

# CHL TAKES FIRST STEP TO ADDRESSING THE TASMANIAN RENTAL CRISIS

Through a community housing project that will build 50 quality homes in Launceston, Devonport, Burnie and within the Central and Latrobe municipalities.

The project is a welcome first step to house Tasmanians who have been unable to find rental housing. Prospective tenants will be couples and families from the public housing waiting list who opt for community housing. Rents will be based on 25% of household income and not more than 75% of market rent.

CHL in a partnership with the Tasmanian State government, under the Home Folio program, will develop, design, build and manage 50 two and three bedroom homes.

22 sites have been purchased, yielding 42 homes. Most of the sites will have dual occupancies. 4 more sites are needed to build the final 8 homes.

5 sites, yielding 7 homes, have received planning approval. These are being processed for engineering before seeking Building Permit approvals.

CHL's venture into Tasmania is one step in our nationwide strategy to provide affordable and sustainable housing for everyone.

Construction will commence in June.



# COMMUNITY NEWS 9 HOUSING<sup>LTD</sup>

APRIL 2008



## CHL & RANDWICK COUNCIL TO TRANSFORM SITE

CHL has been approved by the NSW Government to design and construct a project which will deliver 8 affordable housing units under the Debt Equity Program in the Randwick area. The Debt Equity program typically consists of a mix of funds split 60%-40% between the NSW government and accredited housing organisations.

The NSW government has committed \$1.175m toward the total \$3.375m project; Randwick Council has supplied the land and a grant for the project. Randwick Council's sizeable contribution will allow the NSW government to fund further projects around the state.

*"Given this is our second project in NSW, it is extremely encouraging to see local councils in Sydney get behind this model so quickly. This collaboration at the local level makes the whole project more robust because of the additional stakeholder support,"* says CHL's Managing Director Steve Bevington.

This project focuses in on housing key services workers, such as teachers or child care workers in the Randwick area who are unable to afford to rent locally. The rent for each property will be set at a maximum of 75% of weekly market rent for comparable dwellings. Then household income will be assessed to determine the discounted rent to be charged. For the very low income group, the income based assessment is 25% of gross household income plus CRA, 27.5% for low income group and 30% for moderate income group. The project is progressing well into the design phase.



# CHL ACHIEVES GRADE A IN NSW

The top registration affirms CHL's commitment in NSW. CHL has the capability to deliver quality housing services and generate more affordable housing in NSW.

Community housing providers must be Grade A registered to be eligible to bid for a range of housing programs funded by local and state governments in NSW.

The result of the Performance Based Registration System saw CHL score an "A" on each of the nine performance outcomes against the National Community Housing Standards.

# CHL UPDATES NEWS 9



## 2008 IN EAST TIMOR

January 2008 saw the commencement of two new projects.

Baucau has seen CHL commence the construction of the area's employment facility. The terrain is tough karst limestone which poses a real challenge to level and prepare for building. However the clearance rubble can be recycled as foundation material and fill for the slab. The building style is more traditional, using as many local materials as possible.

CHL's newest project is supporting local NGOs by providing an affordable, reliable, quality maintenance service. The maintenance of buildings in East Timor has not been a high

priority. Simply, procuring a building in working order is extremely difficult.

To date, CHL has demonstrated its' maintenance capability through servicing the building of a local disability service. Customer satisfaction is high with quality, timeliness and cost meeting the expectations of all. The project is providing full time employment for a young tradesman and his assistant.

In Dili, construction continues on the city's employment office, whilst civil unrest and the rainy season have hindered our progress on this project.

CHL is currently employing 40 people in its office and across the three projects. Of these, 38 are local Timorese.

CHL employs people from the local community as part of a plan to create sustainable communities. Some of the workers will go on to be employed by CHL on other sites.

CHL will continue to play its part in the re-construction effort working with Government representatives on the development of the National Housing Plan.

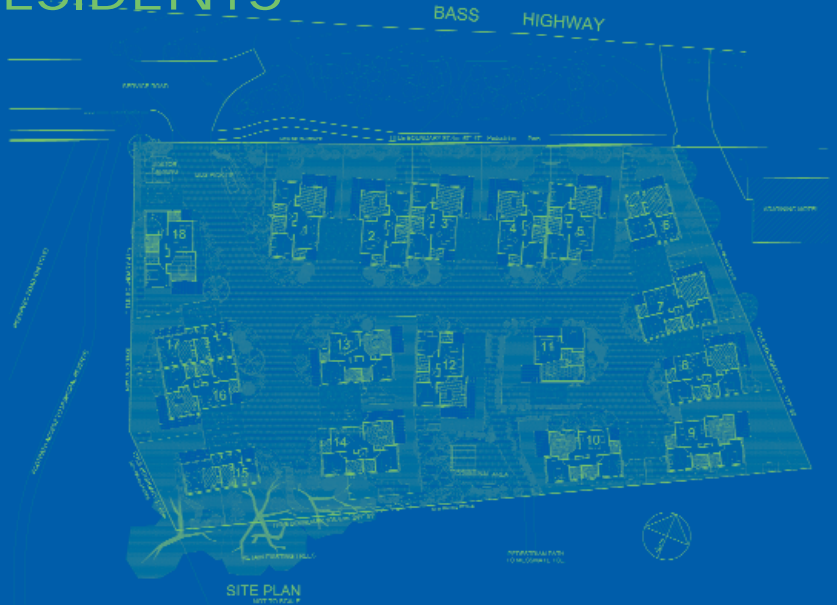


## Donations

Donations can be made electronically via the web at [www.chl.org.au](http://www.chl.org.au). Go to the **Be Involved** section and click on Donations. Choose the method of payment that best suits you. Alternatively please send a cheque or money order to Community Housing Limited at 9 Prospect St Box Hill, 3128. Please include your return mail details to ensure a receipt is sent for your tax purposes.

NAME: \_\_\_\_\_ DONATION: \$ \_\_\_\_\_  
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# WOODLAND COTTAGES - HOUSING FOR OLDER INVERLOCH RESIDENTS



The momentum continues as design becomes reality for the Inverloch community. The 18 unit development will comprise 4 one bedroom units and 14 two bedroom units. They have all been designed in a village-type cluster. A footpath through the site has been designed to connect to a sunny, landscaped communal area with seating and pergola and continues on to a public pathway connecting the village to the town centre.

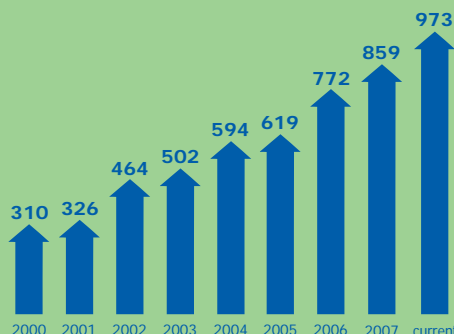
The building has continued smoothly and is on target to be completed by the end of July.

## FITTING IN WITH THE NEIGHBOURS

CHL properties are designed to enhance to the street scape while maintaining the neighbourhood character. Our homes are designed to be indistinguishable from others in the local area as these properties at Point

Cook show. The roof lines, colours and building materials blend with the surrounding homes.

The homes were built in partnership with the Victorian Government with part of the funding provided from the Victorian Property Fund on the approval of the Minister for Consumer Affairs.



## PROPERTIES UNDER MANAGEMENT:

# CHL MAKE A DIFFERENCE



Home as a safe haven means so much more when you have lived without it. So many of CHL tenants understand this. New tenants like Amber and her 3&1/2 year old daughter, Pandora. Amber has called the CHL townhouse home for the past six months after a torrid two years which saw her move eight times.

Amber is the main carer for her daughter, Pandora who has spent two years in the Children's hospital due to cardiac and respiratory failure because of a breakdown in her immune system. Pandora requires 24 hour care because she may stop breathing at any time.

Amber and Pandora's father separated and Amber found herself without the ability to work and no permanent home.

Amber has turned her new property into a beautiful home. Pandora has just begun 3 year old kinder and for the first time Amber can turn her thoughts toward planning for the future.

## CRAIGIEBURN PARTNERS: VICTORIAN GOVERNMENT AND DELFIN LEND LEASE

CHL purchased a prominent block with creek frontage near the entry to the estate. The land has attractive views of the creek, ancient red gums to the south, and overlooks parklands to the north.

CHL has created a design that incorporates four modern-looking two storey townhouses paired around a fire-proof party wall, and grouped around a shared driveway.

Two of the dwellings have direct access to the pedestrian path beside the creek, with the other

two townhouses facing the northern parklands. Each dwelling has its' own identity and distinctive entry.

Early in the construction phase, an unusual problem was encountered on site when tons of large bluestone boulders were unearthed during excavation. The concrete slabs were changed to a 'waffle pod' system, which uses thermally efficient polystyrene forms to create low profile slabs and reduce the required excavation.

This exciting project is currently at 'lock-up' stage.



## WATCH THIS SPACE!

Last edition we had turned the first sod for the Lake Tyers Community Hall and now the building is completed and ready for its official opening next month.



# www.chl.org.au



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