

HOW DOES A CLT GET AND PROTECT LAND?



How does a CLT get land?

There are different ways a Community Land Trust (CLT) can get land for affordable housing. WWCLT will explore all of these options:

- **Community and Faith-Based Land**
 - Land owned by faith groups or community organisations may be donated or made available for housing.
- **Government Land**
 - Some government-owned land might be suitable for affordable housing through a CLT.
- **Philanthropic, Private Donations and Bequests**
 - Local landowners who want to make a positive lasting impact can choose to donate land to the CLT.
 - Individuals, groups or philanthropic funds can make financial donations to WWCLT.
 - Community members can include a 'gift in their will' – this could be in the form of property or a financial donation to support the purchase of land for the CLT.
- **Planning Agreements with Developers**
 - In some cases, developers could give land to a CLT as part of a *Voluntary Planning Agreement (VPA)* in return for planning concessions from the council.

In some cases, a CLT might buy land directly or receive it through planning policies like inclusionary zoning or density bonuses. CLTs can also work in partnership with other not-for-profit housing providers to build homes.

How is CLT land protected for the future?

One of the biggest strengths of the CLT model is that the land stays in community hands. This means housing remains affordable - not just now, but for future generations too.

- **Land stays in community ownership**
The CLT keeps stewardship of the land and removes it from the speculative property market. This means it can't be bought and sold for profit - it's protected for long-term community use.
- **Affordable resale rules**
When someone buys a home on CLT land, they agree to a resale price that is capped using a clear and fair formula. This helps the next buyer afford the home too - breaking the cycle of rising prices.
- **A balance of stability and fairness**
While homeowners recoup the purchase price plus an indexation over time, they won't receive large windfall profits. This protects future affordability while still providing financial certainty to residents.

To find out more or connect with Waterfall Way CLT Ltd



HOW DOES A CLT GET AND PROTECT LAND?

Strong, stable communities

Because the land is not sold on the open market, housing costs don't spiral out of reach. This creates stable, long-term housing for people on local incomes - and helps communities stay strong and connected.

Protecting land for future generations

Land stays in community ownership



Affordable resale rules



A balance of stability & fairness



Strong, stable communities



Trust is Built Into the Model

WWCLT is run **by the community, for the community**. Our rules for decision-making are set out in our **Constitution** and are designed to ensure everything stays fair, transparent, and community-led and provide certainty for anyone contributing land to the CLT.

- Some decisions are made by the Board of Directors
- But major decisions must be made *together* at a General Meeting, with the support of General and Resident Members
- This provides certainty to the community, residents and other stakeholders that WWCLT will deliver housing for locals for many generations.

If you would like to talk about potential ways to support WWCLT to acquire land, please do not hesitate to contact us.

For more
information:

WWCLT website

Australian CLT Network website

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