

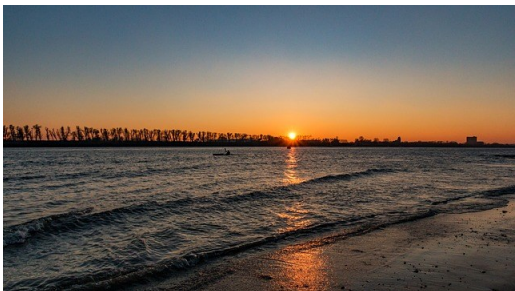
## HOW CAN I BECOME A MEMBER?

*Fill in the membership application form and submit it with your membership fee .*

*General membership is open to everyone.*

*Initial resident membership is income qualified. Ownership is encouraged so apply to qualify now.*

For membership applications visit our website, or contact:  
Andrew - 0433 253 248  
andrew@smbi-clt.org.au



**SMBI CLT Ltd**  
[www.smbi-clt.org.au](http://www.smbi-clt.org.au)

Part of the Australian CLT Network

Joining 350 CLTs in US and 300 in UK.



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*Safe Harbour Family Church*

## Southern Moreton Bay Islands Community Land Trust (SMBI CLT )



SMBI CLT Ltd



## What is the SMBI CLT?

The SMBI CLT Ltd is a not-for-profit organisation established to steward property on the SMBI (Southern Moreton Bay Islands) to ensure that the Islands retain perpetually affordable housing, as property values inevitably rise.

This aim is achieved by properties being permanently removed from the property market and secured by the CLT (Community Land Trust). The properties are then made available for ownership or rental to low to moderate income households, providing secure tenure, housing stability, and reducing housing stress.

## WHO CAN BE INVOLVED?

Membership in the SMBI CLT is open to everyone. The organisation is managed by a three-part board of directors who are made up of SMBI CLT residents, the broader Island community members, and people elected with civic or professional expertise.

People can be involved in the SMBI CLT as resident members, broader community members or board members. There are ways in which all members in the community can be involved in the SMBI CLT.

CLTs have two critical start-up needs, which are provision of initial land or capital to purchase property, and financing for CLT construction and resident owners. Those who are able to contribute to these crucial needs are encouraged to contact us.



## HOW DO CLTs WORK?

In a classic CLT, the NFP owns the land and residents own housing sitting on the land, paying only a nominal ground lease for use of CLT land. Due to Australian property laws, the CLT is better to operate under coop ownership or shared-equity with the homeowner, with the CLT providing the equivalent of a deposit. Therefore, the mortgage required to own a property is much lower, and a down-payment is not required by the resident, resulting in huge savings to the CLT homeowner. Below-market rentals may also be made available.

In return for these benefits, CLT homeowners agree for the majority of land gains to be returned to the CLT when property is sold. Unlike all other housing schemes, this assures that benefits can be passed on, and creates perpetual affordability.

