

Appendices

Co-operative Values and Principles

Definition

A co-operative is an autonomous association of persons united voluntarily to meet their common economic, social, and cultural needs and aspirations through a jointly-owned and democratically-controlled enterprise.

Values

Co-operatives are based on the values of **self-help, self-responsibility, democracy, equality, equity** and **solidarity**. In the tradition of their founders, co-operative members believe in the ethical values of honesty, openness, social responsibility and caring for others.

Principles

Co-operative principles are guidelines by which co-operatives put their values into practice.

1. Voluntary and Open Membership

Co-operatives are voluntary organisations, open to all persons able to use their services and willing to accept the responsibilities of membership, without gender, social, racial, political or religious discrimination.

2. Democratic Member Control

Co-operatives are democratic organisations controlled by their members, who actively participate in setting their policies and making decisions. Men and women serving as elected representatives are accountable to the membership. In primary cooperatives members have equal voting rights (one member, one vote) and co-operatives at other levels are also organised in a democratic manner.

3. Member Economic Participation

Members contribute equitably to, and democratically control, the capital of their co-operative. At least part of that capital is usually the common property of the co-operative. Members usually receive limited compensation, if any, on capital subscribed as a condition of membership. Members allocate surpluses for any or all of the following purposes: developing their co-operative, possibly by setting up reserves, part of which at least would be indivisible; benefiting members in proportion to their transactions with the co-operative; and supporting other activities approved by the membership.

4. Autonomy and Independence

Co-operatives are autonomous, self-help organisations controlled by their members. If they enter into agreements with other organisations, including governments, or raise capital from external sources, they do so on terms that ensure democratic control by their members and maintain their co-operative autonomy.

5. Education, Training and Information

Co-operatives provide education and training for their members, elected representatives, managers, and employees so they can contribute effectively to the development of their co-operatives. They inform the general public - particularly young people and opinion leaders - about the nature and benefits of co-operation.

6. Co-operation among Co-operatives

Co-operatives serve their members most effectively and strengthen the co-operative movement by working together through local, national, regional and international structures.

7. Concern for Community

Co-operatives work for the sustainable development of their communities through policies approved by their members.

Profile of a Movement:

Cooperative Housing around the World (2012) observes that housing cooperatives take three main forms: rental, limited equity and market value. They can also vary in the type of buildings they own and manage, from high rise buildings to single family homes and from urban to rural locations. Housing cooperatives also use different financial mechanisms dependent upon the economic and political realities that surround them. But above all, they share one fundamental element: **the members collectively own and/or manage the housing in which their members live. It is not just another place to stay; it is home.**

The report argues that cooperative ownership of housing means:

Affordability – Fair, affordable and viable rents are the goal; the motive being to provide a housing service to the members rather than to generate profit for an external third party. Without fear of having to move for economic reasons, they seek to offer security of tenure.

Commitment to social goals – Engagement with and support for the surrounding community's concerns and projects is made easier. Through the cooperative, members become aware of local social issues and decide to act together with their communities. Actions by individuals can be difficult but housing cooperatives have proved numerous times that together projects can be accomplished for the well-being of the community.

Personal growth – Housing cooperative members develop new skills and confidence as they deal with finances, buildings and people. Training is offered to the cooperative's members and networking, capacity building and information sharing bring new learning opportunities for them. Members' personal development through participation in the cooperative benefits individuals and the whole community and often leads to the opportunity to apply new skills to employment and job creation

Decent place to live – As owners, members balance their priorities and the cooperative's budget. They can tailor their needs with their wants and search for long lasting benefits. Modern properties, homes with enough personal space, communal space for social activities and appropriate landscaping allowing children and adults to play; these are things that people can better achieve in a cooperative environment.

Security – Knowing your neighbours and pursuing the same goals make for safer communities. The management structure of cooperatives gives members the ability to address security issues and implement solutions for the benefit of all.

Transparency in management – Members have control of and democratic decision making power over the affairs of the cooperative. Elected leaders and staff must report to the members regularly. Major decisions must receive the approval of the members: a good and accountable way to ensure efficient and proper management.

SouthEast Housing Co-operative Ltd

Agency details

Name: SouthEast Housing Co-operative Limited

Registration Category: Housing Provider

Registration Date: 21 November 2008

Agency contacts

General Manager: Mr Ian McLaren

Chairperson: Ms Andrea Lee

Address: The Hub, Plaza Business Centre

Level 3, 26 to 36 McCrae St. (Palm Plaza)

Dandenong 3175 (PO Box 7141)

Office phone number: (03) 9706 8005

Twitter: <https://twitter.com/SouthEastOOP>

Website: www.sehc.org.au

Agency mission

Our mission is to provide affordable, secure, financially and environmentally sustainable housing for people on low incomes in the south east of Melbourne who want to be part of a housing co-operative.

Key Statistics as at 30 June 2013

Members: 160

Members and their families: 440

Housing properties under management: Total - 160

Long Term - 160 Transitional - 0 Crisis - 0

Properties in agency ownership: Total - 10

Staffing: Total - 6 Total EFT - 5.5

Assets: Total as at end of 30 June 2014: 4,458, 879

Equity as at year ended 30 June 2014: \$4,078,960

Annual turnover for year ended 30 June 2014: \$1, 757,270

Operational surplus for previous financial year 30 June 2014: \$412,374

Scope of operations

Housing: Long term Affordable Housing Management for 150 DHS and 10 SouthEast properties.

Housing support services: Not funded for housing support though members receive supportive services and are encouraged to be self-supportive as co-operative members

Other services: Not funded for other services though members receive capacity building and sustainability resourcing.

Target group/s for housing: Low income households.

DHS regions covered by housing and housing support services: Southern and Eastern Metro Regions.

Profile of housing portfolio

SouthEast manages 150 properties for the Director of Housing and owns 10 properties-a total of 160 properties.

Properties are mainly in Bentleigh East, Cheltenham, Clarinda, Clayton, Croydon, Frankston, Mooroolbark and Oakleigh.

Key partnerships

The agency has relationships with; The Community Housing Federations of Victoria and Australia; Common Equity Housing Limited and Co-operatives Victoria.

Agency history

SouthEast was founded through the merger of the Ringwood/Croydon, Oakleigh and Frankston Co-operatives in 2000.

The Moorabbin Rental Housing Co-operative ceased trading and became part of the organisation in 2004. SouthEast is the largest Rental Housing Co-operative in Victoria.

Legal structure

SouthEast Housing Co-operative is incorporated under the Co-operatives National Law Application Act 2013 No 9 of 2013

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