



Property  
Industry  
Foundation

Annual Review 2019

# Homes for homeless youth.





## PIF House Toongabbie


### Stephen's story

Stephen is a young Aboriginal man who recently turned 18 years old. He endured significant complex trauma from an early age and was diagnosed with anxiety and ADHD. Stephen had a lot of trouble regulating his emotions and would often engage in risky behaviours, which included lighting fires, property damage and assaultive behaviours towards peers and carers.

Stephen had numerous placements over the years in foster care, residential care, family and kinship placements, all of which have been unsuccessful and broken down. He was moved out of this placement, into a residential house, and told to prove himself in five months, before he turned 18, in order to be reconsidered for a semi-independent placement. At this time, his future prospects were looking bleak.

Moving into the PIF House in Toongabbie gave Stephen another chance. He worked really hard on his independent living skills, including cooking and cleaning, attending appointments and being respectful towards others. He became involved in the Australian Defence Force Indigenous Pre-recruitment Program, a mentoring project that provides a gateway into the ADF.

Since moving into PIF House Toongabbie, Stephen has been actively involved in employment and building on his independent living skills. He has not been involved in any alcohol or other drug use. The six-bedroom PIF House has given Stephen a second chance and has provided him with the stability to make leaps and bounds into independence.



**"Moving into the PIF Home Toongabbie gave Stephen a second chance."**

## From the Chairman



In my six years as Chairman, the Property Industry Foundation has worked hard to bring the industry together to respond to youth homelessness in a meaningful and tangible way. As a result, the industry has given many young people the chance to rebuild their lives.

The Property Industry Foundation was established in 1996 as a way for the industry to give back. The focus on youth homelessness and youth at risk enables the industry to help people who might be considered the most vulnerable in society. After 24 years, it is pleasing to reflect on the many successes Property Industry Foundation has had – as well as the many challenges it has faced.

I am delighted to report that in 2019 the Property Industry Foundation had its most successful year in terms of its impact on youth homelessness. Highlights included a significant contribution the Property Industry Foundation made to developing a world-class facility for youth at risk with Melbourne City Mission's Frontyard. The industry, via the Property Industry Foundation, contributed \$1.5 million to this 18-bedroom crisis centre on Melbourne's King Street. The Property Industry Foundation was also able to fund an eight-bedroom home in Orange and complete a six-bedroom home in Toongabbie.

The National Board is also pleased to report that 2019 was the Property Industry Foundation's most successful year for fundraising, a welcome sign that the industry's support for the foundation continues to grow.

The year 2019 was the second in our strategic plan to build 125 bedrooms for homeless youth by 2021. From 2018 to 2019, the Property Industry Foundation had delivered 64 bedrooms. These rooms will benefit hundreds of young people, who will find safety and shelter in them over the coming years.

Accomplishments such as these would not be possible without the guidance of our National Board. I would like to take this opportunity to thank Barry and Wendy Brakey for the outstanding service they provided to the Property Industry Foundation in Victoria and for Barry's service on the National Board. I would also like to thank Ceinwen Kirk-Lennox for the outstanding contribution she has made to the Property Industry Foundation in NSW and as a National Board Director.

Both Barry and Ceinwen have now stepped down from the Board and we are delighted to welcome Kathy McDermott from Property Council of Australia and Penny Ransom from Investa to the National Board.

In addition, I am very proud to welcome the Property Industry Foundation's new joint patrons – the Governor-General of the Commonwealth of Australia, His Excellency General the Honourable David Hurley AC DSC (Retd), and her Excellency Mrs Linda Hurley. The Governor-General and his wife are kind enough to lend their time and influence to highlight many serious issues and PIF is looking forward to working with them to shine a brighter light on what can be done for vulnerable young Australians.

Like many organisations, the Property Industry Foundation has endured major disruptions to its activities in 2020 from COVID-19. I am particularly proud of the resilience of our staff and their unwavering commitment to assist those in need. The industry's role in addressing youth homelessness is more critical than ever and we look forward to your ongoing support.

Bob Johnston  
Chairman




## PIF House Bonbeach

### Harriat's story

Harriat is a refugee from the Sudanese conflict whose family members had been tortured and imprisoned. She had to survive on the streets in Sudan as a 9-year-old and experienced horrific exploitation and abuse. Her surviving family members were granted political asylum and eventually found their way to Melbourne – young Harriat included.

After some time in an unstable and violent home in Melbourne with an unsuitable extended family member, Harriat fled into homelessness and found her way as a fearful teenager to the PIF Lighthouse home at Bonbeach. Her trauma load was overpowering and she found it hard to calm herself and settle into the routines of school. The carers persevered with her. They continued to insist that she not give in and continue her education. The position of the house near the bay made it possible for her to enjoy walking along the beachfront most days, in all weathers. This habit helped her clear her mind and steady her emotions.

Harriat's outcomes since leaving Lighthouse have been up and down, but she is now in stable shared housing with friends she can trust. She expressed her gratitude to her carers at the home, and credits them with saving her at a time when all hope seemed lost.



**"Harriat is now in shared stable housing with friends she can trust."**

## From the Chief Executive



When my daughters see homeless people on the street they get sad, then angry. The way a 12-year-old and a 10-year-old see the world is simple: how can we let people live on the street without shelter, in poverty, hungry and in danger? I find it hard to explain to them how this happens and why giving money today doesn't necessarily mean the people won't be there tomorrow. In my inability to find meaningful answers, I fear my message to my children is that it's all too hard. Homelessness is not a simple problem, but we must craft a meaningful response.

That's what I'm most proud of at the Property Industry Foundation, where we provide a meaningful, and tangible, response through the PIF House Program. Through this Program, we build homes for homeless youth in partnership with the property and construction industry. Building safe and secure homes for vulnerable youth is only one part of the solution to homelessness, but it's a vital one that has an enormous impact on young lives.

The Property Industry Foundation has been building and refurbishing homes for homeless youth since 1996, but it was at the end of 2017 that we brought these projects together under the banner of The PIF House Program. Since then, the program has gone from strength to strength, buoyed by the incredible generosity and commitment of the property and construction industry.

By the end of 2017 the Property Industry Foundation had built a total of 23 bedrooms. In 2018, the Property Industry Foundation built 32 bedrooms. In 2019, we built another 32 bedrooms. This year, we have more than 20 bedrooms in development despite the impact of COVID-19. This means that in the first three years of the program, we will have constructed more than 80 bedrooms. Each of these rooms will help hundreds of young people get a second chance at life.

Youth homelessness is a complex mosaic with many shifting parts; there is no one solution. It is collaboration with agencies and industries across the public and private sectors that will bring the problem to an end. Fostering such collaboration in our industry is at the heart of what the Property Industry Foundation does and we look forward to another year of working with you to make an impact.

At the Property Industry Foundation, we have a clear vision of what we want to do. We want to rebuild lives with you, one bedroom at a time.

A handwritten signature in black ink that reads "Kate Mills".

Kate Mills  
Chief Executive Officer



### A word from our patrons the Governor-General, His Excellency General the Honourable David Hurley AC DSC (Retd), and Her Excellency, Mrs Linda Hurley.

*"Youth homelessness is a significant issue in our community. Linda and I are delighted to become Patrons of the Property Industry Foundation and look forward to supporting them as they work towards tangible and long-term solutions for youth homelessness. The Foundation's work, and the commitment and passion of their team and supporters, is making a huge difference to the lives of many young Australians."*

Every night there are 44,000 people under 25 who are homeless in Australia. Behind that figure are the individual stories of young people who need a second chance.

A key part of that second chance is having a safe and secure place to live. The PIF House Program builds supported accommodation.

Our goal is to ensure that there is enough safe and secure accommodation for young people who do not have a home.

## Youth Homelessness

**No-one wants kids sleeping on the street**

### No place to call home:

44,000 young Australians do not have a safe and secure place to sleep tonight



Under 12 years  
**15,872**



12-18 years  
**9,955**



19-24 years  
**17,725**

### 1300 sleeping out:

Tonight nearly 1300 young people will be sleeping in the street or in a car or under a bridge. But that's the tip of the iceberg.

### 9000 in supported accommodation:

Not every young person is able to live with their family and for many, foster families are not available. They need a safe and secure place to rebuild their lives. PIF focuses on building supported accommodation.

### 4000 temporarily with other households:

Couch surfing is a short-term solution in which young people don't know where they will be sleeping the next night.

### 3000 in boarding houses and temporary lodgings:

Putting young people with complex needs in unsupported accommodation where they don't have access to services makes it difficult for them to move forward.

### 26,000 in crowded dwellings:

The biggest cause of youth homelessness is that there is just not enough affordable accommodation to go around. Young families crowd together in poor housing conditions, increasing the risk of some becoming homeless.

## PIF House Program

The PIF House Program builds homes for homeless youth. It is focused on increasing the supply of transition accommodation for vulnerable young people where they can rebuild their lives.

The model behind the program is a unique collaboration within the property and construction industry. The Property Industry Foundation fundraises for each home and then this fundraising is matched by in-kind donations of skills, labour and goods from the industry.

We don't operate the houses that we build. Instead, we build for established youth homelessness experts, including Wesley Mission, the Salvation Army, Marist 180, Melbourne City Mission, Lighthouse Foundation, Stepping Stone House, KARI, St Laurence House and Brisbane Youth Services.

Each of these is a long-established provider with a record of helping homeless youth get back on track and move onto independent lives.

**For very \$1  
donated, we  
create \$2 of  
value.**

## The PIF House Model

When PIF commits to a build for charity, it fundraises for entire build – we want to make sure these homes get completed.



PIF then approaches major builders to build homes for homeless youth on a pro bono basis.



The builders then ask their supply chain to also contribute in-kind or discounted labour and goods.



PIF also has strong relationships with suppliers, who also donate goods.



A home that is typically built 50 per cent from in-kind activity and 50 per cent from funds PIF generates through its fundraising activities.





# The homes that PIF built in 2019



**This flagship centre offers accommodation and services to people aged between 12 and 24 who are homeless.**

## Disrupting the cycle of youth homelessness in Melbourne

Melbourne City Mission's Frontyard Services were in need of redevelopment when it came together with the Property Industry Foundation, the Victorian State Government and other philanthropists to undertake a \$9m project.

In an outstanding effort, more than \$1.5 million in services were donated pro-bono through PIF to the Frontyard redevelopment by a large consortium of top-tier consultants.

Frontyard, Victoria's largest youth homelessness service provider, has been transformed into a four-storey building with two floors of new crisis accommodation

and connected services, designed to disrupt the cycle of youth homelessness in Victoria.

The redeveloped Frontyard, designed by architecture firm Fender Katsalidis, is the first in the country to combine crisis accommodation with multiple support services (such as on-site mental health, drug and alcohol and disability support) for young Australians around the clock, 7 days a week.

Melbourne City Mission's Chief Executive Officer, Vicki Sutton, commented that only a fully-integrated service will effectively meet the needs of Australia's most marginalised young people with complex needs who are currently falling through the cracks of siloed service systems.

## Homes for Homeless Youth

**PIF has built 85 bedrooms that gave shelter to 314 young people in 2019. Some for one night, and some for one year depending on their age, ability and need.**



Delivers its first PIF House when it refurbished a six-bedroom home for Stepping Stone House in Sydney.



Refurbishes a six-bedroom house in central Sydney for The Salvation Army.



In Victoria, refurbishes or builds three houses through a close relationship with Lighthouse Foundation.



"Without appropriate interventions, young people can become further entrenched in long-term homelessness and disadvantage. The pioneering Frontyard model aims to break this cycle by supporting young people to create a future where they can experience all the benefits of life we often take for granted." Ms Sutton said.

**"This pioneering Frontyard model aims to break this cycle..."**



Launch of the PIF House Program at the end of the year bedrooms available.



Builds a six-bedroom house in Blacktown for Marist180. Frasers Property takes the lead building role.

Builds a 26-bedroom facility in Dundas for Wesley Mission. Lendlease takes the lead building role.



Works with Melbourne City Mission on its flagship Frontyard Services Accommodation on King Street in Melbourne. The building provides 18 bedrooms for crisis accommodation, along with a 24/7 crisis service on the ground level. \

Funds an eight-bedroom house in Orange for Marist180.

wBuilds a six-bedroom house for Marist180 in Toongabbie. The lead builder is Mirvac.




More than 20 bedrooms in its development pipeline

## PIF House Heathmont

### Steph's story

Steph is an Aboriginal mum who was fairly silent and non-verbal much of the time. She had a traumatic background growing up in high-rise flats, with drug- and alcohol-affected parents, and she was witness to, and the victim of, much violence and addiction. As a young homeless woman who had nowhere to take her baby when leaving the hospital, the PIF Lighthouse home at Heathmont was a beacon of hope for her. Life as a young teenage mum wasn't easy. Steph found herself frustrated and angry. She was frequently abusive to her carer, and it was hard yakka trying to build an attachment with her baby, Jasper, whose crying was relentless. Her carer, Barb, recalls sitting outside, rocking Jasper endlessly, trying to comfort him. Over time, and with patient help, Steph managed to get into routines with her baby and feel more confident as a parent.

Steph left the home about four years ago but recently revisited. She wanted to let us know that she had finally achieved her dream of becoming a paramedic. She had just come off her first official shift and went straight to tell her old carers and proudly show off her paramedic uniform. She is happily in the same stable relationship that formed towards the end of her Lighthouse time, and she and her partner have just put a deposit on their own home.



**"The PIF Home at Heathmont was a beacon of hope for her."**



## The homes that PIF built in 2019



**Completed at the end of 2019, PIF House Toongabbie is the third house the Property Industry Foundation has created for Marist180.**

### A place to call home

Close to 50 businesses came together to donate skills, goods and labour to create a 6-bedroom house for Marist 180.

Mirvac took the lead as the builder and, together with the Property Industry Foundation, brought in a wide array of partners and suppliers to produce this home in Toongabbie.

Marist 180 runs a program for young people on their way to independent living. In the house, young people learn how to cook and manage a budget, as well as receiving support to continue their education or find employment.

Mirvac's Head of Residential Stuart Penklis said giving back was a cornerstone of Mirvac's sustainability strategy.

"We are very much in the business of building homes and communities," said Mr Penklis. "Young people may find themselves homeless for any number of reasons and it is very difficult to address the root causes without the security of a home.

"Marist180 does an incredible job helping young people get back on their feet and we are delighted to do our bit to help them continue their work."

**Helping young people get back on their feet**



**This fully funded refurbishment of an eight-bedroom home in Orange is the first PIF House in regional Australia.**

### A haven in Orange

PIF House Orange is an 8-bedroom home run by Marist 180 in Orange. The Property Industry Foundation raised half the \$50,000 required to refurbish the house and make it fit for purpose at the Property Council of Australia's Christmas Lunch in 2018. The rest of the funds came from general fundraising by PIF.

The house is a vital source for at-risk youth living within the greater Orange region. Marist 180 provides a therapeutic program for young people at risk. The house gives an opportunity for young people to have a safe place to stay while the program assesses what needs they will need in order to rebuild their lives.



## PIF House Dulwich

### Ngan's story

"Stepping Stone House is a program that teaches skills for independence – how to cook, clean and socialise in environments. Even though this is its main focus, my memorable experience isn't the learning, it's definitely the growing.

I moved into Stepping Stone as soon as I moved out of home and even though I'm not residing at Stepping Stone now, I will always have the heart and soul Stepping Stone has provided me.

It's all in the name – 'Stepping Stone'. 'Each to their own' is the phrase that best describes the place. I felt like I grew up there, I learnt how to be an individual and I started growing outside my circle. I am still a pretty shy girl but I feel like, to make up for my own traumatic childhood, Stepping Stone has created a sense of joy and memories for me.

Talking to the workers and residents, fighting with residents – what teenagers do! I had fun and went to places I had never been. I remember the light shining through the backyard doors and coming home from school looking forward to saying 'blab' to other teenagers about my day and the occasional singing from Finn. It's definitely something no other teenagers experience coming home to – a world full of teens and fun. It's our choices that show what we truly are, far more than our abilities. Stepping Stone House taught me it's what you make of things."



## Impact in 2019

**80% of our efforts and our fundraising go to the PIF House Program. In 2019, the 85 bedrooms built through the PIF House Program provided shelter to 314 young people.**

**20% of our efforts and fundraising go to support youth homelessness programs because homelessness requires many solutions. Through the initiatives we funded in 2019, our charity partners have connected with more than 11,500 young people at risk, either in supported accommodation or the wider community.**

### Counsellors

We build homes but also fund some of the live-in support where possible. We currently support two sets of house parents in PIF House Dundas and one set of house parents in PIF House Bonbeach.



### Early intervention

Early intervention for kids at risk and their families is key to preventing youth homelessness. We are proud to partner with Act for Kids, Open Family and The Settlement.



### Education and Employment

Creating pathways to education and employment is a critical aspect of providing opportunities for young people at risk. We are proud to partner with Wesley Mission and Mission Australia.



## PIF House Dundas

### Emma's story

Emma\* came to PIF House Dundas with dreams of going to university that were difficult to fulfil living at home. She came to the house with some apprehension but was able to settle in well and eventually re-connect with family members. Last year, she completed year 12 and moved to the post-care part of Kickstart, where she will stay until she settles into university. Emma wrote this poem:

*Let me tell you a story  
about this girl I once knew  
Who was Lost,  
Confused, & Used  
And like many,  
She had dreams...  
Dreams of a life that felt so far away,  
It was out of reach  
Like a fairy tale she read when she was  
only little...  
Dreams  
Of a family, where she was loved  
Dreams of a life where she was happy,  
And didn't have to worry,  
Dreams of finishing school and going to  
university...  
Then, one day, she knew just what she had  
to do  
It was hard at first, you could even say  
scary...  
But the decision to move was anything but  
blurry  
Walking through the gates of Lynford  
Lodge wasn't easy  
But quickly, it became home,  
Where I slowly pieced  
Myself back together,  
with help from those who  
felt like family  
They eventually became my family...*

*Kerryn, a woman of strength who guided  
me and nurtured me like a mother should  
And Manuel, who made me laugh with his  
dance moves and dad jokes – teaching  
me to laugh, and be happy again  
They both taught me things, life lessons I'll  
hold onto forever, and introduced me to  
their land  
A place that became my sanctuary, and  
a place of peace – a place that changed  
my life  
Through the laughs, and the tears,  
It felt like I had known them for years...  
For the first time in a long time,  
I felt happy,  
Wanted,  
And appreciated for all that I was  
I learnt to love myself again,  
I blossomed and flourished  
And grew into the woman I had one day  
hoped to be...  
Let me tell you about the people I've met,  
the places I've been and the things that  
I've seen  
I wouldn't be where I am today, if it wasn't  
for them and if it wasn't for my experiences  
So thank you to Wesley Mission,  
To Stacey, who from the beginning was  
always there for me and made me laugh  
To Rose, who helped me through the  
toughest times and guided me  
To Mollie, who taught me to be my  
authentic self (no matter how loud)  
And  
To Kerryn & Manuel, who were like parents  
and who inspired me, and were there by  
my side through everything.  
You've all changed my life,  
and played a part in  
the person I am today.*

\*Emma is not her real name



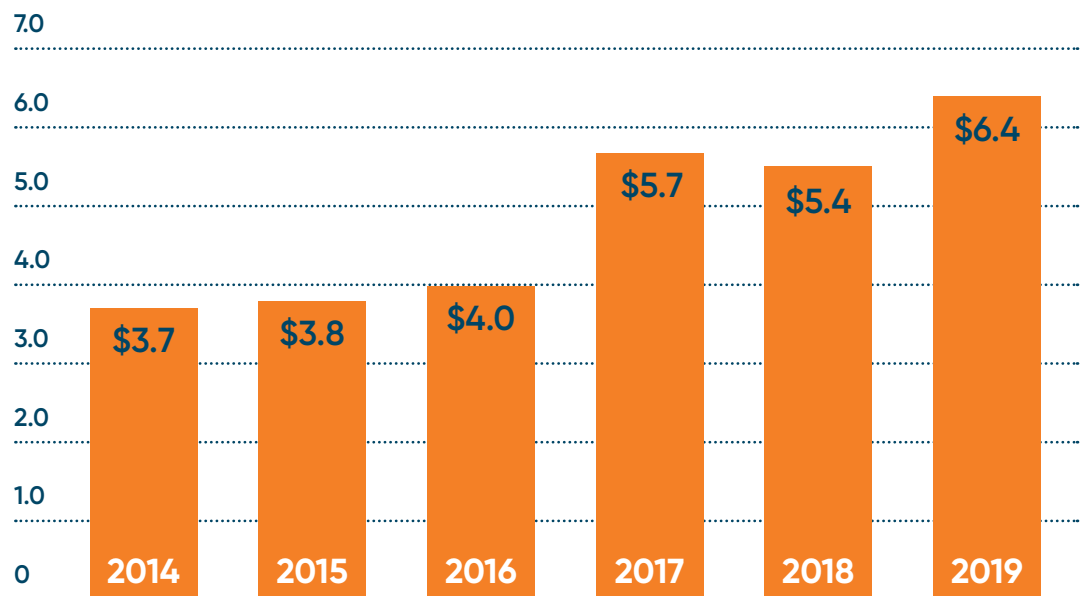


## Putting the 'fun' into fundraising

PIF fundraises from the property and construction industry through a variety of engaging activities.

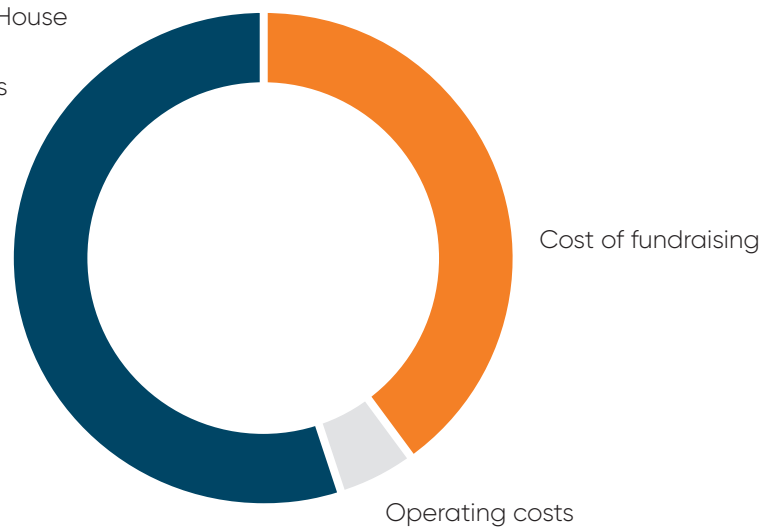
In 2018/19 PIF raised \$6.4m in gross income.

Growth in Gross Income (millions)



2019: Where the money goes

Funds for PIF House Program and other charities



## A great big THANK YOU!

PIF receives broad support from the property and construction industry and we want to say a great big THANK YOU to all our supporters.



### National Donors

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**Also, a big thanks to all our committees. PIF is blessed to have significant input from the industry through our committee members in each state:**

Adam Flint, Adele Levinge, Adina Toumi-Cussinnet, Aisling Mullaney, Alanah Woods, Amy Dickinson, Amy Johnson, Andrea Simson, Andrew Borley, Andrew Schwartz, Andrew Wilson, Ann Marie Brady, Anthea Savidis, Antony Blackshaw, Arthur Lane, Ashesh Dalal, Ashley Duster, Avril Pretorius, Aysha Axtell, Ben Slack, Bettina Sheeran, Brad Jones, Breellen Warry, Brian McGovern, Caroline Dwyer, Cathy Hayes, Charles Moore, Chelsea Crichton, Chris Davis, Chris Mountford, Chris Pratt, Chris Sutton, Christine O'Hara, Christopher Ahern, Claire O'Rourke, Claire Tremellen, Courtney Ross, Daniel San Martin Lens, David Rutter, David Storey, David Zacharie, Eamon McErvale, Eliza Fisher, Elvis Soiza, Emma Parry, Guy Stafford, Hannah Jonker, Holly Pearce, Ian Richardson, Ineke McMahon, Jacob Swan, James Dimsey, James Patterson, Jamie Thorpe, Jamie Toko, Jason Vieuxseux, Jess Gould, Jessica Chesser, Jessica Evans, Jessica Roy, Joel Barnett, Joel Stringer, Joel Stringer, John Marasco, Jordan Lipton, Josh Clarke, Joshua Bush, Karl Davis, Kobus Van Der Vyver, Kristina Newell, Lady Jane Edwards, Lauren Sharp, Lee Gio, Libby Cathro, Loren Blumgart, Lucy Ebzery, Luke Chalmers, Lyn Matthews, Maddy Sharp-Doepel, Mark Sheldon, Martin Robinson, Matthew Rollason, Michael Mayers, Michael Rayner, Monica Loeffler, Nathaniel Adams, Nicholle Sparkes, Nick Deeks, Nick Hailazidis, Nick Ioannou, Paige Lee, Paul Reidy, Peter Dally, Peter Small, Peter Tarlinton, Priscilla Tran, Rebecca Hunter, Rebecca L. Smith, Rebecca Sully, Richard Horne, Richard Stacker, Richard Ventura, Robert Zeidaks, Rowan Griffin, Sam Wood, Samantha Miller, Sarah Bloom, Sarah Hogan, Shane Hannah, Shane Strong, Shannon Grant, Simon Beirne, Simon Gobbo, Sophie Kelly, Stella Rosenthal, Stephanie Partridge, Steve Lee, Steve Watson, Sunita Warrior, Susan Mercer, Tass Assarapin, Tim Chadd, Tim McIntosh, Tim Slattery, Tom Quick, Travis Gielen, Tryphena Hunter, Verity Osborne, Wendy Brakey, Yvonne Chan and Zoe Robinson.

**Support from corporate donors is essential, but we also have a host of other types of supporters, which contribute in many other ways. We couldn't do what we do without them:**

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