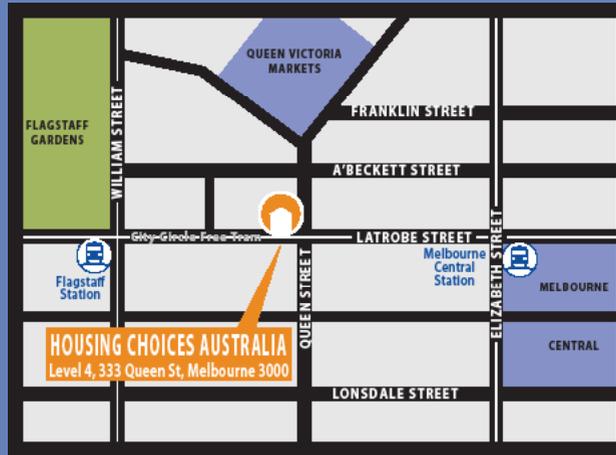


“

The right housing in the right place for the people

who need it

”



#### Contact Us

Melbourne Office  
Level 4, 333 Queen St, Melbourne VIC 3000

Geelong Office  
6 Pakington St, Geelong West VIC 3218

P: 1300 312 447

F: 1300 312 737

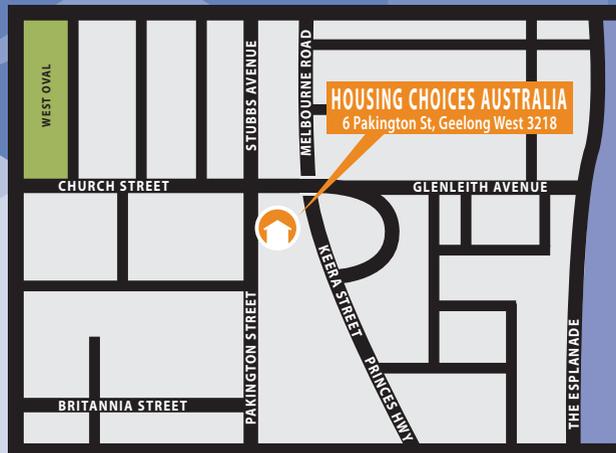
E: [info@hcau.org.au](mailto:info@hcau.org.au)

W: [www.hcau.org.au](http://www.hcau.org.au)

#### Office Hours

Mon - Fri: 9am - 5pm

\*\*\*Interpreting Services available for a range of languages



## Mixed Equity Program





## “Our Vision”

To enable people with low incomes, from all backgrounds, to live in high quality affordable housing within neighbourhoods and communities which meets their needs.

As part of this vision we are dedicated to providing and improving housing opportunities for people with a disability in the general community.

### Housing Choices Australia Mixed Equity Program

Housing Choices Australia works with partner organisations to provide opportunities for families and people with disabilities to finance and secure equity in their long term housing.

The Mixed Equity program has been established for people with a disability who require support to live in the community and who are able and wish to make a financial commitment to their long term home.

Secure affordable housing can now be a reality for people with a disability, who have access to moderate assets and a limited income. People in this situation are ineligible for Government subsidised housing due to their assets, but are unable to enter or maintain home ownership due to their income and difficulties with managing all the responsibilities that go with home ownership.

A property is purchased using funds provided by the applicant, the Office of Housing and Housing Choices Australia. Housing Choices Australia retains title and the applicant has secure tenure under a Residential Tenancies Act lease and pays rent at Office of Housing rates. The applicant signs a Mixed Equity Partnership Agreement securing their financial interest in the property.

For a project to succeed the applicant (family or person with a disability) must show that they have:

- Funds to commit to the purchase of a property.
- Written commitment of ongoing support from a community support organisation to assist the person with a disability to live independently in the community.
- Sought independent legal and financial advice.
- Housing requirements which can be realistically met within an affordable budget.

### The benefits for the applicant:

- The applicant is released from responsibilities of maintenance undertaken by Housing Choices Australia, payment of rates, body corporate fees, building insurance, etc.
- The applicant chooses a property on the open market in the area of their choice, subject to the project budget.
- The applicant's investment in the property is in accordance with their initial project contribution. If an applicant wishes to end the agreement in the future and has contributed 30% to the cost of purchase, they will receive 30% of the sale price of the property less selling costs.

### Costs & Limitations:

Housing Choices Australia has a responsibility to function in a financially responsible manner. All costs related to the program need to be met from the capital pool or from rent collected.

- Establishment costs such as legal fees, etc. are currently set at 2.5% of property purchase price.
- Some capital upgrade work or disability modifications may be required to meet tenant needs and Housing Choices Australia property standards and are included in the project costing.
- A cancellation fee is charged if the tenant chooses to withdraw from the contract after settlement.

For further information on the Mixed Equity Program or registration of interest please call 1300 312 447.