

OUR GUNYAH

QUARTERLY MAGAZINE

ABN: 99561430099
ICN: 2708

34-36 FARRAR ROAD
PO BOX 439
GUNNEDAH NSW 2380

TENANT LINE: 1300 764
964

PHONE: (02) 6742 7038
FAX: (02) 6742 6670



OCTOBER - DECEMBER 2018 •

www.gunidagunyah.com.au

TENANT TALK UP

AN INTERVIEW WITH
SAMANTHA DUNCAN

1. Where you from? Who's your mob?

I am from Ashford, and my mob is the Duncan and Green mob.

2. Tell us a bit about your background.

Growing up etc.

I grew up in Inverell, lived there most of my life, I then moved to Sydney and lived there for 10 Years and moved back home to Ashford.

3. Who is or was your role model? Why?

My Grandmother; she is a very strong women, she has been through a lot in her life and has overcome many obstacles in her life, and I admire how strong she is and how she keeps our family hole.

4. What motivates you?

My children motivate me to keep moving forward.

5. What's your favourite sport team?

NRL Cowboys.

6. What is your best childhood memory?

Roaming around out in the bush with the cousins, brother and family and getting in touch with our land.

7. How would you describe your

experience with Gunida Gunyah Aboriginal Corporation?

They have been great with me, any issues I report they are always on top of it and they are always kind when they come out to visit us, they are always happy and smiling which is a good vibe to us and to our community.

8. How do you define culture?

I define it as being connected not only to your family or your people but to the land and to the spiritual nature of our land.

9. How do you define family?

Family is a foundation that you can build and grow from that forms a solid path for future generations to come.

10. Is there anything else you would like to share?

I think I have covered everything.



STAFF PROFILE

WITH LIBBY WICKS

My name is Libby and I grew up in Gunnedah, I grew up on a farm, moved into town (Gunnedah), mum and dad bought and I have an older sister who bought a beautiful niece into my life that I adore.

My role model is my family because they made me the person I am today; they love and care for me through the good and bad. My family have always and will continue to support me.

My all-time favourite footy team are the BRONCO'S and Queensland in State Of Origin always followed them with dad growing up and still follow them along with my dad.

My best childhood memory is growing up on the farm with family, riding motorbikes, riding horses and one memory I remember that I shouldn't is always running away from our 'pet' (not so much pet) goanna; it used to chase my sister and I around the farm. My sister put me on a horse one time without a saddle and the horse bucked me off and I also learnt to drive when I was seven year olds and crashed into the house once whilst 'learning'.

I started at Gunida Gunyah about a month ago; I've learnt a lot of different things being in the Warrangal Dhiyan team. Shantel has showed me the ins and out and I love working with her, I like engaging with all clients and helping them and like hearing about their stories to help and support them through their journeys.

Culture to me is people coming together and having strong beliefs.

Family is everything to me; they are the people that have taught me to be the person I am today and family is all about sticking together through the good and bad times.

Farewell Kath...

Kath recently left GGAC to pursue new ventures. Kath worked as a Family Support Worker with the Warranggal Dhiyan Program. We wish Kath all the best



Pictured: Libby Wicks with her ASSIST Suicide Prevention Certificate

Welcome Libby!!

Libby is now the Indigenous Admin Trainee in the Warranggal Dhiyan Program, she has also recently completed her ASSIST Suicide Prevention course. You can get to know Libby a bit more in the Staff Profile.



Mental Health is celebrated every year in the month of October in NSW and this year's theme was 'Share the Journey'. This awareness helps support those to look after the health and wellbeing of themselves and others affected and to speak out about Mental Health and to understand the importance of it as it.

October 2018 Warranggal Dhiyan ran a DIY Pamper Day for women to raise awareness of Mental Health, making their very own beauty products using natural fruits, vegetables and oils. A variety of Services also came along for the day to provide information about their services and join in with doing activities with the women; we would like to say a special thanks to Gunnedah Family Support, Headspace, Aboriginal Transition to School Program and 2340 Barber for doing free haircuts.

The women were spoiled with afternoon tea, haircuts and their homemade beauty products, the afternoon was great success with everyone enjoying themselves and receiving great feedback from each individual.



If you would like to hear more about our how our program can support you and your family to break the cycle please call 6742 7038 and ask to speak to one of our Family Support Workers. Self-referrals are welcome.



Communications from Compliance with Morad Wasile

Dear Residents,

In this newsletter, I would like to talk about an issue that Gunida Gunyah will be focusing on as we close the year.

Tenant Terminations

Terminating the tenancy of our residents is the very last action we have to take.

By that I mean; we try every other possible solution to resolve issues with our tenants. From agreements all the way to Tribunal Orders.

We always refer our tenants to Tenant Advocates so they can receive free independent advice about their rights and tenancy law in general.

The Tenant Advocates provide Free and Independent Tenancy Law advice. Our tenants could also choose to go to other free legal advice services such as Legal Aid or LawAccess.

New England Tenants Advice and Advocacy Service (NEWTAAAS) on 1800 836 268,
Western NSW Aboriginal Tenants and Advocacy Service,
Northern NSW Aboriginal Tenants Service,
<http://www.lawaccess.nsw.gov.au> or 1300 888 529; and
<https://www.legalaid.nsw.gov.au/get-legal-help/find-a-service>.

Why do we proceed to Termination in some cases?

There are three main reasons:

Rent arrears,

Tenant Damage; and

Anti-social behaviour.

I have written about these topics in previous newsletters. However to summarise the main points:

Under every Tenancy Agreement, all tenants and other occupants have a duty to:

RENT

The tenant agrees:
pay rent on time.

USE OF THE PREMISES BY TENANT

The tenant agrees:
not to use the residential premises, or cause or permit the premises to be used, for any illegal purpose, and
not to cause or permit a nuisance, and
not to interfere, or cause or permit interference, with the reasonable peace, comfort or privacy of neighbours, and
not to intentionally or negligently cause or permit any damage to the residential premises, and
not to cause or permit more people to reside in the residential premises than is permitted by the lease agreement.

The tenant agrees:
to keep the residential premises reasonably clean, and
to notify the landlord as soon as practicable of any damage to the residential premises, and
that the tenant is responsible to the landlord for any act or omission by a person who is lawfully on the residential premises if the person is only permitted on the premises with the tenant's consent and the act or omission would be in breach of this agreement if done or omitted by the tenant, and
that it is the tenant's responsibility to replace light globes and batteries for smoke detectors on the residential premises.

As I mentioned in our previous newsletters, the Gunida Gunyah compliance team job is to make sure that all tenants are aware of the legal responsibility Gunida Gunyah has towards their tenants and what responsibilities tenants have towards Gunida Gunyah.

Sometimes we have to take tribunal action against our tenants because of anti-social behaviour, damaging of homes and not paying rent.

Unfortunately we have had to terminate the tenancies of some of our tenants because of the reasons mentioned above.

When we take tenants to the Tribunal, the tribunal makes a termination order if the tenant, or any person who although not a tenant is occupying or jointly occupying the residential premises and engages in the above behaviour.

Below you will find a factsheet about the Tribunal, published by Tenant Lawyers for tenants.

If you would like to discuss these agreements or require more information please contact me. Alternatively please reach out to one of your local tenants advocate representatives.

Handy tips from Assets & Maintenance over the Holiday Break

Fix problems quickly. Even small leaks can make pipes corrode more quickly, and cause significant water damage or mould and mildew growth.

Check under the Kitchen sink, your vanity basin/s and laundry sink for any leaks... water pooling or water stains may appear. Also, small puddles could be worse than larger ones, as that can indicate water is soaking into your floor.

Do you have any gas appliances/BBQ? When was the last time the hoses on your gas appliances or BBQ were checked?

Check your dishwasher & washing machine pipes are not frayed or corroding. This could result in litres of water flooding your house. Defective braided hoses are also a major contributor to home water damage insurance claims.

Pay attention to your toilet...

Check it is not constantly running whilst not in use, to save on your water usage.

Another spot that a lot of people miss for leaks are behind the toilet

Inspect the cistern and bowl for cracks or leaks.

Make sure toilets flush properly. If the handle must be held down for a thorough flush or jiggled to stop the water from running, you may need to replace worn cistern parts.

Unclog/clean the shower floor grate on a regular basis.

Check the dials on your water meter ... When nobody is using water and the dials are active then that is a sign something is wrong. The chances are high that you might have a leak somewhere in your home that you are not aware of.

Check any external pipework/taps for wear & tear, corrosion or rust... Wear and tear of old pipes or water pipes just not lagged/insulated may cause a burst pipe in the winter season, when you least expect it.

Don't forget to check your Pressure Pump for any leaks.

Emergency Contacts

OVER THE HOLIDAY BREAK

Armidale/Walcha/Uralla

Electrician: Dutton Electrical 0408951787

Plumber: Laser Plumbing 6772 7711

Handyman: HCS Building Pty Ltd 0402301613

Ashford

Electrician: Warialda Electrical 0429061691

Plumber: Laser Plumbing 0424531327

Handyman: Wheelers handy services 0487380769

Inverell/Tingha

Electrician: Sapphire City Solar & Electrical
0418693641

Plumber: Laser Plumbing 0424531327

Handyman: Wheelers handy services
0487380769

Gunnedah

Electrician: Thomson Electrical GDH PTY LTD
0427 421 995

Plumber: Gunnedah Northwest Plumbing
0427100582

Handyman: Darren Loftus 0429005174

Tamworth:

Electrician: Dutton Electrical 0408951787

Plumber: Dillon's Plumbing Service 6765 3235 OR
0408612780

Handyman: Angus Maxwell Handyman
0429999582

Quirindi/Werris Creek

Electrician: Peter Clark 0427817598

Plumber: Brian Smith Plumbing 0427396665

Handyman: North West Building Maintenance
0427463277

Walhallow

Electrician: Peter Clark 0427817598

Plumber: Brian Smith Plumbing 0427396665

Handyman: Darren Loftus 0429005174

Pilliga

Electrician: BJ & MA Evans Electrical Service PTY
LTD 0407224773

Plumber: Dave's Plumbing 0408684171

Handyman: K G Glass N Handyman service
0434783813

Collarenebri

Electrician: BJ & MA Evans Electrical Service PTY
LTD 0407224773

Plumber: Joseph Kranz Plumbing 0498026514

Handyman: Ben McQuillan 0417279944

Moree/Mungindi

Electrician: Payne's Electrical
0427746186

Plumber: North West Plumbing
0428521084

Handyman: Wheelers Handy Services
0487380769

OUT & ABOUT IN COMMUNITY

Liaison Officers would like to wish you all a Merry Christmas and Happy New Year. We will see all tenants in the New Year, stay safe over the break and enjoy your holidays.

Community Visits

Community visits are now complete for the year, be on the lookout for a letter in your mailbox with the new dates for community visits in 2019.

Inspections

If you did not have an inspection done at the end of this year, your inspection will be scheduled at the start of 2019.

Recently in the last few weeks we delivered hampers filled with personal care items and food items to our remote communities to help out with Christmas this year, we hope all Pilliga, Collarenebri, Mungindi, Moree and Walhallow tenants enjoyed their hampers and thank you also for the feedback in receiving them as well.

All tenants should have received a letter in the mail or hand delivered letter in regards to GGAC Christmas closure and reopening dates in the New Year. Emergency contacts of contractors will also be found on the letter for tenants to call if there is an emergency job only.



If anyone has any questions or enquiry's relating issues with their property or if you just simply would like to have a yarn, pop in and come see us at our office or call us with the contact details on the front page of the newsletter.

Pictured: from left Brenda Porter (Liaison Officer), Linda Doolan (Tenant) & Shannon Walton (Liaison Officer)

Little Cookie Houses

INGREDIENTS



- 2 cup icing sugar
- 2 tablespoons milk
- 1 packet Arnott's Nice biscuits
 - 1 handful lollies
 - 1 handful M&M's
 - 1 handful sprinkles

Step 1: Sift icing sugar into a large bowl. Add milk a little at a time and stir until you have a thick, paste-like icing.

Step 2: Spread a little icing onto one biscuit and top with another to form the base of a house. Spread icing onto this top biscuit as well. Repeat to make six bases.

Step 3: Spread some more icing along the long edge of one biscuit and press it against another to create a V shape. Place this upside down onto a base, using icing to adhere. Repeat to make six houses.

Step 4: Decorate the houses with lollies using icing to stick them to the roof and base.

Pinecone Christmas Tree Decorations



PINECONE CHRISTMAS TREE



INGREDIENTS

PINECONES
GREEN CRAFT PAINT
PAINTBRUSH
LIQUID GLUE (LIKE WHITE SCHOOL GLUE)
GLITTER
POM POMS
COLOURED STRING

Step 1: If using pinecones collected from outdoors, give them a quick rinse and shake to remove dirt. Let dry completely.

Step 2: Paint the whole pinecone with the green paint. Clean the brush and allow pinecone to dry completely.

Step 3: Use the clean paint brush to brush glue onto the tips of each "leaf"

Step 4: Decorate with the pom poms, glitter, string and other cool decorations you might have!