

GROUNDED COMMUNITY  
LAND TRUST ADVOCACY

# ANNUAL REPORT 2023

**PREPARED BY:  
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# OUR MISSION

Grounded is a not-for-profit organisation established to advocate, incubate and accelerate the development of Community Land Trusts in Australia.





# A WORD FROM THE CHAIR

Dear supporters,

There has never been a more poignant time in the housing landscape to advocate for CLT's in Australia.

Our first year has been dynamic, building an agile board of experts across community development, academia and well versed rebels wanting housing firmly entrenched as a human right.

I am excited and optimistic about our second year with so much funding channelled towards social and affordable housing.

To build on this, we are drafting an open source 'prescribed lease' to assist CLT steering groups and their residents. This will make it easier for residents to receive mortgage approval.

Another focus for the coming year is the development of a CLT accelerator program. This will assist steering groups to get to the council planning approval stage.

To assist this, we have just hired a new campaign manager Emma Belcher. She will lead on community engagement via the accelerator, helping to build the movement.

We are determined make progress on this vital housing alternative to the private rent or buy options currently dominating the tenure landscape. We thank you for your support.

Best,

**BO KITTY**  
CHAIRPERSON

Understand how your housing payments can be used for something positive, actually making your community stronger.

It is time we changed the way we treated land - from the ground up.

## START UP CULTURE

Creating a new NGO saw plenty of pithy quotes ‘from the ground up’. This included holding our first strategy weekend, facilitated by futurist Dr Jose Ramos.

We are keen to maintain a solutions-based focus, with board members encouraged to think outside the square. Staff report via the [OKR methodology](#) (Outputs = Key Results). These quarterly objectives give us focus and potency towards achieving our Mission.

Our board has members spread across nearly all states. It includes professionals from the planning, construction, academic and economic sectors. We have people from both ends of the housing spectrum, from those with a lived experience of precarity, to those with investment properties.

We do everything on the cloud, meaning that transparency is enacted wherever possible. Google drive stores all our docs. Xero our finances. Slack our operations channel. Buffer for comms planning.

We warmly welcome our members to engage with and join our Working Groups: built form, policy, finance & legal, governance, and communications.

# ADVOCACY

We are aiming for reform momentum at both the legislative level and into banking and building codes. Some of this is high level and others localised. Here's how we engaged in our advocacy objectives.

We have hit the ground running. In our first year of operations we have met with CLT steering groups in Apollo Bay, Hamilton, Daylesford, Corryong, Lakes Entrance, Byron Bay, Housing Older Women (Bris), SA and soon WA.

We have established relationships with key stakeholders including the Federal Housing Ministers office, NHFIC, Vic Treasury, the Vic Housing ministers office, Max Chandler-Maher (Fed Greens), MP Katie Hall (Vic) and Hepburn Springs Councillors.

Valuable advice was received in meetings with the US CLT Network's Greg Rosenberg, and also the EU CLT network's Aga Biedalak. A meeting with Tony Pickett (Grounded USA) led to a follow up with US econometrician Roger Lewis, who gave insights on our innovation model.

We look forward to furthering our relationship building with housing intermediaries, builders and modular housing developers. Seeing what is happening on the ground is most valuable, and joining the My Home Network has been insightful in how a local community advocacy branch can lead to policy change in nearby Mt Alexander Shire (Castlemaine).

We also participated in events such as the Regional Victorian Affordable Housing Summit and the Community Housing Industry conference.

# OUR FINANCES

We are very privileged to have our major donor as our Treasurer. Matt Doran has done a sterling job ensuring our finances are represented professionally at our monthly meetings.

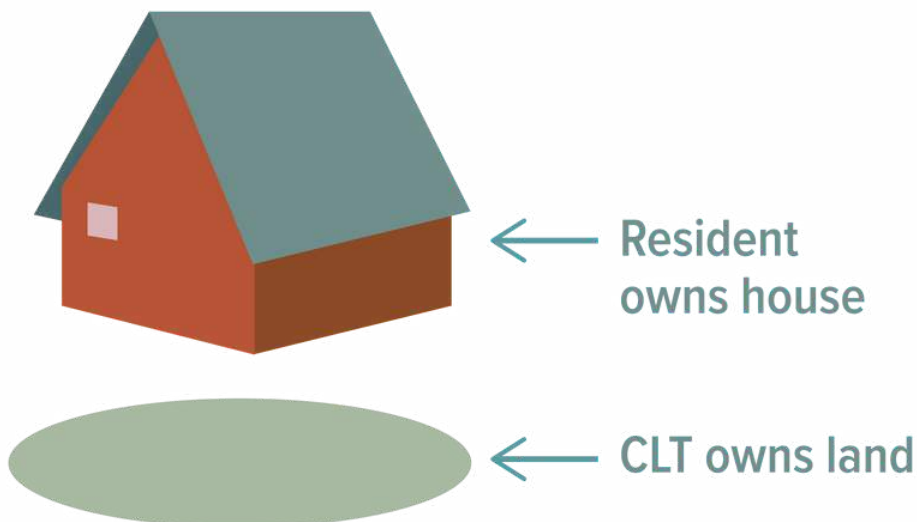
Matt was keen to get Xero established early on. It works as promised, with board members able to track transactions and view the bank accounts if required.

One of our most useful tools is analysing the Budget Variance. This gives an indication of how a project is running.

Our finances show that we made a profit of \$78,000. When looking at the budget variance, we can see that most of this was due to the need to hire another staff member, and an under investment in R&D.

We have confirmed a similar sized donation is coming our way this year.

Our goal for this year is to broaden our philanthropic base, establish consultancy services, provide training and educational services, and increase our membership base.



# Profit and Loss

Grounded Land Trust advocacy Inc  
For the year ended 30 June 2023

2023

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## Trading Income

Donations Received	155,000.00
Event Income	125.00
Interest Income	1,403.77
Membership Income	621.00
<b>Total Trading Income</b>	<b>157,149.77</b>

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**Gross Profit** 157,149.77

## Operating Expenses

Accounting	479.61
Bank Fees	26.66
Consulting & Specialist Advice	600.00
Design	3,080.00
Event Expense	2,060.07
General Expenses	455.70
Insurance	2,395.00
Legal Expenses	1,650.00
Phone & Internet Comms	590.87
Subscriptions	254.00
Superannuation	5,989.83
Travel, Conferences, Networking	690.11
Wages and Salaries	57,046.10
Website	3,374.82
<b>Total Operating Expenses</b>	<b>78,692.77</b>

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**Net Profit** 78,457.00

# Balance Sheet

Grounded Land Trust advocacy Inc  
As at 30 June 2023

30 JUN 2023

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## Assets

### Bank

Community Rewards Account	82,659.32
Debit Card Account	477.98
<b>Total Bank</b>	<b>83,137.30</b>

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<b>Total Assets</b>	<b>83,137.30</b>
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## Liabilities

### Current Liabilities

PAYG Withholdings Payable	3,388.00
Superannuation Payable	1,292.30
<b>Total Current Liabilities</b>	<b>4,680.30</b>

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<b>Total Liabilities</b>	<b>4,680.30</b>
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<b>Net Assets</b>	<b>78,457.00</b>
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## Equity

Current Year Earnings	78,457.00
<b>Total Equity</b>	<b>78,457.00</b>

# Budget Variance

Grounded Land Trust advocacy Inc  
For the year ended 30 June 2023

	2023	2023 OVERALL BUDGET	VARIANCE	VARIANCE %
<b>Trading Income</b>				
220 - Membership Income	621.00	-	621.00 ↑	- --
221 - Donations Received	155,000.00	155,000.00	- --	- --
222 - Event Income	125.00	-	125.00 ↑	- --
270 - Interest Income	1,403.77	-	1,403.77 ↑	- --
<b>Total Trading Income</b>	<b>157,149.77</b>	<b>155,000.00</b>	<b>2,149.77</b>	<b>1.39%</b>
<b>Gross Profit</b>	<b>157,149.77</b>	<b>155,000.00</b>	<b>2,149.77</b>	<b>1.39%</b>
<b>Operating Expenses</b>				
401 - Event Expense	2,060.07	3,000.00	(939.93) ↓	-31.33% ↓
402 - Website	3,374.82	3,120.00	254.82 ↑	8.17% ↑
403 - Design	3,080.00	7,000.00	(3,920.00) ↓	-56.00% ↓
404 - Bank Fees	26.66	-	26.66 ↑	- --
410 - Research & Development	-	24,000.00	(24,000.00) ↓	-100.00% ↓
411 - Legal Expenses	1,650.00	-	1,650.00 ↑	- --
412 - Consulting & Specialist Advice	600.00	6,000.00	(5,400.00) ↓	-90.00% ↓
413 - Accounting	479.61	650.00	(170.39) ↓	-26.21% ↓
429 - General Expenses	455.70	1,000.00	(544.30) ↓	-54.43% ↓
433 - Insurance	2,395.00	1,500.00	895.00 ↑	59.67% ↑
477 - Wages and Salaries	57,046.10	89,000.00	(31,953.90) ↓	-35.90% ↓
478 - Superannuation	5,989.83	8,900.00	(2,910.17) ↓	-32.70% ↓
485 - Subscriptions	254.00	-	254.00 ↑	- --
489 - Phone & Internet Comms	590.87	-	590.87 ↑	- --
492 - Travel, Conferences, Networking	690.11	1,500.00	(809.89) ↓	-53.99% ↓
<b>Total Operating Expenses</b>	<b>78,692.77</b>	<b>145,670.00</b>	<b>(66,977.23)</b>	<b>-45.98%</b>
<b>Net Profit</b>	<b>78,457.00</b>	<b>9,330.00</b>	<b>69,127.00</b>	<b>740.91%</b>

# SUBMISSIONS

Our aim is to present *for-purpose housing* as a vital cog in Australia's housing equation. We can no longer wait for supply to trickle down.

We call on government to engage in a holistic start up package so that community led housing can deliver perpetually affordable tenure.

We submitted to the following government channels:

[Federal Budget submission](#)

[QLD Property Law submission](#)

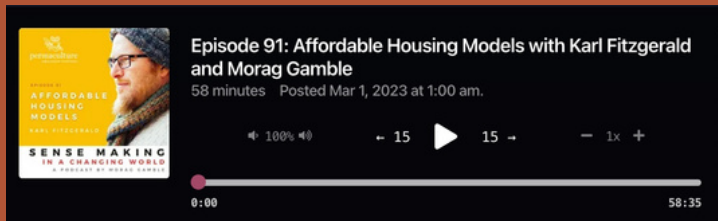
Housing Australia Future Fund legislation

- Our [submission](#) was referenced a few times in [the final paper](#).

Senate Rental Inquiry (forthcoming)



# MEDIA & EVENTS



## HOUSING TRUST: New idea for price-controlled housing at Apollo Bay



Media included the AFR, ABC Melbourne Drivetime with Raf, ABC Radio South West Victoria, 3CR's Solidarity Breakfast and the Fifth Estate. Podcasts included Morag Gamble's Sense Making and the Room XChange.

In the coming weeks, there should be coverage in National Geographic and a documentary interview in Common Wealth.

We created media with the Make Your Own Rules event, which had about 100 people attend a vibrant discussion. A [transcript](#) of this dynamic and informative discussion provides vital insights for everyone considering a CLT. A recording of our lively Launch event can viewed on our [YouTube Channel](#).

We thank our colleagues at the Economic Media Centre for their assistance in the launch.



# 1800

unique web visitors

# 161

Facebook followers

# 52

Linked In Followers

# 31

members

Let's see where we are next year!





# Grounded

Community Land Trust Advocacy

IMAGINE WHAT WE COULD DO IF WE HELD LAND IN TRUST FOR GENERATIONS - THE RESOURCES AND THE WISDOM WE COULD BUILD OVER TIME.

THAT IS WHAT WE WILL NEED FOR THE FUTURE. JOIN US.

[www.grounded.org.au](http://www.grounded.org.au)