

# beyond the letterbox



## STAY SAFE - BE POOL COOL

In summer we usually look for easy ways to cool off and you might consider the purchase of a swimming pool. With drowning the leading cause of accidental death amongst Australian children aged 0-5 years, it is important to understand the safety responsibilities that come with pool ownership.

Did you know that it is the law to have a barrier installed around **any** swimming, wading or bathing pool or spa containing water deeper than 300mm? This includes inflatable pools.

Department of Housing tenants are required to apply to the Department in writing and receive approval before installing any type of swimming pool or spa that has water exceeding a depth of 300mm. If granted an approval, pool owners must also make sure that barriers are fitted around the pool and that they comply with the regulations set by the local council.

It is a good idea to contact the local council before pool installation, so that pool regulations are understood clearly before you go ahead.

Local Governments are required to check safety barriers when a pool is first installed and then to re-inspect at least once in every four year period after that. There are penalties for people who do not comply with the safety regulations.

If you have a swimming pool at your property, the Housing Services Officer will request to see your most recent council report during your next annual property inspection. Otherwise, as soon as you receive your current swimming pool report from your council, you can submit a photocopy to your HSO. Before you consider installing a pool (or spa) it is important to know that you must remove the pool and safety barriers when you vacate the property.

Contact your local council for all information on swimming pool barrier regulations.





## Heard About Community Housing?

The Department of Housing is working closely with the Community Housing sector to provide more affordable housing opportunities. By helping to grow the amount of housing available, more people in need will be assisted to find affordable homes.

Community Housing is affordable rental accommodation, provided by not-for-profit organisations.

There are a number of community housing organisations already registered with the Department of Housing and operating in WA. A number of the Community Housing organisations specialise in the types of homes they provide, such as Bethanie Housing Ltd which provides accommodation services for the over 55s.

“Our end goal is to increase the number of homes available and offer a range of social housing options to the growing number of people in the community in need,” Department of Housing Director General, Grahame Searle said.

Earlier this year the State Government implemented a significant new initiative to improve the growth of social housing in Western Australia, by transferring almost 570 new dwellings to not-for-profit community housing providers. All of the homes being transferred have been funded under the Nation Building Economic Stimulus packages.

Community Housing providers have borrowing power and other advantages not available to the Department, so by transferring assets to these organisations, they can then use the equity to build more properties and increase the number of homes available for rent by low to middle-income earners.

“The key requirement for the transfer of title is that the successful organisation must use the assets to provide additional social housing and always keep the housing for community purposes,” Mr Searle said.

There are formal rules in the agreement that ensure the transferred Community Housing homes can be let only to applicants on the public housing waiting list, or from low income categories in the Affordable Housing and Commonwealth Rental Assistance programs.

If an applicant is eligible for public housing they are also eligible for Community Housing.

Rents in Community Housing homes are set in a similar way to public housing but the income eligibility level is higher. This means that if you are living in a Community Housing home and working, your income can increase but you will still meet the income level criteria and remain eligible to live in the home.

You can be confident about choosing to live in a Community Housing home as the Department of Housing ensures that tenancies are fairly managed and that properties are maintained to a high standard. As with public housing, Community Housing providers require only that you remain eligible, pay your rent and meet the conditions of your tenancy agreement.

It can take a long time before a suitable public housing home becomes available, so you may like to consider Community Housing as an option. You can indicate on your Department of Housing application form that you would like to be considered for a Community Housing home. If you are already waiting for public housing and didn't tick the Community Housing box on your application, contact the Department through **Housing Direct** on **1300 137 677** and we will do it for you.

You may make direct contact with a Community Housing provider and to assist you there are a number of them listed here. If you choose not to accept the offer of a home that a Community Housing provider makes, you can retain your application date and place on the Department of Housing waiting list.



## Community Housing Growth Providers

**Community Housing Ltd** - committed to the provision of affordable and sustainable housing for everyone and has an interest in Indigenous housing and housing in rural and remote areas of Western Australia.

197 Terrace Adelaide, Perth 6000

T: 08 92247200 F: 08 92247211

E:infowa@chl.org.au

Geraldton

Shop 6/25 Cathedral Avenue,

Geraldton 6520

T: 08 99565000

E:infowa@chl.org.au

**Bethanie Housing Ltd** - currently manages over 650 seniors units and a range of aged care hostels and nursing homes.

Bethanie Head Office

Level 2, 216 Stirling Hwy, Claremont WA

PO Box 79, Claremont WA 6910

Ph (08) 6222 9000 Fax (08) 6222 9036

Bethanie Housing, Bethanie Residential

Care and Bethanie Community Care

For phone enquiries please call

1300 883 893

Bethanie Retirement Villages

For phone enquiries please call

1300 555 465

**Access Housing Australia Ltd** - for a range of target groups including over 55s, migrants and refugees, youth, indigenous peoples, women escaping domestic violence and others with physical or intellectual disabilities.

Metropolitan Region

39 Adelaide Street, PO Box 1334 Fremantle, WA 6959

P: (08) 9430 0900 F: (08) 9430 5583

info@accesshousing.org.au

Peel Region

Shop 1, 41 Pinjarra Road, PO Box 1200

Mandurah, WA 6210

P: (08) 9534 0400 F: (08) 9586 1505

adminmandurah@accesshousing.org.au

South West Region

24 Wittenoom Street, PO Box 1539

Bunbury, WA 6230

P: (08) 9722 7200 F: (08) 9721 7222

bunbury@accesshousing.org.au

**Southern Cross Housing Ltd** - a subsidiary of Southern Cross Care WA with a strong track record in the development and management of seniors housing.

Head Office

PO Box 76

BURSWOOD WA 6100

Phone: 1300 669 189 Fax: 9282 9999

**Foundation Housing Ltd** - currently manages over 1000 units of community housing, catering for a broad range of target groups.

131 Brisbane Street

Perth WA 6000

T: (08) 9227 6480 F: (08) 9227 5611

E: admin@foundationhousing.org.au

Other offices (by appointment only):

Joondalup

Joondalup Lotteries House

70 Davidson Terrace JOONDALUP WA 6027

Midland

Midland Lotteries House

39 Helena Street MIDLAND WA 6056

Broome

Broome Lotteries House

Cable Beach Road BROOME WA 6725

### List of Registered Providers

For further information on the Department's 5 Growth, 13 Preferred and 12 Registered Providers, visit the Department's website. ([http://www.housing.wa.gov.au/400\\_1704.asp](http://www.housing.wa.gov.au/400_1704.asp)) A list of all tiers of providers may be found under the Regulation and Compliance section. Contact details for all providers may be accessed through this page.

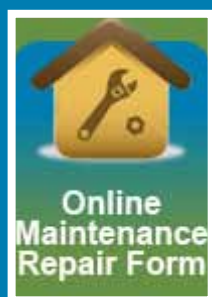
## Does your home need maintenance?

The Department's new maintenance number is 1300 137 677.

If your issue is not urgent, you can also log it online:

<http://www.housing.wa.gov.au>

Look for this icon on the right hand side of the Department of Housing's home page.



Click on the icon and the Online Maintenance Repair Form will open in a new window.

**Please note:** The Department aims to attend to

- Emergency calls within 3 hours (at all times)
- Priority maintenance within 48 hrs (normal business hours)
- Routine maintenance within 14 days (calendar)

### Handy hint: Water usage

While the Department maintains your reticulation, it is your responsibility to check that you water on the correct rostered day.

Remember to check sprinklers and hoses for water leakages.

For further information or to check your watering days visit:

[www.watercorporation.com.au/w/wateringdays.cfm](http://www.watercorporation.com.au/w/wateringdays.cfm)



Government of **Western Australia**  
Department of **Housing**  
[www.housing.wa.gov.au](http://www.housing.wa.gov.au)

**Housing Direct**  
**1300 137 677**

For all maintenance enquiries  
(including after hours emergencies).



# BURGLAR BEWARE!

Being burgled can be a frightening experience—and expensive. It can also be avoided if we take some simple precautions and are aware of ways to deter burglars.

The Office of Crime Prevention's *Burglar Beware* program was initiated in direct response to the unacceptably high level of residential burglary in WA in 2002/03. The three "hot-spots" where it was first trialled experienced dramatic reductions in residential burglary over 12 months.

Department of Housing Regional Manager, Richard Newman, said the burglary rate had decreased substantially since the Burglar Beware program was trialled in parts of the South East Metropolitan Police District.

"The Burglar Beware program is based on the idea that everyone is responsible in some way for crime prevention, and it is not the sole responsibility of police," Mr Newman said.

"Together we can combine forces to ensure that burglars are deterred. By being aware of how burglars make the most of opportunities, our tenants can ensure these opportunities are minimised."

Check through the following list to see where your home could be better protected against burglars. With every 'yes' you tick, your home becomes more burglar proof.

- Are all doors locked and windows secured?
- Have you bought a padlock to use on your shed door?
- Do you keep gates locked when they are not in use?
- Are shrubs trimmed to eliminate hiding places?
- Do you have auto-timing switches for lights/TV/radio?
- Do you have a safe for your valuables?
- Are valuables engraved or marked for identification?
- Have serial numbers of electrical items been recorded and stored in a safe place?
- Have you removed any keys hidden outside?
- Is your pet door secured properly when not in use?
- Are you a member of Neighbourhood Watch?

For more information please contact your local council or Neighbourhood Watch office on 9356 0558.