

# **Gold Coast Housing Company Newsletter**



**Issue 1**

**April 2007**

## **welcome**

---

Welcome to the first edition of our newsletter for the Gold Coast Housing Company. We will endeavour to keep you up to date with news and information about the Company, new policy directions for Social Housing, other service providers on the Gold Coast and much more. If you have any information that you would like to see included in this newsletter, please give us a call at the office 5528 6650 or via email [admin@gchousingco.com.au](mailto:admin@gchousingco.com.au).

## **gold coast housing company**

---

The Gold Coast Housing Company (GCHC) has been established as an independent, not for profit charitable company limited by shares, set up to continue to provide traditional community housing responses and to provide new responses to meet housing need on the Gold Coast.

### **contents**

- Welcome 1.
- Gold Coast Housing Company 1.
- Gold Coast Housing Company - the official formation 2.
- Funding Announcement 3.
- Opening of Jim Donaldson Place 3.
- Company staff and directors 4.

## **gold coast housing company cont'd**

---

On the Gold Coast, an estimated 22,500<sup>1</sup> households live in housing stress<sup>2</sup> with private rental costs having increased by 50% over the past five years. Furthermore, social housing stock on the Gold Coast is well below the state average (representing 2.5% of total housing stock compared with 3.5% for Queensland). Social Housing in itself is in decline and estimated to reduce to 1.7% of all housing stock by the year 2023. These figures, coupled with the fact that median rents paid on the Gold Coast (\$300/week) are significantly higher than those paid in Brisbane (\$250/week) and other regional areas, result in a housing affordability crisis for many Gold Coast families and households.

The Gold Coast is an area characterised by its tourism and hospitality industries. Many workers in these industries earn wages that place them in the bottom 40% of incomes on the income distribution (< \$599/week) and as such may be defined as low income households. These workers and others attempting to enter the lower end of the labour market are essential to the economic future of the Gold Coast region. It is vital to ensure that people on low incomes are able to live in the community they work, or seek to work in, to ensure a healthy local economy and a vibrant sustainable community.

---

<sup>1</sup> *Housing For All of Us*, Gold Coast City Council

<sup>2</sup> Housing stress is defined by the Department of Housing (*Affordable Housing in Sustainable Communities*) as occurring when people in the lowest 40% on the income distribution are paying greater than 30% of their income on housing and housing related costs

The GCHC seeks to proactively address these issues and increase affordable housing stock on the Gold Coast by:

- Developing partnership arrangements with private developers, State and Local Governments;
- Undertaking high quality housing developments with private developers and/or State and/or Local governments;
- Providing a diverse portfolio of housing that complements Public Housing provision;
- Operating a business model that incorporates a discounted market rental structure that will ensure affordability for tenants.

## **gchc – the official formation**

---

The 22<sup>nd</sup> of January 2007 formally saw the Gold Coast Housing Company set up as an entity in its own right. As the majority will be aware, the Company was formed through the amalgamation of Gold Coast Community Housing Association and Gold Coast Vision Housing Ltd. Both organisations were highly regarded, accredited organisations and this amalgamation process has been a big success. It is also important to say that both of these organisations showed immense foresight and courage to put their hands up and be first cab off the rank in terms of organisational amalgamations.

The company will formally launch in the near future and invitations to the festivities will be issued. We are hoping that the Minister for Housing, Hon Robert

Schwarten will be able to officiate at this launch, so keep tuned.

## **tenant participation**

The staff team and Directors of the Company are all committed to providing an excellent service to tenants and welcome tenant participation and feedback. Recently, Robin Charles (Foundation shareholder representative) held the inaugural tenant participation program meeting - a very successful event attended by approximately 20 tenants. The tenant participation program encourages tenants to contribute to better outcomes for the company, assisting the company to improve service delivery and understand the changing needs of our tenants.

## **\$15 million announcement**

On the 7<sup>th</sup> March, the Hon Robert Schwarten announced \$15 million to the Gold Coast Housing Company over a three year period. In December 2005, as part of the amalgamation process a capital funding submission was lodged with the State Government. At the time, the feedback we received was to a) become a Company officially and b) obtain the financial support of the Gold Coast City Council.

Gold Coast City Council has been extremely supportive of what the Company wants to achieve in terms of increasing the supply of affordable housing for low income households on the Gold Coast, and in December 2006 voted to grant \$3 million to the company over a 3 year period. The

company then officially completed its amalgamation process and formed on the 22<sup>nd</sup> January 2007.

The receipt of this funding will assist the Company to start to address the affordability crisis. We aim to partner with both the state and local government, the community sector and also developers to develop a range of innovative housing options for people on low incomes in Gold Coast City.

The organisation is absolutely thrilled with this outcome and thanks the State government and the Gold Coast City Council for their support.

## **opening of jim donaldson place**

Gold Coast Housing Company was fortunate to win the management rights of two new "Singles Accommodation" projects developed by the Queensland Department of Housing.



*Chairman of GCHC, Peter Maher, Jim Donaldson and Peter Lawlor MP at the opening of Jim Donaldson Place.*

The accommodation in Burleigh Heads is a 21 unit motel redevelopment with a caretaker living on site.

The accommodation at Labrador is a 25 unit townhouse development that was purpose built by the Department of Housing, named after Jim Donaldson, former Chair of Gold Coast Community Housing (14 consecutive years). "Jim Donaldson Place" was officially opened by MP Peter Lawlor on the 16<sup>th</sup> February 2007.



*Jim Donaldson Place- Labrador*

## feedback

If you would like to contribute to this newsletter or have any feedback please call us at the office 5528 6650 or email [admin@gchousingco.com.au](mailto:admin@gchousingco.com.au).

## thought of the day

*"Luck is what happens when preparation meets opportunity." - Seneca*

## staff team

Rebecca Oelkers	Chief Executive Officer
Julie Grant	Operations Manager
Nikki Smith	Administrative Assistant
Brooke Todman	Book Keeper
Caroline Liston	Property Co-ordinator
Wendy McDonald	Tenancy Co-ordinator

## board of directors

Peter Maher	Chairman
Jim Donaldson	Vice Chairman
Jacob Simmons	Secretary
Leanda Cooper	Treasurer
Laurie Stahlhut	Director
Lisa Murdoch	Director
William Owen-Jones	Director
Stuart Whitewood	Director
John Nelson	Director