

Bridge Housing Limited

Minutes of the Annual General Meeting  
Held on Wednesday 22 November 2017  
Commencing at 10:30am  
Redfern Community Centre  
29 Hugo Street, Redfern 2016

Attendance:

**Members (directors):**

Mark Turner, Carolyn Scobie, Shirley Liew, and Graham Monk.

**Non-members (Officers):**

John Nicolades (Company Secretary), Rebecca Pinkstone, David Miller, and Adam West (Returning Officer).

**Members (tenants):**

Abdel-Rahim Alsayed  
Dipika Bhatt  
Raymond Braddick  
Isaac Cepeda  
Virginia Cepeda  
Dominic Guerin  
Zorica Lackovic  
Yuk Chun Man  
Clive Matthews  
Julia Nunes  
John Ripamonte  
Michael Solomon  
Pamela Pryor  
Alan Woulfe  
Lorna Zappa

**Tenants (non-members):**

Philip Conyngham  
Gary Dawson  
Kywng Deok Jun  
Hyogoo Lee  
Geoff Lynraven  
Chao Tang  
Brad Pavitt  
Atilla Liptak  
Zhen Long Yu  
Mo Xiu Tang  
Rourd Rtola  
Atoka Wilde  
Fiona Hady  
Yuzhi Zhang  
Shu Hua Wang  
Julio Cordoba  
Thien Ma  
Hao  
Huy

**Other non members (eg Support Providers, Partner and Government agencies):**

Cl Craig Chung, Councillor – City of Sydney  
Cl Luise Elsing, Councillor – Woollahra City Council  
Tom Mortimer representing Tania Mihailuk, State Member for Bankstown  
Niamh Boyce representing Tanya Plibersek, Federal Member for Sydney  
Bill Randolph, City Futures Research Centre  
Ian Hooper, BDO  
Mark Lawlor, Achieve Australia

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Deborah Georgopoulos, CEO Women's Housing Company  
Stephen McIntyre, CEO Wentworth Community Housing  
David Conway, St George Community Housing  
Jackie Sailer, Waverley Council  
Millie Ingram, Wyanga Aboriginal Aged Care  
Tim De Vere White, National Australia Bank  
Gordon Hardie, National Australia Bank  
Elizabeth Heidrichas, SR Constructions  
Sam Eisho, SR Constructions

***Bridge Housing Staff:***

Rachel Berry	Sinead Duffy	Joseph Vernez
Julia Medley	Sarah Kingsbeer	Ally Moodie
Ellie Coombs	Sage Lukacs	Sharon Collinge
Sarah Barclay	Rhea Smail	Agnes Walshe
Raymond Fatafehi	Ariana Vumbaca	Terry Livingstone
Francesca Cathie	Tayla Heming	Monica Salama
Jessica Pearson	ShammaRose Kerehoma	Helen Tighe
Effie Warren	Sweet Ayuson	Becky Chan
Andrew Stone	Shirley Zhu	Asrar Ahmed
Samantha Fuller	Simon Port	Josh Bird
Rose-Ann Agana	Christina Hough	Rupika Srinivasan
Jenny Woolley	Zac Hau	Stephanie Sin
Christopher Dib	Megan Caldwell	Natasa Tosic
Rebecca Mawad	Rita Cardoso	

***Apologies Received:***

Dick Persson AM, Director, Bridge Housing  
Gary Milligan, Director, Bridge Housing

The Hon Tanya Plibersek (Federal – Sydney)  
The Hon Julie Owens MP (Federal – Parramatta)  
The Hon Julian Leeser MP (Federal - Berowra)  
The Hon Jason Falinsky MP (Federal - Mackellar)  
Senator the Hon Doug Cameron (Federal) - Shadow Minister for Housing and Homelessness  
Senator the Hon Sam Dastyari (Federal)  
Senator the Hon Concetta Fierravanti-Wells (Federal)

The Hon Pru Goward MP (State) Minister for Social Housing  
The Hon James Griffin MP (State – Manly)  
The Hon Jonathan O'Dea MP (State – Davidson)  
The Hon Brad Hazzard MP (State - Wakehurst)  
The Hon Jamie Parker MP (State – Balmain)  
The Hon Jenny Leong MP (State – Newtown)  
The Hon Jo Haylen MP (State – Summer Hill)  
The Hon Ron Hoenig MP (State – Heffron)  
The Hon Stephen Kamper MP (State – Rockdale)  
The Hon Mark Coure MP (State – Oatley)  
The Hon Tanya Davies MP (State – Mulgoa)  
The Hon Hugh McDermott MP (State – Prospect)  
The Hon Victor Dominello MP (State – Ryde)

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The Hon David Elliot MP (State – Baulkham Hills)  
The Hon Chris Minns MP (State – Kogarah)  
The Hon Julia Finn MP (State – Granville)  
The Hon Ray Williams MP (State – Castle Hill) - Minister for Multiculturalism, and Minister for Disability Services  
The Hon Bruce Knotley-Smith (State – Coogee)

Lord Mayor Clover Moore, City of Sydney  
Mayor Khal Asfour, Canterbury Bankstown City Council  
Mayor Greg Cummings, Cumberland  
Mayor Michael Regan, Northern Beaches  
Deputy Mayor Alexandra Luxford, Randwick City Council  
Cl Christie Hamilton, Randwick City Council  
Cl Philip Veitch, Randwick City Council  
Cl Dylan Parker, Randwick City Council  
Cl Rory Amon, Northern Beaches Council  
Cl Jacqui Willoughby, Mosman City Council  
Cl Matthew Blackmore, Strathfield Council  
Cl Will Nemesh, Waverley Council  
Cl Elaine Keenan, Waverley Council  
Cl Angela Burrill, Waverley Council  
Cl Harriet Price, Woollahra Council  
Cl Claudia Cullen, Woollahra Council

Humair Ahmad, Director Community Housing and Pathways  
Peter Anderson, Executive Director Communities Plus, LAHC  
Alison Frame, Deputy Secretary Policy and Strategy Department of Planning  
Cathy Henderson, General Manager, Waverley Council

**1. Welcome by Chairman, Mark Turner**

Mark Turner, Chairman, declared the meeting open at 10.35 am, welcomed members and guests to the 2017 AGM. He advised that he had received eleven (11) valid Proxy Appointments from members that appointed the Chairman to vote on their behalf.

**2. Welcome to Country**

Mark Turner welcomed Uncle Charles Madden (Chika) to welcome us to country. Uncle Chika is a representative of the Metropolitan Local Aboriginal Land Council and a Gadigal elder.

**Proxies**

Eleven (11) valid Proxy appointments were received from members that appointed the Chairman.

**3. Confirmation of the Annual General Meeting Minutes held 23 November 2016.**

The draft minutes of the Annual General Meeting held 23 November 2016 was presented to members.

No amendments were advised.

**Motion:** Minutes of the Annual General Meeting held 23 November 2016 to be approved  
**Members approved the minutes of the Annual General Meeting held 23 November 2016.**

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#### 4. Chairman's Report

Mark Turner, Bridge Housing Limited Chairman presented the Chairman's Report for 2016-17. The Chairman's Report is available in the 2017 Annual Report and as presentation to the 2017 Annual General Meeting, available on the Bridge Housing website .

**Motion:** That the Chairman's Report for 2016-17 be approved

**Members approved the Chairman's Report for 2016-17 and motion carried.**

#### 5. Chief Executive Officer's Report – Review of 2016-17 Achievements:

John Nicolades, Bridge Housing Limited Chief Executive Officer thanked Mark Turner for his acknowledgements to the Bridge Housing team and presented the meeting with a more detailed view of the key achievements in this financial year. . The CEO's Report is available in the 2017 Annual Report and as presentation to the 2017 Annual General Meeting, available on the Bridge Housing website.

John thanked the Bridge Housing team for their hard work and commitment.

**Motion:** That the Chief Executive Officer's Report for 2016-17 be accepted.

**Members approved the Executive Officer's Report for 2016-17 and motion carried.**

#### Questions from Attendees:

There were no questions from attendees.

#### Finance, Risk & Audit Committee Report

Shirley Liew, Chair of the Finance, Risk and Audit Committee, presented the Report, reporting that Bridge Housing was in a sound financial position. The 2016 Financial Report is available in the 2017 Annual Report on the Bridge Housing website.:

#### Questions from Attendees:

*Question from Attendee, Pam Pryor (Tenant Advisory Group Chairperson):* What does Risk Appetite mean?

*Answer from Mark Turner:* We look at how much risk the organisation is prepared to take to achieve its strategic and business goals.

**Motion:** The Bridge Housing Limited Financial Accounts for 2016-17 be accepted.

**Members approved the Bridge Housing Limited Financial Accounts for 2016-17**

#### 6. Election of New Directors

Adam West, from the NSW Federation of Housing Associations, acted as the Returning Officer for the Board election. Our Constitution requires there be a re-election of two Directors, in association with the company's Annual General Meeting for 2016. The two Directors who retired in accordance with the scheduled set out in the Constitution are:

- Mark Turner
- Dick Persson AM

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Mark Turner and Dick Persson AM re-nominated, indicating that they wished to stand for re-election. As there were no other candidates for the position, the Returning Officer declared Mark and Dick elected unopposed under clause 8.8 in the constitution.

## **7. Close of Meeting**

The Chairman thanked Adam West for acting as the Returning Officer, all for their attendance, congratulated the new board members and declared the meeting closed at 11:43am.

Attendees were invited to join the Directors and Bridge Housing staff to stay for the guest speaker, Professor Bill Randolph, of the City Futures Research Centre, to speak on Inequality, Densification and the Rebirth of Private Rental: Implications for Community Housing Providers and then for refreshments and an opportunity to meet Bridge Housing team members.

### **Questions from Attendees:**

*Question from Attendee, Lee Smith (tenant): What does the term 'Bond Aggregator' mean?*

*Answer from Mark Turner:* The Bond Aggregator means that the Federal Government will be promoting institutions to invest capital in Community Housing Providers such as Bridge Housing on terms more favourable than within the existing private market. This is due to come into effect June 2018. However even if the terms of any loan are slightly better, it is unlikely to have a large impact on the overall situation for affordable housing unless there is a subsidy element included, because the income that CHPs receive from rental alone is not sufficient to repay any loan.

Minutes of Annual General meeting held 22 November 2017 confirmed correct
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Chairman _____ Date: _____
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