





# my health perspective

CONTACT US

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# about each housing



## EACH HOUSING IS A SUBSIDIARY OF EACH

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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 Housing provides affordable, safe and secure accommodation for people who are marginalised, particularly those with complex needs. We work in partnership with support providers to ensure our tenants receive assistance when needed to enable them to live independently in their community.



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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  
NINE UNITS CURRENTLY UNDER  
CONSTRUCTION.

# acknowledgment



We acknowledge Aboriginal and Torres Strait Islander people as the traditional custodians of the lands.

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



2013/14 has been a year of slow but steady progress for EACH Housing Limited (EHL). Our main building projects in Ringwood and Venus Bay were significantly delayed due to major planning issues on both projects. These obstacles have added costs and delay to both projects, but finally good progress has been achieved.

Earlier this year we received notification that planning approval for the Greenwood Avenue, Ringwood development had been granted, albeit with significant modifications to accommodate the permit conditions. The process of designing and then modifying these units to ensure they fulfil their purpose for tenants as well as meeting with Maroondah Council approval has been a lengthy one and we have appreciated the collaborative approach taken by Council to reach a resolution. You can read more about Greenwood Avenue on page 8.

Similarly, the road to Venus Bay has not been straightforward as it became apparent in late 2013 that the development would not be able to progress as anticipated. However, from disappointment came opportunity and the end result has been a good one as we will now have three new units of housing

stock, one in Venus Bay and two in Officer, completed in the coming year. You can read more about these developments on page 10.

EHL is continuing to pursue opportunities to increase its housing stock as the need for affordable housing increases year after year. Again this year there are over 34,000 people on the Victorian Government waiting list for social housing with average wait time of 11 months to secure housing.

EHL is represented on the Community Housing Federation of Victoria (CHFV) working party which is planning for the potential for over 10,000 units of Public Housing Stock to be transferred to Housing Associations and Providers. EHL along with several other small Housing Providers is making the case for some of this transfer to go to Providers rather than all being allocated to the large Associations, on the basis of the unique populations targeted by small Providers such as EHL.

Other additions to EHL's housing stock responsibilities are also being negotiated with EACH. Two houses owned by MARP (which merged with EACH in 2014) and two Youth Residential Rehabilitation projects which were successfully tendered for by EACH represent significant increases in the total housing pool within EACH and allocated to EHL to manage. This reflects the major benefits to both EACH and EHL in being able to leverage off each company's strengths and assets to build and successfully manage social housing stock dedicated to provision of safe, affordable, long term housing for people with disabilities and complex needs.

Finally, EACH has agreed to fund a dedicated position to undertake a comprehensive assessment of current assets and potential opportunities for future development of social housing. It is anticipated that a planning report will be produced to guide future strategic planning for EHL in early 2015.

Our thanks go to the staff and Board of EHL for their commitment to seeing these projects through to completion despite the hurdles along the way.

Judith Woodland  
**Chair, Board of Directors**

Peter Ruzyla  
**CEO**

# board of directors

## EACH HOUSING BOARD OF DIRECTORS



Image (L-R): Judith Woodland, Les Smart, Dorothy Barber, David Agnew, Shane Smith, Dawn Inman-Wyness

| Director           | Judith Woodland | Les Smart | Dorothy Barber | David Agnew | Shane Smith | Dawn Inman-Wyness |
|--------------------|-----------------|-----------|----------------|-------------|-------------|-------------------|
| Meetings Attended  | 11              | 10        | 10             | 9           | 6           | 9                 |
| Eligible to Attend | 11              | 11        | 11             | 11          | 11          | 11                |



# financial performance

|                          | 2012/13 (\$) | 2013/14 (\$) |                             |
|--------------------------|--------------|--------------|-----------------------------|
| SUMMARY INCOME STATEMENT | 247,610      | 260,915      | REVENUE FROM OPERATIONS     |
|                          | 34,905       | 58,902       | NON OPERATING INCOME        |
|                          | 282,515      | 319,817      | TOTAL INCOME                |
|                          | 277,348      | 328,400      | TOTAL EXPENSES              |
|                          | 5,167        | (8,583)      | SURPLUS/(DEFICIT)           |
| ASSETS                   | 1,578,607    | 3,373,207    | CASH & CASH EQUIVALENTS     |
|                          | 42,975       | 104,265      | PROPERTY, PLANT & EQUIPMENT |
|                          | —            | 16,943       | TRADE & OTHER RECEIVABLES   |
|                          | 1,621,582    | 3,494,415    | TOTAL ASSETS                |
| LIABILITIES              | 1,594,946    | 3,477,428    | TRADE & OTHER PAYABLES      |
|                          | 12,834       | 11,768       | SHORT TERM PROVISIONS       |
|                          | —            | —            | NON-CURRENT LIABILITIES     |
|                          | 1,607,780    | 3,489,196    | TOTAL LIABILITIES           |
|                          | 13,802       | 5,219        | NET ASSETS                  |

# service performance

2012/13

97%

2013/14

97.6%

AVERAGE OCCUPANCY

0.30%

1.7%

RENT ARREARS

2.40

3.3

AVERAGE LENGTH  
OF TENANCY (YEARS)

38

39

TENANTS

43

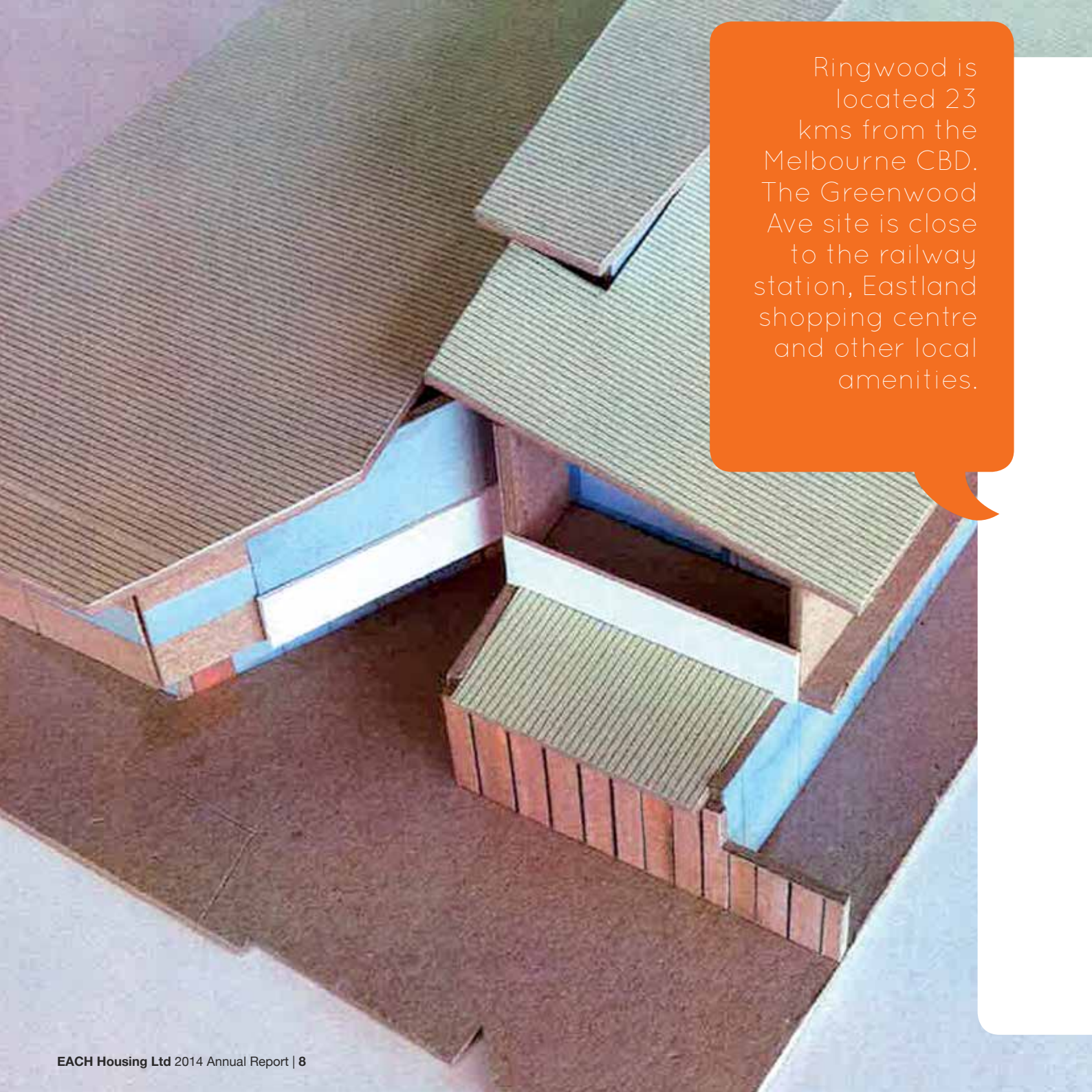
48

OCCUPANTS

27

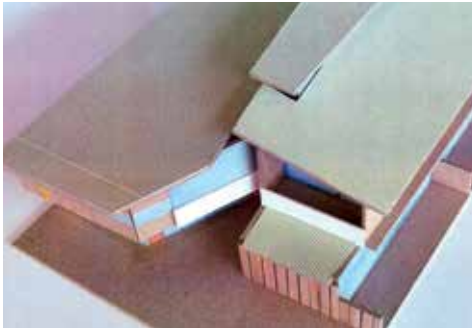
27

PROPERTIES

An architectural model of a building, likely a residential or commercial structure, featuring a prominent green roof. The model is constructed from various materials, including wood, cardboard, and foam. A blue ramp or walkway leads up to the building. The background is a plain white surface.

Ringwood is located 23 kms from the Melbourne CBD. The Greenwood Ave site is close to the railway station, Eastland shopping centre and other local amenities.

# greenwood ave.



We are currently  
developing  
six brand new  
apartments at  
**15 Greenwood Ave.  
Ringwood VIC 3134**


As reported in last year's EHL Annual Report, EHL is currently developing six (6) brand new apartments at our 15 Greenwood Avenue, Ringwood site.

Progress on this \$2.5 million development has been steady with ongoing dialogue between EHL and Maroondah Council ensuring that the final plans are in keeping with the local neighbourhood whilst also fulfilling the brief of providing an innovative housing solution.

Planning approval for the site was granted in early 2014, preferred builders have been appointed and we expect to break ground on the site in late 2014/early 2015 with completion anticipated in the second half of 2015.

The development at Greenwood Avenue has been made possible due to EHL's successful submission to the 2011/12 Supported Accommodation Innovation Fund (SAIF). This federal grant was provided to establish innovative housing for people with severe and profound disabilities within their local community. The land for this project has been provided by EACH, the parent company of EHL.





Officer is located  
in South Eastern  
Melbourne  
neighbouring  
Beaconsfield  
and Pakenham,  
49kms from the  
Melbourne CBD.

Image: Courtesy of [www.hikingfiasco.com](http://www.hikingfiasco.com)

# venus bay & officer



In addition to the funding received for the Greenwood Avenue development, EHL was successful in a second SAIF grant to build two innovative self-contained apartments.

Though a block of land at Venus Bay had been identified and purchased in the previous financial year, planning issues prevented the preferred apartment design from being built on this site. After significant deliberation the EHL Board made the difficult decision to withdraw from the site and look for an alternate location. Though it may have been possible to alter the design in order to gain planning approval, the original design was a collaborative effort with potential tenants who we believe are in the best position to guide the development. It was felt that making significant changes to the design would compromise their vision and therefore compromise the innovative nature of what we were trying to achieve.

As one tenant for the property had already been identified we set about (in partnership with the provider of their support services) finding a suitable location in Venus Bay for that individual so that they could remain living in their local community. A property has now been identified and the tenant will be moving in before Christmas 2014.

## **Officer**

Despite the disappointment of the original Venus Bay property not going ahead, EHL has been able to transfer the existing design to a new location in Officer. The two units designed in consultation with consumers will be constructed in 2015.



While every effort has been made to ensure the accuracy of information in this publication, the publisher assumes no responsibility for errors or omissions or any consequence of reliance on this publication.

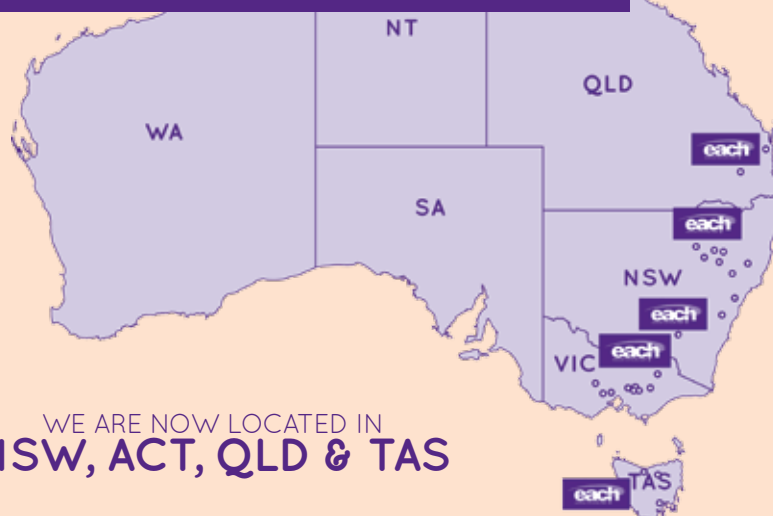
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my health

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## OUR NATIONAL OFFICES



WE ARE NOW LOCATED IN  
**NSW, ACT, QLD & TAS**

## OUR MELBOURNE OFFICES

