

CHL BREAKS THROUGH 1000 PROPERTY MILESTONE

Community Housing Limited (CHL) has reached a significant milestone in development as a housing organisation with the entry of the 1000th property in its management portfolio.

Since starting its operation in 1994, Managing Director Steve Bevington says the build up to this point has been gathering momentum.

"The growth of properties in our portfolio has taken time to build up," 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 of operation allowed."

"With the recent commitment of the new government to accelerating the number of affordable homes in Australia, the first 1000 homes represents growth in an era where funding was inadequate. The affordable housing sector stands on the threshold of a well-funded era where the challenge will be managing growth for the long term."

The 1000th property in CHL's portfolio is located in Craigeburn. For tenant Leanne, who works as a personal carer, securing her community home could not have come at a better time.

"I had to leave NSW due to domestic violence. I explained my situation to CHL after I came to Victoria in April. Since that time, it's been extremely difficult. I've been sharing a single mattress with my 8 year old at a friend's place while looking for rental properties."



COMMUNITY NEWS 10 HOUSING LTD

SEPTEMBER 2008



From Left to Right: Steve Bevington, Leanne Tegart, Chris Shields (CHL Board Chairman)

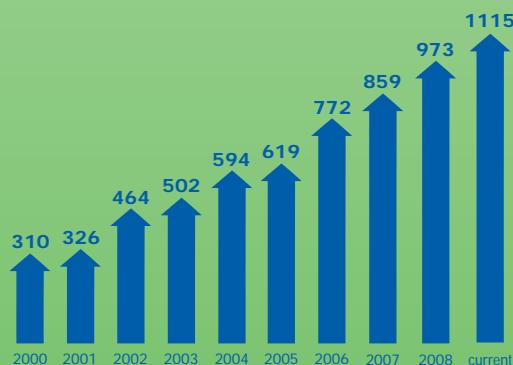
"My friends were extremely patient to allow us to stay for almost three months," says Leanne. "During that time, I was looking at rental properties that were in poor condition and asking \$260 plus per week. In one case there were around 300 people looking at this one unit, it was almost like an auction."

CHL were able to secure a place for Leanne and her son in a new property in Craigeburn, a result she says has been better than she could have imagined.

"The place is lovely. I couldn't have asked for anything more comfortable. It's a double storey with two bedrooms and a fair-sized backyard. It's also across the road from a school. I feel extremely lucky to have got this place."

Managing Director Steve Bevington says that the home will provide Leanne with secure tenancy for the long term. *"I'm very pleased that the 1000th property in our portfolio is helping a young woman to re-establish her life. As an essential services worker, Leanne represents an increasing tenant group in CHL housing. She's making an important contribution to others in her work, and she also has some certainty around helping her son get an education."*

PROPERTIES UNDER CHL'S MANAGEMENT:



CHL UPDATES NEWS



CHL STRENGTHENING PRESENCE ACROSS AUSTRALIA



VICTORIA:

CHL GROWTH STORY CONTINUES WITH THE AMALGAMATION OF MITCHELL COMMUNITY HOUSING SERVICE

CHL has acquired 30 new properties (incorporating 70 tenancies) through the amalgamation of Mitchell Community Housing Service Inc. and CHL. Mitchell Community Housing Service has been providing quality housing to those in the Bendigo and surrounding areas since 1992. CHL welcomes two transferring staff members for their commitment and contribution that they have made thus far, in housing those in need.



NEW DIRECTOR OF HOUSING VISITS CHL

With CHL doing some commendable work for the community, the Director of Housing, Victoria, Ms Margaret Crawford and Director, Housing Registrar, Mr. Anthony Hardy could not resist visiting the Epping office of Community Housing to get a first hand experience of the work done so far. Steve Bevington, MD, CHL made a brief presentation on the genesis and the gradual growth of the company into one of the most prominent community housing organizations in Victoria. Ms. Crawford was extremely pleased with the achievements of the company and reassured of government's continued support & commitment in providing affordable housing to people in Victoria.



NEW HOMES IN CRAIGIEBURN

As part of the Victorian State Government initiative, Building more Homes Together 2, CHL has designed and built 7 units in Craigieburn. Paired as two storey, two bedroom units on each side of a party wall to create energy efficient (at least 5.5 stars) homes (ie, 6 double storey and 1 single storey) of approximately 8.4m width per unit including an individual entry porch and carport. The units also provide access for people with disabilities to the ground floor. The open plan ground floor consists of a central stair and laundry. This divides the ground floor into a living area and a kitchen-dining area which accesses the east or west facing private garden on some lots. **75%** funding through the Office of Housing House and Land packages with the remaining **25% raised by CHL**. Construction was completed in six months and the properties have been home to seven families from the beginning of July 2008.



30 NEW HOMES FOR SINGLES

On the outskirts of Shepparton a change is occurring. New homes are being designed and built for single people. With over 58% of homeless people in Australia being singles, there is a need for providing housing solutions to them. CHL has taken a step in this direction by providing homes to 30 single people in Shepparton.

NEW SOUTH WALES: CHL ACCORDED GROWTH PROVIDER STATUS

CHL has been approved Growth Provider status in June 2008. Working with seven Growth Providers is one of the key strategies of the NSW government to expand community housing stock from 13,000 to 30,000 properties within a 10-year period.

The Growth Providers will have preferential access to the National Rental Affordability Scheme (NRAS) and Affordable Housing Innovative Fund (AHIF). Only Growth Providers will be invited to bid for a variety of affordable housing projects committed by the government via the selective tendering process.

In addition Growth Providers will manage the majority of new supply and start taking up a property development role to project manage, design and construct new supply in particular on old social housing sites.

CHL AND COMMUNITY HOUSING MID NORTH COAST JOIN HANDS

In July, both CHL and CHMNC agreed to work together to build on the strengths of the two organisations to develop and implement a merger proposal to play a leading role in the NSW community housing sector. CHMNC is a regional Grade A registered community housing provider managing 700 properties

with 19 staff and 4 offices at Coffs Harbour, Kempsey, Port Macquarie and Wingham.

A recent meeting of staff from both organisations represented a step toward developing more affordable housing in the Mid North Coast.



TIMOR LESTE: KEY HIGHLIGHTS FOR THE QUARTER

CHL's contract with the ILO and the Secretariat of Labor continues with the Maliana office commenced and the Oecusse stage to commence shortly.

A temporary school at the Metinaro Internally Displaced Persons Camp has been completed.

Through the Alola Foundation;

- We have completed three modular units for an Orphanage in Bario Pite, the hardest hit suburb during 2006. The official handover having occurred on July 11th, with Jocelino representing the agency with the donors.

- The temporary school at the Sparrow Force memorial in Dare has been completed.
- The second phase of the Dare work, being a community run café, has commenced.
- Sponsored via Conoco Phillips, a design project for schools has been completed. We are now being requested to quote for the building of the first school.

The first stage of the Ahi Saun Disability project commenced on August 4th with the construction of the perimeter fence.

Across this range of projects we have averaged 35 field employees for the month.

New Developments

Negotiations continue for a private housing development in Dili suburb of Taibesse. This has the potential to be a very positive project with our name being upfront on yet another housing project. This suburb had large areas burnt to the ground in 2006, to have people confident enough to invest in development is great sign for the country.



CHL TOUCHING LIVES



Rita Kellet never expected to live in community housing but in September last year, life took an unexpected turn. Sitting on the couch at her daughter's house, Rita complained of difficulty breathing and was rushed to Dandenong Hospital. Soon after Rita was diagnosed with lung cancer and her world was turned upside down. Surgeons removed a third of her left lung and Rita triumphed over the cancer.

However, Rita was left with breathing difficulties which meant she could never work again. This was a blow as Rita had worked all her life since she was 13. Even more pressing was Rita's financial situation which left her living with her daughter.

"My daughter and I get along very well", said Rita, "but living together put a strain on our relationship, I knew I had to get out and let my daughter have a chance to just be with her family. This home has given me back my independence; it is the perfect size for me to manage."

"I feel like I have been given a second chance, both in life and with this home, I am so happy and thankful."

WATCH THIS SPACE: FROM BOULDERS TO BUILT

Three months ago this land was just a pile of rocks. Now it is ready to be called home by four families.



www.chl.org.au



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