



WHAT IS CLT SHARED HOME OWNERSHIP?



What is Shared Home Ownership?

Shared home ownership means the cost of owning a home is shared between a household and a partner organisation — making it easier to buy a home without paying the full market price.

In Australia, this is often done through a **shared equity model**, where you buy a portion of a home and an organisation like a **Community Land Trust (CLT)** owns the rest. But CLTs go further than that — they keep housing affordable for the long term and are run by and for the community.

What Is a Community Land Trust (CLT)?

A CLT is a **not-for-profit, community-led organisation** that owns land and stewards it for the benefit of the local community — not private profit. The CLT works to make sure that people on local incomes can afford to live and stay in their community.

CLTs give residents many of the benefits of traditional home ownership:

- Long-term security
- A sense of autonomy and control
- Stable, affordable housing

CLTs typically work with residents through:

- **Shared ownership** (co-ownership) between the resident and the CLT
- **A long-term lease** (e.g. 99 years), where the resident owns the home but leases the land from the CLT

What Is the Deed of Agreement?

The Deed of Agreement is a **legal contract between the resident and the CLT**. It sets out all the key rights and responsibilities of both parties and is central to how the shared home ownership model works within WWCLT.

It includes details that outline:

- **The right for the resident to live in and use the home**
- **The shared ownership legal structure** (e.g. Tenants in Common)
- **The conditions and approval processes related to raising a mortgage with a lender**
- **Roles and responsibilities** — what the CLT is responsible for, and what the resident must take care of
- **Resale formula** — a clear method for calculating the resale price if the resident decides to sell
- **Dispute resolution process** — what happens if a disagreement arises

The Deed gives residents security, while protecting the long-term affordability of the home for future buyers.

To find out more or connect with Waterfall Way CLT Ltd



WHAT IS CLT SHARED HOME OWNERSHIP?

CLTS HELP COMMUNITIES STAY STRONG

CLTs give **residents the security of home ownership** with the following benefits:

- Lower upfront cost to buy a home
- Long term security and community involvement
- Greater autonomy in your own home
- Fair resale terms and stability
- Homes stay affordable for future generations
- Local decision-making and stewardship

CLTs help create **stable, inclusive communities** by making it possible for:

- People on local wages to buy homes
- Young people and families to stay in their hometown
- Locals to make decisions about the housing that is needed in their community
- Housing to be treated as a **home**, not an investment.

How CLTs Keep Homes Affordable

CLTs make housing affordable for future generations by:

- **Taking land off the private market** - This keeps it safe from speculation and price spikes
- **Capping Resale Prices** - This means homes stay affordable for the next buyer
- **Preventing windfall profits** - This ensures community benefit is shared

When a resident decides to sell, the resale price is calculated using a legally binding resale formula.

This ensures:

- The resident can be certain to **recoup their initial costs**
- The **next buyer can still afford** to purchase
- The home remains **affordable forever**

For more information:

Infosheet: Resale Formula – What happens when a resident decides to sell?

Infosheet: What is a CLT?

Updated:
July 2025

To find out more or connect with Waterfall Way CLT Ltd