

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

Housing Co-operatives References

Australia

A Submission from the Rental Housing Co-operatives Sector in response to the Victorian Government's Public Consultation Papers, *Pathways to a Fair and Sustainable Social Housing System*, April 2012 and *Social Housing, a Discussion Paper on the Options to Improve the Supply of Quality Housing*, KPMG, April 2012, Rental Housing Co-operatives Sector in Victoria, July 2012.

Banking, H.P. Housing and Co-operatives: Christian Principles Guide, *Rural Life*, National Catholic Rural Movement, May 1957, pp 24-25.

Barwick, Neville & Hamilton, Carole 1993, *Just Like a Family - The experience of women and children in the Victorian Rental Housing Co-operative Program: Implications for policy and management*, Women in Supportive Housing.

Berkovitch, Sheril A New way of Living: rental Housing Co-ops in Victoria, *The Co-operator*, Gay Publications Co-operative Limited, Number 5, 1985, pp 13-14.

Blake, L.J. Village Settlements *The Victorian Historical Magazine*, November 1966, Vol 37 Number 4, pp 189- 201.

Boulet, Jacques & Overbeek, Caroline 2012, *Cooperative (Rental) Housing - A neglected housing option in the midst of a housing crisis: An investigation into the economic, social and psychological benefits of Cooperative Housing*, Borderlands Co-operative.

Brennan, Niall 1962 *A Hoax Called Jones*, Sheed and Ward

CHAS 1988, *What is Co-op Housing?*, CHAS.

Clark, T 1966, 'Working for Co-operative Housing', *Rural Life*, Proceedings of the National Convention, National Catholic Rural Movement, pp 29-31.

Cock, Peter 1979, *Alternative Australia: Communities of the Future?*, Quartet Books.

Co-operative Housing *Catholic Worker*, Number 110, March 1945, p 4

Co-operative Housing *Catholic Worker*, No 112, May 1945, p 1

Co-operative Housing in Victoria 2012, *2012 Year Book Australia*, Australian Bureau of Statistics, p 384.

Co-operative Housing Kit, 1980 Shelter Victoria,

De Carvalho, David *A High Society: A Radical attempt at Social Reform at the catholic Rural Commune Whitlands, 1941-51*, Honours Thesis, History Department, University of Melbourne, October 1992.

Father Pooley's Work An Inspiration to the Rural Movement *Rural Life*, National Catholic Rural Movement, April-June 1969, pp 21-23.

Fernandez, Frances (N.D 2011) *Co-operative Housing Societies - Putting People before Profit*, Breez Finance Corporation Pty Ltd

Fruits of the Vine - Handbook of the National Catholic Rural Movement, 1958, pp 87-97 and 113-116.

Goldstone, Paul and Cock, Peter January 1984 *Sustainable Community Settlement Society*, Ministry of Housing, Victoria

Griffiths, David 2012 *Co-operators – Co-operation and Co-operatives* SouthEast Housing Co-operative Ltd

Griffiths, David 2010, *The Phoenix: The SouthEast Housing Co-operative Ltd*, SouthEast Housing Co-operative Ltd.

Johns, Gary December 1978 *Building a Suburb - The Peter Lalor Home Building Co-operative Society*, Occasional Papers Vol 1, No 2, Melbourne State College.

Hornadge, Bill 1999 *The Search for an Australian Paradise*, Imprint

Housing Co-operatives Co-operative Review, Co-operative education and Training Unit, Vocational Orientation Centre, Number 6, November 1982, pp 4-5.

Housing Co-operatives Forum, Co-operative Development Unit, Corporate Affairs Victoria, 24 February 1990.

Housing Co-operatives Help Decentralisation *Rural Life*, National Catholic Rural Movement, July-August 1969, pp 21-22.

How State Home Building Scheme Works' *The Advocate*, 5 November 1945, p 19.

Krelle, Andrea Housing Co-operatives - A History, *The Co-operator*, Gay Publications Co-operative Limited, Number 10, August 1985, pp 12-13.

Maryknoll Becomes A Village *Rural Life*, National Catholic Rural Movement, November 1955, pp 16-17.

Mason, J.E. Homes for the People *Co-op Digest*, Co-operative Federation of Victoria Ltd, Vol 1 No 1, August 1971, pp 6-7.

Maybury, Robert New concept in co-op housing *Co-op Digest*, Co-operative Federation of Victoria Ltd, Vol 1`No 7, April 1974, pp 11-12.

Metcalf, W 1995 *From Utopian Dreaming to Communal Reality: Cooperative Lifestyles in Australia*, University of New South Wales Press,

Metcalf, William J and Huf, Elizabeth 2002 *Hernhut: Australia's First Utopian Commune*, Melbourne University Press

Ministerial Advisory Committee on Co-operation *Information Paper - The Development of the Co-operative Movement in Victoria*, Ministry of Housing Victoria, June 1984, pp 21-23, 56 and 58.

Ministerial Advisory Committee on Co-operation *The Co-operative Way - Victoria's Third Sector*, Ministry of Housing, July 1986, pp 55-58, 77-78, 124-125 and 146.

Mumme, John February 1988, *The Development of a Management Structure for the Second Phase of the Common Equity Rental Housing Co-operative (CERC) Programme*, CEHF Ltd.

Munro-Clark, Margaret 1986 *Communes in Rural Australia - The Movement Since 1970*, Hale & Iremonger,

Murphy, T Co-operative Housing *Australian Co-operatives National Convention Report, Canberra, October 1974*, the Co-operative Federation of Australia, 1974, pp 95-107.

Northern Geelong Rental Housing Co-operative Ltd 2011, *Home for Life*, Northern Geelong Rental Housing Co-operative Ltd.

Pooley, Rev WA, 'Air of Permanency at Maryknoll', *Rural Life*, National Catholic Rural Movement, June/July 1964, pp 17-18.

Pooley, Rev WA, 'Maryknoll Rural Settlement: Annual Report 1959-60', *Rural Life*, National Catholic Rural Movement, June 1960, p 19.

Pooley, Rev WA, 'Maryknoll Rural Settlement', *Rural Life*, National Catholic Rural Movement, October 1959, pp 16-17.

Pooley, Rev WA 'Maryknoll Rural Settlement', *Rural Life*, National Catholic Rural Movement, August 1958, pp 6-7.

Pooley, Rev WA 'Maryknoll Community Settlement', *Rural Life*, National Catholic Rural Movement, August 1957, pp 15-16.

Pulsford, Frank E 1913, *Co-operation and Co-Partnership - The Way of Social Salvation*, The Worker Trade Union Print pp 84-103.

Report of the Ombudsman Victoria 2004, *Essendon Rental Housing Co-operative Ltd*, Ombudsman Victoria.

Rubinstein, L and Brady, F.J.1944 *Dreams and Realities*, York Press Pty Ltd

Rural Reconstruction Commission *General Rural Survey* First Report 17 January 1944, *Land Utilization and Farm Settlement* Third Report 30 June 1944, *Farming Efficiency and Costs and Factors Relating Thereto* Sixth Report 11 April 1945, *Rural Amenities* Seventh Report 18 May 1945 and *Commercial Policy in Relation to Agriculture* Tenth Report, 7 August 1946 Commonwealth Government Printer

Scollay, Moira 2012 *Lalor - The Peter Lalor Home Building Co-operative 1946 - 2012*, UNSW Press

Scott, David February 1975 *Cost-Rental Housing Associations - A new initiative to meet housing need*, Brotherhood of St. Laurence,

Sommerlad, E.A. Dawson, P.L. Altman, J.C. *Rural Land Sharing Communities - An Alternative Economic Model?*, Bureau of Labour Market Research, Monograph Series No. 7, Australian Government Publishing Service, Canberra, 1985.

Spence, Catherine Helen, *A Week in The Future*, Introduction and Notes by Lesley Durrell Ljungdahl, Hale & Iremonger, Original text serialised in *The Centennial Magazine* from December 1888 to July 1889, 11987.

Twycross, John 1919, *Co-operative Garden Cities*, Fraser & Jenkinson, Melbourne.

‘What co-operative Housing Act Means’, *The Advocate*, 31 January 1945, p 19.

White, Gael 2002, *Maryknoll - History of a Catholic Rural Settlement*, Revised Edition, Artistic Wombat.

Withycombe, Susan May 1987, *A Home of Our Own - Half a Century of Co-operative Housing 1937-1987*, Co-operative Housing Societies Association of New South Wales.

Overseas

A New View of Participation, May 2002 Co-operative Housing Federation of Toronto,

An Introduction to Co-op Housing Management, Co-operative Housing Federation of Canada, April 1995.

Birchall, Johnston *Building Communities: the co-operative way*, Routledge & Kegan Paul, 1988.

Birchall, Johnston *What Makes People Co-operate? Strategy for Member Participation in Housing Co-operatives*, Headington P, January, 1989.

Bliss, Nic (Ed) 2009, *Bringing Democracy Home*, Commission on Co-operative and Mutual Housing, UK.

Campbell, Harold 1961 *Housing Co-ops and Local Authorities* Co-operative Union Ltd

Co-operative Housing Federation of Toronto 2002, *A New View of Participation*, Co-operative Housing Federation of Toronto.

Co-operative Housing Federation of Toronto 1995, *An Introduction to Co-op Housing Management*, Co-operative Housing Federation of Canada.

Co-operative Housing Federation of Toronto 2002, *Board of Directors*, Co-operative Housing Federation of Toronto.

Cole, Leslie 2008, *A History of Co-operative Housing in Canada*, Borealis Press, Canada.

Co-operatives UK 2008, *Meeting Housing Needs the Co-operative Way*, Co-operatives UK.

Duncan, Pete 1992 *Co-operative Housing – Beyond Customer care to Consumer Control* Institute of Housing

Fairbairn, Brett & Russell, Nora (Eds.) 2004, *Co-operative membership and Globalization - New Directions in Research and Practice*, Centre for the Study of Co-operatives, University of Saskatchewan.

Hands, John 1975 *Housing Co-operatives* Society for Co-operative Dwellings

Hands, John and Bingham, Roger 1973 *Housing Students in Scandinavia* Student Co-operative Dwelling Limited

Mccafferty, Paul and Riley, David 1989 *A Study of Co-operative Housing* HMSO London

Power, Anne 1988 *Under New Management – The Experience of thirteen Islington Tenant Management Co-operatives* Priority Estates Project Ltd

Price Waterhouse! 996 *Tenants in Control: an Evaluation of Tenant-Led Housing Management Organisations* HMSO London

Satsangi, Madhu and Clapham, David 1999 *Management performance in Housing Co-operatives –A report to the Department of the Environment*, London HMSO

The Co-operative Housing Federation of Canada 2010, *Getting Governance Right - Good Governance and Principled Leadership for Housing Co-ops - a 2020 Vision*, The Co-operative Housing Federation of Canada.

The Co-operative Housing Federation of Toronto 1993, *Good Management in Your Co-op*, Co-operative Housing Federation of Toronto.

The Co-operative Party 1959 *Housing – A Co-operative Approach* Co-operative Union Limited

Laidlaw, Alexander 1977 *Housing You Can Afford*, Green Tree Publishing Ltd

Laidlaw, Alexander F *The Man from Margaree Writings and Speeches of M.M. Coady*, McClelland and Stewart Limited, Canada, 1971

Luna, Mira How to Build A Housing Co-op in Harris, Malcolm and Gorenflo, Neal (Ed.) *Share or Die - Voices of the Get Lost Generation in The age of Crisis*, New Society Publishers, 2012, pp 161-166.

Munkner, Hans. H (Ed) 2009, *Application of Co-operative Principles in Practice - 21 cases of housing co-operatives from 12 countries*, CECODHAS and ICA Housing, Marburg.

The Co-operative Housing Federation of Toronto 1993, *New Members in Your Co-op*, Co-operative Housing Federation of Toronto.

Profile of a Movement: Co-operative Housing Around the World, 2012, CECODHAS and ICA Housing.

The Co-operative Housing Federation of Canada 2009, *The Dunning Report: Dimensions of Core Housing Need in Canada*, The Co-operative Housing Federation of Canada.

Turner, John F.C. and Fichter, Robert (Ed) 1972 *Freedom To Build – Dweller Control of the Housing Process* The Macmillan Company

Turner, John F.C. 1977 *Housing By People – Towards Autonomy in Building Environments* Pantheon Books

Ward, Colin 1976 *Housing An Anarchist Approach* Freedom Press

Ward, Colin 1983 *Housing is Theft Housing is Freedom*, Old Hammond Press, UK,

Ward, Colin 1974 *Tenants Take Over* The Architectural Press Ltd

Ward, Colin 1983 *When We Build Again Let's have housing that works!* Pluto Press Limited,