



“Without the support
I received, I’d still be
living on the streets.”
Madeleine

Gifts in Wills

Your bequest will rebuild the lives of at-risk
and homeless Australian young people.

www.pif.com.au/get-involved/gifts-in-wills/



your industry's charity rebuilding young lives

Young people are Australia's future

Message from our National Chair



Thank you for thinking about including the Property Industry Foundation in your Will. Your bequest can help rebuild the lives of at-risk and homeless young people in Australia for generations to come.

42% of homeless people are young people.* Family breakdown, abuse, poverty, neglect and mental illness, are some of the factors that cause young people to become homeless and prevent them from creating an independent life. These are all areas outside of their control and without accommodation and guidance they face a bleak future.

With the right interventions, a safe place to call home, counselling, life skills training, education and pathways to employment, these young people can flourish.

For 21 years, the Property Industry Foundation, with the support of the property and construction industry, has been making a tangible difference to the serious and persistent problem of youth homelessness.

The PIF House Program has built homes for at-risk and homeless young people and provided them with vital counselling and life skills to transition to independent living.

Over the next five years, our target is to build a further 125 bedrooms and continue to grow from there.

Your legacy will ensure that future generations of Australian young people have a safe place to call home and a better future. You're not just helping one teenager today, you're joining other like-minded individuals to make a difference to many young Australians.

Thank you for your support

A handwritten signature in black ink, appearing to read 'Bob Johnston', written in a cursive style.

Bob Johnston – National Chair, Property Industry Foundation

*ABS Census 2016



“Research shows that young people who experience homelessness at a young age are more likely to face persistent homelessness in adulthood.”

*Major Paul Moulds AM
Salvation Army*

A gift for the future

By thinking about youth homelessness now, you can change lives in the future.

Every day, children as young as 12 years become homeless. It's a grave misconception that young people become homeless by choice. The issues that lead to a young person becoming homeless are complex and varied. Often, their lives are emotionally and physically unbearable through poverty, neglect, abuse and mental illness. They are left with no option but to leave home. They are not ready, have nowhere to go and become isolated.

Young people like Madeleine have proven that with the right help they can go on to become fully functional members of society and lead fulfilling lives – they simply need a safe space and a helping hand to become independent.

You can help. Please give your support to help rebuild the lives of at-risk and homeless Australian young people.

Today, you can change their future.

The difference you can make



The PIF House Program

The national PIF House Program builds homes for at-risk and homeless young people across New South Wales, Victoria and Queensland. In these homes, carers and counsellors provide support and mentoring to assist these young people transition to independence.

The Property Industry Foundation's target is to build 125 bedrooms between 2017 and 2021 and will continue to grow from there. Many of these will be delivered through the Foundation's PIF House Program.

The PIF House Program builds homes and provides vital support for young people in need through the generosity of donors, property consultants, builders, suppliers and supporters. They provide their time, expertise, goods and services as either in-kind or cash contributions, which enables the Foundation to complete these homes for half, or less than half, of their estimated build price.

This gives you as a donor the reassurance of knowing that your generous gift will be used as effectively as possible to achieve great outcomes for homeless young people.

A PIF House provides a home for young people who are being assisted by our Charity Partners to overcome life challenges. The Charity Partner manages the home and employs house parents, who live in and nurture and guide the young people in their care.

These young people are also given support with their education and studies or helped into part or full-time work until they are equipped to transition into independent living.

If you wish to leave a gift of land or a building to the PIF House Program, please include the details in your Will - suggested wording can be found on Page 8.



PIF House Blacktown – opened in 2017

If the land or building is suitable we will work with a builder to repurpose it to accommodate a number of homeless young people. If not, we reserve the right to sell the land or building and reinvest the funds into the PIF House Program. Either way your legacy will help homeless young people rebuild their lives.

Your legacy will ensure that in the long-term homeless young people have a safe place to call home. You're not just helping one young person today, you're joining other like-minded individuals to make a difference to future generations of Australians.

A gift that will last a lifetime

Research shows that young people who experience homelessness at a young age are more likely to face persistent homelessness in adulthood. Homelessness also comes at a great cost to the Australian community in terms of health, justice, and community services.

With your help, we can rebuild these young lives.

Why leave a bequest?

After you take care of your loved ones, including a charity in your Will can be a simple and effective way to make a lasting difference.

Your bequest will give homeless Australian young people the chance to rebuild their lives.

How your gift will make a lasting difference

Between 2017-2021, the Property Industry Foundation's target is to build 125 bedrooms and will continue to grow from there. As the young people housed in these rooms transition to independent living, more at-risk young people will have the opportunity to move into those bedrooms under the care of house parents. Combined with counselling, education and pathways to employment, these young people can flourish and go on to lead independent lives.



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Madeleine

Madeleine’s story

Madeleine’s problems escalated when her divorced mother started a new relationship. Madeleine, just 16 at the time, was verbally abused by her mother daily. Traumatized, Madeleine became introverted, lost touch with her friends, and fell behind in her school work.

Madeleine’s mother would say that there was no room for Madeleine to live with her – and eventually forced her out of home. With no other means of support, Madeleine spent many months sleeping on the street or in cars, a perilous existence for anyone, especially a young girl. Madeleine had been rejected by her mother her whole life and as a result battled with her self-esteem on a daily basis, believing that no one would ever care about her.

Because of this, she became distrustful of people – and organisations who could help her. Eventually, her desperation pushed her to reach out and she contacted one of the Property Industry Foundation’s charity partners.

Madeleine currently resides in a PIF House with nurturing house parents, who arrange the necessary support for the troubled teenager to overcome her anger and trauma issues.

With additional tuition, Madeleine has caught up with her schoolwork and is now resitting Year 11.

**Name and image changed to protect identity*

Rose Gallagher's enduring bequest for homeless youth

Former Five Dock resident, the late Rose Gallagher, left a legacy to CatholicCare to support homeless young people when she passed away at 91 years of age.

"The youth are our life-blood and our future. We must help them to develop themselves," she said.

Through the generous bequest of her property and the support of the Department of Family and Community Services, the Property Industry Foundation, the Catholic Women's League and All Hallow's Parish in Five Dock, Rose's friends and family, and private donations, two houses were erected in her honour.

The houses, which saw their first residents move into them in August 2015, are available for young people who have been in Out of Home Care (i.e. foster care) and are at-risk of homelessness.

Such young people have experienced great trauma, neglect and abuse throughout their lives. At 18 they are often asked to leave their foster families without any support networks to rely on. CatholicCare, who manage the two properties, are there to support young people and help them build a better future for themselves at this difficult time when they are becoming adults.

As with other charity partnerships run by the Property Industry Foundation, this program, undertaken in Rose Gallagher's honour, offers housing to at-risk or homeless young person for up to 30 months, with intensive support to engage in education or work, assistance in learning independent living skills and mentoring to build on their self-esteem and confidence in their own strengths and abilities.

If you would like to leave land or a property in your Will to the Property Industry Foundation, please email us at gifts-in-wills@pif.com.au and a staff member will contact you directly.



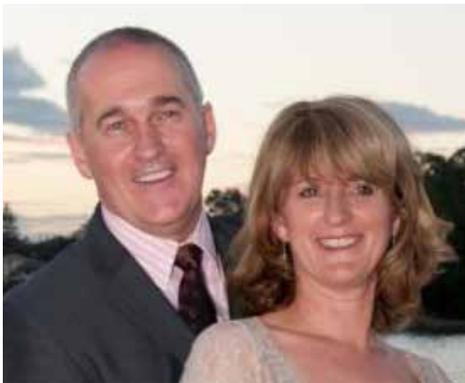
Young beneficiary in front of one of two houses built as part of Rose Gallagher's legacy

“The property industry has been good to us - we’ve been successful.”

Ceinwen and Richard Lennox have spent their lives working in the property and construction industry. Like most successful people, they committed themselves and reaped the benefits.

“You work hard and have some luck along the way, but then you realise it’s time to give back,” said Ceinwen of a decision she made back in 1999 to get more involved in the work of The Property Industry Foundation.

When asked about why she and Richard had decided to make the Property Industry Foundation a beneficiary in their Will, Ceinwen said, “We wanted to leave a sustainable legacy, one that will ensure the longevity of the Property Industry Foundation so that more at-risk and homeless young people can have a safe place to call home and learn the necessary skills to build independent lives.”



While in a role at Lendlease, both Ceinwen and her family had first hand experience supporting an at-risk Indigenous young person through the Foundation’s Rebuilding Young Lives Program, which offered opportunities for beneficiaries to gain work experience and employment within the property and construction industry. “We all learned a great deal from that experience,” said Ceinwen, “particularly about the importance of role models and even love.”

“Once you have looked after your own, we believe that anyone who has benefitted from a successful career within our industry should consider a sustainable legacy that supports at-risk and homeless youth by leaving a gift in their Will. Nothing is more important than having a home and the work of the Foundation, supported by our industry, does that for these young people. Our family feels a huge sense of pride in our decision to leave a bequest to the Property Industry Foundation. Everyone can feel that way – it’s simple, make the commitment and talk to your solicitor today.”

“You work hard and have some luck along the way, but then you realise it’s time to give back.”

Ceinwen Lennox

How to word your bequest

Thank you for considering leaving a bequest to the Property Industry Foundation in your Will. Your Will is an important document that will ensure your assets are distributed in accordance with your wishes. Below you will find an example of wording for a bequest. However we recommend that you consult a solicitor before writing or updating your Will.

Options for leaving a bequest

There are two main ways to include a bequest in your Will:

- A specified amount: If you'd like to make a specific bequest then simply state the dollar value in your Will that you wish to leave to the Property Industry Foundation
- A residuary bequest: For this option you can bequeath the remainder, or a percentage, of your estate once your loved ones and expenses have been taken care of.

Legal wording for your bequest

The following wording CAN BE INCLUDED IN YOUR Will:

"I (insert name here) bequeath to the Property Industry Foundation ABN 81 071 443 797 for its general purposes..."

(Choose and insert the appropriate statement from the list below)

1. the whole of my estate
2. (insert number) percentage of my estate
3. the residue of my estate
4. the amount of \$
(insert value of your gift in cash)
5. my (insert name of asset, including land and buildings)

... free from all duties, and the receipt of the Secretary or other authorised officer for the time being shall be a complete and sufficient discharge for the Executor(s)."

For bequests for a defined purpose such as for use in a specific state, the wording above can be replaced with the following:

"My bequest is to be used for the general purposes of the Property Industry Foundation in NSW".

or

"My bequest is to be used to build a PIF house for homeless young people by the Property Industry Foundation. If at the time of my death the program is no longer operating, then my bequest is to be used for the general purposes of The Property Industry Foundation."

You may also require the following information:

- Property Industry Foundation
ABN 81 071 443 797
- Registered address: Property Industry Foundation, Suite 5, Level 2, Grafton Bond Building 201 Kent Street, Sydney, NSW, 2000

FAQs – Your questions answered

Can I donate a Living Legacy?

In lieu of a gift in your Will, you can choose to leave a Living Legacy prior to your death.

The donation is tax-deductable and there is the added benefit of seeing your investment come to fruition. Potentially, you can visit the project and meet some of the young beneficiaries in person, which can be an incredibly rewarding experience. Then if you decide to leave an additional amount of cash or other asset in your Will, you have the reassurance of knowing exactly how your bequest will rebuild young lives.

Why is having a Will so important?

Without a Will, your assets will be distributed according to state law. By having a Will you can ensure that your assets are distributed in accordance with your wishes so your loved ones and charities of choice are provided for.

How do I include a bequest in my Will?

Please see the previous page for details on the different options for including a bequest in your Will and suggested wording. We recommend that you consult a solicitor when preparing your Will.

What can I leave as a bequest?

A bequest is a gift left in your Will. A financial gift will help us make the greatest impact on the lives of at-risk or homeless Australian young people. You can leave this as a specified amount in your Will or as a residuary gift, such as a percentage of your estate or the remainder of your estate once your loved ones have been taken care of.

You can also make a bequest in the form of land or property, shares, bonds or material gifts. We suggest speaking to a solicitor who can guide you in the most suitable bequest for your circumstances.

Can I leave conditions about how the bequest is used?

Your bequest will help us provide a safe home combined with counselling support, education and pathways to employment so that these young people can flourish.

Leaving a general gift enables us to direct your generous support to the area of greatest need at the time. If you would like to direct your gift to a specific program or state, please refer to the wording on previous page.

Do I need to let the Property Industry Foundation know about my bequest intentions?

While it is not necessary, we do appreciate it when supporters let us know about their intended bequests. This helps us plan for the future and gives us the opportunity to pass on our thanks for your generosity. You can do this using the attached form, or by calling us on 02 9241 6000.

Should I tell my loved ones of my intentions?

This is a personal decision for you to make, but we do suggest letting your family know of your wishes ahead of time. And please rest assured that all information about your bequest will be treated confidentially by the Property Industry Foundation.

Other questions?

If you have any other questions, we would like to hear from you. Please contact **Maureen Collins** on 02 9241 6000 or via email at gifts-in-wills@pif.com.au

The Property Industry Foundation Gifts in Wills Charter:

1. We realise that your family and loved ones will always come first. We are very grateful for any gift you may choose to leave the Property Industry Foundation after you have looked after them.

2. A gift in your Will is an important commitment. If you do leave a gift to the Property Industry Foundation, we would love to hear from you. We want to say thank you properly. That said – if you wish your decision to remain private, we will respect that and have no further contact.

3. We will always respect your privacy. We recognise and appreciate your Will is completely personal to you.

4. We will give you, your family and loved ones the opportunity to engage with the Property Industry Foundation, and see first-hand the work made possible through Gifts in Wills.

5. We will use your gift carefully and cost-effectively to help homeless young Australians to rebuild their lives.

6. We will show your family and loved ones compassion, integrity and honesty in administering your gift, and handle all gifts in Wills with the utmost respect and gratitude.



Thankyou



PROPERTY
INDUSTRY
FOUNDATION

A legacy that will help at-risk and homeless young people rebuild their lives

Thank you for considering including a bequest to the Property Industry Foundation in your Will. Your legacy will rebuild the lives of Australian homeless young people.

Please complete and return the form included with this brochure to notify us of your bequest intentions. Knowing of your intention will help us plan for the future. All information about your bequest intentions will be treated in the strictest confidence. Thank you for your generosity.

What happens next?

If you inform us of your intention to leave a bequest to the Property Industry Foundation, we would like to keep you informed about the lasting impact your bequest will make.

When you notify us of your bequest intentions, you'll receive:

- A letter acknowledging your pledge to include the Property Industry Foundation in your Will.
- A Program Profile from a beneficiary about the work your bequest will make possible.
- Two newsletters per year, with firsthand stories from the young people we support.

**For more information, contact
Maureen Collins on 02 9241 6000**

your industry's charity rebuilding young lives