

LOOKING TOWARDS THE FUTURE

WINTER EDITION JUNE 2017

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BHC UPDATE

BHC Spectrum Office – Opening Soon

BHC is excited to be opening a new office at our latest development, Spectrum, on Lutwyche Road. This office will offer another convenient and central location for tenants to collect and drop off tenancy documents, information about BHC and so much more.

Dear Readers of the Bugle,

anticipation that I recently can say with confidence that BHC announced that I will be moving on has never been in a better position from the role of BHC CEO at the (in reputation, skills and resources) end of August.

Sadness because BHC has been a her. huge part of my life for over 15 years. I am very proud to have played a There are many things I will miss at part in creating the Company and BHC. I will miss working with a team of then having the privilege of being CEO for 15 years. I am still passionate new housing and providing quality about the work BHC does. The tenancy management; whether that Queensland (and elsewhere in with the buildings or supporting some signs that both sides of politics will also miss you, the BHC tenants, are recognising that it is vital for all and hearing your life stories, a home.

that now is the right time for BHC to have the benefit of a new leader. be looking forward to watching BHC Someone that will bring fresh ideas continue to grow and continue to and inspire BHC's second 15 years provide a home to people so they of growth.

To our wonderful tenants, please be assured that BHC is in great shape. We have a talented board of directors David Cant led by a new Independent Chair CEO on the BHC Board for over 8 years and she has a profound knowledge

BHC has a strong leadership team than at present. The future is bright for BHC and those who depend on

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people whose focus is on delivering

As for me, I certainly plan on Anticipation because I am certain continuing to be a part of the housing scene in Brisbane and will can reach their potential.

Best regards,



June 2017



In the late 1990's, the lack of affordable rental housing in inner Brisbane was already becoming an issue that commanded the attention of Queensland's leaders. Housing Minister Robert Schwarten and the Lord Mayor of Brisbane Jim Soorley were key in identifying a new type of not-for-profit company as a smart way of creating new affordable homes for those in need.

In 2002, Brisbane Housing Company was established as an independent, not-for-profit organisation with an innovative approach to the delivery of affordable housing in inner and middle city locations. Today we continue to benefit from the leadership and commitment to affordable housing of our two government shareholders, the Brisbane City Council and the Queensland State Government.

Our first properties were located in Bowen Hills, West End and Spring Hill. The portfolio has now grown to 38 complexes, spread across 22 suburbs within Brisbane as well as Gladstone.

In 2012, we rebranded and Brisbane Housing Company became BHC Creating Liveable Communities. The new brand reflects the diversity of housing we offer, as well as our desire to provide a great living environment with the opportunity for community to develop within our complexes and for our tenants to be a part of the wider community.



15 YEARS ON

SOLD OVER **BUILT & MANAGES** HOMES INTC APARTMENTS THE MARKET FOR AFFORDABLE RENTAL

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MANAGES PROPERTIES UNDER THE NRAS INVESTMENT SCHEME

IN

THIS

EDITION

15 years!

There's a Way

Communify

Culture

Results

NAIDOC: Our

Community, Our

2016 Tenant Survey

Winter Warmers:

BHC Noticeboard

It's All About You:

10 Week Business

Basix Course

Participants

Nachos Recipe

What's On?

Your Community:

Celebrating our first

Where There's a Will, 4

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"Thank you to all those who have contributed to our growth and success"

SOME OF OUR PROUDEST **ACHIEVEMENTS**

- Assisting over 5000 households with a safe and secure place to call home
- Using innovative models involving a mix of affordable rentals, market rent and market for sale and commercial properties; all with a view of increasing the number of affordable units
- Numerous Housing Association, UDIA and architectural awards
- International recognition of the Green Square complex, Fortitude Valley
- Partnering with Department of Housing to create new units for Department tenants in underoccupied houses
- Joint ventures with respected organisations such as Blue Care, Communify and MS Qld

THANK YOU

In celebrating our 15 years, it is vital to say thank you to all those who have contributed to our growth and success. Thank you to our government shareholders, the Queensland State Government and Brisbane City Council, our community shareholders, our current and former Directors and staff, consultants and advisors and the numerous support partners we count on. Importantly, thank you to the tenants who have chosen to live with BHC, for the trust you place in us in managing your tenancy, for taking care of your homes, and for the difference you can make to the lives of others.





HOW TO CREATE A WILL

There are a few options for creating your Will, including:

WILL KITS (online/from Australia Post)

Although this is one of the cheaper options, it can become confusing or complicated if you have a complex situation regarding your estate or don't have your paperwork checked by a lawyer (for an additional cost) to make sure you have completed them correctly.

PUBLIC TRUSTEE WILLS

With Public Trustee you can create and even update your Will for free. This service is provided by Queensland Government the and will not charge a fee to the person creating the Will, however there can be some costs which are deducted from the estate. For more information please contact Public Trustee on 1300 360 044 or visit their website:

www.pt.qld.gov.au/wills/ about-wills/

PROFESSIONAL WILLS

You can have a solicitor draw up your Will; however this can be the most expensive option, depending on the fees of your chosen solicitor. If you choose to have a professional Will written up by a solicitor, they will know the ins and outs of Succession/Will/Probate/Estate law and be able to help you to create a clear and strong Will.

You can use the Queensland Law Society website (address below) to help you find a lawyer, using 'Wills and Estates / Succession' as your area of law search description.

services.qls.com.au/ Web/FindLegalServices/ OnlineReferral.aspx

community

SUPPORT SERVICES Communify provides a wide range of support services. All services are free or low cost.

The Aged & Disability Services Team can assist with home maintenance and security, health services, in-home nursing, personal care, transport, shopping assistance, falls prevention, respite care and more.

The Family and Individual Support program assists people to cope with difficult and stressful life experiences, such as social isolation, financial hardship or emotional crises. The program also works to develop a network of community support, referral and self-help services.

Communify works alongside people with physical and mental health concerns. Their goal is to increase participation in healthy social opportunities and foster positive connections through one-on-one support and group activities.

ACTIVITIES

THE PANTRY

On Mondays and Thursdays, Communify Head Office at Bardon offers free fresh fruit, vegetables and bread to those who live in the inner north or inner west of Brisbane and have a HealthCare or Pension Card. While dropping into the Pantry, visitors can use the onsite Internet café, as well as seek counselling services or referrals. The Pantry is also a good place to catch up with others in the community.

LOCATIONS

Communify Head Office – 180 Jubilee Terrace, Bardon

New Farm Neighbourhood Centre – 967 Brunswick Street, New Farm

The Exchange at Kelvin Grove – 81 Musk Avenue, Kelvin Grove

CONTACT COMMUNIFY To make a general enquiry, phone 3510 2700 or send an email to admin@communify.org.au.

WHERE THERE'S A WILL THERE'S A WAY!

HAVE YOU GOT YOUR WILL SORTED?

It is important for everyone to have a Will and a Power of Attorney ready to help your family, friends and loved ones follow your wishes after your passing.

A Will is a legal document that says what you would like to happen with your money, belongings and other assets (your estate) when you pass away. In your Will you can appoint an Executor, someone who will administer your estate and follow your wishes in the Will.

A Power of Attorney is a formal document where you give another person the authority to make personal and/ or financial decisions on your behalf. There are two types of Power of Attorney;

1. General Power of Attorney appoints someone to:

Make financial decisions on your behalf for a specific period or event (e.g. you're going overseas and need someone to sell your house or pay your bills).

It's used while you can still make your own decisions and ends once you no longer can (i.e. you lose capacity).

2. Enduring Power of Attorney appoints someone to:

Make financial and/or personal decisions on your behalf.

For financial decisions, you can nominate whether you want the attorney to begin making financial decisions for you straight away or at some other date or occasion (e.g. once you've lost capacity to make these decisions).

For personal decisions, your attorney only makes decisions when you lose capacity to make these decisions.

RELATIONSHIPS CAN CHANGE YOUR WILL

It's important to know that marriage will automatically **cancel** any existing Will. If you divorce and already have a Will, your ex-spouse will be removed from your Will; for example they will not receive gifts/assets and if you have listed your ex-spouse as the Executor of your Will this will now be cancelled. Separation (still legally married) does not have an effect on your Will.

Be sure to review and update your Will as necessary.

WITHOUT A WILL

If you die without a Will, the State Trustee will be appointed to distribute your assets / estate (personal belongings, money, property, etc.) This is a government appointed official who charges a fee for this work.

Not leaving a Will, or leaving a Will which is not considered legally valid can bring additional costs, delays and stress to family or friends handling your estate and assets/ wealth may not pass to the people you intended.

To find out more information about making a Will, legislation and law relating to Wills and other important information, you can refer to the Queensland Government website:

www.qld.gov.au/law/births-deaths-marriages-anddivorces/deaths-wills-and-probate/wills/

* This information is not intended as legal advice. Please seek independent legal advice for your own personal circumstances.



YOUR COMMUNITY

Do you need help with household work? Are you seeking budgeting assistance for your growing family? Do you want to meet new people and learn new skills? Communify is here to help you with all of those things and much, much more!

Communify is a community organisation that aims to deliver affordable, flexible and genuine solutions in response to the changing needs and opportunities that life can present. They also offer activities and classes that support an active, healthy and socially connected life.

Communify offer a variety of programs, activities, groups and classes. From Zumba to yoga, art classes to craft group, public speaking to English lessons, Communify has an activity for everyone.

Communify is situated in three convenient locations.

OUR COMMUNITY, OUR CULTURE

NAIDOC

2nd - 9th July marks NAIDOC Week for 2017. This week is a time to celebrate and honour the history, culture and achievements of Aboriginal and Torres Strait Islander people. NAIDOC stands for the National Aborigines and Islander Day Observance Committee, and this year their theme for the celebration is 'Our Languages Matter'.

"The 2017 theme - Our Languages Matter - aims to emphasise and celebrate the unique and essential role that Indigenous languages play in cultural identity, linking people to their land and water, and in the transmission of Aboriginal and Torres Strait Islander history, spirituality and rites, through story and song. " (NAIDOC.org.au)

BHC is proud to support NAIDOC Week and celebrate our indigenous tenants, their culture and history. This year we are excited to host a stall at the Musgrave Park Family Fun Day on Friday 7th July, where we will join with other stallholders, performers and volunteers to show our support and acknowledgement of the Aboriginal and Torres Strait Islander community.

- Gerard Bargo

BHC'S INDIGENOUS COMMUNITY

Gerard Bargo is one of our proud Aboriginal tenants and a talented artist. He was recently recognised for his work establishing, growing and running the Green Square Community Amazing Art Project, becoming the 2017 recipient of the Australasian Housing Institute's Tenant Led Initiative Award for Queensland.

What does Aboriginal Day (NAIDOC Week) mean to me? It's a way to celebrate our national day, to respect those who are present or past, to lift up our lost voice to be heard. It is a chance for everyone to be together

with family and friends, to show the whole country about our dance, culture, our history and Story; to share with everyone. To me it is a day to think about our paintings, which have captured the world with their art work.

My story: I had been painting since 2005 with a local community church in New Farm. It was the first time I had a passion for something about Close the Gap. In the last few years I picked up more on new ways to paint new Aboriginal paintings by using every colour. What it does is bring the painting alive- like it is talking to you! When I paint I feel I am lost in this amazing dream, it brings you into a relationship with pure magic.

I had heaps of exhibitions with Footprints and sold heaps of paintings, but I wanted to have my own group. So in September 2016 I started The Green Square Community Amazing Art Project.



Sixteen Hands by Gerard Bargo

Sixteen Hands is talking about the community, in many ways each hand is how we look at how we live every day; there are sixteen parts in a river and there is sixteen parts in the community. We walk around like we had no place to live in our society life. If we walk straight or crooked we see things differently. We know that if our hand is perfect we can live according to our ways we can see every colour to make you feel right inside, it'll bring you to a place where you are right. June 2017

MORE THAN JUST A WEEK

As part of BHC's Reconciliation Action Plan (RAP), we are actively seeking to learn more about the Indigenous community and culture, including important cultural dates and events. During National Reconciliation Week (27th May – 3rd June) BHC proudly joined the Griffith University GUMURRII Student Support Unit and other members of the University community in their annual Walk and Talk event.

We look forward to finding many more opportunities to listen and learn, celebrate and pay our respect to the rich history and culture of the Aboriginal and Torres Strait Islander people.

National Reconciliation Week marks two major milestones in Australia's reconciliation journey: The 1967 referendum and the historic Mabo decision. This year marked the 50 year anniversary of the 1967 referendum, where the Australian people voted overwhelmingly to amend the constitution to include Aboriginal people in the census and allow the Commonwealth to create laws for them. 2017 was also the 25 year anniversary for the Mabo decision; in this 1992 decision the High Court of Australia recognised native title for the first time in Australia. This decision altered the foundation of land law in Australia, acknowledging that Australia was not terra nullius (the wrongful legal presumption that Indigenous peoples had no settled law governing occupation and use of lands). This decision marked the beginning of Aboriginal and Torres Strait Islander peoples being able to claim their traditional rights to land and compensation. These two events are an important part of Australia's Reconciliation journey and the nation's joint history with Australia's First Peoples.

Art by Phil Morwood







My art includes indigenous,
spiritual and contemporary
works.

My inspiration comes from my father's blood (coastal) and my grandfather's blood (inland).

I like the viewer to draw theirown conclusions from my art.

The journey within is the furthest distance to travel. The soul is who we are.

-Phil Morwood

Your opinion matters! **TENANT SURVEY 2016**

HOUSEHOLD COMPOSITION



COMMUNITY ENGAGEMENT

87% building

TENANT

SATISFACTION

84%

Overall Tenant

Satisfaction

Feel an acceptable to very strong sense of community in their



Planning to undertake volunteer work in the coming year





from Housing Manager

"I am very happy here. I appreciate the work my housing manager does to find the right tenant mix"



HOUSING AFFORDABILITY



83% Felt that their home is value for money

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85% Have enough money left for essentials after paying rent



94% Want to remain in their current home for the foreseeable future

"I am very happy living here. I like the location and the other tenants"

> 89% Satisfied with overall quality of their home

76%

Satisfied that BHC listens to their views and acts on them

80% Satisfied with repairs and maintenance



June 2017

95%

Feel BHC keeps them informed about things that might affect them as a resident

HERE'S WHAT SOME **TENANTS HAD TO SAY**

Very appreciative of environment (e.g. transport, shops etc.) and our unit. I thank you, BHC, for having us in your unit and for looking after it. This has been my first home where accessibility has been in my favour. Thank you for allowing me to live in this safe, affordable, conveniently located home. Australia needs more accommodation of this calibre. Suggest leaving a card or evidence that inspections were done on inspection day. More emailing of documents. Thank you. We think it is the best place. Thank you for having us. I am very happy living here and grateful for the opportunity BHC provides for a secure tenure. Regularly, even late at night, some are letting their doors slam. It becomes a bit of a headache due to the echoing noise it makes! I love my unit and love my suburb. Beautifully fitted out, lovely gardens and great proximity to shops and public transportation. Thank you all so much. Thanks. Longest place of residence since I left home at 18. Manager and caretaker are great. Management is excellent. All going well. Thank you for having the tenant end of year celebration. It is such a generous thought. Anxiety issues prevented me attending as

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much as I would have loved to have gone.

This recipe was brought to you by Housing Manager John.

taste

EASY, BUDGET FRIENDLY WINTER WARMERS

INGREDIENTS

- 1 Tin Kidney Beans
 - Jar Salsa (try a roasted one for extra flavour)
- 1 Packet Corn Chips (cheese or plain; your choice)
- Grated Cheese
- Lite sour cream
- 1 Avocado
- 1 Garlic clove, crushed
- 1 Lemon

METHOD

Mash up avocado with a dash of lemon and garlic to

Rinse kidney beans and place in pot with salsa and bring to boil

Warm up corn chips under grill - be careful not to burn them - only needs a short time.

Place corn chips on a tray or plates

Pour bean and salsa mix over chips and sprinkle grated cheese over the top - don't be stingy

Place under grill until all the cheese is melted

Put avocado and sour cream on top and enjoy!

WHAT'S ON



Little Days Out: Hungry, Hungry Caterpillars - 22 June 2017 – 9:00-1:00pm



Homeless Connect - 28 June 2017 – 9:00-2:00pm Brisbane Racing Club, Doomben Racecourse (Hampden Street, Ascot)

Homeless Connect is a FREE event for people experiencing or at risk of activities in a welcoming environment.



AIDOC Week Musgrave Park Family Fun Day - Friday 7th July - 10:00am -



Lucent: Aboriginal and Pacific works from the collection - daily until 30th July, GOMA, Gallery 3.5, Stanley Pl, South Brisbane

'Lucent' draws together works from the Aboriginal and Pacific collections, illuminating connections and differences between the cultures. Evocations of of great majesty to intimate adornments for the body



Small Space Living: Creating Tiny Edible Gardens - Saturday 15th July 1:00 – 3:00pm, Brisbane Square Library, 266 George Street, Brisbane and learn about planting and composting methods for small spaces. Ideal for people who live in units, apartments and townhouses. Bookings essential. Phone Brisbane Square Library on 07 3403 4166 to reserve your place.



Sunday Sessions on the Green - Now until 24 Dec, 2017 from 5:00pm River Quay Green, South Bank

injoy Music? Finish your weekend on the right note with live music performances, lawn games and funky chill-out seating on the lush River Quay

DO YOU NEED ASSISTANCE TO MAINTAIN YOUR SOCIAL HOUSING **TENANCY**?

Resolve is a free and voluntary support service provided by Richmond Fellowship Queensland (RFQ) that may be just right for you.

The RFQ Resolve program supports you to:

- Address any issues that affect your ability to maintain your tenancy
- Help establish links and connections with Mental Health and other community support services
- Help maintain your living situation
- Help improve your well-being

June 201

• Help access other support services in your local community

3307 3000 or email: tenantevents@bhcl.com.au

BURIED IN TREASURE WORKSHOPS

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is about more than clutter – it is about people. The

- Buried in Treasure book
- Ability to get oneself to the location workshops

more information please contact Kaitlyn at BHC on 3307 3000 or email tenantevents@bhcl.com.au

Storessing a manufer to the state of the second state YOUR FEEDBACK CONTACT US

To leave BHC feedback, lodge complaints and suggestions, please Monday - Friday - 8:30am - 5:00pm email: feedback@bhcl.com.au or write to: BHC Feedback.GPO Box 544 Brisbane QLD 4001

www.bhcl.com.au

Level 2, 35 Astor Tce, Spring Hill Phone: 3307 3000 Email: reception@bhcl.com.au Website: www.bhcl.com.au Facebook: BHC Creating Liveable Communities Instagram: BHC Communities

WINTER TIPS

It's getting colder and we all love to snuggle up and doors and windows to air out your units. This will help prevent mould and musty smells. During a hot

BOND TOPUPS

Please be aware that rent increases will be in effect as of July 1st. So please make sure your bond is topped up and Centrepay adjusted by this date. Some tenants may have bond top-ups overdue from last year, so please check with your Housing Manager to make sure you are up to date with your increases as this is a condition of your tenancy.

WHAT'S ON AT WESLEY MISSION

- 316 St Paul's Terrace, Fortitude Valley Wesley Mission Queensland has a range of group activities available.
- Meditation
- Market day
- Art therapy group Orange Sky Laundry
- Singing group
- MoneyFit groups (please check dates)
- Social BBQ every Tuesday, 10:00 11:30am
- Fresh, hot soup on Thursday mornings from 9:00 - 12:00pm (May-August)
- Community meal programs every:
- Wednesday evening at 7:00pm (3 course meal) and Sunday lunch at 1:00pm (2 course lunch) served at 316 St Pauls Terrace, Fortitude Valley
- Saturday lunch at 12:00pm (2 course lunch) served at 299 Ann St, Brisbane CBD

For any enquiries feel free to contact Moroni by email: M.Pugh@wmq.org.au or P: 07 3216 1579

UPCOMING KERBSIDE COLLECTION

28 August - Chermside

- "Art as therapy" group

- "Craft as therapy" group

It's All About YOU! Celebrating Our Tenant's Talents

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If you have something to feature in the next edition of the Bugle, email us at **bugle@bhcl.com.au** or call Kaitlyn on 3307 3000 with your ideas and contributions.

In February, 5 BHC tenants participated in 'The Business of Hope' 10 Week Business Basix Program run by Deb Jones in collaboration with Wes Leake from TAFE Small Business Solutions and Common Ground Queensland. Participants who completed the course gained a Certificate III in Micro Business, received one-on-one mentoring for their personal business goals and heard from industry professionals.

HERE ARE THEIR STORIES

GRAME

After suffering a workplace injury, Grame knew he wouldn't be able to go back to his old job and would struggle to find more long term employment. Although he could receive the disability pension, Grame was passionate about finding another way to work and support himself. Grame came into the Business of Hope 10-Week Business Program with the dream of starting his own dog washing business and gaining a greater understanding of how to successfully run a business.

"Concepts are now in place for [the] business, now I need to work on the finance ...Wes and Deb have given me common sense thinking and values, which is good. Plan, organise and control."

KEVIN

Kevin has been a music lover all his life and music has always played an important part in his health and wellbeing. Kevin is looking into opportunities including music lessons, YouTube tutorials and webisodes where he can share music, life stories and teach others how to perform the iconic songs from his life.

"I was in a bad place; I didn't have a lot going for myself. Now I have a shot – I can see the first edition!"

CYNTHIA

Although Cynthia has always been an artist and created beautiful craft, she never saw it as more than a hobby.

"This has all been a dream to me. When I saw the ad in the BHC news I thought oh this is something I can take. When I first started I was a bit unsure, maybe doubting myself. But now I've come this far ... I am really excited. Now I can make it a reality."

LIBBY

Libby is a talented artist with a unique idea and flair. She is passionate about buttons and connecting people with cards.

"I am hoping that by developing Button Crazy I can create a sense of purpose and achievement, receive personal enjoyment by being creative with my buttons and hopefully make a small amount of income."

GLENIS

Green Square tenant Glenis is no stranger to business. She has been practicing yoga since 2001. Four years ago Glenis took the plunge and decided to begin her journey as an instructor. Since 2013 Glenis has gained numerous accreditations, grown from a volunteer instructor to running paid classes, and has become a talented and experienced yoga teacher. When she heard about the 10-week business course, Glenis saw an opportunity to learn how to grow her business and reach even greater heights.

"[I'm] excited about the future. I'm looking at my business in a whole different way and looking at it at a larger scale."

For more stories and to find out more about Kevin, Libby, Cynthia, Grame and Glenis Small Businesses please visit our website.

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