

STUDY TOUR



Paul Ryan, our Manager of Executive Services recently returned from a study tour of Housing Associations in England and Scotland.

CHVL was one of three Victorian Housing Associations that took part in the tour.

The study tour was initiated by the Office of Housing and the Community Housing Federation of Victoria. The tour provided valuable insights into the regulation, operations, governance and strategies of the Housing Associations.

DID YOU KNOW?

Snapshots from the Annual Report 2006/2007. For the Concise Report please visit our website www.chl.org.au.

Last year **1,864** households were accommodated.

CHL received over **26,000** requests for assistance through our Housing Information & Referral and Front Door Services.

\$716,733 in financial assistance was provided to renters through the Housing Establishment Fund.

58 new homes were built, including 7 in East Timor.

Over **100** long term homes were acquired.

WATCH THIS SPACE!

LAKE TYERS

CHL Architecture and Construction are building on their successful relationship with the Lake Tyers community through the design and build of the Lake Tyers Community Hall. The Community Hall will be used for gatherings and community functions by the residents of the Trust.

Building on the partnership approach that underlies CHL's success, two local residents and the Trust Executive Officer are on the building Project Committee.



COMMUNITY NEWS 8 HOUSING LTD

NOVEMBER 2007



CHL LAUNCHED NSW OPERATIONS

Community Housing Limited has officially launched its services in NSW in August. CHL Chairman Christopher Shields, Managing Director Steve Bevington, and NSW Manager Patrick Yeung made presentations. The event was well attended by more than sixty people from across the housing sector, including private developers, peak bodies, housing providers, support services, tenant cooperatives, aboriginal groups, government departments and local councils.

"Increased state and local government commitments to affordable housing provide a great opportunity for CHL to operate in NSW. We aim to provide end to end housing services by partnering a variety of stakeholders to develop and manage affordable housing for the community," says Mr. Yeung.

CHL is currently developing a number of capital works projects including the design and construct of 39 apartments in Artarmon in a joint venture with Association to Resource Co-operative Housing (ARCH), Willoughby Council and the State Government.

NEW HOUSING FOR OLDER INVERLOCH RESIDENTS

The Inverloch Residential Aged Care Development Committee (IRACDC) gave a great cheer today. Many years of hard work has resulted in the first sod being turned on their development at Bass Highway, Inverloch. The Minister for Housing, the Hon Richard Wynne was in attendance.

The 18 unit development will provide affordable housing for older residents from Inverloch and surrounding areas.

"This means older residents won't be forced to move away from all their supports, such as families and friends and services just to pay the rent," says Mrs. Steer, Chair of the Committee.

The development has been a result of a partnership between, the IRACDC, the Bass Coast Shire Council, the State Government and Community Housing Ltd.

Community Housing Ltd's architects have designed the homes with the needs of older people in mind. The homes are disability friendly and comprise communal as well as private space; ensuring interaction between residents is encouraged. The CHL construction team, who are building the units, expect the development to be completed in eight months.



www.chl.org.au



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EXPLORING NEW GROUND



The Managing Director, Steve Bevington, took part in a UN funded project to develop durable solutions to the refugee crisis in East Timor. The objective of the project was to develop a recovery plan, that would address the origins of the crisis which has engulfed the country over the past year. There was a particular focus on resolving the land, property and housing issues which are at the heart of the crisis and why a resolution is so intractable. The Project developed a series of recommendations including:

- refugee camp upgrade
- management and closure
- security
- housing rights
- resolution to outstanding land and property issues
- development of an integrated housing program
- community reconciliation & justice
- enabling institutional framework to deliver the Plan.

Mr Bevington also recently visited Latin America to research affordable housing programs operate in Venezuela (pictured) and Chile.

These countries are very different in outlook, attitudes, economies, social and geographical landscapes. They are similar in that they are on the same continent, border the Andes and their populations speak Spanish. The most important similarity is that both countries have housing problems with a proportion of their people living in slums and both countries are trying to redress this situation. In Chile around half of the 60,000 slum dwellers have been provided with temporary shelters and there are programs to eventually move the occupants to new housing over time. While the creation of transitional shelters is occurring at pace, there is a significant challenge in developing permanent housing to meet the needs of slum dwellers. Where as in Venezuela there is a shortage of around 1.8 million houses or a need to provide rehousing for a third of the 27 million population. The Government has managed to increase its housing development program in the past year but needs to increase the volume considerably if it is likely to start to make a meaningful change. There are also many issues regarding quality, affordability and eligibility to ensure that all parts of Venezuela's population are well housed in the future.

CONSTRUCTION CONTINUES IN EAST TIMOR

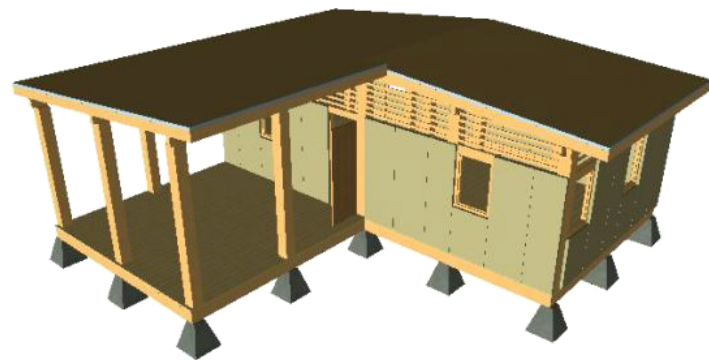


CHL is building a modular transportable shelter (pictured). The 4x4m room can be added to as many other modules as desired.

One of several upcoming projects, the transportable shelter could have possible use as short term housing for refugees.

The other projects in the development phase include the construction of a childcare centre, two donor funded houses and 6 district employment offices.

It is anticipated that these activities will keep the local CHL construction workers employed until the New Year when further contacts will be released.



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: _____

CHL UPDATES NEWS



BAIRNSDALE DEVELOPMENT

PARTNERS: GIPPSLAND AND EAST GIPPSLAND ABORIGINAL COOPERATIVE (GEGAC) AND THE VICTORIAN STATE GOVERNMENT

The Gippsland and East Gippsland Aboriginal Co-operative (GEGAC) own a number of properties in Bairnsdale suitable for housing developments. This combined with the fact that many GEGAC community members required sustainable accommodation gave rise to the development.

Through consultation with GEGAC, community members identified their housing needs, a land assessment of the five available blocks was undertaken and funding sought from the Victorian State Government.

A proposal was made for two x four-bedroom houses, two x three bedroom houses, two x three bedroom units and three x two bedroom units.

The project was approved by FACSIA, the responsible federal authority and construction commenced. Some derelict buildings on the sites were demolished and building was under way, briefly interrupted when the heavy mid-year rains washed away all pre-slab works on two of the sites.

All the dwellings are designed to be accessible to people with physical disabilities should the need arise, and provide living areas adjacent to sunny private outdoor living areas. The houses include solar hot water services and they are designed to be hooked up to the economical natural gas service when this becomes available in Bairnsdale; in the meantime the houses have been supplied with bottled gas. The two larger houses are

provided with wood stoves for heating, due to readily available wood supplies from GEGAC community members. Construction is insulated brick-veneer on slab, with energy-efficient aluminium windows, achieving a 5 star or more energy rating.



AGM Reminder

The CHL Annual General Meeting will be held on **Monday November the 26th, 2007 at 5pm** at The Tudor, 1101 Whitehorse Road, Box Hill, VIC. Please RSVP to leanne.walsh@chl.org.au by the 15th November for catering purposes.