

PLAN TO HOME OWNERSHIP STARTS WITH COMMUNITY HOUSING



Sarah and her partner Phillip are based in a CHL transitional housing property in Blackburn. Their long term plan is home ownership. Currently they are working their way through what they believe is one of the most difficult periods in their lives.

With no family support, Sarah and Phillip are raising a daughter from Sarah's previous marriage. They are attempting to provide a stable living arrangement so their daughter can focus on going to school and have a quiet place to do homework and enjoy family time.

Originally from New Zealand, Sarah has been living in Australia for six years. She is working at the local fish and chip shop five hours a day. Phillip has taken an apprentice plumbing position.

"Since I've met Phillip, I feel I am getting closer to creating a dependable living situation, but right now it's impossible to save money. There's literally nothing left over at the end of the week."

"It's a dream to own a home – and it seems impossible right now. We feel if we can keep heading in the right direction one small step at a time, one day we'll be able to gain a foothold and start building our wealth in a meaningful way," she says.



CHL CREATES SHOWROOM IN EPPING

CHL Construction and Architectural services are now together under the one roof in Epping. An expansion in both teams resulted in a search for suitable premises. The office has a spacious foyer which will be developed into a showroom in the coming months.



www.chl.org.au



COMMUNITY HOUSING
LIMITED
GROUP OF COMPANIES
ABN 11 062 802 797

Registered Office:

9 Prospect Street
Box Hill Vic 3128
T: 03 9856 0050
F: 03 9856 0051
E: info@chl.org.au

New South Wales:

Suite 1&2/25
Castlereagh Street
Liverpool NSW 2170
T: 02 9822 8520
F: 02 9822 8099

Victoria:

215 Princes Drive
Morwell Vic 3840
T: 03 5135 3600
F: 03 5135 3888

4 Riviera Plaza
Bairnsdale Vic 3875
T: 03 5153 2933
F: 03 5153 1344

East Timor:

748-760 High Street
Epping Vic3076
T: 03 8405 9700
F: 03 8405 9711

69 Queens Road
Melbourne Vic 3004
T: 03 8530 1900
F: 03 8530 1901

IOM Compound
Pallapaso, Farol
Dili, Timor Leste
T: +670 3313 165
F: +670 3312 985

CHL APPLAUDS \$510 MILLION COMMITMENT TO AFFORDABLE HOUSING, BUT HOUSING CRISIS NOT OVER



The Victorian Government delivered substantial and real support for affordable housing in the 2007-08 Victorian State budget. Specifically, the \$60 million commitment to community housing over the previous four years (\$15m/year) has been increased to \$300 million for the next four years. This is the first time any Australian state has made a commitment of this size to the development of Community Housing. The additional funding, which includes a commitment to the building of 1,550 community homes, is a start toward addressing the State's shortage of affordable housing.

The shortage of affordable housing is reflected across the nation. Other State Governments need to follow Victoria's lead in order to make real improvements to the level of affordable and sustainable housing in their communities.

COMMUNITY NEWS 7 HOUSING LTD

AUGUST 2007

CHL SECURES 24 NEW HOMES

Under the *Strategy for Growth in Housing for Low Income Victorians* initiative, the Community Housing Limited group has successfully submitted for the spot purchase of 24 homes worth \$5m. Community Housing Limited will provide 25% or \$1.25m with the Victorian State Government contributing the remaining \$3.75m.

The two bedroom homes will be located across Victoria with the majority being purchased in the Western Region suburbs of Geelong, Colac, Hamilton, Warnambool, Ballarat and Bacchus Marsh. Six properties will be bought in the Northern Region of Victoria, specifically in Woodonga, Wangaratta and Shepparton. Four homes will be located in the Gippsland areas of Lakes Entrance, Leongatha and Warragul.

The properties have been upgraded, where needed, by improving the presentation to match other homes in the street, or by improving the security and safety of the property. Some properties have also been modified to meet tenants' needs such as ensuring suitability for the elderly or for people with disabilities.



THE CHL ABORIGINAL HOUSING DEVELOPMENT PROJECT

CHL has been managing the housing program at Lake Tyers Aboriginal Trust in Far East Gippsland since March 2007. The Program comprises 36 properties housing aboriginal families', singles and elders. Lake Tyers is an area rich in cultural Heritage, located on the picturesque Toorloo Arm which is the most Easterly point of the Gippsland Lakes.

The six former Commonwealth Games units refurbished by CHL for aboriginal families are now nearing completion. Three of the units have been located at Lake Tyers and are now tenanted. The remaining three are located in Bairnsdale will have the refurbishments finished in September.

The partnership between GEGAC (Gippsland and East Gippsland Aboriginal Co operative) and CHL has been successful in securing capital funding for 9 new homes. The funds have been provided through the State Governments Affordable Housing Program. CHL will construct the new homes to replace substandard dwellings. The new houses have been designed with input from GEGAC community members and potential residents. The new homes are due for completion by December 2007.

CHL's role through the Aboriginal Housing Development Project is to liaise with Government and communities to strategically consider how aboriginal housing need can be met through the new housing growth strategies. Project officer Maree Davidson will spend the next 12 months exploring opportunities to develop housing programs with aboriginal communities Australia wide. CHL is looking to share expertise in housing design and construction, property acquisition, maintenance upgrades through to property and tenancy management with Aboriginal Communities.



CHL GEARS UP TO OPERATE IN NEW SOUTH WALES



CHL has officially launched its housing services in NSW, with the appointment of Patrick Yeung as NSW Manager. Patrick is the former CEO of St. George Community Housing, which under his leadership over the last nine years, grew to be the largest community housing provider in NSW.

"CHL is entering NSW at an important moment. The NSW government is on the cusp of a new phase in providing substantially more support to the affordable community housing sector," says Mr. Yeung. "Through CHL's in-house construction and design capability, I can see the potential for CHL to collaborate with existing community housing providers to grow the total level of affordable housing stock in the State."

CHL sees itself as a partner in developing housing projects, or developing a strategic alliance with a range of stakeholders for further growth in the sector.

In surveying the affordable housing landscape in NSW, Mr. Yeung says "he is looking for skill and housing services gaps". He believes that this is strategically important while the state government is still looking to ramp up funding for the sector.

CHL UPDATES NEWS



BUILDING MORE HOMES TOGETHER 2

The first eleven houses have been completed and are ready for tenants. The houses included six in the Tenterfield Estate between St. Albans and Caroline Springs and five houses in The Boardwalk estate in Point Cook.

The land for these houses was sourced from VicUrban, one of Victoria's most innovative land developers who include 'Housing Affordability' as one of their five key objectives in their goal of creating sustainable communities.

The estates at Tenterfield and The Boardwalk incorporate environmentally sensitive urban design, attractive landscaping incorporating wetlands and wildlife habitat and well planned infrastructure, and include smaller sized blocks and a variety of house types.

CHL purchased blocks with a favourable solar aspect and views of parks and wetlands. The housing prototypes are designed to suit the site configurations as well as comply with the Developers 'Design Guidelines'. The mix of 2 and 3 bedroom houses blend well into the surrounding residential development of (generally) larger houses.

The CHL architects have provided a low cost housing solution with an interesting design in the Boardwalk estate. The small townhouses form a row in a prominent location on a corner which enhances the neighbouring park edge.

Feedback since completion of the units has been positive. This project provides a good example of how community housing units and their new tenants fit seamlessly into a conventional new residential development.



Donations

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Donations

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