

NewCoh

Come live with
us



www.newcoh.org

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Welcome

Thank you for expressing interest in Newcastle Co-housing community – NewCoh. The pages that follow contain information about our history, vision, the way we make decisions and how we will achieve our dream.

We have regular monthly members meetings, currently held by Zoom on third Sunday of the month.

Our regular social gathering is currently held on the last weekend of the month.

If you would like to observe our members meeting or come to our social meeting just let us know by email that you would like an invitation.

Email newcohinc@gmail.com or see our Facebook page for current information
<https://www.facebook.com/NewCoh1/>

Read on and then ask questions!

Newcastle Cohousing – NewCoh

Information for new members

Introduction and history

NewCoh has developed from a group who met initially in 2015 to discuss a housing project where people could live together in community, sharing some facilities but having their own private residences. We discovered ‘cohousing’, well established in Europe and America, provided a model that inspired us.

By 2017 the group had grown and settled on the name **NewCoh**. The factors that united the group were:

- Wanting to live as close as possible to urban Newcastle with facilities & transport;
- Wanting a mixed generational community with capacity to include those who could purchase their residence as well as members who would rent;
- An interest in living a sustainable and environmentally sensitive life.

The group has grown and strengthened. Following are some initiatives we have undertaken:

Meetings

- Regular business meetings, currently one hour by Zoom every fortnight for - ‘Reg(ular)s’- steering group members who are interested/able to work on business related to NewCoh.
- Members meetings - 3rd Sunday of month, 3-5pm, for all interested members & potential new members, also by Zoom these days to allow for out of town members.
- Social meetings – on weekends, we are trialling daytime meetings on Sundays so kids can attend. These are to become acquainted and have a good time.

Some history

- Oct 17 – Links were established with Newcastle City Council – NewCoh reps took part in their ‘Affordable Living Policy’ liaison group in 2020 and we are included in their 2018 report
- Nov 17 -Presenting at a public event at University of Newcastle - ‘Cooperative Solutions to the Housing Challenge’ in Nov 17
- May 18 - Registering Newcastle Cohousing Incorporated in May 18 with Fair Trading to set up a bank account & collect a small membership fee. In line with Fair Trading regulations we hold annual AGMs. Currently in October 22 we have 41 members; see page for information on how our business is conducted
- Meetings during 2018 with CEO of Common Equity NSW – an NGO supporting housing cooperatives in NSW;
- June 18 -Hosting & promoting a public information night which attracted 50+ people;
- Nov 18- Formation Day workshop for members re vision and objectives creation;
- 2018-2019 - Ongoing work to create communications which outline our objectives, vision and other related policies & work plans;

- Research into financial and legal models that could enable us to establish our project without a large initial financial input from members.
- Liaison with various organisations that might be able to support us to achieve our project including Community Housing Providers (CHPs) to canvas the opportunities for supporting social housing clients to be part of NewCoh
- Researching possible building sites for our ‘intentional’ community.
- Aug 2020 – liaison with Kingston Builders (KB), a construction/development company with a view to working together on a NewCoh development on property that KB is purchasing in Mayfield. KB is currently awaiting the outcome of a subdivision application by the vendor prior to finalising the purchase of the property. Once this is completed we will be able to meet with Kingston for discussions.
- 2021 –22 - Preparation of a legal scope of works and meetings with a property lawyer in order to be ready to proceed with Kingston or another developer. We have also collected donations from our members to begin payment for these services.
- Development of a ‘Better Together Mortgage’ plan with interested lending institutions that will allow those who might not be eligible for regular mortgages to buy in.
- Regs members attend Affordable Housing group with City of Newcastle
- 2022 – liaison & relationship building with other developers who may be interested in being involved in the project
- Introduction of a NewCoh Newsletter distributed monthly with links to minutes of meetings and other relevant information

The documents on the following pages are a guide to our vision and the decisions we have made about how we will live and cooperate with each other:

The aim of this document is to provide potential new members with a good idea of the rights and responsibilities of anyone wishing to become a member. We welcome anyone who feels that they could align with our objectives and would like to live in our community.

NewCoh Vision

This statement has been agreed to through the NewCoh Decision Making Process on March 2019. It may be amended if our focus changes as our community develops.

NewCoh is a mixed generational co-housing group developing in urban Newcastle NSW. Our development will include both individual residences and shared facilities. We are creating a safe and friendly culture that is rewarding and connected. We aim to be a model of effective and supportive community life, interacting positively with the wider community.

Strategies & Values

- We acknowledge the traditional owners of the land on which we live and pay our respects to their Elders, past and present and emerging
- We use sustainable principles and materials in the design and operation of our community to minimise our combined environmental footprint
- We intentionally facilitate community interaction by design which creates places for people to spend time with each other and connect with each other in their daily lives
- We show a caring attitude towards our fellow NewCoh members
- We communicate with each other in an honest, open and respectful manner
- We make decisions collaboratively and provide ways and time frames to give all members opportunities to participate in decisions that affect NewCoh
- We develop processes collaboratively and document them to provide clear explanations on how to work and live together
- We work collectively to manage all aspects of NewCoh, with all members contributing in a reliable and responsible manner according to agreed upon expectations. We acknowledge individual contributions and celebrate group achievements
- We encourage our members to have healthy boundaries. We have processes to deal with conflict and build skills so that people can voice their differences and work to accommodate them peacefully
- Our way of life honours the need for a balance of privacy and community. We understand that our community will change over time. We aim to be flexible in the way we adapt to such change, including changing our policies when appropriate

Our Goals

NewCoh will be developed so that members are neighbours, either owning or renting their individual residences. All NewCoh residents can be involved in decisions that impact their co-housing neighbourhood.

- We will create shared facilities and spaces and a system for using them equitably, including gardens and green spaces for outdoor enjoyment.
- We aim to build connection and joy in each other's company by sharing meals together regularly.
- We will establish and follow processes for meetings so that everyone feels safe and willing to contribute. Attendance at our regular meetings and involvement in the business of the community is encouraged.

Our Management

The legal requirements of being an Incorporated Association means we are required to have a 'committee' and office bearers elected by the membership annually. We also are required to make an annual report to Fair Trading and pay a small fee.

We decided to call our committee the 'Regs', as we are the people who meet regularly to conduct any business required. We welcome any member to join this group if they have the time to commit to regular meetings, keep up to date with our project and assist us with various tasks, in line with their interests and skills. Members can observe the meetings and join the Regs at any time. Any member joining the Regs will be added to the committee register kept by the secretary. For those who cannot attend regular meetings, we encourage involvement in working groups.

Decisions are made about minor issues by the Regs. Major issues requiring decision are discussed by the Regs before being taken to members meetings, as outlined in our *Decision Making Policy*. Minutes are kept of all Regs meetings and are distributed to all members.

A brief introduction to each member of the core group is provided below:

NewCoh Reg(ular)s (our Inc Assoc committee)

This info current October 2022.

Karen Deegan (President)



Karen came to us with loads of experience in cohousing as a founding member of Urban Coup in Melbourne. Karen has forged a multitude of contacts relevant to cohousing in her development business 'Built for Good' and is the go to person for cohousing info and connections being a member of Cohousing Australia. Karen comes with partner Andreas and son Abel (8).

Kathy Tetu (Secretary & Public Officer)



Kathy was a founding member of a rural community on the mid north coast before coming to Newcastle 16 years ago. NewCoh is her vision of an urban community. Kathy has finally retired from her career as a mediator, preferring now to get down to the beach on her ebike. Kathy uses her skills in facilitation, organisation and documentation as our secretary.

Rob Mueck (Treasurer)



Rob's experience in cohousing began in WA with his involvement in Pinakarri, an ongoing cohousing in WA. He handles our money with confidence and expertise with those wonderful spreadsheets he produces. Rob knows lots about building from his work in Project Management. He also has an assortment of most interesting bicycles.

Kevin Fell (committee member)

As a former TAFE manager, Kevin brings his organisational experience to NewCoh. He has written many documents for us and is also good at coming up with options to address tricky issues. Kevin is a long standing Novocastrian who can sometimes be found on the golf course.

Georgie Whitfield (committee member)

Georgie comes to Newcoh with the experience of living in a home designed and built with care of the earth at front of mind, with 5 years experience of building a home educating community from scratch, facilitating a homeschool co-operative for 40 kids and being a partner in a home renovation business. She has exceptional communication skills and a love for getting things done.

NewCoh Guidelines for Communication

It is assumed that NewCoh members will do their best to follow these Communication guidelines which help to build a respectful community:

- Observe common politeness rituals – greetings, thanking people, letting others know if you will be absent if expected
- Express your opinions and feelings without judgement or put downs
- Seek out and use the wisdom of others on a particular issue;
- Share your own wisdom – respond when consulted or asked for input
- Contribute your ideas in the appropriate forum – don't keep to yourself or discuss with others outside of the situation
- When others are speaking, first listen without interruptions and ensure you understand before putting forward an alternative idea. Acknowledge both content and feelings that the other expresses;
- If you have strong feelings on a topic be aware of the tone and volume of your expression. Aim for a friendly tone. Express your feelings honestly (i.e.- 'I feel pretty upset about this')
- Use communication that reflects the acceptance of a range of cultures, personalities and styles in our community
- Seek out and listen to feedback about your behaviour or actions. Reflect back to ensure you have heard the feedback correctly before responding
- Allow yourself and others to make mistakes, acknowledge your own mistakes quickly and apologise if others have been affected, forgive others if they make mistakes
- If you sense misunderstanding or tension, check it out with the person before making assumptions or talking to someone else
 - Try to take a positive viewpoint and aim for relational connection when communicating
 - Refrain from speaking negatively about people to others, don't engage with anyone who does this
 - Try not to use email to deal with challenging or potentially divisive issues – check with the other person about how they would like to communicate if the issue is difficult for them - consider face to face or phone contact if both parties comfortable
- If you receive a strongly worded or tricky email, abandon the email connection in favour of face to face or phone
 - If making a phone call to another about an issue that may be tricky or lengthy, give them notice of the topic and agree on a time that works for everyone
 - It's ok to ask for time to consider an issue you are asked about, just let the other person know you need some time to consider. If you feel you have to withdraw from a communication try to explain the reasons
- If person-to-person communication is unworkable, refer to and follow the NewCoh Conflict Resolution Guidelines.

NewCoh Conflict Resolution Guidelines

Acknowledgement to Urban Coup for some material that has been adapted

1. Community expectations

Members of Newcastle Cohousing are asked to maintain awareness that living in community involves adopting a spirit of compromise and tolerance, within the values and framework agreed to by community members. Long term unresolved conflict between individual community members is destructive and creates tension. It is assumed that NewCoh community members will work towards harmonious and respectful relationships.

Read and be aware of *NC Guidelines for Communication* which will work to prevent conflict. Be willing to follow these *Conflict Resolution Guidelines*. Recognise that conflict involves more than one person and reflect on your own contribution (see 3.1 below). Work towards mutually acceptable solutions that you can live with.

Where possible, community resources will be used to assist in conflict situations. If an external facilitator/mediator needs to be used, the parties involved will share any costs involved.

2. Conflict Resolution mentors

A call to any interested NC members to volunteer to act as mentors to assist NC members in situations of conflict. It is assumed that mentors will have had some experience in counselling, mediation, HR or related fields. Persons interested in acting in the mentor role will attend a Regs meeting to discuss the role and once approved their role will be included in the minutes. Assistance provided by mentors may include informal chat, debriefing, facilitation, mediation or other processes that will assist in preventing or dealing with conflict within the community. Names of mentors will be given to all members. Mentors can ‘step down’ at any time.

A Conflict Resolution (CR) mentor will not act if they are implicated in the conflict. It is understood that mentors will maintain confidentiality in relation to all issues raised by community members. A CR mentor may wish to discuss the situation with another mentor and will seek approval from the person that has approached them to do so.

In the rare situation where the mentor considers that the issue that has been disclosed to them may result in harm to an individual or in general to the community, they may approach the NC Regs group to discuss. The individual involved would be informed of such an action.

Mentors will work to build up resources that community members could access related to communication and conflict. Training needs may also be considered by mentors who would liaise with the Regulars about such.

3. Process for Conflict Resolution

3.1 If faced with an issue that could turn into a conflict, each person should take the time to personally reflect on the situation:

- Recognize its potential for conflict and name it to yourself as early as possible
- Recognise your own feelings – how are you affected, what parts of you have been impacted? Try to name and understand the emotions that have arisen in you about this situation. How do these affect your thinking and behaviour? Give yourself some time for strong emotions to settle.
- Consider how to talk about the issue that will be heard by others, avoiding blame and accusations
- Reflect on how the conflict may be affecting others
- Reflect on what you might be doing that contributes to the situation- we create stories that make us the good guy and the other the bad. Try to recognize when you are doing this and let go of these perceptions

3.2 Approach one of the NC CR mentors about the situation and make a time to talk to them privately. You may prefer to discuss the situation with a friend, a counsellor or another individual outside of NC.

Your meeting with the mentor is done with the following understandings:

- The NC mentor will maintain confidentiality and will not disclose what you speak about to any other community member or the other person(s) concerned unless this is agreed to by all. If you choose to speak to a person outside of NC, it is advised that you encourage them to maintain confidentiality about the issue.
- The role of the mentor is not to take any side in the dispute. If speaking to another person about the issue, asking them to take your side may not assist you to resolve the issue.
- Before speaking to the mentor or another person, prepare by thinking about certain aspects of the issue:
 - ✓ -think through the situation, when did it start, what did each person do, how did this make you feel?
 - ✓ -what differences do you see between you and the other, have any previous situations/incidents contributed to how you feel about that person?
 - ✓ -what do you think are the underlying causes- what is the important issue(s) for you
 - ✓ -what do you think could resolve the issue, what can you offer to the other, what would you like them to do differently? It can be helpful to write some of these things down to organize your thinking.
 - ✓ It may be that talking through an issue with a mentor will assist you to feel resolved about the issue. Sometimes we are affected by a situation that the other person is not aware was a problem. In these cases, a debrief talk may resolve the issue for you.

3.3 It may be considered beneficial, either by the mentor or those concerned to have a third party facilitate a meeting between those experiencing the conflict. In such a case, it is advisable for both/all those involved to meet individually with the facilitator/mentor first before a joint meeting. A facilitated individual meeting can assist those involved to think clearly about the situation: what has been each person's contribution to the situation, what outcome are you looking for, what can you offer, what should you do to prepare for a joint meeting.

3.4 If any person involved in a conflict wishes to bring a support person to a joint meeting with the other person, they must advise and seek approval from the other person and the facilitator/mentor involved. A support person must agree to maintain confidentiality and remain silent in the meeting.

3.5 If you feel confident to approach the other person(s) concerned without the involvement of a third party, you may wish to consider the following 'Steps to Informal Conflict Resolution', adapted from Common Ground

- Get agreement to talk. Name the topic and negotiate a time. Find a quiet and neutral space.
- Get agreement about the process, negotiating who will speak first. How long do you leave the issue unresolved. Such conversations need plenty of time.
- Take it in turns to speak and speak clearly from an 'I' position, stating your interests, needs and feelings. Do not interrupt - wait until the other has finished.
- If both parties agree, you may wish to use a 'talking stick': the person speaking holds the stick and the other person listens actively but silently. When person 1 is finished speaking, they put the talking stick in the middle for the next speaker to take up.
- After listening to the other, restate briefly what you feel they have said – this is an important step to everyone feeling that they are heard. After doing this put forward your perspective, or response to their statement.
- Try to get to what you feel the problem is – don't rush to solutions before trying to understand the issues.
- Suggest possible solutions using tentative language. What will it take to implement the solutions, what are the implications for both yourselves and the community. Are there limitations to your commitment to a solution? What are they?
- Write down what you plan to do. If it is just between the two of you, send it to each other to confirm. Be specific, who will do what by when.
- Informally evaluate how you feel about the conversation after you have finished – how did you feel it went? Ask the other how they felt. Try to affirm the positive qualities of the other.
- If appropriate, arrange a time for follow up

4. Process for unresolved conflict

If conflict is not able to be resolved using the above process and has the capacity to undermine the harmony of the community, those involved will meet with up to 2 members of the Regs that they agree to as soon as possible to discuss how to proceed. Such steps could include using an external mediator or other professional to assist parties to come to some agreement that will be workable for all parties. Any cost for such external services will be borne by the parties.

NewCoH – Interim Decision Making Model –(August 2018)

Modified-Consensus Decision Making

NewCoh has decided that consensus decision making is the model upon which decisions will be made. Traditionally, a consensus is achieved when everyone agrees. Our model intends to stress the participatory process of building a proposal taking into account different members' points of view.

Our model is intended to maximise the opportunities of living or working in a group environment. It provides a space for everyone to have a voice, is cooperative and inclusive, supports creative thinking by engaging everyone in problem solving and decision making so that all group members have the opportunity to participate in reaching an acceptable decision. It thus moves away from more traditional decision-making models and works against win/lose dichotomies and the risks of "tyranny of the majority". Consensus requires members to understand the issue at hand, make decisions in good faith and engage in the process to identify solutions. The decisions made through this model may not be optimal for every member, they may not even be what any one person thinks is the optimal solution for the group; however, decisions made through this model should be the best decision that everyone can agree to. By everyone agreeing, satisfaction and acceptance of the outcome is maximised.

Every member of NewCoh has the right and the responsibility to have input into decisions that affect them and NewCoh. This does not mean that all decisions require the input and agreement of every member. Given the number of members involved in NewCoh, the number of decisions to be made in a short space of time, our reliance on technology to communicate and the challenges in getting every member to attend a meeting, it is agreed that not all types of decisions need to achieve consensus by the entire group. In these circumstances, the principles of consensus are to be upheld. Those involved in making the decision are those who identify themselves as being interested in the decision or decision outcome for any reason; the whole group has access to all relevant information.

Categories of Decision Making

Two main types of categories of decisions have been outlined by this model, **Major** and **Minor** Decisions. Major Decisions will be discussed and voted upon at NewCoh meetings and documented in the minutes. For decisions required between meetings these can be made by using one of the two Minor Decision Making Processes.

To determine whether a decision should use the Major or Minor Decision making process, use the following criteria. The Major Decision Process is only for significant decisions such as the following, if a decision does not meet any of these criteria, use the Minor Decision Process.

- expenditure more than \$500,
- legal matters,
- public impact,
- membership of NewCoh
- election of office holders
- where it is known there is not current consensus

This model will be trialled until a more permanent process is developed

Process – Major Decisions

PUT TOGETHER A DECISION PROPOSAL

Identify the issue at hand, the questions to be asked in this investigative step are listed in the Template below.

The **NewCoh Interim Decision Proposal** form is prepared by the proposer and emailed out at least 4 days before the Regulars meeting or at the same time the Agenda is emailed out. The Proposer is to discuss with the meeting facilitator to allocate an appropriate amount of time for the proposal on the Agenda.

Discussion and Voting

When the meeting facilitator indicates it is time to discuss the proposal.

- The proposer introduces the proposal and asks people if any clarification is needed.
- The facilitator tests if there is immediate consensus or if discussion is required.
- The meeting facilitator conducts broad discussion of the issue at hand from the start when possible.
- Take the opportunity to think as broadly as possible to identify, clarify and specify the issue and then brainstorm possible solutions. Note that facilitator and decision proposer are included in the voting. No proxies allowed
- Important discussion points will be documented in the minutes and the original proposal amended if necessary
- Once the discussion has ceased and original proposal amended the Proposer can put the proposal to a vote, test consensus and if no consensus put the proposal to a vote.

How to vote:

Facilitator asks for people to indicate their preferences in accordance with the categories below:

- a. I agree
- b. I can live with this
- c. I trust the Regulars members to make this decision
- d. I can't live with this the way it is

The proposal will be considered 'agreed to' if nobody votes a D. Any person voting a D is indicating their willingness to engage with the Proposer to develop a resolution that the Proposer, the Regulars members and they could agree with.

- If consensus can't be reached, members who vote D, outline their reasons for their vote. Note that voting is to be done in line with the vision and objectives of NewCoh
- If further discussion does not achieve a D voter/s to change their vote to an A, B or C. The D voter/s and the Proposer will edit the proposal to be brought back to the next meeting to be voted on again.
- The proposal is then modified and brought back to the next meeting, put to a vote and if no consensus reached may be passed with a 75% majority.

DOCUMENT AND REPORT THE DECISION

With help from the minute-taker, report the outcome of the decision in the **Decision Log** and if relevant, to communicate to regular members at the next general NewCoh meeting.

Implementation

This should be in accordance with the procedure as detailed in the Proposal, including any required evaluation of the outcome.

Process- Minor Decision

Process for decisions that do not fall into the Major Decision category will fall into two categories of Minor Decision making processes:

MINOR DECISION TYPE 1 - For decisions concerning normal business of moving issues forward, item will be put on the agenda for meetings, with a view to facilitator sending out agenda 2 days before the meeting if possible. Agenda items may also be added at the beginning of meeting if time provides. Decisions made about such items at the meeting are binding. Members can question such decisions if they wish and ask for

them to be revisited at the next members meeting. All members can speak to such discussions and ‘vote’ on their approval at a meeting (no proxies).

MINOR DECISION TYPE 2 - For minor decisions that need to be made before next meeting, an email will be sent with identifier in subject line asking for a reply. Sender will allow 2 days for reply. If no reply received, agreement with decision/question will be assumed and associated action taken.

Proposer to create an email which includes

- Subject line: ***Decision response needed by dd/mm/yy*** and a one-line description of the decision to be made.
- The date should reflect the maximum response time of 2 days
- In the body of the email. Background, decision clearly stated, cost and who else would need to be involved if decision goes forward. The clearer the decision proposal is, the less likely there will be emails back and forth to clarify the proposal. Proposers are to think very clearly about the simplest way to communicate the decision.
- Email is sent to the Regulars distribution list.

Regulars are to agree that they will answer emails with these headings in 2 days

If a member of the Regulars group does not respond within 2 days then they forfeit the right to vote/express an opinion.

If there is discussion required it still needs to fit into the 2-day decision making period, unless there is an exceptional reason for it to be delayed.

For decisions which have not been agreed to at a meeting, are major, controversial or have financial or other substantial impacts on members, the formal Decision Making process will be used. This DM process will be posted on Google drive once modifications have been made to stipulate the type of issues that it will be applicable to.

Proposal Template: Major Decision

Decision proposed by:(Name and Signature)

Date of meeting proposal is to be presented:

Provide background to the proposed decision, by answering the questions below.

1. What is the issue and the context?
2. Why is this important for NewCoh?
3. What is the proposed solution for addressing this issue and the consequences of this?
4. Are there good examples in other groups or organisations?
5. Has a decision been made about this already and you are seeking to amend it?
6. Have you spoken to other members who have background in this?
7. Estimated cost to NewCoh?
8. Alternatives to this decision

What is the proposal? Explain in 200 words of less.

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Pet Policy for NewCoh – as amended May 2022

Principles

1. We believe the ability to keep a pet is an important element of a healthy balanced urban community. We accept the inclusion of pets and people's right to enjoy pets within our community.
2. We understand that some people are uncomfortable with animals in their personal space. We feel that people have a right to live in our community without being disadvantaged or made uncomfortable by pets. We recognise that some people are allergic to pets, with a wide range of severity.
3. Unsupervised pets can be destructive to the environment and therefore we consider it to be very important that any pets kept on our community are supervised by their owners.
4. Our community aims to establish a habitat that is as close as possible to a native ecological system within our urban setting. For this reason we aim to be aware of the need to balance our desire for a natural order with our residents desire to keep pets.

Guidelines

The following guidelines on pets will apply:

- 1a) Domestic cats, dogs and other small domesticated animals are welcome in the community with supervision. Guide dogs or registered trained therapy animals are allowed if required by any resident.
- 1b) No animal that has attacked a human or a domestic animal without provocation or that has been known to do so in the past will be allowed to live in or to stay in the community if already in the community.
- 1c) A maximum of one dog or one cat will be allowed in each private unit, regardless of the number of residents living in that unit. If a member or members living in one unit have two pets when moving into their housing unit, they will be allowed to keep both these animals until such time as one of the animals dies. Once one animal has died the second animal will not be able to be replaced so that each resident or residents living in one unit will be entitled to one pet on an ongoing basis. This limitation to be flexible taking into consideration the size, nature and impact of the pet on the overall community amenity and the total number of pets at the community over time.

Any resident wishing to be considered to be allowed to keep 2 pets on an ongoing basis to put this proposal to a community meeting using the agreed process before acquiring a second pet, recognising that this may concern a pet replacing one that has died.

- 1d) No more than two pets will be allowed to be kept in any one housing unit at any time.

- 1e) A small number of other domesticated animals that are legally allowed to be kept in NSW, such as fish, birds, rabbits or guinea-pigs can be kept in any residents private space or in a common space by consultation with the community.

- 1f) Keeping any other type of animal must first be approved by the community using the agreed process in a community meeting.

2. All pet owners must keep their animals in a disease-free condition.

3. Dog owners must ensure that their animal is not a threat to anyone's safety. Dogs are only allowed on common property when supervised and on a leash. Exceptions may be granted if it can be demonstrated that the dog is sufficiently trained to be under control at all times. Exceptions must be approved by the community.

4. Dogs can be unsupervised in private (garden) spaces provided they do not annoy other community members through such actions as regular persistent barking.
5. Cat owners must be responsible for the actions of their animals and ensure that they do not travel onto other individual residents' spaces. It is strongly encouraged that cats be 'inside' animals. Cats are to be kept inside from dusk to dawn to prevent damage to wildlife. Cats can be outside within an appropriate cat enclosure if agreed by the community and near neighbours.
6. No animals are to be taken into the common house or any indoor common areas.
7. Pet owners must retrieve and dispose of their pets' excrement on all common property. If it is unclear which pet is responsible any owner of an outdoor pet can be called upon to clean up.
8. All pets must be neutered unless specifically granted an exception by the community.
9. Any behaviour by a pet that concerns a resident should first be discussed with the pet owner. All pet owners must take responsibility for ensuring their pet doesn't annoy or disadvantage other residents. If a problem with a pet can't be resolved with the owner, it can be brought to the body established in the community for dealing with conflict.

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