



COMMON  
EQUITY HOUSING  
South Australia

# Member Newsletter

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The Common Equity Housing SA office will be closed from Saturday 22 December 2018 and will reopen on Monday 7 January 2019. For emergencies please contact Angela on 0417 124 200.

## CEO's update

As 2018 draws to a close it is good to reflect on our positive achievements during the year, including:

- Growing the number of housing co-ops we support,
- Developing a 10-year asset management plan,
- Developing stronger relationships across the community housing sector,
- Increasing the number of member benefits & services
- Introducing additional employee benefits

We're really looking forward to 2019 with a new team (see page 5 for details) in place and many projects plans, including:

- Continue to grow by supporting new member organisations
- Review our Investment & Development plans
- Apply for Tier 2 status early 2019
- Continue to review our model to ensure it aligns to our current and future member's needs



- Strengthen the relationships with our Common Equity partners

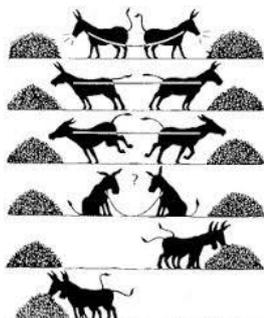
## 2018 AGM Summary

Common Equity Housing SA Ltd's AGM was held on Tuesday 20 November 2018 and 40+ members and guests attended. The Member Director nominations received from Ray Smith (PERCH Housing Co-op), Ray Jackson (Copper Triangle Housing Assoc) and Nathan March (Paris Flat Housing Co-op) were all approved by members and summaries of the Chair, Treasurer and CEO reports were presented and can be read in full in the [Annual Report](#) available on our website.

The highlight of the night was a presentation by Guy Turnbull the current Thinker in Residence with the Dunstan Foundation and a Co-operative Consultant. He spoke about CASA (Care and Share Associates) who deliver high quality health and social care in homes in the UK. Set up in 2004, they created a social business that's good for everyone. They wanted the people they care for to get a great service and they wanted their workforce to prosper. It's called CASA's mutual benefit. CASA's successful theory of change is:

- Engaged employees deliver higher quality care
- Financial transparency to all Stakeholders
- Mutuality is key to innovation

We really liked Guy's image of co-operation in a nutshell:



## Annual Report 2017-18



The [Annual-Report](#) is available to view on Common Equity Housing SA's website. Please contact Melissa on 8354 2790 if you would like to receive a hard copy.

## Adelaide White Ribbon Breakfast



Angela, Claire, Melissa, Sandra and Allison attended the **White Ribbon Breakfast** at the Convention Centre on Friday 23 November 2018.

In a first for this long-running event, students shared with the audience how they and their schools are committed to the White Ribbon Australia's "Breaking the Silence" program. Schools implement this program in different ways to learn about and demonstrate respectful relationships, gender equality and how to challenge attitudes that support violence.

## Form, Policy & Procedure Updates



Common Equity Housing SA regularly updates forms, policies and procedures. We will communicate details to members by email, update our website and advise details in our Newsletter.

Changes have been made to the following:

General

- [Form-Centrelink-Deduction-Confirmation-Services-Authorisation-Oct18.pdf](#)

If you would like to know more about this, please contact Sandra on 8354 2790.

## Is your handyman risking a \$50K fine?



It is crucial that the contractors we use for general maintenance on properties are suitably qualified and have provided us:

- A builders' licence (full or limited)
- Insurance cover
- ABN

If you engage a person who is not licenced to carry out general repairs and maintenance, they must legally hold either a builders' licence or restricted builders' licence in accordance with Building Work Contractors

Act 1995, the fines for the tradesperson are substantial with a \$50,000 fine for first offence and second offence of \$50,000 and possible 12 months imprisonment or both.

Therefore, we are reviewing our current Preferred Contractors List to ensure all contractors have provided us with a Builders or Limited Builders Licence, Insurance and ABN. If this qualifying information isn't available, we will need to remove their details from our preferred trades list. You will be unable to use them to carry out general maintenance on the properties. Gardeners can still do gardening work without a licence but will need a licence to carry out maintenance tasks. We will provide you with the updated Preferred Trades List as soon as possible, in the meantime we ask that you sight a trade licence as described above prior to allowing contractors on site.

All member organisations should also note that under the Property & Services Agreement with Common Equity and our agreement with SA Housing Authority all contractors you authorise to carry out maintenance on our properties must be suitably qualified. Please refer to the [Building Work Contractors Act 1995](#), part 2, section 6 .

In summary, after speaking with the Business of Consumer Affairs regarding maintenance, they have stated anyone you contract and pay MUST have at the minimum a restricted builders licence if a handyman.



The Tenants Information and Advisory Service (TIAS) is a state-wide service which provides free and independent information, advice and advocacy to help people to sustain their tenancies in private rental, community housing and public housing.

TIAS are now available at SACAT every Monday and Thursday to offer advice and assistance to people attending hearings. TIAS can provide:

- Education, information and advice on tenant rights and responsibilities
- Representation at and assistance with SACAT hearings
- Assistance to access internal avenues of appeal with relevant housing providers
- Referrals to and information on financial counselling
- and other services

For a list of Frequently Asked Questions regarding how TIAS can assist tenants click [TIAS/frequently-asked-questions/](#)

is located at corner Ashwin Parade & South Road, Torrensvile. To ensure there is no cost for a room a co-op must book through Melissa on 8354 2790 who is happy to arrange booking/s.

**ACH Group** [www.achgroup.org.au](http://www.achgroup.org.au)



**Home is where your heart is, and ACH Group can help you stay there.**

**ACH Group provides a wide range of services tailored to support you in and around your home.**

From cleaning and household chores to general gardening work, we can help you navigate through the aged care system and connect you with services that are right for you.

We can help with:

- Housework and cleaning
- Personal care
- Shopping and meal prep
- Maintenance and gardening
- Nursing care
- Podiatry, physio and occupational therapy
- Social experiences and transport
- Help for carers

Get your free copy of our Information Guide to learn more about your options.  
Let's talk 1300 22 44 77 Visit [achgroup.org.au](http://achgroup.org.au)



## Member benefits

### Thebarton Community Centre



Did you know that you are able to book a room for your meetings at the Thebarton Community Centre? It

## Common Equity news

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*Allison & James getting into the Common Equity spirit*

### Meet James Xavier – Operations Manager

James is one of the newest members of the team.

James started his community housing journey in 2012 with Cornerstone Housing as a Housing Officer and very much enjoyed building relationships with the residents. This time spent proved to be invaluable later on as he moved into executive management within the company. His time with Cornerstone finished in early 2018 with his final role at Cornerstone being their General Manager for a bit over 12 months. I am looking forward to bringing my skills and expertise to Common Equity to assist the business move forward in all directions.

#### ***Interview with James Xavier***

My favourite....

- Saying - I love to say "It is what it is" and my most over-used saying is probably "No worries, all good"
- Meal involves "Steak & Red Wine" and my favourite snack food is "Ice-cream"
- Movie is Gladiator – I'm a history buff!

- Time of the day - I like "Sunrise" (sunrise/sunset) the most because "Because it's a new day and anything is possible"
- My greatest inspiration is "My Dad, he passed away in 2013 but he was my mentor & best friend and I owe him everything for the man that I am today"
- My all-time role model is "Abel Tasman" because "In primary school I did a research project on him and even at a young age developed an admiration and respect for him as one of the great explorers".
- The best time of the day to me is "late evening" because "My daughters are bathed and fed (and hopefully asleep) then I enjoy some quiet relaxing time before bed.
- The wisest thing anyone ever told me was "Where ever you are, BE there" and it helped me to "Focus on who I am with or what I am doing and block out distractions".
- The first concert event I ever went to was Paramore at the Entertainment Centre and I went with my girlfriend (now Wife)"

### Meet Allison Whittaker – Financial Accountant

Allison is another new member of our team.

She has had several years experience in various accounting roles within not for profit organisations.

#### ***Interview with Allison Whittaker***

My favourite....

- Meal - seafood, and my favourite snack food are Kettle Sea Salt Chips

- Movie – Bridesmaids, just because I thought it was so funny
- The first concert event I ever went to was to see The Police at the Wembley Arena in London and I went with my school friend (I'm probably showing my age here!)
- The best holiday I ever had was this year when I went to Peru with my husband and we walked the Inca Trail.
- I like sunrise (sunrise/sunset) the most because, although I am not usually awake and up at sunrise, if I am it means that am probably somewhere or doing something special.
- The best time of the day (week) to me is 8:30am on a Saturday morning, because that means I have finished parkrun for the week.

***The team at Common Equity Housing  
SA wish you a safe and peaceful  
holiday period.***



## Photos from Common Equity Housing SA's AGM

