

# Member Newsletter

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### Check out our new video!



The [Common-Equity-Housing-SA-video/](#) describes the benefits and value of housing coops. It was produced by Common Equity in NSW and they enabled us to adjust it for SA use. Now that's a great example of co-operation!

## CEO's update

We've had another positive quarter with more housing co-ops contacting Common Equity to find out about our support services. We are currently actively working with four housing co-ops considering their future options. This is in addition to Paris Flat Housing Co-op now officially a member organisation and we are just finalising the paperwork between Renewal SA, Acre and Common Equity so Acre Housing Co-op are expected to be a member organisation from July 2018.

Here's a snapshot of our other priorities:

- **Annual audit process** has commenced with our new Auditor, Perks. This change has been officially communicated to member organisation's Chair, Secretary and Treasurer.
- **Member/tenant survey** – you will be receiving it shortly and we would appreciate 5 minutes of your time to provide us with feedback.
- **Articulating value in housing cooperatives** – The National Housing Co-op Network have joined forces to commission research into the value of housing co-operatives. The initial report reviewed a selection of international housing co-operatives

sectors in addition to the Australian context. We'll provide a summary in the coming weeks.

## Forecast Maintenance Plans



As you are all aware, we have now completed a full property inspection review. Thank you all for your assistance to make your properties available for the inspectors. We have now collated that information onto spreadsheets and over the next few weeks, we plan to meet with each member organisation to explain the details for implementation from July 2018. It has been a project of epic scale but well worthwhile to have a professional long-term maintenance plan for each property. Our goal is not only to meet Renewal SA guidelines, but also to provide a clear budget projection to ensure all Common Equity properties are well maintained for years to come. We look forward to meeting with you; if your co-op has not yet made an appointment please call Melissa to book on 8354 2790.

## Online Tenant Satisfaction Survey



nsw Federation of  
Housing Associations inc

You should have already received information by email or post advising that we have engaged again CHIA NSW to prepare, distribute and analysis of our survey in 2018. If you have not received this information or have questions please contact Melissa on 8354 2790.

## Welcome



Common Equity Housing SA welcomes Paris Flat Housing Co-op members to our organisation. Paris Flat has 30 properties and 43 members in the Bowden and Brompton areas. Their purpose is to have quality, safe, stable and affordable housing for people who are on a low income and are experiencing accommodation cost distress, who want to be part of an organisation of community minded and environmentally aware members and who actively participate in your affairs in a positive and democratic way.

## What are the implications of the 2018 Federal Budget for community housing?



The Commonwealth Government's 2018 Budget has let the momentum slide on affordable housing. While the 2017 Federal Budget laid the foundations for real improvements in affordable housing this year's budget fails to follow through.

This budget focuses on tax reform, infrastructure investments, improving security, and the digital economy. The tax reforms are unlikely to impact on many community housing tenants but will provide some assistance to those in affordable housing. One positive is that Rent Assistance rises from \$4.4b to \$4.53b, mainly as a result of growth in age pensioner and carer pensioner populations.

Refer to [full article](#) from Community Housing Industry Association VIC on their website

## Keeping warm this winter



It's that time of year again. The days are shorter, the temperatures are dropping. Here are some tips for keeping yourself and your house warm.

### 1. Wrap up warm

Dress in layers and wear a hat, gloves and scarf. Clothes made from wool, cotton and fleecy fabrics are warmest. When you're indoors, wear warm socks and slippers to keep your feet cosy.

### 2. Rugs

Rugs are a great way to keep your house warm by acting as insulation between the floor and your feet. Look for wool rugs that are generally denser, more durable and tough on stains. Wool rugs are also fire resistant and will save you on gas or electricity bills.

### 3. Check your heating

Have your heating system serviced regularly to make sure it works well.

### 4. Maintain the temperature

If you can't heat all the rooms you use, heat the living room during the day and the bedroom just before you go to sleep. In bed, use either a hot water bottle or an electric blanket.

### 5. Have warming food and drinks

Have regular hot drinks and food such as porridge, soups and stews.

### 6. Stay active

Keep as active as possible to boost your circulation. Move around at least once an hour and avoid sitting still for long periods. Even light exercise will help keep you warm.

## WIN-WIN benefits of volunteering at the Common Equity office



By Claire MacKenzie

I have often found that change can provide a good opportunity to identify personal qualities not previously valued. In my case, a change in my employment circumstances in 2017 meant that, one year away from retirement, I found myself on Newstart Allowance, with not a lot of prospects for suitable employment. It was then suggested to me that I seriously consider volunteering as part of meeting my Job Plan obligations.

I approached Angela Carey, Common Equity Housing SA CEO, about the possibility of fulfilling my 15hrs/week volunteering in the office. After having a chat about what skills I could offer, she was very happy to support the idea, and I have been a valued member of the team ever since.

As a co-op member for over 25 years, and a Member Director on the Common Equity Housing SA Board for 4 years, I am familiar with volunteering. I can genuinely say that volunteering with Common Equity Housing SA has been a wonderfully rewarding experience, providing me with much more than I could have anticipated.

The benefits for me are that I easily meet my obligations, in a pleasant and friendly working environment, and the work is flexible, enjoyable and stimulating. The benefits for Common Equity Housing SA are that I bring not only some policy-writing skills, but many years of co-op experiences, which are acknowledged as a valuable resource to the organisation.

However, I am retiring after August, and, although I still want to continue with some volunteering, I will not be here as often. So, if you are in similar circumstances, or have good skills and time on your hands, Common Equity Housing SA would love to hear from you! Just call Angela on 0417 124 200 anytime.

**Claire MacKenzie**

**Secretary, Phoenix Housing Co-operative Incorporated & Common Equity Housing SA Member Director**

## Meet Don Passmore - Technical Director, CEHSA Board



Don was appointed as a Technical Director to the Board of Common Equity Housing SA in July 2016. Don has held leadership and senior management positions for over fifteen years. His experience comes from a vast range of industry sectors including manufacturing, logistics, hire and retail. Working with companies that use world's best practices on a daily basis, Don has gained extensive knowledge in strategy, sales, operations and human resource management.

### Interview with Don Passmore

- My favourite activity is martial arts and I love to do this because it has been a passion of mine since I was sixteen. I still train with my original trainer, who has become a great friend and mentor
- My favourite meal involves a good steak and my favourite snack food is Sherbet ice cream cones.
- My favourite movie of all time is The Blues Brothers.
- One of my favourite all-time role model is Danny Green due to his anti-violence work outside of boxing.
- The best teacher I ever had was my martial arts teacher because he pushed me to be better and that made me realize that hard work pays off.

- The worst teacher I ever had was my year nine group teacher because they told me I should not look toward tertiary studies and that made me think I wasn't good enough. She was wrong though and I now have a qualification that is probably higher than hers. Never let anyone tell you you're not good enough. If you set realistic goals and work hard enough, you can achieve great things.
- The first concert event I ever went to was Deep Purple at the Memorial Drive in 1984.

## Royal Adelaide Show - Win tickets!



The Royal Adelaide Show will be held between Friday 31 August and Sunday 9 September this year and Common Equity Housing SA has again applied for complimentary admission tickets. Once we have been advised that our request for tickets has been successful and we receive the tickets, we will randomly select member tenants to enjoy the Show experience. Then we'll let the lucky winners know.

Website [www.theshow.com.au](http://www.theshow.com.au)

## 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:

Tenancy Officer

- [Form-Tenant-Routine-Inspection](#)

Maintenance Officer

- [Form-NRS-Maintenance-Data.pdf](#)
- [Procedure-Maintenance](#)

We are currently reviewing the following procedures and forms and you will be notified when final documents are posted on our website. This is due to the recent MOTO meeting and the changes in the new tenant procedure. If you would like to know more about this, please contact Sandra on 8354 2790.

- Form – Tenant Introduction Letter
- Procedure – Tenant New Tenant
- Procedure – Tenant Vacate