

RHHCH NEWSLETTER

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Issue 1/2009

www.housing.org.au

March 2009

BREACHES TO THE RESIDENTIAL TENANCY AGREEMENT

We would like to remind all tenants of their responsibility to adhere to their Residential Tenancy Agreements. In particular, three clauses are commonly overlooked, or breached, which can result in the termination of the Agreement and the loss of housing. We ask that all tenants be aware of their responsibilities and contact either Wendy or Liz should they have any queries. The three clauses include:

Alterations and Additions to the Premises

14. The tenant agrees:

- 14.1 *not to attach any fixture or renovate, alter or add to the residential premises without the landlord's written permission.*

It is important not to make any changes to your property including painting, fixing hooks to the walls etc without written permission.

Keeping of animals

30. The tenant agrees:

- 30.7 *to keep no animals or birds on the premises without prior written consent of the landlord.*

RHHCH also has a No Pets Policy of which reflects the Residential Tenancy Act 1987. Exceptions will be considered for seeing-eye guide dogs or companion animals for people with a documented disability or serious illness. The need for a companion animal must be supported by Doctors letters.

Rent paid on time and in advance

- 2. The tenant agrees:** *to pay the rent on time.*

Please ensure that you are up to date with your rental payment and that you pay on time.

FREE HEATERS AND FURNITURE

Some electric column heaters and furniture have been kindly donated to Ryde Hunters Hill Community Housing from a local resident who no longer requires them. Should you be in need of a heater this coming winter or any furniture items, please contact Liz at the office to discuss.

5TH ANNUAL GARDENING COMPETITION



We are pleased to announce the 5th Annual Gardening Competition to be conducted later this year. This competition is proving to be a huge success with many tenants enjoying the pleasure that gardening can bring. With some great prizes to be awarded to the winners we would especially encourage children to enter this year's competition.

This year there are three categories of gardens that will be judged. They include:

- 1. General Garden** (*including front/rear gardens, courtyard, balcony.*)
- 2. Communal Garden.**
- 3. Kid's Garden.**

Entry forms will soon be mailed out to all tenants.

The gardens are to be judged in mid October with the winners being announced at our Annual General Meeting on 28th October 2009.

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MESSAGE FROM THE FINANCIAL OFFICER

- Please remember to use your deposit book when depositing money into our account.
- Please ensure that payments are made by each Thursday
- Please pay any non-rent accounts as promptly as possible using your deposit book.

KID'S @ THE LIBRARY

During the second week of the upcoming school holidays, 20th -24th April 2009, the State Library of NSW is presenting a holiday festival of storytelling, drawing and creative writing workshops, including activities for:

- Parents and Preschoolers;
- For 6 to 8 year-olds; and
- For 9 to 11 year-olds.

For more info www.sl.nsw.gov.au/events

EARTH HOUR SATURDAY 28TH MARCH 8.30PM

Earth Hour is an annual global WWF climate change initiative. RHHCH residents are encouraged to turn off their lights for one hour to show their support for action on climate change.

In 2009 Earth Hour aims to reach more than one billion people in 1000 cities around the world. Further information can be found on the website at:

www.earthhour.org

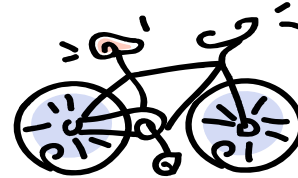


INCOME AND TENANT SUBSIDY REVIEW

The first Income and Tenant Subsidy Review for 2009 will be conducted shortly. Prompt return of the necessary paperwork would be appreciated as any delays may result in rent arrears.

Thank you for your cooperation and assistance.

ENVIRONMENT WATCH



~ Active Transport ~

An alternative to driving a car, Active Transport is about using other modes of transport. It's all about walking & cycling that can be done alone or combined with catching public transport to get you to where you need to go.

It's also a great way to increase the amount of exercise in you day lowering the risk of cardiovascular disease, obesity, adult-onset diabetes and osteoporosis.

Cars and other road transport are major contributors to greenhouse pollutions having generated 12% of Australia's total greenhouse gas emissions in 2004.

Here are the Australian Conservation Foundation's top five Transport Tips

1. Out of the car and on your bike!

Cycling is free, lots of fun and parking is a breeze. Cycling is pollution free and you may be surprised how quick it is to get around. For trips under 5km it is often quicker to ride than a car trip.

2. Take the train, get on the bus

If you can't walk or ride to your destination, public transport is the next best way to cut your transport greenhouse pollution.

Every litre of petrol you save, greenhouse pollution is reduced by 2.5 kilograms.

3. Car Pool with friends and colleagues

Carpooling is another great way to reduce the number of cars on the road. Get together with other parents at your child's school, work colleagues, friends or neighbours to organize a carpooling roster.

4. Avoid air travel

Like cars, aeroplanes are major contributors to the greenhouse effect, and are one of the fastest growing sources of greenhouse pollution.

Avoiding one Sydney to Melbourne return flight saves 450kg of CO₂. That's about 10 times more greenhouse emissions than a bus.

5. Drive Efficiently

There are times when driving is the only available choice but you can still minimise your impact by making a conscious decision to be an efficient driver by:

- Avoiding stop and start traffic
- Keeping the engine of your car well tuned
- Keep tyres at the correct pressure
- Correct use of the air conditioner.

More info regarding ways to reduce greenhouse emissions can be found at:

www.acfonline.org.au/greenhome