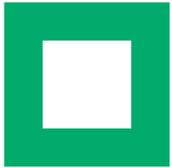


APRIL 2014

UNITY NEWS



UNITY
HOUSING COMPANY

Unity: committed to employment outcomes

Unity Housing is the leading not-for-profit organisation delivering affordable housing outcomes under the NRAS scheme in the state. But increasing affordable housing is only half the story. We help ensure that our homes are sustainable for the individual – environmentally, financially and for the community.

This edition of Unity News features updates to our projects at Bowden, St Clair and in the Mid North and takes a look at some of the employment outcomes happening on the ground across the state.

Unity at Bowden – a partnership with BuildTec

Increasing affordable housing is the core charter of Unity. Our direct involvement in the mixed market project at Bowden includes building 26 apartments for long term rental, but we're helping to deliver employment outcomes as well.



Unity is committed to embedding employment outcomes at all levels of their projects – from construction to providing key worker housing. One real success story of the Bowden project has been to help create work experience and employment outcomes. Both Unity and Buildtec were very supportive of Renewal SA's Works Program and ensured that they and their subcontractor, Ambush Civil, would participate as employers. There is even a Unity tenant working full time on site who had been looking to retrain from bricklaying to more general construction skills.



Unity at St Clair – new apartments and townhouses

The development at St Clair is approximately 60% complete.



St Clair 1 is comprised of 15 apartments (eight one-bedroom and seven two-bedroom) in a four storey development of 33 apartments on Post Parade. St Clair 2 is comprised of 14 townhouses (14 two-bedroom) on Brocas Avenue.

Aside from increasing much needed affordable housing stock in inner Adelaide, Doorways2Construction, a Vocational Education and Training (VET) in schools program for the building and construction industry, was active with it's student placement program in the development, providing high school students with construction experience.

Jesse, a year 11 student at Mt Carmel College, joined the team for a week at St Clair in February. Despite the heat, he soldiered on as an assistant to the carpenters.



"I enjoyed getting some experience helping out and seeing what a construction site is like when it's in action. I'm particularly interested in plumbing and carpentry and plan to pursue one or both when I finish school. I hope some developers and builders out there will read this because in a couple years I'll be looking for a job."

Unity in the Mid North

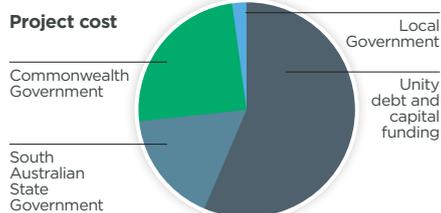
Unity's Northern Region Affordable Rental Initiative (the Initiative) has come quite a way since the last edition of Unity News in January with houses nearing completion in Port Pirie.



The Initiative targets key workers in the region such as nurses, police, retail workers and people working part time. It also incorporates housing for older South Australians and people living with disabilities in some locations. The project offers each of the 80 Unity homes a 1.5kW photovoltaic solar generation system to reduce tenant electricity bills by up to 50%.

The project is driven by Unity and is an innovative partnership between the Commonwealth Government, the South Australian State Government, three regional councils, the corporate sector and three Regional Development Australia offices.

Project cost



Employing locals, supporting the region

Building regional economies and communities is important for our state. One way the Initiative is supporting the regional economy is by ensuring that local businesses get a significant proportion of the contracts.

Unity News spoke to two contactors to get their take on the project.

"We make every kind of component from windows to joinery", said Bluey Johnson of Johnson Home Improvements in Port Pirie, "I'm all for the idea of using local trades. It's pretty hard to overcome the isolation factor running a business in regional South Australia. I've got 30 years under my belt and 30 employees. This work is a very good thing for us."

Dan Doroga and Andrew Velez of MR Electrical Services employ 11 local residents. They told Unity that "contracts like this are great because they help us stay right here where we want to be - in Laura and in the region."

A snapshot of Unity's current affordable housing developments

Affordable housing currently in development	Unity dollar value	Housing outcomes / scale
St Clair 1	\$4.0m	15 homes /units
St Clair 2	\$4.8m	14 homes /units
Bowden	\$6.8m	26 homes /units
Northern Project <ul style="list-style-type: none"> • Pt Augusta (20) • Whyalla (13) • Pt Pirie (2) • Laura (8) • Melrose (4) • Booleroo Centre (6) • Jamestown (4) • Gladstone (5) • Peterborough (6) • Saddleworth (8) • Burra (4) 	\$22.0m	80 free-standing homes
	\$37.6m	135

New grants, new tenant projects



In the last few months Unity has secured several grants including:

- Funds for all new BBQ equipment and outdoor furniture as well as three new desk top computers for the boarding houses from the Premier's Community Initiatives Fund
- A cycling club to learn more about bike safety, maintenance and to purchase two free-to-borrow bikes for the boarding houses - funding from the Department of Planning, Transport and Infrastructure's Community Grants
- Funds to re-supply three garden groups across community housing and boarding houses from Community Benefit SA (the Department of Communities and Social Inclusion)
- Established a new three-year funding cycle for the city-based boarding houses from Adelaide City Council

