

Tandara Lodge Community Care Inc.

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The Treasury
Langton Crescent
PARKES ACT 2600
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7th March 2016

Dear Sir's,

Re: Affordable Housing Working Group – innovative ways to improve the availability of affordable housing.

I refer to the call for submission in relation to the above.

Tandara Lodge Community Care Inc. (Tandara) would like to submit the following information:

Tandara is based in Sheffield in North West Tasmania (approximately 30 kilometres and 30 minutes driving from Devonport – the closest regional centre) and has been a provider of residential aged care (38 residential and 3 respite beds) since 1978, we also provide a range of other community and allied health services within the Kentish Municipality, operate a CHSP (HACC) day centre, provide community transport and provide affordable housing within this region.

In relation to affordable housing, Tandara has 44 dwellings. These comprise a mixture of one and two bedroom dwellings with 40 located within Sheffield and a further 4 located in Railton.

Our dwellings feature single level easy access. All of the newer units feature double glazed windows and achieve high levels of energy efficiency. They are located on level ground and are within easy walking distance of shops and services.

We manage waiting lists for both one and two bedroom dwellings. Rentals are set at levels below commercial rates and we do not charge any lump sum or ingoing amounts. We currently have over 30 people on our waiting list for housing.

In the past we have received State Government financial assistance to assist in the cost of constructing new dwellings. The financial assistance has been in the form of interest free loans which amortise over 30 years provided that we continue to provide affordable accommodation. This model of financial assistance has allowed us to construct dwellings which we would not have had the financial resources to undertake ourselves and has increased the supply of affordable housing in this region, going some way to meeting the growing demand.

Under this model, we supply the land with approximately 65% of the construction costs provided by Government and the remainder funded by ourselves. We are responsible for building design, selection of the builder, managing the building contract, tenant selection and ongoing maintenance and management.

There would probably be many other organisations in similar circumstances in other regions, who, with some financial assistance such as indicated above could construct and manage dwellings to increase the supply of affordable accommodation within their own communities.

Under this model, for a reasonably modest outlay the Government achieves an increase in the numbers of available dwellings, with those dwellings being well managed as a result of the owner having a financial commitment and hence a stake in the condition of the dwellings, the satisfaction of the tenant and the continued demand for the rental of properties.

Our past success is proof that this model is effective and we would be willing to scale up our model as a further trial.

Should you require any additional information in relation to the above please do not hesitate to contact me.

Yours sincerely



Paul Crantock
CEO