

Affordable and sustainable housing for all.

COMMUNITY HOUSING LTD

Newsletter

August 2005

Who are we?

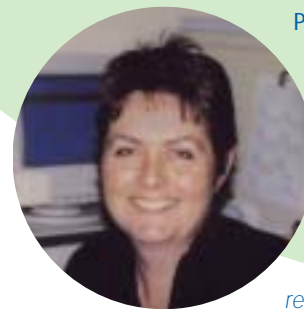
Recent feedback tells us that people are confused about the difference between CHL and public or government housing.

- > CHL are a not for profit organisation inclusive of a Tax Concession Charity and a Deductible Gift Recipient
- > CHL is governed by a Board of Directors
- > CHL designs, develops, constructs and manages housing for people in need
- > CHL receives some government funding but is a separate entity to the government



Proud Partners

CHL and Melba Support Services have a long association, beginning in 1997 when the first property was developed. CHL have an Interagency Agreement with Melba Support Services covering 7 Community Residential Units with 42 residents.



Penny Kendall, MANAGER OF MELBA SUPPORT SERVICES has this to say about the relationship:

"....Community Housing Limited's expertise in the development and management of purpose built facilities for our clients has resulted in a professional and positive working relationship. CHL were involved in the

selection of land and the design and development of our seven community residential units (CRU's). Their designer consulted with families and staff in designing large and spacious areas that incorporated a number of design innovations. As property manager, CHL act as a buffer between the Department of Human Services and the running of the facility, which allows us to concentrate on our core business of helping individuals. We have found them responsive to the needs of our clients, and flexible in dealing with the reality of working with our high needs group."

Forthcoming events...

- > Opening of 64 self contained units for singles in Albert Park
- > Launch of the new CHL website

National Affordable Housing Conference

Steve Bevington, Managing Director made a presentation to the National Affordable Housing Conference held in June 2005 in Sydney. The presentation focussed on the scale and management of CHL's growth in recent years, using this as an example to other organizations seeking to increase their capacity to house people in need.

The Conference brought together representatives of governments, the development and finance industries, academic housing policy experts and international practitioners to consider the scale and response to the emerging affordability crisis in Australian housing. The growing problems demonstrate an emerging structural issue which is beginning to hold back growth in the Australian economy. Simply put many employers are unable to fill vacancies for moderately salaried jobs because people are unable to meet the cost of accommodation. In Sydney the level of price growth means that an average household with an income of under \$68,000 is unable to enter home ownership because of high property prices. A range of current initiatives, such as those being developed by CHL, and future ideas were presented to tackle this issue such as:

- the development of shared equity housing products by the finance industry for those struggling to enter home ownership;
- introduction of mandatory affordable housing targets for all new housing development;
- introduction of clear and consistent regulatory processes and data collection to generate confidence for investment in the delivery of affordable housing;
- assistance for the development of major non government housing providers of affordable housing by stimulating growth through redevelopment of public housing and funding of new initiatives.

Most state governments are embarking on strategies to improve the scale and quality of affordable housing through improved use of the planning scheme, supporting the non

government sector to grow and encouraging the engagement of the private sector by introducing regulation of the sector



Updates

East Timor

CHL's plans to create a social housing program in cooperation with the East Timorese government continued to move ahead in June.

Managing Director Steve Bevington met with government ministers to review plans to establish a single site on which CHL will build seven demonstration homes. The Timorese Government has set up a project committee with inter-ministerial representation from which decisions will be made on site selection

CHL has spent almost 18 months researching and developing housing design and a financial model that is highly suited to the Timorese culture and society. *"The government reiterated their full support for our aims in East Timor, and we are in the home stretch in selecting a site and moving ahead with construction,"* says Steve.

Housing Association Growth Strategy

Late last year that CHL and five other community housing agencies were endorsed as future affordable housing associations. New legislation enacted in January to regulate the community housing sector in Victoria required an Office of Registrar to be established, registration of new affordable housing associations in 2005 and the remainder of the community housing sector by 2008.

CHL has established a wholly owned subsidiary company with the same board of directors to become its registered housing association to carry out housing services in Victoria. Practically there will be no change to the way CHL operates as far as service delivery is concerned. The change simply ensures that funds applied to services carried out in Victoria under the new state legislation stay in Victoria whilst allowing CHL the freedom to undertake services in other states or countries under local regulatory processes. CHL has completed feasibility studies developing a range of partnership projects across Victoria providing over 100 homes as part of the following projects:

- substantial affordable housing developments in Glenroy and Croydon utilising land owned by Moreland and Maroondah City Councils respectively;
- indigenous housing in Bairnsdale in partnership with Gippsland & East Gippsland Aboriginal Cooperative;
- housing for the aged in Inverloch in association with Inverloch Aged Care Association;
- rural housing developments in Linton, Healesville, and Numurkah on land owned by Golden Plains, Yarra Ranges and Moira Shire Councils.

Donations

The CHL website is under redevelopment and will soon include the opportunity for electronic donations. Until this happens if you would like to make a donation please send a cheque or money order made payable to **Community Housing Limited** at **9 Prospect Street, Box Hill 3128**. Please complete the slip to ensure a receipt is sent for your tax purposes.

NAME: _____ DONATION: \$ _____

ADDRESS: _____

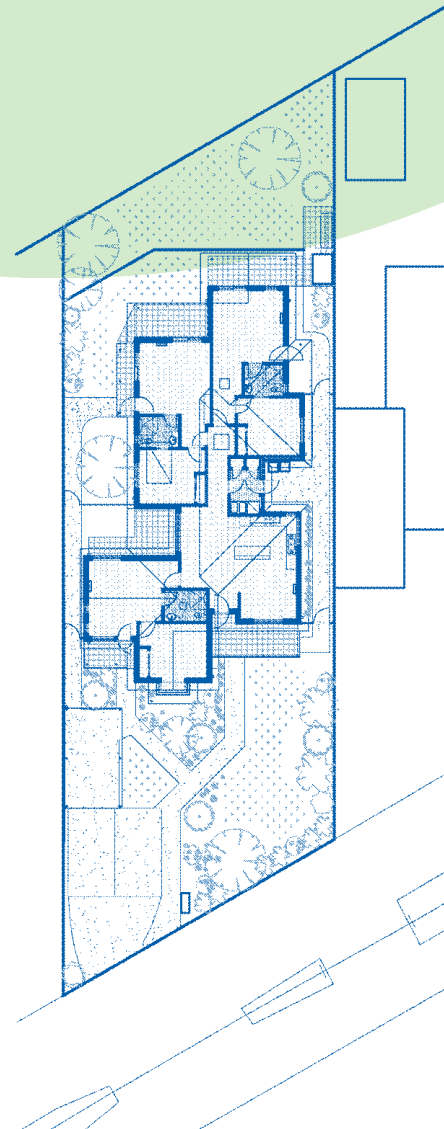
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Design and Construction Showcase a property in Healesville

This project houses three single people under one roof in Healesville, and is designed to ensure maximum privacy for the individual tenants. The design process included active participation and partnership from the support agency. The project is conveniently located to public transport and community facilities. The building has a solar hot water heating system. It is designed to passive solar principles and has a five-star energy rating. The outside living areas are well oriented towards the sun and give good views of Mt. Toolebewong.



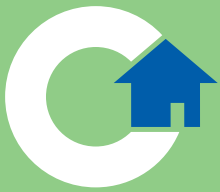
Wayne Healey, local resident has this to say, "...the house really adds value to the street. It has great appeal".



Donations

Over \$2 are tax deductible.

CHL can provide a number of different opportunities for companies who wish to participate in worthwhile ventures to build communities and give individuals the chance for a better future. Possibilities could include cash, construction materials, vehicles, equipment or relevant skills such as land surveying or conveyancing. Please contact Steve Bevington at CHL for further details.



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LIMITED

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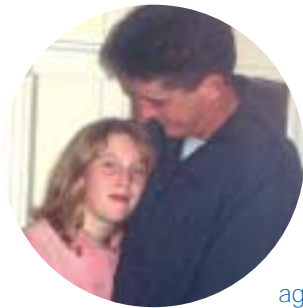
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www.chl.org.au



CHL make a difference

Sam and his 12 year old daughter Cassie moved into a CHL long term property approximately 3&1/2 years ago after a turbulent 12months.

Cassie's mother died when she was very young. Sam has had sole custody of Cassie since she was 5 months old.

Sam and Cassie were evicted from a private rental for rent arrears rendering them 'black listed' from other real estate agents.

Sam and Cassie then lived in a series of caravan parks, motels, B&B's and short term accommodation before securing a transitional housing property with CHL for 12 months. This led to the long term property they are now residing in.

Sam says that moving into his current property *"took a load of his shoulders"*. He feels *"the rent is manageable and gives me the ability to plan my budget"*.

Cassie has finally achieved stability in her schooling after previously attending 3 schools and spending 3 months not attending school at all. She is doing well in her studies and enjoys running.

Watch this space >>>>>

CHL to transform this gutted house in Bairnsdale that was destroyed by fire 18 months ago. The contract should be completed within three months.

CHL in the News

Two of the latest articles in brief. For the complete articles please visit the website @ www.chl.org.au

- **Gimme Shelter (*Building Connection Winter 2005*)**

Steve Bevington is the founder of a not-for-profit organization that provides housing to low-income people in crisis and/or special needs. John Canny is its project manager. Both share a desire to improve the quality of housing for those in need of a helping hand.

- **Affordable Housing is an ideal (*Ethical Investment*) (*Ethical Investor June 2005*)**

With housing affordability at historical lows new State Government inspired initiatives are looking to address the shortage.

