

Your housing news.

Spring 2024



A quick update from Senior Manager of Community Housing, Louise Naylor.

In July I celebrated my ten-year anniversary with Uniting WA, which is an incredible milestone! I'd like to thank our tenants and my colleagues for their support in making this time so wonderful.

I have dedicated seventeen years to the Community Housing sector, including seven years of experience in the United Kingdom. Housing plays a vital role in enhancing individuals' economic, social, physical, and psychological well-being. This has driven my commitment to the Not-For-Profit sector.

In recent months, the team and I have been very busy working with our IT Team to prepare for our move to a new housing system, Zavanti.

This new system won't impact you as a tenant directly, but it will help our team improve some of the processes and services we deliver to you. We currently expect to go live with the new system in December 2024.



We've also had a few staff changes recently. First, we said goodbye to Emma Luff who has moved on to continue her studies. In October, we will welcome back Caitlain Kirby (Housing Finance Officer) who will be returning from maternity leave, and Angus Blackley will be resuming his usual role of tenancy support worker.

Exciting times ahead!



What a fantastic photo of Bernie!

This is a great moment captured at the recent The Path Home launch event. Bernie is all smiles posing next to her portrait at the exhibition!



Fur babies

Meet this cuddly cutie Wednesday Woods, tenant Gavin's 1 year old Red Retriever. Gavin says Wednesday loves running, going for walks, and meeting new people (she's a social butterfly!).

She is great at keeping Gavin company and he says that having her around improves his mental wellbeing. We love our furry friends.

Mindfulness Corner:

**"IF IT'S OUT OF YOUR HANDS,
IT DESERVES FREEDOM FROM
YOUR MIND TOO."**

Here is a great quote from Ivan Nuru about letting go of what you can't control. It's always nice to have a little reminder.



After-hours emergency number.

Contact the Housing team on 1300 663 298 if you have an after-hours emergency.

Tenancy reminders/tips.

Neighbour nuisance contacts

Police: 1311 444 or 000

Crimestoppers: 1800 333 000

Contact your local council of environmental health (for noise complaints)

Disruptive Behaviour Unit at the Department of Communities: 1300 597 076

Tenant Engagement

If you're looking for local activities such as arts & crafts or sports, your local library or community centre is the place to go! They can tell you about any community activities that you can get involved in.

If you're looking for another way to meet some new people and have fun, there are meet up groups through:
www.meetup.com or www.befriend.org.au

If you know of any groups that you think other tenants would like, please let Daniel know by phone 9220 1292 or email Daniel.mclaughlin@unitingwa.org.au

What's coming up in 2024?

There are some exciting group activities planned for the rest of 2024.

Cinema trip – Tuesday 29 October; Event Cinema, Innaloo

Christmas BBQ- Wednesday 11 December; Trigg Beach

Invites will be sent out closer to the date!

What's been happening?

What a busy year it has been so far! Let's take a look at what our tenants have been up to lately.



Paint and Dip

In June, we held a Paint and Dip workshop in our Tranby Engagement Hub.

This was a fun activity that gave our tenants an opportunity to showcase their creative side with a relaxing painting session while enjoying the friendly banter and afternoon tea.

What a talented bunch!



Morning Tea Conversations

Bharathi, our Financial Well-being Officer, led a workshop aimed at helping tenants better manage their finances.

Bharathi covered various topics, including money planning and the range of services available that offer discounts and reduced fees.

We were joined by Melissa Cashman, the Market Lead for the Energy Ahead Program. The Energy Ahead program supports tenants in taking control of their energy use through free energy audits, coaching, and workshops.



Digital Inclusion Project

As part of the Digital Inclusion Project, tenants Soloman and Donald have been attending monthly training sessions since September 2023.

These training sessions aim to increase digital literacy, facilitated by Tenancy Support Workers Davina and Catherine.



Trip to the Aquarium

In March, we organised a trip to the Aquarium at Hillary's Boat Harbour.

The tenants said they really enjoyed it, especially the sharks! We finished off the trip chatting about the highlights of the aquarium over a lovely picnic lunch.



Tenant Talent

This is Peter, the collector extraordinaire! He's been building a wonderful collection of 4000 CDs and 200 DVDs for 32 years.

If you need recommendations for good music or movies, he's the one to ask!

He's even got the collection organised nicely!

How we calculate your rent

25% of assessable household income



100% of CRA entitlement



Rent paid by tenant(s) (capped at 74.99% of market rent)

Word Search

Australian Animals

L D I H M M P L A T Y P U S J B G
 E W B Y Q A W B J Y X O C E Q B H
 V J C F Z G O I P O S S U M L X N
 D L H M C P M L Y E Q S R Y W V A
 G T P L D I B B L C Y U B D B S Z
 C F C T R E A Y M H F G J O S R L
 X M Q O F J T M C I N A X D W R E
 E K M Z R E K I W D U R R T H N G
 Y A Z Z K S V D A N M G F K A S J
 Z N G O A N A I L A B L D O Y Y Y
 W G U R A C Y N L C A I J A E I Y
 U A S X R V J G A J T D M L M U V
 R R L R V G X O B Z J E J A U P Q
 Q O E W N L F G Y B G R M N R H G
 K O C Q G O K C R O C O D I L E R
 U V A S Z L Y I W T R E E F R O G
 W H I M R G Y W A I Q J J G U F Y

sugar glider	crocodile	tree frog	kangaroo
platypus	echidna	wallaby	magpie
numbat	possum	wombat	bilby
dingo	goana	koala	emu

Update on Residential Tenancies Act 1987

Reforms to the Residential Tenancies Act 1987 were passed by the Western Australian State Parliament on the 16th of April 2024. These changes will come into effect between May 2024 and early 2025.

These changes include:

- Rent bidding ban
- Rent increases will only be allowed once ever 12 months unless your rent is calculated by income
- Pets are welcome if permission is granted
- You can make minor home modifications if permission is granted

These changes aim to give tenants the freedom to make their house feel like a home, and to provide a fair balance between the rights of tenants and landlords.

Low Cost, Easy, Delicious Recipes



Chicken and Broccoli Pasta

- 350g broccoli, cut into small florets, stems cut into matchsticks
- 300g dried curly fettuccine pasta
- ½ barbecued chicken, skin and bones removed, meat coarsely shredded
- 2 x 80g Boursin Garlic & Herbs cheese
- 125g (¾ cup) sun-dried tomatoes, coarsely chopped
- Bring a large saucepan of water to the boil. Add the broccoli and cook for 2 minutes or until bright green and tender crisp. Use a slotted spoon to transfer the broccoli to a bowl. Add the pasta to the boiling water and cook following packet directions or until al dente.
- While the pasta cooks, heat a frying pan over medium-high heat. Add chicken, broccoli, cheese and tomato. Use a ladle to transfer 250ml (1 cup) pasta cooking water to the chicken mixture. Stir until the cheese melts. Continue to cook, tossing, for 2-3 minutes or until heated through.
- Drain the pasta and add to the broccoli mixture. Toss until well combined. Season.