



Update from the Chairperson

Dear Members,

I am very pleased to share with you that the organisation is in an excellent position to now build a positive future for the community.

This has been accomplished by dedicating our time over the past twelve months to writing a number of policies that will assist the organisation to meet its legislative requirements.

This includes management systems, to improve accountability and protection for the organisation.

Chairperson: Maria Williams

Board Members for 2022-2023

The current Board members elected for the 2022 year are as follows:

Chairperson - Maria Williams
Treasurer - Ronald Krause
Secretary - Michelle Callaway
Director - Debbie Callaway
Director - Kathie McKenzie
Director - Angela Goulding
Director - Gabrielle Reginato
Director - Yvonne Woods
Director - Beau Edwards

Membership Fees

Invoices for the 2022-2023 Membership fees have been issued electronically and via the mail. Please pay by the 30th September 2022.

Membership is \$5.00 and be paid at the WHAC Finance office at 15 Carrington Street, Darlington Point on a Tuesday or Wednesday between 9am and 4pm.

Membership cards with a member number in September 2022 to paid members.

Up and Coming Events

Waddi General Monthly Meetings:

5pm Tuesday 13th September
5pm Tuesday 11th October
5pm Tuesday 8th November
5pm Tuesday 13th December

All members requests or applications need to be in by Monday 4th November to be added to the Agenda.

Friday 4th and Saturday 5th November -
The 'Warangesd Music' Festival -
Opening of Waddi Cultural Centre (Friday 4th)
and Lighting Show.

Contact Details:

Waddi Housing and Advancement Corporation
Office: 15 Carrington Street,
Darlington Point NSW 2706
Telephone: 02 6968 4390
Enquiries Email : info@waddihousing.com
Chairperson Email: chairperson@waddihousing.com
Office Hours: Tuesday and Wednesday - 9am to 4pm

Board Focus for 2022

- To provide tenancy support through providing a new Housing Policy that provides clarity and support to Tenants. This policy is now available at www.waddihousing.com.au and will be issued to tenants in paper form. A Tenants Satisfaction Survey will also be issued in September. The results will provide areas of improvement within the Corporation.
- High Risk Maintenance reporting for housing stock to be recorded and attended to within the 2022-2023 annual budget.
- Annual Preventative Maintenance program to be undertaken to avoid Housing Stock degradation and improve asset management reporting. Preventative maintenance will also avoid issues becoming high risk and causing high unplanned expense to the Corporation.
- The Corporation is undergoing reporting on all areas of business and community operations to the National Regulatory System Community Housing Scheme (NSCHS) under Tier 3.

If successful, the Corporation will be listed on the National regulatory System register and will be recognised nationally as compliant, governed and meeting the community housing sector needs. This recognition is essential when applying for private and Government funding initiatives.

Waddi Cultural Centre Update

The plan is to complete the outside of the Waddi Cultural Centre and open the centre on the 4th November.

September and October 2022 will see concreting, paver and garden completed. The site will be deemed a construction site and be closed off to the public.

A working bee will be held in October with Waddi Members to get the centre clean and prepared for the opening.

After the opening, the Waddi Cultural Centre will operate as a community centre and open according to the human resource and funding available at the time.

Would you like to join the 2023 Board of Directors?

The Corporation has developed an exciting 5 year plan Strategic Business Plan and are looking at development opportunities during this time.

It would be great to have some new Directors join to assist with sustainable operations and growth in 2023. The annual General meeting will be held in January 2023.

If you are interested in becoming a Board member next year we would like to run some Governance workshops and Board innovation and planning workshops in November.

That way you will be prepared to join in 2023! The Board of Directors can consist of up to 10 Directors. All Directors will need to understand policies and procedures and undergo an ASIC check.



Corporation Act of Articles Changes

Early May 2022, a members vote was conducted to add a revised 'Wind Up Clause' to the Waddi Housing and Advancement Corporation Ltd Memorandum and Articles of Association. The current 'Wind Up Clause' did not protect the members from asset management if the Corporation should need to wound up in the future for any reason. It also did not comply with national standards of Community Housing, ATO, ASIC or the Australian Charities and Not for Profit Commission. The results to the members vote was 41 members voted in favour of the change and 0 members were against the change to the Corporation's rulebook.

Cater and Blumer are in the process of endorsing the change to the current document. Once this is received it will be provided to members via mail, email, facebook, and website.

Policies Updated to comply with 2022 Housing Standards

All Corporation Policies have been reviewed and updated to comply with the National Housing Community Standards, ASIC, the Australian Taxation Office and the Australian Charities and Not for Profit Commission.

These policies are the guidelines to how the Board will make decisions and conduct business.

All current policies involving the operation of the business can be found at www.waddihousing.com.au. In August tenants will receive a new Housing and Tenancy Management Policy to assist them with housing matters.

2022 Financials and Review

All Corporation Policies have been reviewed and updated to comply with the National Housing Community Standards, ASIC, the Australian Taxation Office and the Australian Charities and Not for Profit Commission.

All members will receive a booklet of updated policies in this package. These policies are the guidelines to how the Board will make decisions and conduct business.

Rising Costs

Operational costs of the Corporation have risen with the CPI increase. At this stage rents will not increase. To ensure sustainability of the housings and ensure they stay within the community a small rent increase may be considered however you will be provided with plenty of notice and this will be done in accordance with assistance increases in line with rising living costs.

Annual Report and National Regulatory Community Housing Scheme

The 2022 Financial Review will commence from August to mid October 2022.

Financials and an Annual review will be distributed in late October 2022.

The annual General Meeting is held in late January 2023.

Up and Coming Maintenance

Andreazza Electrical have been endorsed as a preferred contractor to undertake Fire alarm checks, reverse cycle airconditioning inspections and servicing and to inspect Solar Panel options for your property. These inspections will take place from August to October 2022.

Bidgee Hot Water Service, Jeff and Caddie, have checked Hot Water Units, check and clean gutters and trim trees to prevent gutters filling up over the wet winter. They have advised the Corporation of Stormwater downpipe and drainage issues and gutters that need repairing. These repairs will take place in 2022-23 as budget permits.

John Martyn is currently doing various housing maintenance on Waddi Housing and Advancement Corporation properties as the budget permits.

A 2022-2026 Forecast Budget is currently being reviewed to incorporate high risk, preventative and general maintenance upkeep whilst keeping the company in a financial viable position.

Termite and Pest Control

In the last 12 months houses were sprayed for spiders and many were baited for mice. We have not seen this season as bad as last as yet, however I urge all tenants to assist with pest control by reporting any signs of infestation. Please keep properties clean of debris and rubbish especially rotting or unnecessary timber.

Mould and Ventilation Treatment

Please use your exhaust fan, keep your bathroom door open after a steamy shower for half an hour, allow air flow. If you do have surface mould you can treat by spraying Glen 20, Mould specific cleaner, white vinegar or even oven cleaner. Use a mask and follow directions. It is a tenants responsibility to keep bathroom areas ventilated to avoid the onset of mould. If you have any issues with mould or ventilation please contact the Nutrien Harcourt Griffith. Report any issues with exhaust fans.

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Co-Ordinator Office Hours

The Waddi Co-ordinator strictly is to work 16 hours per week. The role of the Co-Ordinator is to coordinate housing maintenance, provide information to the Board for decision making and compliance/funding of the organisation.

Community Services is only if time permits.

OFFICE HOURS at 15 Carrington Street, Darlington Point
are 9am to 4pm
Tuesday and Wednesday.

WEBSITE: www.waddihousing.com.au