ANNUAL REPORT
2018

COMMON EQUITY
CO-OPERATIVE HOUSING

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CHAIRPERSON'S REPORT

This report captures all that Board members of Common Equity have been working with the management team to achieve over the last twelve months. This report highlights the many activities and successes that have occurred over another very active and positive year.

One of the Board's key objectives was promoting the benefits of housing co-operatives. We have been engaged in a broader community debate about the importance of social and affordable housing options in NSW. James as the CEO has re-established the National Co-op Housing Network and also presented at the National Housing Conference in November 2017.

Common Equity has prepared and delivered materials that explain and promote Co-operative housing is a very positive alternative. We now have many new opportunities for the Co-operative housing sector to grow. The partnership with CHL who won the Managed Transfer of properties on the mid north coast may enable new Co-ops to be formed over the next 20 years.

We are also working with the NSW Government seeking to secure title transfer for those properties delivered under the Federal Nation Building Program. This is important as it secures our tenure of these dwellings but provides an asset base to enable Common equity to borrow for new projects in the future.

Common Equity has strengthened its internal staff team in 2017-18, and we have invested in better technology to support the tenancy management, accounting and financial reporting systems for the sector. We also continue to maintain the high quality of reporting required to meet National Registration.

National Registration is an important achievement for the sector, and we continue to achieve very positive feedback for our compliance reporting on behalf of all Co-operatives. We have also benefitted from state wide bench-marking which indicates how positive our residents find the experience of living in Co-operatives.

We now recognise that strengthening our existing Co-ops needs to be a key focus. The Co-operative development Planning process can assist with defining the support required for community and social activities and encourage Co-operatives to set aside time and funds to support the activities and events that enrich the Co-operative living experience.

The involvement in the NSW Co-operatives Conference, also highlighted the need in the year ahead to focus on Co-operatives having the opportunities of meeting together to share their experiences. Regional Consultations have discussed what the opportunities and aspirations are for the Co-operative sector. We wish to tailor Common Equity resources to better seek and address the feedback and advice from the Sector.

Importantly the new Company Co-operative Agreements (CCAs) establish a better platform for the future. The Board continues to seek stronger and more transparent relationships with Co-operatives. It also recognises that not all Co-operatives are identical and therefore each individual Co-operative's needs and concerns must be acknowledged.

Common Equity staff and the Board continue to work on growing the sector by starting a range of new projects. In August 2017, the Jannali project was complete with 10 new tenancies. By April 2018 the new Guildford Seniors project was complete with 20 new dwellings being occupied. I wish to thank the Co-operative members who have mentored these new projects to date, and who will continue to assist with the establishment of the Guildford Co-operative over the next few years.

Common Equity is committed to growing the Co-operative housing sector and has a strong pipeline of projects under investigation, in construction, in design and approval phase.

There are two projects about to move to the next stage of development. The Dunroamin 6 dwelling boarding house project has been approved and should start construction before the November 2018 AGM. The Cabramatta Seniors project is being designed and we hope to submit a Development Application for Fairfield Council approval before the end of 2018.

Importantly the Common Equity team has been working hard to secure a property to house the All Nations Co-operative. We have completed the feasibility studies on an exciting new apartment project. If we are successfully in purchasing the land, we will construct a 17-dwelling apartment project. Most of the units will be retained by Common Equity and provide secure accommodation for All Nations. We need to sell some units to cover the extra costs of construction. Hopefully another Community Housing Provider may purchase these other units.

We are also seeking opportunities to develop the first Specialist Disability Accommodation project in partnership with Supporting Independent Living Cooperatives. (SILC)

We are considering options for the site purchased at Forster as either accommodation for single parent families or specialised disability residents.

The Board has worked hard to secure the long- term sustainable future of the Co-operative sector as well as funding or borrowing to enable the construction of these new projects. The Board continues to be brave in its decision making. We have embraced a professional development program for Board Directors to gain Australian Institute of Company Directors qualifications, this will ensure we meet all our legal and moral responsibilities. Member Directors and new Board members will be encouraged to take this valuable training.

Again, I would like to personally thank all Housing Co-operative residents, directors and office bearers whose efforts make the Co-operative sector so successful. I also appreciate that participation is the key to successful Co-operatives.

I would like to thank James and the staff of Common Equity for their great work , and to James Brown congratulations for a most successful year as CEO. We are proud of the strong team of committed staff who work with Common Equity and provide an ever-improving level of service to the Co-operatives. In September 2018, Common Equity moved to its new offices in Market Street, which has better access and improved working conditions for the team.

My thanks to my fellow Board members and Associate Directors for their time, energy and wisdom in guiding Common Equity as we meet the challenges and opportunities that continue to face us. We also advocate fiercely for better and more social and affordable housing. The Board has been an effective and committed group that has the best interests of Co-operatives at heart and seeks to strengthen Co-operative Housing in the future.

I believe Common Equity is with the support of Housing Co-operatives is well placed to face the future. Our focus is for the company to be well placed to turn new challenges into opportunities for sustainable growth.

The focus over the next few years will be to support the long-term growth of both Common Equity and its Co-operatives.

Carmen Osborne
Chair

CEO'S REPORT

Welcome to our 2018 Annual Report and our highlights in what has been a fantastic year for Common Equity and the co-operative housing sector in NSW. The rise of co-operative housing is gathering momentum and we continue to make great progress delivering on our potential and winning over supporters for the co-operative model and the principles that underpin it.

In the past 12 months we have delivered on some wonderful projects and this will continue. We are also taking the lead in new ways to address housing affordability in Australia through projects showcasing NSW, Australian and world-first innovations. Work is now well progressed on ground-breaking projects in the areas of specialist disability accommodation, housing for seniors, older women, transgender and also using the co-operative model to explore new ways to access housing. Our pipeline of projects demonstrate why co-operative housing must play a greater role in Australia's housing system.

Common Equity has successfully delivered on the completion of new housing developments in Jannali (10 units) and Guildford (20 units) having won earlier State Government Tenders. These developments were delivered much earlier than those by larger and more experienced providers in the program. We have also made property acquisitions in Western Sydney and the Mid North Coast with plans being developed to showcase new benchmarks for innovation in affordable housing coming soon.

We continue to build the case for more co-operative housing in Australia through world-wide research led by the University of Western Sydney and Newcastle University demonstrating clear evidence and benefits of the model. This includes evidence for cost savings, community building, satisfaction and also health and wellbeing benefits. We have also partnered with the University of Technology Sydney to progress research into solutions to barriers to co-housing for seniors.

In 2017, Common Equity secured the #1 ranking for Tenant Satisfaction and Engagement in an Australia-wide survey of housing providers.

Over the past 12 months we have also taken steps to position the organisation for the next phase of our growth. This included investment in new technology to supporting our business, committing to larger and more professional office space and continuing to grow our capability through excellent staff recruitments.

Common Equity has continued to strengthen its financial position with another healthy operating surplus and has established capacity to take on debt to accelerate new housing developments.

Our commitment to member co-operatives and residents is stronger than ever. No other provider has resident members on their governing Board like Common Equity, delivering a truly person-centred approach to housing that is both transparent and accountable. We have handed control of Regional Sector Meetings over to residents who now Chair each of the 12 Regional meetings held each year and setting the agenda to cover issues that matter most to them.

Trust with our co-operative members continues to grow through the implementation of the first year of our new Company Co-Operative Agreement (CCA), the governing document guiding the relationship between Common Equity and member co-operatives. Nowhere else, except through the co-operative model, can residents be actively involved in things that matter most regarding their housing. That is, asset maintenance plans, community development activities and the ability to work together across the sector to pool resources to grow and maximise benefits for the common good. Critical to the success of all this is the valuable contributions made by our residents.

Over the past 12 months we have also made particular efforts to promote the co-operative housing story. This included public speaking engagements at the National Housing Conference, Regional events in Newcastle and Bellingen, business cases to government and submissions to government in areas such as SEPP 70, Retirement Villages, National Disability and the Bond Aggregator. We have also published a paper outlining 42 initiatives Councils can take to promote affordable housing, launched a sketch video, entered social media and commenced a refresh of our website.

I acknowledge and congratulate the vision and leadership of Common Equity's high-functioning Board of Directors. Not only have they established a clear strategic direction for the organisation, their commitment and dedication to make a real difference is evident in the growing success of the organisation and quality of our future plans for the sector.

I also wish to express a particular vote of thanks to our superb team of staff who have faced an enormous year of challenge. What this team has delivered over the past 12 months has been outstanding. Your skills and passion continue to build confidence across the sector and are highly valued.

I also wish to recognise the tremendous spirit of co-operation and voluntary contributions of Co-Op members and the wonderful value this generates. In particular, to those who take up active roles on Co-Op Boards, your efforts are highly regarded and we look forward to strengthening our support to you in the year ahead.

As we another year closes, we can look forward with optimism about the future of co-operative housing and the role it can play enriching the lives of those within it and the promise it holds to those seeking a better way.

Yours in co-operation,

James Brown
CEO

OUR CO-OP STORIES

PEOPLE-LED, FAMILY GOVERNED DISABILITY CO-OPERATIVES

The National Disability Insurance Scheme (NDIS) is once in a generation social change designed to support a better life for people with a disability. Hundreds of thousands of Australians will be supported under the Scheme that will empower individuals with choice and control in the supports they need. For those with the most severe disabilities, additional funding is available to provide Specialist Disability Accommodation (SDA).

Supporting Independent Living Co-Operative (SILC) is a charity and co-operative that helps groups of families establish homes in which their children with a disability live with necessary supports. SILC has established a unique partnership with Common Equity NSW to develop and promote a world-first model for the innovative delivery of SDA housing and service supports designed to maximise the benefits to people with a disability.

Under the model, a governance structure involving family members and support providers (often a co-operative themselves) collaborate and through a formal agreement with Common Equity provide an integrated pathway through to SDA housing. The unique arrangement delivers tailored solutions and housing under a truly person-centred approach that meets the needs of the individuals with the added benefits of living co-operatively.

Over the past year, this partnership has made real progress in pioneering the business model and establishing productive working relationships with families. A number of pilot projects with a particular focus on people with autism are currently being developed and written up to streamline the process and pave the way for others to follow. The model can universally be applied to address other types of disability.

The NDIS has created real opportunity. The partnership between SILC and Common Equity capitalises on this opportunity to generate real benefits for the community. It provides a pathway to deliver security of tenure to residents, it delivers SDA housing designed for the actual people intended to live in it and it provides access to the benefits of co-operative living. Importantly, it establishes a governance framework that aligns the interests of the service provider, housing provider and family members in a way that that is both sustainable and also protects the interests of people with a disability.

Common Equity is playing a leading role in partnership with SILC to promote innovation and diversity to this emerging new market for SDA housing. As an early provider of SDA housing, Common Equity is seeking to set a high standard in the market and help kick-start significant growth in the construction of SDA housing to help the many thousands who need it.

For more information on Common Equity's partner SILC visit: **silc.coop**

ENRICHING THE COMMUNITY - ARTFULLY!

Co-operative living is as diverse as the individuals that live in it and for the thirty people (including four children) that live at Alpha House they are curious to create, collaborate and socialise.

Alpha House is a community of like-minded individuals who want to share ideas. Those that live there are motivated by doing things differently and also wanting to learn and progress.

Alpha House is a place that lends the concepts of live, work, learn and play into something more relevant... something bigger.

As you enter the housing space into the street-level garage area, the feeling of creativity is palpable. The area has been converted into a large active workspace with studios for various artists and their different artistic forms - sculptures, painting, drawing, music, photography. There's a rehearsal room with padded red-walls from ceiling to floor as well as a dark room.

Fostering a community spirit with art at the epicentre, the large communal balcony is a great space to share dinner, drinks or conversation with other co-op members. Alpha House has strong roots to the local community and the gallery is a great space which is actively utilised for running events, community workshops and facilitating networking.

> "I love being part of the community, of something bigger"
>
> (Gina, Alpha House Resident)

Events that are held here include dance and yoga, live drawing classes as well as art exhibitions and other events. In recent months, some of Alpha House's most memorable community workshops have included the Lantern Making Workshop. Some of the creations from this workshop in which hundreds from the community joined in are beautifully displayed up in the balcony area at the co-op.

COOL COMMUNITY

As part of the co-operative's Community Development Plans a big focus for Alpha House is to continue to enhance the offerings and the frequency of events that are held here. Their aim is to 'get things happening', to continue to strengthen the artistic community and involve the broader community by bringing people together to share amazing experiences.

The sense of community and the art adds measurably to Alpha Houses' sense of place and identity. And for residents, it is that value that makes living here a cool community of collaboration.

That collaboration comes through the power of the collective, the connections, the space, the access to equipment. As described by the residents, it is through meaningful connections and being surrounded by people who are similar, that there is a sense of real belonging. And what comes with that is the opportunity to coach and support each other in their craft.

> "For me, it is all about my craft. I love to rehearse in the dark room whenever I want. I get to do things here that I couldn't do anywhere else"
>
> (Peter, Alpha House Resident)

INNOVATION IN HOUSING

Common Equity strives to be is an innovative leader in delivering affordable housing.

We are enabling opportunities for housing co-operatives to play a more significant role as part of the solution for housing affordability and in delivering a range of economical, social and community benefits.

Affordable housing innovation currently being delivered by Common Equity includes a number of Australian and world firsts.

TRANSGENDER HOUSING CO-OPERATIVE
WORLD FIRST

Common Equity has helped establish what is understood to be the world's first transgender housing co-operative. Members have particular requirements to access specialised medical treatment and support services as well as needing safe and secure accommodation given the high incidence of violence and discrimination typically faced by this community.

The co-operative model is perfectly suited to support their unique needs. It will help lead to better health and wellbeing outcomes for members, broader community benefits, cost savings to government, access to a peer support network, stable accommodation upon which to build their lives and a platform for empowerment to grow and prosper in the future. *Accommodation will be secured for All-Nations in 2018.*

NEW GENERATION SHARED ACCOMODATION MODEL
NSW FIRST

Common Equity is leading the way in what will be a first for NSW by delivering a cost-efficient 'Middle Ring' property re-development in Sydney that showcases what high quality shared accommodation can look like, sustained into the future through the co-operative housing model with a design approach that preserves as well as enhances the original appearance of the area.

This demonstration project shows how to increase density through higher occupancy, achieves lower construction costs, enhances the utilisation of existing land and employs an approach that addresses community concerns regarding perceived over-development.

The re-development in Croydon in the inner west will commence in 2018 and promote the shared accommodation model catering for up to 6 shared tenancies. It demonstrates how re-developments can use the planning provisions for new generation boarding houses to deliver high-quality projects that house more people without the appearance of additional bulk and scale whilst maintaining the character of the area.

The co-operative model is critical in empowering residents to actively self-manage their tenancies and property via a democratic governance model. It is an effective operating model to support shared accommodation arrangements and presents a new way of housing more people in Sydney's 'Middle Ring' suburbs.

LEADING THE WAY IN AFFORDABLE HOUSING SOLUTIONS FOR SENIORS
AUSTRALIAN FIRST

Common Equity is delivering an Australian first seniors development in Cabramatta in Western Sydney that will showcase a design, ownership and operating model that sets a new benchmark in the way we enable better health, wellbeing and economic outcomes for older Australians through housing.

For the first time, seniors will combine inter-generational living, ageing in place, design for intentional community, mixed equity and mixed accomodation styles coupled with flexible buildings to meet changing needs and supported by the benefits of co-operative housing. This landmark approach show how to build for cohesive, active and resilient communities for seniors.

Consistent with the principle of building for intentional communities, community consultation and expert cultural advice has informed key design elements that enhance liveability, functionality and affordability as well as respecting the culture of the Vietnamese community.

The co-operative model is the critical under-pinning element to enable housing to be used as a pathway to deliver lower costs and better outcomes to both individuals and government. Residents benefit from lower living costs and improved health and wellbeing. The co-operative model also creates opportunity to maximise savings in transport, energy and food costs through various sharing and pooling mechanisms. Government benefits from lower capital costs and lower healthcare and other support costs.

NEW HOUSING MODELS FOR AUSTRALIA
AUSTRALIAN FIRST

Common Equity has joined with the Co-operative Housing peak bodies around the country to develop and promote new housing models for Australia. In many other parts of the world where co-operative housing is much more widespread and a variety of different housing models are available in the marketplace, the Australian property market remains relatively immature.

This ground breaking work is underway with an expectation that new models will be developed and made available in the marketplace during 2018/2019.

Early interest has been received from the free market well ahead of any formal promotion, with the possibility of several demonstration projects commencing construction planned for 2019.

For more information on our Innovation in Housing projects, visit **commonequity.com.au**

NEW RESEARCH - THE VALUE OF CO-OPERATIVES

In this last year Common Equity NSW, as part of the National Housing Co-operative Network is pleased to have commissioned a new world-wide study into the value of co-operative housing.

The research 'Articulating Value in Co-operative Housing' was undertaken by researchers from Western Sydney University and the University of Newcastle.

THE KEY FINDINGS

Cost Savings: up to 14% lower capital and operating costs under the co-operative model

Social Capital: Stronger social networks and sense of community - higher than any other form of housing

Health & Wellbeing: Widespread reports that living in a housing co-operative provides a greater sense of physical, emotional, mental health and well-being

Resident Satisfaction: Widespread reports of lower costs, high quality homes with better security and housing stability

THE CONTEXT FOR THIS RESEARCH

There is growing interest in the co-operative housing model. Around the world, housing co-operatives are a big deal. Well established, highly effective and successful. In some parts of the globe Co-operative Housing is as much as 40% of the total housing in a city.

In Australia, people are embracing co-ops too. With over 8,000 people living in housing co-operatives across Australia, and that is on the rise.

This world-wide research is a new study to identify the extent and value of housing cooperatives around the world. The research analysed existing research in a dozen countries. The findings point to the significant benefits of Co-operative Housing Models.

Senior Researcher from Western Sydney University, Louise Crabtree explained that the existing research indicates numerous potential benefits created by cooperative housing in many countries. This gives a solid starting point for identifying the extent and nature of the value created by Australia's housing co-operatives, including the value generated by the people who live in co-operatives.

The researchers found widespread report of stronger social networks and support, and better relationships with neighbours, with higher reported levels of social capital than any other forms of social housing. Housing co-operative residents reported a strong sense of community and of 'home' and 'safety', with Canadians feeling that their neighbourhood is improved by the presence of housing co-operatives.

Based on the evidence from housing co-operatives in Canada it is clear that "social capital" even among poor resident populations, adds value to public investments in housing.

The research found that the economic benefits of co-operative housing are clear. Canada demonstrated that the co-operative housing sector cost 14% less in capital and operating costs than any other affordable housing model. And evidence in the United Kingdom suggests lower rates of arrears, faster re-letting and lower vacancy rates. Additionally, inference from Germany suggested that living in a co-operative might lead to reduced health care needs and costs too.

With the extent of housing co-operatives overseas, the evidence is clear that co-operative housing should be a more significant part of the housing mix in Australia to deliver more diversity and choice in affordable housing and to enhance the broader economic, social and community benefits. Especially at a time when in Australia, with one of the most diverse populations in the world, in which many are facing a housing crisis, this research provides valuable information to support the case for change.

The full Research Report for Stage One will be released later in 2018 and will be published online at: **www.commonequity.com.au**

A second stage of the Research is expected to commence by the end of 2018 and will quantify the extent to which co-operative housing delivers value in the Australian context.

***The National Housing Co-Operative Network** is comprised of the following organisations: Common Equity NSW Ltd, Common Equity Housing Ltd (Vic), Co-Operation Housing (WA), Common Equity Housing South Australia Ltd, United Housing Co-operative Ltd (Vic), Cohousing Co-Operative (Tas).*

PERFORMANCE SNAPSHOT

2017-2018

TENANCY MANAGEMENT

2 complaints

89% tenant satisfaction

98.5% occupancy rate

FINANCIAL MANAGEMENT

1.97% rent arrears

Diversity on Board & Senoir Staff

Board Directors (5/9) = 55% women

Associate Directors (2/3) = 66% women

Senior Staff (7/9) = 77% women

ASSET MANAGEMENT

REPAIRS & MAINTENANCE

14 urgent repair requests

97% urgent repair requests completed in 24hrs

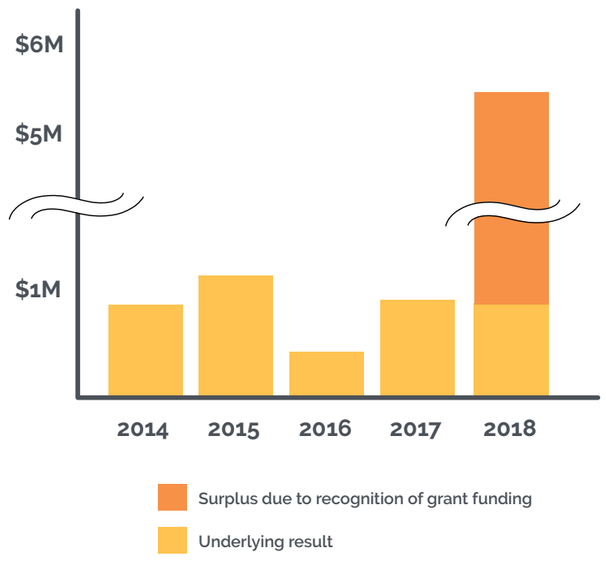
443 non-urgent repair requests

CAPITAL WORKS UPGRADE

36 kitchen upgrades

31 bathroom refurbishments

OPERATING SURPLUS



511 PROPERTIES UNDER MANAGEMENT

FINANCIAL SUMMARY

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2018

	Note	2018 $	2017 $
Revenue	4	4,227,650	3,463,226
Other income	5	4,858,846	67,728
Expenses			
Property and tenant expenses	6	(1,134,513)	(832,454)
Employee benefits expense		(1,352,281)	(1,171,852)
Depreciation and amortisation expense		(235,553)	(144,937)
Administration expense		(734,735)	(451,299)
Surplus before income tax expense		5,629,414	930,412
Income tax expense		-	-
Surplus after income tax expense for the year		5,629,414	930,412
Other comprehensive income			
Items that will not be reclassified subsequently to profit or loss			
Gain on the revaluation of land and buildings, net of tax		-	3,283,335
Other comprehensive income for the year, net of tax		-	3,283,335
Total comprehensive income for the year		5,629,414	4,213,747

The above statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes

STATEMENT OF FINANCIAL POSITION
FOR THE YEAR ENDED 30 JUNE 2018

	Note	2018 $	2017 $
Assets			
Current assets			
Cash and cash equivalents	8	3,220,357	5,772,163
Trade and other receivables	9	679,177	370,027
Financial assets	10	596,426	580,544
Other	11	78,291	15,350
Total current assets		4,574,251	6,738,084
Non-current assets			
Property, plant and equipment	12	18,931,289	15,249,614
Intangibles	13	225,021	131,072
Total non-current assets		19,156,310	15,380,686
Total assets		23,730,561	22,118,770
Liabilities			
Current liabilities			
Trade and other payables	14	280,924	329,877
Employee benefits		105,644	79,323
Total current liabilities		386,568	409,200
Non-current liabilities			
Borrowings	15	2,080,900	6,080,900
Employee benefits		27,175	22,166
Total non-current liabilities		2,108,075	6,103,066
Total liabilities		2,494,643	6,512,266
Net assets		21,235,918	15,606,504
Equity			
Reserves	16	10,170,832	10,170,832
Retained surpluses		11,065,086	5,435,672
Total equity		21,235,918	15,606,504

The above statement of financial position should be read in conjunction with the accompanying notes

BOARD OF DIRECTORS & ASSOCIATES

TECHNICAL DIRECTOR - CHAIRPERSON

CARMEN OSBORNE

BTP (Town Planning), PGD LE (Land Economy), MP (Planning)

Experience and expertise: Experience and qualifications in Planning and Property Economics, Financial management and review, Governance experience and expertise and Legal knowledge and experience.

Special responsibilities: Chair of the Development and Growth Committee

TECHNICAL DIRECTOR

MELANIE CARMECI

Master of Law and Legal Practice (Majoring in Dispute Resolution), Bachelor of Arts/ Psychology

Experience and expertise: As a solicitor Melanie specialises in commercial law, property, consumer law, intellectual property law and corporate governance. With a background in psychology, she brings to the Board a broad range of skills and experience in law, management, corporate governance and risk management.

Special responsibilities: Member of Compliance, Audit, Risk & Governance Committee

MEMBER DIRECTOR

PETER PAGE

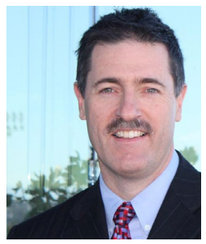
BA (Economics) (UQ), Dip Ed (UNE), MPS (Adult Education) (Loyola Chicago)

Experience and expertise: Member of Great Lakes Housing Co-operative. Peter brings his experiences of small community living from time spent traveling in Asia. Peter has a background in economics and education.

Special responsibilities: Member of Development & Growth Committee

TECHNICAL DIRECTOR

DENNIS VACCHER



BCom (Accounting, Finance and Systems) (UNSW). Chartered Accountant, Member of Australian Institute of Company Directors.

Experience and expertise: Dennis has 30 years' experience as a chartered accountant in internal and external audit, financial management and corporate governance.

Special responsibilities: Chair of Compliance, Audit, Risk & Governance Committee

TECHNICAL DIRECTOR

BILLIE JO BARBARA

Australian Institute of Management fellow, Certified HR practitioner (Australian Human Resources Institute)

Experience and expertise: Billie Jo is currently Director, HR Services for a large NSW government cluster and an experienced not for profit director. Billie Jo was a previous Chairperson and Company Secretary of a not for profit board.

Special responsibilities: Member of Development & Growth Committee

TECHNICAL DIRECTOR

PHYLLIS SEQUEIRA

Master of Business (Employment Relations)(UTS), Certificate in Foundations of Directorship (Australian Institute of Company Directors)

Experience and expertise: Phyllis has 40 years' experience working in the public, private and community services sectors. Phyllis was President of the Food Distribution Network, and Deputy President of the Stepping Out Housing Board. Previously, Phyllis was in the Banking and Finance industry and the NSW Public Service's Education and Training sector.

Special responsibilities: Member of Compliance, Audit, Risk & Governance Committee

MEMBER DIRECTOR

WAYNE STAMP

Degrees in Humanities, Diploma in Workplace Training and Assessment

Experience and expertise: Wayne is a member of Planet X Housing Co operative and has been involved in the co operative housing sector for over 25 years. Wayne has had art exhibitions, taught art theory and media in the tertiary education sector and has worked with community based organizations, from teaching media at Pine Street Creative Arts Centre (City of Sydney Council) to working at SWOP (Sex Workers Outreach Project) producing sexual health print resources.

Special responsibilities: Member of Development & Growth Committee

MEMBER DIRECTOR

ROSE WEST

Combined Bachelor of Arts (Human Geography) and Bachelor of Education (UNE)

Experience and expertise: Rose is currently member and Secretary of BRANCH Co operative and has previously been a member of Planet X Housing Co operative. Rose works in the public education sector.

Special responsibilities: Member of Development & Growth Committee

BOARD OF DIRECTORS & ASSOCIATES

MEMBER DIRECTOR

PAUL WILSON-BROWN

BA (Arts Management) QUT - Masters (Applied Linguistics) UTS - Diploma of Management (UNE).

Experience and expertise: Paul has been involved with the Co-op sector since 1986 when he successfully bid for funding from the Gough Whitlam/Tom Uren created Local Government and Community Housing Project for his first Co-op. He spent 5 years as Chair of the Association to Resource Co-operative Housing (ARCH) and was integral to its transformation to Common Equity NSW. He has returned to the Board and is a member of the CARGO Sub-Committee and wants to assure all Co-ops and Government stakeholders that along with a group of committed and talented technical directors, the Company and the sector is complying to the highest standards in governance and ethics.

Special responsibilities: Member of Compliance, Audit, Risk & Governance Committee

ASSOCIATE DIRECTOR

ANTHONY QUASH

Experience and expertise:

Anthony is a solicitor with over 15 years experience in financial services, commercial and corporate law.

Anthony has worked for major law firms such as ASX listed companies, financial institutions and a regulatory body (APRA). He is currently a Senior Corporate Lawyer for QBE Australia.

Special responsibilities: Member of the Compliance Audit & Risk Committee

ASSOCIATE DIRECTOR

JANE OLDMAN

Diplomas in Project Management and Building & Construction

Experience and expertise: Jane is Development Manager for a developer, specialising in medium rise apartment projects. Jane has been a resident of Ningana Co-operative since 2006 and is a longterm Director of the Co-operative. Ningana is the largest housing Co-operative in NSW.

Special responsibilities: Member of Development & Growth Committee since November 2012

ASSOCIATE DIRECTOR

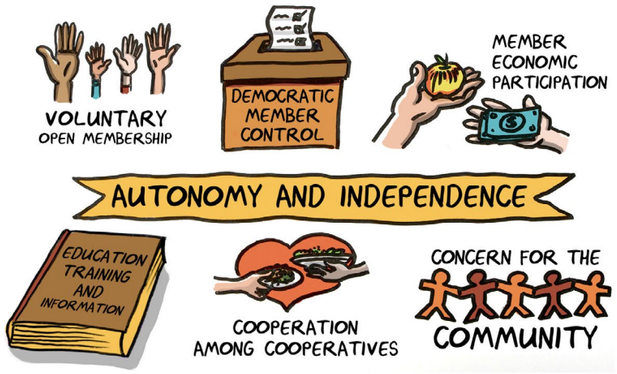
LISA DANKER

Bachelor of Science (Architecture) and Master of Urban and Regional Planning

Experience and expertise: Lisa is a development manager with over 15 years experience in planning and property development. She has a passion for place-making while driving broader social outcomes, to co-create more sustainable and equitable cities.

Special responsibilities: Member of Development & Growth Committee

Co-operative Housing



Choice
Control
Co-operation

COMMON EQUITY

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CO-OPERATIVE HOUSING

OFFICE Level 13
31 Market Street
Sydney NSW 2000

POSTAL PO Box Q1323
Sydney NSW 1230

ABN 39 861 993 468
PHONE 1800 066 834

OR +61 (02) 9356 9200

TWITTER @commonequitynsw

COMMONEQUITY.COM.AU