



Quarterly Newsletter from Community Housing Ltd.

## CHL commences operations in South America

CHL has extended its South American development with the establishment of an office in Valparaiso, Chile. The development in South America further strengthens CHL's international presence after Timor Leste in 2004.

The organisation has already employed four staff members to undertake development. CHL has secured a project through Un Techo Para Chile (Roof Over Chile) to build 42 permanent homes in San José de Maipo, which is two hours from Santiago, Chile. Un Techo Para Chile is one of the most significant organisations in Chile, assisting local families to move into transitional accommodation from their current existence in slums. It is now looking for partners to build permanent accommodation to provide more sustainable housing. CHL has also established a partnership with Pacific Architecture Chile for local building and design insights.

L-R Steve Bevington with the CHL staff in Chile - Tim, Grace, Mane and Michael Bier



"With over 60,000 families living in impoverished conditions, Chile presents a huge opportunity for CHL to realise its vision. The country is in dire need of long term affordable housing and as an organisation we are confident of bringing our knowledge and expertise in creation of permanent affordable accommodation and employment for the local population", says Mr. Steve Bevington, MD, CHL, who was in Chile for the launch of its first South American office in Valparaiso.

CHL will design and build 42 permanent homes in San José de Maipo.



For more info visit our website at [www.chl.org.au](http://www.chl.org.au)

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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.



## CHL shines at the HIA, Delfin Housing Awards

Community Housing Limited, the only Australian housing association to operate nationally, was delighted to be named the winner of two housing awards in two events: the **2008 HIA CSR Victorian Housing Awards** and the **Delfin Grand Masters Awards 2008**.

CHL won the '2008 Special Purpose Housing of the Year' category at the HIA's gala annual awards event, for a recently finished home in Werribee, and dominated the category with a runner-up and finalist results for homes in Bairnsdale and Craigeburn respectively.

"We commend the builder for their consistent finishes and clever use of space," wrote the judging

*HIA Winners Award (John Canny, General Manager, Design and Construction, CHL with Margaret Crawford, Director of Housing, Victoria*



panel. "The home presented well from the street, there's quality workmanship throughout, and it's delivered at an affordable price."

*Michael Nicolaou, Design Manager, CHL and Todd O'Dwyer from Lendlease at the Delfin Grand Masters Awards 2008*

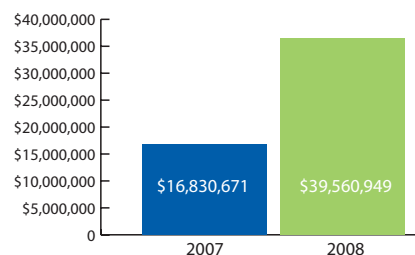


At the Delfin Grand Masters Awards 2008 event, CHL was declared the **Victorian Category Winner for Best Multi-Dwelling Development** (for more than five dwellings). The judging panel consisted of Delfin Architects and independent industry professionals. Developments were judged on quality, value for money, practicalities, colour schemes and end user comfort, energy efficiency measures and other criteria

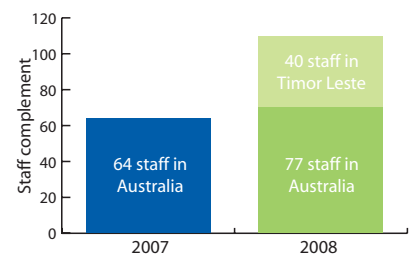
The Craigeburn development that was a finalist at the HIA event also had the symbolic role of being the 1000th property to enter CHL's housing portfolio.

## CHL Annual General Meeting '07-'08

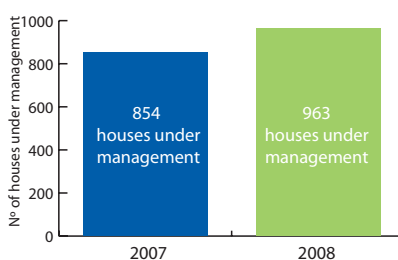
The AGM for 2007-08 was held on November 24th at the CHL Epping office. It witnessed participation from the Board of Directors, Members and Staff. A review of the operations of the Economic Entity during the financial year and the results of those operations is as follows:



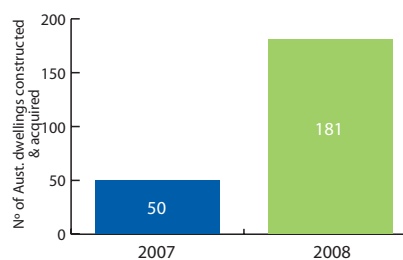
Total Community Housing Ltd and controlled entity (CHL) revenue increased from \$16,830,671 to \$39,560,949.



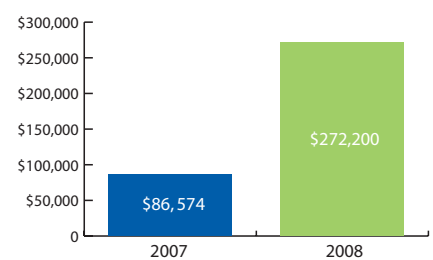
Staff complement increased from 64 to 77 EFT in Australia and up to 40 staff in Timor Leste;



Houses under management increased by 10% from 854 to 963 properties;



Number of dwellings constructed and acquired increased from 50 to 181 in Australia;



Revenue in East Timor rose from \$86,574 to \$272,200



## Progress on the amalgamation of the CHL & Community Housing Mid North Coast (CHMNC)

CHL and CHMNC have progressed with the plan toward amalgamation of the two organisations. The joining of the two organisations will result in CHL having a significant presence in the NSW Community Housing Sector, offering the potential for new affordable housing.

A series of facilitated workshops formed the basis of an Options Paper which highlighted an agreed plan for the two organisations to merge.

The merger has been well received by tenants, staff and directors of CHMNC.

CHMNC unanimously approved the merger proposal at their recent Annual General Meeting. July 2008 saw the signing of a Memorandum of Understanding by both organisations.

*CHL and CHMNC step into a collective future*



## New homes at Caroline Springs

As part of the Victorian State Government initiative, Building more Homes Together 2, CHL has designed and built seven units in Caroline Springs adjoining the Caroline Springs Boulevard. Paired as two storey, two and three bedroom units, these energy efficient (min 5.5 stars) homes have been developed on a medium density site. The site layout was similar to other developments carried out by CHL in this estate, with the dwellings arranged around a paved courtyard. Three bedroom dwellings were included with an extra bedroom over the garage with two different floor plan layouts – one

with the stair at the front of the unit and the other with the stair relocated to the centre of the units. This allows views from the living areas into the courtyard. All dwellings include access from the living or family rooms into the sunny private open gardens to the rear. The surroundings are scenic with an attractive park just behind the property including a row of mature cypress trees, a remnant of the original farmland windbreaks which gives this part of the estate its name.

*Wentworth Lane Caroline Springs – front view*



*Wentworth Lane Caroline Springs – elevated view*



## CHL in Timor Leste

### Key highlights for the quarter, July to September:

- CHL had a productive quarter at Timor Leste with considerable progress on most of the projects. The Oecusse office has commenced with the slab laid and the block walls going up. In partnership with the Alola Foundation we have commenced work on an open air training and display area, to be completed by the end of November.
- The second stage at the Sparrow Force Memorial, Café and Museum in Dare is well underway. The kitchen design is finalised with variations for increased security.
- The first stage of the Ahi Saun Disability project has been completed and stage 2, the main building is well underway. The slab is down, walls up, and door and window frames installed. A donor has been found for the majority of stage 3, an administrative and training centre. This will begin as soon as the funding becomes available.
- Design work is almost complete for a ten unit development at Taibesse. The site has been cleared

Construction Work underway at a site in Timor Leste



with construction beginning before the end of the year. There are plans for this project to be the site of on-the job training for trade skills in 2009.

### New Developments

- CHL is putting together a submission to fund on-the-job training through the Emerging Priorities Fund (Ausaid) in conjunction with the Employment and Skills Development Division in the Ministry of Education. This program could see over 200 trainees undergo skills development in work place in the next financial year.

## CHL touching lives

Aged 52, Robert has been with CHL as a long term tenant for over a year now living in the Healesville Rooming house. Being diagnosed with skin cancer in July 2007, Robert has been through very tough circumstances. "Prior to coming here, I was living in terrible housing conditions with people on drugs and alcohol all the time. Being treated for melanoma and also looking after a six year old daughter at the same time was tough on me."

Robert kept having to shift homes, and was part of various transitional housing programs until he secured a long term accommodation with CHL in March 2008. "People here are absolutely wonderful and I get along with everybody", he says. After three surgeries, Robert has triumphed over the cancer

Robert Guess, a CHL Tenant



and is spending his life in a quiet, comfortable and friendly neighbourhood at Healesville. ***"CHL has helped me heaps providing stability and security in my life. Ever since I have arrived here, my life has been on an uphill"***.



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