

RESEARCH DIRECTIONS

Community land trusts: The new Australian dream?

Building on the findings of their previous collaboration, the *Community Land Trust Research Project Phase 1*, Dr Louise Crabtree of the Institute for Culture and Society and Professor Carolyn Sappideen from the School of Law, as well as Professor Peter Phibbs from the University of Sydney, are ready to transform their work on affordable housing from theory into practice. With funding from the UWS Research Partnership Program and industry partners*, they will conduct three case studies as a trial-run of community land trust housing developments in Australia, creating legal templates for market use.

'The accessibility of the Australian dream of owning a home is rapidly diminishing, particularly in the wake of the Global Financial Crisis', Dr Crabtree says. 'As a result, the Australian market is warming to alternative "intermediate" tenure initiatives used in the UK and the USA such as shared equity housing and community land trusts.' In community land trust models, a home buyer usually only has to pay for the price of the home, while a partner institution pays for the land or other aspects. In Australia, this will enable improved home ownership prospects for middle-income households, and move them out of the rental market so housing can be made available for low income families.

Dr Crabtree and her team have partnered with government, community housing and business institutions in Melbourne, Castlemaine and Hobart to conduct three case studies of an Australian community land trust model of affordable housing. Two legal agreements will serve as templates: a long-term lease and co-ownership deed. Tailored legal documentation will be developed and any problems with implementation will be identified and documented.



This research addresses the ongoing affordable housing shortage in Australia, and proposes a framework for an Australia-wide alternative for middle-income homebuyers.

Project Title: Community Land Trust Research Project Phase 2

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