

The organisation offers full development and design services for residential projects including locating and assessing sites, advising on property purchase, developing housing cost plans, preparation of construction drawings, and obtaining approvals and permits through to engaging and managing engineers and consultants. It has gained a reputation as a commercial builder, completing more than 330 homes since 2000. It also employs more than 250 subcontractors for projects spread across the eastern seaboard and delivers design and construction services for properties that the organisation ultimately manages.

At Community Housing Limited, Occupational Health and Safety is not negotiable and safe working practices are strictly adhered to.

### Our Partners

The foundation for Community Housing Limited's success is based on productive relationships with its partners. The Partnership approach begins with the individual tenants and clients who may participate in design choices of properties. The organisation ensures it has strong local support for a project before it proceeds with any affordable housing development. By working with local agencies Community Housing Limited ensures that residential support services for tenants occurs as early in the project development phase as possible. It has formed strong bonds with indigenous communities by improving housing standards through renovation of existing housing or via construction of new buildings. Community Housing Limited contributes to strengthening these communities by providing employment opportunities within the community to assist in the management and maintenance of properties. Partnerships with local councils and State governments are critical to providing land, capital funding and supportive community housing policy. Community Housing Limited has developed strong working relationships with State Governments, and is one of a select number of accredited housing organisations able to access State funding.

### Commercial partnerships

Funding via commercial partners allows Community Housing Limited more scope to develop larger projects and to become a part of new housing developments. These relationships are often founded on the basis of a corporation's shareholders asking for a values-driven focus to invest in projects that deliver community benefits. Community Housing Limited continues to grow its partnerships with a range of stakeholders who share its philosophy and passion in providing affordable and sustainable housing to anyone in housing need.



**COMMUNITY HOUSING LTD**  
GROUP OF COMPANIES

Community Housing Limited Group of companies is the leading Australian social housing organisation that assists people in need with access to affordable and sustainable rental housing in which tenants pay less than 75% of the market rate. With both national and international presence, it has a current asset base of \$110 million, more than 2000 properties under rental management and is growing by 500 homes a year across Australia. Nationally, Community Housing Limited has presence in Victoria, New South Wales, South Australia, and Tasmania and internationally in Timor Leste and South America. The organisation works with the government, local communities including councils, social service organisations, and local interest groups to deliver and manage affordable housing. It believes in creating stronger communities by enabling low to middle income individuals and families to live in quality homes with security of tenure.

The organisation opened its doors in 1994 and has experienced tremendous growth since that time. In addressing the worst housing affordability crisis in living memory, Community Housing Limited has become the first community housing organisation in Australia to have its own in-house Design and Construction division which has so far built more than 330 homes.

Community Housing Limited is a not-for-profit and a registered charity. It operates like any limited company, but all financial surpluses remain in the company to be reinvested in quality affordable housing for people in need, wherever they may be.



**Community Housing Limited**

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# Community Housing Limited is committed to Affordable and Sustainable Housing for all

## Our Vision

Community Housing Limited is committed to the provision of affordable and sustainable housing for everyone.

## Our Mission

Community Housing Limited is an innovative and best practice affordable housing organisation which assists access to, develops and manages sustainable housing for people in need.

## Our Values

Community Housing Limited is dedicated to working with local communities to solve local housing affordability problems. It believes in creating stronger communities by keeping local residents in the communities that they know and love. The organisation manages its housing to ensure tenants can live affordably, have the security of long-term tenure, and have the right services to ensure they live comfortably. To this end, it has been able to create employment, assist residents to develop skills, and drive local economic development wherever possible.

## Our Organisation

Under the leadership of Steve Bevington, Community Housing Limited's first employee and now Managing Director, the organisation has led to tremendous growth, with it becoming the first community housing organisation in Australia to operate nationally and internationally. Community Housing Limited currently employs 145 staff across all its offices.

## Our International Development

In 2004, Community Housing Limited established its first international presence with the opening of its housing venture in Timor Leste and this subsequently was followed by its second international office in Chile, South America in 2008.

In partnership with the East Timorese government, Community Housing Limited has established an office in Dili and has begun building homes suited to the needs and taste of the East Timorese people. In East Timor, the organisation is raising awareness amongst decision-makers of the link between quality housing and the positive impact it has on issues of public health, disease control, and mortality rates.

In South America, Community Housing Limited has already secured a project through Un Techo Para Chile (Roof Over Chile) to build 42 permanent homes in San José de Maipo. It is partnering with Un Techo Para Chile to build permanent accommodation which will provide a sustainable housing option to those currently in transition. It has also established a partnership with Pacific Architecture Chile for local building and design advice and services.

Community Housing Limited will continue to explore opportunities amongst other nations to create sustainable housing programs in the hope of creating healthier and more functional communities through the provision of secure homes and employment opportunities.

## Our Services

Community Housing Limited is a vertically-integrated community housing organisation. It is able to attract funding, partner community stakeholders in local projects, design and build affordable housing, and manage the properties for the long term (typically 40 years). Community Housing Limited has become a major provider of the following housing services:

### Housing Management

Community Housing Limited has 15 years experience in specialist tenancy management and has more than 2000 properties under management. The portfolio covers a broad range of housing from a multi storey city apartment complex through to freestanding family homes in rural and urban settings. The properties are well located, close to community hubs, public transport, and other community services, and are designed to support independent living. The growth in this part of Community Housing Limited's business is accelerating rapidly due to the Federal and State funds flowing into the affordable housing sector. Tenants pay rent adjusted to their income which is less than 75% of the market rate.

Community Housing Limited encourages resident feedback through surveys and consultation.

### Crisis Accommodation and Homelessness Services

*(Eastern Metropolitan and Gippsland Regions of Victoria only)*

Community Housing Limited provides housing advice to people in housing crisis who need to find temporary accommodation before moving to a more permanent housing arrangement. It offers emergency accommodation ranging from overnight stays to extended accommodation for the medium term for people in a housing crisis.

### Project Management

Community Housing Limited has a dedicated project management team who understands the project development process and have hands-on experience and intimate knowledge of both the planning and design and construction processes.

Community Housing Limited's project development capability is a crucial part of the organisation's vertically-integrated approach in which the organisation manages an entire project from sourcing funding and land, to design and construction, to long term management of tenants in the new property.

### Design and Construction

Community Housing Limited is the only community housing organisation in Australia to have an in-house Architecture and Construction division and is recognized for the design of its homes that meet the needs of specific groups, such as people with disabilities, indigenous communities and the aged. This client focused approach is reflected in its multi award winning status which includes dominating the 2008 HIA Victorian award of the year for Special Purpose Category and the Victorian Category Winner for Best Multi-Dwelling Development (for more than five dwellings) at Delfin Grand Masters Award 2008.

