

RESEARCH DIRECTIONS

Community Land Trusts

Dr Louise Crabtree and Professor Peter Phibbs of the Urban Research Centre, together with Professor Carolyn Sappideen of the School of Law and Associate Professor Vivienne Milligan of the City Futures Research Centre, University of New South Wales are researching community land trusts and Indigenous housing options.
This project is funded by the Australian Housing and Urban Research Institute.

'Community land trusts are a model of community-based, perpetually affordable housing operating in the United States of America for the past 30 years and more recently in the United Kingdom,' says Dr Crabtree. 'Under this model, homes remain affordable whether through resale or inheritance, while delivering a degree of equity gain to homeowners. The community land trust structure is based on ongoing relationships between residents and their community. To respond to Indigenous housing needs, cultural values, settlement patterns, policies and land tenure need to be taken into account. Community land trusts may have potential relevance and resonance for Indigenous peoples aspiring to homeownership. We want to establish a strongly consultative method to determine the feasibility of using a community land trust model in a variety of situations of Indigenous tenure.'

The team will review the range of Indigenous housing tenure models operating in New South Wales and Queensland in collaboration with land tenure experts and an Indigenous Advisory Group. Case studies will then be conducted to determine the feasibility of this type of model in different community contexts. The case study approach aims to assess legal issues, policy settings, governance options and financing requirements for the model. Four case studies will be carried out in a mix of urban, regional and remote areas in consultation with local Indigenous stakeholders.



Issues of home ownership and tenure have always been complex and sometimes sensitive issues for Indigenous Australians. Home ownership is shaped by finance, access, policy and legal considerations. The community land trust model has the potential to help address these issues and help provide affordable long-term housing for Indigenous Australians, whether they live in an urban, rural or remote setting.

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