

## ABOUT EACH HOUSING LTD.



## EACH HOUSING LTD. IS A SUBSIDIARY OF EACH

### ABOUT EACH

We believe that health and wellbeing are achieved through a holistic approach which includes not only biomedical factors, but the social determinants of health and wellbeing such as access to safe and affordable housing, education and employment.

EACH currently delivers the following services:

- Housing
- Aged Care
- Disability Support
- Employment Support

- Primary Health Care
- Mental Health Support
- Child/Youth/Family Support
- Counselling/Psycho-social Support

EACH is committed to integrated and coordinated service provision. We recognise the increasing need for effective linkages between these various service areas, particularly for people with complex needs. We strive to provide seamless, coordinated care that meets these needs.



[each.com.au](http://each.com.au) 1300 00 EACH

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EACH HOUSING LIMITED (EHL) IS A SOCIAL HOUSING PROVIDER BASED IN THE OUTER EASTERN SUBURBS OF MELBOURNE. EHL IS A WHOLLY OWNED SUBSIDIARY OF EACH AND CURRENTLY MANAGES 27 PROPERTIES WITH AN ADDITIONAL EIGHT UNITS CURRENTLY UNDER CONSTRUCTION.

## ACKNOWLEDGMENT



We particularly acknowledge the people of the Kulin Nation in the Melbourne Region, the Dunghutti and Birapi people of the Mid North Coast New South Wales, Kamilaroi people of the New England region and Yuggera people of South Brisbane, as the traditional owners of the lands where EACH provides services.

Respect and dignity are the rights of all people and so we acknowledge with deep sorrow the dispossession, injustices, mistreatment and failure to understand, respect and value the cultural beliefs of Aboriginal and Torres Strait Islander people, both in the past and continuing today. We seek the assistance of Aboriginal Elders and Community members in strengthening our understanding of their culture, needs and aspirations so that we may work together to create a healthy and inclusive community for all.



# CHAIR & CEO



2012/13 has been another busy year for EACH Housing Limited (EHL) as we continued to progress our two major building projects in Greenwood Avenue, Ringwood and Atherton Drive, Venus Bay. Collaboration has been a key feature of both these unique and innovative social housing projects with consumer involvement being sought at every stage of the design and development process. Both projects have anticipated completion dates in 2014. Read more about the Greenwood Avenue and Atherton Drive developments on pages 8 and 10 respectively.

EHL continues to seek opportunities to obtain additional housing stock to meet the increasing need for affordable housing in our community. Private rental affordability for low income households continues to

be a huge challenge with Victorian State Government figures indicating that there are currently 35,793 households on the waiting list for social housing. In addition to managing permanent housing stock EHL also offers a respite unit, Deuchar Place, for temporary and crisis accommodation.

As EHL moves closer to realising the completion of our two most significant projects to date we would like to take this opportunity to thank the Board and staff of EHL for their continued commitment and contribution to the organisation throughout the year.

Judith Woodland  
**Chair, Board of Directors**

Peter Ruzyla  
**CEO**

# BOARD OF DIRECTORS



Director	Judith Woodland	Les Smart	Dorothy Barber	David Agnew	Shane Smith	Dawn Inman-Wyness
Meetings Attended	8	10	8	9	7	5
Eligible to Attend	10	10	10	10	10	10



## FINANCIAL PERFORMANCE

	2011/12 (\$)	2012/13 (\$)	
SUMMARY INCOME STATEMENT	<b>229,598</b>	<b>247,610</b>	REVENUE FROM OPERATIONS
	<b>360</b>	<b>34,905</b>	NON OPERATING INCOME
	<b>229,958</b>	<b>282,215</b>	TOTAL INCOME
	<b>227,449</b>	<b>277,348</b>	TOTAL EXPENSES
	<b>2,509</b>	<b>5,167</b>	SURPLUS
ASSETS	<b>303,120</b>	<b>1,578,607</b>	CASH & CASH EQUIVALENTS
	<b>-</b>	<b>42,975</b>	PROPERTY, PLANT & EQUIPMENT
	<b>6,320</b>	<b>-</b>	TRADE & OTHER RECEIVABLES
	<b>309,440</b>	<b>1,621,582</b>	TOTAL ASSETS
LIABILITIES	<b>293,981</b>	<b>1,594,946</b>	TRADE & OTHER PAYABLES
	<b>6,824</b>	<b>12,834</b>	SHORT TERM PROVISIONS
	<b>-</b>	<b>-</b>	NON-CURRENT LIABILITIES
	<b>300,805</b>	<b>1,607,780</b>	TOTAL LIABILITIES
	<b>8,635</b>	<b>13,802</b>	NET ASSETS

## SERVICE PERFORMANCE

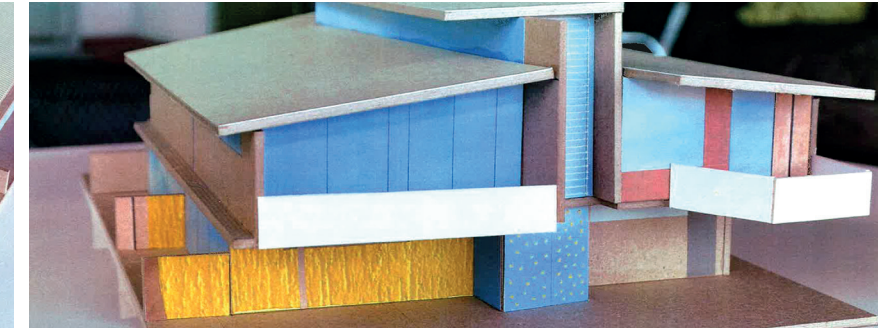
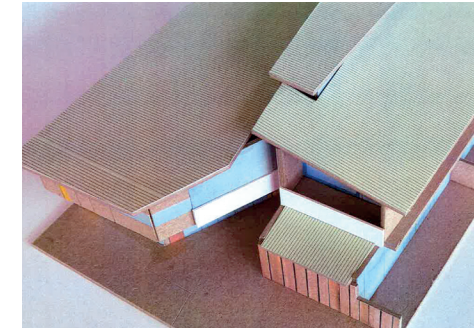
	2011/12	2012/13	
	<b>96%</b>	<b>97%</b>	AVERAGE OCCUPANCY
	<b>0.65%</b>	<b>0.30%</b>	RENT ARREARS
	<b>2.76</b>	<b>2.40</b>	AVERAGE LENGTH OF TENANCY (YEARS)
	<b>36</b>	<b>38</b>	TENANTS
	<b>50</b>	<b>43</b>	OCCUPANTS
	<b>26</b>	<b>27</b>	PROPERTIES



Greenwood Avenue is located in a popular residential area close to important amenities such as shops and public transport.



# GREENWOOD AVE.



**EHL'S KEY OBJECTIVE:**  
the development of innovative housing that allows people with disabilities to live independently in a modern apartment that feels like a home, not just accommodation.

As EHL was fortunate to win both its submissions for Supported Accommodation Innovation Fund (SAIF) funding during the 2011/2012 Financial Year, another major project was underway during 2012/2013: the \$2.5M development of six apartments at 15 Greenwood Avenue. A number of consultative meetings were held with a group of potential tenants to determine the most important elements in the development of housing for people with severe or profound disabilities. These meetings provided EHL and the architect, Wendy Hastrich Architects, with invaluable information and plenty of ideas to incorporate in the design. The contributions from this group assisted greatly in ensuring EHL achieves its key objectives: the development of innovative housing that will allow people with disabilities to live as independently as possible in a modern apartment that feels like a home – not accommodation – in a popular residential area close to important amenities such as shops and public transport.

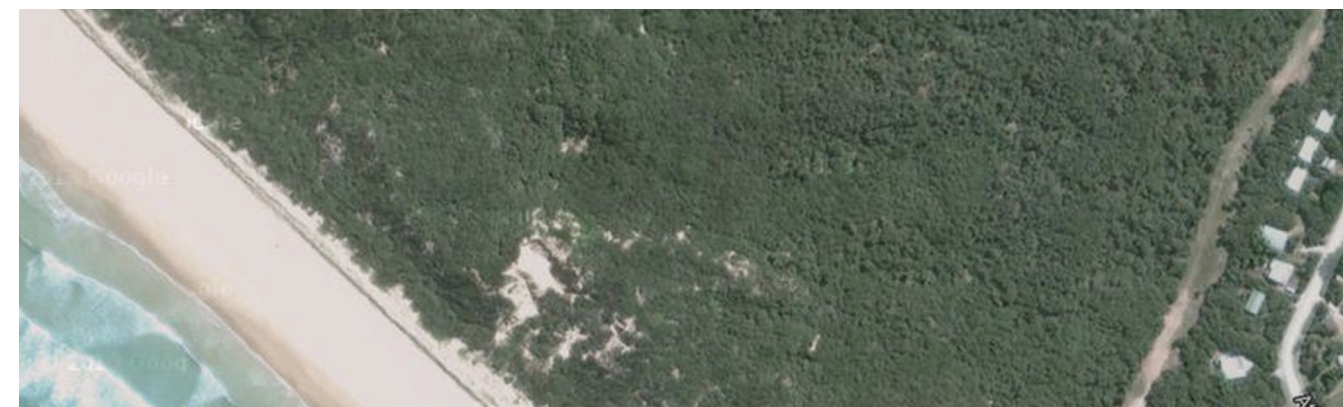
Council has been regularly engaged in the process to ensure the development is meeting applicable guidelines and some changes were made to the initial design to accommodate Council requirements. The planning application was advertised to the surrounding community with July 31st as the closing date for lodging objections. We are cautiously optimistic that the first milestone of obtaining planning approval will be achieved early in the 2013/14 Financial Year.



Modhouse Architects worked in close cooperation with EHL and our partner Adam Inc. on the innovative design for Venus Bay.

Image: Google Maps  
Map data: Google, Bluesky

# VENUS BAY



Venus Bay will have two aesthetically pleasing, functional and innovative dwellings, joined by a communal area and office/sleepover unit for support staff.

Towards the end of the 2011/2012 Financial Year EACH Housing Limited (EHL) was successful in obtaining a grant from the Department of Families, Housing, Community Services & Indigenous Affairs through the Supported Accommodation Innovation Fund (SAIF). This resulted in \$700,000 funding for the development of two innovative, self-contained apartments in Venus Bay (South Gippsland) for people living with severe or profound disability. Over the past twelve months EHL has secured a double block of land in a highly sought after location in Venus Bay and engaged Modhouse as the principal architect and developer of this project. Modhouse, in close cooperation with EHL and its partner ADAM Inc., have designed two aesthetically pleasing, functional and innovative dwellings, joined by a communal area and office/sleepover unit for support staff.

The project has now entered the planning stage with the proposed development recently having been advertised to notify neighbouring properties of EHL's intended development. Pending council approval of the planning application we are hopeful construction will commence early next year which should see us obtain a certificate of occupation in the fourth quarter of 2014. Barring any unforeseen circumstance this should mean that the two future tenants will be spending Christmas 2014 in their new home.