ANNUAL REPORT

Homeshare Australia and New Zealand Alliance

HANZA Inc

Responding to change together

1 July 2025 to 30 June 2026

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About HANZA

Our Vision

Supported, shared living arrangements for mutual benefit and community wellbeing available to all.

Our Mission

We promote, advocate for, and support Homesharing as a professionally facilitated, mutually beneficial living arrangement that provides companionship, support and affordable accommodation.

Homeshare Australia and New Zealand Alliance (HANZA) is the Homeshare peak body in Australia and New Zealand. HANZA promotes the establishment of Homeshare, providing expert advice, support and capacity-building to organisations and individuals operating or aspiring to operate Homeshare programs. We advocate to communities, governments, and organisations to have Homeshare accepted as a housing model within the aged care, disability, and homelessness sectors.

Homesharing was originally developed to ensure a viable, affordable, and sustainable model of supported shared living, for older people, and more recently for members of other vulnerable groups who experience challenges in finding or remaining in safe, supportive, and home-like environments. This has become an even greater need with an ageing population, and the significant decline in the availability of affordable housing.

HANZA has been an incorporated organisation since 2010 and has a growing membership of organisations and individuals aspiring to establish Homeshare, as well as those supporting and advocating for Homeshare. We support and resource our members and liaise with community organisations, business, and governments to increase awareness of Homeshare and the availability of its services.

Our work draws on decades of experience in Homesharing in Australia and internationally, supported by strong links to Homeshare International and evidence from research and evaluation that continues to inform the development of Homeshare. This has become more important in a society with an ageing population and the decline in affordable housing particularly impacting young people, older women and people with disability.

From the Chair



We are living in a changing world

For HANZA, the challenge is to ensure that Homeshare is understood as part of the response.

Housing pressures are intensifying, communities are ageing, and loneliness and social isolation remain significant challenges. There is also increasing pressure to find better ways to use available housing and community resources .

Homeshare offers a practical way of unlocking the potential of existing homes while creating relationships and mutual benefit. It brings together people who have space in their homes with those seeking affordable accommodation and connection, creating arrangements that can benefit both.

During the 2025–26 financial year, HANZA focused our resources on an important opportunity that emerged from our advocacy in Victoria: Recommendation 30 of the Victorian Inquiry into the Supply of Homes in Regional Victoria which calls for a statewide Homeshare framework and regional pilots.

Turning strategy into action

Our Strategic Plan provided a clear framework for our work

At our strategic retreat in March 2026, we took the opportunity to step back, reflect on our progress and consider where HANZA should focus its resources. This resulted in us refining our strategic priorities and extending the Strategic Plan to 2027, providing greater clarity about where we will concentrate our efforts.

An important part of this work has been recognising that there is no single model of Homeshare. Our Self-Directed Homeshare work is developing practical resources that enable individuals and communities to establish Homeshare themselves, with appropriate support and safeguards.

At the same time, professionally facilitated, community-directed Homeshare remains central to our work. Programs such as Mt Alexander Homeshare and Hunter Homeshare demonstrate what can be achieved when local organisations develop the capacity to facilitate and support mutually beneficial Homeshare relationships.

Through her role as Homeshare Development Officer, Wendy Francis continues to support communities exploring and developing this capacity.

Together, these approaches provide different pathways for communities to develop Homeshare according to their circumstances.

From the Chair

From recommendation to action

Our advocacy in Victoria was a major focus for the financial year. Recommendation 30 created an important opportunity, but a recommendation alone does not create change. Throughout the year, we focused on developing a practical proposition for the Victoria government to consider.

Leveraging our experience and knowledge of Homeshare, consultation with key stakeholders and the assistance of Regis Strategis, we developed a draft framework and budget proposal for implementation of Recommendation 30.

In June 2026, these were shared with the Victorian Government and the Opposition as well as independent Members of Parliament and key stakeholders. This work represents an important step in HANZA's advocacy.

It moves beyond explaining the potential to providing a practical framework and investment proposition for how Homeshare can be implemented. Continuing to build evidence, develop relationships and demonstrate what can be achieved is important if Recommendation 30 is to translated into action.

Strengthening HANZA

HANZA is a small organisation, with a highly committed and active Board

Our hybrid governance model means Board Directors contribute not only to governance but also to the work of the organisation.

This year we welcomed Subha Chari and James Nichols as Directors. Subha has brought valuable expertise in project governance and management and technology. While James contributes his strategy and communications expertise, chairing our Advocacy and Engagement Working Group. Their contributions are already strengthening HANZA's capacity.

I also want to acknowledge the important contribution of Elaine Killen, Phillip Smith, Ashlee Pitcher and Pia Bentick. You can read more about their roles as Directors in the Our People section.

Wendy Francis continues to make an enormous contribution. She combines her responsibilities as a Director with her role as Homeshare Development Officer, providing practical support to communities across Australia.

I also want to acknowledge the contribution of HANZA's volunteers and supporters. Their time, expertise and commitment make an important contribution to HANZA's work. We are also grateful to those who provide financial support, enabling us to continue our work and pursue our strategic priorities.



Rosie Lawn
HANZA Chair

Homeshare Development Officer Report

As Australia and New Zealand navigate changes and challenges across housing, aged care, disability, and health, HANZA has adapted to transform these pressures into opportunities for connection. During the 2025-26 financial year, our development initiatives focused on expanding reach, supporting individuals, and establishing scalable, community-led Homeshare solutions backed by professional expertise.

Key achievements and strategic impacts

Pioneering the self-directed Homeshare prototype

To ensure Homeshare is increasingly accessible, a prototyped self-directed model was established.

- **Practical toolkits**: Formatted and launched comprehensive Self-Directed Homeshare Guides for individual participants and dedicated coaches.
- **Pilot success and training:** Provided direct setup, training, and ongoing check-ins for 2 pilot families, and recruited and trained 3 specialist Homeshare coaches.
- **Digital access**: Trialling developments to enable future member access to a digital hub, offering centralised tools, manuals, and resources.

Amplifying Our Voice: Advocacy and sector engagement

Championed the Homeshare model across local councils, regional areas, and allied sector networks.

- **Regional housing expansion:** Supported the development of a framework to advance Recommendation 30 from the Victorian Inquiry into the Supply of Homes in Regional Victoria, advocating for regional Homeshare expansion.
- **Council and community briefings**: Delivered targeted scoping sessions, briefings, and grant support to key partners, including Yarra Ranges Council (Victoria), Scarborough Citizens Group (Western Australia), and Western/Southern Downs Regional Councils (Queensland).
- **Sector outreach and collaboration**: Co-hosted Communities of Practice and Drop-In sessions. Strategic ties strengthened with peak bodies and disability and housing groups.
- **Conference and workshop presentations:** Promoted Homeshare as a dual solution for social connection and affordable housing. This was done through joint presentations with Hunter Homeshare at the Homelessness New South Wales Conference, and workshops with Belonging Matters and Resourcing Inclusive Communities.

Homeshare Development Officer Report

Grounding practice in research and evidence

Partnered with academic institutions to help build a more robust evidence base for the sector.

- **Anglicare Centre for Research and Social Change:** Contributed to the advisory group guiding the transition from codesign research into active pilot implementation, supporting robust safeguarding and matching protocols.
- **University of the Sunshine Coast:** Joined the advisory team of a co-design research project, contributing to governance frameworks and co-authoring a publication in The Gerontologist.

Building capacity and global exchanges

Continued to build local and international relationships which provided opportunities to share knowledge and leverage best practice.

- **Direct helpdesk support:** Managed diverse consumer and family enquiries, connecting individuals with Homeshare providers and referrals to specialist supports such as Microboards and Belonging Matters.
- **Global insights:** Represented HANZA on the Homeshare International Board. Hosted international webinars featuring guest speakers from One Roof Two Ages (Belgium) and HomeShare Vermont (USA) sharing global best practice on growth, sustainable funding models and measurement of impact.

Looking ahead: Strategic priorities for 2026-27 FY

Having laid a strong foundation through capacity building, advocacy, and research in the 2025–26 financial year, key priorities for the year ahead include:

- **Scaling self-directed Homeshare:** Expanding the self-directed prototype to reach more independent households.
- **Consolidating regional partnerships:** Supporting the setup and growth of new local Homeshare programs and Recommendation 30.
- **Strengthening the evidence base:** Building on research and academic partnerships to strengthen the evidence and policy understanding of Homeshare.

Wendy Francis
Homeshare Development Officer

Responding to a changing world

Australia is facing a range of interconnected challenges — housing affordability and availability, an ageing population, barriers to inclusion and choice for people with disability, loneliness and social isolation, and declining social cohesion.

These challenges are experienced across communities and are prompting growing interest in different ways of using existing resources, strengthening community connections and supporting people to live the lives they choose.

For HANZA, these changing circumstances also create opportunities to demonstrate how Homeshare can contribute to locally relevant solutions. In Victoria, the Parliamentary Inquiry into the Supply of Homes in Regional Victoria and its Recommendation 30 have provided a significant opportunity to progress Homeshare as part of the response to housing pressures.

Connection and community

Loneliness and social isolation affect people across generations. Changes in family structures, living arrangements and community life can reduce opportunities for meaningful connection, participation and a sense of belonging.

At its heart, Homeshare is about relationships. It brings people together to share not only a home, but companionship, mutual support and everyday life.

In doing so, it can strengthen individual wellbeing, social connection and cohesion within communities.

Ageing, disability and inclusive living

More people want to have choice and control over where and how they live as they age or live with disability.

Remaining connected to home, relationships and community is an important part of living well.

Homeshare can support these aspirations by creating living arrangements that combine accommodation with companionship, practical support and social connection.

It provides a flexible approach that can be shaped around the needs, preferences and circumstances of the people involved.

Homeshare can help people retain:

- **Familiar surroundings**
- **Social connections**
- **Independence and autonomy**
- **Community involvement**

Responding to a changing world

Housing affordability and availability

Housing affordability and availability continue to be significant challenges across Australia. People who are older, studying, working in essential services or experiencing housing insecurity can struggle to find suitable and affordable accommodation close to work, education and support networks.

Homeshare provides an opportunity to make better use of existing housing.

By connecting people who have space in their homes with people seeking affordable accommodation, Homeshare can create mutually beneficial living arrangements while making use of existing housing.

Communities and local solutions

Communities have different housing needs, resources and opportunities. While housing pressures are experienced across Australia, some communities are exploring new ways to make better use of existing housing and strengthen local connections.

Homeshare can provide a flexible approach where the conditions are right, bringing together people with available space and people seeking accommodation in mutually beneficial living arrangements.

HANZA works alongside communities and organisations to understand local circumstances and support approaches that are appropriate to the community, rather than promoting a single model.

The opportunity for Homeshare

These challenges are interconnected. Housing is not simply about having a place to live — it is also about belonging, independence, participation and being part of a community.

Homeshare offers one way of responding to these challenges by bringing people together around shared housing and mutual benefit. It makes use of existing resources while creating opportunities for connection, inclusion and stronger communities.

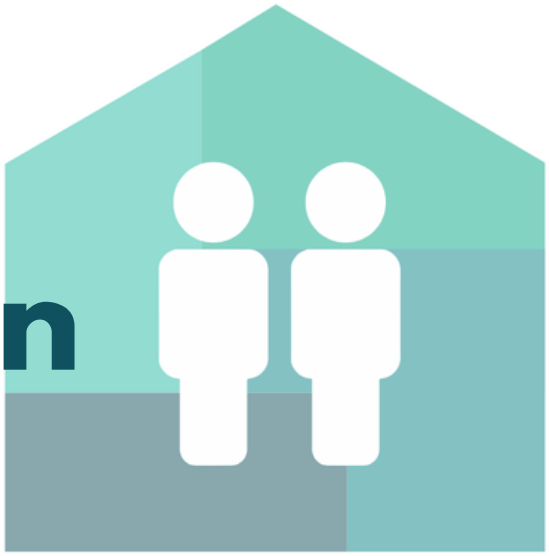
HANZA's role is to support the development of safe, professionally facilitated Homeshare across Australia and New Zealand — working with communities, providers, researchers and governments to build the evidence, practice, capability and policy environment needed for Homeshare to grow.

Looking ahead

As communities respond to changing housing needs, demographic change and social isolation, there is an opportunity to rethink how we use existing resources and how we support people to live well in their communities.

Homeshare is a practical response, bringing together housing, relationships and community in ways that can benefit both individuals and the communities.

Strategic Plan
2024 - 2026



1 Citizen and community led Homeshare

Develop an effective and sustainable self-directed Homesharing approach across Australia and New Zealand.

2 Financial and organisational sustainability

Ensure HANZA's operational and financial sustainability to support its mission effectively.

3 Promotion and advocacy of Homeshare and HANZA

Build awareness and understanding of Homesharing among communities, organisations and governments.

Responding through our Strategic Plan

The changing environment in which communities are living creates both challenges and opportunities for Homeshare.

Our Strategic Plan focuses our efforts on turning these challenges into opportunities for Homeshare — developing new approaches to sharing homes, strengthening the capacity of Homeshare providers, and building the evidence, partnerships and advocacy needed to support its growth. During 2025–26 financial year, we continued to progress our strategic priorities.

Priority 1 - Citizen and community-led Homeshare

Strategic focus: Develop an effective and sustainable self-directed Homesharing approach and support communities in initiating and sustaining community-led Homesharing programs.

- Developed, evaluated and refined the Self-Directed Homeshare model and supporting framework, informed by implementation, training, mentoring and feedback.
- Recruited and supported Coaches and householders to develop the capability to establish and manage self-directed Homeshare arrangements.
- Supported emerging and existing community-led Homeshare initiatives; Anglicare in Southern Queensland, Hunter Homeshare in NSW and Mt Alexander Homeshare Victoria, through advice, mentoring, resources and connections.
- Strengthened HANZA's Community of Practice, providing members and providers with opportunities to share practice, address operational challenges and build capability.
- Introduced regular drop-in sessions with the Homeshare Development Officer, providing practical operational support and problem-solving opportunities.
- Delivered international webinars connecting Australian practitioners with established international Homeshare providers to share learning about recruitment, measurement, promotion and growth.
- Progressed development and testing of the Member Portal as a central hub for member information, training and resources.

Priority 2 - Financial and organisation sustainability

Strategic focus: Ensure HANZA's operational and financial sustainability to support its mission effectively.

- Initiated testing of the financial assumptions underpinning the Self-Directed Homeshare approach.
- Refined HANZA's strategic priorities and focus through the review of the Strategic Plan undertaken during the year.

Responding through our Strategic Plan

Priority 3 - Promotion and advocacy of Homeshare and HANZA

Strategic focus: Build awareness and understanding of Homeshare among communities, organisations and governments.

- Engaged Regis Strategis to support HANZA's advocacy and engagement with the Victorian Government and to assist with development of a draft Victorian Homeshare Framework and funding submission to support its implementation.
- Wrote to key Victorian Ministers, Shadow Ministers and relevant portfolio representatives, and met with government representatives, Members of Parliament and other key stakeholders to promote Homeshare and progress Recommendation 30. HANZA members were kept informed of developments and opportunities for engagement.
- Engaged with Victorian member organisations, HANZA Life Members, peak bodies and other stakeholders to gather perspectives and strengthen HANZA's advocacy and policy work.
- Undertook targeted media activity following the release of the Victorian Parliamentary Inquiry report and Recommendation 30 in 2025, helping to raise awareness of Homeshare.

Looking ahead

The Strategic Plan was reviewed and refocused during HANZA's Strategic Retreat in Newcastle in March 2026, providing greater clarity about the organisation's priorities and capacity for the next phase of its development.

Looking ahead, strengthening HANZA's financial and organisational sustainability will be a particular focus, creating a stronger foundation for the continued development, promotion and advocacy of Homeshare.

How Homeshare can impact communities:



Reach and activities

Snapshot of HANZA, our membership and Homeshare activity

The below figures reflect HANZA's activities and contributions from our member organisations, providing a snapshot of Homeshare activity across Australia.

> 420
Homeshare enquiries received from across Australia

> 7,000 nights of:
Affordable accommodation for Homesharers and **presence and security** for Householders provided across Australia

> 400 subscribers to our newsletter

22 individual members
8 life members
9 organisation members

2
International Webinars with over 50 attendees

8
Drop in sessions for our members

4
Community of Practice sessions for our members

> 8,000
Views on Facebook

> 5,000
Impressions on LinkedIn

Our People - The Board



Rosie Lawn

Chair of the Board
Chair, Advocacy and Strategic Leadership
Advocacy and Engagement Working Group
Board Director since 2023



Wendy Francis

Homeshare Development Officer
Member Support and Communications Committee
Self Directed and Community Homeshare Working Group
Trustee Homeshare International
Board Director since 2019



Ashlee Pitcher

Chair, Member Support and Communications Committee
Community of Practice and Communications
Board Director since 2023



Pia Bentick

Governance, Finance and Risk Committee
Board Director since 2023



Phillip Smith

Board Treasurer
Chair, Governance, Finance and Risk Committee
Board Director since 2023



Subha Chari

Chair, Self Directed and Community-led Homeshare Working Group
Board Director since 2025



Elaine Killen

Secretary
Member Support and Communications Committee
Advocacy and Engagement Working Group
Board Director since 2024



James Nichols

Chair, Advocacy and Engagement Working Group
Member Support and Communications Committee
Board Director since 2025

Supported, shared living arrangements for mutual benefit and community wellbeing available to all.

Our People - Volunteers



Tony Cavedon

Life member 2025
Facilitator HANZA Community of Practice
Volunteer since 2025

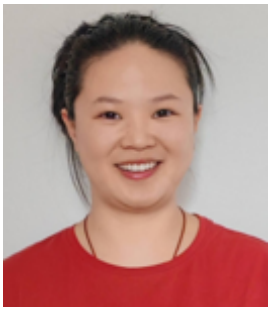
A long-standing HANZA member and previous Board Director, Tony facilitates the HANZA Community of Practice and is a trained Homeshare Coach.



Kirsty Martino

Member Support and Communications Committee
Volunteer since 2023

A longstanding HANZA volunteer, Kirsty provides hands-on leadership, as well as contributing to design and editorial management, for HANZA publications. Kirsty works full-time as a Public Sector Professional, and brings a wealth of experience in analysis, risk management, stakeholder engagement, research and project planning and management.



Bella Liu

Member Support and Communications Committee
Volunteer 2023 – 2025

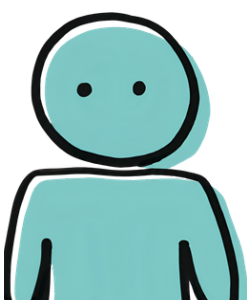
For a number of years Bella assisted HANZA with website management, and newsletter and annual report design and publishing. Bella was instrumental in designing the new look annual report in 2023. Bella retired from HANZA late 2025 due to increasing work demands.



Lu Yang

Member Support and Communications Committee
Volunteer 2025

Lu was very proactive in assisting with website management, newsletter design and publishing, communications and social media.
Lu retired from HANZA mid 2025 when she moved back to China for employment.



Shae Bello

Volunteer 2024 – 2025

Shae managed HANZA's social media content and campaigns, and was the creator of the 'What is Homeshare' video played on the HANZA Facebook account. Shae retired from HANZA late 2025 due to increasing study commitments.

Treasurer's Report

Throughout the 2025-26 financial year, we continued to focus on Homeshare advocacy and member support, and the development of the Self-Directed Homeshare project. The Board continues to maintain oversight of our financial position to ensure that financial resources are available to support our activities. In 2025, the Board identified sustainable funding as a significant risk to HANZA and established a goal of diversifying funding sources as we move forward. This remains one of our strategic goals.

We achieved a net deficit of $12,148 for the 2025-26 financial year, representing a decrease of $44,123 from last financial year.

Income

Our total income for the 2025-26 financial year was $50,972. This included $40,802 in donations, $6,109 from consultancy services, and $3,982 from membership income. HANZA did not receive any grants during the financial year with revenue from HANZA services increasing by $4,444. The decrease in revenue compared to the previous reporting year was $10,961 mainly due to a reduction in income from donations.



$50,972

TOTAL INCOME

Expenditure

Our total expenses for the financial year was $63,120. This included expenditure of $32,228 for the Homeshare Development Officer role, $15,881 for consultants engaged for advocacy services, and $8,417 in travel and conference expenses. The increase in expenses was $33,162, largely due to the engagement of consultants and increased labour costs. The costs are a direct result of the pursuit of our strategic goals.



$63,120

EXPENSES

Balance sheet

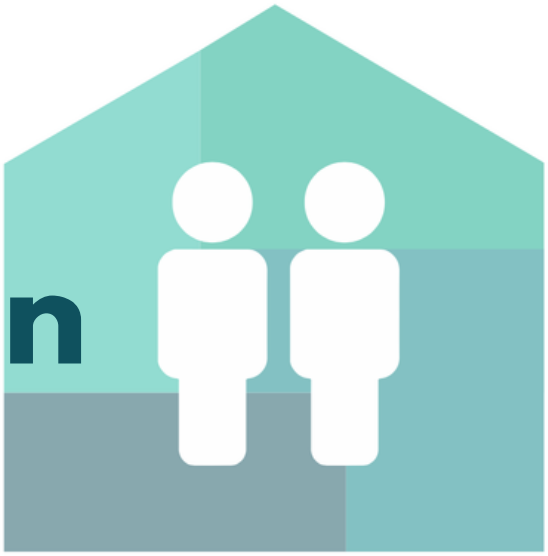
We ended the financial year with total current assets of $78,278, primarily made up of cash totalling $75,023. Our total current liabilities were $4,354 and our net assets were $73,924.

Outlook for 2026-27

One of the objectives identified in our Strategic Plan is to achieve financial security by diversifying funding sources. During 2026–27, HANZA will continue to pursue grants, grow membership, seek donations and fundraising opportunities, and develop strategic partnerships. Other elements of the Strategic Plan are expected to be funded from available cash reserves.

Phillip Smith
HANZA Treasurer

Looking ahead to our Strategic Plan 2026 - June 2027



1 Homeshare delivery and demonstration

Deliver and demonstrate safe, scalable community-led and self-directed Homeshare models across priority regions.

2 Sustainable funding and strategic partnerships

Secure diversified, reliable funding and partnerships to sustain and grow HANZA's work.

3 Advocacy, influence and positioning

Establish Homesharing as a recognised housing solution and position HANZA as a credible national leader.

HANZA

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& NEW ZEALAND ALLIANCE

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