

JANUARY 2014

UNITY NEWS



WELCOME



Hello and welcome to Unity's first e-newsletter.

We will publish this newsletter three times a year to inform you about our activities and achievements. This is an exciting time for us as we expand our housing stock to meet the needs of vulnerable and lower waged people in our community.

Your feedback on this initiative will be appreciated.

Frank O'Neill
Chairman

Unity heads north to provide key worker housing

Unity will build 80 homes across regional South Australia in the areas of: Melrose, Booleroo Centre, Peterborough, Laura, Saddleworth, Burra, Gladstone, Jamestown, Port Pirie, Port Augusta and Whyalla.

- Total project value – circa \$22.3million
- Due for completion by mid 2014
- A mix of two, three and four bedroom homes
- Discounted rents set at less than 75% of market rate
- 1.5kw locally manufactured solar panels for all properties to reduce tenant electricity bills by up to 50%
- Providing affordable housing for key workers, aged and those with a disability

- Captures the following grants and contributions:
 - Commonwealth Government Regional Development Australia Fund capital grant
 - Commonwealth Government National Rental Affordability Scheme (NRAS) Round 4
 - State Government Housing Construction Grant
 - State Government DMITRE grant
 - Land partnerships with Housing SA
 - Land donated by Clare and Gilbert Valleys Council and the Regional Council of Goyder
 - Construction partnerships: Devine; Rossdale Homes and Wahlstedt Quality Homes
 - Debt financing to Unity by HomeStart Finance

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New standards in housing

Unity has a proud history of providing housing to some of the most vulnerable people in our community. We have built a reputation as a market leader in the social housing sector and aim for this to continue.

“

The aim is a well governed, well managed and viable community housing sector that meets the needs of tenants and provides assurance for government and investors.

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National Regulatory System for Community Housing Charter, April 2013

National Community Housing Standards

In order to achieve this, Unity has obtained three year accreditation to the National Community Housing Standards (the Standards) and is preparing for registration under the new National Regulatory System for Community Housing (NRSCH).

National Community Housing Standards Manual

Over the last three years Unity has devoted significant resources to meeting the benchmarks set by the Standards. We see this as an investment in the future of the organisation and as an opportunity to encourage continued excellence.

National Regulatory System for Community Housing

Unity was invited to pilot the new national regulations for community housing and was advised in November that it meets the registration requirements for Tier 1 providers. The regulations are an important national reform aimed at providing a consistent regulatory environment to support the growth of the community housing sector across Australia.

Registration under the new system is scheduled for April 2014 in South Australia.

Awards

Unity recently won the Australasian Housing Institute's award for tenant engagement in SA and achieved highly commended at the national level. We were recognised for on-going programs and services

for tenants in the boarding house program and for the new tenant participative model of the newsletter, *Around the house*.



The Unity team attends the awards ceremony

Unity gets a start on 55 new affordable rental homes close to the Adelaide CBD

- 26 apartments started in November in the development on the former Clipsal site at Seventh Street Bowden
- 15 apartments and 14 townhouses commenced in September in St Clair



St. Clair

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