



# Haven House South Dowling

Providing young people experiencing homelessness a place of their own and the support needed to rebuild their lives.

**PROPERTY  
INDUSTRY  
FOUNDATION**



## **Every young person should have a home – a place where you can be yourself, feel safe and loved.**

Sadly, some 44,000 young people across the country and here in Sydney have no home. No place to call their own. That's where the Property Industry Foundation helps.

For over 25 years we've increased the number of bedrooms available for homeless youth and supported initiatives that have a tangible positive impact on youth homelessness.

Haven House South Dowling is a unique opportunity to build more accommodation for young people experiencing homelessness than any previous project undertaken by the Foundation. But it will be more than just a big project: Haven House South Dowling will provide a home for young people to call their own and the support needed to rebuild their lives.

**And we're asking Sydney's property and construction industry to help make it happen.**



# Chairman's and CEO's Message

**Each year the Property Industry Foundation works with the property and construction industry to increase the supply of accommodation for homeless youth.**



Homelessness is one of the most severe forms of disadvantage and social exclusion that any young person can experience. Major triggers for young people becoming homeless include family violence, relationship breakdown, drug use, and poor mental health. At the same time, more frontline charities are contacting the Property Industry Foundation about the possibility of working together to build more accommodation for homeless youth.

Rising demand for help is not surprising. Evidence suggests as many as 44,000 young Australians are homeless and 1 in 3 turned away from accommodation. Too many young people experiencing homelessness, or in crisis, are struggling to get the services they need when they need them.

The young people supported often have complex needs. They need targeted and intensive counselling intervention, support programs and a focus on providing life skills and resilience training to restore their dignity and hope in breaking the cycle of homelessness. Essential to addressing these issues is safe and stable accommodation. Service delivery partners such as health providers, employment services, and specialist mental health professionals provide support to improve the chance for those experiencing homelessness to break the cycle of crisis and disadvantage.

For 25 years the Property Industry Foundation has been a trusted and vital part of the industry's collective effort to improve the lives of hundreds of Sydney's most vulnerable young people experiencing homelessness.

The Foundation builds homes for homeless youth. We do not operate these homes but donate them to our frontline partners who will operate them. We build these homes in a unique fashion, with significant pro bono contribution from the industry. These homes are called Haven Houses (formerly known as PIF Houses).

There is an urgent need to raise \$7.5 million to establish Haven House South Dowling and provide vital accommodation while delivering services directly to our city's most vulnerable. Haven House South Dowling will be a place where we can restore hope and dignity to young people experiencing homelessness.

This is a unique opportunity for our corporate partners, industry supporters, philanthropists and government to join the Property Industry Foundation and make a tangible difference to youth homelessness. It is our hope that you will join us in helping bring this project to fruition.



A stylized signature of Penny Ransom in blue ink.

**Penny Ransom**  
Chairman



A stylized signature of Kate Mills in blue ink.

**Kate Mills**  
Chief Executive Officer

“

The young people supported often have complex needs. They need targeted and intensive counselling intervention, support programs and a focus on providing life skills and resilience training to restore their dignity and hope in breaking the cycle of homelessness.”

Kate Mills, Chief Executive Officer,  
Property Industry Foundation





# Haven House South Dowling Capital Campaign President

**Roberts Co is delighted to be the lead construction partner of the Property Industry Foundation's Haven House South Dowling project. Together we will build more urgently needed accommodation for young people experiencing homelessness in Sydney.**

I am also honoured to accept the role of Haven House South Dowling Capital Campaign President. The property and construction industry is full of incredibly generous people and companies. This building project will not only increase the amount of accommodation available to young people seeking to break the cycle of homelessness but enable the support services young people need to be delivered by project partners, The Salvation Army.

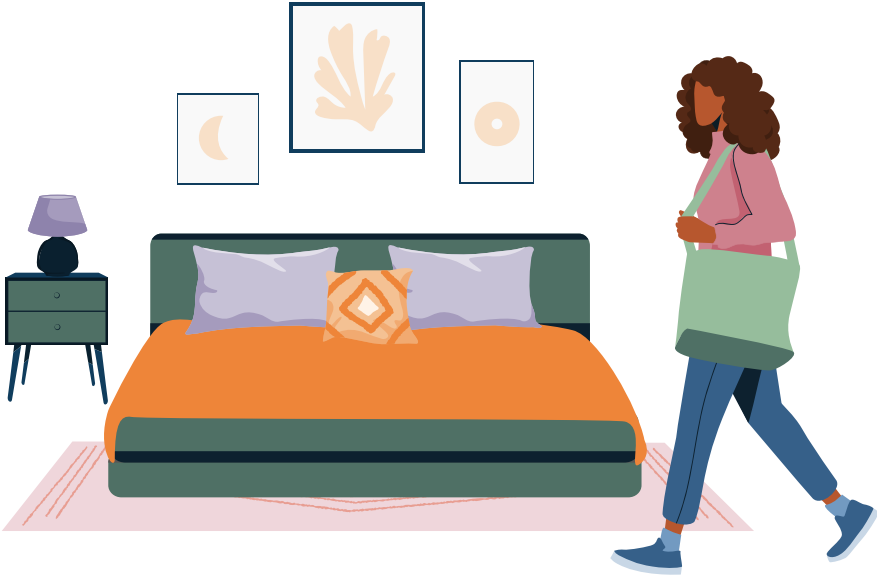
As you read the stories of young people in these pages it's clear that Haven House South Dowling will be more than just a building. It will be a place where hope and dignity are restored and where young people can escape homelessness for good. It is my hope that corporate partners, industry supporters and philanthropists will join us and make a tangible difference to youth homelessness by supporting the \$7.5 million Haven House South Dowling Capital Campaign.

Please consider giving generously.

**Alison Mirams**  
CEO, Roberts Co





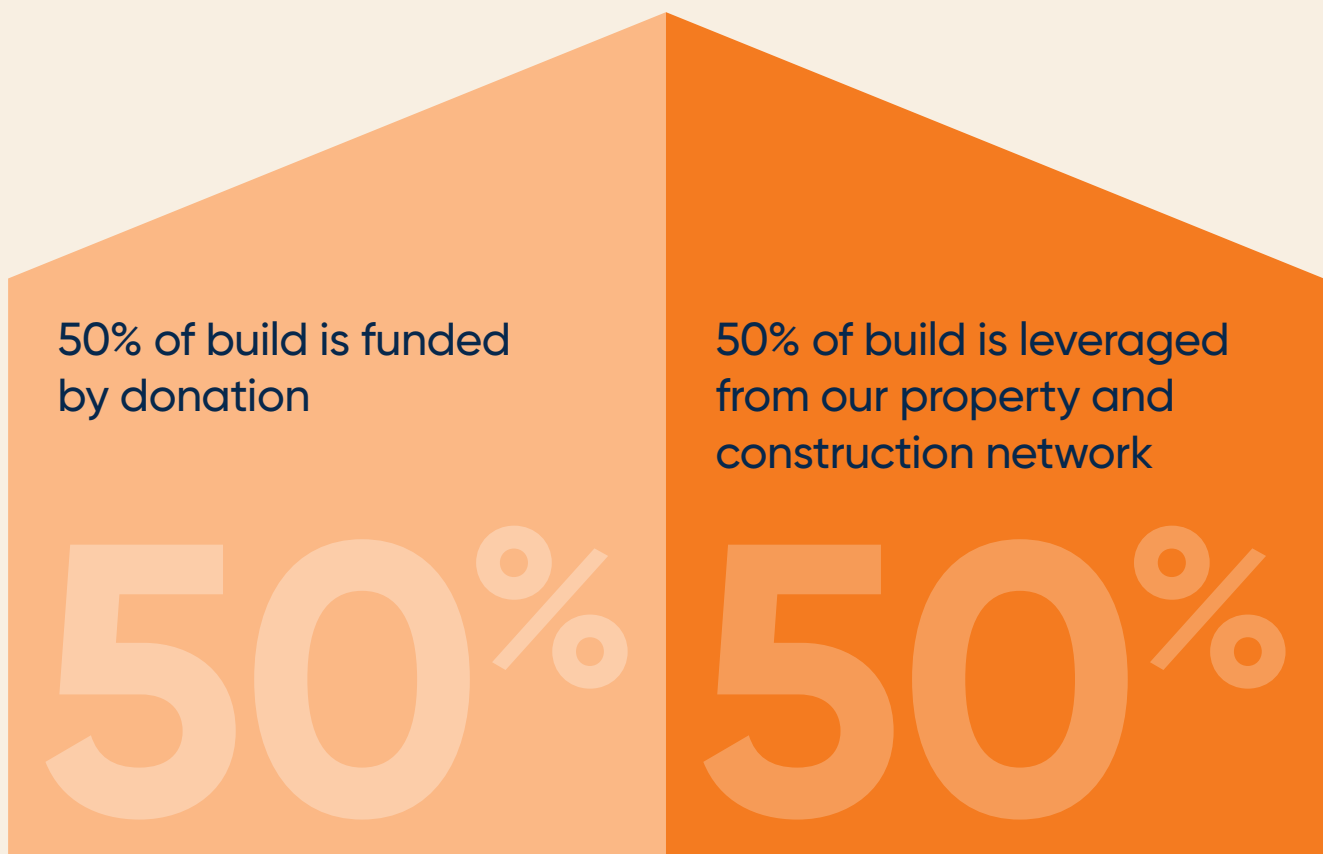


## **We bring the property and construction industry together to build homes for homeless youth.**

We have a proven model of delivery where we leverage our relationships and the generosity of the industry to raise significant sums of pro bono goods and services that reduce the amount of cash funding required. On many projects we achieve 50% pro bono contributions, meaning that every \$1 of cash is matched by \$1 of pro bono.

With Haven House South Dowling we already have a significant amount of pro bono contributed by consultants, and expect up to \$1m of the actual build cost to be delivered via pro bono contributions.

### **A unique funding model**



Haven House South Dowling will increase the number of bedrooms available to young people seeking to rebuild their lives...and we're asking Sydney's property and construction industry to help make it happen.





# Our strategy

## PURPOSE

**We are for Homeless Youth**

## VISION

A safe and secure home  
for every young Australian

## MISSION

To increase the number of bedrooms available for  
homeless youth and support initiatives that have a  
tangible impact on youth homelessness

## IMPACT

Deliver a tangible  
and measurable  
impact on homeless  
youth

Establish Haven  
Project

Build 71 bedrooms  
by end 2025

Fund systemic  
change

## INFLUENCE

Lead the industry's  
contribution  
to ending youth  
homelessness

Improve relationships  
with all peak bodies

Demonstrate leadership  
on developing the  
industry's response to  
homelessness

Deepen engagement  
with industry

## SUSTAINABILITY

Strengthen finances,  
culture, succession  
planning and capacity

Grow sustainable  
revenue streams

Develop culture,  
succession and  
capacity of organisation

**PEOPLE, CULTURE, VALUES**



## STRATEGIC PILLAR 1

### IMPACT

Deliver a tangible and measurable impact on youth homelessness

#### Goal 1

Establish the Haven Project as a recognised program.

#### Goal 2

Build an additional 71 bedrooms by end 2025.

#### Goal 3

Amplify impact with 20% of funding given to projects with systems change approach.

#### Goal 4

Deliver a flagship project South Dowling.

## STRATEGIC PILLAR 2

### INFLUENCE

Lead the industry's contribution to ending youth homelessness

#### Goal 1

Deepen relationships with the Property Council including the UDIA, API, and the MBA.

#### Goal 2

Demonstrate leadership in bringing the industry together on youth homelessness.

#### Goal 3

Deepen engagement of the Foundation with the industry.

## STRATEGIC PILLAR 3

### SUSTAINABILITY

Strengthen the Foundation's finances, culture, succession and capacity

#### Goal 1

Develop and grow sustainable annual revenue streams. Raise an additional \$5.5m for Haven House South Dowling project.

#### Goal 2

Develop culture, succession planning and capacity of organisation to underpin increased impact.



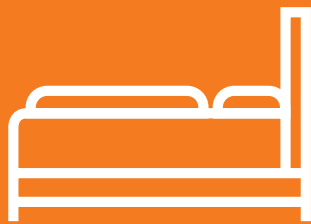




# Powered by the property and construction industry we have

## 21

more bedrooms in 2021.  
Built 234 bedrooms  
to date.



## 293

young people in the last  
year have spent at least  
6 days in a Haven House.



## 38

bedrooms in  
our pipeline  
for development.



## 6,784+

occasions of services  
experienced by young  
people in the programs  
and homes we support.





# Projects Built and Young People Helped – Case Studies

## Haven House Dulwich Hill

"I was living with my family until 2019. Things were not ok at home and my mum and stepdad were not being very nice toward me. I was experiencing physical and emotional hardship from my parents. They were threatening and been abusive towards me and I was scared. So I left home and stayed at friends, mostly couch surfing. I was trying to hold down my job but not working long term. I got into crisis accommodation. This was ok for a while, but this was also not a long term fix.

I knew I couldn't go home so I applied for Stepping Stone House. I have lived here for over 19 months. This has provided me with endless opportunities. I am about to start my HSC and complete school. I have an excellent attendance rate and I have been on the honour roll. I am more confident, and I speak up and offer my views and opinions.

I complete my chores and I have 329 living skills completed. I have a part time job and work as a florist at the weekends. My goal is to own my own business one day and become very successful."

**Valentina**







## Haven House Dundas

### SAMI

#### Returning to a Safe Haven

With the support of the Property Industry Foundation's KickStart program at Haven House Dundas, Sami\* completed school, enrolled in university and was working part time.

She was supported to move into a private rental with a friend and for a year she was gaining independence and doing very well. However, the combined pressure of study, working and coping with the COVID-19 pandemic led to a series of mental health episodes, which resulted in hospitalisation.

Sami was able to return to the safe haven of Haven House and gain access to the support she needed to recuperate and get back on her feet. "Many young people will leave home and return if things get too hard," says Property Industry Foundation. "It's wonderful that this young person had the relationship with her workers and was able to return "home" while she recovers."

*\*Not her real name*

## Haven House Kingsford

Brendan was 16 when he was referred to St. Laurence House, due to a history of family instability and neglect. Brendan presented with a range of trauma-related behaviours, which were making school and social life difficult for him.

Over the past year, we have seen Brendan increasingly flourish in a variety of domains such as emotional regulation, communication, confidence and practical living skills like cooking and cleaning.

Brendan has recently begun his final year of high school and is on track to achieve his goal of getting into university to study psychology. He attributes his improvements to the strengths based and trauma informed approach of staff at St. Laurence House, stating that he now feels confident in his ability to achieve his potential.





# Working together to improve youth homelessness

## The Property Industry Foundation and The Salvation Army have joined together in partnership to bring Haven House South Dowling to fruition.

The Property Industry Foundation will manage Haven House South Dowling having secured a 50 year lease from the City of Sydney and progressed planning and building approvals.

The Foundation has a unique project funding model. Roberts Co has joined the project as lead construction partners. While The Salvation Army will deliver programs and services to residents.

By partnering with one of the country's most trusted charities, the Property Industry Foundation has ensured residents of Haven House South Dowling will have access to a wide range of programs and services which address the often complex health and welfare needs of young people who are experiencing homelessness.

The Salvation Army has over 120 years of experience working with homeless and disadvantaged young people in Sydney's inner city. By enlisting The Salvation Army as a partner, the Foundation is confident residents will have access to expertise across youth accommodation, health, including mental health services, crisis support and allied health and welfare services which are truly integrated within the Salvos model of care and housed in a safe and supportive environment.

The Salvation Army also has deep and longstanding relationships with many other local health and welfare providers that enables it to offer long term support to residents of Haven House South Dowling.

“

Every week hundreds of young people experiencing homelessness or in crisis seek help from The Salvation Army. Once built, Haven House South Dowling will increase the accommodation options we can offer and be a safe, stable home where our team can deliver the support services that are a critical part of breaking the cycle of homelessness.”

Natalee O'Briend, National General Manager Youth, The Salvation Army









# Haven House South Dowling

## **Haven House South Dowling is part of the Property Industry Foundation's Haven Project initiative.**

The Salvation Army, in this instance, will be the sub-leasee of the property and its operator. Once complete, Haven House will add to the amount of accommodation available to young people experiencing homelessness plus enable the implementation of a proven model of care to help residents more efficiently and effectively break the cycle of instability with their accommodation.

The City of Sydney's Sustainable Sydney 2030 has set affordable housing targets to increase the amount of affordable housing in the city. The plan estimates that 4,000 to 8,000 affordable housing dwellings need to be provided in greater Sydney per annum to meet the needs of very low- and low-income groups.

Demand for affordable housing far exceeds supply and young people are increasingly unable to access housing that is affordable. Haven House will add 10 affordable 1 and 2 bedroom transitional units to housing stock for young people between 16 to 24 years of age who are homeless. It will establish safe, appropriate and affordable accommodation alongside case management that is responsive to the changing needs of young people and maximises opportunities to sustain their tenancies.



## Project Objectives



Provide safe and stable accommodation for 12 to 36 months



Provide affordable housing to young people engaged in employment, education or training that provides a stable base from which young people can participate in society



Work closely with NGO's and government agencies to assess the housing needs of young people



Work collaboratively with partners to maximise young people's opportunities to sustain tenancies and to plan appropriate transitions for young people into suitable long-term housing



Deliver integrated services to support each young person achieve positive housing, education, employment and well-being goals



Connect young people to other services, including employment, education and training



Develop and maintain skills to improve young people's ability to increase their social and community support networks



Work alongside young people towards transitioning into safe and affordable long-term housing

## Expected Impact



Young people have stability and safety and avoid reoccurrence of crisis situations



Reduced levels of homelessness with people exiting homelessness and fewer people becoming homeless



Young people have improved skills, health and well-being which reduces emergency hospital admissions



Young people have increased resilience and self-determination



Increased education and employment participation



Social cohesion increases with young people having a sense of social inclusion through being a valued member of society who contributes socially or economically

# Campaign Patrons



“

For over 25 years the Property Industry Foundation has been a trusted and vital part of the industry's collective effort to improve the lives of hundreds of Sydney's most vulnerable young people experiencing homelessness. I am delighted to offer my support to the Haven House South Dowling Capital Campaign.”

Bob Johnston, Campaign Patron  
Previous Chairman, Property Industry Foundation

“

Young people experiencing homelessness face significant challenges in accessing accommodation. Haven House South Dowling is another practical example of how the industry can work with the Property Industry Foundation to increase the supply of beds for homeless youth in Sydney's inner-city. I hope you'll help make a difference to young people in need and lend your support to the campaign.”

Greg Paramor AO, Campaign Patron  
Previous Chairman, Property Industry Foundation



“

For a young person experiencing homelessness, they need more than just a bed. They need support services to help them break the cycle of homelessness for good. It's why the Property Industry Foundation has partnered with The Salvation Army so that together Haven House South Dowling will be a place that provides both. I am proud to support the Property Industry Foundation's capital campaign.”

Victor Hoog Antink, Campaign Patron  
Previous Chairman, Property Industry Foundation





**With the help of Sydney's property and construction industries, the Property Industry Foundation can continue to increase the amount of accommodation available to young people experiencing homelessness.**





## How can you help?

The Property Industry Foundation has, for 25 years, been powered by generous donations from corporations in the property and construction sectors, philanthropic trusts and foundations, individuals and the broader community.

You can help fund construction of the new \$7.5 million Haven House South Dowling and support young people experiencing homelessness to rebuild their lives.

**Now, we are asking Sydney's property and construction sectors to consider giving generously.**



“

Haven House South Dowling will be a place where hope and dignity is restored and where young people can escape homelessness for good.”

Alison Mirams  
Haven House South Dowling Capital Campaign President



To discuss how you can help support the establishment of the Haven House South Dowling Project, please contact:

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**Acknowledgement of Country**

We acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land on which our Houses are built. We pay our respects to Elders past, present and emerging.

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