



## How to Buy or Build your Own Home in a Township Lease Community

A Township Lease can create a housing market and support Home Ownership in remote Aboriginal communities. Under a Township Lease the Executive Director of Township Leasing is able to grant long term subleases to community residents who want to buy or build their own home.

A Township Lease creates a strong and consistent land administration system for the whole township area. Secure tenure makes it possible to grant long term subleases for home ownership. A home ownership sublease comes as close as possible to ordinary freehold title that exists in places like Darwin and Alice Springs. This means financial institutions (such as Indigenous Business Australia or a bank) can issue home loans to eligible community residents.

Owning a home is something that should be possible for every person who wants to in Australia, including in Aboriginal communities.

Government is responsible for providing community or 'public' housing in remote communities in the Northern Territory. As part of public housing policy, the Northern Territory Government has decided to make some public housing available for sale. This means that in Township Lease communities a tenant can apply to the NT Government to buy the house they are living in.

### *Why Own Your Own Home?*

There are many benefits to owning your own home:

- Your money goes into paying for your own property rather than paying rent.
- You will own a valuable asset that you can pass on to your children or family.
- You will have more control about making changes to your house.
- You can feel more secure about where you live.
- You can leave the community for work, holidays or family business and still have your house to come back to. This is not always easy when renting.
- Your home can be used as security with a financial institution (such as a bank) to buy a second property.
- You can make improvements or extensions without waiting for approvals from your landlord or NT Housing.
- Owning your own home and piece of land can make you feel stronger and in control.

### ***Some Important Things to Know***

If you buy your own home you won't pay rent but you will have other payments:

- You will need to borrow money for a home loan and be able to pay the loan back. This means you will need enough income to pay for your loan and also pay for your living expenses. Most home loans take 20 to 30 years to pay off.
- You will have to pay for repairs and maintenance to the house, or any extensions.
- You will need to pay rates to the Council and have insurance for the house.
- You may need to get some legal advice and a conveyancer to help when you buy the house.
- There may be some other up-front costs such as stamp duty.
- If you decide to build a new house you may need to have a project manager to help you.

### ***Where to Get Help and Find Out More***

***The Office of Township Leasing (OTL)*** can assist with your application for a home ownership sublease or with finding available land if you want to build a new home in a Township Lease community.

***Indigenous Business Australia (IBA)*** offers home loans at lower interest rates than most banks. IBA can help assess your income and organise money management training. IBA can also give advice on other grants and discounts you may be eligible for.

***The Northern Territory Department of Housing*** will confirm whether the house you want to buy is available for sale and what the sale price will be. There may also be grants available from the Northern Territory Government for buying your first home.

### ***Contact numbers for:***

- The Office of Township Leasing – Freecall 1800 152 259
- Indigenous Business Australia – Freecall 1800 107 107
- The Department of Housing – 08 8999 8471

