

What are the responsibilities of Co-op members?

A successful Co-op depends entirely on the members. All members must be prepared to provide their input into the management of the Co-op when required. They are required to:

Attend The Annual General Meeting

This takes place once a year, usually in November. Attendance at this meeting is compulsory.

Attend Special General Meetings

From time to time the Committee will schedule a Special General Meeting for issues that may effect members directly. Attendance at these meetings is encouraged.

Pay Rent

All members are expected to pay rent. Any ongoing rent disputes will be dealt with in accordance with the Residential Tenancies Act 1997.

Follow Co-op Rules & Policies

All members of the Co-op must agree to abide by the Model Rules and the Policies & Procedures of the Northern Geelong Rental Housing Co-operative.

Mission Statement

The Co-op and members agree to work by the following statement.

"We are individuals with rights and opinions who are obliged to work together in the capacity of tenants and members of the Northern Geelong Rental Housing Co-operative Ltd. We aim to provide, manage and maintain secure, decent, affordable housing and to create opportunities for all members to improve their quality of life. We also intend, facilitate and control our needs by communicating and participating within formal, Co-operative structures."



General Information

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What is a Rental Housing Co-operative?

A Rental Housing Co-operative is a Community Housing organisation that manages rental housing on behalf of the Office Of Housing.

Each tenant of the Co-operative is also a member/shareholder of the Co-operative and is responsible for the management of the housing in accordance with the guidelines of funding. There is a Committee of Management appointed annually to carry out this role on behalf of the rest of the members with the guidance of the Coordinator and the Community Development Worker. The Committee of Management's role is to oversee the finance, administration, tenant selection, rental collection, property maintenance, worker selection and the policy development of the Co-operative. This Committee is made up of elected members of the Co-operative.

Benefits to Co-op Members

Members have the opportunity to be appointed to the Committee of Management where they can input their ideas regarding the operational functions and responsibilities of the Co-op.

- Co-op housing is long-term, good quality, affordable housing that is well maintained.
- Rents are calculated as a percentage of the household income. Each property has a maximum rent (full cost rent) payable.
- Support from the staff & friendship from other members.
- Referral & access to other community organisations and resource networks.
- Opportunity to participate in social and community development activities.

Eligibility

You must meet some of the following criteria to be eligible for housing with the Northern Geelong Rental Housing Co-operative:

- Be in receipt of a Centrelink allowance or pension or have a low household income; if you work and have dependent children there are gross income limits that vary depending on how many children you have.
- Meet household asset eligibility limits (currently set at \$30,000).
- Must not own or have any interest in any property (house, unit or flat) that can be realised.
- Complete a 4-week Tenant Selection Induction course

Rent is approximately 25% of household income.

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