



AAC PUBLIC TENANTS GROUP

20TH ANNUAL REPORT

19 November 2025



We acknowledge the traditional owners of the land on which the AAC Public Tenant Group operates; the land of the Wurundjeri people. We pay respects to their elders past, present and emerging. We also recognise that sovereignty was never ceded.

Always was, Always will be, Aboriginal land.

AGENDA

- 1. Welcome - Apologies**
- 2. Minutes from previous Annual General Meeting**
- 3. Chairperson's Report**
- 4. Treasurer's Report**
- 5. Guest Speaker – Victorian Public Tenants Association**
- 6. Election of new Officers**
- 7. Close Meeting**

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Story- Cate Doolan

Statement of Purpose

The Ashburton, Ashwood & Chadstone Public Tenants Group Inc, is an association which is run by public tenants, for public tenants that as a collective voice advocates and lobbies for improved living situations for public tenants residing in the suburbs of Ashburton, Ashwood & Chadstone.

Committee of Managements Aims & Objectives

To work collaboratively, effectively and positively as a diverse group of individuals.

To provide opportunities for Ashburton, Ashwood and Chadstone public tenants to come together to discuss issues of public tenancy relevance in order to present a legitimate representative voice.

To represent the collective views of public tenants residing in the suburbs of Ashburton, Ashwood and Chadstone to:

Government

Government Departments (eg DFFH Housing)

Community Agencies

Other public tenants groups (eg: VPTA)

General Public

To work in partnership with the DFFH Housing and other agencies as determined by the AAC PTG Inc.

A central point for the collection and dissemination of information relating to Public Housing and community issues.

The AAC PTG Committee

Chairperson

Lyn Notely

Vice Chair

Claudelle Searancke

Secretary

Cate Doolan

Treasurer

Carol Berger

Committee Members

Rhonda Hall

Rowan Lardner

Jenny Barnes

Patricia Guajardo

Sue Lamers (resigned October 25)

Michelle Lamers



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ASHBURTON, ASHWOOD & CHADSTONE PUBLIC TENANTS GROUP

Meeting Venue: Batesford Community Hub
94 Batesford Road, Chadstone Tell: 9802 5802

PRESENT:

Lyn Notley – Chairperson Nathan McDonald (DFFH) Sue Lamers, Rita Stamatakis, Alfred Freitag, Lucille Horo, Susan Taleh, Patricia Guajardo, Elizabeth McLauchlan, Robyn Williams, Rhonda Hall, Marcus Tansing, Michelle Lamers, Glen Fox, Claudell Searancke, Kate Bolaffi, Hussen Mahamed, Whitney Huang, Tess McBaron, Monica Brennan, Cr. John Friend-Perriera, Beulah Jones, Carol Berger, Catelyn Buttess (VPTA), Leah Rabey, Ester Urich, Cara Hardwick- Power NHH, Matthew Tahy, Andy, Ronald Yakurt, Heidi Hedgers – DFFH, Jo DFFH

APOLOGIES

Dr Carina Garland (Federal MP Chisholme), Jill Hitchcock – Alamein, Fiona Read, Bob Stensholt, Sally-Ann Nadj
David Wanstall – Encounter Baptist

Meeting opened 1.02 pm with Acknowledgement of Country
Nathan welcomed everyone

Special guests: Leah Rabey, Dimi – Alamein, Marcus Tansing DFFH, Heidi Hedgers – DHFF, Kate Bolaffi – Monash Council Community Development Team, Elizabeth Fitzgerald – Vinnies, Katlyn Putters VPTA

Josh Friend-Perrera

Minutes of Previous AGM – note 18th AGM

Moved Carol Berger Seconded Rhonda Hall

CHAIRPERSON'S REPORT read by Lyn Notely

Moved Michell Lamers Seconded Sue Lamers

TREASURER'S REPORT Presented by Carol Berger

Moved Alfred Freitag Seconded Cara Hardwick

2 GUEST SPEAKERS

Kate Bolaffi – Monash Council Community Development

Kate spoke of 2 projects

A pop up library at Power Neighbourhood House

A report on how to better communicate and engage with residents –

Feed back summary compiled by Alex Mills. Copies of the report are available.

Katlyn Butters – Victorian Public Tenants Association

Katlyn spoke of the dedication of AACPTG and congratulated all

members for their work and said how she enjoyed her association with

the group. They had had the biggest year ever for assisting people.

Election of new members for 2024-2025 – (Nathan was in the chair for elections)

Chairperson	Lyn Notley
Vice Chairperson	Claudell Searancke
Secretary	Cate Doolan
Treasurer:	Carol Berger
General Members:	Rowan J Lardner
	Trish Guajarda
	Sue Lamers
	Michell Lamers
	Jenny Barnes
	Rhonda Hall
	Patricia Guajardo

In honour of Natalie Rabey her daughter Leah read her story

Nathan thanked the new committee members and all those present.

There will be a Christmas lunch on 20th December, 2024

More details will be following. It is hoped DFFH staff will attend.

DFFH to cover costs.

Meeting closed 1.40 pm

CHAIRPERSON REPORT 2025

I would like to welcome you to our 20th AGM. I have been Chairperson for the AAC public tenants group for just under two years. The 2024-2025 year was quite busy and I believe our group achieved some really good outcomes in that time. A number of personal matters have taken much of my time away from the group and as such, I will be stepping down from the Chair position as of today. I think this is a very worthwhile group and I wish it all the success for the future.

Before I talk about some of the highlights of the group and happenings of the year, I would like to let you know that our dear Committee Secretary, Cate Doolan, recently passed away. Cate was such a dedicated committee member and wonderful person. We will miss her heaps. More about Cate can be read in this Annual Report.

Over the year we held a number of public meetings. Each meeting was catered with a lovely lunch for all who came. A guest speaker was invited to our meetings to inform locals on some interesting and valuable information. DFFH housing manager (Nathan McDonald) and at least one of the local housing officers attended each meeting and kindly made themselves available to chat privately with tenants re any issues.

Meeting were attended by around 20-40 people. A mixture of tenants and service providers. DFFH, in particular, needs to be given a special thank-you for coming along and connecting with local renters.

Some other highlights from the year were the meetings we had with The Hon Clare O'Neil, Federal Minister for Housing and Homelessness. That was a very productive meeting and it was good to be able to have a voice at the table.

Another area where the PTG could contribute was the project run under 'Paving the Way Forward' category whereby a group of 8 of our group's tenants attended 6 weekly sessions to look at the letters sent out by Housing to the renters. Hopefully the work done in these sessions have resulted in letters to tenants being better catered to the audience that receive them.



For the past 10 years we have hosted the Public and Proud free community fun evening for the local residents to enjoy. We had around 300 locals joining together for food, fun and mingling with their neighbours. This year funding was granted via the Monash Community Grants. There was a show from reptile encounters, a magician, face painter, sausage sizzle, photo-booth, singer, MC, coffee, cake and ice-creams for all. Free children's books were made available through the Lions club. It was such a good evening. A thank you to the committee for organising and running this event and to our supporters for their help. Special mention to Mat Fregon, encounter Baptist and Monash Council Halls Team.

One of the proudest moments of the year was when we were invited to the VPTA office on the day they unveiled the Plaque for the 'Natalie Rabey Meeting Room'. It was very inspiring and highlighted even further the importance and impact that the work Natalie had done for tenants and the community whilst she was Chairperson of the AAC PTG.



**Ashwood Ashburton Chadstone Public tenant Group
TENANTS GROUP PROGRAM ACTIVITY REPORT
July 2024 – June 2025**

Organisation:	Ashwood Ashburton Chadstone Public Tenants Group Inc		
Reporting period:	From date:	1 July 2024	To date: 30 June 2025

ACTIVITY	NUMBER	OUTCOMES/ACHIEVEMENTS
Tenant community meetings	10	<p>10 tenant community meetings. Meetings are held the third Wednesday of nearly every month other than January and December. The December meeting date is used as a Christmas lunch/party for tenants (all members invited) and service providers who have been supportive throughout the year.</p> <p>Meeting numbers have ranged between 25 and 40 throughout the 24-25 year. DFFH housing Manager along with one officer that works in this locale has attended each meeting.</p> <p>The DFFH staff make themselves available after each meeting to chat individually to tenants re their concerns.</p> <p>Meetings are catered for and we feel it is well worth the funds spend considering the outcomes and attendance of tenants.</p>
Committee of Management meetings	4	<p>Four formal meetings. Informal meetings in office or on computer just to work out how to carry on and to add two new committee members replacing a couple that left.</p>
Letterbox drops	3 flyers	<p>We have done over three huge letter box drops advertising *meetings with promised housing officers attending, * public and proud community event flyers and * new brochure/semi newsletter introducing Lyn and letting people know of meetings and the purpose of PTG. The letterbox drops have been delivered to around 2500 homes and the Markham Tenant units in Ashburton.</p>

Training sessions	0	<ul style="list-style-type: none"> • New committee members had basic initial training on what is a constitution, our purpose, some basic information re roles of the committee. • Guest speakers have been invited to several meetings to inform attendees around various useful services and topics. Example: Vinnies came to talk about what help they can give, Carina Garland came and spoke about scams and help with cost of living and then was able to provide an awesome "Cost of Living" Kit. Council Updates. DFFH Housing Updates. • Three committee training sessions at Alamein NH covering topics such as Committee Roles and Responsibilities, Privacy and Boundaries, Meeting Protocol and management, Food Handling Safety.
Local Government meetings attended on behalf of the community	2	<ul style="list-style-type: none"> • Meeting/Forum re new proposed social housing development cnr Power and Jordan St, Ashwood. • Monash Family Fun Day Steering Group meetings
Community network meetings attended	5	<ul style="list-style-type: none"> • Ashwood Chadstone Partnership Group (ACPG) Network meetings. 4 per year. Attended 3 • Ashburton Community Services Network meeting. Attended at least two of their meetings
Other activities and meetings (please list):	16	<ul style="list-style-type: none"> • The PTG applied and received funding to run a Public and Proud Family evening for the community. Approx 400 locals attending-loads of activities, entertainment and food. • Christmas lunch -catered by DFFH • Had a stall at the Monash Family Fun Festival in Chadstone - one Sunday in November • Attended ART Show at Amaroo as representative of PTG. • Public Housing Social Awards presentation • Statewide Public Housing Renters Consultative Committee-initial presentation meeting. • Attended AGM's for three local Neighbourhood houses. • The AACPTG have been asked to work on the "Paving the Pathway Forward" DFFH Housing project to assist with making the letters sent to tenants more appropriate and easier to understand - tenants are being provided with vouchers for their time and input.

TREASURER'S REPORT

2023 - 2024

I am pleased to be able to make this Report to Public Tenant members on the financial circumstances of the Group. I hereby submit to members a Financial Statement of the AAC Public Tenants Group for the year ended 30th June 2025 and the Income & Expenditure during the last financial year. The current accounts for AAC PTG indicate a sound business position at the close of the 2024-2025 financial year..

We ended the financial year with a Balance of \$8397 with the only major expenses of the year being for the Public and Proud Event and catering for our monthly meetings. We are grateful to DFFH for our yearly funding of \$7302 which covers our yearly expenditure and photocopier and we are also thankful that rental for our office is paid to Monash Council from DFFH. Without this, we could not operate.

I conclude this report with advice to members that the Public Tenants Group remains in a solvent and sound position at this date, enabling responsible planning and management for the upcoming year.

Kind Regards

Carol Berger
Treasurer



AAC PUBLIC TENANTS GROUP FINANCIAL STATEMENTS JULY 2024-JUNE 2025

Statement of Financial Position

AAC Public tenants Group Inc

As of June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Accounts Receivable	
Accounts Receivable (A/R)	0.00
Total for Accounts Receivable	A\$0.00
Bendigo Bank Card Account	6,343.12
Cheque account	2,054.33
Total for Current Assets	A\$8,397.45
Total for Assets	A\$8,397.45
Liabilities and Shareholder's Equity	
Current Liabilities	
Total for Current Liabilities	
Non-current Liabilities	
Shareholder's Equity	
Opening Balance Equity	12,738.14
Retained Earnings	-3,159.53
Net Income	-1,181.16
Total for Shareholder's Equity	A\$8,397.45
Total for Liabilities and Shareholder's Equity	A\$8,397.45



Statement of Activity
AAC Public tenants Group Inc
July 1, 2024-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Non Profit Income	1,252.57
office Rental funding	7,277.60
Officeworks credit	1,126.50
Operating grants	7,302.42
Public & Prou	3,500.00
Total for Income	A\$20,459.09
Gross Profit	
A\$20,459.09	
Expenses	
Bank charges	60.65
Committee gathering	278.20
Computer and website	1,418.99
Consumer Affairs Dues	49.00
Meeting Expenses	2,080.60
Office expenses	824.24
Other general and administrative expenses	294.36
Panel Review	670.47
Public & Proud	4,006.48
quickbooks online	328.00
Rent or lease payments	7,294.05
Shipping and delivery expense	301.25
Stationery and printing	284.61
Supplies	209.81
Telephone and Internet	1,680.42
training	1,278.88
Travel expenses - general and admin expenses	580.24
Total for Expenses	A\$21,640.25
Net earnings	-A\$1,181.16

ACKNOWLEDGEMENTS

The AAC Public Tenants Group extend their thanks and appreciation to the following Stakeholders for their generous support over the past year:

A AAC PUBLIC TENANTS & VOLUNTEERS

THE DEPARTMENT OF FAMILY FAIRNESS AND HOUSING

MONASH CITY COUNCIL

ACCESS HEALTH

ENCOUNTER BAPTIST

THE ACT NETWORK

ST VINCENTS DE PAUL-JORDANVILLE

ALAMEIN NEIGHBOURHOOD & LEARNING CENTRE

POWER NEIGHBOURHOOD HOUSE

AMAROO NEIGHBOURHOOD CENTRE

VICTORIAN PUBLIC TENANTS ASSOC

DR CARINA GARLAND-Federal Member for Chisholme

MATT FREGON-State Member for Ashwood

Public & Proud 2025



ASHBURTON, ASHWOOD & CHADSTONE PUBLIC TENANTS GROUP PRESENTS

PUBLIC & PROUD COMMUNITY FREE EVENT
FRIDAY OCT 24, 5PM - 8PM

BATESFORD HUB
94 BATESFORD ROAD
CHADSTONE

All Welcome

REPTILE SHOW STARTS 5.30PM
MAGIC SHOW 6.30

ENQUIRIES 98882020
AACPUBLICTENANTS@GMAIL.COM



In Honour of Catherine Doolan – passed away Sunday 23 November 2025



Cate worked as a volunteer in our community for many years. I met Cate at Alamein NH around 20 years ago when we were both doing an Excell course. I liked her straight away. She was such a pleasant woman who just wanted people to have a good life and wanted to do something that would help others. As I got to know her better over the years my initial perception of Cate being an honest, kind, thoughtful person who just wouldn't say any bad things about anyone (much to my bitchy chagrin) remained the same throughout. A beautiful soul that gave quietly without asking for much in return, other than a good toasted sandwich and a Nescafe Mocha in the office every now and

then.

This year, unbeknownst to us that Cate would pass so soon, we (The AAC Public Tenants Group) nominated Cate for the Social Housing Volunteer Award. I have included the nomination letter and am really please to let you know that she did receive the certificate and although she was too unwell to come along to the celebration at Parliament House, she did get a big formal thank you. We will pass on the Certificate to her Sister (Marita) with the hope that it will give some comfort to Cate's family to know how much she was appreciated.



I would like to nominate Catherine (Cate) Doolan for the Francis Pennington Award 2025. Cate started volunteering over 20 years ago in the office at the Alamein Neighbourhood House in Ashburton. She was, at the time, a tenant in the Alamein walk-ups and because she was grateful that she was provided with housing and was welcomed at the Neighbourhood House, she decided she wanted to give back. Cate helped out as receptionist and also helped with other functions and ensured those who came into the center were

assisted in a friendly and useful manner.

Cate attended the Ashwood, Ashburton and Chadstone Neighbourhood Renewal meetings in 2005 and was instrumental in the start-up of the AAC Public Tenants Group.

A few years later, Cate was approached to join the Power Neighbourhood House Committee, which she happily accepted and provided valuable support there for around 2 years.

Cate completed the Opening Doors Leadership program in 2016, after which she became the Secretary of the AAC Public Tenants Group where she remained as the Secretary until early



2025 when she was concerned that her declining health would not allow her to fulfil the Secretary role. Although Cate stepped down as secretary, she is still managing to come in to the office to help nearly every week. She is relied upon by the others as she has so much knowledge and experience around the group happenings, the local area, the members and the legalities of running the tenants group.

Apart from her Secretarial duties and several workshops she attended on behalf of the group, there were two major public tenant projects that Cate has been very involved in.

They are:

1) The yearly Public and Proud Community event whereby the AACPTG organises and hosts a free community dinner and entertainment evening for the community. Attendance is generally around 400 locals of all ages and nationalities all connecting and having a lovely night of food, fun and sharing this with neighbours. Everyone welcome. We are proud that volunteers such as Cate hosts such a positive event and as a result is able to showcase social housing tenants in a positive manner to the community.

2) Tenants outreach project: One of Cates jobs over the years has been to spend a day manning a Public Tenants Help table at the Alamein NH every week for anyone to be able to walk in, have a chat and for Cate to assist with referrals. Cate has been able to lend an empathic ear to so many over the years, and treated all with respect

Overall Cate has spent more than 20 years volunteering for her community with particular focus on advocating for better outcomes for public housing tenants and we feel a recognised thank you is well in order*

In all the years I have known Cate, I have not come across even one person who did not like Cate-which I feel is such a rarity and should be noted. We will miss Cate a lot and we hope that she is now at peace and is somehow aware of her gentle positive impact on us all.

Carol Berger,

Public Tenant Committee Member

