



Quarterly Newsletter from Community Housing Ltd.

## CHL poised to play a major role in the national development of social and affordable housing

The Federal government's commitment to create more affordable housing has moved Community Housing into a new era. The national rental crisis has motivated the government to undertake a number of measures such as the \$623 million National Rental Affordability Scheme (NRAS) and the \$6.4bn Stimulus Package to boost the sector. This renewed focus has created great opportunities for Community Housing Ltd, to realize our vision of "Affordable and Sustainable Housing for all", fuelling our growth plan to remain the leading community housing organisation in Australia.

**Pleased with the strong impetus from the Government, Steve Bevington** says, "These are exciting times for the community housing sector with new opportunities never witnessed before. Community Housing Ltd is well positioned to play a major role in the development of a strong social and affordable housing sector. We have emerged as a major recipient of the first round of NRAS funding pool, totalling 13% across Australia. CHL gained funding for 507 of a total of 3,899

approved applications for Victoria, NSW, South Australia and Tasmania. Successful delivery of affordable housing over the past 15 years has led to CHL achieving accreditation as a Growth Provider in these States."

**Federal Minister for Housing and the Status of Women, Tanya Plibersek MP** has recently highlighted the growing importance of community housing organisations in the \$7billion nationwide affordable rental and social housing reform. She has endorsed Community Housing Ltd as one of the significant "commercially sophisticated" community housing organisations which can play an important role in transforming the social housing system in Australia. Addressing a gathering at the Sydney Institute recently, Ms Plibersek said "the centerpiece of the Government's reform agenda is to facilitate the growth of a number of sophisticated not for profit housing organisations that will operate alongside existing state-run housing authorities". She highlighted the importance of "Growth Providers - such as Community Housing Limited...- now being property developers in their own right... they offer a means to deliver innovation, flexibility and commerciability we need to transform our social housing system".

CHL as a Growth Provider with national and international presence currently has an asset base of \$110 million and more than 2000 properties under rental management. CHL is well positioned to capitalise on this present opportunity and play a crucial role in the growth of Social and Affordable Housing.

Federal Minister for Housing and the Status of Women, Tanya Plibersek MP



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## Who We Are...

Community Housing Limited is the first Australian community housing association to operate nationally and internationally. CHL works with local communities including governments, social service organisations and local interest groups to deliver and manage affordable and sustainable rental housing in which tenants pay no more than 75% of the market rate.



## NSW operations kickstart with 32% of CHL's housing portfolio now located in the State

The growth of CHL continues in New South Wales. After gaining accreditation as a NSW Growth provider in June 2008, CHL has been allocated 40 properties in NSW under the National Rental Affordability Scheme (NRAS) Round 1, and 105 properties under the Community Housing Assistance Program (CHAP) for 2008/09.

This recent period has also witnessed the successful amalgamation of Community Housing Mid North Coast with CHL. The amalgamation has been well received by tenants, staff and directors of CHMNC. The joining of the two organisations further strengthens the opportunities in the Northern Region of NSW to develop more affordable housing. The Merger Implementation Plan has been delivered in a timely and co-operative manner with the support of the Office of Community Housing NSW. The allocation of 53 properties in the mid north coast area under CHAP has been the immediate result for CHL.

**Enthusiastic about the merger, Frank Birfield, Manager, Regional Operations (Northern Region) CHL, (ex- Executive Officer, CHMNC) said,** "I am looking forward to working with a professional organisation like CHL. CHL has the resources and capacity to continue to grow community housing not only on the mid north coast but also expanding our boundaries. Our partnership is already starting to reap benefits with commitments from the Office

*Induction program for the CHMNC staff*



of Community Housing and as a result we will be able to provide additional housing to those people most in need in our communities".

**Delighted with the extraordinary growth, Steve Bevington says,** "I am very pleased with CHL's unparalleled growth which is in line with our strategy for the organisation. NSW is witnessing significant growth with current initiatives to complement expansion in Victoria and other states, strengthening CHL's national capacity. At this stage, the CHL NSW housing portfolio will have a total allocation of 1141 properties across 12 local government areas which is 32% of CHL's total housing portfolio. The total number of properties managed is likely to increase to 3,293 over the next three years."

*CHL and CHMNC step into a collective future*





## New Homes in Melton, Victoria

CHL designed and constructed this recently completed single storey dwelling which fronts the street and sits on an elevated site above Roslyn Park Road. It is located in a residential estate in West Melton north of the Western Freeway. The site is well served by a variety of urban services and facilities. The dwelling is integrated with the built form of its vicinity and materials used respect the existing neighbourhood character. A carport is provided for parking and the private open space is in excess of statutory

requirements. This compact one-bedroom dwelling has been designed with an open-plan kitchen, meals and living/family area accessing a landscaped north-facing rear garden. It is well lit, airy and suitable for a couple or single person.

This design achieved 5.5 star energy rating through the use of many design elements including dwelling orientation, slab on ground construction and carefully located windows. It also has a 2300 litre rainwater tank for flushing the toilet and garden watering.

*New single and double bedroom units in Melton*



*Rear garden*



*Open plan kitchen area*





## International Developments

### Highlights for the Quarter from Timor Leste

- CHL's contract with the International Labour Organisation and the Secretariat of Labor for the construction of employment centres is completed. The Oecusse office was the final part of this project which was completed in January. The centres provide support for unemployed people to find work.
- A government project to refurbish the official residence of the Minister of Education was undertaken in November 2008 and completed within a short deadline of 3 months in February 2009. It highlights our project management and project execution capabilities
- The project at the Sparrow Force Memorial in Dare, the Café and Museum, has been completed. The opening of the Café and Museum has been planned for the Anzac Day.
- The second stage, the accommodation wing, of the Ahi Saun Disability project is nearing completion and stage 3.
- Work has commenced on a six unit development for Mega Tours at Taibesse. This project is proposed to be the site of on-the-job training for trade skills in 2009.
- Five new staff have joined this year.

### New Developments

- Ministry of Social Solidarity has approached us to work with them on a new government housing program for vulnerable people. They have \$1.83m from the Prime Minister and expect to refurbish or build 250 – 300 dwellings in all districts. We have developed some new designs based on the modular house and will also include three existing designs.
- We are investigating the possibility of block or brick production as a new business venture in Dili.
- As part of our employee skill training program we will be providing classes in English language for 10 of our staff. A highly experienced teacher has been contracted who will run combined classes with two other organizations on site in Dili.

*Refurbishment of the residence of MoE, Timor Leste*



CHL South American office has been working with "Un Techo para Chile" ("A roof for Chile") in the development of a Housing Project for 43 families from San José de Maipo, a small city two hours from Santiago, the Capital city of Chile. The design team has had several meetings with the families of the committee "Brisas de Maipo" ("Maipo's Breeze") wherein the project was discussed. Working closely with the families has assisted in our design process and has provided the families an opportunity to be involved in the project right from the start.

In order to apply to an additional subsidy (for the later enlargement of the house) some design considerations have been made, which will result in houses of nearly 60 square meters with 3 bedrooms.

*Discussion with the families of the committee "Brisas de Maipo"*



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