

# WE BELONG

## Home Construction



### 5 YEAR GOALS

- Earn and retain trust: invited by communities to enable
- Build 20,000 appropriate homes: 5 per cent of demand
- Co-designed by residents on low incomes with architects
- Aboriginal people and women on low incomes reached
- Strength-based community engagement facilitation
- Complement existing community development plans
- Belonging felt and measured with recognised indicators
- Home with belonging enables full lives and aspirations
- Impact investors stimulated by returns of 0-5 per cent
- Raise \$4.6 billion: government plays catalytic investor

### WHY THIS IS IMPORTANT

- Homes with belonging: self-agency, control, relationships
- Belonging and stability prerequisite for education, employment
- Shared pride of place, connection, capability leads to full lives
- Compounds growth effect and reduces inequality
- Single largest social determinant of health (causal)
- Safety, adequate space, amenity respect, culture, sense of progress
- Belonging enables self-agency, care, confidence, action
- Construction drives economic activities for low/mid incomes
- Housing crisis is here: 727,000 homes needed (AHURI)

## OUR PROGRAMS

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## CALL TO ACTION

We work alongside communities to recognise the strength within. Identifying and applying them to realise homes with belonging for everyone. This is the foundation of effective communities where people have hope, confidence and act positively in their best interest. Guide and support architects, builders and developers to remain true to resident aspirations and desired impacts. This is our strength. Affordable safe homes with adequate space, respectful of culture and financed on reasonable terms is definitely within our reach. Join us on our journey to realise appropriate homes with belonging for people at the heart of Australia. With a small investment or grant, we can experience this reality, which is in our interest.

## HOW WE MIGHT DO THIS

- Match resident and investor desired maturity, return, impact
- Resident clear about impact: belonging, hope, amenities, assets
- Focus on home ownership: financial innovation
- Offer a range of progressive prices and occupancy models
- Explore and test innovative ownership models
- Enable Native Title holders to realise land value potential
- Strengthen economic activities by offering tenure certainty
- Government investment at 10 per cent of syndicate and guarantees
- Select partners for real-time agile property development
- Pilot phases with consortia co-creating before scaling using our impact investment funds

## FRIENDS AND PARTNERS ARE INVITED

- People who understand home and belonging is the key
- Innovative philanthropic investors; Aboriginal housing
- Pioneer with appetite for co-creation, collaboration
- Property developers, architects, Land Councils, lawyers
- Banks, insurers, super funds (Cbus), credit unions, realtors
- Energy, telco, furniture, hardware, homeware providers
- Governments, central bank, Native Title groups, Land Corps



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