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Autumn Edition Newsletter

Autumn Newsletter Update

As we welcome the cooler days and changing colours of autumn, we're also excited to introduce two new team members – Said as Housing Services Team Leader and Zoey as Receptionist.

Both bring a wealth of experience and a warm, friendly approach to the team, and we're delighted to have them onboard.

Update – Refurbishment Works

Stage 1 of our refurbishment project on older homes has now been completed, and it's been great to see the makeover.

Tenants are already enjoying the refreshed homes, each with a new kitchen, bathroom, laundry, full internal and external paint, new carpets, plus landscaping, patios and a garden shed.

Nearing Completion – My Home project

The My Homes Australasia project is now nearing completion and will soon provide 12 new homes for people on low incomes who are at risk or experiencing homelessness. My Homes is leading the project, aiming for completion in autumn. Advance Housing will be responsible for the property and tenancy management after completion. We look forward to welcoming new tenants into these much-needed homes in autumn.

New Development – Oyster Harbour Green

The Oyster Harbour Green continues to progress well, with the aim of appointing a builder and commencing construction this autumn. This AHL-led development will deliver 36 new homes, offering a mix of modern 1-bedroom and 2-bedroom homes in Bayonet Head. For more information on the project see [KD to provide link]

Student Housing

We have received strong interest in student housing in 2026, with full occupancy planned from March. Any current or prospective students are encouraged to contact our team early regarding their tertiary study plans and housing needs early.

Youth Housing Initiative – Great Southern Youth Foyer

We are also actively advocating for a Great Southern Youth Foyer, an important youth housing initiative. This project proposes the development of:

- A 10-bed youth crisis refuge, and
- 50 beds of transitional accommodation with onsite support.

To support this important project, we encourage the community to view and sign the petition: <https://c.org/Ym69DxXjRG>

Tenant Survey

Look out for the annual tenant survey to be sent separately. Your feedback is valuable for our planning and continuous improvements.

Wishing everyone a warm and comfortable autumn season.

If you have any questions about your tenancy or AHL projects, please contact us. We are here to help.

[Discounted Market Rent Updates](#)

The annual Australian Tax Office (ATO) update of the Benchmark Market Values will take effect from 01/07/2026.

To ensure AHL maintains compliance with relevant legislation and contracts, we adopt the ATO's Benchmark Market Values for the purposes of setting our Discounted Market Rent schedule for applicable properties.

These changes may result in an increase or decrease to the Discounted Market Rent Schedule.

Upcoming rent reviews with an effective date that falls on or after 1st July 2026 will have the updated Discounted Market Rents applied for the purposes of calculating your rent.

If you have any questions, please email admin@advancehousing.com.au or phone 9845 9697 and speak with our Rent Review Officer - Julie, or your Housing Services Officer.

[Annual Rent and Eligibility Assessments – An Important Reminder](#)

We will advise you in writing when your annual Rent and Eligibility Assessment is due to be carried out. Please ensure that you:

- Respond to the Rent Review Officer within 10 working days from the issue of your Rent Review Startup Letter
- Provide any relevant documentation to confirm your income and asset details within the 10-working day period
- Ensure that your Centrelink Records are kept up-to-date – in particular your Cash Assets, as this can impact your rent outcome
- If you are required to complete a new Centrepay Deduction Authority Form (SA501) – ensure the form is returned by the date requested to avoid a rent arrears situation
- If your income or household circumstances change at any time, please advise your Housing Services Officer within 7 days

For further information on Rent and Eligibility Assessment requirements please refer to the Community Housing Eligibility Policy:

<https://www.wa.gov.au/system/files/2025-09/community-housing-eligibility-policy-chep.pdf>

Tenant Christmas Party 2025

Thanks to everyone who joined the AHL Tenant Christmas Party! With heaps of delicious food, prizes, and festive cheer all around, it was a great event. Congratulations to our tenant prize winners. If you have any questions or need assistance- at any time of the year- please reach out to our team. We're here to help!



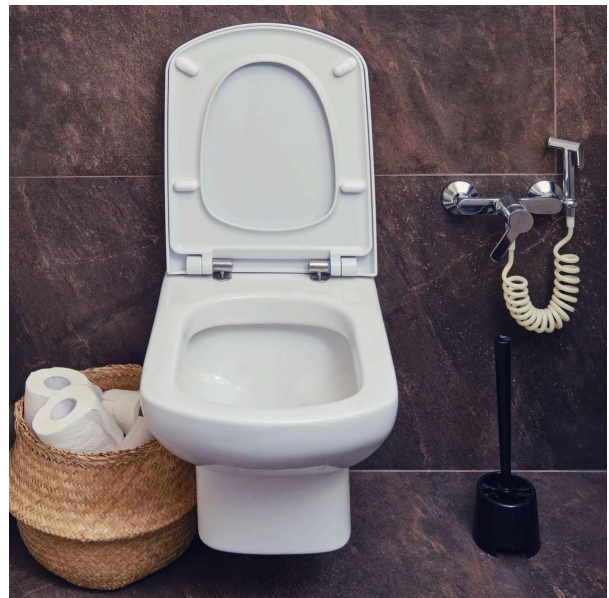
Raffle Winners



What not to flush

This topic was covered in the Spring 2025 newsletter, however, there have been recent incidents involving the flushing of wet wipes, leading to blockages. Therefore, a reminder may still be timely.

[Learn more](#)



Meet Our Team

Dearne Germain

Born and raised in Albany, I have lived here for most of my life. In 2006, I embarked on a journey to the UK/Europe for 2 years, travelling Europe and then settling in Edinburgh, Scotland to live for 18 months. A place I fell in love with and still call my second home.

I commenced working with Advance Housing in 2013, initially as a receptionist, then moved into a Corporate Services Assistant role, which is where I still am now. I love the variety of tasks and that no two days are the same.

I am happily married with 2 daughters, 11 and 3. When not working, I love spending time with my family, exploring the beautiful Great Southern and its beaches, and when time allows me to do something for myself, I enjoy reading, crafts and catching up with friends.



Income Eligibility Research Project



We need your help!

For people living in public or community housing, income eligibility limits set the maximum amount of money you can earn before you are no longer eligible & may be asked to leave social housing.

Shelter WA is gathering information on how income eligibility limits for public housing, community housing & the waiting list affect people's lives. The information from this survey will help us make the case for reviewing eligibility limits in WA.

If you are **living in public or community housing, on the waitlist or used to live in social housing & believe that income eligibility limits have had an impact on your life**, we want to hear from you.

The survey will take about 10-15 minutes to complete. Access the survey via the QR code.



Keystart

Who is Keystart?

Keystart is an initiative of the WA Government, to support more people own their own home. If you are looking to start the journey into your own home, Keystart may be able to help. Keystart home loans have lower entry costs, with a minimum deposit from 2%, helping people own their own home sooner.

What Keystart offers

Why we're different

Keystart is unique in the home loan market. Our loans are designed to help you get into your home faster by lowering the entry costs. Unlike other lenders, Keystart is a transitional lender. This means we encourage you to refinance with another lender, when you are ready to do so.



Low deposit home loan



No lender's mortgage insurance



Refinance whenever you're ready

Compare our home loans

All our home loans offer low entry costs. Click on the card to read more.

Low Deposit Home Loan

Get started with lower entry costs.
Includes Modular Home Loan.

7.10% PA
Variable rate

7.18% PA[†]
Comparison rate

[See loan details](#)

Skilled Start Home Loan

Specifically designed for apprentices, skilled construction workers and graduates.

6.10% PA
Variable rate

6.17% PA[†]
Comparison rate

[See loan details](#)

Aboriginal Home Loan

For people of Aboriginal & Torres Strait Islander descent.

7.10% PA
Variable rate

7.16% PA[†]
Comparison rate

[See loan details](#)

For more information see [keystart.com.au](https://www.keystart.com.au) or call 1800 158 200 or speak to a financial counsellor about your individual situation.

Maintenance

Do you have an urgent or emergency issue? Something that poses a risk to you or your property? Then call us on 9845 9697.

We'll aim to resolve the issue within the following time frames:

- 24 hours for an emergency service
- 48 hours for an urgent repair
- 28 days for any other non-urgent repairs

Alternatively, for emergency repairs outside business hours, contact one of our contractors directly.

View



Acknowledgement of Country

Advance Housing acknowledges the traditional custodians of the land we live and work on, the Noongar people. We acknowledge and respect their continuing culture and contribution to this region.



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Our mailing address is:

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