

ANNUAL REPORT 2009

Christophorus House Retirement Village Ltd ABN 32 001 781 013



CHRISTOPHORUS HOUSE
retirement village

Registered Office: 396 Pacific Highway Hornsby NSW 2077
Telephone: (02) 9476 3161
Office Fax: (02) 9477 5768
Office email: admin@christophorushouse.com.au
Hostel Fax: (02) 9987 0212
Hostel email: hostelmanager@christophorushouse.com.au

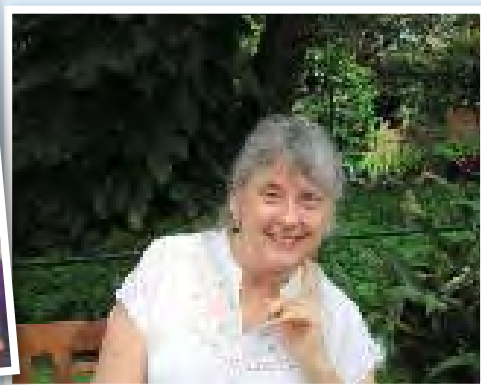
Index...



Mission Statement	..... 4
Chairman's Report	..... 5
Chief Executive's Report	..... 6
Treasurer's Report	..... 8
Hostel Report	..... 10
Board of Directors	..... 11
Corporate Governance Statement	..... 12
Staff members	..... 14
Self Care Residents' Committee	..... 15
Director's Report	..... 16
Audit Report	..... 19
Auditor's Independence Declaration	..... 20



Income Statement	21
Balance Sheet	22
Statement of Recognised Income and Expenditure	23
Cash Flow Statement	24
Notes to the Financial Statement	25
Director's Declaration	36
Supplementary Statement (Detailed) Income Expenditure Statement.....	37
Charter Of Residents' Rights And Responsibilities	39
A Time of Reflection	40
List of Life Members & Foundation Members	42
Memories	39





Mission Statement

To provide a high quality environment to the community we serve, especially aged and disabled persons, based on the therapeutic and social ideals of Dr Rudolf Steiner; emphasising respect for the dignity of the individual. This will be achieved through maintaining a harmonious, healing and aesthetic environment, providing nursing care practices and other services of the highest standard.

Vision Statement

CHRV is a thriving community where the living ideals of Anthroposophy infuse and enrich the care of the aged and those with special needs. For each individual, CHRV will be as their home and CHRV will be sensitive to the cultural and spiritual background of each resident.'

Rudolf Steiner (25 February 1861 – 30 March 1925), born in Donji Kraljevec, Croatia, was an Austrian philosopher, literary scholar, educator, artist, playwright, social thinker, and esotericist. Steiner had a wide breadth of activities. He founded the Waldorf education school movement and the Biodynamic agriculture he founded has contributed significantly to the modern organic farming movement. Anthroposophic medicine has created

a broad range of Anthroposophical medicines; in addition, a wide range of supportive therapies – both artistic and biographical – have arisen out of Steiner's work.

As a playwright, Steiner wrote four "Mystery Dramas" between 1909 and 1913, including *The Portal of Initiation* and *The Soul's Awakening*. Steiner founded a new approach to artistic speech and drama. The actor Michael Chekhov extended this approach to what is now known as the Chekhov method. The homes for the handicapped based on his work are widely spread. His paintings and drawings have been exhibited in museums and galleries and the list of people influenced by him includes Joseph Beuys and other significant modern artists. Steiner designed 17 buildings; his two Goetheanum buildings and drawings are generally accepted to be masterpieces of modern architecture, and other Anthroposophical architects have contributed thousands of buildings to the modern scene.

One of the first institutions to practice ethical banking was an Anthroposophical bank working out of Steiner's ideas. Steiner was extremely active as a lecturer on social questions. He suggested that human society had been moving slowly, over thousands of years, toward articulation of society into three independent yet mutually corrective realms, and that a Threefold Social Order was not some utopia that could be implanted in a day or even a century. He believed in equality of human rights for political life, liberty in cultural life, and voluntary, uncoerced fraternal cooperation in economic life.

In the 1920's, Steiner was approached by Friedrich Rittelmeyer, a Lutheran pastor with a congregation in Berlin. Rittelmeyer asked if it was possible to create a more modern form of Christianity. Soon others joined Rittelmeyer – mostly Protestant

pastors, but including several Roman Catholic priests. Steiner offered counsel on renewing the sacraments of their various services, combining Catholicism's emphasis on the rites of a sacred tradition with the emphasis on freedom of thought and a personal relationship to religious life, characteristic of modern Johannine Christianity. Steiner made it clear, however, that the resulting movement for the renewal of Christianity, which became known as 'The Christian Community', was a personal gesture of help to a movement founded by Rittelmeyer and others independently of the Anthroposophical Society. The distinction was important to Steiner because he sought with Anthroposophy to create a scientific, not faith based, spirituality. Steiner's literary estate is correspondingly broad. Steiner's writings are published in about 40 volumes, including books, essays, plays ('mystery dramas'), mantric verse and an autobiography. His collected lectures make up another approximately 300 volumes, and nearly every imaginable theme is covered somewhere here. Steiner's drawings are collected in a separate series of 28 volumes.

He characterized anthroposophy as follows:

"Anthroposophy is a path of knowledge, to guide the spiritual in the human being to the spiritual in the universe.... Anthroposophists are those who experience, as an essential need of life, certain questions on the nature of the human being and the universe, just as one experiences hunger and thirst."

"My meeting with Rudolf Steiner led me to occupy myself with him from that time forth and to remain always aware of his significance. We both felt the same obligation to lead man once again to true inner culture. I have rejoiced at the achievements his great personality and his profound humanity have brought about in the world."

Albert Schweitzer

Chairman's Report

June 2009



In last year's report, I referred to the challenge that Christophorus House Retirement Village (CHRV) faced as a result of the changed funding arrangements for the Hostel under the Aged Care Funding Instrument (ACFI). In the event, the ACFI changes did not (at least in the short term) prove nearly as significant as the effects of the global financial downturn and vacancies in the Hostel.

Financial results

As will be seen from my Treasurer's report, CHRV delivered a surplus of \$88,814 (2008 \$328,801) for the year ended 30 June 2009. This was significantly less than the surplus of \$231,455 that we had budgeted for. There were significant reductions in budgeted interest income, retention amounts and residents' fees, the latter two due largely to an unusually high number of vacancies in the Hostel. At the same time there were various increases in expenditure, some of which had been budgeted for but others of which had not. The resulting surplus is a significant reduction of the record results of the previous year. Nevertheless, CHRV's balance sheet remains strong, and we are confident that we can weather the impact of the current financial climate. We have budgeted for a small deficit (\$41,241) for the year ended 30 June 2010.

Hostel news

Significant events in the Hostel over the last 12 months include the resignation of Mary Carty RN as Hostel Manager, the appointment of Andrea Nguyen RN as Hostel

Manager from 1 June 2009, and the commencement of the installation of the lift (completed early August 2009). We thank Mary Carty for her service, we welcome Andrea to CHRV, and we look forward to the benefits that the lift will bring to the Hostel residents and staff. We have had an unusually large number of vacancies in the Hostel in the second half of the year (which has impacted adversely on our financial results), and we are hoping that the new lift will prove attractive to prospective residents of the Hostel.

I would like to thank my fellow director Mary Arndell, who acts as the Board's Hostel Liaison Director. Mary not only provides a vital link between the Board and the Hostel but, in addition, shares the benefit of her many years of experience as an RN and former Hostel Manager with the Hostel Manager and her staff.

Hostel expansion on hold

As the CEO has explained in his report, the Board has decided not to accept the offer of an additional 20 Hostel beds. The limitations of space, and the consequent lack of financial viability of any extension to the Hostel on the current site, made this decision inevitable. Instead, we shall focus on increasing the number of self care units as and when adjoining properties become available.

Land acquisition

To this end, during the year, the Board entered into a contract to purchase 5a Mildred Avenue, which is adjacent to the rear of CHRV. Settlement will likely take place in September 2009. This is regarded as a strategic purchase by CHRV. In the short term, we will rent the property to tenants; in the long term, we hope to use this and other properties to build further self care units in accordance with our strategic plan.

Self care news

The CEO has reported on the wide range of activities undertaken by residents of the self care units. We thank Monika Bebb, the Self Care Liaison officer, for her continuing role in organising these activities and the many other responsibilities that she undertakes on behalf of self care residents.

Other news includes the refurbishment of 5 self care units for the benefit of

existing residents (at a cost of \$32,800), the transfer of \$8,800 (being 10% of the year's surplus) to the Concessional ILU Fund, and the transfer of a further \$5,000 to the Residents' Social Club Fund, to be expended on social activities during the current financial year.

I would like to extend the Board's thanks to Barbara Harding, Chair of the Self Care Residents Committee and to the other members of the committee. I would also like to thank my fellow director, Graham Long, who acts as the Board's Self Care Liaison Director. All have contributed greatly to the lives of our self care residents.

Life Members

On 20 June 2009, we honoured our life members with a function held in the Hostel. It was a great success and we heard many stories of the early days of CHRV and how the impulse of our founder, Helga Forster, became a practical reality. The names of our life members appear elsewhere in this Annual Report. They include the names of two new life members appointed during the year, Lesley Evans and Graeme Harvey. Sadly, shortly after the function, one of our life members, Evelyn Latter, passed away. Her contribution to CHRV will not be forgotten.

Board composition

There have been 2 changes at Board level during the year. Antonio Marques, a director since 2004, resigned on 22 December 2009. I would like to record our sincere thanks to Antonio for his contribution to CHRV, particularly in the area of strategic planning. Antonio has been replaced by John Kingsland, a former member of the Board of Inala and an Inala parent of many years standing.

Conclusion

Finally, I would again like to acknowledge the enormous contribution made during the year by my fellow Board members, our CEO Milan Telford and our Hostel Managers, Mary Carty and Andrea Nguyen and all the wonderful staff at CHRV. I thank them for their support and loyalty, and the way in which they all contribute to the well being of our residents.

Robert Allerdice
Chairman

Chief Executive's Report

June 2009



Milan Telford

The work was finished on time and on budget and there were no problems during the construction phase of the building works.

Much activity occurred during the year, as we struggled with the notion of expanding the Hostel in order to gain economies of scale for viability purposes. In December 2008 we applied to the Department of Health and Ageing for 20 beds in the annual funded beds allocation rounds. We were notified on 1 July 2009 that we had been successful in our application. To build a 20 bed Hostel with the design features that we required from a selling point of view, (individual en-suite bathrooms), required an acquisition of one of the two properties adjoining our current site at 396 Pacific Highway. At the time of the application for beds, the property at 394 Pacific Highway was being put up for auction. CHRV at first offered a price for the property which was approximately \$30,000 to \$40,000 above market valuation at that time. That offer was refused. The property then went to auction. Christophorus House (CHRV) was the only serious bidder at the auction; however, the vendor's bid was well above the price that CHRV was prepared to pay. As far as we are aware, the property remains unsold.

The Aged Care Funding Instrument (ACFI) has also brought about some difficulty in assessing future funding, with over 68 categories

of funding as opposed to the 9 categories under the old system. This has made forward estimation uncertain. The Hostel extension design also required the development of a facility separate to the existing one; a simple extension would have resulted in the requirement of an extensive refurbishment to the existing Hostel to meet new building codes (e.g. sprinkler systems). In its deliberations, the Board also considered a smaller facility with 17 beds, which could be accommodated on the existing site; however, this would have been financially unviable in any circumstances. As a result, the Board has decided to reject the offer of funded beds and has changed the strategic focus back towards the development of independent living units (Self Care/ILU).

A major quality improvement in the Hostel has been the building of a lift in the Hostel at a cost of \$322,000. The work was finished on time and on budget and there were no problems during the construction phase of the building works. We thank the architects Baxter and Jacobson and the builder G&L Kaltenbach for their work; the lift will bring business to the Hostel and has already improved the lives of the residents.

We were without a Hostel manager for 6 months following the resignation



of the Hostel manager, Mary Carty RN, in December 2008. During that time the Hostel Supervisor, Sarah Gates, who was ably assisted by agency registered nurse, Julia, carried the responsibility for the operations in the Hostel. We were very pleased to appoint our new Hostel manager, Andrea Nguyen, effective from June. Throughout 2008/09 we had several agency visits and NSW Food Authority visits, and CHRV is in a good position to obtain a further 3 years in the accreditation process in the forthcoming year, having received good audit results from these visits.

During the year we had some industrial disputation, with an application being made by two former employees, to the Work Place Ombudsman and one application to the Industrial Commission for an alleged unlawful termination. The latter matter was settled with no finding that unlawful termination had occurred. The terms of the settlement remain confidential.

I should like to thank the Work Place Ombudsman, Ian Unsworth, for his professionalism during his investigations into the pay of the two former employees. Mr Unsworth was able to uncover the fact that casual pay tables as supplied to us on the Association website, whilst including a 10% loading for casual work, had not included an additional loading for annual leave. A back-pay adjustment

for all casual workers was calculated, from March 2006.

Staff training for the year included all the mandatory training (Fire, Manual Handling, Sanicare, Health & Welfare, Medications, ACFI, Infection control, Elder Abuse, Food & Safety, Pain Management and others), with team building and communications training facilitated by Graeme Harvey, which includes and will include such topics as the 'mission statement', 'leadership', and 'anthroposophical therapies & ethos'. I compliment the way the staff and management work as a team; it is truly impressive to see how well everyone works together and always with the aim to better the lives of our residents.

There has been much activity in the Self Care during the year, with a large range of lectures, concerts, festivals, bus trips, entertainers and meetings of various descriptions. Self Care residents remain extremely active in participating in the life of the Village and I refer readers to the Self Care Residents Committee Report in this Annual Report. My thanks to Monika, the Self Care Liaison officer, for the way she organises events and relates to our Self Care residents, with warmth and compassion. Monika is the editor of our quarterly Newsletter and what a wonderful Newsletter that is, so congratulations to Monika for this as well.

This year again, I should like to thank all our volunteers without whom CHRV could not function; the Board members (who carry the impulse for CHRV), and Trish and Denise, who make a magnificent contribution in the Hostel, caring for residents and as kitchen help. Thanks to our long term gardener, Jason, whose splendid gardens are his testimony, our architects, Baxter & Jacobson and Ian Neill, our physiotherapist, Christine, our massage therapist, Ian and our music therapist Rowlanda. Many thanks to my Hostel Manager Andrea and to Sarah and their team, from the personal care assistants to the kitchen and cleaning staff; to the Village team, Hayden in maintenance, Raelene in the office, and Monika in self care. Special thanks to the Chair of the Board Robert Allerdice, who is always available, and to Barbara Harding, Chair of the Self Care Residents committee, who assists me in my tasks relating to the self care. Many thanks to the residents who work on behalf of other residents, not in any official capacity, but unofficially. CHRV can truly be called a community whose residents care for each other.

Milan Telford
CEO



Treasurer's Report

June 2009



Robert Allerdice

Despite the impact of the global financial crisis (GFC) and the changes brought about by the new Aged Care Funding Instrument (ACFI) in the Hostel, the financial strength of Christophorus House Retirement Village's (CHRV's) Balance Sheet assisted us in riding out the worst effects of the GFC, and CHRV was still able to post a reasonably good surplus of \$88,814 (2008: \$328,801) for the financial year ended 30 June 2009 ("the 2009 financial year").

Conditions will remain difficult in the coming financial year, as interest rates have dropped by half, being a major source of our funding. For a small organisation such as CHRV, it is also important to maintain full occupancy levels. In the last half of the 2009 financial year, we experienced (and we are continuing to experience in the current financial

year) an unusually high number of vacancies in permanent placements in the Hostel. This is partly due to the economic situation (potential residents are not willing to sell their homes to cover a bond in the depressed property market), and partly due to the Department Health & Ageing's policy of encouraging (through social workers) potential residents to stay in their own homes.

The uncertainty around future Hostel funding, which has been somewhat masked by the ACFI grandfathering provisions (Hostel residents in occupancy at 20 March 2008 continue to be funded at the higher RCS funding rates pending their transfer to ACFI funding) has resulted in the Board's strategic decision not to invest in further expansion of the Hostel at this time. Whilst the introduction of ACFI initially precipitated a change in our strategic direction from self care development to expansion of the Hostel, with a view to benefiting from economies of scale in the Hostel, our current land configuration and ACFI itself are both proving to be barriers to the viable financial expansion of the Hostel. Whilst we are grateful to the Department of Health & Ageing for allocating 20 funded beds to CHRV, the Board has had to make the difficult decision of turning down this allocation. CHRV's strategic focus has now shifted back to increasing the number of Self Care units and, in time, the construction of a new community centre for the whole Village.

2009 Highlights.

Income

The income picture is somewhat complex. In the preceding financial year (year ended 30 June 2008), interest rates were gradually on the increase, reaching a peak of approximately 8.4% by June 2008. However, from the beginning of the 2009 financial year, interest rates began to fall (due to the GFC), and by December 2008, rates had fallen from 8.4% to approximately 4%. This meant that although we continued to benefit from reasonably high rates in the first six months of the 2009 financial year (similar to the last six months of the preceding financial year), the last six months of the 2009 financial year saw a significant reduction in our interest revenue. Somewhat unexpectedly, therefore, the net result was that there was very little difference in the amount of interest revenue earned in each of the two financial years, with 2009 interest earnings at \$280,286 and 2008 interest earnings at \$283,497. The adverse impact of these interest rate reductions will, however, be much more significant in the new financial year ending 30 June 2010, as interest rates continue to hover around 4%.

An unusually high number of vacancies in the Hostel and Self Care reduced revenues from both retention amounts and residents' fees. Government grants are the surprise this year. Whilst the new ACFI funding will cause long term problems for CHRV, in the 2009 financial year



overall grant income increased as compared to the preceding income year. Grant income is determined by levels of care provided. Due to the grandfathering of the old RCS funding, funding was a hybrid in the 2009 financial year, with the higher of the old RCS funding and the new ACFI funding levels being paid. This situation will disappear as the number of Hostel residents eligible for grandfathering reduces.

Property rentals were higher due to the renting out of the unit in the front cottage during the 2009 financial year.

Overall, total income was only \$8,000 behind the preceding income year.

Expenditure

There was a marked increase in expenditures during the 2009 financial year. This was in contrast to the reduced expenditure in the preceding income year. The increase in expenditure was approximately \$231,900. The largest increase (\$165,800) was in wages and on-costs (including workers compensation); however, this increase was largely budgeted for. Included in this increase were the following movements:

\$000's	
Diversional Therapist, not expended in prior year	47.8
Wages indexation	35.9
Admin. Assistant – additional 1 day	9.9
Maintenance – no longer on w/comp	15.0
Maintenance Supervisor – full year adjustment	8.7
Casual Workers Back-pay	20.4
Industrial & Payout for Hostel Manager	14.9
Agency Staff registered nurse, higher rates	13.6
Additional staff member on weekends	23.9
Workers Compensation premium increase due to experience	19.9
Other labour costs	4.8
<i>Savings in other areas</i>	<i>(49.0)</i>
Total variance to the previous financial year	165.8

Legal costs at \$7,328 were a one off expense. Professional costs included various architectural project fees, some related to strategic planning and some to longer term projects not commenced as yet (e.g. the extension of the Hostel living room area). Medication expenses are in correlation with government funding which on a per capita basis were higher than the previous year. General expenses included new items such as uniforms, the Life Members' tribute, and new property rental charges. Expenses that reduced for the 2009 financial year included, general insurance, (change of brokers), printing & stationery, donations, subscriptions, bank fees and travel. Most other expenditures incurred an upward adjustment for the CPI.

Cash Flow

Cash flow from operations was a negative (\$142,932), however when one takes into account amortisation of entry contributions income (retentions) at \$218,043, the cash-flow from operations becomes positive. Due to vacancies, there was a net cash outflow of (\$66,449) in bond movements.

Capital expenditure resulted in a cash outflow of (\$373,750). Total cash outflow for the 2009 financial year was \$583,131.

Capital Expenditure

Total spend \$373,750. The major items of capital expenditure were the Lift for the Hostel, total project cost of \$322,000; deposit paid and stamp duty on the purchase of 5a Mildred Avenue, the renovations of self care units (\$33,000) and some Hostel furniture and fittings. Capital expenditure is paid from accumulated funds and is internally financed from CHRVS cash at bank.

Balance Sheet

Liquidity ratios reduced marginally during the period; however, the ratios are still exceptional with the working capital at \$4,096,703 (2008: \$4,674,485) and with \$4,100,446 in cash or cash equivalent assets. The coverage cash to bonds reduced to 56.39% in 2009 from 60.91% in 2008. Prudential requirements based on a formula require CHRVS to have available in liquid funds an amount of \$800,000 for the forthcoming financial year ending 30 June 2010.

The net assets/equity position improved slightly from \$5,723,506 (2008) to \$5,791,672 (2009 financial year). CHRVS continues to have a strong balance sheet and is in a good financial position going into a difficult 2009 - 2010.

Robert Allerdice
Treasurer

Hostel Report

June 2009



Sarah Gates – Acting Manager

Staff

Another year has gone by and as usual, it was a busy one for the Hostel. During the year we said goodbye to Mary Carty in December

and retained the services of a contract registered nurse (RN), Julia Longford, until early June, when Andrea Nguyen was appointed the new Hostel Manager / RN. We welcome Andrea to her new position. As the Hostel Supervisor, I was made acting manager in the intervening period of time and hence I am writing this report for the annual records.

We also welcome new staff members, Joanna, Jenny, John, Alyce, Dale, Raelene and Andrea. Staff members we farewelled were Noelle, Mary, Christine, Cassie, Kate and Tienielle.

The full range of mandatory and important training continued throughout the year, and team building and communication training work commenced in January and continues.

Staff are now dressed in professional looking uniform outfits

At this point I should like to thank our volunteers, Trish and Denise, who come two and three days per week to the Hostel. Their hard work is much appreciated. The work they do includes, helping the chef in the kitchen, playing bingo, carpet bowls, doing manicures, cooking pancakes in the lounge room (the smell goes through the whole hostel and smells wonderful) and much more.

Thankyou to all the staff who have worked so diligently this year and supported one another in their various job roles, it really is a great team.

Residents

We said farewell to the following residents during the year, Daphne Kiloh, Jane Cargill, Odile Darvenzia, Betty Ainsworth and John Glynn. Since leaving Christophorus, we were saddened to hear of the passing of both Daphne and Odile.

John Glynn was the only new admission during the year.

Activities

Some new activities such as making pottery bowls on the pottery wheel were introduced by Edwina. The celebration of many and varied festivals continued, and the usual activities of bingo, bus outings and visits to coffee shops, carpet bowls, Rowlanda playing the piano and pet therapy, to name a few, continued. Therapy work with Christine our physiotherapist, and Ian, our foot and body massage person continued.

The introduction of our exercise program by Edwina, has proven to be very successful. The residents that attend that program (up to 10 residents), thoroughly enjoy it. We have noticed that the incident of falls has decreased overall and for those who have attended the program, there have been no falls at all. The exercise program includes exercise which help with balance. We have also introduced weights which have been very popular.

Sarah Gates
Acting Manager



Andrea Nguyen,
New Hostel Manager
from June 2009



Board of Directors

June 2009

Robert Allerdice

B.A., LL.M (Tax Consultant)



Robert Allerdice holds Bachelor of Arts and Master of Laws degrees from the University of Sydney. He practised as a solicitor for 15

years, specialising in taxation law. He is currently employed by the Taxation Institute of Australia (a non profit, professional organisation) as a tax consultant. He has had a long association with both Inala and Christophorus House Retirement Village, and served on the Inala Board for a number of years. Robert seeks to ensure that Christophorus House achieves its aims of providing quality aged care in a financially sound environment.

Rev. Sune Nielsen



Reverend Sune Nielsen was born in Denmark. He attended a local Steiner School from kindergarten to year 10 and then moved away

from home to attend year 11 and 12 at another larger Steiner School. Rev. Sune Nielsen's destiny led him to Finland where he spent 10 months working as a co-worker in a Camphill Village (caring for people with disabilities, termed villagers).

During the course of Rev. Sune Niensens destiny path, he moved to Germany where he worked in various

roles; farm hand, cheese factory, and a bakery where he trained as a baker and pastry chef. After four years, the calling returned and he made his way to the priest seminary in Stuttgart where he met his wife Anna. Rev. Sune Nielsen and his wife Anna eventually moved to Adelaide South. There he worked as a baker at a German owned bread bakery, whilst also trying to build up his own patisserie business. After operating his own business successfully for two years, the need to complete the priest training became his most important question and they closed down the little business and moved back to Germany. Rev. Sune Nielsen was ordained on the 12th March 2006 in Berlin. After working 20 months in Karlsruhe (south Germany) he was redirected to Sydney, where he commenced working as one of the two priests in The Christian Community in September 2007. He is currently on sabbatical leave.

John Kingsland



John Kingsland holds an Honours Diploma Food Technology and a Diploma in Business Management.

He was born in New Zealand and came to Australia at a very young age, completing his higher schooling in Sydney. John has three children and his youngest, a son, attends Inala School. John has had a long association with Inala and had served on its Board for a number of years. He was also

Chairperson at Interchange, a local respite organisation servicing the Northern Beaches area. John hopes to bring his commercial experience to Christophorus House which he has gained in the manufacturing industry over 30 years.

Mary Arndell



B.A. (Hist) RN

Mary Arndell born in Queensland, came to Sydney and graduated as a registered nurse in the sixties. By a twist

of fate, found herself at Inala working as holiday relief but went to work for Inala and Anthroposophy for 25 years, both as a nursing sister and Senior Residential Services Manager. During this period gained a Bachelor of Arts (History). History, the classics, is her passion. On leaving Inala and after a months archaeological tour of Greece, Mary was asked to become the Hostel Manager of Christophorus House in August 1996. Resigned 2003 and became a director in 2005.

Graham Long



B.Sc. B.E.

Prior to retiring, Graham had worked for almost 40 years as a professional engineer in the telecommunications industry, carrying out planning and

design work for large and small carriers in Australia. He is a member of the Anthroposophical Society in Australia.

Corporate Governance Statement

June 2009

Christophorus House (CHRV) has adopted systems of control and accountability as the basis of the administration of corporate governance. This statement gives an outline of the main corporate governance practices that were in place during the year.

CHRV has, where appropriate, adopted corporate governance practices that comply with each of the ten Corporate Governance Principles and the corresponding Best Practice Recommendations as published by the ASXCGC, unless otherwise stated.

Principle 1: Lay Solid Foundations for Management and Oversight Board of Directors

CHRV is comprised entirely of non-executive directors, and certain members have specific functional responsibilities. The Board members provide visionary leadership to the organisation and are transparent and available to the members in their Board role. While the Board has overall control and management of CHRV, it may, subject to the Corporations Act and the CHRV Constitution, delegate a range of powers, duties and responsibilities to committees and management.

The Board meets eleven times a year for scheduled meetings and usually meets without the CEO for a set period. Board members are elected by the membership and may hold office for two years at which time they shall retire, but they shall be eligible for re-election. All Board members are requested to disclose related party transactions prior to their appointment and these are updated each Board meeting.

Board members must attend at least one governance workshop to enhance their understanding of the law and Board responsibility.

Day to day management of the organisation's affairs and implementation of corporate strategy and policy initiatives are the responsibility of the Chief Executive Officer.

Chief Executive

The Chief Executive (CEO) is accountable to the Board for the management of CHRV within the policy and authority levels reviewed and approved by the Board. The Board determines capital expenditure on the recommendation of the CEO; the CEO has authority to approve business transactions within the predetermined limits set by the Board in the budgetary process.

The CEO's responsibilities include advising the Board on strategic direction, ensuring the organisation conducts its affairs within the law and keeping the Board informed of all major business proposals and developments through regular reports.

Composition of the Board

The Board is made up of directors with appropriate skills, experience and attributes for the organisation and its business.

All Directors have the right, at the Company's expense, to seek independent advice on any issues before the Board, or on the conduct of the Board or management. The Board's prior consent to obtaining such advice is required, but will not be unreasonably withheld.

Board Member Representatives

There are five permanent functional roles held by members of the Board, with Board members seconded from time to time to undertake various tasks on an ad hoc basis.

The permanent roles are Treasurer, responsible for the Board liaison with the CEO on all financial and audit matters; Hostel Liaison, in conjunction with the CEO, responsible for the Board liaison with the Hostel Manager on clinical and Hostel resident care; Self Care Liaison, in conjunction with the CEO, responsible for liaison with the Self Care residents, Strategic Planning Co-ordinator, and an Investment Committee comprising members of the Board. CHRV also has Hostel and Self Care residents committees.

Principle 2: Structure of the Board to add value

The directors backgrounds and expertise are described on page 12. All directors are independent as defined by the ASXCGC guidelines.

Directors are appointed by the annual general meeting of the company and once elected remain in office for a term of two years.

Principle 3: Promote ethical and responsible decision making

Members of the Board and staff are required to meet high standards of honesty and integrity. The Board and management are respectful of the various stakeholders associated with CHRV, including residents, families and members of the company and, in decisions which affect the medium to long term strategic future of CHRV, consult widely in order to effect, responsible decision making. The residents also have a Residents Committee which is set up under the Retirement Villages Act 1999 (and associated Regulations 2000) whereby residents have input into day to day aspects of Village life as well as budgetary considerations.

The staff Performance Review and Development process includes behavioural expectations.

Principle 4: Safeguarding integrity in financial reporting

CHRV has in the CEO, a fellow of the Society of Certified Practising Accountants, who brings to the CEO portfolio the professional skill, knowledge and integrity as required of a CPA. Together with the Treasurer, the CEO assists the Board of Directors to discharge its responsibility for financial reports, internal control systems, and the operation of organisation risk management processes.

External Auditors

The annual audit is undertaken by Stirling SCI. Each year, the external auditors provide an annual declaration to the Board of their independence.

Principle 5: Make timely and balanced disclosure

This principle is not relevant to CHRV given the nature of the organisation. CHRV does, however, disclose significant information to members as and when required.

Principle 6: Respect the rights of members

CHRV is a public company limited by guarantee and is bound by Corporations law. Members have all the rights of shareholders under the Corporations Act. CHRV provides members with timely access to information about the activities of the Village, management and governance.

The annual general meeting enables members to attend the meeting and question the Honorary Chairman, the Honorary Treasurer and the Chief Executive.

Principle 7: Risk Management and manage risk

CHRV works within a framework and policy which gives the organisation clear guidelines on how to assess risks and opportunities and identify the appropriate action plans. The risk management approach is used primarily to:

- ensure adherence to legislative and accreditation requirements
- protect the financial standing of the organisation
- provide quality services and manage safety risks to residents, and comprises:
 - audits (room / medications / OH&S / external financial)
 - adherence to its policies
 - new resident risk assessment
 - ongoing reassessments of residents needs

Principle 8: Encourage enhanced performance

CHRV directors undertake training relevant to their roles on the Board.

Directors develop, in consultation with stakeholders, long term strategic objectives and plans for the organisation and monitor their performance in line with meeting these objectives.

CHRV Board also undertake annual performance reviews of the CEO.

Principle 9: Remunerate fairly and responsibly

The Board considers the remuneration of the Chief Executive and senior management. The two highest paid executives are paid within the salary band of \$50K - \$100K.

No bonus incentive scheme is in place for staff.

Principle 10: Recognise the legitimate interests of stakeholders

As mentioned in Principle 3, the Board members undertake to consult on all matters which impact the lives of CHRV residents, with residents, their family, and members of CHRV.

Prudential responsibilities require the Board to safeguard incoming contributions of residents, manage the organisation in a financially viable manner and ensure that suppliers to CHRV are paid in a timely manner.

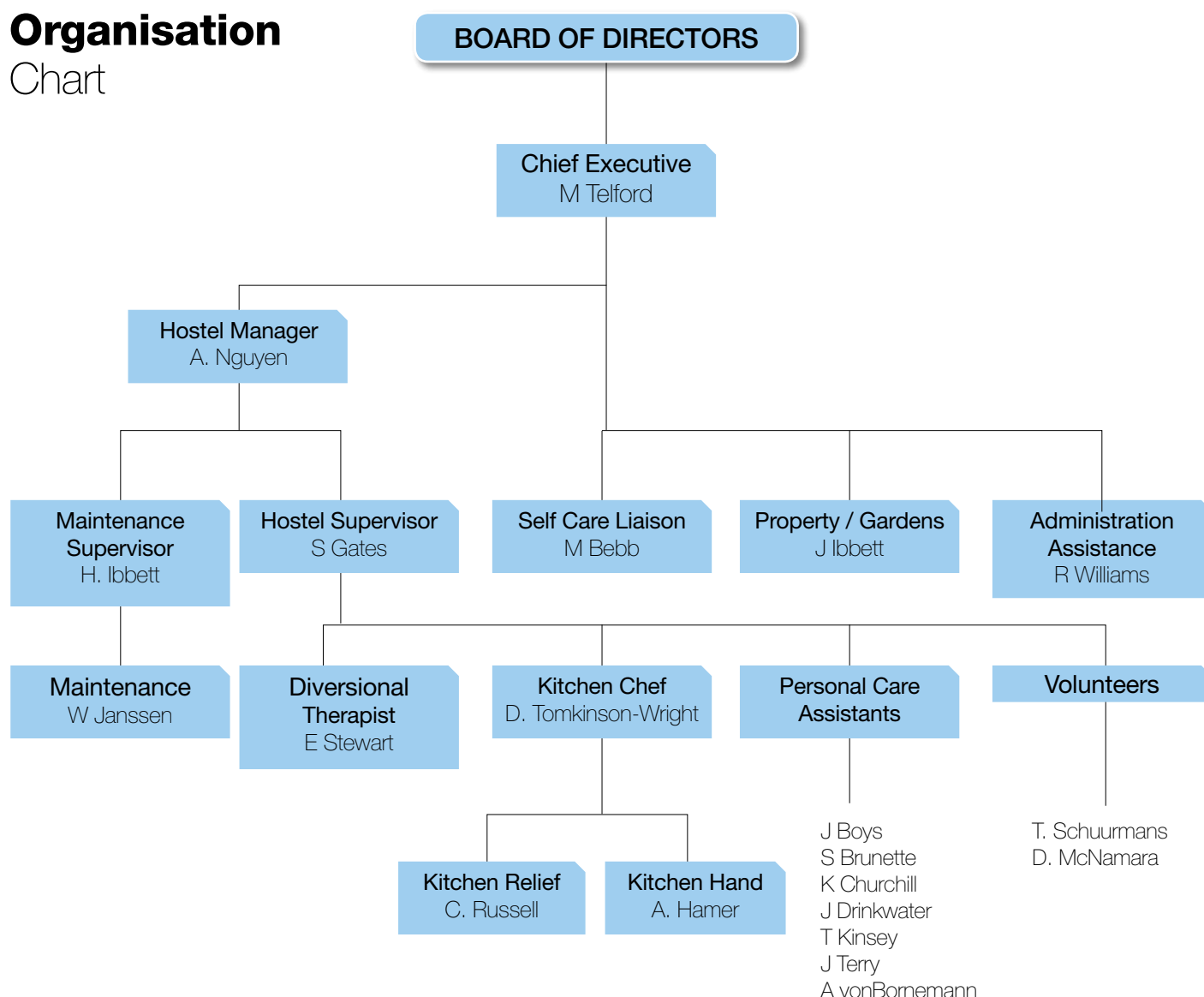
The Board acknowledges the rights of residents and family to make complaints and hence a comprehensive policy and procedure document is available to residents in relation to this.



Staff Members

June 2009

Organisation Chart



CEO
Milan Telford

Milan graduated from the University of New England with a Bachelor of Financial Administration in 1985. He is a fellow of the Society of Certified Practising Accountants. In 1990 he completed examinations for admission to the Institute of Chartered Secretaries & Administrators and was admitted as an associate. In 2007 he completed the Postgraduate Diploma in Applied Corporate Governance and in May 2009 was

made a fellow of the Institute. In 2008, Milan also completed the Legal Profession Admission Board – Diploma of Law.

Milan has been the CEO of Christophorus House for just over 4 years. Prior to this, Milan had worked and gained experience in finance and management accounting in both commercial and public practice. He worked in senior accounting roles for companies such as Mobil Oil (NZ); ANI Komatsu; Goodman Fielders (Quality Bakers) Weldon Publishing and Warrah. Held the role of Hon. Treasurer of the Anthroposophical Society in Australia from 1986 to 1996 and has held a number of directorships on company boards whose impulses derive from Anthroposophy and continues to do so today.



Hostel Manager
Andrea Nguyen

Andrea was educated in Germany where she received the equivalent to a Bachelor of Nursing. She completed her Post Graduate Diploma in Gerontology at the University of Sydney in 1999. In 2008 she also completed a Certificate IV in Training & Assessment. Andrea is a registered nurse. She speaks fluent German and intermediate Vietnamese. In 2008, Andrea

undertook volunteer work in an orphanage in Saigon, Vietnam. She was the Director of Nursing for 6 years at St Hedwig Village, a facility with a 75 bed Nursing Home, 58 bed Hostel, 28 Community Care Packages, 51 Self Care units. Before this time, Andrea worked as a deputy Director of Nursing and Registered Nurse. In August 2006, she was awarded the 'Better Practice in Aged Care Award', from the Australian Aged Care Standards and Accreditation Agency. The award acknowledged her research program addressing challenging behaviour associated with dementia.

Self Care Residents' Committee

June 2009



Barbara Harding, Richard Harding, Bill Harris, Veronica Grace, Iris Crick, Elizabeth Harris
Absent from photo were the following committee members: June Young, Margaret Green, Rosemary van Hoogstraten, Jan Garland, Alison Cameron

During the past year the committee met with C.E.O., Milan Telford to discuss a number of recommended changes to the handbook for Self Care Residents. The changes have been included in the revised handbook.

After following the progress of the review of the Retirement Villages Act 1999 for 4-5 years, we were relieved to hear the long awaited Retirement Villages amendment Bill 2008 was passed by both houses of the N.S.W. Parliament on the 4th December, 2008. Regulations based on the new act will be drafted by the Office of Fair Trading in consultation with the Retirement Village Association Aust. Ltd., representing the private

operators. These regulations have to be approved by the government, but not debated, and will go on public review before the government pronounces the new act as law. Until this process has been completed, the provisions of the existing 1999 act and the 2000 regulations remain in force.

The Recurrent Fees Budget for 2009/2010 has been approved by the committee and we were pleased to see no increase in fees was suggested. We appreciate having, in Milan, a C.E.O. who is always ready to listen to our concerns and to act in the best interests of residents.

The Committee welcomes the appointment of Andrea Nguyen as the new Hostel Manager. Her wealth of experience and humane, inclusive attitude will help to unite our village again. Andrea's management and the newly installed lift should make our Hostel a much sought after aged care facility.

At the Committee's Annual General Meeting on the 10/8/09, all eleven serving Committee Members were re-elected.

Two of our members, Alison Cameron and Jan Garland have been in Hospital for several weeks. We wish them a good recovery and look forward to their return to the village.

Our heart felt thanks go to Monika Bebb for the wonderful work she does as Self care Liaison Officer. Her presence helps to make our village such a special place in which to live.

The Committee sincerely thanks our Directors and Management Team for all their hard work and commitment to the well-being of all residents, and in making Christophorus House a successful enterprise.

Barbara Harding
Chair,
Self Care Residents' Committee



Director's Report

for the year ended 30 June 2009

Your directors present this report on Christophorus House Retirement Village for the financial year ended 30 June 2009.

Directors

The names of each person who has been a director during the year and to the date of this report are:

Mr Robert Charles Allerdice
Mr Graham Robert Long
Mr Antonio Joaquim Ramos Marques (resigned 22 December 2008)
Mrs Mary Arndell
Rev. Sune Nielsen
Mr John Murray Kingsland (appointed 16 February 2009)

Directors have been in office since the start of the financial year to the date of this report, unless otherwise stated.

Company Secretary

The following person held the position of the Company Secretary at the end of the financial year:

Mr Milan Telford – Bachelor of Financial Administration (UNE), Diploma in Law (LPAB), Postgraduate Diploma in Applied Corporate Governance (CSA), Fellow of Society of Certified Practising Accountants, Fellow of Institute of Chartered Secretaries and Administrators in Australia. He is a member of the Anthroposophical Society in Australia and has worked for Christophorus House Retirement Village for the past 4 years, performing management roles. He was appointed company secretary

on 19 February 2005.

Principal Activities

The principle activities of the Company in the course of the financial year were to provide a range of accommodation and residential services for the aged population, including independent living units and a hostel with low to high care ageing-in-place support, encompassing social, spiritual and artistic impulses in accordance with the indications given by Dr Rudolf Steiner.

No significant changes in the nature of the Company activities occurred during the financial year.

Operating Result

The operating surplus for the Company amounted to \$88,814 (2008: \$328,801).

Dividends Paid or Recommended

The Company is prohibited by its Memorandum and Articles of Association from paying dividends.

Review of Operations

A review of operations of the Company during the financial year indicated that revenues were slightly lower than for this time last year, however cost pressures due to inflation and award adjustments were not able to be curtailed. Revenue from interest earnings was well below projected expectations for the year, due to interest rate reductions in the vicinity of 50%. Vacancy issues

resulted in slightly lower retention and fee revenues. Strategic planning expenditure resulted in professional costs being higher than at this time last year.

Significant Changes in the State of Affairs

Government policy changes in terms of the new funding instrument ACFI and government policy to provide more high care funding at the expense of low care funding, will, after 'grandfathering' of the old funding model diminishes, have a deleterious affect on the nature of our service model in the Hostel. The Company continues to analyse strategic options in the Hostel environment, to off-set perceived issues with the new funding regime and government policy which is to encourage the elderly to stay in their homes and obtain service packages for assistance.

After Balance Date Events

The Department of Health and Ageing has advised the Company that the organisation was successful in being allocated an additional 13 low care funded beds and 7 high care funded beds in the last application rounds in December of 2008. The Board is reviewing the financial modelling against the current market landscape, before a final decision to invest in a new facility to take up these funded beds, is made.

Apart from the above, no matters or circumstances have arisen since the end of the financial year which



significantly affected or may affect the operations of the Company, the results of those operations or the state of affairs of the Company in future financial years.

Future Developments

The Company expects to maintain the present status and level of operations in the coming year and hence there are no likely developments in the operations of the Company in the coming year.

Environmental Issues

The Company operations are not regulated by any significant environmental regulation under a law of the Commonwealth or of the state of NSW.

Options

Christophorus House Retirement Village is a company limited by guarantee and does not have any issued shares. Hence no options over issued shares or interests in the Company were granted during or since the end of the financial year and there were no options outstanding at the date of this report.

Information on Directors

Mr Robert C Allerdice

Director (2005) (non-executive)

Qualifications

- Bachelor of Arts, Master of Laws, Associate Member of Law Society of NSW

Experience

- Appointed Chairman in 2006, Board member since 2005, employed as a Tax Consultant by the Taxation Institute of Australia. Board member of Inala Ltd for several years.

Special Responsibilities

- Chairman, Treasurer; Investment Committee Member

Mr Graham R Long

Director (2005, 2007) (non-executive)

Qualifications

- Bachelor of Science, Bachelor in Engineering

Experience

- Forty years experience as a professional engineer in the telecommunications industry in planning and design, now retired. Member of the Anthroposophical Society of Australia

Special Responsibilities

- Self Care Liaison; Investment Committee Member

Mrs Mary Arndell

Director (2005) (non-executive)

Qualifications

- Bachelor of Arts (History), Registered Nurse

Experience

- Twenty five years as a nurse and senior Residential Services Manager at Inala disability services. Commenced as Hostel

Manager Christophorus House in August 1996; retired in 2003.

Special Responsibilities

- Hostel Liaison Officer

Rev. Sune Nielsen

Director (2008) (non-executive)

Qualifications

- Priest Seminary (Germany); Master Baker (Germany)

Experience

- Priest of 'The Christian Community', Member of Anthroposophical Society in Australia, past business owner – bakery (2years).

Mr John M Kingsland

Director (2009) (non-executive)

Qualifications

- Diploma in Management; Honours Diploma in Food Technology

Experience

- Board member of Inala for several years. Over 40 years experience in the food industry in management and technical positions. Working for a major international food company.



Meetings of Directors

During the financial year, 12 meetings of directors were held. Attendances by each director were as follows:

Directors Meetings		
	Number Eligible to Attend	Number Attended
Mr Robert C Allerdice	12	12
Mr Graham R Long	12	10
Mr Antonio J R Marques	7	6
Mrs Mary Arndell	12	10
Rev. Sune Nielsen	12	10
Mr John M Kingsland	5	4

Indemnifying Directors Officers or Auditor

No indemnities have been given or insurance premiums paid, during or since the end of the financial year, for the auditor of Christophorus House Retirement Village. Directors and Officer insurance premiums are paid to indemnify officers of the Company against unlawful legislative acts.

Proceedings on Behalf of Christophorus House Retirement Village

No person has applied for leave of Court to bring proceedings on behalf

of the Company, or intervene in any proceedings to which the Company is a party, for the purpose of taking responsibility on behalf of the Company for all or any part of those proceedings.

The Company was a party to proceedings in the Industrial Court of NSW during the year. The matter was resolved by Deed of Settlement.

Directors Benefits

The Company purchases food products from supplier EM Arndell. EM Arndell is related to director Mrs Mary Arndell. Supply of products to the Company commenced prior to the appointment of Mrs Mary Arndell to the Christophorus House Retirement Village Board. Purchases are made at arms length by officers of Christophorus House Retirement Village. Director Mrs Mary Arndell has a relative resident at Christophorus House Retirement Village, Hostel.

Director Mr Robert Allerdice has a relative resident at Christophorus House Retirement Village, Hostel.

No director has received or become entitled to receive, during or since the financial year, a benefit because of a contract made by the Company, a controlled entity, or related body corporate with the director, a firm of which the director is a member, or an entity in which the director has a substantial financial interest.

Auditor's Independence Declaration

A copy of the auditor's independence declaration as required under section 370C of the Corporations Act 2001, for the year ended 30th June 2009, is obtained and can be found on page 20 of the director's report.

Signed in accordance with a resolution of the Board of Directors

Director 
ROBERT CHARLES ALLERDICE
(Director)





STIRLING INTERNATIONAL

CHARTERED ACCOUNTANTS

INDEPENDENT AUDIT REPORT TO THE MEMBERS OF CHRISTOPHOROUS HOUSE RETIREMENT VILLAGE LIMITED

Report on the Financial Report

We have audited the attached financial report of Christophorous House Retirement Village comprising the Directors' Declaration, Income Statement, Balance Sheet, Statement of Recognised Income and Expenditure, Cash Flow Statement and notes to and forming part of the financial report for the year ended 30 June 2009.

The Company's directors are responsible for the preparation and presentation of the financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Corporations Act 2001. This responsibility includes establishing and maintaining internal control relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit we followed applicable independence requirements of Australian professional and ethical pronouncements and the Corporations Act 2001.

Auditor's Opinion

In our opinion the financial report of Christophorous House Retirement Village is in accordance with:

- (a) the Corporations Act 2001, including:
 - (i) giving a true and fair view of the Company's financial position as at 30 June 2009 and of its performance for the year ended on that date; and
 - (ii) complying with Accounting Standards including the Australian Accounting Interpretations) and the Corporations Regulations 2001.

Stirling International

RC Williams
Partner

At Sydney, 17th August 2009

Auditor's independence declaration

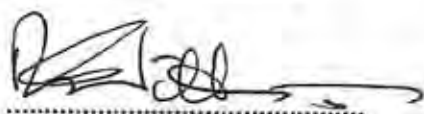
Under section 307c of the Corporations Act 2001
To the Directors of
Christophorus House Retirement Village Ltd

CORPORATIONS ACT 2001 TO THE MEMBERS OF CHRISTOPHOROUS HOUSE RETIREMENT VILLAGE

I declare to the best of my knowledge and belief, during the year ended 30 June 2009 there have been

- (i) no contraventions of the auditor independence requirements as set out in the Corporations Act 2001 in relation to the audit; and
- (ii) no contraventions of any applicable code of professional conduct in relation to the audit.

STIRLING INTERNATIONAL
Chartered Accountants



RC Williams

Signed at Sydney, 17th August 2009.

Income Statement

for the year ended 30 June 2009

		2009	2008
	Note	\$	\$
Revenue	2	1,482,315	1,490,416
Salary and related expenses	3	(857,718)	(691,901)
Administration and other expenses	3	(261,337)	(214,687)
Property Expenses	3	(174,550)	(164,777)
Depreciation	3	(50,086)	(43,649)
Cleaning & laundry expenses	3	(49,810)	(46,601)
Profit before income tax		88,814	328,801
Income tax expense		-	-
Profit after income tax		88,814	328,801

Balance Sheet

as at 30th June 2009

	Note	2009 \$	2008 \$
ASSETS			
CURRENT ASSETS			
Cash and Cash Equivalents	4	4,100,446	4,683,577
Trade and other receivables	5	78,203	64,692
Total Current Assets		4,178,649	4,748,269
NON CURRENT ASSETS			
Property, plant and equipment	6	9,044,954	8,721,290
Total Non-Current Assets		9,044,954	8,721,290
TOTAL ASSETS		13,223,603	13,469,559
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	7	57,392	47,322
Short-term provisions	8	24,554	26,462
Total Current Liabilities		81,947	73,784
NON CURRENT LIABILITIES			
Trade and other payables	7	7,316,003	7,638,222
Long-term provisions	8	33,982	34,047
Total Non-Current Liabilities		7,349,984	7,672,269
TOTAL LIABILITIES		7,431,931	7,746,053
NET ASSETS		5,791,672	5,723,506
EQUITY			
Reserves	9	4,317,977	4,324,825
Retained earnings	10	1,473,695	1,398,681
TOTAL EQUITY		5,791,672	5,723,506

Statement of Recognised Income and Expenditure

for the year ended 30 June 2009

	\$	\$	\$	\$	\$	\$	\$	\$
	Retained	Asset	General	Concession	Fire	Social	Anthroposophical	
	Earnings	Revaluation	Reserve	ILU	Protection	Club	Bequest	Total
		Reserve		Fund	Fund	Fund	Fund	
Balance at 1 July 2007	1,107,880	4,186,595	45,994		48,249	4,644	12,339	5,405,701
Profit attributable to entity	328,801							328,801
Transfers to and from reserves / funds								
- General			(45,994)					(45,994)
- Concess. ILU	(33,000)			45,994				12,994
- Fire Protectn					(7,877)			(7,877)
- Social Club Fund	(5,000)					(3,169)		(8,169)
- Anthropol. Fund							50	50
Transfers from Retained profits				33,000		5,000		38,000
Balance at 30 June 2008	1,398,681	4,186,595	-	78,994	40,372	6,475	12,389	5,723,506
Profit attributable to members	88,814							88,814
Transfers to and from reserves / funds								
- Concess. ILU	(8,800)			60				(8,740)
- Fire Protectn					(13,208)			(13,208)
- Social Club	(5,000)					(4,983)		(9,983)
- Anthropol. Fund							(2,517)	(2,517)
Transfers from Retained Profits				8,800		5,000		13,800
Balance at 30 June 2009	1,473,695	4,186,595	-	87,854	27,164	6,492	9,872	5,791,672

Cash Flow Statement

for the year ended 30 June 2009

	Note	2009 \$	2008 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Governmental subsidies received		503,652	479,974
Receipts from residents		392,804	442,960
Interest received		279,701	259,362
Other income		42,187	32,115
Payments to suppliers and employees		(1,361,276)	(1,159,271)
Net cash (used in)/generated by operating activities	11(b)	(142,932)	55,140
CASH FLOWS FROM INVESTING ACTIVITIES			
Long Term Investment Liquidated		-	99,500
Purchase of property, plant and equipment		(373,750)	(118,130)
Net cash used in investing activities		(373,750)	(18,630)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from entry contributions		1,133,000	1,739,800
Repayment of entry contributions		(1,198,449)	(474,447)
Repayment of deposit		(1,000)	0
Net cash used by financing activities		(66,449)	1,265,353
Net (decrease) /increase in cash held		(583,131)	1,301,863
Cash at the beginning of the financial year		4,683,577	3,381,714
Cash at the end of the financial year	11(a)	4,100,446	4,683,577

Note: Annual income by way of retentions from entry contributions disclosed in note 2, is not recognised as cash from operating activities as it has already been received from proceeds of entry contributions. If these retentions were included in cash from operating activities, there would be a greater positive cash flow from operations.

Notes to the Financial Statements

for the year ended 30 June 2009

The financial report is for Christophorus House Retirement Village Limited, as an individual entity, incorporated and domiciled in Australia. Christophorus House Retirement Village is a company limited by guarantee, incorporated in New South Wales under the Corporations Act 2001.

Note 1: Statement of Significant Accounting Policies

The financial report is a general purpose financial report that has been prepared in accordance with Australian Accounting Standards (including Australian Accounting interpretations) and the Corporations Act 2001

Australian Accounting Standards set out accounting policies that the AASB has concluded would result in a financial report containing relevant and reliable information about transactions, events and conditions. Material accounting policies adopted in the preparation of this financial report are presented below and have been consistently applied unless otherwise stated.

The financial report has been prepared on an accruals basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

Accounting Policies

(a) Revenue

Revenue from sale of services and goods is recognised upon delivery of services and goods to customers

Grant revenue is recognised in the income statement when the Company obtains control of the grant and it is probable that the economic benefits gained from the grant will flow to the Company and the amount of the grant can be measured reliably.

If conditions are attached to the grant which must be satisfied before it is eligible to receive the contribution, the recognition of the grant as revenue will be deferred until those conditions are satisfied.

Donations and bequests are recognised as revenue when received.

Interest revenue is recognised using the effective rate method.

All revenue is stated net of the amount of goods and services tax (GST) if applicable.

(b) Inventories

Inventories are measured at cost.

(c) Property, Plant and Equipment

Each class of property, plant and equipment are carried at costs or fair value, less, where applicable, any accumulated depreciation and impairment losses.

Property

Freehold land and buildings are shown at their fair value (being the amount for which an asset could be exchanged between knowledgeable willing parties in an arms length transaction), based on periodic, valuations by external independent valuers. No depreciation has been provided on buildings on the grounds of immateriality and maintenance of buildings up to, as new standard.

Increases in the carrying amount arising on the variation of land and buildings are credited to a revaluation reserve in member's equity. The decreases that offset previous increases of the same asset are charged against fair value reserves directly in equity; all other decreases are charged to the Income Statement.

Plant & Equipment

Plant & Equipment are measured on the cost basis less depreciation and impairment losses.

The carrying amount of plant and equipment is reviewed annually by the Company to ensure it is not in excess of the recoverable amount from those assets. The recoverable amount is assessed on the basis of the expected net cash flows which will be received from the assets employed and subsequent disposal. The expected net cash flows have not been discounted to present values in determining recoverable amounts.

Notes to the Financial Statements

for the year ended 30 June 2009

Depreciation

Depreciation on furniture and fittings, plant and equipment and motor vehicles is calculated on a straight line basis so as to write off the cost of each fixed asset during its expected useful life. No depreciation has been provided for land and building as the directors consider that they are fully maintained in good repair and no depreciation in value or condition will occur.

The depreciation rates used for each class of depreciable assets are:

Class of Fixed Asset	Depreciation Rate
Plant & Equipment	7.5% - 30.0%
Furniture and Fittings	7.5% - 30.0%
Office Equipment	7.5% - 30.0%
Motor Vehicles	20.0%

Impairment of Assets

At each reporting date, the Company reviews the carrying values of its tangible and intangible assets to determine whether there is any indication that those assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the asset's carrying value. Any excess of the asset's carrying value over its recoverable amount is expensed to the income statement.

(d) Leases

Leases of fixed assets, where substantially all the risks and benefits incidental to the ownership of the asset, but not the legal ownership, are transferred to the Company, are classified as finance leases. Finance leases are capitalised, recording

an asset and a liability equal to the present value of the minimum lease payments including any guaranteed residual values. Leased assets are depreciated on a straight line basis over their estimated useful lives where it is likely that the Company will obtain ownership of the asset, or over the term of the lease.

Lease payments under operating leases, where substantially all the risks and benefits remain with the lessor, are charged as operating lease expenses in the periods in which they are incurred.

(e) Resident Loans

Residents of the Self Care units and the Hostel are required to make a long-term interest free loan. Loans that are received are used to finance future unit and hostel accommodation capital expenditure or invested in conservative cash management accounts for on-going interest revenue.

Interest is now payable under the Aged Care Act 1997 and associated regulations, to pay interest on loans repayable to ex residents of the Hostel, between the time that the room becomes vacant and appropriate documentation for release of funds is received.

(f) Financial Instruments

Recognition and measurement

Financial instruments are initially measured at cost on trade date, which includes transaction costs, when the related contractual rights or obligations exist. Subsequent to initial recognition these instruments are measured as set out below.

(i) Held to maturity investments

These investments have fixed maturities and it is the Company's intention to hold these investments to maturity. Any held-to-maturity investments held by the Company are stated at amortised cost using effective interest rate method.

(ii) Financial assets at fair value through profit and loss

A financial asset is classified in this category if acquired principally for the purpose of selling in the short term or if so designated by management and within the requirements of AASB139: Recognition and Measurement of Financial Instruments. Derivatives are also categorized as held for trading unless they are designated as hedges. Realised and unrealised gains and losses arising from changes in the fair value of these assets are included in the income statement in the period in which they arise.

(iii) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are stated at amortised cost using the effective interest rate method.

(iv) Fair value

Fair value is determined based on current bid prices for all quoted investments. Valuation techniques are applied to determine the fair value for all unlisted securities.

Notes to the Financial Statements

for the year ended 30 June 2009

(g) Employee Benefits

Provision is made in respect of the Company's liability for long service leave and annual leave at balance date. Long service leave is accrued in respect of employees after five years of employment.

(h) Cash and cash equivalents

Cash and cash equivalent includes cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of twelve months or less and bank overdrafts. Bank overdrafts are shown within short-term borrowings in current liabilities on the balance sheet.

(i) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office. In these circumstances the GST is recognised

as part of the cost of acquisition of the asset or as part of an item of expense. Receivables and payables in the Balance Sheet are shown inclusive of GST.

(j) Income Tax

No provision for income tax has been raised as the entity is exempt from income tax under Div 50 of the *Income Tax Assessment Act 1997*

(k) Fundraising Activities

Charitable Fundraising Act 1991

This Act and supporting Charitable Fundraising Regulation prescribe the manner in which fundraising appeals are conducted, controlled and reported in NSW. The amounts shown in Note 15 are in accordance with Authority Condition 7, which is issued to the Company under section 19 of the Act.

Donations and bequests are returned as income as and only when received at the Company administration offices or deposited to the Company

bank account. As specified in the Act, unsolicited donations, member's donations and bequests are not treated as fundraising income when determining information required by the Act. They are treated as gifts under the tax legislation

Costs of fundraising used in Note 15 includes all direct fundraising costs in accordance with the Act.

Notes to the Financial Statements

for the year ended 30 June 2009

	2009 \$	2008 \$
Note 2: Revenue and Other Income		
Revenue		
<i>Revenue from government grants</i>		
- federal government grants operating	493,920	465,155
- federal government grants capital	9,732	14,819
	<u>503,652</u>	<u>479,974</u>
<i>Other revenue and other income</i>		
- fees	438,147	442,960
- retentions	218,043	251,870
- interest earnings	280,286	283,497
- property	34,314	21,996
- donations & bequests	773	327
- other miscellaneous income	7,100	9,792
	<u>978,663</u>	<u>1,010,442</u>
Total Revenue and other income	<u>1,482,315</u>	<u>1,490,416</u>

Notes to the Financial Statements

for the year ended 30 June 2009

	2009 \$	2008 \$
Note 3: Profit for the Year – Highlighted Expenses		
(a) Expenses		
Depreciation of property, plant & equipment		
- plant & equipment	37,653	40,060
- furniture & fittings	12,270	3,494
- motor vehicle	163	95
Total Depreciation	<u>50,086</u>	<u>43,649</u>
Remuneration of Auditor		
- audit services	7,500	7,500
Interest Paid	1,070	1,469
Provision for annual leave	(1,909)	2,192
Provision for long service leave	<u>660</u>	<u>(5,275)</u>
(b) Significant Expenses		
Salaries & wages & related expenses	<u>857,718</u>	<u>691,901</u>
Note 4: Cash and Cash Equivalents		
Cash on hand	3,800	3,095
Cash at bank – cheque accounts	19,304	2,743
Cash at bank – cash management accounts	923,113	2,427,743
Short-term bank deposits	<u>3,154,229</u>	<u>2,249,996</u>
	<u>4,100,446</u>	<u>4,683,577</u>
Note 5: Trade and Other Receivables		
Trade Receivables	13,546	19,183
Prepayments & Other Debtors	<u>64,657</u>	<u>45,509</u>
	<u>78,203</u>	<u>64,692</u>

Notes to the Financial Statements

for the year ended 30 June 2009

	2009 \$	2008 \$
Note 6: Property, plant and equipment		
Land and Buildings		
Freehold land:		
- at independent valuation 2005	4,205,000	4,205,000
Total land	4,205,000	4,205,000
Buildings and Improvements		
- at cost	153,314	78,084
- at independent valuation 2005	4,225,000	4,225,000
Total Building and Improvements	4,378,314	4,303,084
Total Land and Buildings	8,583,314	8,508,084
Plant and Equipment		
Furniture and fittings – at cost	154,233	133,157
Less: accumulated depreciation	40,276	28,006
	113,957	105,151
Plant and equipment – at cost	700,618	423,174
Less: accumulated depreciation	353,327	315,674
	347,291	107,500
Motor Vehicle – at cost	39,213	39,213
Less: accumulated depreciation	38,821	38,658
	392	555
Total Plant and Equipment	461,640	213,206
Total Property, Plant and Equipment	9,044,954	8,721,290

Land and buildings were re-valued on 1st December 2005 by independent valuers. Valuations were made on the basis of open market value. The revaluation surplus was credited to an asset revaluation reserve in the 'members' equity'.

Notes to the Financial Statements

for the year ended 30 June 2009

Note 6 cont.

(a) Movement in Carrying Amounts

Movement in the carrying amounts for each class of property, plant and equipment between the beginning and the end of the current year

	Freehold Land	Buildings	Plant & Equipment & Vehicles	Furniture & Fittings	Total
	\$	\$	\$	\$	\$
2008					
Balance at the beginning of the year	4,205,000	4,267,959	116,304	57,546	8,646,809
Additions at cost		35,125	31,906	51,099	118,130
Disposals					
Revaluation Increments /- (Decrements)					
Depreciation expense	-	-	(40,155)	(3,494)	(43,649)
Carrying amount at the end of the year	4,205,000	4,303,084	108,055	105,151	8,721,290
2009					
Balance at the beginning of the year	4,205,000	4,303,084	108,055	105,151	8,721,290
Additions at cost		75,230	277,444	21,076	373,750
Disposals					
Depreciation expense			(37,816)	(12,270)	(50,086)
Carrying amount at the end of the year	4,205,000	4,378,314	347,683	113,957	9,044,954

(b) Had land and buildings been stated at historical cost amounts they would be as follows;

	2009	2008
	\$	\$
Cost – Land and buildings	4,340,867	4,340,867
Accumulated depreciation	0	0
Net book value	4,340,867	4,340,867

Notes to the Financial Statements

for the year ended 30 June 2009

	2009 \$	2008 \$
Note 7: Trade and other payables		
<i>Current</i>		
Sundry creditors and accruals	57,392	42,242
Loans and deposits	-	5,080
	<u>57,392</u>	<u>47,322</u>
<i>Non Current</i>		
Entry contributions – Self Care Units	4,605,003	4,633,081
Entry contributions – Hostel	2,711,000	3,005,141
	<u>7,316,003</u>	<u>7,638,222</u>
Note 8: Provisions		
<i>Current</i>		
Annual leave provision	24,554	26,463
	<u>24,554</u>	<u>26,463</u>
<i>Non Current</i>		
Long service leave provision	24,935	24,275
Deferred maintenance - Hostel	9,046	9,772
	<u>33,982</u>	<u>34,047</u>

Notes to the Financial Statements

for the year ended 30 June 2009

	2009 \$	2008 \$
Note 9: Funds and Reserves		
<i>Funds Total</i>		
Opening Balance	4,324,825	4,297,821
Transfers in	14,760	84,044
Transfers out	(21,608)	(57,040)
Closing Balance	4,317,977	4,324,825
<i>Represented by:</i>		
<i>General Reserve Fund</i>		
Opening Balance	-	45,994
Transfers in		
Transfers out		(45,994)
Closing Balance	-	-
<i>Concessional I.L.U. Fund</i>		
Opening Balance	78,994	-
Transfers in	8,860	78,994
Transfers out	-	-
Closing Balance	87,854	78,994
<i>Special Reserve Fund – Fire Protection</i>		
Opening Balance	40,372	48,249
Transfers in	-	-
Transfers out	(13,207)	(7,877)
Closing Balance	27,165	40,372
<i>Resident Social Club Fund</i>		
Opening Balance	6,475	4,644
Transfers in	5,292	5,000
Transfers out	(5,275)	(3,169)
Closing Balance	6,492	6,475
<i>Anthroposophical Bequests Fund</i>		
Opening Balance	12,389	12,339
Transfers in	608	50
Transfers out	(3,125)	-
Closing Balance	9,872	12,389
<i>Asset Revaluation Reserve</i>		
Opening Balance	4,186,595	4,186,595
Closing Balance	4,186,595	4,186,595

Notes to the Financial Statements

for the year ended 30 June 2009

	2009 \$	2008 \$
Note 10: Retained Surplus		
<i>Retained Surplus as at the beginning of the financial year</i>	1,398,681	1,107,880
Net profit for the year	88,814	328,801
Less: Transfers to Reserves	(13,800)	(38,000)
<i>Retained Surplus carried over to next financial year</i>	<u>1,473,695</u>	<u>1,398,681</u>
Note 11: Cash Flow Information		
(a) Reconciliation of Cash		
Cash on hand	3,800	3,095
Cash at bank	942,417	2,430,486
Short-term bank deposits	3,154,229	2,249,996
	<u>4,100,446</u>	<u>4,683,577</u>
(b) Reconciliation of Cash Flow from operations with profit from ordinary activities		
Profit from ordinary activities	88,814	328,801
Non – cash flows in profit from ordinary activities		
- amortisation of entry contributions	(218,043)	(251,870)
- charges to provisions	(1,247)	17,218
- depreciation	50,086	43,649
Cash flow in operating activities but not in profit from ordinary activities: -		
- payments out of provision and reserves	(21,374)	(36,825)
Changes in Assets and Liabilities		
- (Increase) / Decrease in trade receivables	(52,238)	19,179
- Increase / (Decrease) in trade payables	11,070	(65,012)
Net Cash generated / (used) in Operating Activities	<u>(142,932)</u>	<u>55,140</u>

Notes to the Financial Statements

for the year ended 30 June 2009

Note 12: Segment Reporting

Primary Reporting – Business Segments

	Hostel		Self Care		Village		TOTAL	
	2009	2008	2009	2008	2009	2008	2009	2008
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
REVENUE								
External	872.2	849.8	74.7	77.2	534.4	559.8	1,481.3	1486.8
Other Segments	1.0	3.6					1.0	3.6
<i>Total Revenue</i>	<u>873.2</u>	<u>853.4</u>	<u>74.7</u>	<u>77.2</u>	<u>534.4</u>	<u>559.8</u>	<u>1,482.3</u>	<u>1,490.4</u>
RESULT								
Segment Result	(238.8)	(109.2)	(200.9)	(116.2)	528.5	554.2	88.8	328.8
ASSETS								
Segment Assets	4,115.4	4,357.8	6,128.0	6,185.7	2,978.6	2,919.0	13,222.0	13,462.5
LIABILITIES								
Segment Liabilities	2,809.3	3,094.0	4,621.1	4,645.0	-	-	7,430.4	7,739.0

The Company only operates in NSW Australia.

Note 13: Key Management Personnel Compensation

	Short-term Benefits	Post -Employment Benefits	Total Benefits
2009			
Total compensation	156,789		156,789
2008			
Total compensation	167,918		167,918

Note 14: Company Details

The principal place of business of the Company is:

Christophorus House Retirement Village,
396 Pacific Highway,
Hornsby, NSW 2077

Notes to the Financial Statements

for the year ended 30 June 2009

Note 15: Fund Raising and Donations Income Expenses

	2009	2008
	\$	\$
(i) Details of Aggregate Gross Income		
Gross Proceeds from Fundraising and Donations	773	327
Less: Cost of Fundraising and Donations	-	-
Net Surplus of Fundraising and Donations	773	327

(ii) Application of Funds for Charitable Purposes

During the year the Company achieved a net surplus of \$nil from fundraising activities defined under the Charitable Fundraising Act

(iii) Fundraising Conducted Jointly with Traders

No appeals were conducted jointly with traders in the year ended 30 June 2009.

Note 16: Members' Guarantee

The Company is limited by guarantee. If the Company is wound up, the Constitution states that each member is required to contribute a maximum of \$50.00 each towards the meeting of any outstanding obligation of the Company. At 30th June 2009 the number of members was 58 (2008: 58) (Note: no movement).

Director's Declaration

The directors of the Christophorus House Retirement Village declare that:

1. The financial statements and notes, as set out on pages 21 to 36, are in accordance with the Corporations Act 2001:
 - a) Comply with Australian Accounting Standards; and
 - b) Give a true and fair view of the financial position as at 30 June 2009 and of the performance for the year ended on that date of the Company.
2. In the directors' opinion there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors.



ROBERT CHARLES ALLERDICE (Director)

Dated this seventeenth day of August 2009.

Supplementary Statement (Detailed) Income Expenditure Statement

for financial year ended 30th June 2009

	2009 \$000's	2008 \$000's
Income		
Revenues from Government	503.7	480.0
Fees	438.1	443.0
Retentions	218.0	251.9
Interest Earned	280.3	283.5
Donations & Bequests	0.8	0.3
Property Rental	34.3	22.0
Other	7.1	9.8
Total Income	1,482.3	1,490.4

Supplementary Statement (Detailed) Income Statement

for financial year ended 30th June 2009

	2009 \$000's	2008 \$000's
Expenditure		
Employment related expenses	857.7	691.9
Food	81.7	74.8
Repairs & Maintenance	68.5	63.0
Depreciation	50.1	43.6
Cleaning	37.1	33.5
Gardening	36.2	30.1
Utilities	35.0	29.9
Professional Expenses	45.2	29.1
Insurances	15.7	19.7
Staff / Board Training	16.4	17.4
Therapies	19.9	16.7
Laundry	13.2	13.1
Printing & Stationery	10.9	12.8
Marketing & Advertising	12.1	9.4
Legal Expenses	7.3	0.0
Equipment	5.9	9.1
Telephone & Internet	7.9	8.9
Water	7.7	7.6
Audit Fees	7.5	7.5
Fire Protection	6.1	5.5
Subscriptions	3.4	4.5
Medical supplies	7.3	4.3
Donations	2.0	2.8
Motor Vehicle expenses	3.6	2.6
Bank Fee	1.3	1.8
Interest Paid	1.1	1.5
Accreditation	1.0	0.0
Other	31.7	20.5
Total Expenditure	1,393.5	1,161.6
Net Profit	88.8	328.8

Charter Of Residents' Rights And Responsibilities

June 2009

Preamble

Every person has the right to freedom and respect and the right to be treated fairly by others. A person's rights do not diminish when he or she moves into a nursing home or hostel, regardless of his or her physical or mental frailty or ability to exercise or fully appreciate his or her rights.

A positive, supportive and caring attitude by family, friends, nursing home or hostel proprietors and staff, carers and the community will help people who live in nursing homes or hostels to continue as integral, respected and valued members of society.

Australian society has a strong commitment to social justice principles. Those principles recognise the aspirations of all Australians to a dignified and secure way of life with equal access to health care, housing and education, and equal rights in civil, legal and consumer matters. They form the basis of a society, which is free of prejudice and is caring, just and humane.

This Charter affirms those social justice principles.

The personal, civil, legal and consumer rights of each resident are not diminished in any way when he or she moves into a nursing home or hostel.

The Charter also recognises that residents of nursing homes or hostels have the responsibility to ensure that the exercising of their individual rights does not affect others' individual rights, including those providing care. The Charter recognises that residents have specific rights and responsibilities which balance the needs of the individual against the needs of the nursing home and hostel community as a whole.

Each resident of a residential care service has the RIGHT:

- to full and effective use of his or her personal, civil, legal and consumer rights;
- to quality care appropriate to his or her needs;
- to full information about his or her own state of health and about available treatments;
- to be treated with dignity and respect, and to live without exploitation, abuse or neglect;
- to live without discrimination or victimisation, and without being obligated to feel grateful to those providing his or her care and accommodation;
- to personal privacy;
- to live in a safe, secure and homelike environment, and to move freely both within and outside the residential care service without undue restriction;
- to be treated and accepted as an individual, and to have his or her individual preferences taken into account and treated with respect;
- to continue his or her cultural and religious practices, and to keep the language of his or her choice, without discrimination;
- to select and maintain social and personal relationship with anyone else without fear, criticism or restriction;
- to freedom of speech;
- to maintain his or her personal independence;
- to accept personal responsibility for his or her own actions and choices, even though these may involve an element of risk, because the resident has the right to accept the risk and not to have the risk used as a ground for preventing or restricting his or her actions and choices;
- to maintain control over, and to continue making decisions about, the personal aspects of his or her daily life, financial affairs and possessions;

- to be involved in the activities, associations and friendships of his or her choice, both within and outside the residential care service;
- to have access to services and activities available generally in the community;
- to be consulted on, and to choose to have input into, decisions about the living arrangements of the residential care service;
- to have access to information about his or her rights, care, accommodation and any other information that relates to the residents personally;
- to complain and to take action to resolve disputes;
- to have access to advocates and other avenues of redress; and
- to be free from reprisal, or a well-founded fear of reprisal, in any form for taking action to enforce his or her rights.

Each resident of a residential care service has the RESPONSIBILITY:

- to respect the rights and needs of other people within the residential care service, and to respect the needs of the residential care service community as a whole;
- to respect the rights of staff and the proprietor to work in an environment free from harassment;
- to care for his or her own health and well-being, as far as he or she is capable; and
- to inform his or her medical practitioner, as far as he or she is able, about his or her relevant medical history and current state of health.

Rose-Marie Van Hoogstraten

A Time of Reflection



I was born in Johannesburg, South Africa. 7th of April, 1941, the youngest of 5; I had three brothers and one sister. My African name is Maduma: thunderstorm - there was a thunderstorm when I was born.

My father was a journalist, an art critic, music critic, war correspondent, and everything when the war was on. He was a conscientious objector, very sensitive about that – killing other people. He had a very sensitive, poetic nature – he wanted to be a poet, eventually he became the news editor of the leading newspaper in Johannesburg, in the days when one still had much more autonomy and could follow one's inner morality in fulfilling that job.

My mum was a music teacher. She gave lessons in our lounge room. I learnt the piano but not very well and then I studied singing. There was a lot of music in the household and my eldest brother played the silver flute and the bassoon, and the next brother played the cello, and the next one played the violin, and my sister played the violin. There were often quartets and other music in the house. I did a bachelor degree in music and also majored in art. I would have loved to have been an opera singer but that was not to be. When I started teaching that ended that dream because of the continuous speaking and I had very bad laryngitis - I wasn't using my voice in the right manner. I did my bachelor degree in music and art in Johannesburg. This university

had high standards and was also the leading medical training centre in South Africa

I had been in London about six years when I had to come back to South Africa because my mother was not well, and she needed me as the baby of the family, to do a bit of caring and looking after her. One of the members of the extended family mentioned to me that there was a Presbyterian church whose rooms were used for a school for disabled children. Maybe I might be interested to go and see it. That was a curative school and a Steiner school. I met the founder and she spoke of the Anthroposophical youth group that was meeting that week. Lotte Sahlmann was also going to be speaking at Crescent House which is a Camphill Village. I got a lift to the Anthroposophical youth group meeting and there was The Christian Community priest in the car. I asked him if there was a church connected with Steiner. He said there was and he then told me all about it. The next weekend I went to The Christian Community.

I got a job replacing a speech therapist in an ordinary handicapped school. That was wonderful – they gave me a totally free hand. It was one-on-one. Later there was a class teacher job and I took that. My next job was at the Steiner School Kindergarten in Johannesburg. I loved it and could have stayed on – it was like a fairy land. I received my education in wet-washing painting, wax modelling, and



story telling – everything I needed for the handicapped children.

Then I joined the Steiner curative school. I had given my word to join the two ladies. If I didn't go to the school, it would have had to close because the government were taking over and they needed somebody with qualifications. I was deeply involved with The Christian Community and with the two founding priests. I had been a part of the pioneering group that initiated the building of the first church in Johannesburg.

My sister had been in Australia seven years. I thought that as a single young woman I had to link up to one member of my family who could be my guardian angel nearby. That meant that I had my sister, the Anthroposophical Society and The Christian Community. So I came to tee up a job – and found one at Miroma. I found it the most difficult job I had ever done. I wasn't used to the profoundly handicapped people there.

Then I fell in the deep end at Chester Hill Public School. There were a large number of very disabled children some who were emotionally disturbed or autistic. I was startled by the size of the school, there were about 1,200 children. I was there for ten years. The school had a few classes of handicapped children amongst the rest of the school population. I became the Musica Viva representative. That meant I would go to music seminars and the come back and prepare

the children. My time at the school actually ended in disaster – my back gave out.

I had to look for another place to live. I wanted to find a place that would take my dog. I went to over 22 retirement villages. I also had to say good bye to my active work at The Christian Community. Eventually I found that Christophorus House would take my dog. At first I was on the board of Christophorus as well. That took up too much time – I wasn't making ends meet financially. I met a Reading Intensive teacher at a State Super Seminar. She said she would pass on all her expertise.

I am very happy here: I had my dog, my profession, my home, my friends at Christophorus House. My sister lives close by in St Ives. There are The Christian Community services here every three months and the First Class Readings are also held here every third Sunday of every month. I appreciate the Westfield at Hornsby as it has every conceivable shop. There is Asquith close by and it is nice and friendly. I also think that it is good that there is a hostel here and I won't be a burden on my family as a single person.

What would be the message you would like to leave for younger people that you gained from your life?

To find the Christ. Finding Anthroposophy and The Christian

Community for me has been a huge support in surviving. Without a bigger picture of life, of what happens before birth and after death – these things would bowl one over.

Anthroposophy has also helped with another major question: the issue of handicapped children. If there is only one life time then it isn't really fair. If there is more than one life time then there is something this person has to learn that we don't quite understand: that makes it acceptable for me. This meeting of the handicapped child opened up for me the question of re-incarnation. I had also had to find a relationship to the question: what is death? Rudolf Steiner said what we should understand in our times in greater depth is more about the meaning of death.

What would be the advice or motif you might give a young person?

It's hard to be general, but whatever you are doing equip yourself with the best insight and the greatest knowledge you can, so you can safely, to the best of your ability, endeavour for yourself and the earth. We should care for the heavens, the earth and ourself – it is a trilogy.

Rose-Marie Van Hoogstraten



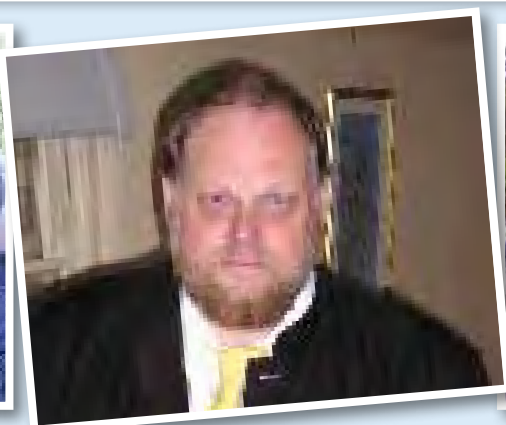
List of Life Members & Foundation Members

LIST OF LIFE MEMBERS

Erwin Berney;
Shirley Driscoll;
Susan Haris;
Karl Kaltenbach;
Reuben Lane;
Evelyn Latter;
Judy Reid;
John Shaw;
Pamela Thomas;
Aloys Tromp;
Dick van Leer;
John Vieser;
David Wansbrough,
Graeme Harvey,
Lesley Evans

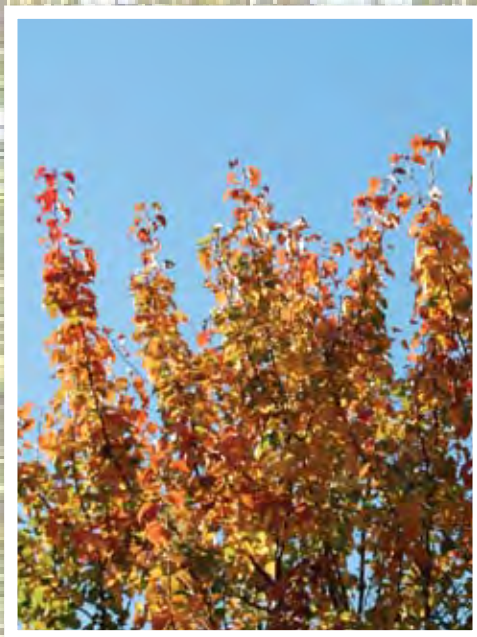
LIST OF FOUNDATION MEMBERS

Erwin Berney
John Blackwood
Norma Blackwood
A. Beugeling (Mrs)
Gloria Campbell
H. Challinor (Mrs)
Jean Conroy
Colin Campbell
Gloria Campbell
Mary Dilley
Lesley Evans
Helen Feovanof
Helga Forster
Dennis Glenney
Amelia Hansbury-Sparrow
Evelyn Latter
Dale Latter
Ian McGillivray
John Morissini
G Murray (Mrs)
Judy Reid
Reynolds (Mr)
D Thompson (Mr & Mrs)
Lotte Riesenfeldt
John Shaw
Aloys Tromp
Louise Tromp
Beryl van Leer
Dick van Leer
David Wansbrough
Rosa Wall
Mavis Wiles
Robert Williams
Ruth Vieser





Photos and biographical interview, John Rowan
 Printing by Miroma Light Industries



CHRISTOPHORUS HOUSE

retirement village