

Collett's Corner Co-living Agreement

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1. What's the purpose of the Co-living Agreement?

The underlying intention of Collett's Corner is to create a place to bring people together in a way that supports a thriving community. This ethos has been at the root of the project since the inception of this people-powered property development. At the heart of this community is the desire to cultivate a thriving sense of wellbeing, we each come at this from our own needs, while together we recognise one aspect is a strong sense of belonging and connection with people.

This Co-living Agreement sets out how the residents of Collett's Corner will share space, responsibilities and decision-making power, while showing respect for one another. This Agreement works alongside the Body Corporate Rules. In black and white terms, the Body Corporate Rules protects the individual rights, and the Co-living Agreement protects the collective rights, but we also recognise the community is never black and white and there are many shades of grey. So it is best to think of these two documents as dovetailing together to create the foundations upon which we cultivate our community.

Above all we agree to work together to resolve differences, to mature our communication and to cultivate a strong sense of community committed to wellbeing.

2. Beginning and carrying on with shared intentions

Residents are compelled to live at Collett's Corner for various reasons. In a very broad sense, wellbeing is the one value we collectively agree to uphold together. This can be interpreted in a number of ways. It will be up to the community to explore how these transpire through our relationship with each other and our surroundings. It will be up to the individual to explore how the value of wellbeing transpires within themselves.

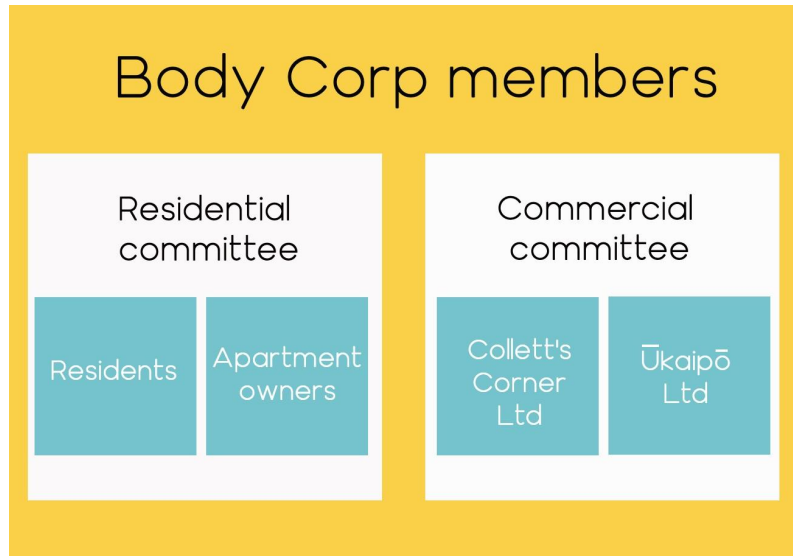
Residents living at Collett's Corner have one shared commitment, and that is to be willing to be part of the community that resides at Collett's Corner. Again, this can mean different things to different people. As a beginning and a minimum commitment, it starts with the willingness to make an effort to get to know one another. This can mature into other commitments the community is interested in exploring together, for example we may consider working together to reduce our overall carbon footprint by pooling shared resources.

The power will be with the residents to meet and determine how both the spirit of community and their collective care for the environment manifest initially and over time. How can individual privacy and togetherness be balanced? How can residents care for themselves, one another and the planet? These are questions we can and likely will explore together as the community matures and relationships develop.

3. Meetings and decision-making for residential committee

Within the Collett's Corner community, there are three groups:

- Residents and apartment owners: represented by the residential committee
- Collett's Corner Ltd and Ūkaipō Ltd: represented by the commercial committee
- Body Corp members: which is made up of all residents, apartment owners and representatives of both Collett's Corner Ltd and Ūkaipō Ltd.



There will be two forms of meeting relevant to this co-living agreement: casual and formal.

3.1 Casual Meetings

Casual meetings will be optional and take place as residents call them. For example, a casual meeting may be a potluck dinner, a walk in the hills, a BBQ on the roof. It's expected that residents will fairly share responsibility for convening and hosting - ideally rotating the responsibility from month to month.

3.2 Formal Meetings

Formal meetings will be called by residents to discuss and make decisions about important opportunities and issues. For example, electing a Chair of the residential committee, discussing the use of shared spaces or deciding how they will farewell departing residents and welcome new residents to the community. The frequency of these meetings will be decided by the residents. Open and frank, but respectful, discussion is welcomed. Ideally, all residents will attend unless their circumstances don't allow them to.

A formal meeting will be called using the You plus Two principle. Any resident can propose a meeting and it will be scheduled - a minimum of three weeks in advance - when two other residents agree with that proposal, deeming the meeting necessary. The same three people cannot call two formal meetings in a row, there must be some other residents involved in the calling of the next meeting.

The groups who are affected by the decisions being made at a formal meeting will be invited to participate in that meeting. Some decisions - particularly financially relevant decisions - may call for apartment owners to be involved (for example, deciding to put a hot pool on the rooftop). Some - decisions that affect the lower floors and business operations downstairs - may call for the commercial committee to be involved. Others may just be relevant to residents. Residents will use their fair judgement to involve those that are, or will be, affected.

Each resident, 10 years and older, has the right to one vote in all votes that have to do with the day to day affairs of living at Collett's Corner. A resident is someone living at Collett's Corner.

The quorum for deciding a vote will be 50% of those attending the meeting, in person or digitally. Voting cannot happen on the same day as the meeting, so as to allow time for participants to consider the issue brought up and the options available.

For any matters to go to vote that have financial implications to owners of apartments, all owners will have one vote per apartment. If a person is both a resident and an owner, they will have a maximum of one vote.

If there is a tie, the elected Chair of the residential committee will have the deciding vote. The Chair will be elected at each AGM by vote by all residents and absent owners.

3.3 Proposed amendments

Each resident is invited to review and propose amendments to this document with the aim to mature it so that it contains the necessary guidance to reflect how we agree to work together. Any proposed changes will be voted on at an annual meeting.

4. Working together to resolve conflicts

When issues arise, the aim is to empower individuals to first resolve conflicts themselves, asking for help when needed, and, only after that fails, to escalate further.

The method for resolving disagreements will be:

- A. those involved in the conflict will address it directly and aim to find an agreeable solution
- B. if, after 14 days, the conflict hasn't been resolved, it will be brought to the residential committee to find a solution
- C. If, after 14 more days, the conflict hasn't been resolved, it will be brought to a mediator to hear the perspective of every person involved in the conflict and to make a final decision.

If a conflict arises due to threatening or harassing behaviour and requires immediate escalation, a mediator will be involved immediately.

There may be circumstances where, in the interests of Collett's Corner as a whole, disruptive persons will need to be kicked out of the resident community. Any disruptive person can be kicked out if 50% of residents vote to remove them. That vote can be initiated by any resident and can only be called once all reasonable actions have been taken to resolve differences.

If residents or apartment owners become concerned about the behaviour of any of the other residents or apartment owners, they can refer the matter to the residential committee for discussion and attempted resolution. If a resolution cannot be found, all residents and apartment owners will vote to remove the resident in question.

If the removed resident owns the apartment, they must market their apartment for sale at the fair market rate and move out of the building within 2 months. If the removed resident is renting they must move out of the building within 1 month.

This process is a starting point and can be reviewed annually by residents and owners to improve it.

5. Residents coming and going

The reality of strong communities is that people will come and people will go. There will be a process for choosing new residents aimed at maintaining and growing the spirit of community, which may include the vetting, recommending, welcoming and farewelling of residents.

There will be a residents group appointed to meet potential residents. They will be able to give a recommendation to the owner of the apartment who is either selling or renting the apartment to someone. The owner of the apartment has the authority to make the decision and the residents group has only the ability to make a recommendation. A waiting list may be kept outlining the people who would like to buy or rent that have been approved by the residents group.

This process is a starting point and can be reviewed annually by residents and owners to improve it.

6. Permitted uses of particular spaces

When it comes to leasing apartments, residents commit to the permitted uses as set out below.

- 6.1 An owner of a Level 2 Apartment shall not:
lease out their Apartment for an overnight or short term stay (less than eight weeks) without the prior written consent of the Resident Committee. The Residential Committee may grant or withhold its consent in its sole discretion. An owner of a Level 2 Apartment may lease out their apartment for long term stays (greater than 8 weeks).
- 6.2 An owner of a Level 1 Apartment may:
lease out their Apartment for an overnight stay, a short term stay (less than eight weeks) or a long term stay (greater than eight weeks). This arrangement must be managed by a management company appointed by the Residential Committee.
- 6.3 All owners may occupy the Apartments as their principal place of residence.

7. Using shared spaces

The roof terrace is a beautiful space shared by all residents. It will only be available to the residents and their guests. The rooftop terrace is maintained through the payment of body corporate fees.

The patios on Level 1 and Level 2 are designed for casual interactions between residents, as they are outside of apartments residents are asked to be respectful and have quiet conversations.

The ground floor's commercial shared space will only be available to the commercial tenants of Collett's Corner Limited and their staff and customers, except as required for reasonable access through the Commercial Shared Space in order to access the lift and stairs.

8. Using the shared cars

Please see the "[Car share programme](#)" explainer on the Collett's Corner website.

Further details of how this will operate will be included once we find a share car programme provider.