



*More Than
Just Housing*

Paul McKessy & Jo Smith
Co-Op Development
Common Equity Housing Ltd



*More Than
Just Housing*

CEHL

- **Founded in 1985**
- **Not for profit company - 50 staff**
- **Program Manager for housing co-ops**
- **Holds title to almost 2000 properties across Victoria**
- **Will be expanding by around 600 properties in next two years**



*More Than
Just Housing*

What is a Housing Co-op?

- **Legally incorporated body registered with CAV, provides members with legal protection**
- **Self managed structure, primary purpose provide suitable & affordable homes for its members**
- **Member participation**
- **Community building**
- **Supportive environment**
- **Improvement of skills, involvement, confidence & empowerment**



International Principles of Co-operation

- **Voluntary and open membership**
- **Democratic member control**
- **Member economic participation**
- **Autonomy and independence**
- **Education, training and information**
- **Co-operation amongst co-operatives**
- **Concern for community and the environment**



*More Than
Just Housing*

Current CEHL co-ops in Victoria

- **Approx 105 co-ops**
- **From Mallacoota to Warrnambool and up as far as Mildura - most points in between**
- **Co-op lease the houses from CEHL and then sub-let them to their members**
- **Each co-op owns a share in CEHL and 50% of CEHL Board are co-op members/residents**



*More Than
Just Housing*

Strengths of the Program

- **Exceptional quality housing**
- **Security of Tenure**
- **Affordable rents**
- **Active participation of tenants**
- **Tenant empowerment & skills development**
- **Efficient, responsive maintenance**



*More Than
Just Housing*

What it's Not!

- **The panacea for social or public housing**
- **A quick fix for people in housing crisis**
- **A short term solution**



*More Than
Just Housing*

Voluntary Work by Members

- **Managing the business of the Co-Op**
- **Tenant selection**
- **Preparing houses for new tenancies**
- **Rent collection & arrears management**
- **Annual house inspections**
- **Cyclical & responsive maintenance**



*More Than
Just Housing*

Financial Structure

- **Rents = 25% of household income + C.R.A.**
- **CEHL collects the rent to use as income for loans, company costs, facilities & maintenance**



*More Than
Just Housing*

Selection Process for Co-ops

- **Secure OoH wait list number**
- **Request and complete CEHL application form**
- **Entered onto CEHL data base**
- **Invited to attend CEHL training program (first on first serve basis)**
- **Eligible for referral to Co-Op when vacancy occurs**
- **Co-Op (not CEHL) selects new member**



CEHL
Common Equity Housing Ltd



*More Than
Just Housing*





Gipps St, Abbotsford

- **Mixture of social and private dwellings (25 social housing units, 34 private)**
- **Residents selected by existing inner-urban co-ops**
- **Shared common space**
- **Due for completion Feb 2011**



CEHL
Common Equity Housing Ltd



*More Than
Just Housing*





*More Than
Just Housing*

Larissa Ave, Ringwood

- **Currently under construction - \$24 million budget**
- **Completion in May 2011**
- **9 story building: 80 residential apartments, over 8 floors, and common space on ground floor**
- **30 three bedroom, 34 two bedroom units & 16 two and half bedroom units**
- **Partnered with EACH, is targeted at lower income people wanting apartment style living in Ringwood**



*More Than
Just Housing*

Questions???



*More Than
Just Housing*

More information

- **Website** www.cehl.com.au
- **Email** paul@cehl.com.au
- **Phone** **(03) 92080800**