



SouthEast
Housing Co-operative Ltd

Housing Futures

Autumn 2021



Autumn in Melbourne

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From the CEO



It has been a particularly busy start to the year, with the Homes Victoria Maintenance Stimulus works in full swing since January. The \$782,000 which has been earmarked for us will result in 58 properties benefitting from improvements and upgrades - from replacement hot water services, painting, and right through to new kitchens and bathrooms.

Office Arrangements

If we learnt anything during the Covid 19 lockdowns of 2020 it was the fact that a physical office from which to work was not the necessity we previously thought it was. Staff worked remotely for much of the year, and managed to continue to service members' needs without any major interruption. Armed with this insight and experience, we entered negotiations with our office landlord for a new lease post April 15th 2021. Ultimately, we were unable to agree on lease arrangements for the office in Dandenong going forward, and we moved out. We continue to service the Co-op members by working remotely.

I would like to assure members that this decision was not taken lightly. Rather, it was a decision which feeds into a growth strategy developed by the Board and me. Our plan is to:

1. Purchase a house on a larger block of land which is suitable for the development of 3+ units and / or townhouses,
2. Use the existing house as an office whilst we go through the planning and permit stages of the proposed development,
3. Demolish the house / office and build 3 or 4 dwellings on the land, and then
4. Rent these dwellings out to new co-op members.

This strategy will simultaneously provide us with growth, and save us tens of thousands of dollars per annum in rent and outgoings. We are currently searching for a suitable site, and will advise members when the new office has been found. In the interim we will continue to provide service to members just as we did during the Covid 19 lockdowns.

Staff Changes

Assistant Asset Coordinator / Administration Officer Michelle D’Rozario has decided to leave us after thirteen years of service. I would like to acknowledge Michelle’s significant contribution to the co-op, and on behalf of everyone here at SouthEast wish her all the very best for the future.



Steven Morrissey
Chief Executive Office

Satisfaction Survey – win a \$200 Gift Voucher!

Along with this edition of Housing Futures you will receive the biennial Satisfaction Survey, which seeks your views on:

- Housing services provided to you,
- Maintenance and repair services, and
- How well the co-op considers your views as a member

This time around we are offering all members who fill in and return the survey the chance to win a \$200 Gift Voucher. All you have to do is follow the instructions that appear on the cover sheet. The ever-reliable Dale will receive the entry forms and surveys and ensure that they are immediately separated upon receipt so that your survey anonymity is maintained.

Advice of Minor Rule Changes

1. Reason for change

There are two Registrars mentioned in SouthEast Housing Cooperative’s rules: The Registrar of Co-operatives (Co-operatives National Law Application Act 2013), and the Registrar of Housing Agencies (Housing Act 1983 (Vic)). The current reading of our rules could have led to confusion over which Registrar is being referred to in some clauses. To remove any possible confusion the following rule amendments were recommended to the Board for adoption, as they were merely points of clarification and, Consumer Affairs Victoria advised they can be

approved by Board resolution before being forwarded to Consumer Affairs Victoria and the Housing Registrar for final acceptance.

Rules Changes (Add the following under **Rule 2 Definitions**).

Registrar (Co-operatives) means the person for the time being holding the office of Registrar of Co-operatives under the Co-operative National Law Application Act 2013.

Registrar (Housing Agencies) means the person for the time being holding the Office of the Registrar of Housing Agencies under the Housing Act 1983 (Vic).

Then clarify 'Registrar' as follows in the SEHC Rules:

18 Annual General Meeting.

Registrar (Co-operatives). Delete 'Housing'.

46 Amendments etc.

Registrar (Co-operatives). Delete 'Housing'.

56 (2) Winding up.

Registrar (Housing Agencies)

57 Acting as a trustee.

Registrar (Housing Agencies)

58 Prohibition against being a subsidiary.

Registrar (Housing Agencies)

Consequently, at its meeting on 26 02 2021, the Board passed the following resolution:

*The Board resolved to identify and clarify in SouthEast Rules the use of the word "**Registrar**", with members to be notified of the amendments and reasons and effects.*

Chairperson and Secretary Appointments

In accordance with SEHC Rules, the Board considered who should succeed outgoing Chairperson Andrea Lee at its February meeting. Ultimately Independent Director Steven Grange was elected to the position, with Member Director Rochelle Bateman elected as the new Secretary. The Board expressed its gratitude to Andrea for her significant contribution as the co-op's Chairperson. It also thanked Debbie Dioguardi for her work as co-op Secretary over a number of years.

Board Committee Membership

The Board annually reviews the standing committee's membership and functions. For this year, the members are:

Governance Committee (GOVCOM)

- Steven Grange (Committee Chair)
- Shirley Faram
- Rochelle Bateman
- Debbie Dioguardi

Risk Audit and Finance Committee (RAFCOM)

- Andrea Lee (Committee Chair)
- Liz O'Connor
- Kerrie Robins
- Steven Kropf

So, you want to be a Board member

For the unedited version see:

<https://www.mycommittee.com/BestPractice/Committees/Startingacommittee/BoardMember/tabid/269/Default.aspx>

Being a board member can be a rewarding way to contribute to your community and beyond. It's a way to share your knowledge and expertise and gain valuable skills as well as life experiences at the same time. However, before you decide to invest your time and energy, it is important to understand what is involved in becoming a board member:

What is a Board?

A board is a body of elected or appointed members who jointly oversee the activities of an organization. These members have the responsibility of ensuring the work of the organization is carried out and for decisions and actions carried out by the organization. Other responsibilities can vary depending on the type of board you serve.

Typical Duties of a Board

Although duties can vary slightly depending on the nature and focus of a particular board the following duties are consistent:

- Governing the organization by establishing broad policies and objectives
- Selecting, appointing, supporting, and reviewing the performance of the chief executive

- Ensuring the availability of adequate financial resources
- Approving annual budgets
- Accounting to the stakeholders for the organization's performance

Attending scheduled meetings

- Be prepared for meetings
- Be knowledgeable about the organization (i.e., vision, mission, goals)
- Be prepared to ask difficult questions
- Complete assigned tasks

Establish leadership

- Ensure work of the organization is completed
- Contribute to the establishment of policies that govern the organization
- Ensure organization has funds required to operate
- Ensure funds are spent in the best interest of the organization o Contribute to problem-solving

Contribute to establishment of Policies

- Develop strategies to ensure success of the organization
- Ensure comprehensive policies are in place that will help govern the organization
- Develop or support existing financial policies
- Comply with existing laws/requirements with respect to reporting and auditing
- Ensure a sound financial framework is in place to support and/or adhere to budget constraints

Key Notes

The AGM 2020 was held 22 February 2021 at the Dandenong Club. Participant feedback was very positive with the meeting overall approval rated by 90.62 % of participants at 80% or above and 50% of participants rated the meeting as excellent.

Due to Covid 19 and the late 2020 AGM held February this year the Board have cancelled the 2021 Member General Meeting normally held in May each year.

The 2021 AGM is expected to proceed as normal.

**7.15 – 9.00 p.m. Monday 15th November 2021 at the View Room,
Dandenong Club, 1579 Heatherton Rd, Dandenong, Corner Stud &
Heatherton Roads Melways Ref: 90 G3**

Consider becoming a Director of your Co-op!



There are three Member Director positions becoming vacant at the next AGM in November 2021:

The Rules allow for up to ten directors:

- Three independent directors
- Seven member directors

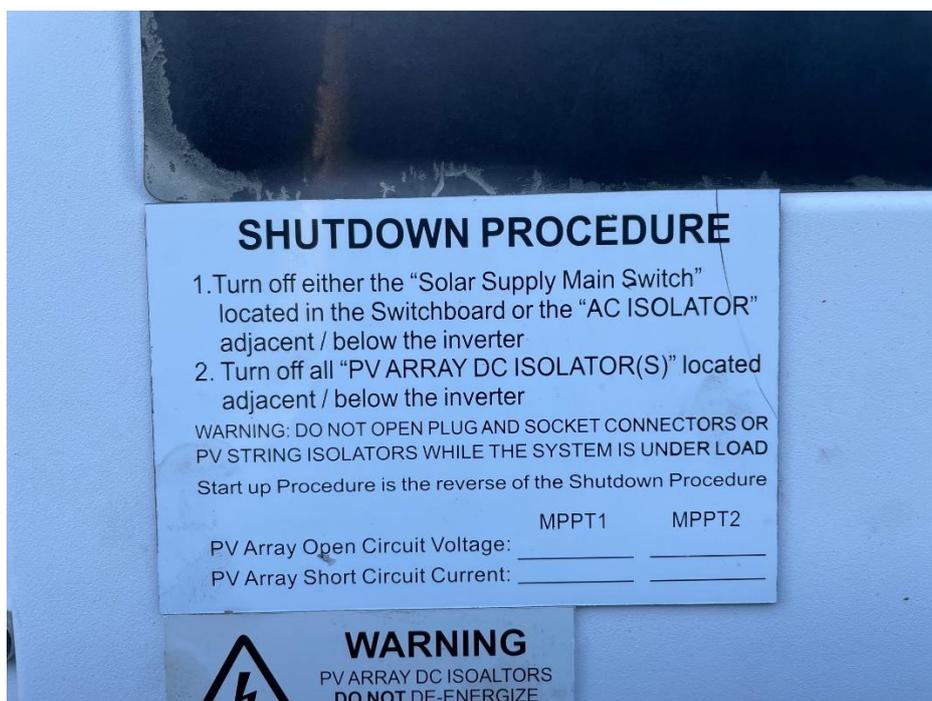
Benefits of being a Director.

- *Your opportunity to add value to SouthEast*
- *Personal development through the support of mentors, other directors, and staff*
- *Deeper understanding of your co-op*
- *Education – Directors receive training relevant to directorship and governance*
- *Compensation - \$200 attendance fee, travel reimbursements, contribution to home internet expenses etc...*

Happy to hear from any member that may be interested in taking up this opportunity. Please contact CEO Steven Morrissey on 9706 8005, or Chairperson, Steven Grange on 0427 858 887 with any queries.

Solar Panel Shutdown Procedure

At a recent Board meeting the question of faulty solar panels was raised. This was in light of a number of instances in New South Wales where panels that had been installed by 'dodgy' companies had caught fire. Given the level of regulation here in Victoria and the unquestioned qualifications of contractors engaged to install solar panels for SouthEast, **the likelihood of anything happening to our members' solar panels is miniscule.** Having said that, in the unlikely event that you find yourself needing to shut down your solar panel installation, the procedure appears below:



Solar panel installations will vary slightly from home to home, but the shut down procedure is straightforward and should appear on the inverter as shown above.

If any member needs further clarification on this, please call the office and we will assist.

What's on in the City of Frankston

With Covid 19 in retreat and mild Autumn weather it's time to explore the local community.



[Net Set Go session –](#)

NetSetGO is Netball Australia's only junior entry netball program.

Date: Saturday 13 March 2021 - Saturday 11 September 2021

Venue: Jubilee Park, 85 Hillcrest Rd Frankston 3199



[Mumpreneur Workshops](#)

Suitable for mums (or dads) keen to start your own business or gain more knowledge to help your existing business grow.

Date: Wednesday 21 April 2021 - Wednesday 26 May 2021

Wednesday's from 10am to 12pm from April 21

PRACTICE SOCIAL DISTANCING, PRACTICE GOOD HYGIENE, AND WEAR YOUR MASK!

Venue: Lyrebird Community Centre, 203 Lyrebird Drive Carrum Downs 3201

Learn business basics, branding, marketing and more to help you get your dream started!

[Composting for Beginners](#)

Date: Wednesday 19 May 2021

Venue: <https://www.eventbrite.com/e/composting-for-beginners-tickets-144354260479>, Online Frankston 3199

Learn how easy it is to create nourishing compost to improve your soil in either the garden or pots and help grow healthy plants.



[Worm farming for beginners](#)

Date: Thursday 20 May 2021

Venue: Webinar, online, from wherever you happen to be Frankston 3199

If you don't eat it, your garden will!



[The Street Law Coffee Van visits Frankston Library](#)

Date: Saturday 22 May 2021

Venue: Frankston Library Forecourt, Playne st Frankston 3199

The Street Law Coffee Van will be in the Frankston Library forecourt 10am until 1pm on Saturday 22 May.



[DIY Vertical Garden Workshop](#)

Date: Saturday 22 May 2021 - Venue: Langwarrin Community Centre, 2- 6 Lang Rd Langwarrin 3910 - Get in on the trend for vertical gardening - make use of empty space to grow your own food and other plants! Renters, your chance to create a portable veggie garden.

Some Smile Quotes to Share

“A smile is a curve that sets everything straight.” –Phyllis Diller



“Too often we underestimate the power of a touch, a smile, a kind word, a listening ear, an honest compliment, or the smallest act of caring, all of which have the potential to turn a life around.” –Leo Buscaglia

Active Minds

Solutions	New																																																																																																																																																																		
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Additional Sudoku puzzles as well as the solution to these two puzzles can be found at the following web page: <https://www.puzzles.ca/sudoku>

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Government Contacts

Australian Government Department of Health web site

<https://www.health.gov.au/news/health-alerts/novel-coronavirus-2019-ncov-health-alert>

Switchboard 02 6289 1555 Freecall 1800 020 103

National Coronavirus Helpline

Call this line if you are seeking information on coronavirus. The line operates 24 hours a day, seven days a week. 1800 020 080

Victorian Department of Health and Human Services (DHHS)

Coronavirus hotline

If you suspect you may have the coronavirus disease (COVID-19) call the dedicated coronavirus hotline on 1800 675 398.

Please keep Triple Zero (000) for emergencies only.

Telephone enquiries

For all general enquiries to the Department of Health and Human Services phone: 1300 650 172 (local calls free within Victoria, except mobile phones).

International, interstate, and mobile callers' phone: (+613) 9096 9000.

For Centrelink enquiries please ring 132 468

For NDIS enquiries please ring 1800 800 110

SouthEast Contacts and Support

Maintenance



T: 03 9706 8005

F: 03 9706 8558

Email: eric@sehc.org.au

Tenancy



T: 03 9706 8005

F: 03 9706 8558

Email: joy@sehc.org.au

Management

Steven Morrissey, CEO



T: 03 9706 8005

F: 03 9706 8558

Email: steven@sehc.org.au

Disclaimer: Housing Futures is provided for information only. Although every effort is made to ensure accuracy of information, it is presented without warranty of any kind, either express or implied. The user assumes the entire risk as to the use of the report and the material.

Privacy: SouthEast is committed to protecting your privacy and complying with all applicable privacy laws. If you have any questions or comments about our privacy practices, we can be contacted at PO Box 7141, Dandenong 3175, Phone: 03 9706 8005, Fax: 03 9706 8558.

Publications: Key publications including tenant policies and procedures can be viewed on the SouthEast website at www.sehc.org.au.