



ABORIGINAL HOUSING VICTORIA



# Mia Mia



Renter Newsletter  
Edition 4, December 2025

# Mia Mia

## Aboriginal Housing Victoria Renter Newsletter | Edition 4, December 2025

We are thrilled to be sharing our final edition of Mia Mia for 2025 to our AHV Renter Community. In this edition, you will find our AHV notice board, community news and events, learn about home ownership and get to meet our wonderful Aboriginal Homes Thrive team!



### AHV Office Closures

All Aboriginal Housing Victoria offices will be closed from 1:00 pm on **Wednesday 24 December**, until 8:30 am on **Monday 5 January 2026**.

For all urgent requests during this period, please call the After Hours Maintenance Line on **1800 248 842**.

### Support & Helplines

If you, or anyone you know, needs help over the Christmas period, find a list of hotlines, services and supports below...

- **Ask Izzy** connects people in need with housing, a meal, money help, family violence support, counselling and much more, free and anonymous online at [askizzy.org.au](http://askizzy.org.au)
- For health and wellbeing support, call **VAHS** on (03) 9403 3300 or visit [vahs.org.au](http://vahs.org.au)
- **13YARN** provides 24/7 free and confidential crisis support. Call 13 92 76.
- For community, children and family support, call **VACCA** on (03) 9287 8800 or visit [vacca.org](http://vacca.org)
- For 24/7 family violence support, call **Safe Steps** Family Violence Response Centre on 1800 015 188, or 1800 RESPECT's crisis line on 1800 737 732.
- **Lifeline** provides 24/7 crisis support and suicide prevention services. Call 13 11 14 or text 0477 13 11 14.
- **Brother to Brother** provides phone support for Aboriginal men who need someone to talk to about relationships, family violence, parenting, drug and alcohol issues or any other reasons. Call 1800 435 799.
- **Thirrili** provides 24/7 support in the aftermath of suicide or other fatal critical incidents. Call 1800 805 801.

### 2026 Community Consultations

AHV is coming to a region near you!

Starting **February 2026**, we'll continue our yarnning circles on a monthly basis. These sessions are your chance to yarn with AHV staff about the issues that matter most to you.

You'll hear about AHV's long-term plans to improve housing, expand housing options, and enhance services. Most importantly, we will be listening for how we can better meet your needs.

Stay tuned for locations and dates at [ahvic.org.au/community-engagement](http://ahvic.org.au/community-engagement)

### Getting into Work, Training, and Art Scholarship

Are you wanting to get into work or training, but short of funds for the work clothes, tools, equipment or training? Are you creating crafts or artworks for sale but short of materials?

AHV is offering renters Getting into Work, Training and Art Scholarships of up to \$500 to assist with some of the costs – for example, getting safety boots or tools or paying for certificates and courses.

Think... course fees, textbooks, work clothes, tools or equipment!

Learn more by scanning the QR code or email [community@ahvic.org.au](mailto:community@ahvic.org.au)



# Aboriginal Homes Thrive

## Meet the team!



**Your home is the first step.  
Thriving is the next.**

Formerly known as More Than a Landlord, the **Aboriginal Homes Thrive (AHT)** Program is proudly funded by Homes Victoria and builds on a strong foundation of evidence-based practice.

**For the first time, AHT is available statewide, giving more Aboriginal Community members living in AHV homes access to culturally appropriate, integrated supports to help them thrive.**

### What We Offer

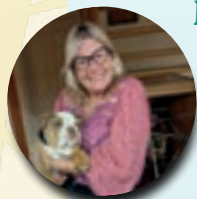
Our Wellbeing Team works with AHV renters to understand and support their goals—big or small! These may include:

- Health and wellbeing
- Housing stability and home ownership
- Financial management
- Employment and education

We can also assist with referrals to specialist support services.

### You're eligible if you:

- Are over 16
- Live in an AHV property

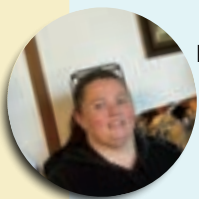


### Meet Trudi

Trudi is the Program Coordinator for the Aboriginal Homes Thrive Program at Aboriginal Housing Victoria, where she supports Community members through life coaching and wellbeing initiatives. An accredited life coach, counsellor, and mediator, she has dedicated her career to empowering First Nations women and fostering healing. Trudi feels privileged to work alongside communities whose strength and resilience inspire her every day. Outside of work, she's a proud mum to Rosie and two beloved bulldogs.

### Meet Amanda

Amanda is a proud Murri woman with kinship ties to the Burunggam Peoples of Queensland and a strong background in wellbeing and life coaching. Born and raised in Naarm, she has worked extensively with Mob across NSW in roles spanning justice, mental health, disability, education, and family violence. Amanda is also a devoted mum to two kind young adults and a lively granddaughter who keeps her on her toes!

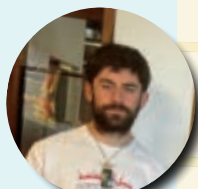


### Meet Renee

Renee is a proud Palawa woman and mum of three with a strong background in youth work and community engagement. She has supported Indigenous young women through programs like Deadly Lions and now works in youth crime prevention, blending cultural insight with evidence-based strategies to empower individuals. Renee's coaching approach is grounded in empathy, accountability, and practical tools for personal growth.

### Meet Noah

Originally from Ōtautahi, Aotearoa, Noah joined AHV's Wellbeing Team in early 2024 as a Life Coach, supporting Mob to achieve their aspirations and build their aspirations and build self-determination. He believes housing is more than a right; it's a foundation for agency and resilience. His approach centers on trust, listening without judgment, and guided reflection. Noah is passionate about helping people unlock their potential and become the instruments of their own lives.



If you'd like to work with one of our coaches, reach out to the Wellbeing Team:  
Phone: 0436 475 932 or 1800 248 842 Email: [wellbeing@ahvic.org.au](mailto:wellbeing@ahvic.org.au)



# Annual AHV Christmas Appeal



As the festive season approaches, the AHV team proudly marks 10 years of coming together to pack and deliver hundreds of gifts and hampers for children and Elders living in AHV properties.

This year, we were humbled by the generous support of partners including Kakadu Plum Co., Lush, McCormicks, Harper Collins, Aesop, Pinchapoo, Ripcurl, Assemble, NAB, Ambulance Victoria, and many more, helping us share joy with our renters.

From all of us at AHV, thank you for being part of this journey. We wish you and your loved ones a Merry Christmas and a happy, safe New Year!



## Gardening Competition Winner

Thanks to all who sent in photos of their lovely gardens! We received some fantastic entries. The voting was tough, with very close results but we do have one clear winner.

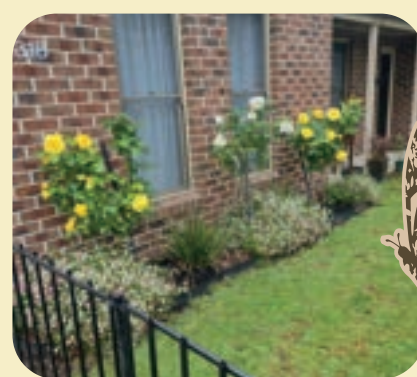
Congratulations to **Stephen in Melton West** for the fabulous work he's done creating these beautiful gardens in the front and back of his house. Your Bunnings voucher is in the mail, as is a voucher for all who entered!



1<sup>st</sup> place: Stephen,  
Melton West



2<sup>nd</sup> place: Kim,  
Wendouree



3<sup>rd</sup> place: Barbara,  
Mt Clear



## Festive Decoration Competition

In the same spirit as our Gardening Competition, **if you have put up a tree or fancy light show for the holiday season, please send us photos of your handiwork!**

We will announce the winner in the first issue of Mia Mia of 2026.

Submissions due 15 January 2026. Email [community@ahvic.org.au](mailto:community@ahvic.org.au) to enter





# Introducing: AHV's Renter Home Purchase Program

We are excited to announce the launch of our pilot **Renter Home Purchase Program (RHPP)**. The RHPP is a new initiative developed by AHV that gives **eligible renters the opportunity to purchase the AHV property they currently live in.**

The pilot program offers a pathway to home ownership that acknowledges our renters' deep connection to their home, family, and community.

**The Expression of Interest period is open for 6 months,  
from Monday 5 January, 2026 to Tuesday 30 June, 2026.**

## About the RHPP

- Eligible AHV renters may be able to buy the home they currently rent.
- AHV will assess property eligibility, not all properties will be eligible.
- AHV will assess renter eligibility, not all renters will be eligible.
- Participation is voluntary – submitting an Expression of Interest form does not lock you into purchasing, and choosing not to participate will not affect your tenancy.
- AHV will support eligible renters with general information, guidance, and referrals.
- AHV does not offer financial advice, and does not assess renter's ability to get or service a home loan.
- Properties are sold at market value with no discounts or rent credits.

**To learn more, visit: [ahvic.org.au/programs/RHPP](https://ahvic.org.au/programs/RHPP)**



## Federal Help to Buy Scheme

From 5 December, the Australian Government's Help to Buy Scheme will open for applications.

This shared equity program will support 40,000 households to buy a new or existing home with a government contribution of up to 40%.

Eligible buyers need a deposit of just 2%, making home ownership more achievable with a smaller deposit and mortgage.

Learn more and check eligibility at:  
**[firsthomebuyers.gov.au/australian-government-help-buy-scheme](https://firsthomebuyers.gov.au/australian-government-help-buy-scheme)**

## Aboriginal Home Ownership Hub



Ready to learn more about home ownership? Visit the **Aboriginal Home Ownership Hub!** This central resource provides essential information, support, and tools to help Aboriginal Victorians on their journey to owning a home.

Explore the Hub today by visiting **[aboriginalhomeownershiphub.org.au](https://aboriginalhomeownershiphub.org.au)** or scanning the QR code

## First Peoples Home Ownership Program



The First Peoples Home Ownership Program is designed to give First Peoples in Victoria a stronger pathway to owning their own home. This initiative provides financial support and one-off grants to make home ownership more achievable.

The program provides a range of financial assistance to First Peoples in Victoria including cash grants towards legal and administrative fees, contributions and matched payments for deposits and land transfer duty.

Learn more and apply by scanning the QR code or visiting:  
**[homes.vic.gov.au/first-peoples-home-ownership](https://homes.vic.gov.au/first-peoples-home-ownership)**



## Questions about home ownership?



Our team is here to assist.

Email us at **[homebuyer@ahvic.org.au](mailto:homebuyer@ahvic.org.au)** for advice and support.



# Aboriginal Housing Victoria Annual Report 2024-25 Renter Snapshot

## *A message from the CEO*

As we approach the end of the year, I want to wish you and your families a safe, joyful, and restful holiday season. This is a time to pause, reflect, and reconnect, and I hope it brings peace and happiness to you all.

This year has been one of progress for Aboriginal Housing Victoria. Despite the challenges of a national housing crisis, AHV has continued to grow our housing portfolio through new developments, acquisitions, and partnerships while continuing work on improving tenancy and property services across our existing homes. Our teams worked closely with renters to sustain tenancies, support wellbeing, and ensure families are connected with culturally safe services.

Listening to community voices has been central to this work. Over the past year, my executive team and I have attended 11 community consultations across the state, hearing directly from renters and community members. Your message has been clear: there is not enough housing, and families are doing it tough. Please know we are working hard with Government and ACCOs to secure funding and deliver more homes.

Alongside this work, we remain committed to driving meaningful change. Through the Victorian Aboriginal Housing and Homelessness Framework and Forum, AHV has continued to work closely with our ACCO and sector partners. This includes calling for an Aboriginal Social Housing Growth Strategy that asks the Government to commit to funding the build of at least 3,000 new Aboriginal-owned social housing homes over the next 10 years, as well as the development of an Aboriginal Homelessness Target to help reduce Aboriginal homelessness in Victoria and work toward closing the gap.

The scale of our work today shows just how far AHV has come. From the early leadership of the Aboriginal Housing Board of Victoria, we now stand as the largest Aboriginal housing provider in the country. As we move into the year ahead, we will build on this momentum, working together to achieve even more and continue advancing the wellbeing and future of Aboriginal Victorians.

Lastly, I want to acknowledge a significant milestone reached this year: Treaty. The state's first Treaty is a result of generations of advocacy and is a powerful step toward self-determination and justice for communities across Victoria. Congratulations to the First Peoples Assembly of Victoria and Aboriginal leaders and community members across Victoria who have worked tirelessly toward this achievement.

Thank you for being part of our journey. I look forward to seeing many of you at our upcoming Community Consultations in the new year.

Warm regards,  
Darren Smith  
CEO, Aboriginal Housing Victoria



## OUR RENTERS

Our renters and residents are at the core of what we do, and we are proud to work with the individuals, young people, Elders and families that make up our vibrant community.

AHV homes are located across both metropolitan and regional Victoria, with the largest service areas in Loddon Mallee (17%), Gippsland (14%), Western Metro (13%) and Northern Metro (12%). This balance reflects the need to respond to both regional and metropolitan demand, ensuring housing is situated close to community, infrastructure, services and cultural connections.

Household composition data shows that the majority of renters are single households – 38% single adults and 37% single parents with children – reinforcing the critical need for smaller homes and targeted support for families. The high proportion of single-parent households also reiterates the importance of developing and maintaining a housing portfolio that can grow with families and meet the needs of the next generation. More than 40% of household members are under 20 years of age. AHV is also home to over 500 respected Elders, of which 15% are providing care for children, underscoring the need for housing that enables Elders to age in place, while supporting kinship care.

Our occupancy rate remains strong at 91.7%, with over 90% of tenancies sustained and an eviction rate of just 1%. These outcomes reflect AHV's commitment to stability and the delivery of services that respond to the changing needs of renters across all life stages.



**1824**

Total Properties



**3854**

Total residents

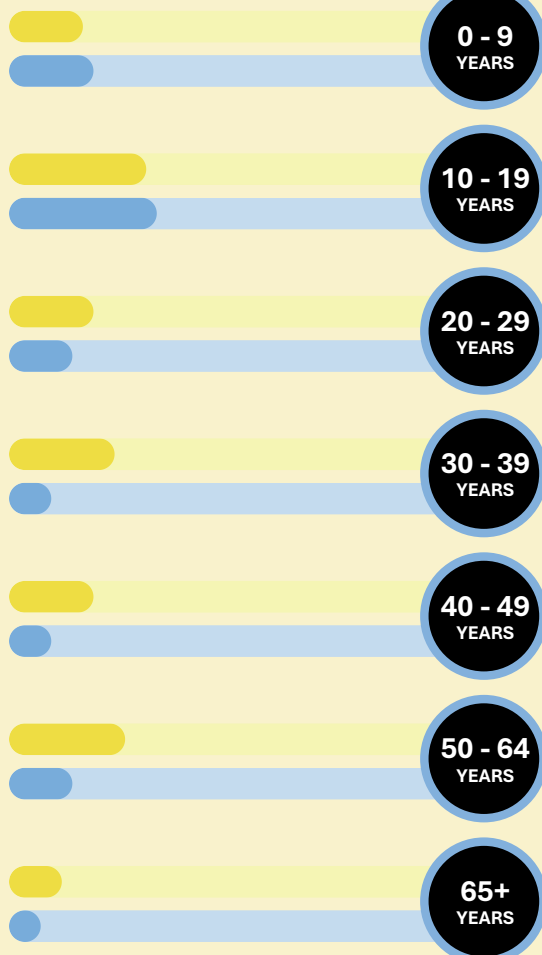
### Household Demographics Gender and Age



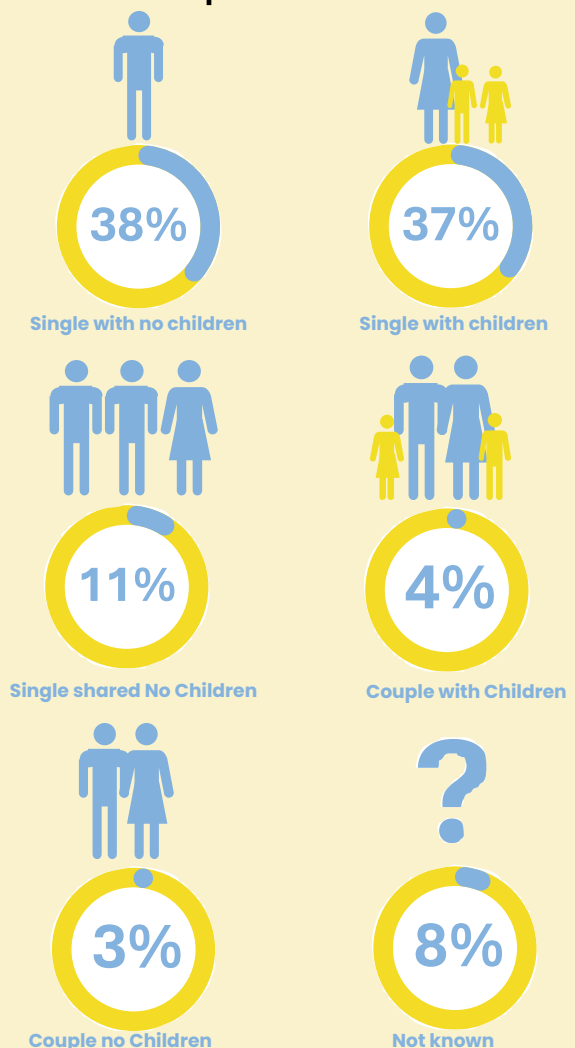
Female



Male



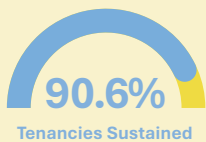
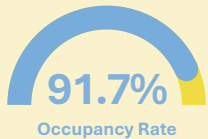
### Household Composition



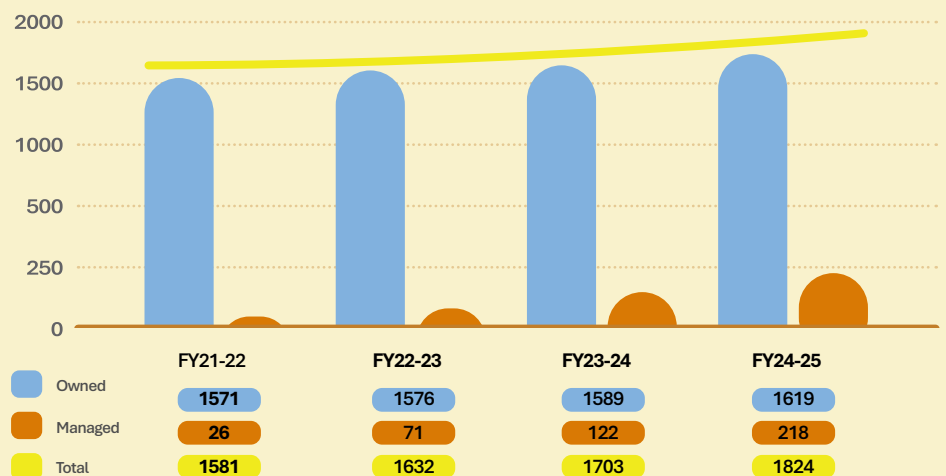
## AHV Properties by Region



## Occupancy and Tenure



## OUR 2024-25 PORTFOLIO GROWTH



In 2024-25, AHV's housing portfolio grew by 121 properties – an important step in addressing the urgent demand for safe, affordable and culturally respectful homes for Aboriginal and Torres Strait Islander Victorians. This growth was achieved through a diverse mix of development and acquisition pathways, including new builds, strategic partnerships with mainstream housing providers, and management transfers with Homes Victoria.

While this expansion is real progress, the scale of need across community remains far greater. To keep pace with population growth and rising housing demand, AHV has set a target of increasing our housing stock by at least 100 properties each year.

Growing our portfolio is not just about adding more homes, but about ensuring the right types of housing are available, in the right locations, to support the diverse needs of our community now and into the future.

**Read the complete AHV Annual Report 2024-25 at [ahvic.org.au](http://ahvic.org.au)**

This years' Annual Report artwork is by Ngarrindjeri artist, and AHV Renter Flick Chafer-Smith.



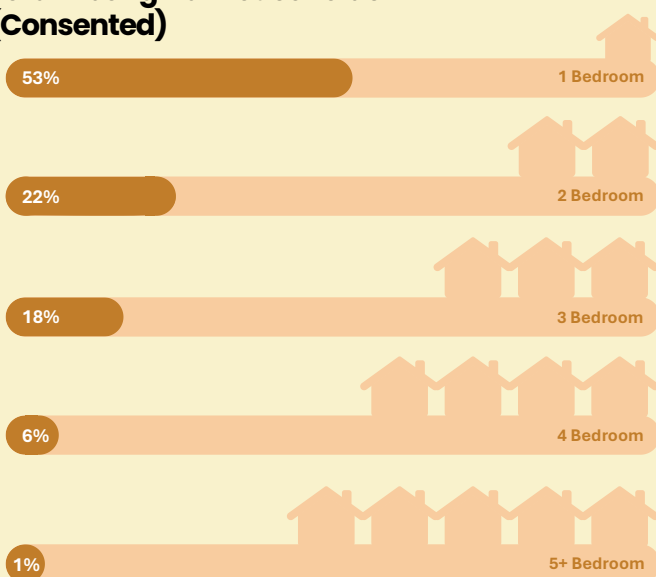
## UNDERSTANDING DEMAND

We use data to guide the way we plan services and deliver housing that meets the needs of Aboriginal and Torres Strait Islander Victorians, in the places they live or wish to live. This includes analysis of both our property and renter data, alongside information from the Victorian Housing Register (VHR).

As at 30 June 2025, 3,932 Aboriginal and Torres Strait Islander households are on the waitlist for AHV properties. The waitlist now stands at more than two and a half times the size of AHV's current portfolio. Importantly, these figures only reflect households who have nominated AHV as a priority housing provider, have consented to this information being shared with AHV, and as such do not represent the full number of Aboriginal and Torres Strait Islander applicants on the VHR.

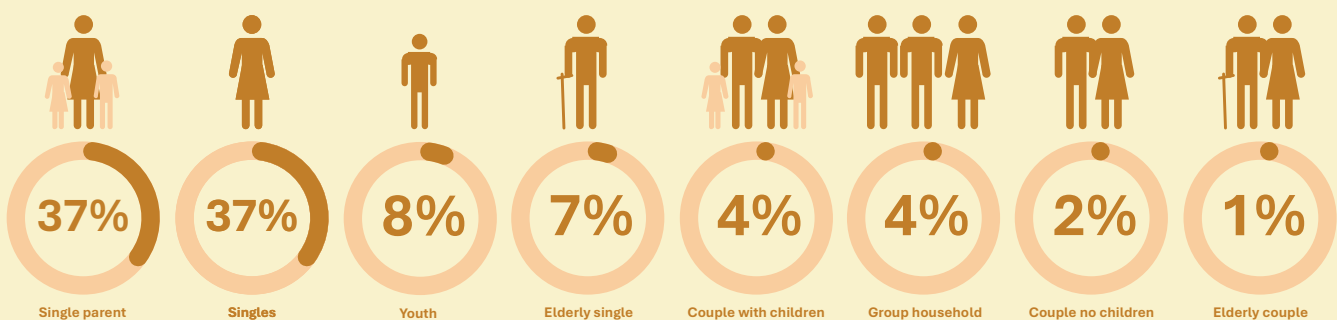
Applications remain evenly split between metropolitan and regional locations, with 50% of applicants seeking homes in each. Within these areas, the highest demand for AHV properties is concentrated in Northern Metro regions, followed by Gippsland and the Barwon region. These trends directly inform the way we design, acquire and develop housing to ensure it is appropriate, affordable and responsive to community need.

### Total Aboriginal Households (Consented)

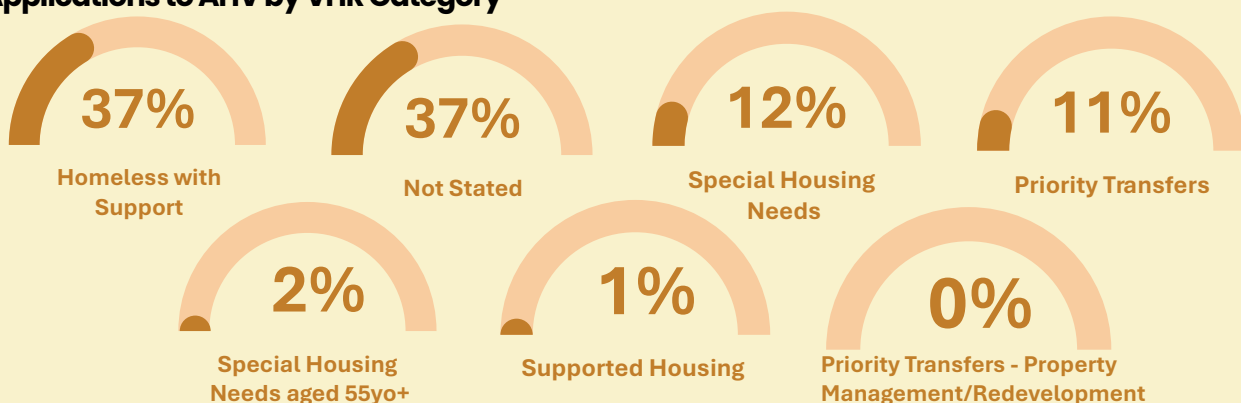


Demand for AHV housing continues to outstrip supply, with the greatest pressure sitting on smaller properties. More than half of all applications are now for one-bedroom homes, reflecting the changing composition of Aboriginal and Torres Strait Islander households as the population grows. At the same time, most applicants are in urgent circumstances – nearly 40% of households are already experiencing homelessness with support, while many others have complex housing needs or require priority transfers. Together, these figures paint a stark picture of overwhelming demand, where the shortage of smaller, affordable homes is leaving too many Aboriginal and Torres Strait Islander Victorians in housing crisis.

### Applications to AHV by Household Type



### Applications to AHV by VHR Category



# Community News and Events

## Bendigo, Shepparton and North West Regions

### **Rumbalara Deadly Beginnings Kindergarten Graduation**

18 December 2025, 11:00am – 1:30pm

Rumbalara Activity Centre,  
95 Ford Road, Shepparton

Is your little one graduating from 4-Year-Old Kindergarten? Join Rumbalara for a special day to honour your child surrounded by family, friends, and community.

Contact Karlene to register.

Call 0484 905 211 or email  
[karlene.mafileo@raclimited.com.au](mailto:karlene.mafileo@raclimited.com.au)

### **Swan Hill Community Christmas Party**

19 December, 5:30 pm

Riverside Park, Monash Drive, Swan Hill  
An evening packed with activities and Christmas cheer for the whole family.

Register your child (Age 0-12) for a free gift, visit the Swan Hill NAIDOC Week Facebook page to learn more.

### **Songlines & Seasons: A Journey Through Djaara Time**

Until 27 March 2026

DUMAWUL Creative Arts & Tourism Hub,  
Experience the beauty of Djaara seasonal knowledge through the Songlines & Seasons Exhibition at DUMAWUL.

Check [dumawul.com.au](http://dumawul.com.au) for opening hours

## Geelong, Barwon and Western Regions

### **Stand Up Paddle Boarding**

7 January 2026, 4:00pm – 5:30pm

Anglesea

Try stand-up paddle boarding with Surfing Victoria and Wathaurong.

Register at: [wathaurong.org.au/events](http://wathaurong.org.au/events)  
or email [youth@wathaurong.org.au](mailto:youth@wathaurong.org.au)

### **Winda-Mara Indigenous Surf and Beach Day**

13 January 2026, 11am – 3pm

Cape Bridgewater

Open to Karreeta Koorng Maar youth 12-25. Surf equipment and lunch provided. Transport available from Heywood and Hamilton.

RSVP by Friday 19 December. For more info, and to get your registration form, contact Tayla: [taylawakely@windamara.com](mailto:taylawakely@windamara.com)

### **Winda-Mara Back to School Day**

22 January, Time TBC

Heywood Football Netball Club

Join Winda-mara for a community day supporting families and young mob as they get ready for the new year.

### **VACSAL Statewide Basketball Classics**

7 March – 9 March 2026

For more info, call June Bamblett at  
(03) 9416 4266

## Gippsland

### **Deadly In Gippsland Expo**

27 February 2026, 9:00am – 6:00pm

Sale Memorial Hall, 88 MacAlister St

Don't miss this business and networking expo showcasing the strength, creativity, and innovation of Aboriginal businesses across the region.

For more info and to register visit:  
[gunaikurnai.org/category/our-events/](http://gunaikurnai.org/category/our-events/)

## Ballarat

### **BADAC's Christmas Carnival**

18 December 2025, 4:00pm – 8:00pm

Ballarat High School Precinct

Celebrate and get ready for the festive season with BADAC at their Christmas Carnival. Registration not required.

## Metro Melbourne & Surrounds

### **Ngwala Eastern Christmas Party**

17 December, 3:30pm – 6:00pm

16 Bond Street, Ringwood

Join Ngwala for a joyful celebration filled with culture, community and Christmas cheer

Call Greg on 0493 683 765 to RSVP & for more info

### **Nairn Marr Djambana Christmas Family Party**

18 December, 3:30pm – 5:30pm

32 Nursery Avenue, Frankston

A fun, festive day with food, music, and community cheer!

Call to register your child for a special gift:  
03 9783 1521

### **BlakAbolition Toy & Book Swap**

19 December, 11:30am – 4:30pm

Aunty Alma Thorpe's Gathering Place

A Toy & Book Swap where you can share, swap, and take home something special. Stories of resistance featuring Blak knowledge holders Uncle Gary Foley and Mina Murray. Free food & coffee, & a community food bank to help support families and young mob.

Questions? Contact  
johnathan.binge@fya.org.au

### **DWGP School Holiday Beach Day**

22 January 2026, 10:00am – 2:00pm

Mordialloc Beach

Derrimut Weelam Gathering Place invites First Nations Bubup and Youth (ages 0–17) to their School Holiday Beach Day

Contact Kalie to register: 0499 086 798 or email: kalie.kent@kingston.vic.gov.au

### **Our Survival Day**

26 January 2026, 12:00pm – 5:00pm

The Briars, Mount Martha

An incredible line up of local artists, experiences, food and market stalls come together to share in the same cause.

For more info & tickets: [oursurvivalday.com](https://oursurvivalday.com)

### **Wurundjeri Storytime**

6 February, 11:00am – 11:30am

Preston Library, 266 Gower St

Join Darebin Libraries for storytelling sessions in Woi-Wurrung and English

Register on eventbrite

### **The 13th Koorie Art Show**

Until 22 February 2026

Koorie Heritage Trust, Federation Square

This open-entry exhibition showcases the extraordinary work of Victorian Aboriginal and Torres Strait Islander artists offering a powerful snapshot of contemporary First Peoples art and storytelling.

### **The Koori Way Family Mixed Netball Carnival**

22 February 2026, 9:00am – 5:00pm

State Hockey Netball Centre

For more info and to register, visit The Koori Way on Facebook

### **North/ West Metro Elders Debutante Ball**

27 March 2026, lessons every Sat. starting 7 February

Melrose Events, 2 Carrick Dr, Tullamarine.

Lessons venue: VACSAL, 496 High St.

VACSAL is pleased to partner with VAHS and Dhelk Dja on the upcoming Elders Debutante Ball.

Register on the VACSAL Website

## Mia Mia Content Call out

We want to tell more of your stories. This publication is for our renters, so of course it should reflect who you are and what you care about. Do you have a story to tell? Are you an artist, or do you have a business you would like us to profile? Do you want to share your life story?

Reach out! We can't wait to learn more.

Message us on Facebook or send us an email to [communications@ahvic.org.au](mailto:communications@ahvic.org.au)





# Kids Corner



## MY WISHLIST



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Write down what you wish  
from Santa Claus this  
Christmas.



Colour in the bauble!



Can you find all  
the words?

- Candle
- Cards
- Carols
- Presents
- Holiday
- Reindeer
- Santa
- Sleigh
- Elves
- Tree
- Tinsel
- Bauble

B	C	E	F	P	A	E	L	B	C	S	Z
E	L	V	E	S	F	I	B	V	A	L	K
H	R	F	S	M	T	R	Y	Q	R	E	B
Y	B	U	I	T	D	R	J	S	O	I	U
K	G	M	T	S	N	W	E	H	L	G	I
S	D	R	A	C	C	E	O	E	S	H	G
P	U	N	Y	C	B	L	S	T	U	D	L
P	T	Y	Z	M	I	S	K	E	U	C	E
A	R	E	E	D	N	I	E	R	R	D	S
S	N	R	A	Z	Z	S	F	M	N	P	N
U	D	Y	Y	B	C	A	N	D	L	E	I
E	L	B	U	A	B	L	C	F	M	L	T