

*Celebrating 15 years
working in the Aboriginal housing arena*

Strategic

Plan

2019

2022



Our Vision

Yilli Rreung housing the leading independent, non-government, Aboriginal and Torres Strait Islander organisation delivering affordable accessible and sustainable quality housing to people in the Top End of the Northern Territory


Our Mission

To achieve our Vision, we will:

- Service our client base in a holistic manner which supports our tenants to enhance their living conditions therefore improving their lives.
- Have strong governance and operational structures.
- Have well trained and resourced employees.
- Have a diverse mix of asset structures and funding.
- Provide a culturally appropriate and responsive service in a consistent and timely manner.
- Provide leadership in the NT affordable and community housing space.
- Communicate effectively and work in partnership with government and non-government organisation to benefit our clients.

Our values

We believe in:

- Having integrity in all our dealings.
 - A client centred approach with all our work and activities.
 - Recognising and respecting the diversity of our clients and employees.
 - Preserving and improving the quality of life for our tenants.
 - Appreciating our staff and investing relevant training to enhance knowledge and skills basis.
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What we do

Housing services

Affordable Housing

We place our clients in a range of affordable housing rental properties in Palmerston, Northern suburbs and on Berrimah Estate. Berrimah Estate is the only affordable housing estate in Darwin and provides affordable accommodation for over 50 families. It also offers caravan sites and single men's accommodation. Most people on the estate are low to middle-income families working in service industries.

Community Housing

In partnership with Indigenous leaseholder organisations and the NT Government, Yilli provides housing management, maintenance and municipal services to the communities in the Greater Darwin Region and outstations.

Repairs, maintenance and upgrade works

Yilli staff and contractors undertake all housing repairs and maintenance on our properties. Yilli works with quality local contractors with a commitment to employing Indigenous people. Yilli also carries out larger scale works such as housing upgrades and landscaping on Yilli properties and for external and government organisations.

Emergency Relief

Yilli Housing provides emergency relief services to people in urgent housing need through emergency accommodation where available, bond and bill assistance.

Training and Employment

At Yilli we believe in providing employment and training opportunities for Indigenous people. We employ 80% Indigenous full-time and part-time staff and strive to improve their skill and knowledge base through professional development opportunities.

Who we are

- An Aboriginal and Torres Strait Islander Corporation registered under the CATSI ACT
- Employer of choice
- Governed by a skilled and passionate Board
- An organisation operated by qualified and competent staff
- Manage properties on behalf of our leasehold organisations and government
- Provide a diversity of housing solutions which best suit the needs of our tenants
- Strive to provide holistic support services to our tenants
- A provider of property services including cleaning, grounds maintenance, renovations, construction and municipal services
- Provide a service to a wide range of communities and outstations throughout the Greater Darwin Region.

What we are

Formed in 2003 Yilli Rreung is a well-established local Community Housing Provider (CHP).

It is the largest single provider of community housing in the Northern Territory with a portfolio of over two hundred properties under management across the Greater Darwin Region with nearly 2000 residents.

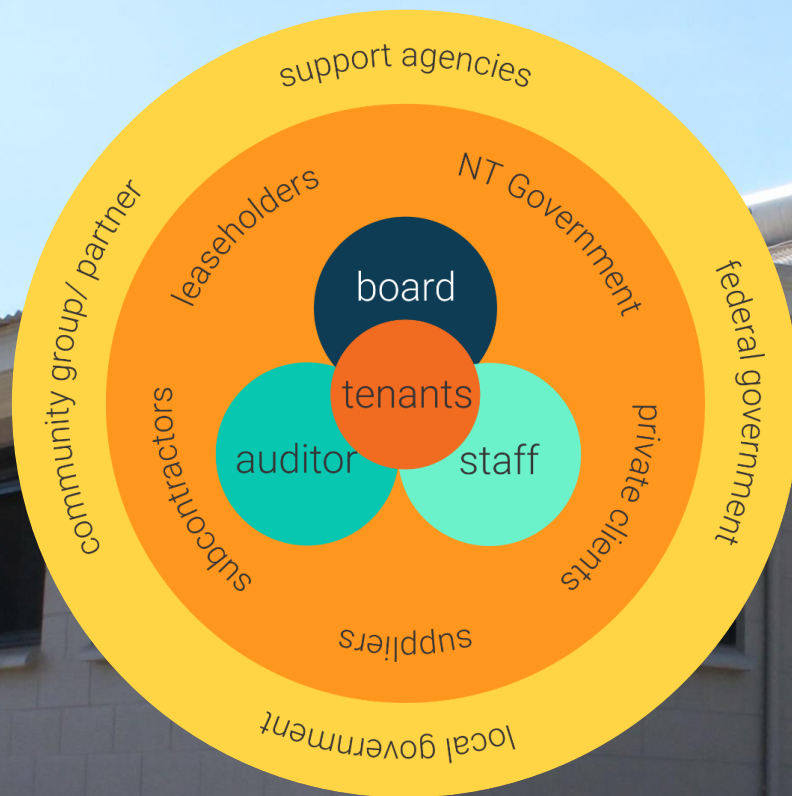
We manage the tenancies and municipal services of Indigenous communities and we provide affordable housing to individuals and families who are disadvantaged in the mainstream housing market. We strive to offer a range of support services to our clients and offer a supported environment to teach people about the rights and responsibilities of a tenancy.

We have a dedicated team of property managers and works and maintenance staff who manage the tenancies on Yilli Rreung properties.

Where we are going

- In order to become innovative and financially independent we have a planned approach to generate our own revenue to cover capital and operational costs.
- Strive for self-determination and strengths-based practice
- Provide culturally appropriate and responsive services with a client-centred approach
- Create choice and access for our tenants
- Be a leader in the Indigenous community and affordable housing sector
- Working in collaboration with other organisations

Yilli Rreung Stakeholders



Celebrating 15 years
working in the Aboriginal housing arena

Yilli Rreung celebrates its 15th year anniversary.

From a humble beginning of just seven employees in 2003, now we have over 20 employees with 80% Indigenous employment rates, over 200 properties, more than 2000 residents and ten years of unqualified audits. This has placed us as a reputable leader in the affordable and community housing industry in the Top End.

Our goal is not only to provide culturally relevant service but also to enable our people to become independent and proud of the house and community they live in. We strive to be financially independent and sustainable.

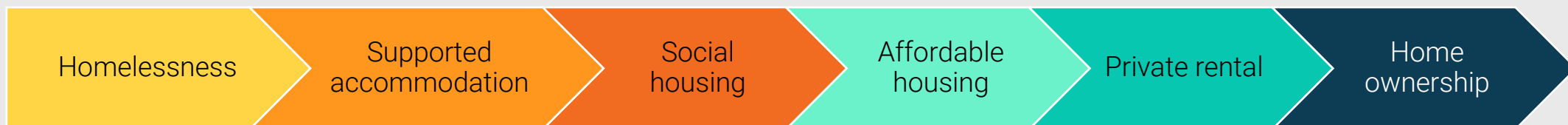
More importantly, as a not-for-profit organisation we are not driven by making large returns, instead, we give back to the community as much as we can.

Housing Continuum

The Housing Continuum allows people to move through the continuum depending on their life circumstances and housing need at a particular point in time.

Yilli Rreung strives to assist tenants to understand the Housing Continuum ensuring that housing options are available, hence tenants are not locked into a housing situation that maintains a low socio-economic lifestyle (i.e.: Public Housing).

In order to address Housing Continuum, Yilli Rreung is actively broadening our housing stock, supplying innovative solutions and building partnerships to provide a variety of housing options to assist people moving through the continuum.



Strategic Plan 2019-2022



Become the
recognised
leader in the
community
housing sector
in the NT

Create and
maintain strong
and effective
partnerships

Secure a
permanent
home

Increase
housing stock
by 200 houses





Become the recognised leader in the community housing sector in the NT

<i>goals</i>	<i>strategies</i>	<i>key performance indicators</i>
Recognised as the preferred provider by government funders and seen as the leader by the industry	To become the first Aboriginal Community Housing provider to achieve National Registration in the NT	Achieved National Regulatory System for Community Housing (NRSCH) registration by 2019 Strategise to progress towards moving up to top tier of the NRSCH registration Achieved registration as a member of Real Estate Institute of Northern Territory (REINT)
Strengthen Yilli Rreung financial independence	Create and extend revenue stream in order to leverage capital Expand Yilli asset base Reduce reliance on government funding	Increased NGO and private sector client base Maximise Commonwealth Rent Assistance Increased and diversify revenue stream

Secure a permanent home

<i>goals</i>	<i>strategies</i>	<i>key performance indicators</i>
Find a permanent home for Yilli Rreung	Explore funding options to establish practical office and workshop facilities	By August 2019 permanent premise secured
Secure accommodation for current tenants	Explore options for tenants	Affordable tenancy options
Establish joint venture partnerships	Attain join venture partnership to secure Capital investment opportunities Stable organisation with a range of options	Joint venture partnerships established by 2019



Increase housing stock by 200 houses

<i>goals</i>	<i>strategies</i>	<i>key performance indicators</i>
Demonstrate property management capacity to the government	<p>Increase government's confidence in Yilli Rreung's property management capacity by demonstrating sound financial and property management expertise</p> <p>Create innovative affordable housing model to provide a full range of housing options</p>	<p>NRSCH and REINT registration achieved</p> <p>Transfer the management component of public housing to 100 additional houses by 2020 and another 100 houses by 2022</p>
Title transfer of public houses from the government	Negotiate with government in relation to the Public Housing stock transfer	Stock transfer of 100 public houses by 2022
Increase the housing stock across all categories of the housing continuum	Yilli provides a greater range of housing services from emergency to home ownership	<p>Increased diversity of housing stock</p> <p>Have Yilli's first home owner by 2022</p>



Create and maintain strong and effective partnerships



<i>goals</i>	<i>strategies</i>	<i>key performance indicators</i>
Yilli Rreung lead the establishment of Aboriginal Corporation Alliance in the Greater Darwin Region	Coordinate and collaborate to influence systemic change in NTG	Establishment of Aboriginal Corporation Alliance in the Greater Darwin Region by 2020
Yilli Rreung to participate in the establishment of Aboriginal Housing Peak Body	A coordinated voice of all Aboriginal Organisations representing Aboriginal clients	Yilli Rreung expertise in Housing arena is valued and sought after
Form alliance with other Aboriginal Housing provider's CEOs		Partnership agreement to support further establishment of the Aboriginal Housing Peak Body
		More integrated services for families
Develop a communication strategy and community engagement plan	Effectively communicate with all stakeholders	Communication plan
		Community engagement plan