



**Dhelkaya
Health**

MY HOME

NETWORK



OCTOBER 2026

TENANTS IN COMMON HOUSING MODEL - COMMUNITY FORUM

With rising housing costs the appeal of collective housing models has risen. These models can reduce the cost of housing, improve collective care of the property and build community.

One such collective housing model is the Tenants In Common model which it seems isn't so well known or understood so we are holding a forum on this model Thursday 5th November 7 - 8.30 pm - please see below for more details and to register.

Here follows some information on the Tenants In Common model to whet your appetite but more legal and other information will be provided on the night.

Tenants In Common is where two or more people own shares in a property.

The shares can be equal or unequal in any percentage, and can be changed over time. The shares are treated similarly to shares in a company. For example, when an owner dies, their share is an asset of the deceased estate and can be dealt with by their executor or administrator. If you transfer property (in the form of your share) to anyone else they will have to pay stamp duty, regardless of whether it is your principal place of residence.

It is highly recommended that a joint venture agreement is made that will outline what each person is responsible for and what is to be done if there is a disagreement.

Also, like a company, you can dissolve the agreement, and create a new structure to describe the ownership of the land title that reflects the equity each party holds in the houses on that land.

Tenants in Common ownership arrangements, when done properly, are a way for like-minded people to combine resources to spread the cost of land ownership and obtain a mutually beneficial living arrangement.

As Dr Rachel Goldlust, DEECA Senior Policy Advisor who lives locally says "Tenants in Common is actually really common but not many people know how it works or how it can be used to make buying land more accessible - it worked for us and now we have a little community of friends on one block".



Ben Franklin, NWF Lawyers

The forum will happen Thursday 5th November, 7 - 8:30 pm at the Northern Arts Hotel, 359 Barker St, Castlemaine and Ben Franklin from NWF Lawyers will provide legal expertise on the model and some community members with living experience of the model will share their expertise and insights.

To register for this FREE session, head to www.trybooking.com/DQOIO or for more information email Kaz: cneilson@castlemainehealth.org.au.

HOMESHARE

It's been a busy few months at Homeshare Mount Alexander; we have been working on new Homeshare matches, responding to new enquiries, continuing to strengthen our relationship with HANZA and importantly have welcomed a new Homeshare Coordinator to the role.



We have 6 current Homeshare arrangements and are receiving plenty of enquiries from homeseekers. As always, we're keen to hear from more potential home providers, so if anyone has a spare room and wants some help around the house and/or some company please reach out to us at homeshare@castlemainehealth.org.au.

We are now implementing the Personal Wellbeing Survey in partnership with HANZA to gain valuable insight into the impact Homeshare has over several key domains of wellbeing. The data gathered from these surveys will support lobbying efforts to government to extend the Homeshare program across the state. Information from the Personal Wellbeing Surveys will also support internal evaluation of the Homeshare program.

Finally we are very excited to introduce our new Homeshare Coordinator Deborah McCormick. Deborah is a local woman (7 years in Castlemaine) who hails from New Zealand. She has many years' experience both in the community services and government sector. Deborah is passionate about working in partnership and collaboratively with people and is committed to the homesharing model as a way of elevating isolation and creating affordable housing solutions.



Deborah & Helena, Homeshare Coordinators

TINY HOMES ON WHEELS - SPEED DATING SESSION

We are planning a closed invitation-only "speed dating" session, evening of Wednesday 25th November, between those who own a THOW and looking for a place to live in it and those who have land with a permanent dwelling and would consider having a THOW on it. There will also be an information session preparing for the speed dating session, evening of Wednesday 18th November. If you or anyone you know would be interested in such a session please get in touch cneilson@castlemainehealth.org.au

Please note this is not a public forum, it's targeting owners of THOW looking for a place to live and those with land with a permanent dwelling considering having a THOW on that property.

TINY HOMES ON WHEELS (CONT.)

Our My Home Network THOW working group:

- Shares information and supports people interested in THOW, including with sharing THOW owner/occupier expertise
- Supports matching those who own or occupy a THOW with those who have a suitable location for the THOW
- Advocates with others such as the Australian Tiny House Association (ATHA) for clear, consistent and practical regulations and policy frameworks at the local, state and national levels.

The THOW working group has been watching the Western Australian space since they adopted a THOW planning policy framework that takes THOW out of local law and planning schemes. Western Australia has consistent standards across the state that allow for THOW on-site waste treatment, THOW rentals and THOW clusters.

We have been in communication with councils in Western Australia and are encouraged by the results. Read more about how a West Australian-first proposal will see a tiny-home community set up in the state's South West. See [WA Tiny Homes On Wheels community](#).

TINY HOMES ON WHEELS - CARETAKER MODEL

We're having conversations with local stakeholders interested in using this caretaker model to care for their properties.

This model matches a secure place for a THOW in return for the THOW owner/occupier providing light property maintenance, general oversight and appropriate bush fire risk reduction on commercial, industrial, residential, farming or community properties that then could further activate, or improve the function of those properties.



Essentially we think it's about affordable housing, building community and caring for places. The plan includes either an individual agreement or governance options - a community or committee behind and supporting the caretakers and property owners to make it accessible to all ages and situations.

RENTAL ENERGY EFFICIENCY, SUPPORTS AVAILABLE AND REDUCING YOUR GAS & POWER BILLS

Just a heads up our My Home Network [Energy efficiency in rental housing](#) 10 min video has been transferred to Youtube-it will be useful as we approach a hot summer.

Please share with your networks.

STIGMA OF HOMELESSNESS

The stigma around homelessness is being seen by homeless community members and services as a barrier to integrated ways of addressing it. Please click on the image for the local media release as part of our local media campaign to address this stigma.

Thank you to Kathryn for generously and courageously sharing her story.



HOME OWNERSHIP FOR MOB - INFORMATION SESSION

Aboriginal Housing Victoria along with Dhelkaya Health and Nalderun will host this information session to learn more about home ownership options and pathways for Aboriginal & Torres Strait Islander peoples. Learn about:

- How to buy a house
- Help with budgeting and saving for a deposit
- Steps involved in home loan approval
- Financial counselling
- Available grants and more...

It will be held at Castlemaine Community House, 30 Templeton Street, Castlemaine on Tuesday 10 November 1 – 3 pm.

Lunch is included at this free session so please RSVP: <https://events.humanitix.com/home-ownership-for-mob-castlemaine-information-session>

Aboriginal Housing Victoria's Housing Pathways team, Indigenous Business Australia and Dhelkaya Health's Aboriginal Health Liaison Officers will be on hand to answer questions and provide support.

ROUGH SLEEPER ACTION GROUP - MOBILE SHOWERS TRIAL

The MHN convenes the local Rough Sleeper Action Group, a collaboration of organisations who work together to improve integrated supports and advocacy for the rough sleepers in our Shire who number approximately 45.

Action group members include the Castlemaine Library, Castlemaine Community House, Mount Alexander Shire Council, Castlemaine Police, Dhelkaya Health, Sac'O'Suds Laundrette, Parks Victoria, Haven Home Safe, Castlemaine Church Of Christ, Salvation Army, Maldon Community Pantry, Uniting Church and Anglican Church, Safe Space and Windarring Op Shop.

There was improved ABS rough sleeper census data collection this year due to local trusted connectors and organisations being involved in the data collection. This will hopefully give us more accurate data to be used in our advocacy with governments on rough sleeper outcomes.

The mobile showers for our local rough sleepers restarted back in March and are continuing weekly 9 - 11 am at the Salvation Army premises on Kennedy St and are also being trialed in Maldon on a Wednesday morning. The Dhelkaya Health housing team and homelessness outreach nurse are present at both sessions. The Salvation Army provide breakfast on Friday morning and a Bright Sparks volunteer is on hand to help people understand and reduce their gas and electricity bills.

We are collating evidence of its benefits to use in advocacy to continue and build on the access to and use of the showers.

Thanks to everyone on the Rough Sleeper Action Group for their collaboration, expertise and support - especially the Castlemaine Salvation Army for their leadership, provision of volunteers' assistance and taking on the governance of this mobile showers initiative.

Please see updated Help At Hand flyer for those in housing crisis at [Help at Hand – Castlemaine Community House](#)

OLDER WOMEN IN CO-HOUSING (WINC) - UPDATE, GETTING CLOSER!

We're ready to build, but finding a builder who can build within our price range continues to elude us. Our developer is working hard, our advisors continue to support us, but the state of the building industry and the cost of supplies are raising the prices....so it's taking some more time. WINC has 51 members now, 32 of them ready to live at WINC when we get the houses done.

We do have 2 of our 50m2 one-bedroom homes currently for sale to new members. If you're interested in learning more about WINC with a view to joining us now or in the future, we've got an information session/open house at our land on Saturday the 24th of October from 10.30 am - 12.30 pm, lunch provided. If you'd like to come, drop an email to mary-faeth@winccohousing.org.au and I'll send you more information and our address.

Also can visit [Older Women In Co Housing WINC](#).

VACANT DWELLINGS

We have had 17 vacant dwellings now released as affordable rentals -which equates to approximately \$8 million in housing value without building any more houses. Let's keep using current housing stock to better capacity.

But we need more of these longer term rentals. So once again, please encourage the owners of vacant dwellings in our Shire whom you may know, to release them as long term affordable rentals for those impacted by the bush fires and for others in rental stress. We have a letter template we use in the conversations with such owners.

We are also trying to access data on the impact of the State Government vacant property tax on their release as affordable rentals.

Before the bush fires we needed over 800 affordable rentals to alleviate rental stress. That number has now gone up by over 60. There are 1200 vacant dwellings including secondary Airbnbs so there is significant potential to alleviate that stress.

Thank you!

TENANTS' RIGHTS WORKING GROUP

The Tenants' Rights Working Group aims to:

- Support all voices equitably in a coalition manner which supports renters in Mount Alexander Shire.
- Build awareness of tenants' rights amongst tenants, landlords and real estates/property development networks.
- Advocate for affordability across a broad scope of potential new frameworks for tenants.
- Advocate for and assist with information on improving rental energy efficiency.
- Advocate for structural change so that renters have equitable access to affordable renewable energy.
- Build awareness of energy efficiency rebates, subsidies and other incentives for landlords so that tenants may be comfortable in their homes.
- Break down the stigma associated with rentals.

Some useful links:

[Strengthening rights for renters | vic.gov.au](#)

[Taskforce To Crack Down On Dodgy Rentals | Premier](#)

[General enquiry - Consumer Affairs Victoria](#)

For minimum standards not being met when a property is being let: [Your details | Report an issue with an advertised rental property](#)

For when you've tried but failed to resolve a complaint with a rental owner/their agent - [What is your complaint about? | Make a complaint](#)

Also linking in with ACT crew [Better Renting](#)

And importantly [New minimum energy efficiency and safety standards for rental properties and rooming houses - Consumer Affairs Victoria](#) and advocating that these standards apply to social housing as well.

HOUSING ACTION NEWSTEAD DISTRICT (HAND)

There is a very local housing network developing in Newstead that My Home Network will be collaborating with. They are Housing Action Newstead District (HAND).

HAND are auspiced by Newstead 2050 and if you're interested, please get in touch with Peter Sullivan, Chair of HAND, petersullivan51@gmail.com, 0487694067



APP FOR WOMEN TO FIND HOUSEMATES



MOUNT ALEXANDER SHIRE COUNCIL HOUSING UPDATE

Affordable Worker Housing Maldon

The planning permit is being assessed by council. A new leaflet has been approved for distribution to the public and available from the Community Bank Maldon District and, in web form, through council's website. Each home will have two bedrooms, with completion expected in late 2027.

<https://www.mountalexander.vic.gov.au/Building-and-Planning/Planning-for-the-future/Affordable-housing/Maldon-Affordable-Worker-Housing-Project>

Seniors Affordable Housing Maldon & Newstead

Council continues to work with Wintringham Housing to deliver seniors housing at sites in Maldon and Newstead.

MOUNT ALEXANDER SHIRE COUNCIL HOUSING UPDATE (CONT.)

Mount Alexander Affordable Housing Trust (MAAHT)

MAAHT Pty Ltd has made its application for ACNC accreditation and continues to meet with key stakeholders. The draft MAAHT Strategic Plan is still being reviewed by the Trustees, the MAAHT Advisory Committee, and council.

The Affordable Worker Housing Maldon will be the first project for the MAAHT.

<https://www.mountalexander.vic.gov.au/Building-and-Planning/Planning-for-the-future/Affordable-housing/Affordable-housing-trust>

Templeton Street Affordable Housing Project

Council continues to work towards securing funding to progress this project.

<https://www.mountalexander.vic.gov.au/Building-and-Planning/Planning-for-the-future/Affordable-housing/Templeton-Street-Affordable-Housing>