



## **Community Housing Council of SA Inc. (CHCSA)**

*"The Peak Body for Community Housing Organisations in South Australia"*

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### **Weekly E-Bulletin 29/06 - Friday 1<sup>st</sup> September 2006**

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#### **Community Housing Appeals Panel (CHAP) ~ Information Session for CHOs ~ Confirmation of Date & Venue**

The CHCSA will be holding a Community Housing Appeals Panel Information Session for CHOs on **Friday 20<sup>th</sup> October 2006**.

The Information Session will be held at the **Adelaide Riviera Function Centre** (31-34 North Terrace, Adelaide). Registrations will be from 1.30pm with a **2.00pm** sharp start. The Session is expected to conclude at 4pm.

#### **Attending the Information Session will be:**

- Kath McEvoy, Chairperson of the Community Housing Appeal Panel
- Theresa Walker, Manager, Public & Community Housing Appeal Unit
- Sue Gosden, Hearings Administrator – Community Housing, Public & Community Housing Appeal Unit

#### **The Panel have been invited to address CHOs on the following topics:**

- The constitution of the Appeals Panel
- Scope of appeals especially in regard to tenancy issues
- What to expect when an appeal is lodged
- Representation before the Panel
- Effective record keeping by CHOs
- What happens after a hearing
- Other relevant matters.

The Information Session will also provide the Panel with the opportunity to meet CHOs and learn more about their work. The CHCSA will invite one experienced CHO to give a short address outlining a community housing perspective on external appeals.

There will be opportunities for questions and general discussion. Whether or not you have faced an appeal, it is **vital** that your CHO understands the external appeals process. To this end, the CHCSA encourages the attendance of at least 1 representative from each CHO.

**BOOKINGS ARE ESSENTIAL.** Please contact Anthony at the CHCSA on (08) 8362 1022 or via <mailto:info@chcsa.org.au> to book your place.

### **CHCSA "Participation Workshop" for Housing Co-operatives ~ Southern Venue confirmed**

The CHCSA wishes to advise that a date and venue has now been confirmed for a Participation Workshop in the South. It will be held on **Monday 11<sup>th</sup> September** 2006 from **12.30-2.30pm** [BYO lunch] (this workshop follows the CHCSA Hills & Southern Forum that runs from 10am - 12noon), at the Noarlunga Health Village.

The Central Participation Workshop (285 Payneham Road, Royston Park) scheduled for **Tuesday the 5<sup>th</sup> September** will still proceed and there are still some places available for people who are interested in attending. Due the low numbers and the scheduling of the Southern workshop, the Participation Workshop scheduled for **Wednesday 6<sup>th</sup> September** has been **CANCELLED**

Bookings are essential for either of the two workshops, please contact the CHCSA on (08) 8362 1022 or via <mailto:info@chcsa.org.au>

To view or download the draft program for the workshop please click <http://www.chcsa.org.au> ! Enquiries in the first instance should be directed to Nick Watts at the CHCSA on (08) 8362 1022 or via <mailto:nick.watts@chcsa.org.au>

### **EquityStart Helps Tenants Achieve Home Ownership ~ Article provided by HomeStart Finance**

"A new initiative from **HomeStart** and the State Government has paved the way for almost 380 South Australian public housing tenants to achieve their home ownership dreams.

**EquityStart** is designed specifically to assist current public housing tenants – including those in community housing - into a home of their own by providing a loan of up to \$50,000, over and above what they might be able to normally borrow.

Taken out in conjunction with a HomeStart home loan solution, EquityStart provides a boost to borrowing power without adding to the repayment burden, as regular repayments on the EquityStart amount are optional.

Public Housing Tenants in all kinds of situations have been able to access EquityStart – with nearly 40 customers previously living in Community Housing.

EquityStart customers come from a range of personal and financial circumstances, and include first home buyers, families, and those on a limited income.

Over 70% have opted to buy or build a home on the private market, with the rest purchasing a public housing property.

Many have been long term renters, like the 300<sup>th</sup> EquityStart customer Sally Lodge who rented her South Australian Housing Trust home for 18 years before finding out how HomeStart could help.

While she had wanted to buy a home for some time, Ms Lodge was on a limited income and didn't think she could secure sufficient finance. After hearing about HomeStart and the EquityStart initiative from a friend, she decided to give them a call.

*"Once we decided to go through HomeStart, we got help within a week. They got on the ball straight away," she says.*

Ms Lodge and her partner opted to buy a home on the private market to suit their large family, and are enjoying the freedom that being home owners allows them.

*"It's really lovely – I can paint when I want, and I don't have to ask anyone," she says.*

*"Now I can make improvements, whereas before I couldn't do that without asking permission. I can even paint the kitchen green!"*

Because EquityStart is part of a HomeStart home loan solution, the customer gets benefits such as affordable repayment amounts and, if they're first home owners, they can apply for the \$7,000 First Home Owner Grant to help cover associated purchase costs.

It's this added security that has encouraged tenants such as Ms Lodge to make the move into home ownership, despite fears about the financial commitment.

*"I was scared out of my wits because I'd never bought a house before, but I felt confident right from the beginning with EquityStart, and everything worked out great," she says.*

*"I'm a low income earner, I don't have a lot of money, but HomeStart made it work for us. They really made us feel confident that we can manage it."*

For more information, please contact **HomeStart Finance** by phone on (08) 8203 4000 or Freecall 1800 181 788 from regional locations, or via the <http://www.homestart.com.au/home.asp> .

*Terms, conditions and eligibility criteria apply. Fees and charges apply'.*

### **Disability Awareness Training ~ Article provided by Office for Community Housing**

The Office for Community Housing is pleased to be running the new **Disability Awareness Workshop**.

#### **Jill and Trevor Harrison will facilitate this fun session and give you tips, practical solutions and discuss:**

- How to feel relaxed around people with disabilities?
- Skills that people with disabilities have to offer **your** CHO
- Your concerns about how to achieve equality and include everyone
- 'Adaptable housing' and what it means
- What resources are there to assist you to widen your tenancy base?
- How would you cope (in your home/CHO) if you, or someone close to you developed a disability?

Sessions are being run in the North, South and Centrally during early September.

To find out more please contact either Anna, Teena or Frances at Office for Community Housing on (08) 8207 0171, <mailto:communityhousing@dfc.sa.gov.au> or visit the <http://www.communityhousing.sa.gov.au/site/page.cfm> for session details.

<p><b><u>STAFF</u></b>          Executive Officer - Ciarán Synnott          Manager,          Admin/Finance/Communications - Maria Demasi          Administration Officer - Ante Gajic          Senior Policy Officers - Matt Fisher &amp; David Kilner          Sector Resource Worker - Philip Studt          Spanish Speaking Worker - Domingo Garcia</p>	<p><b><u>CASUAL TRAINERS AND VOLUNTEERS</u></b>          Casual Trainers – Liz McCarthy, Graeme Gow, Philip Studt, Kate Reynolds          Volunteers – Evette Johnson, Renfrey Ansell and Anton Studt</p>
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### **DIARY DATES**

<b>Friday 1<sup>st</sup> September</b>	<b>CHCSA Associations' Forum</b>
<b>Wednesday 6<sup>th</sup> September</b>	<b>CHCSA Disability Focus Group Meeting</b>
<b>Friday 8<sup>th</sup> September</b>	<b>CHCSA Policy Committee</b>
<b>Saturday 9<sup>th</sup> September</b>	<b>CHCSA Spanish Speaking Forum</b>
<b>Monday 11<sup>th</sup> September</b>	<b>CHCSA Hills and Southern Forum</b>
<b>Tuesday 12<sup>th</sup> September</b>	<b>CHCSA Northern Forum</b>
<b>Wednesday 13<sup>th</sup> September</b>	<b>CHCSA Central Forum</b>

Wednesday 27 <sup>th</sup> September	CHCSA Co-op Rep. Forum
FRIDAY 27 <sup>TH</sup> OCTOBER	CHCSA COUNTRY FORUM, AGM AND MEMBER'S CELEBRATION DINNER

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