



Quarterly Newsletter from Community Housing Ltd.

CHL secures a ten year \$65m commitment in NRAS-4 incentives



An NRAS property built by CHL in Bega, NSW

Community Housing Limited (CHL) has been successful in securing 710 incentives across four states: NSW, South Australia, Tasmania, and Western Australia in the fourth round of the National Rental Affordability Scheme (NRAS). CHL is one of the largest recipients of NRAS incentives amongst any community housing growth provider in the country.

CHL's MD Steve Bevington says the national spread of NRAS-4 incentives has strengthened CHL's position. "CHL has completed more than 80% of NRAS-1 funded properties to date – all delivered on budget- with nearly 55% of them located in Victoria and the remainder spread through NSW, South Australia and Tasmania. Since the scheme started, CHL has delivered over 11% of all NRAS dwellings tenanted to date which is more housing and tenancies delivered than any other recipients within NRAS. The remainder of the properties will be completed and allocated this year."

Over \$65 million will be invested by federal and state governments in the 710 properties over the next ten year period. "The NRAS-4 announcement provides the necessary funding for CHL to develop these houses and ensure that they are allocated to those in need in the community and ensure that the rents charged are affordable between 60-75% of market rent. Besides the growth of new housing, this new supply will provide a boost to the construction sector to the tune of \$120 million ensuring employment generation in these four states" says Steve Bevington.

The incentives allocated to CHL on a state-by-state basis are as follows:

NSW	206
South Australia	180
Tasmania	151
Western Australia	173

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

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Who We Are...

Community Housing Limited is an international not-for-profit affordable housing provider. In Australia, 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.



CHL completes the landmark affordable housing development in Knox City

CHL designed and built development at Ferntree Gully, VIC



CHL has been handed over the tenancy and property management of the \$25 million landmark affordable housing development by the Office of Housing in the suburb of Ferntree Gully, Victoria.

Funded by the Australian government's Nation building Economic Stimulus Plan- Social housing initiative and delivered in partnership with the Victorian Government, CHL has also designed and constructed the development at the site of a vacant former Ferntree Gully Primary school.

CHL has constructed 79 quality dwellings and restored and refurbished a heritage listed building as an on-site tenancy management facility. The City of Knox currently has an undersupply of affordable housing and according to Steve Bevington, MD, CHL, "This project will be an outstanding resource for the Knox community, and will provide quality living at an affordable rate for many people in Knox who are currently stuck in unaffordable and stressful private rentals."

This development will also expand the provision of affordable housing in the Eastern metropolitan region of Melbourne which reportedly has the lowest level of public housing stock in any region of Victoria.

CHL expands its capacity in the East Kimberley

CHL's operations in Kununurra are witnessing growth with an increase in staff count and services delivered to the local community.

CHL has renewed its contract with Housing WA to continue its program of managing 235 homes throughout the East Kimberly. In the initial nine month period, CHL has made enormous strides in establishing itself in the region, and has already chalked up some notable gains in improving the living conditions of the tenants it serves.

CHL has spent over \$600,000 in upgrades, renovation, and maintenance work, with about 70% of the work consisting of carpentry and painting.

CHL has opened an in-house maintenance operation and has appointed a senior supervisor to manage work. It also has a housing services and community liaison officer to liaise with the local communities.

"CHL has always taken the approach of engaging with the community first before starting any housing initiative. In a region like the East Kimberley, this approach is vital because we needed to build a certain level of local knowledge into the team. We have a team in Kununurra that has extensive regional experience and this is the main reason why the work we've completed has been appropriate and well received," says CHL's Managing Director Steve Bevington.

"CHL has made a serious commitment to this region. We have expanded to a larger office in Kununurra and the staff we have hired will be proactive in their communication with local community leaders." says Mr. Bevington.

Happy Wuggubun Kids in Kununurra, WA





CHL's project in Hastings well underway

CHL's new housing project comprising of 20 affordable homes in Hastings, VIC, is well underway with the frames already installed. The construction of this important development for the Mornington Peninsula region began in June this year.

The \$4.6 million development is located on prime bayside land bordered by Marine Parade, Church and King Streets in the heart of Hastings and close to services and amenities. This development will offer secure long-term rental accommodation 13 to the aged, families on low to moderate incomes and seven for intellectually and physically disabled people who can live independently with support.

The project has been characterised by a tight-knit partnership between the Government (Office of Housing [OOH]) and Department of Housing Services [DHS], Frankston Peninsula Carers Inc (a local community group), Mornington Peninsula Council, and CHL.

It is due for completion in April 2012.

Work well underway at Marine Pde, Hastings, VIC



CHL starts construction of an Education and Training Centre in Dili

CHL Industries (CHLI) has been contracted by the Mary MacKillop East Timor Mission (MMETM) to construct an Education and Training Centre in Dili, Timor Leste, to provide basic education and training in soft skills to the young Timorese nationals. This also includes a Music School which will provide Timorese children the required training to develop their musical talent which will lead to advancement of their rich musical heritage. CHL has commenced work on this project and its well underway.

During the construction phase CHLI has employed over 40 local people as tradesmen providing on-site training in construction methods and practises as per Australian standards. This includes trades such as carpentry, brick laying, plumbers, electricians etc. CHL has become a well-regarded first step for young Timorese looking to gain valuable experience in the market place and on-the-job training will provide them with the necessary first step towards building their career.

3D image of the Education and Training Centre in Dili, Timor Leste



Timorese workers at the construction site





CHL changing lives

Janel Manns has had a tough life. After she was diagnosed with congenital dislocation of both hips at the tender age of 4 and with a near fatal car accident at age 17 which destroyed her left hip, her life has never been the same. In later years she started playing wheelchair basketball which gave her a sense of purpose in life.

Due to relocation to the mid north coast she had to move away from basketball and started playing tennis. Thereafter she has only surged forward never to look back. Given a lot of time on court with a dedicated local coach/mentor and a lot of motivation, she was invited to try out for the Australian Women's Wheelchair High Performance Squad.

She was selected and has been representing Australia for about 5 years now at an international level. Her highest achievement to date is Australia #2 female wheelchair tennis player and a world ranking of #17.



Janel Manns, CHL tenant in Port Macquarie, NSW

Janel has been a CHL tenant in Port Macquarie for the past year now. She says, "Housing for wheelchair users is a nightmare to find. I have spent the past 12 years living in short term semi accessible rentals until just recently when wheelchair accessible accommodation became available through CHL. Its taken 12 long years but the last piece of my jigsaw is finally back. To finally have a place I can call "my home", it has given me back a sense of safety, stability and security that I lost all those years ago."

As Janel says in her formidable spirit, "So come on, what are you waiting for, grab life by the horns, stare it squarely in the eyes and suck it for all its worth; look up, get up, and get going. If I can do it, then anyone can!"

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

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