

CHL MAKE A DIFFERENCE



Geoff lived for 45 years with his mother in the Eastern suburbs. Seven years ago when his mother took ill Geoff (who has cerebral palsy) decided it was time to try to live on his own. Geoff tried unsuccessfully to access the maze of housing services until he sought housing from Community Housing Ltd in 2000.

Geoff said that without CHL he would never have gained his independence. *"It was a huge change, looking after myself. Each day has provided challenges, but I love having my own space"* he said, *"Moving here put my mum's mind at rest. She always worried about what would happen to me after she was gone. Mum died in 2003 and I am so happy she had the opportunity to see me settled here."*

CHL IN NSW

CHL has been given temporary registration for one year under the NSW Performance Based Registration System. The registration system is for non government community housing companies. It means CHL can receive funding or manage properties administered by the NSW Office of Community Housing. CHL had to complete a Preliminary Risk Assessment which considered nine performance outcomes.

CHL demonstrated a high level of confidence in its capacity to achieve good or sound performance across all nine areas.

CHL OPENS FIRST COMMUNITY HOUSING PROJECT IN DILI

On Friday 16 February 2007, Community Housing Ltd (CHL) handed over seven demonstration houses at Tibar to the Government of Timor-Leste. The houses will provide quality housing for vulnerable people.

His Excellency Arsenio Paixao Bano, the Minister of Labour and Community Re-Integration, represented the Government of Timor-Leste. Also present were the partners from the International Labour Organisation (ILO), the National Centre for Employment and Skill Development (CNEFP), Australian Volunteer International (AVI), members of government, representatives of Non Government Organisations and members of the Tibar community.

"This project has been a valuable experience as it has included both on-the-job training and construction of affordable housing of a high standard. This has been a valuable experience for our graduates from the CNEFP and has greatly benefited the



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community of Tibar. The government looks forward to working on more projects with CHL, and Timor-Leste will gain many more benefits from projects of this kind" said Arsenio Bano.

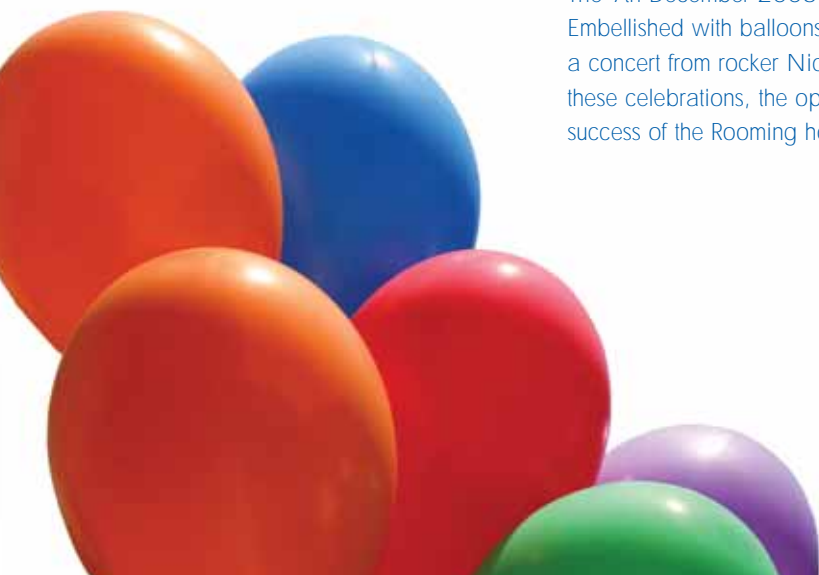
"We have learned that good, affordable housing for poor people could be a reality in Timor-Leste. We have also learned that it is possible to build a professional construction industry in the country. This project has been a very rewarding experience" said Steve Bevington, the CHL Managing Director.

During the opening ceremony, Chris Shields, CHL Chairman, handed over on-the-job training certificates to 13 trainees who completed 12 months training. Steve Bevington and Arsenio Bano signed the commemoration stone and all guests had a site visit where they could enjoy the different houses designs and sizes.



HAPPY 1ST BIRTHDAY!

The 7th December 2006 saw the 1st anniversary of the Queens Rd Rooming House. Embellished with balloons, streamers, a BBQ and fruit punch, residents and staff enjoyed a concert from rocker Nick Barker under the sails in the spacious courtyard. Coinciding with these celebrations, the opening of the Gym was made official, signifying the progress and success of the Rooming house over the past 12 months.



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AN ALTERNATIVE TO BOARDING HOUSES



Kalimina House (Healesville)

Media attention is increasing on unscrupulous boarding house proprietors charging exorbitant rents for dangerous and unhealthy living conditions. The plight of some of the country's most vulnerable is forcing policy makers to focus their attention on resolving the issue.

While it is obvious that law reform and government regulation of the industry needs to occur to ensure minimum standards are met, more affordable accommodation needs to be provided through community housing organisations.

Community Housing Ltd has taken on the management of two different types of long term accommodation, owned by the Department of Human Services targeting singles and couples in Hawthorn and Healesville in the last few months.

The Hawthorn property consists of 17 bedsits. Tenants have a bedroom, bathroom and galley

kitchen of their own and share laundry and courtyard facilities. On the day of final inspections by the prospective tenants and their families; their relief and joy was tangible. The good feeling privacy engenders was etched on tenants' faces.

The Healesville property consists of 19 rooms. Three of these are doubles, aimed specifically at couples. All have own ensuite while sharing kitchen facilities. The views are delightful.

The two properties are excellent additions to CHL's singles portfolio, combining large apartment blocks (such as 69 Queens Road) and one bedroom/two bedroom units (dotted throughout Victoria) to meet a varying degree of need.

CHL will continue to deliver as many housing options as possible so that single people are not forced into accepting squalid conditions that endanger body and soul.

CHL UPDATES NEWS

86 NEW VICTORIAN HOMES TO BE CONSTRUCTED



Community Housing Ltd has already begun construction on 22 of 86 homes in outer metropolitan Melbourne. The homes are part of the second phase of the State Government's Building More Homes Together Program. The State Government is contributing \$13.1m and CHL \$3.3m.

CHL architects have developed innovative designs which complement the local neighbourhood and achieve a five-star energy rating, using appropriate orientation and, according to the specific design situation, either solar hot water heaters or water tanks to store rain water and use it for toilet-flushing and gardens. The team has acquired sites in Point Cook, Burnside, Sale, Bairnsdale, Craigieburn and Shepparton and is in the process of purchasing sites in Caroline Springs and Pakenham.

The homes will be owned and managed by CHL. The tenants will be members of the local community in receipt of a low income. Tenants will pay affordable rents of around fifty to seventy-five percent of market value. It is envisaged that the entire building process will be completed by 2008 with 21 properties ready by mid 2007.



CHL LAUNCHES NATIONAL ABORIGINAL HOUSING DEVELOPMENT

Following on from its strong track record in community housing for aboriginal communities in eastern Victoria, CHL has launched a new initiative: CHL - Aboriginal Housing Development.

The initiative builds on CHL's commitment to provide quality affordable housing to those most in need. A shift in Government policy has assisted in partnership development between aboriginal communities and non aboriginal services. As a result, a number of positive partnerships have emerged, including CHL's work in the Gippsland and East Gippsland region.

CHL has a successful three year track record in working with four aboriginal communities. They are the Gippsland/East Gippsland Aboriginal Cooperative (GEGAC), Lake Tyers Aboriginal Trust, Central Gippsland Aboriginal Cooperative, and the Murray Valley Aboriginal Cooperative.

The initiative will be led by Project Officer

Maree Davidson, who coordinated these programs whilst working as CHL's Gippsland Manager. Ms. Davidson says the key to developing successful aboriginal housing partnerships has been based on, delivering on promises, commitment to open and frequent communication with community leaders and members, and remaining consistent in the role as a partner with specific expertise shared to provide housing development and management services.

"Our major objectives will be to research and plan for partnerships in which CHL can assist aboriginal communities to improve the quality of existing stock and increase levels of affordable housing appropriate to the needs of each community. This includes assessing local need, seeking funding, and following through with technical expertise in design, construction and management if required. Having these property services in-house makes it possible to create real employment

pathways for aboriginal people within CHL," says Ms. Davidson.



Project Officer Maree Davidson, CHL employee and community member Irene Cooper and GEGAC Board Member Rhonda Dinsdale

CHL DEVELOPMENT - LAKE TYERS ABORIGINAL TRUST

In four months CHL has transformed land on the old Lake Tyers Mission site into 2 high quality robust five bedroom homes.

The homes were funded by the Department of Human Services in collaboration with the Lake Tyers Aboriginal Trust.

The homes form part of the thriving community of 42 homes in the Lake Tyers Aboriginal Trust. CHL are one of many partnerships for the Trust who have utilized the specialist skills of many mainstream organisations in areas such

as housing, health and employment.

The positioning of the homes was of utmost importance in order to not obscure existing tenants views. The materials and building processes are of a very high standard in order to ensure the homes last longer and are more robust than today's average home.

Two community members were employed on the construction of the properties and participated in a full range of building activities from concreting to window cleaning.

It is envisaged that the labourers will be employed on further projects in the Gippsland area.

Another community member was contracted for the painting of the five homes and consequently other CHL projects throughout the Gippsland area.

Cultural monitors were used to observe any digging to ensure culturally significant sites were not disturbed.



Donations

Donations can be made electronically via the web at www.chl.org.au. Go to the **Be Involved** section and click on Donations. Choose the method of payment that best suits you. Alternatively please send cheques or money order to Community Housing Limited at 9 Prospect St Box Hill, 3128. Please include your return mail details to ensure a receipt is sent for your tax purposes.

NAME: _____ DONATION: \$ _____
 ADDRESS: _____
 SUBURB: _____ POSTCODE: _____

Donations

Over \$2 are tax deductible.

Thank you to Bisley Workwear & Action Badges for the donation of overalls and badges for the East Timor Construction workers.

