

MASTER  
Quotations  
Pancorn 89.

---

## **Landsharing Intentional Communities: Homelessness and the Housing Crises.**

### **QUOTATIONS**

**Edited by Peter Hamilton**

Version 1.1 April 1998

---

*“Large scale and long term unemployment is now accompanied by growing homelessness, increased mental illness, growing domestic violence, more child abuse and neglect, more suicide and social alienation and loneliness.*

*Only a genuine and long term investment in building social capital and engaging communities in their own development will turn this around.”*

---

NCOSS “Social and Economic Priorities for the 1998/99 NSW State Budget”

---

*“Housing affordability continues to be a major problem for people on low incomes.*

*Services working with homeless people report steadily increasing demands and in particular increased use of their services by families with young children”.*

---

NCOSS “Social and Economic Priorities for the 1998/99 NSW State Budget”

---



# Department of School Education

## NORTH COAST REGION

101 Molesworth Street  
Lismore N.S.W.  
P.O. Box 422  
Lismore 2480

Mrs Robyn J Baker  
Maclean High School  
Wombah Street  
**MACLEAN 2463**

Our reference: JS:BR

Your reference:

Phone: (066) 21 1701  
Fax: (066) 22 2972

J Skennar (066) 211 750

26 July 1994

Dear Robyn

In order to enable us to commence your permanency action, would you please forward a copy of your marriage certificate to us and mark it for the attention of Joyce Skennar.

Yours sincerely

Ron Mance

**Director Corporate Services**



---

***“Families on the North Coast are waiting up to eight years for public housing.”***

Northern Star 24<sup>th</sup> June 1997

---

***“Adults with low socioeconomic status have higher death rates from lung cancer, heart disease, diabetes, pneumonia, asthma and suicide.***

***Suicide rates for men are higher than women and suicide continues to be more prevalent among young rural males.”***

NCOSS “Social and Economic Priorities for the 1997/99 NSW State Budget”

---

***“The estimated incidence of homelessness in 1997 was 25,000.”***

NCOSS “Social and Economic Priorities for the 1997/99 NSW State Budget”

---

***“NSW has a significant level of unmet need for affordable, appropriate and accessible housing.***

***The demand for public housing continues to rise. As at 30<sup>th</sup> June 1996 there were 93,483 households on the public housing waiting lists in NSW”***

NCOSS “Social and Economic Priorities for the 1997/99 NSW State Budget”

---

***“Of the students in schools in NSW 5% are at risk of homelessness”.***

NCOSS “Social and Economic Priorities for the 1997/99 NSW State Budget”

---

***“3% of the residents in the Byron Shire permanently live in caravans.”***

ABS Data 1981

---



---

*“The notion that the Commonwealth’s proposal to change the Commonwealth-State Housing Agreement will encourage the private building sector to provide housing for those on low incomes is fanciful.*

*From a Strategic Planning point of view, councils should be considering setting aside and zoning areas for squatter settlements.”*

Chief Planner, Lismore City Council, at the NSW Minister for Housing,  
 “Task Force on Affordable Housing” 1997.

---

*“Significant changes were made to the Local Government Act in 1997 in relation to local Government and its role in housing.*

*These changes were made in a effort to protect affordable housing and to provide some assistance to people who may be at risk of homelessness.*

*Councils need to be aware of these changes. See s.13A and 516 of the Local Government Act.”*

**Examples:**

- *The Sydney City Council has implemented a three year pilot programme designed to increase access to crises accommodation and support services for homeless people.*
- *The Paramatta City Council provides assistance to homeless young people.*
- *The Bathurst City Council provides emergency housing for homeless people.*

“Homelessness, Housing and Local Government”,  
 Local Government and Shires Association of NSW. 1997

---



---

***The Sydney City Council in 1995 established the Homeless Persons Information Centre. This service is available to and accessed by people throughout NSW.*** The Centre collates comprehensive information on a large sample of homeless people requesting help.

- In 1996 49% of inquiries were from homeless people in the **outer metropolitan** area of Sydney while less than one in five were from the **inner Sydney** area.
- In 1996 16,802 people sought assistance. In the first six months of 1997 9,934 sought assistance. The homelessness situation has been compounded by the loss of crises beds between 1991 and 1997.
- 62% of peoples presented with children under 18 years of age, while 49% were single parent households.
- 30% of the people were single.
- 62% were either single females or women with children.
- 520 women that contacted the service were pregnant (5%).
- 67% of the people had not used refuges before.
- 10% of the people that presented had some form of psychiatric disability. This figure has increased fivefold since 1992.
- Of the person's last night of abode, 40% had been living rent free or boarding with parents, relatives or friends, while over 11% had been living in a car, tent, park, the street or a squat.

"Homelessness, Housing and Local Government",  
Local Government and Shires Association of NSW. 1997

---

***Since the introduction of State Environmental Planning Policy - 15 in 1988 permitting Multiple Occupancy in rural areas of NSW subject to Council approval, Pan Community Council estimates that some 10,000 low-income people have been self housed in the North Coast of NSW. This has occurred at no cost to the State and on a mortgage free basis.***

(Note. SEPP-15 of 1988 was repealed by the former Government in 1994 and in April 1998 was replaced by the current Government with SEPP-15 [1998].)

Pan Community Council  
(Representing M.O. Communities in the North Coast of NSW)

---



---

***“One in three Australians live in poverty compared to one in five 25 years ago”***

Michelle Poutney, “More of the Poor are Getting Poorer”,  
The Daily Telegraph, 14 March, 1998, p.3.

---

***In 1997 the Byron Shire Council was successful in obtaining funding under the Local Government Housing Initiative Programme to develop an “Affordable Housing Options and Strategies Programme for the Byron Shire”.***

***This funding was offered by the Office of Housing Policy within the Department of Urban Affairs and Planning.***

***The outcome sought by the Byron Council is in line with the Council’s commitment to its ecological sustainable development Policy. The Project aims to address:***

- *That affordable housing options are considered in future developments within the Shire.*
- *That cultural initiatives are developed in consultation with stakeholders.*
- *That the needs for affordable housing options will be better assessed for particular sector groups and sub-culture groups.*
- *That monitoring processes will be developed that will enable Council to respond to demand changes.*

## **Some statistics and projections**

### ***(A1) Population Growth Rates***

*State average for the 1981-6 to the 1986-91 periods rose from 6% to 7%.*

*Far North Coast growth rate for the same periods rose from 14% to 23%.*

*Comment: The North Coast population growth rate has increased from double to over treble the state average over the two periods.*

### ***(A2) Population Projected Increase (%) for NSW 1986 - 2016.***

*Projected State average increase = 35%*

*Projected North Coast increase = 80%*

*Comment: The growth rate on the North Coast is projected to more than double the state average growth rate.*

### ***(B1) Average Household Income***

*State average household income between the 1981-6 and the 1986-91 periods rose from \$15,000 to \$31,000.*

*Far North Coast household income for the same periods rose from \$10,000 to \$22,000.*



*Comment: Residents in the North Coast have a significantly lower household income than the State average viz \$22,000 to \$31,000.*

**(B2) Proportion (%) of households below \$20,000 annual income.**

*The State average for the 1981-6 and 1986-91 periods dropped from 58% to 26%.*

*The Far North Coast for the same periods dropped from 75% to 35%.*

*Comment: The Far North Coast has a significantly higher ratio of households with an annual income below \$20,000 than the state average, viz 35% to 26%.*

**(C) Comparison between tenants in private rentals and those in public housing**

*Ratio of persons in the Far North Coast in private dwellings between the 1981-6 and the 1986-91 periods fell from 60% to 53%, viz a reduction of 7%.*

*Ratio of persons in the State in public and community housing fell during the same periods from 30% to 25% viz a difference of 5%.*

*Comment: As a ratio the availability of private rentals to public and community housing has decreased from 30% to 25% viz an overall decrease in the Far North Coast of 5%.*

**(D) Substandard Housing**

*Proportion (%) of persons in a private dwelling compared with those in a caravan, houseboat, temporary dwelling, car, tent, park, the street or a squat.*

*State average in the 1981-6 and 1986-91 periods rose from 0.2% to 0.5%.*

*In the Far North Coast for same periods it rose from 2.0% to 7.4%.*

*Note. Seriously elevated levels of substandard housing exists in the Far North Coast, and is around:-*

- 5 times the NSW average, and
- 12 times that of Metropolitan Sydney.

Byron Shire Council, Report to Council 14 October 1997 based on ABS Data.

[Note. Data on residents or dwellings in Multiple Occupancies or Landsharing (Intentional) Communities is not separately collected by the ABS.]

---



**Landsharing Intentional Communities:  
Homelessness and the Housing Crises.**

**QUOTATIONS**

**Edited by Peter Hamilton**

Version 1.1 April 1998

---

*“Large scale and long term unemployment is now accompanied by growing homelessness, increased mental illness, growing domestic violence, more child abuse and neglect, more suicide and social alienation and loneliness.*

*Only a genuine and long term investment in building social capital and engaging communities in their own development will turn this around.”*

NCOSS “Social and Economic Priorities for the 1998/99 NSW State Budget”

---

*“Housing affordability continues to be a major problem for people on low incomes.*

*Services working with homeless people report steadily increasing demands and in particular increased use of their services by families with young children”.*

NCOSS “Social and Economic Priorities for the 1998/99 NSW State Budget”

---



---

*“Families on the North Coast are waiting up to eight years for public housing.”*

Northern Star 24<sup>th</sup> June 1997

---

*“Adults with low socioeconomic status have higher death rates from lung cancer, heart disease, diabetes, pneumonia, asthma and suicide.*

*Suicide rates for men are higher than women and suicide continues to be more prevalent among young rural males.”*

NCOSS “Social and Economic Priorities for the 1997/99 NSW State Budget”

---

*“The estimated incidence of homelessness in 1997 was 25,000.”*

NCOSS “Social and Economic Priorities for the 1997/99 NSW State Budget”

---

*“NSW has a significant level of unmet need for affordable, appropriate and accessible housing.*

*The demand for public housing continues to rise. As at 30<sup>th</sup> June 1996 there were 93,483 households on the public housing waiting lists in NSW”*

NCOSS “Social and Economic Priorities for the 1997/99 NSW State Budget”

---

*“Of the students in schools in NSW 5% are at risk of homelessness”.*

NCOSS “Social and Economic Priorities for the 1997/99 NSW State Budget”

---

*“3% of the residents in the Byron Shire permanently live in caravans.”*

ABS Data 1981

---



---

*“The notion that the Commonwealth’s proposal to change the Commonwealth-State Housing Agreement will encourage the private building sector to provide housing for those on low incomes is fanciful.*

*From a Strategic Planning point of view, councils should be considering setting aside and zoning areas for squatter settlements.”*

Chief Planner, Lismore City Council, at the NSW Minister for Housing,  
“Task Force on Affordable Housing” 1997.

---

*“Significant changes were made to the Local Government Act in 1997 in relation to local Government and its role in housing.*

*These changes were made in a effort to protect affordable housing and to provide some assistance to people who may be at risk of homelessness.*

*Councils need to be aware of these changes. See s.13A and 516 of the Local Government Act.”*

*Examples:*

- *The Sydney City Council has implemented a three year pilot programme designed to increase access to crises accommodation and support services for homeless people.*
- *The Paramatta City Council provides assistance to homeless young people.*
- *The Bathurst City Council provides emergency housing for homeless people.*

“Homelessness, Housing and Local Government”,  
Local Government and Shires Association of NSW. 1997

---



---

***The Sydney City Council in 1995 established the Homeless Persons Information Centre. This service is available to and accessed by people throughout NSW.*** The Centre collates comprehensive information on a large sample of homeless people requesting help.

- In 1996 49% of inquiries were from homeless people in the **outer metropolitan** area of Sydney while less than one in five were from the **inner Sydney** area.
- In 1996 16,802 people sought assistance. In the first six months of 1997 9,934 sought assistance. The homelessness situation has been compounded by the loss of crises beds between 1991 and 1997.
- 62% of peoples presented with children under 18 years of age, while 49% were single parent households.
- 30% of the people were single.
- 62% were either single females or women with children.
- 520 women that contacted the service were pregnant (5%).
- 67% of the people had not used refuges before.
- 10% of the people that presented had some form of psychiatric disability. This figure has increased fivefold since 1992.
- Of the person's last night of abode, 40% had been living rent free or boarding with parents, relatives or friends, while over 11% had been living in a car, tent, park, the street or a squat.

"Homelessness, Housing and Local Government",  
Local Government and Shires Association of NSW. 1997

---

***Since the introduction of State Environmental Planning Policy - 15 in 1988 permitting Multiple Occupancy in rural areas of NSW subject to Council approval, Pan Community Council estimates that some 10,000 low-income people have been self housed in the North Coast of NSW. This has occurred at no cost to the State and on a mortgage free basis.***

(Note. SEPP-15 of 1988 was repealed by the former Government in 1994 and in April 1998 was replaced by the current Government with SEPP-15 [1998].)

Pan Community Council  
(Representing M.O. Communities in the North Coast of NSW)

---



---

***“One in three Australians live in poverty compared to one in five 25 years ago”***

Michelle Poutney, “More of the Poor are Getting Poorer”,  
The Daily Telegraph, 14 March, 1998, p.3.

---

***In 1997 the Byron Shire Council was successful in obtaining funding under the Local Government Housing Initiative Programme to develop an “Affordable Housing Options and Strategies Programme for the Byron Shire”.***

***This funding was offered by the Office of Housing Policy within the Department of Urban Affairs and Planning.***

***The outcome sought by the Byron Council is in line with the Council’s commitment to its ecological sustainable development Policy. The Project aims to address:***

- *That affordable housing options are considered in future developments within the Shire.*
- *That cultural initiatives are developed in consultation with stakeholders.*
- *That the needs for affordable housing options will be better assessed for particular sector groups and sub-culture groups.*
- *That monitoring processes will be developed that will enable Council to respond to demand changes.*

### **Some statistics and projections**

#### ***(A1) Population Growth Rates***

*State average for the 1981-6 to the 1986-91 periods rose from 6% to 7%.*

*Far North Coast growth rate for the same periods rose from 14% to 23%.*

*Comment: The North Coast population growth rate has increased from double to over treble the state average over the two periods.*

#### ***(A2) Population Projected Increase (%) for NSW 1986 - 2016.***

*Projected State average increase = 35%*

*Projected North Coast increase = 80%*

*Comment: The growth rate on the North Coast is projected to more than double the state average growth rate.*

#### ***(B1) Average Household Income***

*State average household income between the 1981-6 and the 1986-91 periods rose from \$15,000 to \$31,000.*

*Far North Coast household income for the same periods rose from \$10,000 to \$22,000.*



*Comment: Residents in the North Coast have a significantly lower household income than the State average viz \$22,000 to \$31,000.*

**(B2) Proportion (%) of households below \$20,000 annual income.**

*The State average for the 1981-6 and 1986-91 periods dropped from 58% to 26%.*

*The Far North Coast for the same periods dropped from 75% to 35%.*

*Comment: The Far North Coast has a significantly higher ratio of households with an annual income below \$20,000 than the state average, viz 35% to 26%.*

**(C) Comparison between tenants in private rentals and those in public housing**

*Ratio of persons in the Far North Coast in private dwellings between the 1981-6 and the 1986-91 periods fell from 60% to 53%, viz a reduction of 7%.*

*Ratio of persons in the State in public and community housing fell during the same periods from 30% to 25% viz a difference of 5%.*

*Comment: As a ratio the availability of private rentals to public and community housing has decreased from 30% to 25% viz an overall decrease in the Far North Coast of 5%.*

**(D) Substandard Housing**

*Proportion (%) of persons in a private dwelling compared with those in a caravan, houseboat, temporary dwelling, car, tent, park, the street or a squat.*

*State average in the 1981-6 and 1986-91 periods rose from 0.2% to 0.5%.*

*In the Far North Coast for same periods it rose from 2.0% to 7.4%.*

*Note. Seriously elevated levels of substandard housing exists in the Far North Coast, and is around:-*

- 5 times the NSW average, and*
- 12 times that of Metropolitan Sydney.*

Byron Shire Council, Report to Council 14 October 1997 based on ABS Data.

[Note. Data on residents or dwellings in Multiple Occupancies or Landsharing (Intentional) Communities is not separately collected by the ABS.]

---



How

**Landsharing Intentional Communities:**

**Homelessness and the Housing Crises.**

*is contributing to alleviating*

### QUOTATIONS

*A Discussion Paper will*

**Edited by Peter Hamilton**

Version 1.1 April 1998

*2 July*

*"Large scale and long term unemployment is now accompanied by growing homelessness, increased mental illness, growing domestic violence, more child abuse and neglect, more suicide and social alienation and loneliness.*

*Only a genuine and long term investment in building social capital and engaging communities in their own development will turn this around."*

NCOSS "Social and Economic Priorities for the 1998/99 NSW State Budget"

*"Housing affordability continues to be a major problem for people on low incomes.*

*Services working with homeless people report steadily increasing demands and in particular increased use of their services by families with young children".*

NCOSS "Social and Economic Priorities for the 1998/99 NSW State Budget"



---

*“Families on the North Coast are waiting up to eight years for public housing.”*

---

Northern Star 24<sup>th</sup> June 1997

---

*“Adults with low socioeconomic status have higher death rates from lung cancer, heart disease, diabetes, pneumonia, asthma and suicide.*

*Suicide rates for men are higher than women and suicide continues to be more prevalent among young rural males.”*

---

NCOSS “Social and Economic Priorities for the 1997/99 NSW State Budget”

---

*“The estimated incidence of homelessness in 1997 was 25,000.”*

---

NCOSS “Social and Economic Priorities for the 1997/99 NSW State Budget”

---

*“NSW has a significant level of unmet need for affordable, appropriate and accessible housing.*

*The demand for public housing continues to rise. As at 30<sup>th</sup> June 1996 there were 93,483 households on the public housing waiting lists in NSW”*

---

NCOSS “Social and Economic Priorities for the 1997/99 NSW State Budget”

---

*“Of the students in schools in NSW 5% are at risk of homelessness”.*

---

NCOSS “Social and Economic Priorities for the 1997/99 NSW State Budget”

---

*“3% of the residents in the Byron Shire permanently live in caravans.”*

---

ABS Data 1981



---

*“The notion that the Commonwealth’s proposal to change the Commonwealth-State Housing Agreement will encourage the private building sector to provide housing for those on low incomes is fanciful.*

*From a Strategic Planning point of view, councils should be considering setting aside and zoning areas for squatter settlements.”*

Chief Planner, Lismore City Council, at the NSW Minister for Housing,  
“Task Force on Affordable Housing” 1997.

---

*“Significant changes were made to the Local Government Act in 1997 in relation to local Government and its role in housing.*

*These changes were made in a effort to protect affordable housing and to provide some assistance to people who may be at risk of homelessness.*

*Councils need to be aware of these changes. See s.13A and 516 of the Local Government Act.”*

**Examples:**

- *The Sydney City Council has implemented a three year pilot programme designed to increase access to crises accommodation and support services for homeless people.*
- *The Paramatta City Council provides assistance to homeless young people.*
- *The Bathurst City Council provides emergency housing for homeless people.*

“Homelessness, Housing and Local Government”,  
Local Government and Shires Association of NSW. 1997

---



---

*The Sydney City Council in 1995 established the Homeless Persons Information Centre. This service is available to and accessed by people throughout NSW.* The Centre collates comprehensive information on a large sample of homeless people requesting help.

- In 1996 49% of inquiries were from homeless people in the **outer metropolitan** area of Sydney while less than one in five were from the **inner Sydney** area.
- In 1996 16,802 people sought assistance. In the first six months of 1997 9,934 sought assistance. The homelessness situation has been compounded by the loss of crises beds between 1991 and 1997.
- 62% of peoples presented with children under 18 years of age, while 49% were single parent households.
- 30% of the people were single.
- 62% were either single females or women with children.
- 520 women that contacted the service were pregnant (5%).
- 67% of the people had not used refuges before.
- 10% of the people that presented had some form of psychiatric disability. This figure has increased fivefold since 1992.
- Of the person's last night of abode, 40% had been living rent free or boarding with parents, relatives or friends, while over 11% had been living in a car, tent, park, the street or a squat.

"Homelessness, Housing and Local Government",  
Local Government and Shires Association of NSW. 1997

---

*Since the introduction of State Environmental Planning Policy - 15 in 1988 permitting Multiple Occupancy in rural areas of NSW subject to Council approval, Pan Community Council estimates that some 10,000 low-income people have been self housed in the North Coast of NSW. This has occurred at no cost to the State and on a mortgage free basis.*

(Note. SEPP-15 of 1988 was repealed by the former Government in 1994 and in April 1998 was replaced by the current Government with SEPP-15 [1998].)

Pan Community Council  
(Representing M.O. Communities in the North Coast of NSW)

---



---

***“One in three Australians live in poverty compared to one in five 25 years ago”***

Michelle Poutney, “More of the Poor are Getting Poorer”,  
The Daily Telegraph, 14 March, 1998, p.3.

---

***In 1997 the Byron Shire Council was successful in obtaining funding under the Local Government Housing Initiative Programme to develop an “Affordable Housing Options and Strategies Programme for the Byron Shire”.***

***This funding was offered by the Office of Housing Policy within the Department of Urban Affairs and Planning.***

***The outcome sought by the Byron Council is in line with the Council’s commitment to its ecological sustainable development Policy. The Project aims to address:***

- *That affordable housing options are considered in future developments within the Shire.*
- *That cultural initiatives are developed in consultation with stakeholders.*
- *That the needs for affordable housing options will be better assessed for particular sector groups and sub-culture groups.*
- *That monitoring processes will be developed that will enable Council to respond to demand changes.*

### **Some statistics and projections**

#### ***(A1) Population Growth Rates***

*State average for the 1981-6 to the 1986-91 periods rose from 6% to 7%.*

*Far North Coast growth rate for the same periods rose from 14% to 23%.*

*Comment: The North Coast population growth rate has increased from double to over treble the state average over the two periods.*

#### ***(A2) Population Projected Increase (%) for NSW 1986 - 2016.***

*Projected State average increase = 35%*

*Projected North Coast increase = 80%*

*Comment: The growth rate on the North Coast is projected to more than double the state average growth rate.*

#### ***(B1) Average Household Income***

*State average household income between the 1981-6 and the 1986-91 periods rose from \$15,000 to \$31,000.*

*Far North Coast household income for the same periods rose from \$10,000 to \$22,000.*



*Comment: Residents in the North Coast have a significantly lower household income than the State average viz \$22,000 to \$31,000.*

**(B2) Proportion (%) of households below \$20,000 annual income.**

*The State average for the 1981-6 and 1986-91 periods dropped from 58% to 26%.*

*The Far North Coast for the same periods dropped from 75% to 35%.*

*Comment: The Far North Coast has a significantly higher ratio of households with an annual income below \$20,000 than the state average, viz 35% to 26%.*

**(C) Comparison between tenants in private rentals and those in public housing**

*Ratio of persons in the Far North Coast in private dwellings between the 1981-6 and the 1986-91 periods fell from 60% to 53%, viz a reduction of 7%.*

*Ratio of persons in the State in public and community housing fell during the same periods from 30% to 25% viz a difference of 5%.*

*Comment: As a ratio the availability of private rentals to public and community housing has decreased from 30% to 25% viz an overall decrease in the Far North Coast of 5%.*

**(D) Substandard Housing**

*Proportion (%) of persons in a private dwelling compared with those in a caravan, houseboat, temporary dwelling, car, tent, park, the street or a squat.*

*State average in the 1981-6 and 1986-91 periods rose from 0.2% to 0.5%.*

*In the Far North Coast for same periods it rose from 2.0% to 7.4%.*

*Note. Seriously elevated levels of substandard housing exists in the Far North Coast, and is around:-*

- 5 times the NSW average, and
- 12 times that of Metropolitan Sydney.

Byron Shire Council, Report to Council 14 October 1997 based on ABS Data.

[Note. Data on residents or dwellings in Multiple Occupancies or Landsharing (Intentional) Communities is not separately collected by the ABS.]

---