



Quarterly Newsletter from Community Housing Ltd.

CHL breaks through the 2000th property milestone

Community Housing Limited (CHL) has reached another significant milestone in its development as a housing organisation with the completion of its 2000th property in its management portfolio.

"The growth of properties in our portfolio has taken 16 years to build up. Three years ago however we were managing around 750 properties so we've seen rapid growth in the last few years," says Mr. Bevington. "The key for CHL has always been to have the foundations for growth set firmly in place, and this is what this gradual growth in the first ten years or so of operation allowed."

"With the commitment of the new government to grow the number of community homes in Australia, the first 2000 homes is a significant milestone for CHL which indicates the effectiveness of this funding. The affordable housing sector stands on the threshold of an era where the challenge will be managing growth for the long term."

The 2000th property in CHL's portfolio is located in the Parramatta suburb of Guildford. For Matthew Purkiss (24), his partner Terrie-Lee Hamilton (19), and her daughter Hayley (2), securing their community home marks a turning point in their lives together.

"We really needed to make a start in our lives and getting our housing arrangements stabilised on a low income has made an enormous difference," says Matthew, who is working as an apprentice landscape gardener. "Since we've moved into this new place, we've just loved it. I'd like to be in a position one day to buy this place from CHL."

CHL provided Matthew and Terrie-Lee with a two bedroom unit which has improved their quality of life dramatically. Terrie-Lee has enrolled for distance education while she raises Hayley, and even though the money is tight, Matthew hasn't claimed for Government assistance and is paying for the rent entirely from his own wage.

Matthew and Terrie-Lee have made friends on the block with other young parents, which has connected them to other families like their own and helped create a community atmosphere along Woodville Road.

"The place is brand new and well-made, and we've got a lot more space now which is great for Hayley. Finding this place through CHL just makes us feel really positive about the future" says Matthew.

Steve Bevington(L) and Chris Shields(R) with Terrie-Lee, Hayley and Mathew Purkiss, the tenants



For more info visit our website at www.chl.org.au

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Who We Are...

Community Housing Limited is the leading Australian social housing organisation with both national and international operations. 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.



Private Investors keen to invest in Affordable Housing sector

After launching a new investment model for property at the lower end of the housing market in 2009, Community Housing Limited (CHL) Managing Director Steve Bevington confirms that across the last four months, private investors are taking up the opportunity to invest with the not-for-profit housing organisation.

"The uptake has been extremely encouraging," says Mr. Bevington. "There is tremendous appeal for investors to have a property managed and maintained by a professional housing organisation while guaranteeing a level of return."

Properties that are being designed and constructed by CHL are being bought by investors who lease the property back to the company for a required period of ten years. During that time CHL provides the same rental yield that an investor would expect from a privately rented property.

At the conclusion of the lease period, investors can realise the capital growth of the property over the previous decade by selling the property.

"After the billions of dollars invested by the Federal and State Governments in affordable housing, investors have gained a lot of confidence in the sector and can see what a growth area this part of the housing market represents. Not only are they doing something very positive for the community, but they are getting a market-based return," says Mr. Bevington.

'The affordable housing movement is here for the long term and will ultimately make up a significant proportion of housing in our communities. A major opportunity exists for private investors to consider steps to incorporate this investment vehicle into their growth strategy.'

In the current environment, Mr. Bevington says CHL will continue to grow.

"Our construction portfolio grew very strongly in 2008-09, and I expect that solid growth in 2009-10 will be maintained," he says. "However, growth beyond that figure will depend on private equity, and the availability of those funds is now on hold. The pleasing aspect for our organisation is that despite the current difficulties we will continue to achieve scale in absolute numbers."

He also notes that the organisation's existing operations are in sound shape with the organisation recording revenues in 2008-09 of \$74.8m, up from \$39.6m in 2007-08.

CHL's on track with the Nation Building projects in Victoria

The Stimulus Package is part of the Nation Building and Jobs Plan announced by the Australian government designed to create more affordable housing. Under this program CHL have a total allocation of 406 houses that are being built over the course of 2010 in Victoria, with 85 properties due to be delivered by 30 June 2010 and 321 being delivered by 15 December 2010. The properties acquired for the Stimulus Package comprise of single lots and multi unit sites.

Construction has already commenced on the first 85 properties with the balance of properties to commence soon. The first four properties under the Stimulus Package project have already been handed over and are ready to be tenanted.

CHL Construction Site



CHL Design and Build property





More affordable homes for Port Macquarie residents

People in need of affordable housing in the Port Macquarie-Hastings Area are set to benefit from the Nation Building Economic Stimulus Plan with 83 new homes, worth \$26.9 million.

Minister for Housing, David Borger made the announcement while meeting the new tenants at Cairncross Place, Port Macquarie. The new, fully adaptable homes were handed over to Community Housing Limited in December 2009, to provide high quality affordable housing for people in need.

The six two-bedroom villas at Cairncross Place, worth \$1.72 million, were purchased through Housing NSW's housing supply program, which allows Housing NSW to acquire homes over and above those being delivered under the Stimulus Plan.

Community Housing Limited (CHL), Managing Director, Steve Bevington said CHL has agreements to expand its portfolio by 1,228 properties in NSW including 865 tenancies under management.

"Every day we have families coming to us who can't afford to rent in the private market. In many instances they are individuals and families who have experienced domestic violence, have disabilities, are elderly or are financially disadvantaged.

"These are ordinary people facing extraordinary circumstances and they deserve a place to call home. We provide homes between 60-75% of the market rent allowing them to have the disposal income to meet day to day costs. Having a new home means an enormous amount to them and we are glad to be a part of this outcome," Mr Bevington said.

Cairncross Tenants with Patrick Yeung, David Borger, Senator Michael Forshaw, & Ryan from CHL.



CHL's Chile office survives quake and becomes resource for government

Community Housing Limited (CHL) was relieved to report that its office in Valparaiso, located in Central Chile, was unaffected by the massive 8.8 magnitude quake that delivered its most devastating effects in the south of the country.

"Certainly the quake was felt very strongly throughout our region, however, our building wasn't impacted and we're continued our operations with our administration intact. The level of devastation, especially in buildings outside the

major cities has been considerable, and we are already in talks with the government to understand how we can best assist with re-building," says Michael Bier, CHL's Country Manager.

Mr. Bier says the Chilean Government has been receptive to calling on the housing expertise of CHL, one of a key group of architects, engineers, and building contractors whose knowledge and experience will be used to help re-build the country safely as the community and the economy gets back on its feet.

Historic Centre of Curico destroyed due to the Earthquake





CHL changing lives

33 year old Kate Bannister, a resident of CHL's Queens Rd Rooming House in Melbourne for the last 18 months, has gone through the ups and downs in life before arriving in this CHL property. Born in Darwin, NT she has spent her years travelling across Australia and Hongkong before settling down in Melbourne.

Unable to secure a rental accommodation Kate says, "My history with housing issues was mainly due to not being able to deal with housing stress and not being able to afford a place of my own. The Public Housing waiting list is too long and I was never going to secure housing there. Another barrier I have found trying to secure housing is not having work and surviving on a Disability Pension. So I decided to try and sign up with community housing organizations to try and find a place that would be suitable and secure."

She was accepted into the Queens Rd Rooming House after she lodged an application with CHL. "This accommodation has been a major factor affecting my stability over the past 18 months and it has been a secure roof over my head. Living here has helped me save for things I need, helped my social skills (living with 63 others) and is very well situated close to the city and the networks I need near me."

"If I was living further out I wouldn't be able to have the same life I enjoy now."

Queens Rd rooming house is affordable and the support provided by its dedicated staff is one of the main reasons why it has been such a success."

"The Queens Rd art therapy program has also been a major source of healing for me. It has assisted me moving towards wellness by allowing me to socialize with other residents in the community and hopefully in the future I can do art a little bit more professionally."

Kate Bannister, Queens Rd Rooming House Tenant



CHL'S tenant turned tenancy manager provides depth of perspective for Gippsland Tenants

CHL's newest tenancy manager, Stephanie McStay, based in CHL's Morwell office is delighted with her new role, particularly because she came to know CHL first and foremost as a tenant.

After applying for the position, in which a short list of six people were contending for the role, Stephanie's skills and experience in customer service proved a perfect opportunity for the Morwell office to build their tenancy management team.

Stephanie says the highlight of her work currently is the opportunity to engage with the Koori community in managing the Indigenous Properties portfolio.

Steve Bevington, CHL's Managing Director, says CHL began its relationship with the indigenous community in East Gippsland in 2001 that has involved the transfer of management of tenancies as well as the employment of people from the aboriginal community.

"Employing Stephanie is part of our long standing commitment to provide employment opportunities to local people in the development of housing wherever possible," says Mr. Bevington.

Stephanie McStay



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