

THE CROYDON DEVELOPMENT

ABOUT COMMON EQUITY NSW

Common Equity NSW (Common Equity) is a Tier 2 registered community housing provider (CHP) and peak body for social co-operative housing. CENSW was formed in 2009 and oversees the function and operation of thirty-two housing Co-operatives across NSW, managing over 500 properties.

Common Equity has a strong track record in supporting and developing Co-operatives. We provide the crucial interface between housing Co-operatives and the needs of government ensuring delivery of a quality Co-operative Housing sector

CO-OPERATIVE HOUSING SNAPSHOT

Co-operative Housing takes a community led approach to social housing delivery – with a central focus on community development. Properties and tenancies are collaboratively managed by Common Equity NSW (as CHP) and by the Co-operatives themselves (under delegated authority). This unique model allows for autonomy and self-determination for the community from which many significant health and wellbeing outcomes follow.

Co-operative Housing builds a special kind of community and enables a housing solution which amasses to more than the sum of its parts. Research documents that Co-operative housing delivers numerous triple bottom line benefits which are not evidenced in similar assessments of other social housing program models.

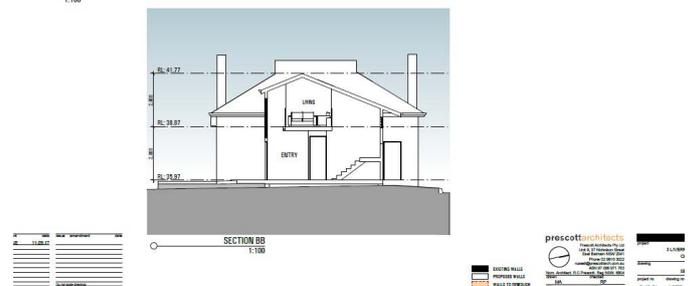
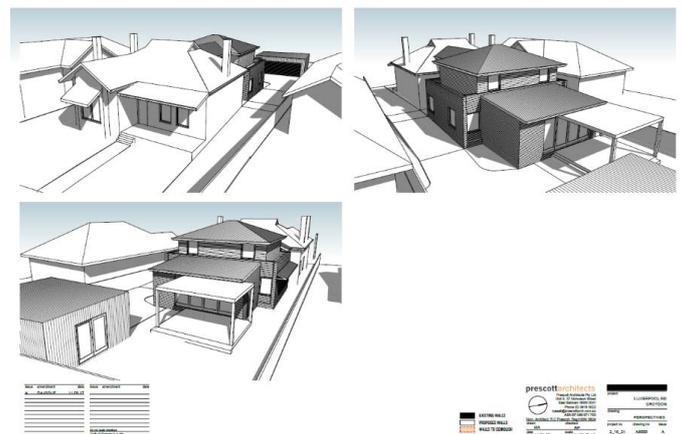
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The Croydon development is located in the inner-ring suburb of Croydon in Sydney's Inner West. The development was jointly funded by DCJ under a Community Housing Assistance Agreement - Millers Points Housing project, to replace Common Equity managed properties lost due to the sale of properties in Millers Point. The development provides opportunity for the long-standing Dunroamin Housing Co-operative (the cop-operative) to grow and provide additional social housing tenancies.

Through both process and physical design, the Croydon

development brings together a number of contemporary best practice ideas – Deliberative design, adaptive reuse, co-living principles and infill affordable housing development.

The result is an innovative 6-unit dwelling which: is responsive to the Co-operative's co-living needs (including well considered shared and private spaces); provides a contemporary housing solution - while maintaining the building's original heritage character; supports a gentle increase in density – a single freestanding dwelling replaced with a 6-unit dwelling; and supports diversity and/or aging in place through the inclusion of two fully accessible units for people with disabilities.



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PROPERTY PHOTOGRAPHS UPON COMPLETION



Adaptive reuse: Heritage frontage maintained



Building extension: Shared outdoor common area; shared garage and Co-operative meeting room



Building extension: shared kitchen and living area



Adaptive reuse: Studio converted from existing room

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FURTHER INFORMATION

Common Equity's Board and Management are strong and committed advocates for the Co-operative housing model, its many benefits and its particular needs. The Croydon development provides a demonstration of how the integration of community and design can deliver on these needs and facilitate the benefits of Co-operative Housing.

Common Equity is happy to provide more information on any of the aspects touched on above. We look forward to the opportunity to share this site with you at your visit to formally open the development. For more information, or to discuss please feel free to contact me. I look forward to speaking with you soon.

Nick Sabel

CEO

nick@commonequity.com.au

0416 324 131



Office 13/31 Market Street, Sydney NSW 2000

Postal PO Box Q1323, Sydney NSW 1230

Phone 02 9356 9200

Email enquiries@commonequity.com.au