

ANNUAL REPORT 2012

Christophorus House Retirement Village Ltd ABN 32 001 781 013



CHRISTOPHORUS HOUSE
retirement village

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The Legend of St Christopher

The name Christophorus means, in Greek, one who carried Christ, in a spiritual way, yet around this name has evolved the legendary story of a gigantic man, Offerus, who went searching for the mightiest master to serve with his strength. He came first to a King and enlisted in his army. When the King showed fear at the mention of the Devil's

name, Offerus realized that the Devil's power was stronger than the King's and went to serve the Devil and his hordes.

As he was riding along with the Devil and his followers, they came to a cross by the wayside. The devil cringed away in fear at the sight of the cross and Offerus left the Devil to seek for the Master of the Cross who could frighten even the Devil.

He met a hermit who advised him to use his strength to carry people across a river. He made himself a hut by the side of the river and whenever people came wanting to be carried across, he would lift them on his back and carry them over. One cold and stormy night he had wrapped himself inside his hut to sleep for it was too wild and boisterous a night for any traveller. He heard a small voice from outside the hut calling his name: "Offerus!" Thinking that no-one could possibly be there, he turned over in his bed to sleep again. The voice called a little more urgently:

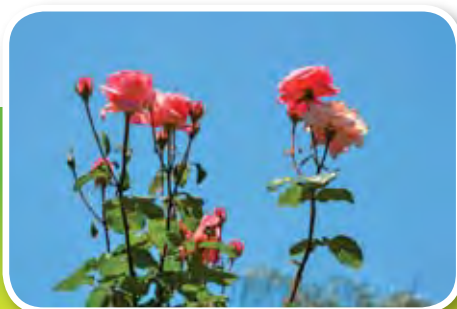
"Offerus!" He sat up and blinked, heard the wind howling around the hut and the rain pelting down. "I must have been dreaming!" he said to himself and rolled himself up in his blanket. A third time a thin clear voice called: "Offerus!" He got out of bed and stumbled over to unlatch the door. Outside, a small child was standing – "Can you carry me across the other side of the river?"

Offerus took the child on his shoulders, covering him as much as he could with his cloak and using his sturdy staff as a support, waded across the swirling waters of the river. As he got to the deepest part in the middle of the river, the child seemed to become heavier and heavier and Offerus felt that he must be carrying the weight of the whole world on his back. He had never carried so heavy a burden in his whole life. Yet as he approached the other shore, the child gradually became lighter again, and as he came up on dry land the child disappeared from his shoulders and appeared before him with radiant light shining from his countenance. "I am the Master you are seeking," said the Child, "you have carried the Christ-Child and henceforth your name shall be Christ-Offerus."

This is the legend around St Christopher, of whom it is historically only known that he was one of the early martyrs for the Christian faith in Asia Minor, supposedly in the third century. His saint's day is the 25 July and through the legend of his carrying the Christ-Child over the river, he has traditionally become patron saint of travellers.



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CHAIRMAN'S REPORT

JUNE 2012



Robert Allerdice

I am pleased to present my report for the 2011-12 financial year, being the financial year ended 30 June 2012.

In summary, it has been both a significant and successful year for Christophorus House Retirement Village (CHRV).

The following details some of the more important events which have occurred during the year. Other events are covered in the CEO's report.

Independent Living Unit (ILU) expansion

First, I am pleased to report that in February 2012, CHRV exercised the option referred to in last year's report to purchase the property known as 15 Mildred Avenue, Hornsby. This property, which is located at the rear of our current site at 396 Pacific Highway, Hornsby, has been earmarked by the Board for the

construction of further ILUs, comprising both 2 bedrooms and 3 bedrooms.

To this end, CHRV submitted an architect's brief to three firms of architects, with a view to selecting one of them to prepare a master plan for the development of 15 Mildred Avenue and the adjacent property at 5a Mildred Avenue that CHRV had purchased previously. The architect's brief was based on the valuable work undertaken by our Planning Committee during 2011.

The outcome of the selection process was that CHRV has appointed the firm of Ray Fitz-Gibbon & Associates Pty Limited to provide the architectural services necessary for the preparation of a master plan and a Development Application for lodgement with Hornsby Council. At the same time, the Board appointed a Building Committee comprising directors Graham Long, John Kingsland and Madeleine Pathe, and CEO Milan Telford, to work with the architects.

At the time of writing this report, work is well underway and first drafts of concept drawings and costings have been presented to the Board. It is expected that we shall be able to provide further information to members at the time of the Annual General Meeting.

I also note that, to assist with financing the new development, the Board has decided to sell the property that it owns at 370 Pacific Highway Hornsby.

Financial results

The purchase of 15 Mildred Avenue resulted in a significant reduction in our cash reserves from which we earn interest income.

Anticipating this reduction at the beginning of the 2011-12 financial year, we budgeted for a small deficit in that year of \$771. I am very pleased to report that the actual result was a very impressive surplus of \$95,629 (2010-11: \$142,457).

I refer you to the Treasurer's report for more detail but, very broadly, the surplus was the combined result of an unbudgeted increase in Government grants paid in respect of Hostel residents and an unbudgeted decrease in a number of areas of expenditure.

Unfortunately, interest rates have fallen significantly in the last 6 months of the financial year, which will have an impact on the income earned from our reduced cash reserves. We have budgeted for a deficit of \$83,791 for the 2012-13 financial year.

Hostel Manager

It is with regret that I have to report that in June 2012, our Hostel Manager, Andrea Nguyen, tendered her resignation for personal reasons.

Andrea commenced her employment with us in June 2009 and, during her time with us, she demonstrated a level of professionalism that was second to none. Andrea's dedication to the residents of the Hostel was apparent to all, and she earned the respect of all the staff who worked with her in the Hostel. After



working extremely hard in her first 14 months with us, which culminated in mid-2010, Andrea ensured that CHRV's Hostel accreditation was renewed for the maximum period of 3 years.

Naturally, we were very sorry when Andrea tendered her resignation. However, Andrea has indicated to us that after a period overseas, there is the possibility that she may return to Australia in October 2012, in which case she may consider resuming her employment with us as Hostel Manager.

Whilst we await clarification of Andrea's intentions in this regard, the Board decided to appoint the Hostel Supervisor, Vik Sonea, as Acting Hostel Manager for a period of four months, with assistance from Registered Nurses employed on a part-time basis.

Board

I am also pleased to report two additional appointments to the Board of CHRV. These appointments bring the number of directors up to the maximum of seven allowed for by our Constitution.

The first appointment, made in February 2012, was that of Madeleine Pathe, who is a Project Management Trainer, Assessor and Consultant. Madeleine is the daughter of one of our ILU residents, and is thus very familiar with CHRV and its operations. With her experience in Project

Management, Madeleine has already made a valuable contribution to the Board via the Building Committee.

The second appointment, made in July 2012, was that of one of CHRV's founding members, life member and former Patron, John Shaw. John is a barrister by profession and a person with a long association with the Anthroposophical Society in Australia. He will be well known to most members of CHRV and is a welcome addition to the Board.

I would like to thank both Madeleine and John for agreeing to serve on the Board of CHRV, and look forward to working with them in what will be a very exciting but very challenging time for CHRV.

Patron

With John Shaw's appointment to the Board, the role of Patron of CHRV became vacant. I am very pleased to report that one of our Life Members, Dr h.c. Karl Kaltenbach OAM has accepted the Board's invitation to become the new Patron.

Karl will be known to many members of CHRV. In 1969, Karl and his wife Hannelore founded Warrah, an organisation for children and adults with intellectual disabilities using the

principles and methodology of Rudolf Steiner. Karl served as Executive Director of Warrah for 27 years.

Karl was General Secretary of the Anthroposophical Society in Australia from 1982 to 2000. He also was Chair of the Faculty of the School of Spiritual Science, an integral part of the Society. He lectures on spiritual philosophy, Christianity, meditation, education and art, both in Australia and overseas. Since 1996 Karl has worked as a consultant in organizational management in Rudolf Steiner Schools.

We are honoured to have Karl as our Patron.

Conclusion

As I have said on previous occasions, there are many people who deserve thanks for their contribution to CHRV and the lives of its residents. These include my fellow directors, the CEO, the staff of the Hostel and the Village staff; the Self Care liaison officer, and the Chair and members of the Self Care Residents Committee. To all, I extend my personal thanks and the thanks of the Board.

The Board looks forward to continuing to be of service to the CHRV community in 2012-13.

Robert Allerdice
Chairman of the Board



TREASURER'S REPORT

JUNE 2012



Robert Allerdice

It will be seen that grants, fees, retentions and gifts, all improved in 2012, with other income improvement representing the gain on the sale of the old bus.

The actual result for the financial year ended June 2012, at \$95,629, was most pleasing given a budget estimate of a deficit of \$771. Most of the gain was experienced in the Hostel cost centre, with an actual deficit (before interest and retentions) of \$231,164 against a budgeted deficit (before interest and retentions) of \$317,960; a turnaround of \$86,796. This was due mainly to improved Government funding, as the profile of care needs for our residents, delivered increased receipts of \$40,267 for the year; this was coupled with savings in expenses of throughout the organisation \$46,529.

A comparison of 2012 with 2011 shows **Income** overall rose by \$23,238 (2012: \$1,617,952; 2011: \$1,594,714). However, **Expenditure** also increased from 2011 by \$70,060 (2012: \$1,522,317; 2011: \$1,452,257).

Income

In the Statutory Accounts, Note 2 on page 30 gives the comparison between years of the income items. It will be seen that grants, fees, retentions and gifts, all improved in 2012, with other income improvement representing the gain on the sale of the old bus. Decreasing in 2012 were the interest income, due to use of cash on purchasing 15 Mildred Avenue, and property rentals, with rental income ceasing on the flat in the old cottage at 396 Pacific Highway, after this was demolished.

Expenditure

The largest expense item is Wages and on-costs. These rose by approximately \$86,500 or 10.13% (2012: \$940,200; 2011: \$853,700), however wages and overheads were still slightly under budget (approximately \$9,000). There was an additional one-off cost during the year of approximately \$16,500, taking up as an accrual, wages earned but not paid by 30th June; this was a change in accounting policy from previous years. It should also be understood that during the 2010/11 year, there were vacant positions which were not filled and this contributed to wages savings in that year, the effect of which was to accentuate the variance between the 2010/2011 and 2011/2012 financial years. This one line item alone accounts for the total (and more) increase in expenditure between the years. Other expenses moved marginally in line with CPI, with some discretionary expenditures being deferred and resulting in savings. Energy costs, however, rose 15.4% (previous year increase 9.6% and expected to rise by more than 15% in 2012/13).

Cash Flow

The 'Statement of Cash Flow' on page 27 highlights the movement of cash in specific categories. There are 3 categories:



- **Cash flow from Operations**, which shows a **positive** cash (in)flow of \$79,807. This represents the cash we generated from our operations during the year.
- **Cash flow from Financing Activities**, a **positive** cash (in)flow of \$669,526. This essentially represents the movement in and out of bond moneys.
- **Cash flow from Investing Activities**, a **negative** (out)flow of (\$3,000,283). This category highlights where we utilised our cash. In the financial year we purchased property at 15 Mildred Avenue for approximately \$2,607,000 and the balance was used in expenditure for capital items (as reported below).

To summarise, we improved our cash position by way of our operations and also by way of financing, via interest free bonds, and then converted \$2,607,000 of cash assets to a property asset of equal value. The property is to be used to improve the overall financial base of CHRV through its future development.

Capital Expenditure

During the year we expended \$38,100 in refurbishing independent living units. Completion of Hostel works program,

including the Evelyn Latter Room, Bi-fold doors, Stormwater drain project, Ramp and Balustrade, cost approximately \$231,700. A bus (2nd hand) was purchased for \$35,100, with minor works including hostel room renovations, fences, guard rails, car park bitumen, boiler room repairs, piano, gardening projects a computer and air conditioners. Future project work costs, included \$23,200 for Surveyor costs and \$20,000 (partial payment) for Architect Master Plan.

Balance Sheet

Equity (Assets less Liabilities) is now \$7,199,140 (2011: \$7,114,399) Working capital (Current Assets less Current Liabilities) has diminished following the purchase of 15 Mildred Avenue, with internally sourced cash. The ratio of cash held per bond has also reduced from 57cents in the dollar to 28.7 cents in the dollar.

Future Trends

The April 2012 announcement by the federal government to tackle 'alleged' (but completely unsubstantiated) robbing of the Aged Care Funding Instrument (ACFI), will result in a reduction in Australia's aged care funding of an estimated \$2.5 billion over 5 years and will thus result in lost revenues for CHRV. Due to a grandfathering clause, the impact of lost ACFI funding is estimated at only around \$12,500 in 2012/13; however, the amount of the loss is expected to rise in

subsequent years. This means that as costs rise, there is not only no indexation in government aged care funding, but funding at the base line will be reduced in the 2012/13 financial year and subsequent financial years. The per capita funding is diminishing each year. CHRV will have to evaluate the strategic future of the Hostel in light of reform developments, which also include a potential additional cost of approximately \$140,000 per annum in compulsory insurance on Hostel bonds. Another issue relating to Hostel liquidity is the mandatory requirement, from 2014, for service providers to accept residents without an upfront bond. At a state level, the NSW government has announced a mandatory requirement of retro-fitting sprinkler systems into Aged Care Facilities. This too will have a significant cost impact on CHRV finances.

There will be a need for sizeable finance to under-take our proposed Independent Living Unit expansion. The finance for the first stage will be required for 2 to 3 years. The development when finished will broaden our financial base and provide new income streams which will be vitally important to CHRV over the longer term.

Robert Allerdice
Treasurer



CHIEF EXECUTIVE OFFICER'S REPORT

JUNE 2012



Milan Telford

The opening of the Evelyn Latter room in the Hostel was a major social event and was well attended by our wider community, including our local federal and state politicians

This time last year I reported that we had established a Planning Committee which was working on developing an Architects Brief. The Brief was completed by November 2011 and following, the Board with the able assistance of Nielsen Warren, architect consultant, went through a selection process to choose an appropriate architect for the next 10 year major development phase of Christophorus House. The firm selected was Ray Fitzgibbon and Associates (RFA), and since February, they have been working an Architect Master Plan for the Village. At the next Annual General Meeting on to be held 27th October, RFA will be able to present the Architect Master Plan to stake-holders. (The Master Plan implementation, is conditional on Board approval and bank finance).

For the financial year ended June 2012, we had budgeted for a minor deficit of \$771; the end result was a comfortable \$95,629 (before transfers). The budget was based on conservative estimates, such as occupancy rates in the Hostel and Independent Living units (ILUs) and the change over rates associated there-to. Funding in the Hostel from government grants, was higher than budgeted, having been based on the year prior; however with care level changes which increased, we saw an improvement in our Hostel funding. The Hostel as a cost centre, nevertheless lost \$231,164; an improvement all the same on the budgeted loss of \$317,960.

I highlight this, as there has been wide spread media reports, based on comments made by Minister Butler and PM Gillard, that there has been wide spread roting of the funding from government, by the industry and as a result, the government is in the process of clawing back \$2.5 billion over 5 years (\$500m over 2012/2013). The Industry rejects this assertion, and no evidence has been proffered to support this allegation. CHRV itself has always operated the Hostel at a deficit, with the deficit being covered from other Village revenue sources. During the year, CHRV also budgeted for a reduction, compared to the previous year, in interest revenue, (of \$35,600) to allow for lost earnings on money used to purchase our 15 Mildred Avenue site, and this is indeed what did occur. We expect that for the next 3 reporting periods, until such time as stage 1 of the new development (10 new ILU units) is complete, that deficits will occur. These will be more than adequately covered by our savings (accumulated funds), and should be seen only as a temporary situation. Projections after completion of the development, show a marked improvement in our operating results, due to having achieved better economies of scale.

We also had a fundraising push-on, to raise funds for the new (2nd hand) Hostel piano, and we have almost reached our target of \$5,000. I thank everyone who



gave, for their gifts and support.

During the year we had visits from the Accreditation Agency, who gave CHRV 'glowing' reports. We were also visited for our annual Food Safety Audit, and retained our 'A' standard grading.

The opening of the Evelyn Latter room in the Hostel was a major social event and was well attended by our wider community, including our local federal and state politicians.

The wide ranging activities and therapy program continued throughout the year. Wolfgang's (Anthroposophical Therapy Co-ordinator) work involved Anthroposophical staff training, biography work with residents, music and presentation of talks on the great composers, as well as talks on medicinal herb and teas. Ian continued providing foot and body massages. A large range of activities and events, from the morning exercise classes to Rowlanda's piano playing and bus trips, was organised by our Diversional Therapist, Kath and Recreation Officer Vicky. Throughout the year, Judy Reed continued providing the Anthroposophical study groups.

It was reported in our Autumn newsletter that Andrea, our Hostel Manager, resigned in June for personal reasons. Her position has been left open until October, as it is a possibility that she will return back to work for us. A full complement of staff and residents attended her farewell, which showed how highly thought of

Andrea was and is.

The new Work Health and Safety Act 2011 (WH&S), came into force on 1st January 2012, with a two year transition period. CHRV has taken the new implications of the WH&S very seriously and over the course of the coming year, residents, staff, family and friends, will receive communications about requirements related to WH&S and their duty of care.

Maintenance and capital expenditure, which is reported on in the Treasurer's report, totalled over \$440,000, including the completion of works under-taken around the Hostel, commenced the previous year, renovations of independent living units and hostel rooms, and a new (2nd hand) bus. Money was also spent on strategic work, such as the Architect Master Plan.

I should like to thank all our staff for the tremendous work they have done this past year. I would particularly like to thank Vik, the Acting Hostel Manager, for stepping into the role which he has shown to be most capable of performing and many thanks to all his staff for giving such full support to Vik in this new role. The staff in the Hostel, day and night, do an excellent job and work as a team unit, and we are very proud of the excellent reports we get from residents and the Accreditation Agency, regarding the staff

- well done and keep up the good work.

Monika, is the Self Care Liaison Officer. Her ability to empathise and care for, work with, and support the Self Care residents is often commented on by the residents themselves. The Newsletter which she edits 4 times a year, is an excellent publication and keeps our wider community informed of what is happening at CHRV.

Many thanks to our maintenance team, Hayden, Walter and Jason; the value of their work is immeasurable and keeps CHRV running. The gardens are a testament to Jason, who has been our gardener now for over 23 years. Thank-you also to John H, our administration assistant, who manages the office efficiently and in a most polite manner.

Of-course a big thank-you also goes to John R, our IT consultant who does much more besides; Christine, our physio-therapist, Linda our hairdresser, and all our other peripheral service support.

Finally, a thank-you to our volunteer Board, who are an excellent Board and work well as a team; thank-you for your continued support of the staff and residents this past year.

Milan Telford
CEO



ACTING HOSTEL MANAGER'S REPORT

JUNE 2012



Vikash Sonea

Another year has passed in the life of Christophorus House Retirement Village, a year in which we have seen a lot of changes and challenges. It has been 15 months since I started work at CHRV and it gives me great pleasure to report on a busy and successful year. I also seize the opportunity to thank CHRV team in continuing to provide excellent quality care to our residents.

- Support visit from the Accreditation Agency in September 2011:

An unannounced visit was conducted by the Aged Care Standard and Accreditation Agency which went very well with full compliant findings on the standards assessed.

- Workcover visit December 2011

Random Work-cover visit to check registration of our lift. Comprehensive lift audit attended; all passed.

- NSW Food Authority Audit of our Food Safety Standards in June 2012:

This audit was performed by an external auditor and we received an "A" rating again for our food safety program and kitchen operation. The auditor commented: "The kitchen was observed as extremely clean and tidy." Maintaining a high standard in our catering department ensures that our residents receive food which is safe and free from any contamination and prevents incidents of food poisoning.

I thank all the staff for their exceptional commitment in achieving such an outstanding result.

Resident memorial:

Sadly we had to say goodbye to the following residents:

Maurice Kendall – 30/3/12, Allan Clarke – 10/5/12.

They will be sadly missed. May they rest in peace.

New residents:

Our residents continue to say that the Hostel is a wonderful place to live and that they are very lucky to be here.

We welcomed the following new residents to our Hostel:

Elsie Blair & Josephine Pearl in August 2011, Margaret King in May 2012. They have all settled in well.

We recognise that the transition to an aged care facility can be a sensitive and difficult time for a new resident and their family. This is why the personnel focus on resident well-being and encourage family and friends to play an active part in the residents' lifestyles.

CHRV Hostel facility, offers respite, low care and ageing in place.

Staff:

During the year, several staff left employment at CHRV, namely Michelle Haines - Care Service Employee; Linda Dunne - Diversional Therapist; Naomi Douglas - Recreational Activities Officer; Marelle Kaida - Catering; and Andrea Nguyen - Hostel Manager, who recently left and is sadly missed by the residents and staff alike.

Although we lost these familiar faces, It is great to welcome to the staff; Dianne Palinkas:- Care Service Employee; Kathy Gasper:- Diversional Therapist; Victoria (Vicki) Ferris:- Recreational Activities Officer and Norma Munoz:- Kitchen Staff. I hope that all of them will enjoy being part of the Christophorus House Staff.

A careful hiring policy contributes towards selection of the right people for the positions we have. Our team consists of a friendly and well qualified staff, who were also selected because of their dedication and attitude towards



providing services to the elderly. Our goal at CHRV is to have a supportive team where staff live our mission, vision and values and feel enabled to grow and develop personally as well as professionally. The staff work out of kindness, with good humour and empathy, to make a happy home atmosphere.

Education:

All the staff have access to learning and training opportunities. Both mandatory and highly recommended training sessions have been conducted throughout the past year to ensure all staff have the appropriate skills and competencies. We have continued to attract Government funding for courses like Certificate IV Aged Care and Certificate IV in Lifestyle and Health. Some of the standard on-going education that CHRV provides to its staff includes Infection Control, Manual Handling, Work Health & Safety, Fire training, Food Safety Training, Mission Statement, Workplace Bullying, Privacy and dignity, Medication competencies, Chemical Safety as well as many other important subject areas.

Congratulations to Charles He for completing Cert IV in Aged Care work in the past months.

Initiatives:

Some of our new initiatives in the last year:

- Room renovations of the Hostel commenced. Work includes, new

floor coverings, room painting, new light fittings, new cabinets in bathroom, retiling of bathroom floor, new toilet etc.

- The construction of the "Evelyn Latter Room" was completed and inaugurated in May 2012.
- A menu review was discussed with residents at various Residents' meetings at the end of 2011. A Food safety questionnaire was filled in by the residents and evaluated. The new menu was rewritten and implemented in January 2012 following the recommendations of the dietitian.
- Light leg weights (0.5kg and 1kg) were purchased from specialist supplier for residents to complete the exercises more effectively.
- A new laundry trolley was recently purchased making it easier to deliver residents clothing back to their rooms after being washed and dried. All resident have an individual laundry basket to minimise clothes loss.
- An Ipad was purchased for residents' use. This will allow downloading of books for residents to read. The words can be enlarged for those with visual impairment.
- A Toyota 12 seater bus was purchased and residents were consulted

regarding the comfort aspects of the new bus

Activities:

The activities being facilitated by our Diversional Therapist and Recreational Activity staff continue to excel. New activities include, morning exercise programs, Tai-chi classes, a walking group, and a residents shopping day, has been implemented and is enjoyed by the residents. Other activities and functions enjoyed by the residents were, Australia Day celebration, St Patrick's Day luncheon, Mother's Day luncheon, Carols by Candlelight, Christmas luncheon, Melbourne Cup Day and Remembrance Day activities, Birthday celebrations, Barbeques, Bingo, Special afternoon teas, happy hour, anthroposophical therapies, card games, and bus outings.

I look forward to working with everyone throughout the next 12 months. I would like to personally thank each and every staff member for their continued support and hard work over the past months. Too many names to mention all but just know that you are valued and very much appreciated.

Vikash Sonea
Acting Hostel Manager



SELF CARE LIAISON CO-ORDINATOR'S REPORT

JUNE 2012



Monika Bebb

Greetings! What a wonderfully eventful year it has been again! Some coming, some going. This year, we farewelled three residents, Mrs Kath Smith (who moved to a facility closer to her family), Mrs Betty Louise Rees and Mrs Veronica Grace who both crossed the threshold. We remember these friends and their special contribution to the life of Christophorus House.

We have been joined by new residents Mrs Cynthia Mace, Mrs Robyn Hutchison and Mr Jim Steel. Both Robyn and Jim are keen gardeners and I have enjoyed watching their veggies and flowers grow around their units. There's no doubt they are settling in well – both plants and

people! We welcome all of them to their new home here.

The year in review brings to mind the many events for our residents and the wider community, particularly as this year many have been combined events with our Self Care and Hostel residents in the Hostel lounge, the most recent being a visit by flautist Adriana von Runic who delighted our audience with a variety of spring tunes to uplift the spirit. A regular presenter is Dr Raimund Pohl who is a seasoned traveller around Australia and the world. Rai's talks are much appreciated and well attended. His knowledge on Australia stems from first hand experience. At the end of July, a special Piano Fundraising concert was held in the Hostel lounge. Three pianists, John Statter, Jacqui Ciddor and Wolfgang Devine gave an excellent concert which was well attended. As a matter of interest, John gave us the pleasure of hearing an original piece which he composed. What a special gift. Thank you, John! We are now much closer to paying off the piano, thanks to the many wonderful and varied events. You can follow the fundraising's progress in the Spring newsletter under the report *From the Desk of the CEO*.

An annual Ascension Concert in May was given by Jacqui Ciddor (piano), Elizabeth Nurthen (oboe) and Jeannette Tsoulos (piano). These three musicians come to share their repertoire each year to an appreciative audience. Twice yearly residents enjoy a barbeque lunch and a mid year Midwinter Soup Night. Social events such as these bring our residents together for an opportunity to talk and spend time together over a meal. Pianist and friend John Statter has provided music for these get togethers with a sing- along of old time favourite pieces and new ones too. Even our CEO Milan Telford has run his fingers over the ivories a few times! Residents enjoyed this very much and see him in his off duty "hat". In April, Judy Dawkins and her group *The Wesley Singers* provided some all time favourite Gospel choir pieces, and the evergreen Greg Dimmock visited again with his *Bag Full of Instruments*. Rodney Rietdyk JP of Mannings Funerals gave an introductory talk on services offered as well as some insights into the industry generally.

The combined Christmas lunch in December 2011 was a very festive and happy occasion for both residents and staff – entertainer Kristy Lee wowed us with her performance. I thought she did an excellent performance of Elvis Presley! This year, Christmas lunch will be a whole



new experience now that the *Evelyn Latter Room* has opened up the area, giving more room to move.

Earlier this year, our CEO Milan Telford gave a presentation at the Asquith Bowling Club hosted by the National Seniors and spoke to the audience about the future of aged care and how it will affect Christophorus House. This was well attended by older members in the community as well as a number of residents from Christophorus House. It was an opportunity to not only promote our Village but to speak about future development plans.

This year, I initiated a monthly extended shopping day for our residents. Those who have an appointment, want to meet a friend for lunch and see a movie or just have extra time to shop can now relax and take advantage of coming back later in the day.

The bi-monthly Self Care Residents' meeting provides a vehicle for residents to hear what is going on in and around the Village but is also an opportunity for

them to voice their concerns and raise awareness about maintenance issues. The Social Group has met twice this year. I enjoy talking to residents about their interests. I learnt that Jan and Joyce meet weekly in Joyce's unit to knit and chat and share a cuppa. They have invited other residents to join them. The *Monthly Movie* continues to be well attended with two sessions, morning and afternoon. The choice has been appreciated!

The garden and environment is looking good thanks to Jason and Hayden's hard work. It's a real pleasure to walk around the Village delivering notices and visiting residents and now that spring has sprung, flowers are popping up everywhere! My favourites are the roses but also orchids, especially where they are growing next to the statue.

Apart from my regular admin work such as attending to Self Care enquiries, writing reports and producing the newsletter four times a year, my extended working hours now include providing admin support to the Acting Hostel Manager for the time being. There is much to learn about Hostel administration as everything is strictly documented. All very necessary as accreditation is what gives us a good standing in the community. I have also

had the opportunity and enjoyed working with Diversional Therapist Kathy in planning events. All in all, it has been a rewarding and fulfilling year. My warmest thanks to all the residents who are always supportive and generous with kindness, warmth of heart and especially their time, not to mention the occasional offering of chocolate! It has been much appreciated. I look forward to another year of working with and for our residents here at Christophorus House.

Monika Bebb
Self Care Liaison Co-ordinator



REPORT FROM THE RESIDENTS' COMMITTEE

JUNE 2012



Back Row: Joyce, Rose-marie, Robyn
Front Row: Cynthia, Jan, Barbara, Elizabeth Absent: Veronica

The Residents' Committee was re-founded in 2003 with Barbara Harding as Chairperson. Barbara has held this position till March this year when she announced that she would be, retiring from the position of Chairperson, but would be very happy to continue on the Committee.

Tribute to outgoing Chairperson:

Having been the pioneering and ongoing Chairperson of our Residents' Committee since its inception in 2003, Barbara has been the central strength now for close on nine years. We have, as a closely knit group, led by her, tackled Village Issues and negotiated them with Management, achieving always a good outcome. Through these negotiations we now have an excellent handyman service, gardening service, Self-Care drop off parking, amongst other improvements.

Barbara has always been very thorough, looking up relevant legislation to clarify our rights and our position as Self-Care Residents, being able to negotiate contentious issues if they were in the interest of Residents, always doing this with

the utmost calm, composure and dignity. She has a deep connection with every Resident and has made the time to canvas meeting times, agendas and concerns.

We are deeply grateful for this contribution to life at Christophorus House as Chairperson, and appreciate that Barbara will continue to stand as regular committee member.

Further achievements of the Committee in negotiation with the C.E.O. under Barbara's term of office have been the initiating of the handyman's book and proper rostered days for his work in the Hostel and in Self-Care, the extension of the Gardener's days and structuring of his work, the Self-Care drop off/2 hour parking, Trades mans' parking, Doctor/Bus/Ambulance parking at the side of the Hostel, The Craft Room, which Richard and Barbara Harding and other residents had used, was generously handed over for all residents to use and has become our Annex, and used as a multi-purpose room – computer, library, massage, study, footbath room and Dvd viewing room. Thank you Barbara for this great contribution to life in Self-Care.

Alison Cameron after many years of standing on the Committee resigned and we thank her especially for following up the issue of the Self-Care parking and drop off spot for Units 17-23 till they became established 3 years back.

Iris Crick, on her resignation, was thanked for her strong contribution on the Committee, and especially for making her Unit available for photographing and inclusion in the marketing Material of Christophorus House Self-Care Units.

We would like to pay tribute to Veronica Grace who was our Minute taker right up until the time of leaving Christophorus House and moving to Wahroonga Nursing Home where she died earlier this year. Veronica was a great Minute Taker capturing the essence of the meeting and always offering very sound considered advice and opinions in discussions.

Our current Committee have two new members, Cynthia Mace and Robyn Hutchison. Continuing members are Barbara Harding, Joyce Edmunds, Jan Garland, Elizabeth Harris, June Young and Rose-Marie van Hoogstraten, Chairperson. I would like to thank the very substantial contribution that the Committee has made to life at Christophorus House over the past 9 years.

May I also, on behalf of the Committee and Self Care/ Independent Living Unit Residents thank our C.E.O, Milan Telford and Monika Bebb, John Hayter, Hayden Ibbett and Jason Ibbett for an excellent service in every respect and also thank all the Hostel Staff who make us so welcome at shared events and when visiting residents there. We also thank our Board of Directors for guiding our ship through safe waters.

On a final note, Alison Cameron and Joyce Edmunds requested that a special appreciation be put in writing for Jason's dedicated, hard work in our gardens, which this Spring is spectacularly beautiful with its show of clivias, azaleas, orchids, forget-me-nots, May bush and rhododendrons, just to mention a few of the blooms.

**Rose-Marie van Hoogstraten,
Chairperson**



CORPORATE GOVERNANCE STATEMENT

JUNE 2012

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 for a term of two years at a time, at which time they are 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 and management.

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 several 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, responsible for the Board liaison with the Hostel manager on clinical and resident care matters; Self Care liaison, Anthroposophical Liaison and there is a Board liaison with the 'Mavis Wiles Bequest Fund Committee'. The Board also has a Building sub-committee.

Principle 2: Structure the Board to add value

The Director's backgrounds and expertise is described on page 17. 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. Directors can stand for re-election.

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 (as amended) (and associated Regulations) 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. The Board undertakes a full review of the audit engagement before deciding to reappoint the existing audit firm or seek tenders on the open market.

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. It does this through ad hoc circulars, as and when required, the quarterly newsletter and through the web site.

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
 - strategic risk management

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 senior management.

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 \$75K - \$120K.

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.

BOARD OF DIRECTORS

JUNE 2012



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.



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.



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 12 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.



Madeleine Pathe

Adv. Dip. Proj. Mgmt., CPPD (AIPM)

Until 2006, Madeleine was a professional project manager, with 30 years experience in the banking and IT industries. Since then she has focussed

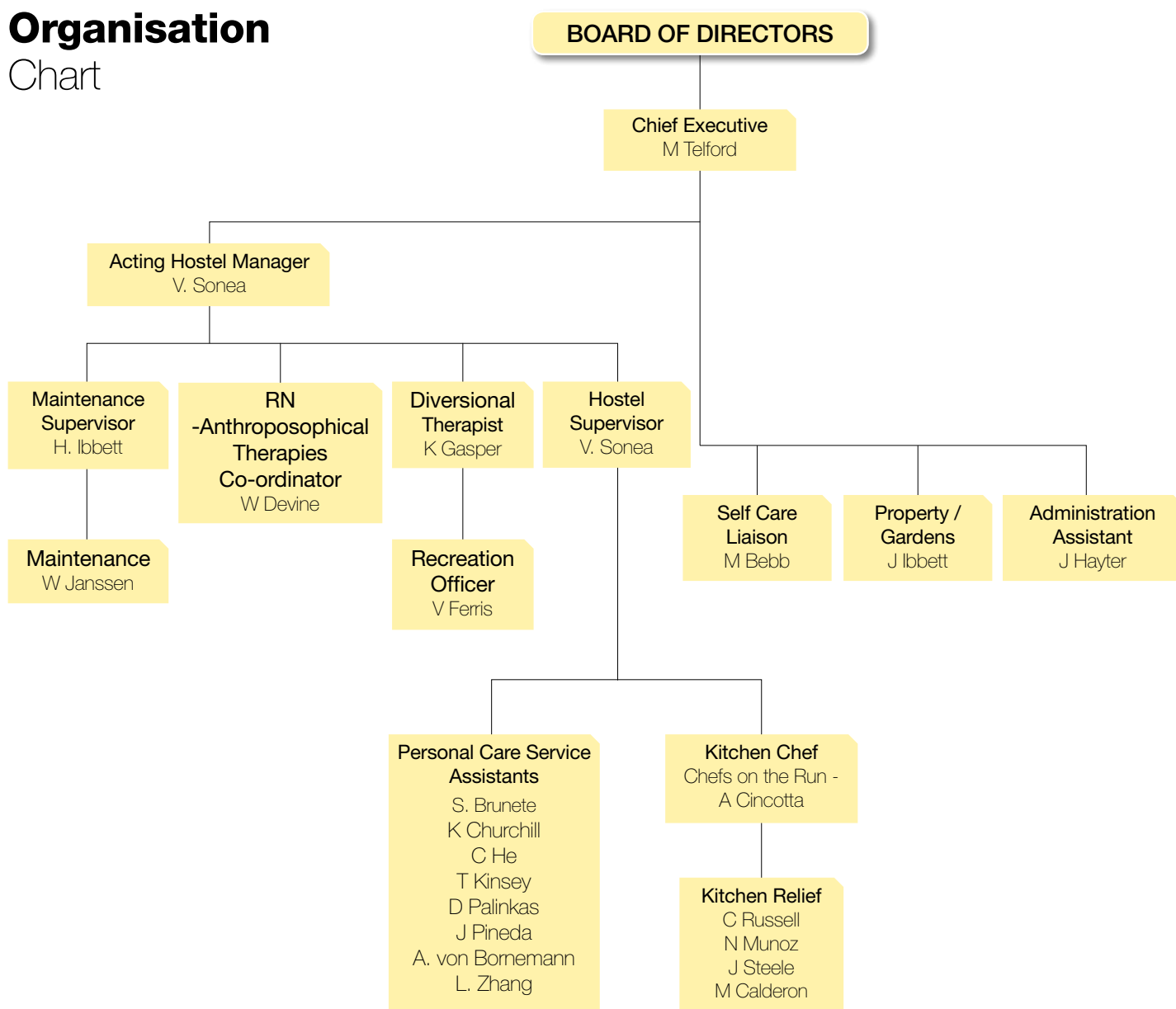
her energy on transferring her knowledge to others via government and privately funded project management accreditation programs, in addition to undertaking corporate consulting in that field. This has included a change in focus across a wider range of organisations from engineering and construction to 'not for profit' organisations. Madeleine joined the board in 2012 and hopes to be able to use her past experience to contribute to the successful outcome of the Christophorus expansion program.

STAFF MEMBERS

JUNE 2012

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 CEO of Christophorus House for over 7 years.



Acting Hostel Manager
Vikash Sonea (Vik)

Born in Mauritius, Vik came to Australia in 2008 and started to work in aged care sector. He completed a certificate IV in aged care in 2009 and a Diploma in Service Coordination in 2010. In 2011 he completed a Certificate IV in Training & Assessment. Vik speaks fluent French and creole. He has been working with residents of low and high care nursing needs and has also experience in Dementia care. Vik has been working at Christophorus House since March 2011.

DIRECTOR'S REPORT

FOR THE YEAR ENDED 30 JUNE 2012

Your directors present this report on Christophorus House Retirement Village Ltd for the financial year ended 30 June 2012.

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
Mrs Mary Arndell
Rev. Sune Nielsen
Mr John Murray Kingsland
Mrs Madeleine Pathe (Appointed 20/2/12)

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 Accounting (UNE), Postgraduate Diploma in Law (LPAB – NSW), Postgraduate Diploma in Applied Corporate Governance (CSA), Fellow of Society of Certified Practising Accountants, Fellow of Institute of Chartered Secretaries and Administrators in Australia, Associate Member of NSW Law Society, Justice of Peace. Mr Telford is a member of the Anthroposophical Society in Australia. Mr Telford has worked for Christophorus House Retirement Village for the past 7 ½ years, performing management roles. Mr Telford was appointed company secretary on 19 February 2005.

Principal Activities and Long Term Objectives

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 Results

The operating surplus for the Company amounted to \$95,629 (2011: \$142,457).

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 shows that receipts were higher than in the previous year, by \$23,238, increasing from \$1,594,714 in 2011 to \$1,617,952 in 2012. The increase included a one-off profit on sale of the bus, of \$7,999. Revenues from operations increased due to nearly full occupancy levels, however interest earnings declined, following the purchase of 15 Mildred Avenue for \$2,634,741 (including costs and option fee), which resulted in a lost opportunity cost, viz-a-viz lost interest earnings. Expenditures increased during the year by \$70,066 reflecting Enterprise Agreement wage level increases and general price rises, but countered by savings in some expense categories.

Significant Changes in the State of Affairs

No significant changes in the state of affairs of the Company occurred during the financial year.

After Balance Date Events

The Gillard Government Reform Announcement (Living Longer, Living Better) of 20 April 2012, could impact significantly on operations in future financial years. In particular, the adjustment to the Aged Care Funding Instrument (ACFI), which will see a reduction in funding of up to 10% on all new residents, no indexation for cost increases, expected to be 4.5% in 2012/2013 financial year, the imposition

of a mandatory levy of up to 1.5% on bond balances for prudential insurance purposes, and the mandatory requirement to accept residents without bonds, giving the prospective resident the option to pay by periodic payment. This latter reform could seriously affect the bond liquidity situation of Christophorus House, should the reform be put in place in 2014.

Future Developments and Short Term Objectives

The Company expects to maintain the present status and level of operations in the coming year. The Company exercised an Option to purchase land and buildings to the value of \$2,600,000 (plus costs) on 8 February 2012. This purchase comes at an opportunity cost of lost interest revenue affecting the operating result of the Company to the approximate amount of between \$130,000, to \$155,000 per annum, until such time as the land is developed. The Company believes it can sustain these shortfalls for a period of 3 to 4 years whilst the proposed development is under construction, with retained surpluses as at June 2012 of \$1,722,706. Whilst the proposed development is still in the Architect Master Plan, planning stage, it is envisaged that development over the next 5 to 10 years will include an expansion of the independent living units, including 3 bedroom units, a community, office and multi functional centre, and possibly an expansion of the Hostel to a dementia specific facility, on the proviso that there is a change in the current stated government policy on providers receiving bonds.

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 Ltd 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

DIRECTOR'S REPORT

FOR THE YEAR ENDED 30 JUNE 2012

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

Qualifications

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

Experience

Director appointed 2005. Board
member of Inala Ltd for several years.

Special Responsibilities

Chairman of Board, Treasurer,
Investment Committee Member

Mr Graham R Long - Director

Qualifications

Bachelor of Science, Bachelor of Engineering

Experience

Director appointed in 2005. Re-
appointed in 2007

Special Responsibilities

Self Care Liaison; Chairman –
Investment, Member of Building
Committee

Mrs Mary Arndell - Director

Qualifications

Bachelor of Arts (History), Registered
Nurse

Experience

Director appointed 2005

Special Responsibilities

Hostel Liaison

Rev. Sune Nielsen - Director

Qualifications

Priest Seminary (Germany); Master
Baker (Germany)

Experience

Director appointed 2008

Special Responsibilities

Anthroposophical Liaison

Mrs Madeleine Pathe - Director

Qualifications

Advanced Diploma of Project
Management, Cert IV Workplace
Training and Assessment, Certified
Practicing Project Director (AIPM)

Experience

Director appointed 2012

Special Responsibilities

Member of Building Committee

Mr John M Kingsland - Director

Qualifications

Diploma in Management; Honours
Diploma in Food Technology

Experience

Director appointed 2009

Special Responsibilities

Member of Building Committee

Meetings of Directors

During the financial year, 10 meetings of directors were held. Attendances by each director were as follows:

DIRECTORS MEETINGS		
	Number Eligible to Attend	Number Attended
Mr Robert C Allerdice	10	9
Mr Graham R Long	10	9
Mrs Mary Arndell	10	8
Rev. Sune Nielsen	10	3
Mr John M Kingsland	10	9
Mrs Madeleine Pathe (Appointed 20/2/12)	5	5

Members Guarantee

The Company is incorporated under the Corporations Act 2001 and is a Company limited by Guarantee and if wound up, the Constitution states that each member is required to contribute a maximum of \$50.00 each towards meeting any outstanding obligations of the entity. At 30 June 2012, the total amount that members of the Company are liable to contribute if the Company is wound up is \$2,650.

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 the Company

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.

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 arm's 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. Director Mrs Madeleine Pathe has a relative resident at Christophorus House Retirement Village.

Apart from the above, 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 30 June 2012, is obtained and can be found on page 7 of the Director's Report.

Signed in accordance with a resolution of the Board of Directors

Director 
ROBERT CHARLES ALLERDICE (Director)
Dated this twentieth day of August 2012



STIRLING INTERNATIONAL
CHARTERED ACCOUNTANTS

**AUDITOR'S INDEPENDENCE DECLARATION UNDER S 370 C OF THE
CORPORATIONS ACT 2001 TO THE DIRECTORS OF CHRISTOPHORUS HOUSE
RETIREMENT VILLAGE LTD**

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2012,
there have been:

1. No contraventions of the auditor independence requirements as set out in the Corporations Act 2001 in relation to the audit; and
2. No contraventions of any applicable code of professional conduct in relation to the audit.

Stirling International

Roger Charles Williams FCA
10TH August 2012
Level 4, 285 Clarence Street, SYDNEY NSW 2000 Level 4, 283-285 Clarence Street Sydney NSW
2000 Australia
PO Box Q182 Sydney NSW 1230



STIRLING INTERNATIONAL
CHARTERED ACCOUNTANTS

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
CHRISTOPHORUS HOUSE RETIREMENT VILLAGE**

Report on the Financial Report

We have audited the accompanying financial report of Christophorus House Retirement Village Ltd., which comprises the statement of financial position as at 30 June 2012, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration.

Directors' Responsibility for the Financial Report

The directors of the company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error. In Note 1, the directors also state, in accordance with Accounting Standard AASB 101 *Presentation of Financial Statements*, that the financial statements comply with *International Financial Reporting Standards*.

Auditor's Responsibility

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. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance about 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 company's preparation of the financial report that gives a true and fair view 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 company's internal control.



STIRLING INTERNATIONAL
CHARTERED ACCOUNTANTS

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 have complied with the independence requirements of the *Corporations Act 2001*. We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of Christophorus House Retirement Village Ltd, would be in the same terms if given to the directors as at the time of this auditor's report.

Opinion

In our opinion:

- (a) the financial report of Christophorus House Retirement Village Ltd is in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of the company's financial position as at 30 June 2012 and of its performance for the year ended on that date; and
 - (ii) complying with Australian Accounting Standards and the Corporations Regulations 2001; and
- (b) the financial report also complies with *International Financial Reporting Standards* as disclosed in Note 1.

Roger Charles Williams FCA
Stirling International
22 August 2012
Level 4, 285 Clarence Street,
SYDNEY SW 2088

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED
30 JUNE 2012

	Note	2012 \$	2011 \$
Revenue	2	1,298,896	1,238,483
Other Income	2	319,056	356,231
Employee benefits and contractors' fees		(970,738)	(887,293)
Repairs, maintenance and bus expenses		(106,469)	(102,367)
Providoring expense		(91,421)	(84,968)
Depreciation	3	(49,833)	(46,533)
Electricity and gas		(46,329)	(44,096)
Cleaning		(47,226)	(44,402)
Professional		(41,859)	(42,918)
Therapies		(18,555)	(19,724)
General Insurances		(17,553)	(18,215)
Printing and stationery		(13,022)	(14,246)
Laundry		(12,553)	(14,791)
Advertising, marketing and communications		(10,933)	(13,713)
Audit Fees	3	(10,209)	(8,440)
Water and sewerage		(9,882)	(10,554)
Telephone		(9,344)	(10,232)
Training		(9,322)	(17,673)
Rental property expenses		(9,042)	(10,555)
Rubbish removal		(7,801)	(5,943)
Interest expense	3	(6,644)	(8,140)
Equipment replacement		(4,646)	(4,220)
Pharmaceuticals		(2,242)	(6,702)
Loss on sale of fixed asset		-	(4,717)
Other Expenses		(26,700)	(31,815)
Profit before Income Tax		95,629	142,457
Income Tax		-	-
Profit for the year		95,629	142,457
Other Comprehensive Income			
Net gain on revaluation of non-current assets		-	1,160,370
Other Comprehensive Income for the Year		-	1,302,827
Total Comprehensive Income for the Year		95,629	142,457
Profit attributable to Members of the Company		95,629	142,457
Total Comprehensive Income attributable to Members		95,629	1,302,827

The accompanying notes form part of these financial statements

STATEMENT OF FINANCIAL POSITION

AS AT
30 JUNE 2012

	Note	2012 \$	2011 \$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	4	2,666,727	4,917,677
Trade and other receivables	5	52,476	158,061
Total Current Assets		2,719,203	5,075,738
NON CURRENT ASSETS			
Property, plant and equipment	6	14,062,491	11,104,042
Total Non-Current Assets		14,062,491	11,104,042
TOTAL ASSETS		16,781,694	16,179,780
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	7	732,611	472,547
Short-term provisions	8	36,632	31,196
Total Current Liabilities		769,243	503,743
NON CURRENT LIABILITIES			
Trade and other payables	7	8,770,108	8,524,481
Long-term provisions	8	43,203	37,157
Total Non-Current Liabilities		8,813,311	8,561,638
TOTAL LIABILITIES		9,582,554	9,065,381
NET ASSETS		7,199,140	7,114,399
EQUITY			
Reserves	9	5,476,434	5,474,262
Retained Earnings	10	1,722,706	1,640,137
TOTAL EQUITY		7,199,140	7,114,399
The accompanying notes form part of these financial statements			

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED
30 JUNE 2012

	Retained Earnings	Asset Re-valuation Reserve	Concessional ILU Reserve	Fire Protection Fund	Social Club Fund	Anthropo- sophical Bequest Fund	Total
Balance at 1 July 2010	1,514,180	4,186,595	92,354	11,370	5,693	9,782	5,819,974
Profit attributable to entity	142,457	-	-	-	-	-	142,457
Transfers to and from Reserves / Funds							
Concessional ILU Fund							
Fire Protection				(2,957)		-	(2,957)
Social Club					(5,343)	-	(5,343)
Anthroposophical Fund						(102)	(102)
Other Comprehensive Income							
Asset Revaluation Reserve		1,160,370					1,160,370
Transfer from Retained Profits	(16,500)	-	13,000		3,500		-
Balance at 30 June 2011	1,640,137	5,346,965	105,354	8,413	3,850	9,680	7,114,399
Profit attributable to entity	95,629	-	-	-	-	-	95,629
Transfers to and from Reserves / Funds							
Concessional ILU Fund							-
Fire Protection				(6,873)			(6,873)
Social Club					(2,985)		(2,985)
Anthroposophical Fund						(1,030)	(1,030)
Transfers from Retained Profits	(13,060)		9,560		3,500		-
Balance at 30 June 2012	1,722,706	5,346,965	114,914	1,540	4,365	8,650	7,199,140

The accompanying notes form part of
these financial statements

STATEMENT OF CASH FLOW

FOR THE YEAR ENDED
30 JUNE 2012

	Note	2012 \$	2011 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Governmental subsidies received		578,307	532,827
Receipts from residents		530,119	523,677
Interest received		330,169	254,695
Other income		78,081	80,408
Payments to suppliers and employees		(1,436,869)	(1,405,820)
Net Cash provided by (used in) operating activities	11(b)	79,807	(14,213)
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of property, plant and equipment		(3,008,282)	(229,714)
Proceeds from sale of fixed assets		7,999	1,002
Net Cash used in investing activities		(3,000,283)	(228,712)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from entry contributions		1,399,000	3,243,343
Repayment of entry contributions		(729,474)	(2,032,733)
Net Cash provided by financing activities		669,526	1,210,610
Net (decrease)/increase in cash held		(2,250,950)	967,685
Cash at the beginning of the financial year		4,917,677	3,949,992
Cash at the end of the financial year	11(a)	2,666,727	4,917,677

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.

The accompanying notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED
30 JUNE 2012

The financial report is for Christophorus House Retirement Village Ltd, as an individual entity, incorporated and domiciled in Australia. Christophorus House Retirement Village Ltd. 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 statements have been prepared on an accruals basis and are 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 Statement of Comprehensive Income 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.

Revenue from the rendering of a service is recognised upon the delivery of the service to the customers. All revenue is stated net of the amount of goods and services tax (GST) if applicable.

(b) Inventories

Inventories are measured at the lower of cost and current replacement cost.

(c) Property, Plant and Equipment

Each class of property, plant and equipment is carried at cost 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 arm's length transaction), based on periodic valuations by an external independent valuer. 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 valuation of land and buildings are recognised in other comprehensive income and accumulated in a revaluation reserve in member's equity. The decreases that offset previous increases of the same asset are recognised in other comprehensive income under the revaluation surplus heading. All other decreases are charged to the Income Statement.

Plant and Equipment

Plant and 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.

Depreciation

Depreciation on furniture, equipment and fittings 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 and Equipment	7.5% - 30.0%
Furniture and Fittings	7.5% - 30.0%
Office Equipment	7.5% - 30.0%
Motor Vehicles	20.0%

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED
30 JUNE 2012

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.

(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 line with the Company's investment policy which includes conservative cash management accounts, term deposits and investment in equities.

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.

Financial assets are classified as 'fair value through profit or loss' when they are held for trading for the purpose of short-term profit taking, or when they are derivatives not held for hedging purposes, or when they are designated as such to avoid an accounting mismatch or to enable performance evaluation where a group of financial assets is managed by key management personnel on a fair value basis in accordance with a documented risk management or investment strategy. Such assets are subsequently measured at fair value with changes in carrying value being included in profit or loss.

(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.

(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 Statement of Financial Position 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 Regulations 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.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED
30 JUNE 2012

	2012 \$	2011 \$
Note 2: Revenue and Other Income		
Revenue		
<i>Revenue from government grants</i>		
- federal government grants	578,307	532,827
	578,307	532,827
<i>Other Revenue</i>		
- fees	529,190	517,409
- retentions	183,400	187,594
- other income	7,999	653
	720,589	705,656
Total Revenue	1,298,896	1,238,483
Other Income		
- interest earnings	240,646	275,008
- property	73,929	79,838
- donations and bequests	3,041	570
- other miscellaneous income	1,440	815
Total Other Income	319,056	356,231
Total Revenue and Other Income	1,617,952	1,594,714

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED
30 JUNE 2012

	2012 \$	2011 \$
Note 3: Profit for the Year		
(a) Expenses		
Depreciation of property, plant and equipment and bus		
- plant and equipment	24,645	24,649
- furniture and fittings	23,873	21,655
- motor vehicle	1,315	229
Total Depreciation	49,833	46,533
Remuneration of Auditor		
- audit services	10,209	8,440
Interest Paid	6,644	8,140
Provision for annual leave	5,436	4,020
Provision for long service leave	6,046	1,643
(b) Significant Expenses		
Salaries and wages and related expenses	970,738	887,293
Note 4: Cash and Cash Equivalents		
Cash on Hand	3,300	3,300
Cash at Bank – Cheque Accounts	366,878	41,113
Cash at Bank – Cash Management Accounts	259,484	905,539
Short-Term Bank Deposits	2,037,065	3,967,725
	2,666,727	4,917,677
Note 5: Trade and Other Receivables		
Trade Receivables	2,255	4,257
Prepayments and Other Debtors	50,221	153,804
	52,476	158,061

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED
30 JUNE 2012

	2012 \$	2011 \$
Note 6: Property, plant and equipment		
Land and Buildings		
Freehold land:		
- at cost	2,221,119	-
- at independent valuation 2011	5,423,433	5,423,433
Total Land	7,644,552	5,423,433
Buildings and Improvements:		
- at cost	873,257	138,361
- at independent valuation 2011	5,076,567	5,076,567
Total Buildings and Improvements	5,949,824	5,214,928
Total Land and Buildings	13,594,376	10,638,361
Plant, Equipment Furniture & Fittings & Bus		
Furniture and fittings at cost	193,429	191,274
Less: Accumulated Depreciation	101,351	77,477
	92,078	113,797
Plant and equipment at cost	777,065	762,010
Less: Accumulated Depreciation	434,771	410,126
	342,294	351,884
Bus at cost	35,057	39,213
Less: Accumulated Depreciation	1,314	39,213
	33,743	-
Total Plant, Equipment, Furniture & Fittings & Bus	468,115	465,681
Total Property, Plant and Equipment	14,062,491	11,104,042

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED
30 JUNE 2012

Note: 6 Property, Plant and Equipment cont.

Movements in Carrying Amounts - 2012

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 and Equipment and Bus	Furniture and Fittings	Total
	\$	\$	\$	\$	\$
2011					
Balance at the beginning of the year	4,205,000	5,077,378	375,779	108,053	9,766,210
Additions	-	195,613	6,700	27,399	229,712
Disposals	-	-	(5,717)	-	(5,717)
Revaluation increments/(decrements)	1,218,433	(58,063)	-	-	1,160,370
Depreciation	-	-	(24,878)	(21,655)	(46,533)
Carrying amount at the end of the year	5,423,433	5,214,928	351,884	113,797	11,104,042
2012					
Balance at the beginning of the year	5,423,433	5,214,928	351,884	113,797	11,104,042
Additions	2,221,119	734,896	50,111	2,156	3,008,282
Disposals					
Revaluation Increments/(decrements)					
Depreciation			(25,960)	(23,873)	(49,833)
Carrying amount at the end of the year	7,644,552	5,949,824	376,035	92,080	14,062,491

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED
30 JUNE 2012

Note 7: Trade and other payables

Current

Sundry creditors and accruals	89,369	69,804
Entry Contributions – Independent Living Units	195,142	97,135
Entry Contributions – Hostel	448,100	305,608
	732,611	472,547

Non Current

Loans and deposits	4,080	4,080
Entry Contributions – Independent Living Units	4,744,167	4,843,393
Entry Contributions – Hostel	4,021,861	3,677,008
	8,770,108	8,524,481

Note 8: Provisions

Current

Annual leave provision	36,632	31,196
	36,632	31,196

Non Current

Long service leave provision	43,203	37,157
	43,203	37,157

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED
30 JUNE 2012

	2012 \$	2011 \$
Note 9: Funds and Reserves		
Funds Total		
Opening Balance	5,474,262	4,305,794
Increase in valuation of property	-	1,160,370
Transfers In	15,040	18,534
Transfers out	(12,868)	(10,436)
Closing Balance	5,476,434	5,474,262
Concessional ILU Reserve		
Opening Balance	105,354	92,354
Transfers In	9,560	13,000
Transfers out	-	-
Closing Balance	114,914	105,354
Special Reserve Fund – Fire Protection		
Opening Balance	8,413	11,370
Transfers in	-	-
Transfers out	(6,873)	(2,957)
Closing Balance	1,540	8,413
Social Club Fund		
Opening Balance	3,850	5,693
Transfers in	4,680	4,084
Transfers out	(4,165)	(5,927)
Closing Balance	4,365	3,850
Anthroposophical Bequests Fund		
Opening Balance	9,680	9,782
Transfers in	800	1,450
Transfers out	(1,830)	(1,552)
Closing Balance	8,650	9,680
Asset Revaluation Reserve		
Opening Balance	5,346,965	4,186,595
Increase in valuation of property	-	1,160,370
Closing Balance	5,346,965	5,346,965

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED
30 JUNE 2012

	2012 \$	2011 \$
Note 10: Retained Earnings		
Retained Surplus as at the beginning of the financial year	1,640,137	1,514,180
Net Profit for the year	95,629	142,457
Transfers to Funds and Reserves	(13,060)	(16,500)
Retained Earnings at end of the financial year	1,722,706	1,640,137
Note 11: Cash Flow Information		
(a) Reconciliation of Cash		
Cash on Hand	3,300	3,300
Cash at Bank	626,362	946,652
Short-term bank deposits	2,037,065	3,967,725
	2,666,727	4,917,677
(b) Reconciliation of Cash Flow from operations with profit from ordinary activities		
Profit from ordinary activities	95,629	142,457
Non-cash flows in profit from ordinary activities		
- retention of entry contributions	(183,400)	(187,594)
- charges to provisions	49,597	36,665
- depreciation	49,833	46,533
- (profit)/loss on sale of fixed asset	(7,999)	4,717
Cash flow in operating activities but not in profit from ordinary activities		
- payments out of provisions and reserves	(49,003)	(45,133)
Changes in Assets and Liabilities		
- Decrease/(increase) in trade and other receivables	105,585	(27,365)
- Increase/(decrease) in trade and other payables	(19,565)	15,507
Net cash generated by/(used in) operating activities	79,807	(14,213)
(c) Financing Arrangements (Stand by arrangements)		
Credit facilities	-	-
Amount utilised	-	-
Unused Credit Facility	-	-

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED
30 JUNE 2012

Note 12: Segment Reporting

INCOME STATEMENT \$000's	Aged Care Rac200		Independent Living		Village/ Administration		Total	
	2012	2011	2012	2011	2012	2011	2012	2011
Revenue - Operating								
Government Subsidies	578.3	532.8					578.3	532.8
Resident Fees	453.9	440.2	75.3	77.2	-	-	529.2	517.4
Retentions					183.7	187.6	183.7	187.6
Interest					240.6	275.0	240.6	275.6
Donations					3.0	0.6	3.0	0.6
Property Rentals					73.9	79.8	73.9	79.8
Other Misc Income	0.4	0.7			8.7	0.8	9.1	1.5
Total Revenue - Operating	1,032.6	973.7	75.3	77.2	510.0	543.8	1,618.0	1,594.7
Expenses - Operating								
Wages & Super - Care	631.3	552.3	23.7	18.2			655.0	570.5
Wages & Super - Admin	45.3	44.0	26.2	26.2	134.7	124.3	206.2	194.5
Wages & Super - Other	85.9	79.7	22.6	18.7	23.0	17.6	131.5	116.0
Wage On-costs (excl. Super.)	85.6	94.9	4.3	5.7	11.2	14.2	101.0	114.8
Providoring	91.4	85.0	-	-	-	-	91.4	85.0
Depreciation	33.6	32.0	3.4	1.6	10.8	13.0	47.9	46.6
Interest	6.6	8.1	-	-	-	-	6.6	8.1
Loss on sale fixed assets	-	4.7	-	-	-	-	-	4.7
Repairs & Maintenance	28.7	31.0	18.9	20.6	2.4	1.4	49.9	53.0
Insurance	7.5	8.1	3.1	3.1	6.9	7.1	17.6	18.3
Motor Vehicle	2.0	2.3	2.3	2.3	1.9	-	6.0	4.6
Utilities	66.1	56.9	5.5	4.9	8.1	9.1	79.7	70.9
Central costs - distributed	129.3	133.3	129.3	133.3	(258.5)	(266.7)	-	-
Other	50.3	61.6	3.2	4.3	75.8	99.5	129.4	165.4
Total Expenses - Operating	1,263.8	1,193.9	242.2	238.9	16.4	19.5	1,522.3	1,452.3
Net Profit from Operations	(231.2)	(220.2)	(166.9)	(161.7)	493.7	524.3	95.6	142.4
Other Comprehensive Revenue								
Revaluation Increase	-	316.9	-	795.8	-	47.7	-	1,160.4
Subsidy from Village	231.2	-	166.9	-	(398.1)	-	-	-
Total Comprehensive Revenue		316.9		795.8		47.7		1,160.4
Net profit & Comprehensive Revenue	-	96.7	-	634.1	95.6	572.0	95.6	1,302.8

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED
30 JUNE 2012

Note 12: Segment Reporting cont.

BALANCE SHEET \$000's	Aged Care Rac200		Village/ Independent		Total	
	2012	2011	2012	2011	2012	2011
ASSETS						
Current Assets						
Cash	299.1	-	330.5	945.7	629.6	945.7
Investment	1,239.6	1,478.9	797.5	2,493.0	2,037.1	3,971.9
Trade Receivables	2.2	4.7	-	-	2.2	4.7
Other Debtors & Prepays	12.5	36.3	37.7	117.1	50.1	153.4
Inventory	-	-	-	-	-	-
Total Current Assets	1,553.5	1,519.9	1,165.6	3,555.8	2,719.1	5,075.7
Non-Current Assets						
Property, Plant & Equipment	3,019.3	2,786.9	11,043.2	8,317.1	14,062.5	11,104.0
Total Non-Current Assets	3,019.3	2,786.9	11,043.2	8,317.1	14,062.5	11,104.0
Total Assets	4,572.7	4,306.8	12,208.8	11,872.9	16,781.6	16,179.7
LIABILITIES						
Current Liabilities						
Trade Payables	25.0	33.5	64.4	112.2	89.3	145.7
Employee provisions	29.5	25.2	7.1	6.0	36.6	31.2
Accommodation Bonds	448.1	305.6	195.1	21.2	643.2	326.8
Other current liabilities	-	-	-	-	-	-
Total Current Liabilities	502.6	364.3	266.5	139.4	769.1	503.7
Non-Current Liabilities						
Long term borrowings	-	-	4.1	-	4.1	-
Employee provisions	34.2	29.4	9.0	7.7	43.2	37.1
Accommodation Bonds	4,021.9	3,677.0	4,744.2	4,847.5	8,766.1	8,524.5
Other non-current liabilities	-	-	-	-	-	-
Total Non-Current Liabilities	4,056.1	3,706.4	4,757.3	4,855.2	8,813.4	8,561.6
Total Liabilities	4,558.7	4,070.7	5,023.8	4,994.6	9,582.5	9,065.3
Net Assets	14.0	236.1	7,185.0	6,878.3	7,199.1	7,114.4

The Company only operates in NSW Australia.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED
30 JUNE 2012

Note 12: Segment Reporting cont.

Annual Prudential Compliance Statement 2011-2012

Hostel Bonds – Aged Care Rac 200

[Requirement of the Department of Ageing and Housing]

Bond Money Received	Total Value \$		Total Value \$
Accommodation Bonds		Expenditure on Permitted Uses since 1 October 2011	
Accommodation Bonds received between the period 01/10/11 and 30/6/12	365,000	Total on Capital Expenditure	260,300
Allowable deductions from accommodation bonds received between the period of 01/10/11 and 30/6/12	(5,918)	Total investments made in financial products post 01/10/11	-
		1. Deposits made with authorised deposit –taking institutions	-
		2. Other financial products	-
		Loans made for capital works or investments	-
		Refunds of bonds and entry contributions	305,629

Note 13: 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 2012

Note 14: Fund Raising and Donations Income and Expenses

	2012	2011
	\$	\$
(i) Details of Aggregate Gross Income		
Gross Proceeds from Fundraising and Donations	3,041	570
Less: Cost of Fundraising and Donations	-	-
Net Surplus of Fundraising and Donations	3,041	570

(ii) Application of Funds for Charitable Purposes

During the year the Company achieved a net surplus of \$ Nil from fundraising and donation activities as 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 2012.

Note 15: 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 towards the meeting of outstanding obligation of the Company. At 30 June 2012, the number of Members was 53; (2011: 48)

DIRECTOR'S DECLARATION

JUNE 2012

The directors of the Christophorus House Retirement Village declare that:

1. The financial statements and notes, are in accordance with the Corporations Act 2001: and
 - a) Comply with Australian Accounting Standards; and
 - b) Give a true and fair view of the financial position as at 30 June 2012 and of the performance for the year ended on that date of the Company.
2. The Chief Executive Officer has declared that:
 - a) The financial records of the company for the financial year have been properly maintained in accordance with section 286 of the Corporations Act 2001.
 - b) The financial statements and notes for the financial year comply with the Accounting Standards; and
 - c) The financial statements and notes for the financial year give a true and fair view.
3. 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.

Director 

Robert Charles Allerdice (Director)

Dated this twentieth day of August 2012.

MOLLY DUNDON

A TIME OF REFLECTION



Molly Dundon

Where were you born?

I was born on 16th July 1921 in Strathfield in a private cottage hospital. I don't like the cold so I sometimes wonder whether I didn't like the weather on the day I was born! I had one brother and one sister. My brother died as a baby. My sister was born on the 16th of August, 1922. I am exactly thirteen months older.

My parents lived until their eighties. My mother had a massive heart attack when she was 71: she lived for another 16 years. She was able to live at home. My father had retired and so they were able to have some nice time together.

Dad was originally going to teach. He was sixteen or seventeen and a student teacher. He was very bright especially in mathematics – he was a wonderful mathematician. One day he accidentally fell under a train. My dad had to leave the training college and join the PMG as a

telephone mechanic. Mum didn't go out to work.

My parents moved to Lidcombe in a big old house. He later bought some land on the other side of the railway line. He had to sell it later because of the land rates. The property became quite valuable later on.

My grandmother lived with us and my grandmother was a great cook. I can remember her making pastries that were filled with sugar – sugar turnovers.

Mum made our clothes. She had been a milliner. She used to make nice hats. I remember a school fancy dress concert where she had made for us lovely blue frocks and beautiful hats. We were two little girls in blue land. We were announced as the blue girls! I was eight or nine.

We went to the local school. I didn't go to school till I was seven. Mum was waiting until my sister, Sheila, was old enough to start school. I enjoyed school but I don't have any strong memories. The primary classes were mixed: boys and girls. We went to Our Lady of Mercy High School at Parramatta later on. The King's School was just next door. We weren't allowed to speak to anybody from the King's School even though some of the girls had cousins there. We caught a train and then it was a long walk to the school but we were young. We had inspection before we left to go home: were our gloves on? However, I enjoyed those days.

After we came home from school and finished our homework, we might play a game of rounders on Charles Street. It was much quieter in those days. We would play with a group of boys and girls,

including a young person named Arthur Daniels. He was killed in the war.

After we left school, there were local dances and we would play night tennis at one of the many tennis courts in the area. We also listened to the radio. We used to cook things as refreshments after the night tennis. We seemed to have plenty things to do. So many people had pianos in those days. People came into the house and you would have sing-a-longs.

Almost every church or organisation would have balls in winter. People used to take tables and decorate them and that sort of thing. It was lovely times really: it was a peaceful world.

Sheila and I would take our little dog for a walk. We would go quite a long way – we would often not leave until 9pm but it was quite safe. There was not the fear that one has today. Mum would be wondering where you were and would know everybody's footsteps when they came in late at night – so she was anxious but not as fearful as people are today.

You left school when you were sixteen-seventeen in 1936/37. Can you remember your first jobs?

I did the Intermediate certificate in 1936 and did some commercial training at school in 1937.

It was hard to get jobs in those days. Dad had a friend called Mr Laughton. His brother was the manager of Willys and Studebaker Cars. I don't think that they make them anymore. I got a job in the car department out at Camperdown. It was a bit hard to get to but I stayed there for a while. I was only there for two months as



I sat for the Public Service examinations. I got into the Commonwealth Public Service and worked in the Taxation Department for a long while at Martin Place.

During the war, many of the young men were at the front so we were put onto doing the clerk's work. When they returned they received their old jobs back and we went back to our old jobs. We didn't mind it too much as they had been away fighting and dying for Australia.

Later, I did a drafting course. First we were involved with shipbuilding. There was a politician, Mr Lynch, who was the treasurer at the time who liked the idea of shipbuilding. We did the design work but the ships were built somewhere else. Apparently Korea was building ships much more quickly and cheaply than us. So we were axed very quickly – on one afternoon! From there I went to Civil Aviation. I was involved in drawing up plans. I left work about twenty years ago, in 1985. So for about thirty-five to forty years before that I was working in the various drafting offices. I would have been thirty five to forty years old when I switched to drafting.

I was there on my own after mum died for about twenty years. I wasn't quite on my own as I loved animals and always had a house full of animals. People would leave there animals there. That is why I largely came to Christophorus House, as they would take an animal.

What were the War Years like for you?

Everyone was affected by the war. The friends that I had grown up with went off to

the war. One was in Changi and came back very gaunt. He only died a few years ago.

What are some of your favourite movies?

I liked movies starring James Stewart, Loretta Young, and Kay Francis. I also liked William Holden and the Barrymore family.

What about some of your favourite music?

I started to learn the piano. Mum had a violin. We used to go to quite a few Town Hall concerts. I remember such songs as 'Don't fence me in,' you used to dance to lots of them. I also enjoyed the various waltzes.

What were Christmas times like when you were young?

I loved Christmases. Everybody came in the morning. Mum always cooked a very large Christmas Dinner. She must have been terribly hot while doing that. There was a Christmas tree and presents. Also we received earrings when older. We would always go to Midnight Mass. Dad would have the lounge room set up with lights.

Travel

I went overseas for six months in 1961 by boat. I went on my own: a lot of people thought that was a big thing to do but I didn't feel that. I met people on the ship who remained friends for a long time. I did work in London. I wasn't intending to work but there were plenty of jobs.

I travelled to Naples and got off the ship there. I came down the gangplank feeling a bit anxious in a strange city. Fortunately there was a man from the hotel waiting there for me. I went to Pompeii and walked all around the site. I also travelled along the coast to Amalfi and it was very beautiful. I

enjoyed the views of sheer hillsides that went right down to the water. When I got to Rome I couldn't find my way around. I enjoyed Florence and the markets were lovely. I travelled to Vienna and stayed with the sister of a man I worked with in Sydney.

I also travelled to Ireland. I visited mum's relations in Belfast. They were lovely to be with. From there I went to Cork to get the ship to America. I wanted to go back via America as I thought it might be the only time I would go. I met so many very nice girls in America. The people I met were lovely.

When I returned, I was drafting in the drawing office. I loved that.

Eventually there wasn't much work coming due to the razor gangs of Mr Lynch. You were given three choices and if you didn't take one of them, you would be let go! I was given choice to go Wallacia. Then I saw a higher job in the government gazette in the Navy in their head office. I applied for it and I got the job. It was a promotion. I was pretty lucky much of the time. It has been a pretty good life.

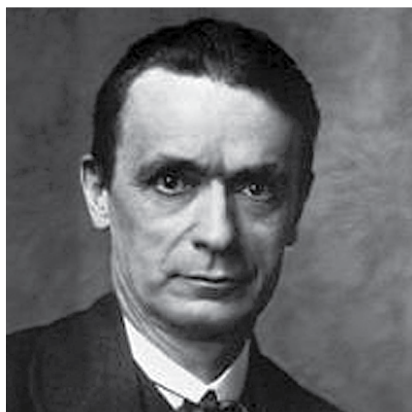
What is the most important thing or things that you have learnt during your life?

I have learnt that one shouldn't be too hasty and not to judge too quickly. It is good to be as kind as you can. I have regretted the times I haven't been as kind as I should have been or I have lost my temper. I have learnt by.

If you can be decent than perhaps people can learn by example. Be kind to them and they may be kind to you and others. My family certainly are kind to me. Mum and dad were kind people. We learnt from them.



CHRISTOPHORUS HOUSE RETIREMENT VILLAGE



Rudolf Steiner

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 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

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MEMORIES







CHRISTOPHORUS HOUSE
retirement village