

## Karel Eringa

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**From:** Karel Eringa [karel@shelterwa.org.au]  
**Sent:** Friday, 8 April 2005 13:51  
**To:** Karel Eringa  
**Subject:** [SWA Update] Shelter WA Housing News: 8 April 2005  
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### SWA Update: Shelter WA Housing News - 8 April 2005

1. Habitat for Humanity Australia: Invitation to Stakeholder Event
2. Affordable Housing Company: Update

#### 1. Habitat for Humanity Australia: Invitation to Stakeholder Event

4.30 pm Friday 29 April 2005 in main foyer, Parmelia House,  
191 St George's Terrace, Perth CBD.

Habitat for Humanity is an international Christian non-profit organisation which provides affordable housing to low income families in active partnership with them. Wherever it works, Habitat for Humanity follows the following principles:

- A local Habitat affiliate works alongside partner families to build simple, decent, affordable homes;
- The local community is mobilised to contribute land, money, gifts in kind and especially volunteer labour;
- Habitat for Humanity sells the completed home to each partner family at less than its market value, and lends the family the money to buy it, charging no interest;
- Each home-owner family **must** be able to put down a small initial deposit, **must** be in a position to repay the mortgage over time, and **is required** to put in an agreed number of hours of work ("sweat equity") on their own or another Habitat for Humanity house;
- Mortgage repayments are returned to a revolving "Fund for Humanity" which is used to pay for more houses.

Habitat for Humanity Australia (HFHA) is already active in the Eastern States, and is now starting up in Western Australia. Nationwide, HFHA works in partnership with major corporate sponsors and with churches, service groups, other non-profit organisations and local community-based organisations who have found that HFHA's mission aligns with and complements their own aims and objectives. Already in WA, Anglicare and Lotterywest have recognised the potential for a WA Affiliate, and are supporting us. A number of churches, schools and colleges and local government agencies are exploring the possibility of partnerships.

**You are invited to a Stakeholder Event** on 29 April 2005, designed as an opportunity for a wide audience, drawn from both the industry and the community support sector, to learn more about the work of Habitat for Humanity. You will hear how existing partnerships are of benefit to both parties, and discuss how your organisation might become part of the exciting new opportunities which are opening up in WA to build more homes. Light refreshments will be provided and the formal part of the programme will take no more than 1 hour.

**R.S.V.P. by e-mail to [perth@habitat.org.au](mailto:perth@habitat.org.au) or the PO Box no shown below.**

For more information call Peter Preece on (08) 9244 7593

Habitat for Humanity Australia  
*Prospective Western Australian Affiliate*  
 Ground Floor, 191, St George's Tce., Perth WA 6000  
[PO Box 7296, Cloisters Square, Perth WA 6850](mailto:perth@habitat.org.au)

## 2. Affordable Housing Company: Update

The Department of Housing and Works have been developing an Affordable Housing Company since 2003. The Company was initially to be launched on 1 July 2004, and based on the Brisbane Housing Company model.

Most recently, we have been informed that the March meeting of the Department's Board of Commissioners has now given its 'in principle support' to the Company. As far as we can ascertain, this effectively means that investigations into its development can continue.

The Board has indicated it sees the Housing Company needing up to \$100 million over 5 years, which is a massive increase of the original one off injection of \$10 million. A number of issues still remain to be resolved including fundamentally - where is the money going to come from? What is clear is the funding cannot come from existing Commonwealth State Housing Agreement (CSHA) funds so alternative funding sources are under continuing investigation.

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