

NewCoh  
**Partnerships for  
Cohousing**  
legal and financial model



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*“What’s weird is being  
conditioned  
by society to not know your  
neighbors at all.”*

*Ben Brock Johnson, Essay - The Case for Cohousing*



Man waters lawn, suburbia. Image by Ed Templeton.

NewCoh

# Newcastle Cohousing



# NewCoh

- A group of about 35 members
- Project in Newcastle, NSW
- 28 to 34 households
- Site purchase stage

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# NewCoh's drivers



Changing  
Climate



Housing  
Inequality



Social  
Isolation

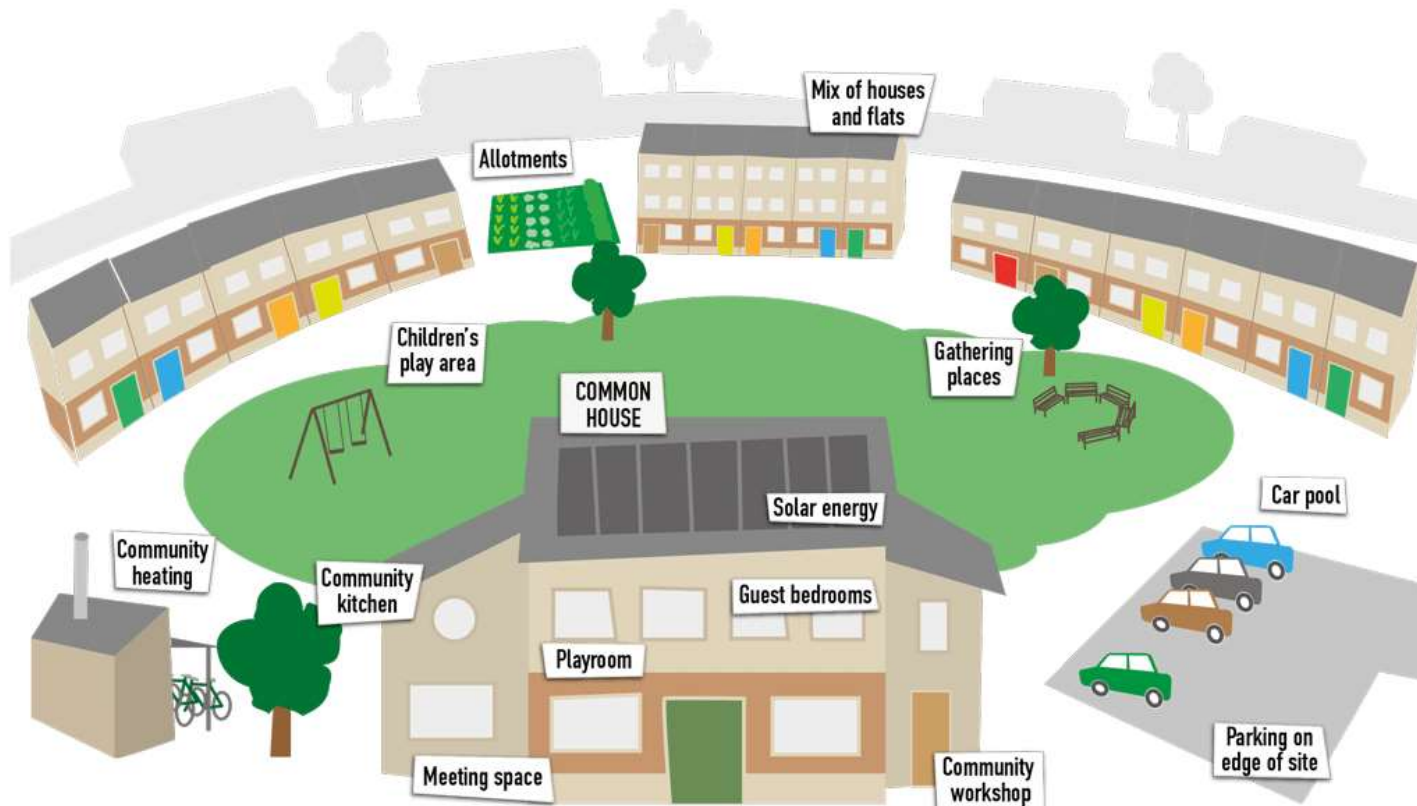


Housing  
Quality



Housing  
Diversity

# NewCoh's objectives



1. Resident-led design
2. Decarbonised living
3. Shared property management
4. Multi-generational
5. Mixed tenure
6. Disability inclusive design
7. Designed for interaction
8. Shared spaces and resources
9. Less car dependence
10. Neighborhood connection



# NewCoh's



Changing  
Climate

**Decarbonised  
living & less  
car dependence**



Housing  
Inequality

**Mixed tenure**



Social  
Isolation

**Designed for  
interaction &  
shared spaces  
and resources**



Quality  
Housing

**Resident-led  
design &  
shared  
management**

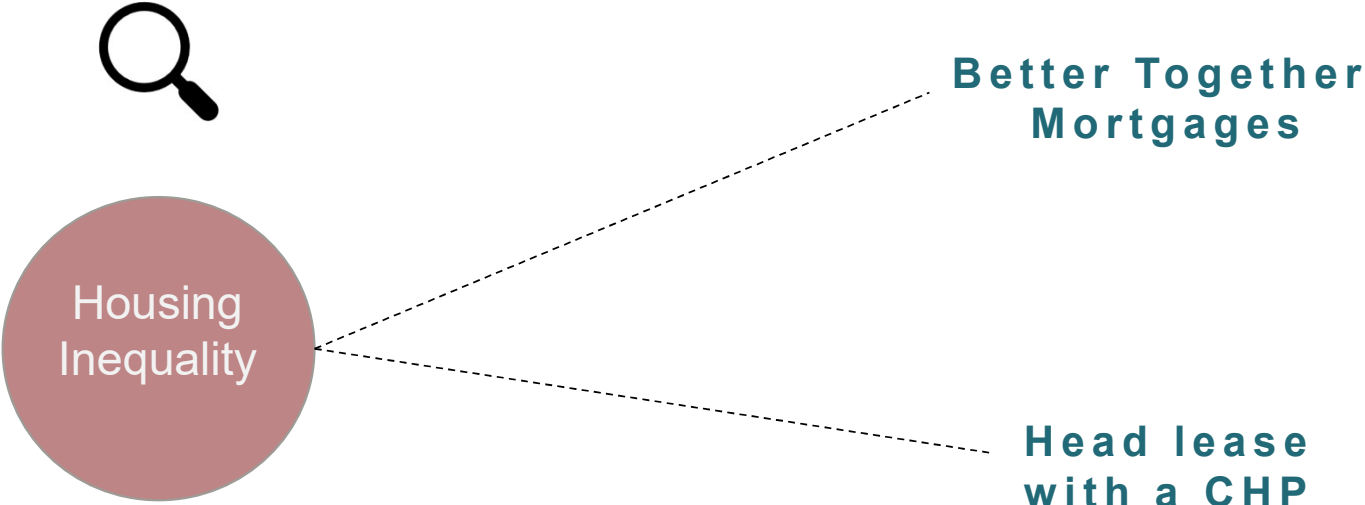


Housing  
Diversity

**Disability  
inclusive  
design &  
Multi-  
generational**

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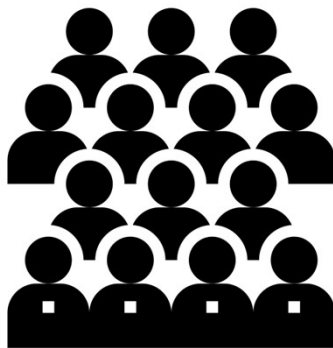
# Purchase and rental models



NewCoh  
Legal and Financial  
Model

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# NewCoh – Cohousing Group



**COHOUSING  
GROUP**

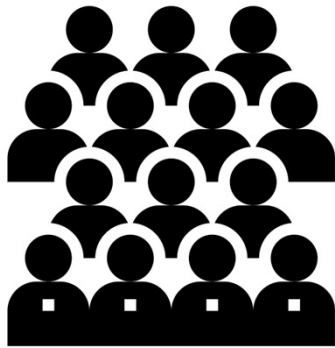
## Strengths

- Group of 28 to 34 households
- Clear design brief
- Calculated individual and group budget
- Legal entity
- Formalised decision process

## Weaknesses

- Site search, negotiation and purchase
- Property development expertise
- Don't have skills, experience or the time to run a project
- Don't have 30%+ cash/equity needed to run a project
- Can't access development finance for a 34 apartments

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- Don't have 30%+ cash/equity needed to run a project
- Inability to lend for construction due to inexperience, cashflow, significant other security

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# Property Developer



PROPERTY  
DEVELOPER

## Weaknesses

- Time and costs involved in market research
- Take great financial and business risk to fund a project without any certainty of sales - speculation
- Difficult to deliver environmental or social innovation
- Apartment prices are decreasing due to oversupply

## Strengths

- Sourcing, negotiating and securing sites
- Selecting relevant consultants
- Negotiations with Local Councils
- Predict and manage costs to build desired outcome

# Cohousing group + Property Developer



- ✓ Site search, negotiation and purchase
- ✓ Don't have skills, experience or the time to run a project
- ✓ Can't access development finance for a 34 apartments
- ✓ Don't have 30%+ cash/equity needed to run a project

- ✓ Time and costs involved in market research
- ✓ Financial risk of speculative development
- ✓ Difficult to deliver environmental or social innovation
- ✓ Apartment prices are decreasing due to oversupply

## Cohousing Group

## Property Developer

Clear suburb list and proximity characteristics

SITE PURCHASE

Source viable sites for consideration

5% deposit into Developer's trust account

DESIGN

Facilitate cohousing group customisation of building design and specification

Advocate community led housing model  
5% deposit into Developer's trust account

COUNCIL APPROVALS

Negotiate with council for approvals

Involvement in any design or specification changes

CONSTRUCTION

Manage the construction process

Pay outstanding amount and release trust funds to developer

SALES & MOVE IN

Complete sales and handover to individual owners



# Win-win partnership model

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