



Housing Commission of New South Wales



Mr. Dudley Leggett,
P.O. Box 60,
NIMBIN. 2480

Mark Foy's Building
302 Castlereagh Street, Sydney 2000
Box 4121, G.P.O. Sydney 2001
Telex: 24052
Telegrams: "Homco" Sydney

Your reference:

DX 11
Sydney

Telephone 259 0221
260 4444

Our reference:

26 AUG 1985

Dear Mr. Leggett,

RE: RURAL RESETTLEMENT TASK FORCE

I wish to advise that at its meeting of 19th June, 1985, the Ministerial Advisory Committee of the Local Government & Community Housing Programme, considered your application for a common equity multiple occupancy project and resolved that the project could not be supported with L.G.A.C.H.P. funds at the present time. The Committee considered that the mixing of First Home Ownership Scheme grants with L.G.A.C.H.P. funding in the matter proposed required further investigation and that Co-operative Societies Funding would be a more appropriate funding source given the proposed structure of the Multiple Occupancy.

The Committee was nevertheless impressed by the idea of multiple occupancy and wishes you well in your endeavour.

Yours sincerely,

(B. ELTON),
Assistant Secretary,
Community Programs.



New South Wales
Minister for Housing

34th Level
Legal & General House
8 Bent Street, Sydney 2000

19 JUN 1986

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Return
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Mr Dave Lambert
Secretary
Rural Resettlement Task Force
PO Box 62
NIMBIN 2480

Dear Mr Lambert,

I refer to your recent representations concerning FHOS grants for Multiple Occupancy homebuilders.

You may be assured that your representations are under consideration and that I will respond as soon as I am in a position to do so.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Frank Walker', written over a diagonal line.

FRANK WALKER
Minister for Housing



Department of Housing



Mr. D. Lambert,
Secretary,
Rural Resettlement Task Force,
P.O. Box 62,
NIMBIN. 2480.

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Dear Dave,

Thank you for your letter of 4th August regarding F.H.O.S. grants.

I have asked the Minister to write to his Federal counterpart supporting your approach on F.H.O.S. grants and a copy of the letter is attached.

Yours sincerely,

(DICK PERSSON)
General Manager, Resources

15.8.86

Encl.



New South Wales
Minister for Housing

34TH LEVEL
LEGAL & GENERAL HOUSE
8 BENT STREET SYDNEY 2000

The Hon. S. West, M.P.,
Minister for Housing and
Construction,
Parliament House,
CANBERRA. A.C.T. 2601

Dear Mr. West,

As you are probably aware, my Department has been seeking to encourage multiple occupancy as a way of providing low cost housing to individuals seeking to live in rural settings.

I know that you have been concerned about this matter and have been examining ways of overcoming the difficulties associated with providing First Home Owners Scheme grants to these communities.

The difficulty lies in the relationship between Federal and State legislation. For reasons of planning policy, the current State legislation prohibits sub-divisions where multiple occupancy developments are involved. As you no doubt know, the relevant eligibility provisions of the First Home Owners Scheme Act require title structures which are sub-divisions.

I have been informed that a report has been provided to you setting out a solution to the problem and that your officers have had numerous discussions with their State counterparts.

I simply wish to lend my whole-hearted support to your consideration of any amendment to your Act or a regulation which would approve of the interest held by multiple occupancies for the purposes of obtaining First Home Owners Scheme grants.

Yours faithfully,

Signed
FW

(FRANK WALKER)
Minister for Housing

29/8/86

17 Dec 1986

Dick Persson
General Manager, Resources
Dept of Housing
G.P.O. Box 4121
Sydney 2001

Dear Dick;

Lismore City Council has asked the RRTF and the Nimbin Planning Committee to comment on the study **Multiple Occupancy: The Report & Development Control Plan** by Jack Wyatt published by your Department and Bellingen Shire Council.

I was wondering if a few copies of this report could be made available to us to assist this process. We could forward you a copy of our comments when ready.

Thank you very much for your assistance- Best wishes for Christmas & the New Year.

Yours faithfully,

Dave Lambert
Secretary

Extract from Denis Fulford "Byron Shire Housing" 1985.

1.2 GOVERNMENT HOUSING FUNDS

The Commonwealth-State Housing Agreement, (CSHA) is the primary instrument of federal housing policy under which funds are advanced to the States for public housing and home ownership assistance.

1.2.1 Public Housing

The CSHA funding allocation for public housing for 1984-5 to the States is as follows in \$millions.

TABLE 1.1 1984 - 85 PUBLIC HOUSING FUNDS (\$MILLIONS)		
ITEM	AUSTRALIA TOTAL	N.S.W.
(a) Untied grants	495	160.5
(b) Aboriginal housing	52	12.35
(c) Pensioner rental housing assistance grants	35	13.38
(d) Mortgage and rent relief (including CTS)	21.6	7.66
(e) Crisis Accommodation	12.6	4.44
(f) Local Government and Community Housing Program	7.	2.475
TOTAL CSHA	623	201

Further, the States are required to provide matching funds for 1984-5 totalling \$450M (\$146M for NSW)

1.2.2 Local Government Housing Initiatives Program (LGHIP)

Most of the public housing funds in NSW are channelled through the Housing Commission. The Commission's normal construction budget includes the money from item (a) in Table 1.1 as well as matching state funds. The Commission is prepared to allocate money from this budget for LGHIP. Funds from this program are used to:

- (i) provide information, advice and assistance to those Councils seeking to develop local housing policies or projects;
- (ii) fund (jointly) a number of Community Housing Officers in various Councils for a two year term;
- (iii) financially support innovative housing projects conducted by local government;
- (iv) promote and fund Joint Ventures between the Housing Commission and Councils to provide additional low income housing;

Proposals for Joint Ventures under this program and others are described in detail in Section 5.0. Council has decided not to apply for a Community Housing Officer under (ii) for 1985-86. Lismore City Council has recently appointed a Community Housing Officer under this scheme.

As part of the Local Government Housing Initiatives Program, the Housing Commission provides some funding for a Council, group of Councils or regional organisation of Councils wishing to undertake Housing Research Projects of up to twelve weeks duration.

The LGHIP Advisory Committee will consider applications for funding of research projects which:

- (1) are relevant to the housing needs of low income earners
- (2) demonstrate an intent by Council to examine and assist in addressing the housing needs of low income earners
- (3) are sufficiently focussed in their choice of topic that the project can be undertaken in a maximum twelve week period
- (4) have an action orientation, e.g., formulation of a new L.E.P.

The Advisory Committee will fund salary, travelling and administrative costs. It is recommended that the following funding guidelines be used when making an application. However, should Council wish to submit for variations in any budget item or for a package suitable for appointing a Consultant rather than employing a temporary researcher, the committee will consider each case on its merits.

- (1) **Salary:** from Point 31 - Point 52 on the Local Government Salaried Officers scale, being currently \$410.60-\$499.90 per week. For a 12 week project, 13 weeks of funding will actually be provided to cover the costs of one weeks accrued annual leave.
- (2) **Travel allowance:** should Council require the Researcher to utilise her/his own vehicle, an allowance of either 24¢ per kilometre (2.5 litre or under) or 28¢ per kilometre (over 2.5 litre) will be funded to a maximum of 2800 kilometres over 12 weeks. Council should nominate an appropriate allowance based on an estimate of the travelling required for the Project.

- (3) Administration: the Committee will fund a maximum of \$1,000 administration costs. It is expected that the Researcher will then have adequate access to typing, telephone and printing services, as well as a petty cash float, to ensure the efficient running of the project.

It is a condition of funding that:

- (1) a Steering Committee be established by Council to oversee the Project, with one representative nominated by the Local Government Housing Initiatives Program Advisory Committee
- (2) the Housing Commission be provided with one copy of the final report, which is suitable for reproduction, within two months of the finalisation of the Project
- (3) either party, i.e., Council or the Commission, may reproduce or publicise the report
- (4) a standard logo is to be used on the cover of the Research report
- (5) any sales of the report by one party must be with the agreement of the other.

Recommendation No. R.1 of this report suggests several possible housing research projects for funding through this program.

1.2.3 Local Government and Community Housing Program (LGACHP)

Item (f) in Table 1.1 is a small allocation for innovative housing proposals. This particular allocation has been earmarked by the Federal Government specifically for housing projects involving management at the local community level. Local Government, community groups, voluntary organisations, rental housing cooperatives are all eligible for funding from this allocation. Due to the limited resources available, only a few of the most innovative proposals can be funded initially. It is anticipated that non-equity rental co-operatives will be funded through this scheme. These are discussed in Section 4.7 and Ref. 16. The Buttery at Binna Burra has applied for funds from this scheme for a housing proposal on the Ozzie Jackson farm.

1.2.4 Mortgage and Rent Relief Scheme (MRRS)

The national budget for MRRS, item (d) in table 1.1, is \$21.6 million, with NSW's share being \$7.66 million. Combined with the State's matching allocation this brings the total state budget to \$15.32 million for the three programmes funded under MRRS - The Community Tenancy Scheme (CTS), the Rent Relief Scheme and Mortgage Relief. Of this, Mortgage Relief is allocated 25% and the remaining funds are split between the Rent Relief Scheme and CTS.

The local CTS is the North Coast Community Housing Company Limited in Lismore. They have a rental subsidy available at the rate of \$40 per family per week, from which maintenance and management costs are deducted. They also have a capital acquisition budget. In Byron Shire they house just two families. Presently their funding limitations prevent housing further tenants, even though they have a waiting list of 17 further Byron Shire applicants.

1.2.5 Crisis, Aboriginal and Pensioner Funding

The federal budget provides \$13 million for crisis accommodation which brings together under the CSHA, the previously diverse funding for emergency accommodation. NSW's share of the Crisis Accommodation Programme will be \$4.443 million. Existing special funding arrangements for pensioners and Aboriginals are continued with \$35 million and \$52 million respectively being set aside for these groups in 1984-85.

1.2.6 Home Ownership Assistance

The NSW allocation of funds to encourage home ownership is indicated in Table 1.2 below.

TABLE 1.2 1984 - 85 HOME OWNERSHIP FUNDS (\$MILLIONS)			
ITEM	COMMONWEALTH CONTRIBUTION	STATE CONTRIBUTION	NSW TOTAL
(a) First Home Owners Scheme	approx 90	0	approx 90
(b) Co-operative Housing Societies	17	65	82
(c) Land Commission	0	110	110

Item (a), the First Home Owners scheme, administered through the Department of Housing & Construction, provides grants to low to middle income earners towards buying or building their first home. A maximum lump sum payment of \$2500 to \$3500 is available followed by reducing monthly payments over the next five years. Further details are given in Section 2.1.

Note: These grants have been reduced since this report was compiled.

The Department of Co-operative Societies, in conjunction with the Home Purchase Advisory Service and the State Bank, operate a program called Home Ownership Made Easier (HOME), with funds from item (b) in table 1.2. The Ballina Co-operative Housing Society, which is the organisation responsible for allocating funds from this source in Ballina and Byron Shires has an estimated \$2 million available for housing loans in Ballina and Byron Shires in 1985. Most of these funds have been allocated. Details of a possible involvement for BSC in this scheme are given in Section 5.2 of this report.

Co-operative Housing Societies have developed from terminating Building Societies.