

RHHCH NEWSLETTER

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Issue 2/2005

September 2005

NEW REGISTRATION SYSTEM

Our last Newsletter reported on the new NSW Performance Based Registration System (PBRs). This system was introduced in July 2004 by the Office of Community Housing.

Participating in the new community housing registration system is compulsory for all non-government housing providers and it generally requires housing providers to have their performance reviewed annually. Its purpose is to promote a sustainable and well-governed community housing sector by evaluating each housing provider's performance against a set of service standards and outcomes.

RHHCH participated in the first year of the registration system's operation. The final results of our participation were announced in May this year. *We are happy to announce that RHHCH satisfactorily completed the Performance Based Registration process.* Our registration status is valid to 30th June 2006.

Under the PBRs, our organisation is now eligible to be considered for new funding opportunities or additional properties from the Department of Housing.

RHHCH management would like to thank all staff, tenants and the Board of Directors for contributing to our organisation's success.

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RENT REVIEW

Time has come for RHHCH to conduct another rent review. Information regarding this current rent review is included in this package.

Most importantly, you will see that there has been a major change in the Rent Assessment Policy. This has been undertaken to bring the policy of RHHCH in line with that used by the Office of Community Housing.

Detailed information regarding the new policy is also enclosed for your information and we urge all tenants to carefully read the document.

Key points include:-

- Rent Assessments will now be known as **Rental Subsidy Review**.
- Tenants will pay a **Tenant Contribution** toward the market rent of their property.
- RHHCH will contribute a **Subsidy** toward the market rent of the tenant's property.
The **market rent**, the **tenants contribution** and the **subsidy** contributed by RHHCH will be reported to the tenant at the time of each **Rental Subsidy Review**.
- **Income increases** leading to an increase in the tenant contribution will be effective two weeks from the date of the income increase. (e.g. If your income increased on 1/1/05 then your tenant contribution increase will be effective on 15/1/05). This means that retrospective increases can apply.
- **Income decreases** leading to a decrease in the tenant contribution will be effective two weeks from the date that RHHCH receives a complete **Application for Rental Subsidy**.

Please be sure to read the policy document for a full account of the changes.

Your *Applications for Rental Subsidy* with supporting documentation must be returned to RHHCH by **Monday 3rd October, 2005**.

RHHCH OFFICE HOURS

Tuesday & Thursday	9.30am – 4.30pm
Mon, Wed & Friday	By Appointment Only
Public Holidays	Closed

TENANT'S CONTRIBUTION

This is a new item to our newsletter where we are asking for contributions from tenants about their experience with Community Housing. We welcome all contributions and encourage everyone to participate.

A tenant with RHHCH has kindly contributed the following item:

"I'd like to take this opportunity to write briefly about the circumstances that led my daughter and I to RHHCH. Three years ago, my daughter was accepted into the conservatorium High School in Sydney. We lived in Orange and Lithgow those years where my daughter had one lesson a fortnight. Looking forward to a serious career in music, which my daughter has the potential for, we had no choice but to move to Sydney. Financially I needed help to make this possible. At the time it was very hard for me to stay focused to bring my daughter to the Conservatorium High School. Shortly before Year 7 in 2003, RHHCH offered real help and understanding –very few questions- and we were given a house to move into. I felt blessed and relieved.

The house where we live allows my daughter and I to practise our instruments; my daughter the violin and piano and myself the clarinet. We often practise for hours and never have complaints from the neighbours. To the contrary, we have a very pleasant neighbourhood and are enjoying being part of the community. My daughter is able to interact socially with other students and she is a very happy school student.

With so many positive things surrounding me, I was able to keep up my own professional clarinet playing and today I am enjoying being a casual player with the Australian Opera. I am also a lot more confident that I can manage the next coming High School years.

My hope and wishes go to RHHCH to expand and catch every child who has no home."

(Name withheld for this website edition)

THINKING OF STUDYING AT TAFE IN THE NEW YEAR ?

Many applications for Semester One 2006 are closing on
Friday 28th October 2005

For more information about courses available, contact your
closest TAFE by calling

131 674

Or visit www.tafe.nsw.edu.au

SMOKE DETECTORS

Smoke from a home fire is toxic, only early warning can assist in giving you and your family vital time to escape a smoke filled room.

With the alarming rate of house fires, it's important that every household is fitted with a working smoke detector.

If you have a smoke detector installed

Check that it is in working order and change the batteries if necessary

If you do not have a smoke detector

We have a supply of free smoke detectors in our office, one per property. Please contact Liz on 9808-3545 to arrange a time to collect your free smoke detector.

WATER RESTRICTIONS

With no end in sight to the lack of rainfall, we remind everyone that mandatory water restrictions still apply and have been upgraded to Level 3.

The Level 3 restrictions are:

- **Hand held hosing of lawns and gardens and drip irrigation is now allowed only on Wednesdays and Sundays before 10am and after 4pm**
- **No other watering systems or sprinklers are to be used at any time**
- **A permit from Sydney Water is required to fill new or renovated pools bigger than 10000 litres**
- **No hosing of hard surfaces including vehicles at any time**
- **No hoses or taps to be left running unattended, except when filling pools or containers**
- **Fire hoses must only be used for fire fighting purposes, not for cleaning**

More information can be obtained from Sydney Water's website:

www.sydneywater.com.au/SavingWater/WaterRestrictions
or by phoning 13 20 92 (customer inquiries).

RETROFIT

Information on Sydney Water's special **retrofit program** (installation of water efficient shower heads) and other ways of conserving water can also be obtained from the above sources. ■

NEWS FROM THE DoH

TAKEN FROM "YOUR HOME".

OWNING A COMPUTER IS NOW AFFORDABLE.

If you thought purchasing a computer as too expensive or too hard, think again !

WorkVentures Connect IT can provide you with a high quality computer package that is affordable and easy.

A computer offers a world of opportunity, enabling you to access information on the Internet, research school homework and projects, improve your knowledge and job opportunities and communicate with friends, family and the broader community.

WorkVentures Connect IT is offering a Pentium III refurbished computer package for just \$329, including GST and delivery within the Metropolitan area.

This quality package is available to people who hold a current Centerlink Benefit or Healthcare card, schools and not-for-profit organisations.

For more information please call 1800 112 205 or visit www.workventures.com.au/connectit

KEEPING YOUR HOME FIRE SAFE

With winter now over, it is still important to be aware of keeping your home safe. The NSW Fire Brigades recommends this simple safety checklist to help keep homes fire safe:

- Write up a home fire escape plan and practise it regularly
- Don't overload power points and switch off appliances when not in use
- Keep curtains, tablecloths and bedding away from portable heaters
- Check electric blankets for damage or frayed cords before placing on the bed
- Store matches or lighters securely, away from children
- Never leave cooking or other flames, including candles or oil burners, unattended
- Never smoke in bed and take extra care if consuming alcohol whilst smoking
- Clean the lint filter in your clothes drier every time you use it.




For more information contact your local NSW Fire Brigade station of visit www.fire.nsw.gov.au

WIN WIN WIN

GARDENING AWARDS PROGRAM

RHHCH is inviting all budding gardeners to enter their gardens (including balcony gardens) into the first RHHCH Gardening Awards Program

We have 3 categories, appropriate to your residence

-  **Apartment Garden**
-  **Courtyard Garden**
-  **Front/Backyard Garden**

Simply fill out the enclosed entry form and return it to our office by 21st October 2005. Make sure you tick which category you are entering, as a prize will be awarded in each category.

The judging will take place Monday 21st November 2005 and the awards will be presented at the AGM on **Wednesday 23rd November 2005.**

DOB IN A DEALER

A police campaign has been launched aiming to weed out drug dealers in the northern district. The campaign is encouraging residents to report any suspicious activity that police can then investigate.

The Dob in a Dealer Campaign relies on residents to fill out the coupon that will appear in the local newspaper, and forwarding it to Eastwood police.

All information will be treated confidentially.

DOB IN A DEALER

Reply paid 569
PO Box 800
Eastwood 2122

Suspect's name:

.....

Age:

Address:

.....

.....

Information:

.....

.....

WHAT'S HAPPENING IN OUR COMMUNITY?

Holiday activities at Ryde Library

Explore the universe in the Planetarium

Discover the stars...travel the heavens in the Sky Works Planetarium.

Where: Ryde Civic Hall (above Library)
When: Monday 26 September and Wednesday 28 September 2005
Sessions: 10.30am – 11.30am (6+ years old)
12.00pm – 1.00pm (6+ years old)
1.30pm – 2.30pm (12+ years old)

BOOKINGS ESSENTIAL – Cost \$5.50 (non refundable)

Alien Crafts

Aliens, space ships and intergalactic beasts – Make an Alien friend !

Where: Ryde Library
When: Tuesday 4th October 2005
10.30am – 11.30am

BOOKING ESSENTIAL – Limited places

Preschool Storytime

Storytime includes stories, videos, poetry, songs and/or arts and craft selected according to the audience. The sessions are aimed at children aged 2-5 years.

Where: Ryde Library
When: Wednesday mornings at 11.00am

FOR MORE INFORMATION AND FOR DETAILS ON ACTIVITIES AT OTHER LOCAL LIBRARIES IN THE RYDE AREA PLEASE CALL

9952 8345

Ever thought of Volunteering?

Ryde Community Volunteers links prospective volunteers with community organisations in the Ryde and Hunters Hill area. Call them today for more details

City of Ryde Community Services
35-41 Blaxland Road, North Ryde

9952 8316

GRANNY SMITH FESTIVAL

Saturday 15 October 2005

9.00am – 9.30pm

**Eastwood Shopping Precinct and Oval
(Rowe & Trelawney Street, Eastwood)**

All entertainment is FREE !

Her apples are famous throughout the world, but did you know Granny Smith was a real Aussie pioneer ? Back in 1868, Marie Ann Smith –aka Granny Smith- 'accidentally' grew a batch of deliciously tangy green apples on her farm in Eastwood – and the district has been spittin' pips ever since.

There's fun for all at the 20th Granny Smith Festival, with a street parade, carnival rides, market stalls, international food fair, mobile animal farm, roving street theatre, "The Core" youth area, and of course, an apple-baking competition. **Fireworks at night.**

UPCOMING EVENTS....

RHHCH ANNUAL GENERAL MEETING

Where: St. Anne's Church Hall
Church Street, Ryde
When: Wednesday 23rd November 2005
Time: 6.00pm – 8.00pm

An information package will be sent to all tenants shortly before the meeting.

RENT ASSISTANCE

ARE YOU ENTITLED TO MORE ?

All Centerlink recipients and most wage earners are ENTITLED to Rent Assistance. Please check your Income Statement from Centerlink. If you are not receiving Rent Assistance, please call our office for a Rent Certificate.

9808 3545