

HOUSING FUTURES



**The office will be closed from
December 24th 2025 (12pm), and will
reopen January 5th 2026 (9am).**

**If you have URGENT maintenance during this time, please call
Valley Maintenance 1800 088 106.**

See page 4 for urgent maintenance items



FROM THE CEO

My calendar says it's December 1st, but with the rain hammering on the roof and the heater working overtime one could be forgiven for thinking it was the first day of winter, not the first day of summer!

As we hurtle towards the end of the year, I reflect on what has been achieved in 2025. We completed the purchase of five properties – four of which were filled by rightsizing members. By rightsizing these members in turn made their long-term homes available to new families in desperate need of affordable housing. These are great housing and social outcomes that are rightfully celebrated by our co-operative's members, Directors, staff and stakeholders. A big thank you to the members that took the opportunities afforded by these purchases to rightsize and give others an opportunity to share in the security of co-op housing that they have enjoyed for many years...

This year saw our co-op celebrate a significant milestone; a quarter of a century of operation as a housing provider. We adopted "Honouring the past, preparing for the future" as our theme for 2025. The longevity of our co-op is indeed a matter worthy of celebration in a time where business entities rarely last that long, and to mark the occasion a dinner was held at the Mercure Doncaster on April 5th. The celebration was well attended by members, who were joined by SEHC staff, representatives from the Housing Registrar's office (including the Housing Registrar Justin Peysack), the co-op's first CEO Peter Sibly and the recently-retired CEO of Northcote Rental Housing Co-operative Greg Malone – a champion of the co-operative movement here in Victoria. Presentations by Member-Director Terry Smith and past long-term SEHC Chair Shirley Faram were very well received by the gathering, as was the Q&A session involving Peter Sibly. It was a great night to mark a significant milestone.

As we say goodbye to 2025 and prepare to welcome 2026, the Board of Directors and I will continue to be focussed on the three goals identified in the co-op's Strategic Plan (2023-2026):

- GOAL 1:** Continue to provide housing and services to existing co-operative members.
- GOAL 2:** Increase the number of people housed by the co-operative.
- GOAL 3:** Increase the commitment of SouthEast members to co-operative principles and member engagement.

Goal 1 is largely down to the staff and Directors. Goal 2 is a shared responsibility, where the staff and Directors develop growth strategies for the number of SEHC owned and managed properties, whilst members can assist by rightsizing when the time is right. Finally, Goal 3 is largely down to the membership. The Board and staff can arrange all sorts of functions to better engage with members and provide opportunities for members to engage with one-another, but they need to be attended. It would be great to see a significant uptick in members attending our Christmas functions and meetings in 2026. It would also be great to see more members attend special one-off occasions like the 25-year dinner held in 2025. If you as a member have any ideas on what we can do to achieve Goal 3 then we would love to hear from you.

From my family to yours I wish you a very merry Christmas, and a safe, happy and prosperous New Year.

Steven Morrissey
CEO

GET TO KNOW YOUR BOARD DIRECTORS



**STEVEN GRANGE
CHAIRMAN**

What motivated you to join the Board of Directors at SouthEast Housing Co-operative?

I joined the Board of SEHC in 2013. I've been involved with co-operatives both professionally and personally for 40 years, and always believed that people working together change lives. I feel strongly that everyone is entitled to long-term secure housing because secure housing creates other opportunities.

What strategic opportunities do you see for the organisation in the next few years?

Acquisition of more housing stock, recognition and support from local and state government groups. Support from Philanthropic organisations and mergers with smaller, like-minded co-ops

What book, podcast, or resource has influenced your thinking recently?

A memoir by Eddie Jaku called "The Happiest Man On Earth" a story about a German Jew born in Leipzig, East Germany who spent 7 years in both Buchenwald and Auschwitz concentration camps. He lost his entire family before being sent on a death march from which he managed to escape.

He was rescued by Allied soldiers and after the war ended moved to Australia with his wife. Eddie died in October 2021 at the age of 101. He was truly a remarkable man with a wonderful philosophy on life.

What is the best piece of professional advice you've ever received?

If you want something done, ask a busy person.

What is one thing you're looking forward to working on with the Board this year?

Acquiring more Houses for people in need, growth through mergers with smaller like-minded housing co-ops. Greater member engagement through co-operative endeavours.

What inspires you about the co-op?

Our CEO has assembled a great team of people with specialist skills in management, compliance, and finance. In addition, a highly motivated and experienced Board consisting of 5 Member Directors and 3 Independent Directors. The 3 independents compliment the 5-member Directors. The independents have been hand-picked for their specialist skills in finance, IT, marketing and communications.

The co-op has a lot of new members. What is one thing you think they need to know about the co-op, or co-operative housing?

Their co-op offers members long-term, low-cost, quality housing. Over time, this might mean right-sizing from a family home to something smaller as circumstances change. However, our members can feel secure in the knowledge that they will always have a home through their co-op.

WHAT IS CONSIDERED URGENT MAINTENANCE?

| | |
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| burst water service | blocked or broken toilet system |
| serious roof leak | gas leak |
| dangerous electrical fault | flooding or serious flood damage |
| serious storm or fire damage | a cooling appliance or service provided by the rental provider is not working |
| an essential service or appliance for hot water, water, cooking, heating, or laundering is not working | the gas, electricity or water supply is not working |
| a safety-related device, such as a smoke alarm is not working | an appliance, fitting or fixture that is not working and causes a lot of water to be wasted |
| any fault or damage in the property that makes it unsafe or insecure. | All of these items are considered urgent maintenance and Valley Maintenance must be contacted if they occur during our office closure period 1800 088 106 |

***You may need to leave a voicemail and wait for a call back.**

co-op members christmas lunch event

I would like to make a couple of observations regarding the SouthEast Housing Co-Op members Christmas lunch held last Saturday 29/11/2025.

Firstly, thank you to the staff for sourcing and organizing the event.

The location 'The Precinct Hotel' adjacent to the Richmond train station allowed easy access for those who wished to arrive via public transport either train or tram.

The venue in the private room was well catered for and allowed those that were either drinking or not drinking alcohol separation from the rest of the venue so as to feel we were in our own space which allowed the freedom to move around and chat with each other.

The selection of the food was more than adequate to allow for all tastes and other health or religious requirements. The food was by my opinion and all that I had discussion with of a high quality. Staff serving the food and the variety of available liquid refreshments nonalcoholic or alcoholic were very attentive and accommodating.

I would like to thank all members who were able to attend for making it a very pleasant afternoon, and again the Co-Op staff that made it happen.

Lastly to all members of the Co-Op if this type of event is available again next year, I would encourage all that are able to attend to come along and meet up with other members and enjoy a relaxing afternoon.

Cheers, Merry Christmas and a Happy Festive season to all.

Terry Smith - Member and Director





SouthEast
HOUSING CO-OPERATIVE