreation	\$565K	↑ 8.8%	↑ 220.7%	\$6.3M	↑ 11.4%	1.0%	82.6
Pubs, Taverns and Bars	\$450K	↓ -11.3%	↑ 70.2%	\$4.9M	↓ -9.0%	1.0%	83.8
Takeaway and Fast Food Outlets	\$440K	↑ 12.4%	↑ 231.8%	\$4.5M	↑ 13.7%	0.9%	93.1
Cafes	\$388K	↓ -6.7%	↑ 42.0%	\$4.3M	↓ -8.5%	1.0%	91.4
Online Entertainment	\$269K	↑ 27.5%	↑ 215.0%	\$2.8M	↑ 23.1%	0.9%	66.6
Food Delivery Services	\$82K	↑ 6.2%	↑ 210.3%	\$770K	↑ 11.4%	0.5%	23.0
Breweries and Wineries	\$79K	↑ 74.9%	↑ 251.2%	\$609K	↑ 4.5%	1.1%	20.8
Private Transport	\$1.5M	↑ 11.7%	↑ 113.5%	\$17.2M	↑ 3.3%	0.9%	96.4
Accommodation	\$667K	↓ -12.9%	↑ 96.0%	\$7.9M	↓ -10.2%	1.2%	77.3

Businesses

Total spend for January in the Lorne-Anglesea SA2 was \$21.1 million (up 0.3% on last year and 24.2% on 2019) with residents contributing 22%. 35% of the 111,000 customers (up 1.6% on last year and 7% on 2019) are considered to be prosperous families.

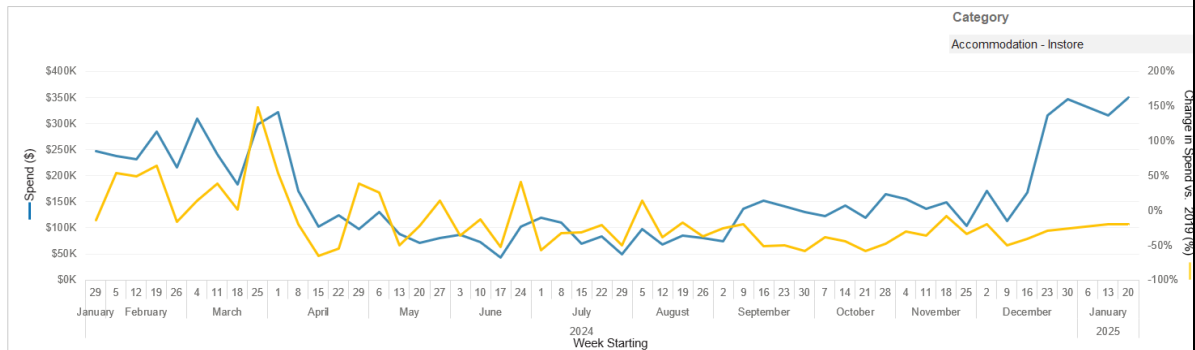
Category	Total			Resident			Visitor		
	Spend	% Change		Spend	% Change		Spend	% Change	
		Last year	2019		Last year	2019		Last year	2019
Total	\$21.1M	↑ 0.3%	↑ 26.2%	\$4.6M	↑ 8.2%	↑ 78.8%	\$16.4M	↓ -1.7%	↑ 16.5
Tourism and Entertainment	\$9.0M	↑ 2.8%	↑ 37.9%	\$1.3M	↑ 9.3%	↑ 72.0%	\$7.7M	↑ 1.8%	↑ 33.3
Restaurants	\$4.2M	↑ 14.6%	↑ 67.4%	\$632K	↑ 29.6%	↑ 173.6%	\$3.6M	↑ 12.4%	↑ 56.7
Pubs, Taverns and Bars	\$2.7M	↓ -9.7%	↑ 16.8%	\$315K	↓ -15.9%	↑ 42.4%	\$2.3M	↓ -8.9%	↑ 14.1
Takeaway and Fast Food Outlets	\$820K	↑ 21.3%	↑ 124.2%	\$143K	↑ 24.4%	↑ 292.8%	\$677K	↑ 20.6%	↑ 105.6
Cafes	\$785K	↓ -15.1%	↑ 2.1%	\$131K	↓ -5.3%	↑ 28.9%	\$654K	↓ -16.9%	↓ -2.0
Food Retailing	\$7.3M	↑ 4.3%	↑ 44.2%	\$2.2M	↑ 9.8%	↑ 109.2%	\$5.1M	↑ 2.2%	↑ 27.2
Supermarkets	\$5.3M	↑ 4.6%	↑ 31.5%	\$1.7M	↑ 12.3%	↑ 102.8%	\$3.6M	↑ 1.4%	↑ 13.1
Groceries and Other Food Retailing	\$2.0M	↑ 3.6%	↑ 94.9%	\$608K	↑ 2.3%	↑ 133.5%	\$1.5M	↑ 4.1%	↑ 84.3
Accommodation - Instore	\$1.4M	↓ -20.4%	↓ -28.5%	\$115K	↑ 26.5%	↑ 171.8%	\$1.3M	↓ -23.0%	↓ -33.1
Discretionary Retail	\$1.1M	↓ -19.9%	↓ -30.8%	\$247K	↓ -5.7%	↓ -3.3%	\$895K	↓ -23.1%	↓ -35.8
Department Stores, Clothing & Accessories	\$572K	↓ -9.9%	↓ -0.6%	\$57K	↑ 24.7%	↑ 56.0%	\$515K	↓ -12.6%	↓ -4.5
Other Discretionary Retail	\$570K	↓ -27.9%	↓ -46.9%	\$190K	↓ -12.2%	↓ -13.3%	\$380K	↓ -33.8%	↓ -55.6

How much spend is going to businesses in the Sub-region location over time?



Note: Accommodation – Instore refers to Hotel and Motel Accommodation, Caravan Parks and Accommodation – Online refers to Direct online bookings, Online accommodation aggregators, Holiday rentals.

How much spend is going to businesses in the Sub-region location over time?



Visitors

\$3.6M of visitor spend in the Lorne – Anglesea SA2 during January 2025 supermarkets (up 2.2% on last year and 27.2% on 2019). 24.1% of spending Lorne - Anglesea visitors are aged between 25-34 years and 23.8% of spending visitors are considered to be a Young Single/Couple.

Category	Monthly			Annual		Last 12 month affinity	Last 12 month penetration
	Spend	vs last year	vs 2019	Spend	vs previous 12 months		
Total	\$16.4M	↓ -1.7%	↑ 16.5%	\$83.1M	↓ -0.6%		
Tourism and Entertainment	\$7.7M	↑ 1.8%	↑ 33.3%	\$39.0M	↑ 8.5%	1.04x	71.8
Restaurants	\$3.6M	↑ 12.4%	↑ 56.7%	\$17.3M	↑ 15.2%	1.15x	41.8
Pubs, Taverns and Bars	\$2.3M	↓ -8.8%	↑ 14.1%	\$12.8M	↑ 3.3%	0.95x	22.7
Takeaway and Fast Food Outlets	\$677K	↑ 20.6%	↑ 105.6%	\$3.1M	↑ 1.4%	0.51x	15.0
Cafes	\$654K	↓ -16.9%	↓ -2.0%	\$3.6M	↑ 5.4%	0.90x	22.3
Food Retailing	\$5.1M	↑ 2.2%	↑ 27.2%	\$23.1M	↑ 1.2%	0.89x	50.8
Supermarkets	\$3.6M	↑ 1.4%	↑ 13.1%	\$17.1M	↑ 3.1%	0.95x	34.2
Groceries and Other Food Retailing	\$1.5M	↑ 4.1%	↑ 84.3%	\$6.0M	↓ -3.9%	0.71x	29.7
Accommodation - Instore	\$1.3M	↓ -23.0%	↓ -33.1%	\$7.8M	↓ -24.2%	0.82x	7.2
Discretionary Retail	\$895K	↓ -23.1%	↓ -35.8%	\$5.4M	↓ -26.1%	0.50x	13.1
Department Stores, Clothing & Accessories	\$515K	↓ -12.6%	↓ -4.5%	\$3.2M	↓ -5.4%	0.47x	7.8
Other Discretionary Retail	\$380K	↓ -33.8%	↓ -55.6%	\$2.2M	↓ -44.1%	0.39x	6.1

ACTION 9 AH to supply further information and/or examples about communities investing their personal funds in local housing.

Mount Alexander Affordable Housing Trust

Mount Alexander established the [Mount Alexander Affordable Housing Trust \(MAAHT\)](#), as a Public Benevolent Institution with Deductible Gift Recipient status. MAAHT provides a legally sound mechanism for securing land for the purpose of perpetually providing affordable housing in the Shire.

Currently raising funds. Research indicated that an initial capital (and land) base of \$3-5 million to make appointment of a Corporate Trustee (such as Equity, Perpetual or ANZ Trustees), and

operational commencement, feasible. Once sufficient funds are raised then there will be an open tender' process to appoint a Trustee.

Benefits of the MAAHT model:

Operates as a separate legal entity, not a subsidiary of Mount Alexander Shire Council for which Council would have any legal fiduciary duty to manage or to support once it is established.

Trustee is bound by law to strict standards of governance and prudential management. The Trustee is required to have regard for the advice from the Advisory Committee. Council cannot be trustee but can have representation on the advisory committee. The Housing Solutions Broker will sit on the Advisory Committee as a non-voting member

Flexibility. The Trust Deed has been constructed to enable the Trustee to subcontract to other entities to develop, build and operate housing on Trust land. In doing so, the Trustee can contract different providers over time that are best suited to and experienced in addressing the needs of different cohorts. Trustee is likely to not be an RHA but will sub-contract to RHA where appropriate.

The Trust Deed's primary focus on securing land for the provision of affordable housing enables flexibility and means that the Trustee is not beholden to a singular model of how to provide affordable housing.

Charitable Trusts not restricted to <50 for a leasehold. MAAHT can give 99 year leases

An allowance for the Trustee to engage in revenue generating activities (described in Trust law as "incidental activities") if the intention of the activity is clearly to support the purpose of the MAAHT. This would allow, for example, the Trustee to respond to housing needs for priority community cohorts who would not come within the scope of a Public Benevolent Institution (due to their income, for instance). For these cohorts the Trustee could provide full market rate housing as an income generating activity in support of the MAAHT's purpose.

Mechanism to enforce. Trust model (rather than a company limited by shares model) is able to better manage the risk associated with authorising an external party to manage land and capital allocated from Council and others.

The proposed Trust Deed does this by enabling relatively swift action to be taken by Council, should it deem that the Trustees are not managing the Trust in accordance with the purpose laid out in the Trust Deed.

Mt Alexander also have an affordable housing [community advisory committee](#) whose role is to:

- Advise on affordable housing needs and opportunities in the shire
- Represent the community in an inclusive way that accounts for all affordable housing needs
- Present informed, balanced and fair advice based on objective evidence and broad engagement with the community
- Provide advice free from personal or representational bias
- Provide advice on potential projects, donation and funding opportunities in and for the community.

Wimmera Southern Mallee Development / Wimmera Housing Innovation Project and Donald 2000 (Business association) identified that a lack of residential zoned and serviced land are key barriers to the delivery of new housing. Their analysis identified the process to rezone and invest in essential infrastructural services requires a long-term commitment in terms of a significant and sustained financial investment and workforce and would not address the immediate need for housing. Funded by Foundation for Rural and Regional Renewal, they commissioned OFFICE, a

Melbourne-based charitable not-for-profit design and research practice, to prepare a report on [Regional Infill Housing Opportunities](#) as an alternative short-term strategy of infill, which can maximise existing infrastructure within the current town boundary to promote densification and diversity of housing types. Their approach focuses on better utilising existing homes and surrounding land where there is significant unoccupied or underutilised occupancy of three-bedroom homes. Making use of internal sub-division to transform them into two dwellings without impacting neighbourhood character and neighbouring amenity.

Regional Housing Victoria

[Regional Housing Victoria](#) have been researching the legal frameworks that underpin the delivery vehicles for rural and regional key worker housing developments that involve business/chamber of commerce, local government, local investors, etc. They are endeavouring to distil the elements of a base legal model for regional councils, the provisions of which can then be added to according to the specific requirements of the project.

Nightingale

[Nightingale Housing](#) is a not-for-profit developer managing site acquisition, financing, construction delivery, community engagement, etc. of design-led medium density residential developments. Nightingale takes a triple bottom line approach which include high ESD construction and operational outcomes as well as a priority ballot system for 'key community contributors' and use of restrictive covenants to ensure that if an apartment is sold it is below the median price and is to someone on the Nightingale list (who must be an owner occupier rather than investor).

ACTION 10 AH to investigate the possibility of church land being available in Deans Marsh

KS provided CG with the contact details for Coordinator of Statutory Planning, Ben Hynes, who also leads the [Affordable Housing Concierge Service](#) which streamlines affordable housing projects targeting key worker and lower-income households that are consistent with the planning scheme.

Additional follow up

[STRA Incentive Scheme](#)

The scheme provides a \$10,000 incentive payment for property owners who offered short-term rental accommodation during a specified "relevant period" but are now willing to transition to a minimum 12-month long-term tenancy, at or below the Maximum Rent Chargeable as calculated by Consumer Protection WA based on the four-bed median rental price for a house in each location as published by REIWA.

[Vacant Property Incentive Scheme](#)

The Vacant Property Rental Incentive Scheme offers a \$5,000 grant to owners of vacant residential properties in Western Australia, Christmas Island, or Cocos Keeling Islands, to transfer their property to the long-term rental market for at least 12 months to support people seeking a rental home.

[Update via the WA Government Blog](#) - indicating 450 properties have been returned to the long term market

Tax Ruling Information for Rental Providers

The [Australian Tax Office has made a class ruling](#) that allows rental providers who list their property with HomeGround Real estate at a discounted rental rate to claim the gap as a tax deduction.

At the end of financial year HomeGround Real Estate provide a tax deductible donation receipt for the amount of rent deducted to provide a more affordable rental property. For example, if market rent for a property is \$550 and the property owner rents it with HomeGround for \$450, they receive a donation receipt for \$5,200.

Capital Gains Discount for affordable housing

There is also an additional 10% discount on Capital Gains Tax (CGT) when property owners who have rented their property affordable for more than three years (1,095 days) sell.

<https://www.ato.gov.au/individuals-and-families/investments-and-assets/capital-gains-tax/property-and-capital-gains-tax/cgt-discount-for-affordable-housing#ato-Engagingcommunityhousingprovider>

GORCAPA caravan parks – equity of access policy

GORCAPA caravan parks operate according to government policy and Victorian law for the benefit of all Victorians:

- Under Victorian law no person can become a permanent tenant in Crown land caravan and camping parks.
- The permit site is not owned by the buyer and sites cannot be sublet.
- The site is hired for a 12-month tenure and there is no guarantee for a term beyond the yearly agreement.
- These permits are not automatically granted and, if granted, the user must abide by strict conditions that are set out on the permit. If these conditions are not followed, the permit can be revoked, and the permit holder may be subject to criminal charges.
- The buyer of the permit pays an annual fee and receives in return a range of benefits including electricity and water supply, use of communal amenities such as toilets, showers, laundries and kitchens, maintenance of the surrounding grounds and shared use of a range of leisure equipment and facilities - all of which will be particular to the Crown land caravan or camping park in question.

[Affordable Accommodation Action Plan 2024](#)

The goal of the AAAP is:

To enhance our capacity and the capacity of others to deliver safe, secure, appropriate and affordable housing as part of planning and supporting healthy, prosperous and sustainable communities.

The AAAP 2024 is a two-year program of work is structured by six streams of work scaffolded upon three pillars:

HARNESSING CAPACITY		BUILDING CAPACITY		BUILDING RELATIONSHIPS	
Integrated place planning	Research and analysis	Project facilitation	Advocacy and resource attraction	Comms and engagement	Partnership development
Elevating social and affordable housing in place planning processes	Compiling and sharing data on housing need, policy provisions + new housing models	Identifying Council land + supporting community led social and affordable housing projects	Advocating to state and federal government to address housing policy and funding gaps	Working with communities, sharing information and facilitating conversations	Active participation in regional key worker and social housing networks