



# CAPABILITY STATEMENT

COMMERCIAL ▪ RESIDENTIAL ▪ COMMUNITY ▪ CIVIL ▪ BUILDING AND CONSTRUCTION

[www.yillihousing.com.au](http://www.yillihousing.com.au)

12.2018





# COMPANY DETAILS

Company Name: YILLI RREUNG HOUSING ABORIGINAL CORPORATION

ABN 48 983 249 337 | ICN 4241

Date of Incorporation: 12 June 2003

Registered Business Address: 94 Boulter Road, Berrimah NT 0828

Postal Address: PO Box 36998 Winnellie NT 0821

Phone: 08 89350100

Fax: 08 89350181

Email: [info@yillihousing.com.au](mailto:info@yillihousing.com.au)

Website: [www.yillihousing.com.au](http://www.yillihousing.com.au)

Construction Works / Public Liability Insurance: \$10,000,000

Contractor Accreditation: D-5-15448-03-16

Formed in 2003 Yilli Housing is a well-established local organisation and the single largest provider of community housing in the Top End of the Northern Territory.

Yilli Housing's core business is affordable and community housing and it currently manages a portfolio of over 250 properties across the region with nearly 2000 residents.

This property portfolio is diverse and includes Indigenous housing in Darwin Town Camps, affordable housing in the Darwin suburbs and management of housing stocks at Belyuen and Acacia on behalf of the Northern Territory Government.

## 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





Yilli Housing is led by Leeanne Caton. Leeanne has worked in the Aboriginal Affairs arena, operationally, strategically and in Senior Management roles across all social indicator areas over the past thirty years, inclusive of Aboriginal Housing.

The Corporation itself has three sections: Property Management, Corporate Service and Construction and Works.

Within this there are distinct teams:

Tenancy – A dedicated team of 3 FTE Property Officers that manage the tenancies. All of these officers have received training through Batchelor College (Community Housing) and all are familiar with the Northern Territory Rental Tenancy Act.

Finance and Administration – This team manage all financial matters through a MYOB system and all tenancy and maintenance records through a dedicated Chintaro purpose-built Social Housing Management software program.

Maintenance & Projects – This section is made up of a works foreman, carpenters and handy men to provide timely in-house property maintenance services.

Grounds Team – headed by a qualified horticulturalist this team provides all grounds maintenance services.

Cleaning Team – Provides an efficient in-house service for end of and start of lease cleans and commercial contract cleaning.



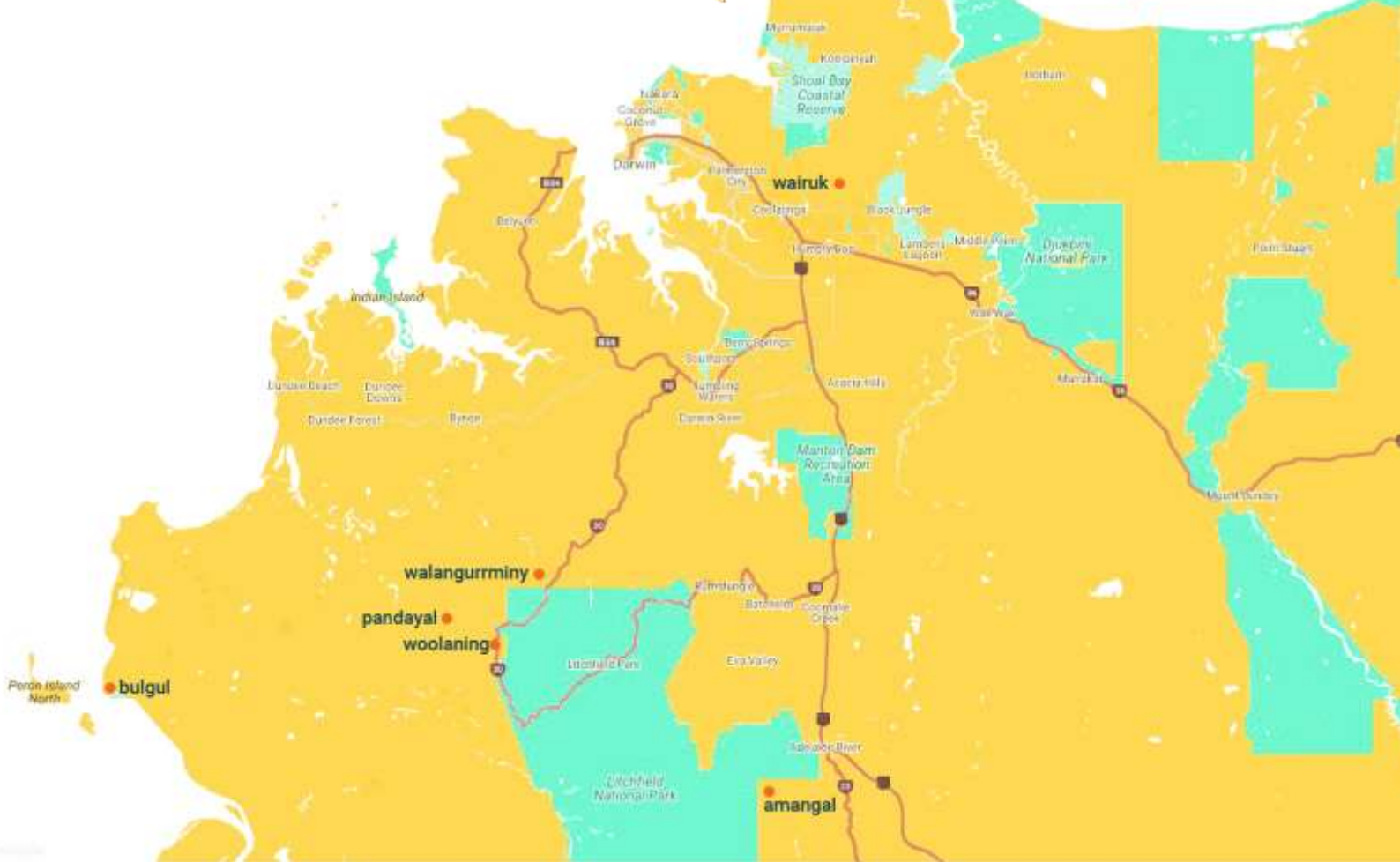
Yilli Housing currently have in place a 1300 emergency housing repair contact number. This connects to a 24-hour call centre, this service then immediately texts a relevant Yilli Housing Officer with the emergency. We have plumbers, electricians and carpenters available 24 hours a day. Repair times in the past 12 months across all our housing stock of 300 properties to emergency R&M has been .6 of a day and 2.1 days for general repairs.

Yilli Housing is CAL accredited for housing maintenance, grounds and cleaning services. All contractors working on our managed properties must also be CAL certified. Contractors must also show value for money and have a commitment to employ local staff.





Yilli Housing manages Berrimah Estate, an affordable housing estate in Darwin as well as other rental properties around Greater Darwin Area. In partnership with Indigenous leaseholder organisations and the NT Government, Yilli Housing provides housing management, maintenance and municipal services to the following communities: Accacia, Amangal, Bagot, Belyuen, Bulgul, Humpty Doo, Knuckey Lagoon, One Mile Dam, PIV, Pandayal, Walangurminy.



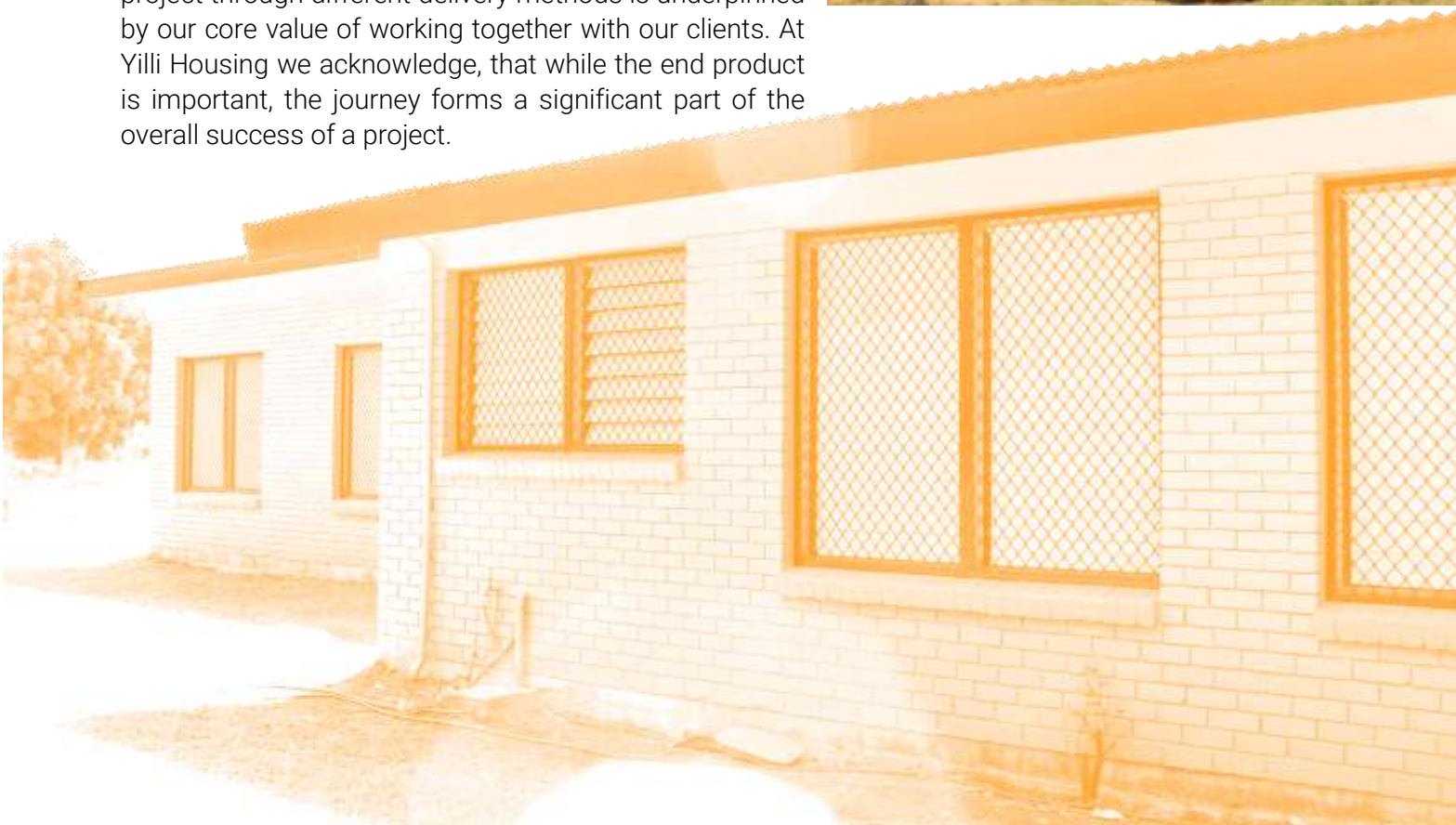
# PRODUCTS & SERVICES

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 on Yilli properties and for external contract and government organisations.

Products and services provided:

- Asset management
- Housing maintenance and management
- Project management
- Housing construction
- Housing upgrades
- Municipal services
- Grounds maintenance and horticultural services
- Cleaning

Our Business Collaboration is the cornerstone of our business. Yilli Housing is a corporation that bases its entire operational style on open collaboration with clients and stakeholders to achieve the best possible outcomes for every project. Our ability to effectively deliver any type of project through different delivery methods is underpinned by our core value of working together with our clients. At Yilli Housing we acknowledge, that while the end product is important, the journey forms a significant part of the overall success of a project.





# RECENT PROJECTS

- Amangal community roads and culvert upgrade
- Amangal house 4, 5, 7, 10 major upgrades
- Bagot community major road upgrade
- Bagot community stage 1 water lines
- Bagot house #4 major house upgrade
- Bagot community street lights upgrade
- Bagot house 9, 13, 14, 19, 21, 24, 30, 31, 36, 48, 52 major upgrades
- Bagot units #56/57 duplex major unit upgrade
- Bagot #41 minor upgrade
- Bagot administration building major upgrade
- Bulgul, upgraded water supply and install new water tanks
- Bulgul kitchen and bathroom upgrade
- Knuckey lagoon major road upgrade
- Knuckey /PIV demolition shelters
- Knuckey Lagoon street lights upgrade
- Knuckey Lagoon upgraded whole community mains power supply
- Knuckey Lagoon, major installation of realm drains
- Knuckey Lagoon fencing
- Knuckey Lagoon 20-1 & 2 major upgrade
- Knuckey Lagoon 21- 1 & 2 major unit upgrade
- Knuckey Lagoon house 1, 2, 3, 4, 22 major upgrades
- Knuckey Lagoon demolition house #10
- Kulaluk 9 units upgrade
- Kulaluk 5 minor house upgrades
- Kulaluk mains water supply major upgrade
- Kulaluk mains power supply major upgrade
- Minmarama 13 houses major upgrade
- Minmarama park front fence
- Minmarama park driveways upgrade
- Minmarama community major road upgrade
- One Mile street lighting upgrade
- One Mile #5 major house upgrade
- One Mile, upgraded two shelters at
- One Mile 2 ablutions blocks renovation
- PIV #17, 18, 20, 21, 22 major upgrades
- PIV upgrade sewer to main trunk line
- PIV street lights upgrade
- PIV major upgrade sewerage pumping station
- PIV, installed power card meters to all houses
- Walangurminy, installed 2 realm drains and septic tanks
- Renovated 2 houses at Leanyer
- All community pest control pillars electrical
- Installed 2 new cabins Berrimah estate
- Various community supply containers
- Various community disabled ramps
- Various community upgrade solar h/w x27





# before | after



# TRAINING & EMPLOYMENT

In keeping with one of our core values, Indigenous employment rates in the organisation remain high with an Indigenous employment rate of 80% across the organisation.

Staff retention rates continue to be excellent with the average staff retention now 5.65 years. The longest serving employee has now been with the organisation for 15 years.

We invest heavily in our staff to ensure that they have the skills they need and that there are professional development opportunities available to them.

We are also proud to have supported a number of staff in gaining formal high-level qualifications. An example of this includes one of our tradespeople who Yilli has supported through Charles Darwin University to now become a fully qualified builder.

We always, where possible, attach training opportunities for Indigenous people when we carry our large projects. For example, we attached a number of local Indigenous trainees to a construction project at our communities.







# GIVING BACK

As Yilli Housing is a not for profit organisation we are not driven by making large returns on contracts but rather performing contracts that fit within our aims, ideals and provide employment opportunities. Our current turnover is around 5 million dollars per year with nearly all of this flowing directly into the local Darwin Economy. Any profits we make from contracts goes back to providing additional services to the Top End Community.

Yilli is driven to provide as much to the community as we can and add to the community where ever we can. We support Indigenous employment and all of our employees, subcontractors and suppliers are local Darwin residents.

Yilli also sponsors other charity organisation regularly. This includes animal management partnership with partnering with Animal Management in Rural and Remote Indigenous Communities (AMRRIC). We also support a number of community events every year including Variety Kids Charity, RDH renal patients Christmas party, NAIDOC week, Belyuen Kids Christmas party and men's health week. We also hold an annual kids Christmas party for our residents.





Yilli Rreung Housing Aboriginal Corporation  
94 Boulter Road Berrimah NT 0828  
PO Box 36998 Winnellie NT 0821  
Ph: 0889350100  
Fax: 0889350181  
Email: [info@yillihousing.com.au](mailto:info@yillihousing.com.au)  
Web: [yillihousing.com.au](http://yillihousing.com.au)

This publication has been carefully prepared, but it has been written in general terms and should be seen as broad guidance only. The publication cannot be relied upon to cover specific situations and you should not act, or refrain from acting, upon the information contained therein without obtaining specific professional advice. Please contact Yilli Housing office to discuss these matters in the context of your particular circumstances. Yilli Housing, its directors, employees and contractors do not accept or assume any liability or duty of care for any loss arising from any action taken or not taken by anyone in reliance on the information in this publication or for any decision based on it. Yilli Housing is the brand name for Yilli Rreung Housing Aboriginal Corporation.

© 2018 Yilli Rreung Housing Aboriginal Corporation. Designed by Pauline Samantha. All rights reserved.