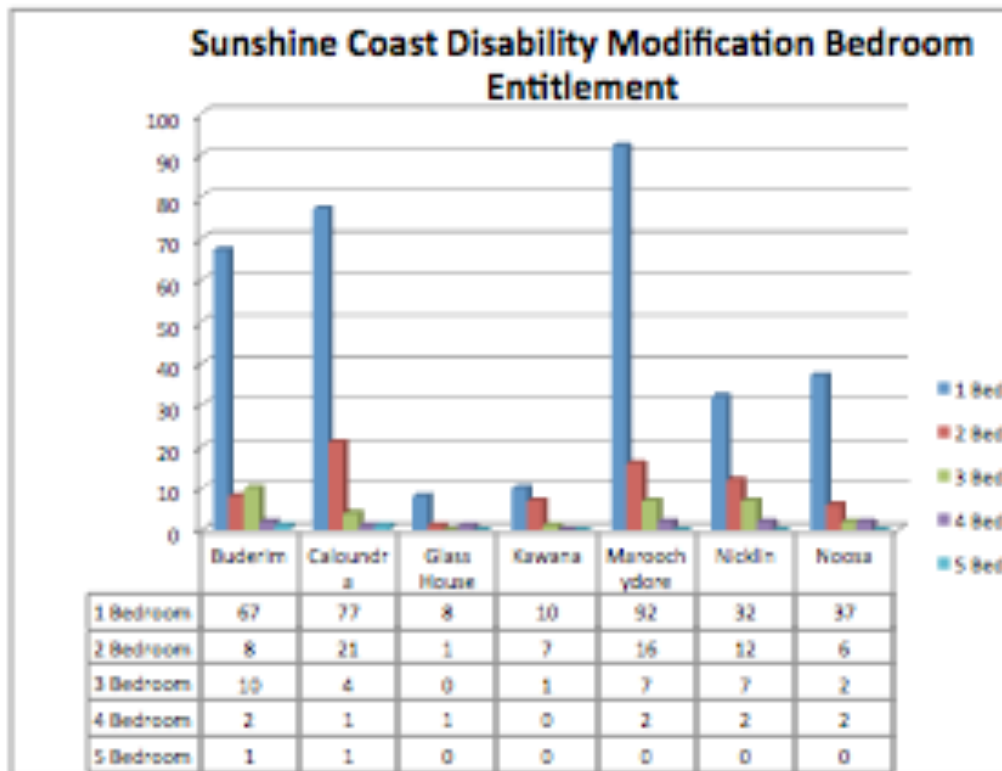
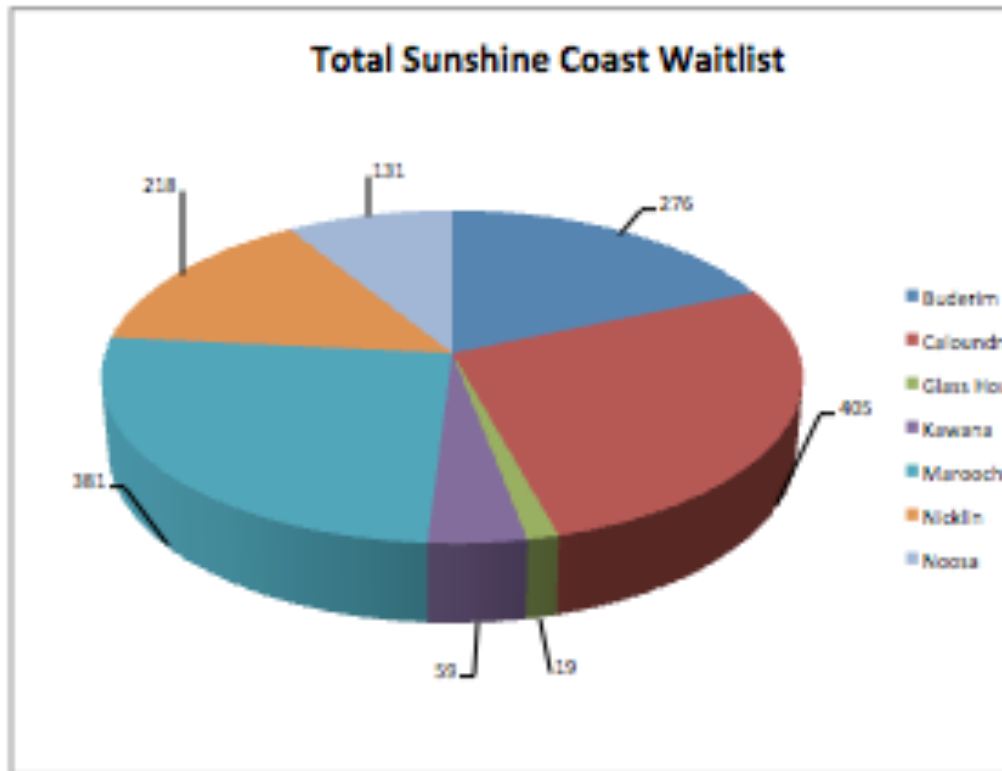
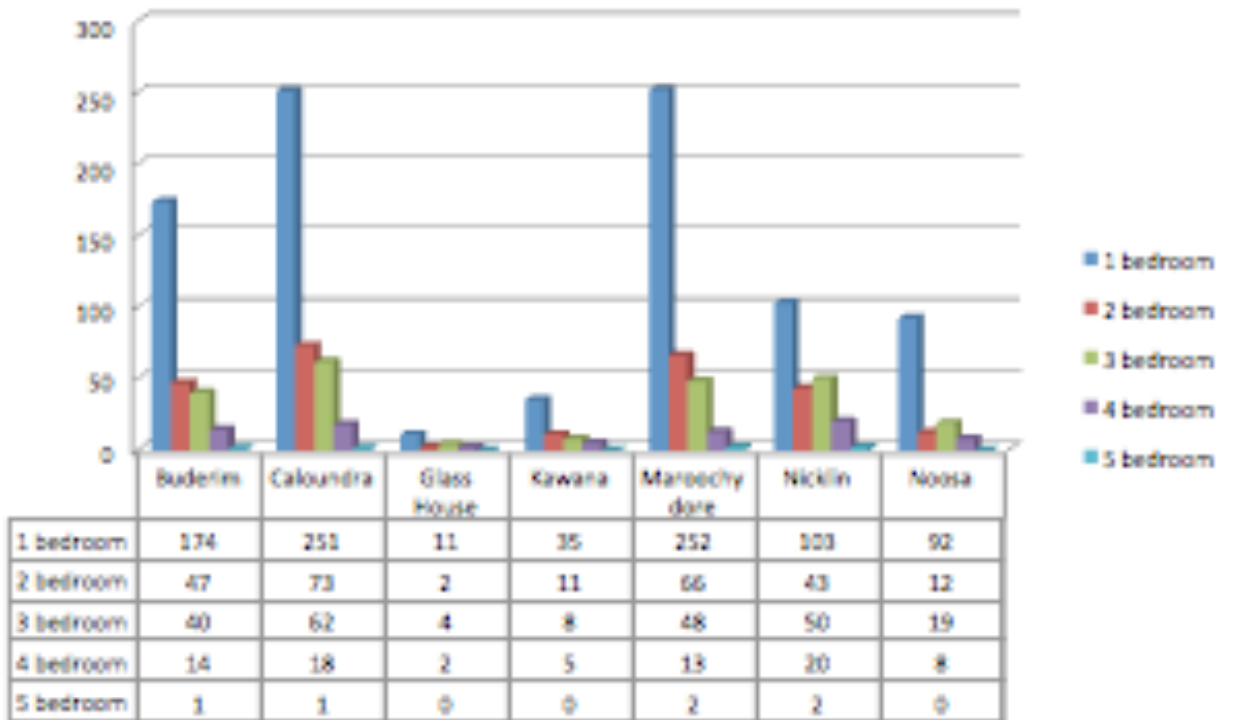


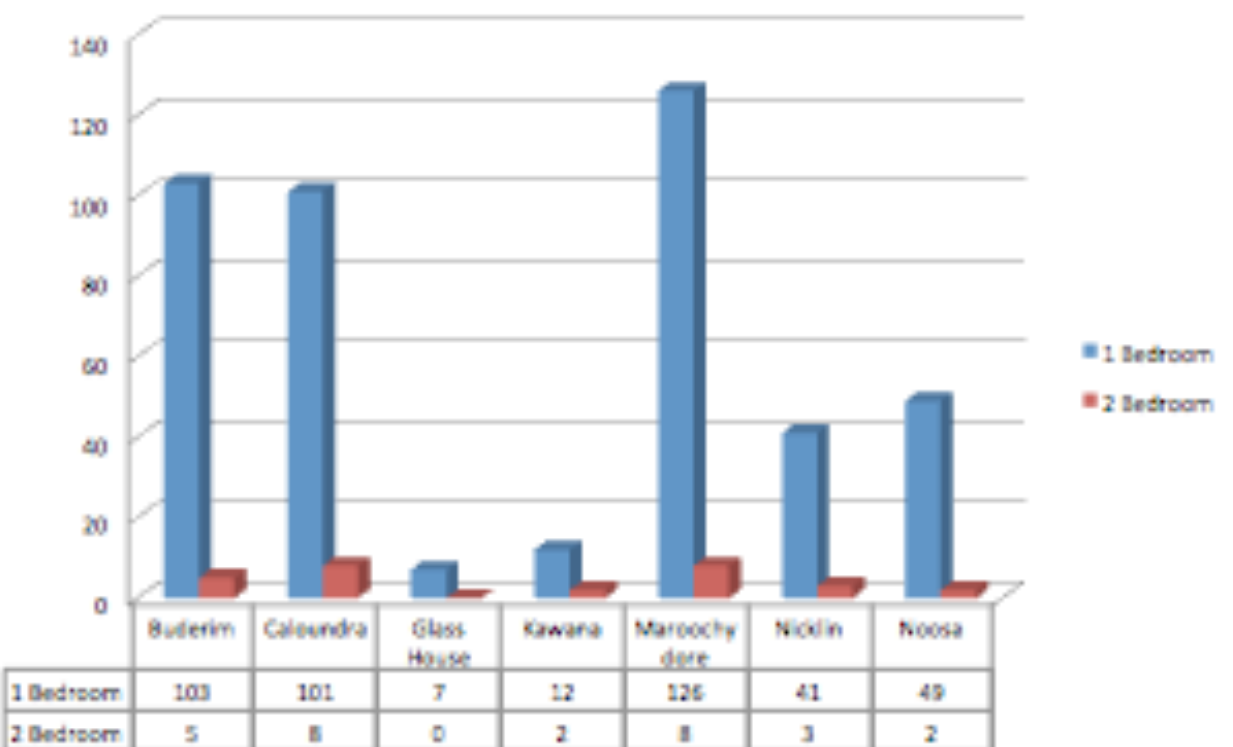
## 5.5 Appendix 5: DPH&W Housing Register (Need Category)

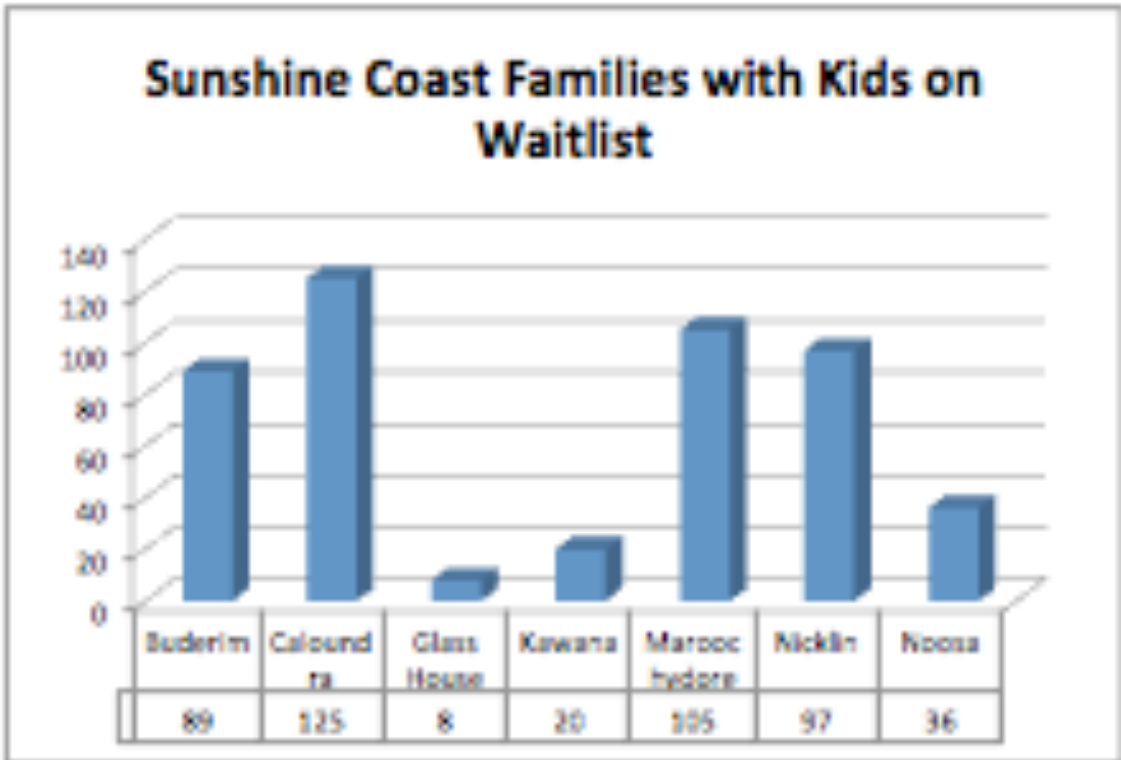
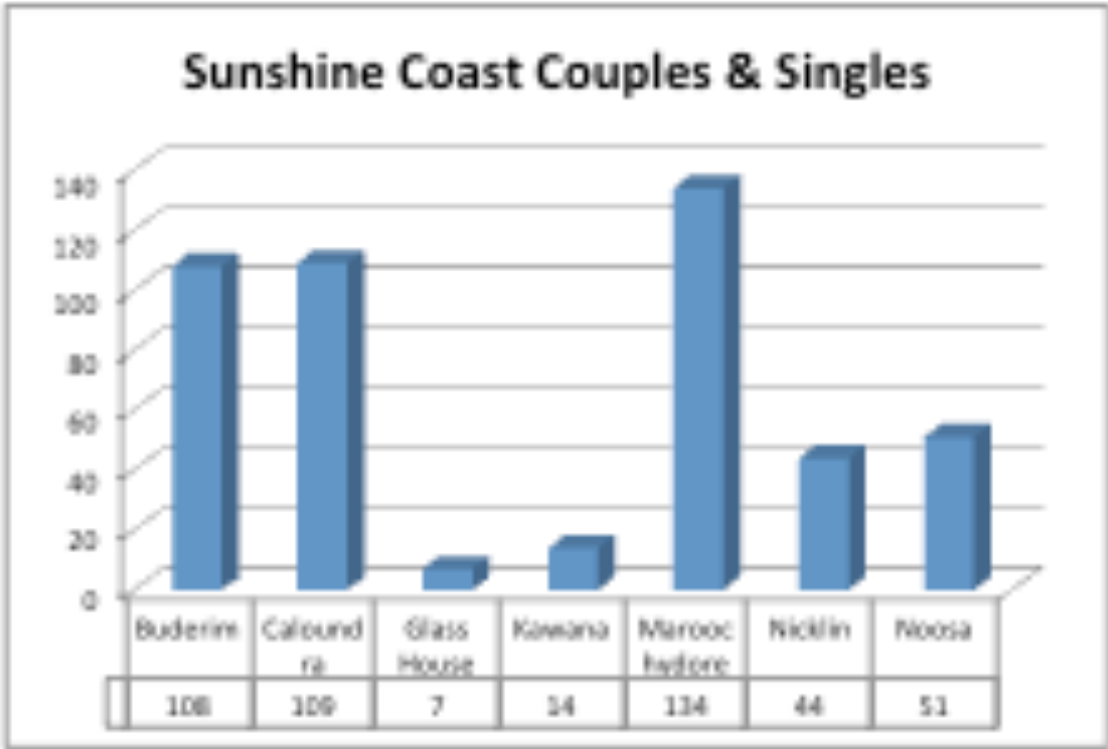


### Sunshine Coast Bedroom Analysis

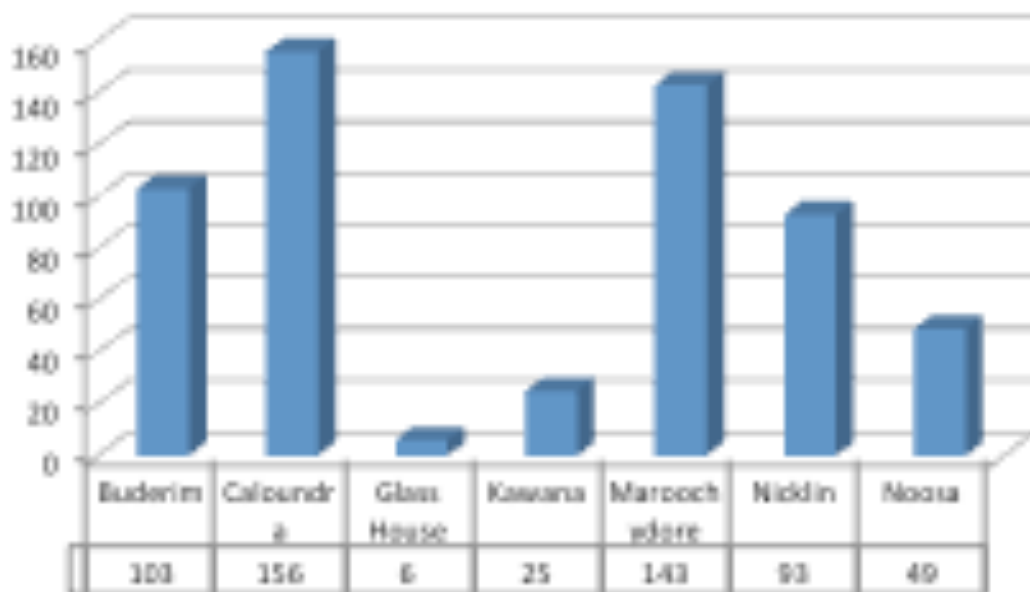


### Sunshine Coast Elderly + Bedroom Entitlements

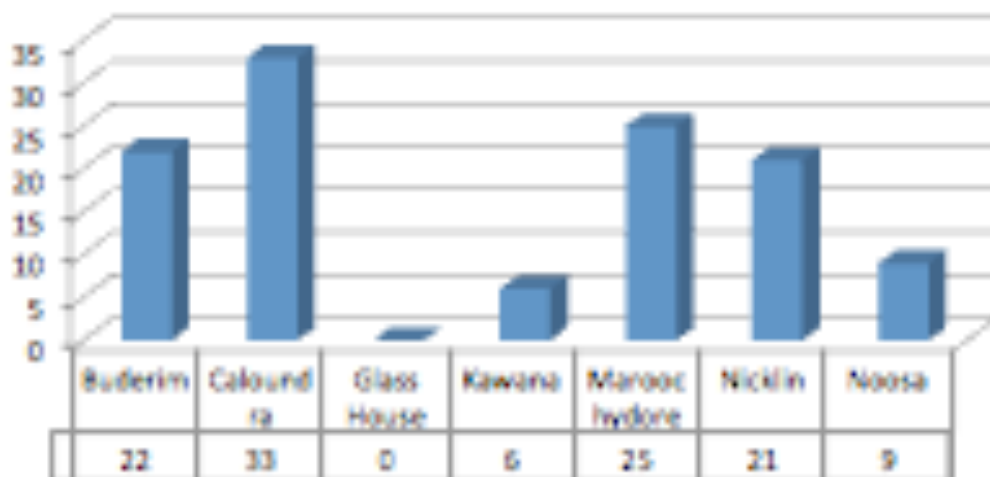




### Sunshine Coast A, B, C Homeless



### Sunshine Coast Indigenous Population on Waitlist



## 5.6 Appendix 6: Maleny High School emergency short-term housing project

### Chaplaincy

#### *Levels of the issue*

No short-term emergency housing needs for long periods, then many (15-17yr old students) at once

Need for sites where risk is not similar / greater

Periods of 1-4 weeks

Impromptu care comes with risks and inappropriate training sometimes

#### *Opportunities*

Provides breather to have mediation and/or get Centrelink processes started

Mountain Creek High model 'Latcho's Stopover' supported by IFYS

A bank of quality willing parents (mum & dad scenarios)

Blue Card holders and mediation-trained so appropriate interactions are maximized and inappropriate ones 'ruled out'

Insurance (indemnity & damage) needs to be considered

Legal rights and obligations training and refer-on number also needed

Naming rights sponsor (e.g. IGA / Community Agency Transition) so family hosting is not so out of pocket - many will not want to take it - so student to deliver a voucher to hosts as an empowering act of contribution

A well-known Patron (e.g. Quentin Bryce) and a one per semester training /

network event and dinner for parents / carers (not only MHS parents)

Service agreements with all support agencies and parents / carers

Care needed out of hours and at a moment's notice – email / phone parents on a trained and certified bank; different needs match (e.g. need for female chaperoning to visit GP).

Suggested four couples:

e.g. Ken & Judy Coey; Margaret Woods & Greg McCamley

Suggested service providers: Doris Zagdanski; Mick Devlin

Negative considerations

Birth parent(s) can become abusive but need support and not to be welcome at respite site

### Interact Club

Link with Chris Brooker who wanted to 'renno' containers (need for constant adult staff / carers) and so (single) site becomes potential site for inappropriate behavior(s), drugs and community scorn

#### *Levels of the Issue*

No students' feedback on problems when the topic was raised, despite requests

Staff pastoral comments about students not living at home

Student sick but couldn't be signed out – parents, 'He doesn't live with us so no'

#### *Opportunities*

Interact very willing to fund groceries and/or furniture for additional bed-spaces as it would provide a fundraising focus. Previously, funds raised for MNC went to food as swags already covered by alternative funding source

### **MNC response to proposal**

Willingness to support this program initiative as a training, space and certification facilitator: Not able to be the responsible agency but can cover through Emergency Relief set up as subset of normal ER processes

Service agreements need to be established

Potential other service agreements between MHS and e.g. Parenting Centre (Dr Bob) for counseling of birth parents; other providers already linked to MNC (e.g. substance abuse support, centrelink, family support services etc.)

Free Blue Card and mediation / counseling training can happen through MNC

Adult carers would need to be MNC members so maybe Interact could cover minimal cost but paperwork needed to facilitate e.g. Blue Card process

Will consider family membership proposal into the future

Rooms available when needed or school not suitable

## 5.7 Appendix 7: Social housing Responses

An adapted discussion paper by Barry Smith endorsed by the WG

MRC, MNC and other local service organisations; Sunshine Coast Council; Queensland Government; and interested community members could be involved in workshops to determine further 'community housing' solutions. Possible responses that could be tested in community housing workshops include:

1. Provide detailed housing information on housing options in Maleny area and SCC area – via website; info sessions; brochure.
2. Act as an advocate regarding public and local cost housing need, issues and responses.
3. Provide swags for homeless individuals; and tents to small family units.
4. Lease a number of long-term vans in caravan parks as transitional housing for individuals and small families.
5. Establish and coordinate a rent a room service.
6. Support and facilitate the building of a room, flat or unit for social housing purposes on existing private housing blocks that have the capacity for such a building; or support people who want to build their own transportable accommodation (accommodation on a trailer) that could be placed on someone else's land.
7. Build a social housing complex - start with up to 4 modules (converted shipping containers?) on a single housing block.
8. Provide social housing rebates from SCC and Qld Govt. to private homeowners willing to become involved in 5 & 6 above.
9. Head lease up to 4 private properties in Maleny for use as transition or longer-term social housing.
10. Build a partnership with Coast to Bay to provide social housing in the Maleny area.

## 5.8 Appendix 8: Press Release

**Press Release 14 November 2014**

**HEADER: Will Living in Maleny be Affordable for a Diverse Community's Needs?**

Homelessness is a growing concern in Australia: for vulnerable adults, families and youth. How homelessness affects our community into the future is something we all should be concerned about.

A small study on social and emergency housing needs, in and around Maleny is nearing completion this month. The study, a joint initiative of Rotary Club of Maleny and the Maleny Neighbourhood Centre and funded by Maleny Rotary, is looking into what are the appropriate pathways for respite and longer-term provision for people in need? These pathways consider community characteristics, local needs, available services and desirable modelling.

The last two Census data collections in Maleny (in 2006 and 2011) have highlighted that unemployment has grown; part-time work is preferred to full-time work; the average age of Maleny residents is older than in other areas; females outnumber males; and that there is a high level of unoccupied dwellings in Maleny.

Like elsewhere, Maleny is affected by changing personal circumstances: ageing, declining real income and altered domestic situations (e.g. violence and family breakdown). One identified trend is a gradual increase of people in need of short and medium term accommodation in Maleny. Some existing responses to these issues are a high level of 'house-sitting', improvised dwellings and shared-house arrangements.

Data from local real estate agents suggest that private rental housing is limited and relatively expensive. The State government has plans to privatise public housing provision. The social housing sector currently has no planning for Maleny due to small local numbers on the Public Housing Register.

Services for those at-risk of losing their accommodation, due to rent arrears, are confined to large centres, the closest being Nambour, Caloundra and Caboolture.

You are invited to respond to these housing issues. What do you think about local housing? Have you got any ideas or information to share? Please send your responses to Maleny Neighbourhood Centre before noon on Christmas Eve when the Centre closes for the year (except for the huge, free Xmas breakfast event at the Centre from 8am on Christmas Day) by post or email: Maleny Neighbourhood Centre PO BOX 404 MALENY QLD 4552 or to the Centre Coordinator & Development Worker [coordinator@malenync.org.au](mailto:coordinator@malenync.org.au)

Thank you & regards

**Catherine Ovenden**  
Centre Coordinator & Development Worker

Maleny Neighbourhood Centre (MNC)  
17 Bicentenary Lane MALENY QLD 4552  
Ph: 07 5499 9345  
Direct: 3051 6310  
Web: [www.malenync.org.au](http://www.malenync.org.au)

Maleny Neighbourhood Centre is part funded by the Department of Communities, Disability Services and Child Safety and Sunshine Coast Council.

MNC acknowledges the traditional custodians of the land where we live and work.

To get involved and support our work, we ask that you & friends become financial members of the Neighbourhood Centre. Annual membership rates are \$6 unwaged, \$15 PT waged, \$30 FT worker, \$50 NFP businesses, \$100 regular business. You can become a member online [www.malenync.org.au/membership](http://www.malenync.org.au/membership). To stay in touch please LIKE MNC on



## 5.9 Appendix 9: Community Consultation Response

### 5.9.1: An email letter by Esta Knudsen (adapted)

Safe affordable housing was a concept once viewed by governments as a basic human right. Housing prices have risen drastically over the last 20 years, and at the same time, governments have all but abandoned any serious commitment to housing those who cannot access home ownership or who require short-term or emergency housing. There was a brief glimmer of hope and an influx of dollars with Prime Minister Rudd's pledge to address Australia's rising population of homeless people. But that hope was short-lived and today's Commonwealth and Queensland governments pay mere lipservice to responding to the full spectrum of housing need. The policy rationale behind public housing has undergone a series of shifts. Originally a post-WW2 government strategy to provide affordable housing to working families, access to public housing is now restricted to those the state deems so disadvantaged that they are unable to find housing of their own volition. The guidelines are so narrow that they exclude cohorts who historically accessed public housing, such as sole parents, low-income singles and the elderly. Historically, the Queensland government has never adequately supported the social housing sector. Therefore it has not evolved to become relatively self-sufficient as it has in the ACT, Victoria and NSW.

The following scenarios propose possible ways of generating affordable housing without large-scale government funding.

#### A: **Rental of unoccupied dwellings**

The higher than average number of unoccupied dwellings in Maleny suggests there could be potential in investigating a rental pilot run by Noosa Council in the mid 2000s. The pilot was initiated because Council was aware that Noosa's 'key workers' employed in tourism, hospitality and essential services could not afford to live in the Noosa shire. The attendant difficulties and costs to workers led to an unstable workforce.

As Noosa had large numbers of unoccupied holiday houses, Council contacted owners to propose that they rented their houses to these key workers at 75% of market rent. Council offered "sweeteners" in the form of an undertaking that it would arrange for tenants to be managed by a housing services provider and Council would undertake all repairs and maintenance on the properties at no cost to the owners.

The pilot ran its course over a year or so, but did not develop into a long-term strategy. From memory, this was because of very limited uptake by owners. The reasons for the poor response might have included reluctance to accommodate "strangers" in a holiday home filled with owners' personal possessions and furniture. As well, there was the complication of requiring tenants to vacate when the owners wished to use the property.

#### B: **Self-build housing**

This scenario is drawn from an actual project I initiated and coordinated in the early 1990s. Millmerran Council requested that I mediate conflict that had arisen over several years between Council and rural residential block owners about 30 km outside the town. A few months prior to my involvement, Council had directed its employees to bulldoze residents' temporary dwellings on several of these blocks. Council took this action because residents had ignored numerous warnings to quit the dwellings on health and safety grounds. The reality for

residents was that most were on sickness or unemployment benefits and did not have the money to build permanent housing.

After several months we all reached agreement on a self-build proposal. I negotiated with the then Department of Housing, Local Government & Planning (DHLGP) to offer small housing loans to 22 households, resulting in 22 self-build homes being erected. The proposal could be modified as follows, to suit the Maleny context:

Housing design:

*The Millmerran homes were quite basic. In fact, they were small 3 bedroom, 1 bathroom houses which had their origins in the ubiquitous colourbond garage, with a concrete slab floor. The residents chose internal fittings, exterior cladding and added features such as verandahs.*

The Maleny homes could originate from a garage, shipping containers or kit homes. There are affordable and sustainable kit homes, such as those developed by Scott Elsom's Sala Homes ([www.salahomes.com.au](http://www.salahomes.com.au)). Scott has a retirement village at Greenbank which showcases his homes and self-sufficient infrastructure, like tank water supply, water recycling and on-site waste disposal for the village.

Land provision:

*The Millmerran land was privately owned by each block resident.*

The Maleny model could use either privately owned or group title land. There appear to be some logistical advantages to group title. As the self-build model generally involves everyone working on each house, there should be time and cost efficiencies derived from group effort concentrated on a single site.

In addition, a group title has the potential for some shared facilities to reduce costs, if residents agree.

Every social housing advocate dreams of having land for a project gifted or provided by government. In these times, it is probably more difficult than ever. However, this shouldn't deter. Thinking outside the box and dogged tenacity go with the territory in community development.

Finance:

*The Millmerran households each received a very modest home loan from the DHLGP. The project retained an outside consultant to administer a confidential financial survey to all 22 households. This established the limit of housing costs and the repayments residents could afford.*

*Millmerran Council offered 'in kind' support to defray costs. As Council's building and trades staff were under-employed, the building inspectors were closely involved in mentoring the self-build, providing technical and practical advice to residents as they progressed through the stages of construction. Council's electricians and plumbing/drainage employees also contributed.*

*Millmerran Council used its superior buying power to reduce the cost of construction materials. They established a 'building materials cooperative' to carry this initiative.*

In Maleny, it is likely potential homebuilders would be best served by the Maleny Credit Union (MCU) as a local ethical financial agency. Mainstream banks could be reluctant to lend for group title, even more so for a self-build project. It seems likely that the MCU has encountered group title previously. Again, it could take persuasion to convince MCU that 'self-build' fits within its

lending guidelines. This was definitely an issue for DHLGP with the Millmerran project. A key issue here is to be able to demonstrate that the self-build project will be strongly and consistently supported by skilled people. This includes project coordination to ensure deadlines are met and big cost blowouts do not occur. In Britain, self-build housing co-ops have been part of the accepted housing provision agenda for decades. But in Australia, they have generally not been favoured.

As for Millmerran, a Maleny project would need to attract 'in-kind' contributions. The size and mandate of the Sunshine Coast Regional Council suggests that it is unlikely to engage to the extent that Millmerran Council did. Perhaps the Rotary Club of Maleny or specific businesses might assist with 'in kind' support and other possibilities for expanding partnerships are considered later. With co-ops being such a feature in Maleny, it should be relatively easy to find a home for a building co-operative.

### **C: The hinterland village, amore ambitious option**

In the mid 2000s, I was engaged in a two-year consultancy with the Sunshine Coast Regional Housing Council (now Coast2Bay). Part of my work was to research and develop a 'hinterland-village' housing model, with a view to obtaining government funding.

I drew on the UK's Greater London Plan, which proposed that well-located defunct industrial sites should be used to construct urban villages. The broad intent was to offer affordable housing to the city's key workers and to other groups locked out of the private rental and ownership markets. The primary imperative was sustainability at all scales – housing design, energy use, emissions reduction, etc. The following are the key elements of the Sunshine Coast version:

A mixed-use village, comprising detached and attached housing types and including commercial or artisan spaces. In addition, as proposed in the London Plan, there was the potential for residents to be employed in an on-site sustainable industry, e.g. a bakery or perhaps a boutique brewery or hospitality, including food and guest accommodation.

Tenure in the village would also be mixed:

- Long-term social housing rental at 75% market rent
- Private ownership

The aim was to offer tenants and owners affordability and sustainability, not only in the initial cost of their 'green' housing design, but also via ongoing cost reductions in their water and energy bills, through the use of solar power, tank water storage and perhaps onsite waste treatment, water recycling and now – off-grid power.

Land provision:

*'Not for profit' housing companies (NFPHCs) can acquire land by partnering with developers, who often provide the land. In other cases, land is provided by a government agency, as in the ACT, where the Housing Department gave the NFPHC an old public housing estate. On the Gold Coast, the NFPHC partnered with a developer, but also with the Gold Coast Council, which contributed \$1 million to their first project.*

Finance:

*In the first instance, NFPHCs obtain grants from a state housing authority. The overarching aim for these social housing companies is that over some years, with the aid of government grants, they build a portfolio of housing stock, which is eventually valuable enough for them to negotiate*

*finance for projects on the value of their portfolios.*

*As NFPHCs don't pay tax, developers enter into partnerships with them because their tax-free status represents a major reduction in developers' construction costs.*

*The arrangements for these projects vary, but the central premise is that from each project, a (generally smallish) proportion of the housing built is owned by the social housing company and becomes affordable rental. The developer sells the remainder on the private market. There are also projects negotiated where as well as owning rental properties, the social housing provider is allocated an agreed number of 'housing units' to sell on the private market, thus generating funds towards another project.*

Without government grants, is there any hope for a Maleny village? Well, perhaps, if the project can be packaged to attract partners. For instance, I was surprised to read that the Sunshine Coast Regional Council had committed to a renewable energy target. We could offer Council a well-designed sustainable village as the flagship pilot for their renewable energy commitment? I read some time ago, that the Maleny Credit Union was investigating opportunities for involvement in solar energy. Perhaps there's a renewable energy genius at the University of the Sunshine Coast who could advise? I believe there is an innovative manufacturer of off-grid batteries around Cooloom. What about architects in private practice or Universities who would get excited about designing a high-profile village? If the momentum gathers, the Maleny project might even attract government money or 'in kind' support for some aspects. Inevitably, if the town's 'movers and shakers' put their heads together, they'd come up with all kinds of scenarios, which could capitalise on Maleny's attractions and wide reputation as being 'a bit different'.

#### **D: A Canberra housing development**

Finally, there's an example in Canberra we might consider. In the 1980s, a developer envisaged a different kind of housing option, and then built Wybaleena Grove, with quite modest townhouses. They all sat on a ridge in the bush with only one entry road behind the houses, to ensure privacy. There were no fences but courtyards at the back, and in front, banks of windows facing out into a tranquil bush aspect. There was a bike and walking path, threading unobtrusively through that aspect.

It was quite an out-there proposition for that era, so the developers tested their vision by putting an advertisement in the Canberra Times, seeking expressions of interest from potential homebuyers. They received an overwhelming response, and on the strength of that strong interest, they negotiated finance to build. The housing was originally modestly priced, but it has increased in value because its charm has endured with successive waves of Canberra homebuyers.

#### **E: A local option based on an overseas model**

The land component is always a major barrier to establishing social housing and given this housing needs study identifies a significant semi-itinerant cohort of singles who require housing, here's another possibility.

As the Maleny Neighborhood Centre is already in partnership with the Rotary Club of Maleny, perhaps there are members with businesses who would consider allocating space above or under their premises for affordable housing for minimal rent. This could be a basic bed-sit. Many businesses would already have a spare toilet, even a shower available. There is no necessity for the tenant to have exclusive use of these facilities. They would simply need to be accessible to the more private bed-sit space. Being housed in town is cost-effective and convenient for tenants. A few months ago, ABC radio interviewed the organiser of walking tours along the Dalmatian Coast. Walkers were accommodated each night at a very low cost in commercial

premises. In the Maleny context, sporting and recreational clubs might also be willing to consider such an arrangement. I have also heard that in London some years ago, a community group lobbied local government to stop harassing homeless people who were squatting in empty buildings. As a result, the local government negotiated with property owners to allow this type of squatting. I am not quite sure how this applies in Maleny, but felt it was worth mentioning, in case someone has a light-bulb moment.

Possibly, some business owners would see having someone on the premises beyond business hours as a security asset. On the down-side, in these litigious times, the project partners would need to research liability insurance to satisfy business owners that such an arrangement did not breach insurance companies' public risk guidelines. Perhaps a tenant could assume a formalised care-taking role in exchange for accommodation? This might satisfy insurance requirements. Health and safety regulations would also need to be examined.

### **Conclusion**

Options B and C could incorporate short- to medium-term housing options, although this would incur additional costs. A more viable option would be to negotiate a partnership with one or more of the big charities, say St. Vincent de Paul or Anglicare, to provide the short-term housing component.

## 5.9 Appendix 9: Community Consultation Response

### 5.9.2: An email letter by Dr Richard Mochelle (adapted)

Hello,

I may be able to contribute to your housing study. I'm an ex-architect, with a PhD in moral and political philosophy and three decades experience in environmental design education, futures education, and whole systems design education. I've given much thought over the decades to the problem of how best to provide for the worst off.

I've researched a number of initiatives such as community housing trusts and schemes such as Habitat for Humanity. I've found that while they provide for the needs of some, they offer an inadequate model to accommodate the great many in need. In terms of housing, not only their residential but also, most crucially, their occupational requirements. The numbers are likely to mount in coming waves of global financial stress, employee lay-offs, mortgage default, and bankruptcy.

I have been developing a somewhat bold schema that addresses the causes of the economic predicament in which housing un-affordability has been a continuing, chronic symptom. The schema involves a degree of complexity that I can't here present in detail. Suffice it to say that it involves an ethically-based social architecture, involving the four following key elements:

- An honorary world service ethos (akin to the international Rotary Club).
- A comprehensive 'resource trust', capable of holding and maintaining, in perpetual trust, all kinds of property and resources: housing for both residential and occupational needs; equipment, tools, vehicles, and materials needed to resource the development of a growing stock of trust property.
- Development of a multi-disciplinary trusteeship to oversee and manage the trust's property and resources: one of high ethical standing and integrity founded on commitment to global responsibility and with the kind of trustworthiness required to attract bequests of properties, materials, and funds.
- Development of an educational gateway for the development of trustee capabilities and qualifications, and providing skills training to those in need of housing, so that they may: participate in building their own housing, produce building materials for that purpose, provide support services, and subsequently assist others do likewise, on the basis of a mutual responsibility agreement.

This is an innovative approach without precedent. I believe it is both possible and wise to start small with a few highly capable and mature founders. In my view, the model is able to grow exponentially to support increasing numbers.

## 5.10 Appendix 10 Local Press of Interest

In the Range News dated Thursday, December 4, 2014, the following advertisement occurred on page 22.

Fully Self-contained Modular Homes \$17775 for 6 x 2.4 x 2.5 m DIY \$11775 bare bones unit.

[www.rubixmodular.com.au](http://www.rubixmodular.com.au)

email: [Samuel@rubixmodular.com.au](mailto:Samuel@rubixmodular.com.au)

In the Hinterland Times, dated December, 2014, the following advertisement appeared on page 44.

Stop Press – Owners slash price – Invest now! Price: best offer over \$160000.  
72B Maple St Maleny. Here's a great opportunity to secure a PRIME 778 m2 vacant site in the heart of Maleny. Currently zoned commercial, this property will suit a range of use options subject to Council approval such as: single residential dwelling; duplex site; multi-unit site; commercial shops/retail/showrooms; storage sheds; mixed use; professional suites; residential mixed with business. Web ID: 10817483

[www.realestatemaleny.com.au](http://www.realestatemaleny.com.au)