



**CHRISTOPHORUS HOUSE**  
retirement village



# Annual Report 2013

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 2013



Robert Allerdice

I am pleased to present my report for the 2012-13 financial year, being the financial year ended 30 June 2013.

In summary, the year has been both challenging and successful for Christophorus House Retirement Village (CHRV) – challenging on the financial and legislative fronts, and successful in terms of Hostel accreditation and progress on our proposed development of 15 Mildred Avenue. The following provides further details of these events – other events are covered in the CEO's report.

## Proposed Independent Living Unit (ILU) development

Last year I reported on the purchase of the property at 15 Mildred Avenue, Hornsby, which has been earmarked by the Board for the construction of further ILUs. At the last Annual General Meeting (AGM),

there was a presentation by architects Ray Fitz-Gibbon & Associates Pty Limited (RFA) showing concept drawings of the proposed development of that site. Following that meeting, we engaged Impact Property Consultancy Pty Limited to be the project managers for the development, and RFA were invited to tender for the next stage of development. This next stage involved the preparation of detailed plans to accompany a development application (DA) to be lodged with Hornsby Council.

Unfortunately, RFA declined our offer to tender on the terms required by us, and so we were obliged to select a new architect. After due consideration of 4 tenders, followed by a presentation of two selected firms, we chose Sutera Architects to undertake this next stage and, I am pleased to report, work is well underway on the preparation of plans to enable a DA to be lodged with Hornsby Council in October 2013. If successful, we are hopeful that construction of the first stage of the development can commence in March/April 2014.

I would like to extend my personal thanks to directors Graham Long, John Kingsland and Madeleine Pathe who, together with our CEO, comprise the Board's Building Sub-committee. Rosemarie van Hoogstraten has also provided valuable input to the Sub-committee's deliberations, which is much appreciated.

As foreshadowed in last year's report, the property owned by CHRV at 370 Pacific

Highway, Hornsby, has been sold to assist with the financing of the proposed development. The further finance required for the development will be borrowed from our bankers.

## Financial results

As reported last year, the purchase of 15 Mildred Avenue resulted in a significant reduction in our cash reserves from which we earn interest income. This has occurred at the same time that interest rates have fallen to historic lows.

In anticipation of these events, we budgeted for a deficit of \$83,791 for the 2012-13 financial year. In fact, due to a number of additional factors, CHRV's deficit for the year was \$133,209.

I refer you to the Treasurer's report for more detail but, very broadly, the increase above the budgeted deficit was the result of continuing vacancies in the Hostel and the need, for the first time, to provide for depreciation of our buildings. Although depreciation is not a cash outgoing (so it does not deplete our cash reserves), it is required to be shown as an expense in our accounts.

We have budgeted for a deficit in the next financial year (2013-14) in an amount of \$138,485.

## The Hostel

Members will recall that with the departure of our former Hostel Manager, Andrea Nguyen, in June 2012, we appointed our Hostel Supervisor, Vik Sonea, as Acting Hostel Manager, pending clarification of whether Andrea



might return to her position after an absence of four months. At the last AGM, it was learnt that Andrea had decided not to return. Accordingly, it was necessary for us to begin the search for a new Hostel Manager.

I am pleased to report that in April 2013, the Board appointed Denise Zhao as our new Hostel Manager and Registered Nurse. Denise comes to us with an impressive CV and has settled in well in the Hostel. Prior to her appointment, Vik carried out his duties in an exemplary manner, assisted by Registered Nurses employed on a casual basis. I extend my thanks to Vik.

Denise's arrival occurred shortly before the time when the Hostel underwent its three yearly accreditation process in June 2013. Anticipating that it would not be possible for Denise to take responsibility for this at such short notice, the Board was very pleased when Andrea offered her services on a part time basis. I am very pleased to report that with Andrea's invaluable assistance, the Hostel has been accredited for another three years to 24 August 2016, successfully meeting all 44 expected outcomes of the Accreditation Standards.

On behalf of the Board, I would like to extend our thanks to all those who contributed to the successful outcome of the accreditation process and, in particular, to Andrea, whose assistance at this critical time was much appreciated by the Board.

### **Legislative and financial challenges for future years**

Members will be aware that as a result of a fatal fire in another aged care facility in Sydney, the New South Wales Government has legislated for all aged care facilities, such as our Hostel, to have sprinkler systems in place by 2016. Accordingly, in February 2013, CHRV engaged another company in the Impact group (our project managers) to develop an implementation plan for retrofitting sprinklers in the Hostel over a three year period. Although we have yet to receive their report, the cost is likely to be in excess of \$150,000 which, of course, will contribute to a reduction in our cash reserves.

Of even more concern are the legislative changes introduced by the Gillard Labor Government with the passage of its Aged Care (Living Longer Living Better) Act 2013. Included in the changes are provisions which enable residents in facilities such as our Hostel to choose, within 28 days after entering the Hostel, the method by which they pay for accommodation, including by a fully refundable lump sum, a rental style periodic payment, or a combination of both. These amounts cannot exceed a maximum amount specified by the Minister. Where a person chooses to pay an up-front lump sum refundable deposit they have six months from the date of entry to make the payment. These changes are scheduled to commence from 1 July 2014.

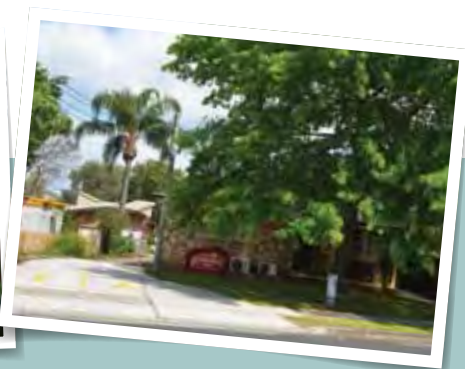
Members will be aware that one of CHRV's sources of income is the interest income which it earns on the lump sum bonds payable by residents. Currently, CHRV determines the size of the bond. The removal of a right to require a bond from prospective residents and the imposition of caps on such payments have the potential to seriously undermine the financial stability of the Hostel. It represents yet another attack by Government on an industry which is chronically underfunded by Government and comes at a time when the cost of providing our Hostel residents with adequate care is ever increasing.

### **Conclusion**

At the risk of repeating myself yet again, 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 former and current Hostel Managers (Andrea and Denise), and all the other staff in the Hostel, the Self Care Liaison officer (Monika Bebb), and the Chair and members of the Self Care Residents Committee. I extend my thanks and the thanks of the Board to all of them.

The Board looks forward to continuing to be of service to the CHRV community in 2013-14.

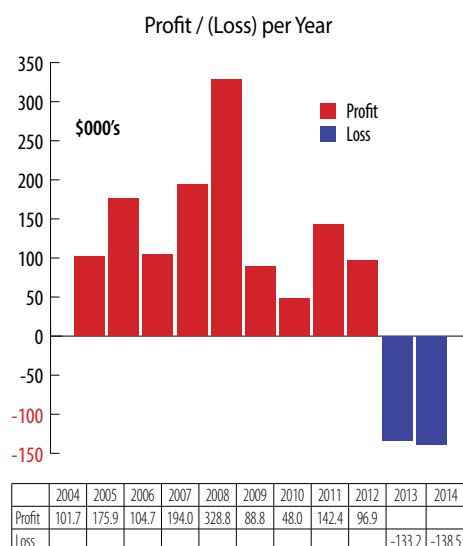
**Robert Allerdice**  
**Chairman of the Board**





# TREASURER'S REPORT

JUNE 2013



The above graph shows the progression of our nine surpluses and one deficit in each of the past ten years, as well as the budgeted forecast for the financial year 2014.

The graph indicates that the results from one year to the next are influenced by cycles. We can have a large result one year and the next it goes the other way. These cycles, which influence the outcome for each year, are caused by factors such as whether we have more or less new residents in any given year and, in relation to the Hostel, the care profile of the residents (whether high care or low care profile), thereby influencing government funding. The results are also dependent on the vacancy/occupancy levels, particularly in the Hostel.

In the last financial year, the Board budgeted for a deficit of approximately \$83,791. However, the final result was a deficit of \$133,209. The budgeted deficit was based on the fact that Christophorus House Retirement Village (CHRV) currently has \$3,386,000 invested in two properties which will be developed in the financial years 2014 and 2015. The funds that are invested in these properties come at an opportunity cost and that cost is the lost interest income on those funds, the funds not earning interest from term deposits.

There were two further major factors which caused the budgeted deficit of \$83,791 to translate into an actual deficit of \$133,209. The first is that during the financial year, the hostel continued to have 4 rooms vacant, as against a budgeted vacancy of 1.5 rooms (average). This resulted in lost income to budget of approximately \$75,590.

The second major factor was that the requirement of the Department of Health & Ageing that service providers adopt 'General Purpose Financial Statements' as compared to 'Specific Purpose Financial Statements' which CHRV has previously used. This has resulted in the requirement for CHRV to depreciate buildings either at cost or at valuation, in accordance with current accounting standards. This is despite the fact that our buildings are maintained at as new condition and that, in every year where there is an independent valuation, it is found that the buildings have increased in value. The requirement to depreciate buildings was not budgeted

for and resulted in a book entry (non-cash) adjustment to the depreciation expense of approximately \$29,000.

The forecast budget for next year indicates a further deficit of \$138,500, which includes depreciation of buildings. The deficit situation is estimated to continue into the 2015 financial year at which time it is expected that development work will be completed. Following the completion of the new ILU development, it is expected that the new development will generate surpluses in the first five years of between \$250,000 and \$300,000, after allowance for new building depreciation of around \$150,000.

## Income

Overall income in the 2013 financial year, in comparison to the previous financial year, was down by \$128,378. The largest variance in income was interest earnings which were down \$123,406 (from \$240,646 to \$117,240). This was due in part to cash invested in property (thereby not earning interest) and also the fall in interest rates to around 4%. Other items of income such as resident fees and government grants were also down on last year, with rentals from property increasing by \$35,115.

## Expenditure

Employee costs rose \$41,697, an increase of 4.3% from the previous year and in line with the Enterprise Agreement, although there was a one -off back-pay adjustment which resulted in costs of approx \$12,000 that were not budgeted for. Depreciation charges increased by \$35,801 (up 71.84%), the reason for which is outlined above. Advertising and



Marketing expenses increased \$6,462 (up 59.1%), due to attempts to reduce hostel vacancies and wide spread advertising to fill the Hostel Manager's position. *Property expenses* increased in proportion to increased rentals and a new expense of \$6,814 was incurred for the rental, for part of the year, of a portable shed for the maintenance and gardening requirements.

The overall increase in costs from the previous financial year was \$100,460

### Cash Flow

Please refer to page 25 for the 'Statement of Cash Flow's. There are 3 categories:

- **Cash flow from Operations**, which shows a **negative** cash outflow of \$242,531

The detailed breakdown of how this amount is made up, is shown in Note 11.

There is a note to the '**Statement of Cash Flows**' (page ) which is important to an understanding of the 'Cash flow from Operations'. The note states that the retention income from bonds (totalling \$176,627) is received when bonds are paid, but is only brought to account as the revenue is earned, hence the cash is shown at the time of receipt in the 'Cash flow from Financing Activities' and not at the time of earning the income which, but for this treatment, would be shown in 'Cash flow from Operations.

- **Cash flow from Financing Activities**, a **positive** cash (in)flow of \$59,887.

This represents the movement in and out of bond moneys.

- **Cash flow from Investing Activities**, a **positive** inflow of \$493,599.

This category highlights where we received and utilised our cash in terms of investments. We paid out \$249,475 in capital expenditure items and received proceeds from sale of our property at 370 Pacific Highway of net \$743,074.

To summarise, the **net cash increase** for the period was \$310,955, comprising **cash outflow** from operations of \$242,531; and **cash inflows** from Investing and Financing Activities of \$553,486.

### Capital Expenditure

The larger items of capital expenditure included payments to our previous architects for the Master Plan and consultants fees totalling \$90,300 approximately; Hostel renovations of \$42,800 approximately; Independent Living Unit renovations of \$37,000 approximately; Project Manager fees for the new development of \$31,000 approximately; and payments for a number of items ranging from the bus shelter, to hot water tanks, security, hostel kitchen appliances such as freezer and dishwasher, Vital Call main Board replacement, and other minor safety equipment. The total capital expenditure spend was \$249,475.

### Balance Sheet

Equity (Assets less Liabilities) is now \$7,045,576 (2012: \$7,199,140). Working capital (Current Assets less Current Liabilities) has increased to \$2,458,878

(2012: \$1,949,960). The ratio of cash held per bond is 32.8 cents in the dollar (2012: 28.7 cent in the dollar) and reflects the cash inflow from the sale of 370 Pacific Highway, Hornsby.

### Future Trends

Following the passage of five Aged Care Amendment Bills by the Gillard government, the implementation of which will commence from 1 July 2014, CHRV will be required to adopt a new business model for new residents entering the Hostel. The requirement of requiring service providers to accept a daily payment from a resident in lieu of a bond could add strain to our liquidity.

The Aged Care Funding Instrument (ACFI) has been reduced resulting in funding being cut for new residents and no indexation for existing residents. Traditionally, service providers have been able to charge a fixed retention from Hostel bonds, approximately \$4,200 per annum for 5 years, to help pay for building renovations and capital items. The changes have abolished retentions in the hostel, and the government has said that facilities would need either to charge more in the daily payment or the bond to recoup this. However, both daily payments and bonds will not be able to exceed a maximum prescribed by the Minister, so flexibility in this regard will be limited, and it remains to what extent CHRV will be affected.

**Robert Allerdice**  
Treasurer





# CHIEF EXECUTIVE OFFICER'S REPORT

JUNE 2013



Milan Telford

**I**N this report I do not propose to repeat matters which are covered in the Treasurer's Report and only want to highlight the activities and happenings over the last 12 months, some of which have been reported in our regular newsletter.

## New Building Development

Most significantly in the past year, we continued to push forward towards our intended Independent Living Unit (ILU) development on our vacant land. The end of the Master Planning phase was the signal for our project manager's (Impact Group), to become involved and following a review of the Architect Master Plan, the previous architect (RFA) was asked to tender for the next stages of development drawings, in order that a

development application (DA) could be lodged with local Council. RFA ultimately chose not to tender due to requirements in our tender document which required a certain methodology to be adopted, one that RFA expressed they were not willing to do. Subsequently, we went to tender with 4 architect firms chosen to submit. Of these we selected Suturs Architects. Suturs is a firm that would be in the top 5% of architect firms in Australia in terms of size and have a reputation for doing good work. The Building Committee was inaugurated by the Board in November and since the appointment of Suturs, we have been forging ahead with each stage of drawings. As I write, the pre DA has been lodged and it is expected that the DA will be submitted in October 2013, with building tenders called for hopefully by March or April and construction, in two stages, commencing there-after. Finance for the project will depend, at each stage, upon the number on the waiting list who have committed to entering into a licence agreement for the new ILU's. I should like to thank both Suturs architects (David, Michael and their team) and Impact Project Managers (Ian and Wayne [the MD]), for their most professional approach to the work to date.

## Hostel

### New Hostel Manager

We appointed Denise, as our new Hostel Manager, in April 2013, after a thorough search for the right person. I welcome Denise to the team and Denise has already made quite an impression on many people for her caring ways towards our

residents and the energy and enthusiasm she brings towards her role. I should like to thank Vik for stepping into the breach this part year and covering as Acting Hostel Manager, whilst we searched for a suitable Hostel Manager.

## Accreditation

The major three yearly departmental audit of the Hostel, was undertaken by the Accreditation Agency in June. Christophorus House (CHRV) received a 100% excellent report. The auditors did not receive a single negative comment from any of the residents, their families or staff - this was exceptional as one auditor commented that usually they would receive at least one negative comment in the area usually on the food. My sincere congratulations to Denise (Hostel Manager) and Vik (Hostel Supervisor), and their marvellous team, who made this possible; and a thank-you to Andrea (ex Hostel Manager) who came back as a contractor, to update the myriad of policies and the procedure manuals that we work with, in time for accreditation. Special thanks to the Chef (Anthony) and his kitchen team, who also went through the annual NSW Food Authority audit, maintaining the 'A' grading that our kitchen has. An excellent team work for an excellent result, all round.

## Occupancy

We struggled throughout the full year with between 3 and 4 rooms vacant in the Hostel and despite our best endeavours, were unable to fill them with either respite



or permanents. The policy of keeping people longer in their homes, which has been around for the last decade, appears to have worked in that many new residents are coming to the facility at a more advanced age than previously. There is a time lag as between the policy (people staying in their homes longer) and when facilities will again be inundated with enquiries for accommodation. Facilities around NSW have experienced vacancies. The loss in revenue of not filling the beds can be significant.

#### **Piano**

Through the generous gifts and fundraising activities, we were finally able to finish the payment on our Hostel piano. Thank-you to everyone for your generosity.

#### **Independent Living Units (ILUs)**

During the year we had full occupancy in the ILUs, apart from when there was a turnover and renovations were being carried out for the new resident. The waiting list is around 28 at time of writing this report. We do however find that when we phone people as a vacancy occurs, sometimes they may have already found alternative accommodation as they could not wait any longer.

The residents in the ILUs enjoy a year long, calendar of events and I would commend the Self Care Liaison Officers Report to you all. Monika is the Self Care Liaison and her role is diverse and caring. Thank-you Monika for all the good work you do for our residents, it is very much appreciated by all.

#### **Aged Care Reforms (Living Longer Living Better- LLLB)**

Whilst the Chair has reported on aspects of the LLLB in his report, it is appropriate to make some further comments here. In June the passage of 5 Bills comprising LLLB were passed through Parliament and became law. The first point an astute reader will observe is that there is already an implication that without this reform, people are not and will not live longer and better. It is quite an insult to the industry, to suggest this however; CHRV and the majority of other service providers provide excellent care under highly regulated conditions, to residents in aged care facilities. Under the guise of these reforms announced by the Gillard government, allegations of supposed wide spread rorting of the funding instrument (ACFI) within the industry, by the then Minister (Butler) was the reason by which \$2.4 billion in funding over 4 years was removed from the industry overnight; changes to the instrument (made on 3 separate occasions) resulting in less funding for new residents and no indexation for existing residents, in the past year. Financial modelling by KPMG of the financial impact on service providers concludes that there will be winners and losers; nursing homes for example, which currently cannot charge a bond, will have access to bonds from 1st July 2014. However CHRV, being a small organisation, is highlighted as a possible loser, dependent on a number of factors.

In the Chairman's Report, Robert has highlighted the requirement of service

providers to allow 28 days of the recipient of services to decide how they want to pay for those services. This goes against all known property law in Australia, to make available services and property without an upfront agreement on price. Further once the arrangement is agreed, organisations are not allowed to charge interest on any outstanding bonds in the first 6 months; repayment of bonds to exiting residents however, are required to be made within 14 days of exit.

One legal firm has predicted that this reform would lead to liquidity problems for smaller organisations and would inhibit new investment in aged care facilities.

#### **In conclusion,**

I should like to express my appreciation to the Board for their service to our organisation and community and who provide the stability of management so necessary for an organisation to be able to flourish in an environment which is surrounded by legislative requirements; to our Patron, who often visits us and is always interested in what is happening, to Jason the gardener, whose gardens are a feature of attraction to prospective residents, to all the staff, who professionally carry out their tasks in good cheer, and finally to all our volunteers, family members and wider community visitors, who provide an important input into life here at CHRV - thank-you all.

**Milan Telford**  
CEO





# HOSTEL MANAGER'S REPORT

JUNE 2013



Denise Zhao

It has been three months since I started work at CHRV and it gives me great pleasure to report on a busy and successful year.

During the year we had the following visits as per legislative requirements:

## **Support visit from the Accreditation Agency - 31st August 2012:**

The annual unannounced visit, conducted by the Aged Care Standard and Accreditation Agency. The finding was full compliance on Accreditation Standards.

## **ACFI (Aged Care Funding Instrument) Validation Visit - 14th November 2012 and 31st May 2013:**

Delegates from the Department of Health and Ageing visited the Hostel reviewing residents' ACFI classifications. Results of the audits were that there were no changes or financial downgrades to the residents' ACFI classifications.

## **NSW Food Authority Audit of our Food Safety Standards - 11th June 2013:**

The "A" grade rating was maintained again for our food safety program and kitchen operation. 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.

## **Triennial Accreditation Audit - 18th & 19th June 2013:**

Auditors of the Aged Care Standard and Accreditation Agency carried out the 3 yearly Re-accreditation audit in June 2013 and the Hostel was found compliant with all 4 Standards (and 44 outcomes) assessed. Special thanks to Andrea Nguyen for her great leadership and hard work in reviewing various policies and procedures, staff and residents handbooks. I thank all the staff for their exceptional commitment in achieving such an outstanding result.

## **Residents transferring out:**

We were sad to see the following residents leave our facility:

Frank Winter, Irene Saville and Josephine Pearl. They all moved to facilities where higher care needs could be better accommodated.

## **New resident:**

We welcomed Jean Robertson as a new resident into the Hostel and she has 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 encouragement for family and friends to play an active part in the transition and on-going life matters.

## **Staff:**

During the past year, two staff left employment at CHRV, Janine Steele in Catering and Christine Yorston our Physiotherapist who retired

We welcomed the following staff: Archana Pandey - (Care Service Employee) and Sally Moore - Physiotherapist. I hope that they will enjoy being part of the Christophorus House staff as much as I do. 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.

## **Education:**

Training and education is an on-going and important aspect of the professional development of our staff. This includes both mandatory and highly recommended training sessions which have been conducted throughout the past year and ensures all staff have the appropriate skills and competencies necessary to fulfil their tasks. Some of the standard ongoing education that CHRV provided to its staff in the last year included Infection Control, Manual Handling, Work Health & Safety, Fire training, Food Safety Training, Mission Statement, Workplace Bullying, Privacy and dignity, Medication competencies, Chemical Safety, along with many other important subject areas such as 'Awareness of Residents Rights' by TARS advocacy and QUEST-'Assessing the Standards' from the Aged Care Standard and Accreditation Agency and 'Death and Dying', how to assist residents and families.

Congratulations to Vik Sonea for completing ACFI course level 1, Kathy Gasper for Allied Health Assistance



Physiotherapy Skill Set, Susana Brunete for Basic Foot Care Skill Set and Vicki Ferris for Cert IV in Leisure and Health.

Wolfgang Devine RN, (Anthroposophical Coordinator) is in process of completing a certificate in Holistic Health care which will deepen his knowledge of Anthroposophical nursing therapies and other connected therapies. This includes footbath, compresses, herbal teas, ointments etc.

### **Initiatives / Continuous Quality Improvement:**

During the year we:

- Renovated & refurbished rooms in the Hostel. Work included, new floor coverings, room painting, new light fittings, new cabinets in bathroom, retiling of bathroom floor, new toilets etc.
- Two new computers for the office and a new air conditioning in Room 21.
- Curtains were installed to prevent the glare from the sun in the Evelyn Latter room and residents are pleased with the outcome and now feel comfortable when watching T.V or when reading.
- New equipment for the kitchen included a cordless phone, rice cooker, microwave, mixer, a new motor for exhaust fan above the stove, Washtec dishwashing machine and Williams Garnet 1 door freezer. Improved work flow and catering operations noted in the kitchen.
- A security camera system was installed outside the hostel so as to follow up with the movements of people coming in and out the hostel and also to keep check on the

surroundings so as to provide a safer environment for the hostel.

- Emergency evacuation procedures were reviewed and a Disaster Management Plan was written up so CHRV personnel can respond effectively to emergencies and disasters and to make decisions in the best interests of residents and staff.
- Two new expanded First Aid kits were purchased one for the emergency resource box to be use in event of a disaster and the other for the bus. These kits improve the capacity to cater for first aid emergencies if required and also to comply with the WH&S regulations.
- Registration with VEVO (Visa Entitlement Verification Online) was conducted so as to enable CHRV to check the visa status and entitlements of visa holder prior to hire the prospective employee.

### **Activities:**

CHRV employs a Diversional Therapist (Kathy) and Recreational Activity Officer (Vicky) and an Anthroposophical Therapy Co-ordinator (Wolfgang) and together, they ensure that residents care plans and activities are developed to suit the individual residents. New activities continue to be included in the range of activities available and during the year we commence indoor mini golf and a reading group was implemented, which is enjoyed by the residents. Other activities and functions enjoyed by the residents included, Australia Day celebration, Valentine's Day celebration, Easter service, Anzac service, Mother's Day

celebration, Hostel Olympic games, Father's day celebration, Melbourne Cup Day and Remembrance Day activities, Carols by Candlelight, Christmas luncheon, Birthday celebrations, Barbeques, Bingo, Biggest Morning Tea for Cancer Council, Happy Hour, Hoy, Anthroposophical therapies, Foot massages, card games, carpet bowls, walking group, Epping Boys High morning of music, Kris's Feathered Friends, morning tea at Asquith boys, movies sessions for weekends and public holidays, pet therapy, monthly shopping trips, long lunch trip to Asquith Golf Club, and various bus outings and music performances. Residents also enjoyed listening to David Wansbrough on life of Russian explorer, Miklouha-Maclay, to Raimund Pohl talking about indigenous culture and local apiarist Bob Davis giving an engaging talk on bees, and a trip back in time courtesy of the Tale Spinners. Of-course residents are always free to participate or otherwise in these activities.

Working in the aged care industry requires a special kind of person. Each staff member plays an important role in the lives of our residents and their families. We are proud of all of our staff members and recognise them as one of our greatest assets. Thank you to all my staff for going beyond the call of duty.

I would like to personally thank Vik who holds the important Supervisor's role, the CEO Milan and the Board for giving me the opportunity to be part of the Christophorus House team and all the staff for their continued support and hard work over the past months.

**Denise Zhao**  
**Hostel Manager**





# SELF CARE LIAISON CO-ORDINATOR'S REPORT

JUNE 2013



Monika Bebb

The 2012-2013 year saw the farewelling of a number of friends and long time residents Richard Harding, Kath Smith, Joyce Edmunds and Josephine Pearl, who have crossed the threshold into the spiritual world. As those who have gone, we welcome those new to the Christophorus House community: Gwen Mortensen, Ruth & John Vieser, Irene Carlyle and René de Monchy. We wish them much happiness in their new home and environment.

Looking back, I am pleased to report that a number of combined Hostel and Self Care events in the Hostel lounge room have been well received and enjoyed. Diversional Therapist Kathy and I have continued working together in planning and organising a number of these. Of

course, not all events are reported on here and some events are better attended than others. Perhaps the best attended by both Self Care, Hostel residents and visitors was for the visit by Liberal Federal Member for Bradfield, Mr Paul Fletcher,



MP. People had an opportunity to ask Mr Fletcher many questions

which he did with calm confidence. His visit was received with anticipated interest. Another well attended event was by storyteller duo Sue and Christine of *The Talespinners* who gave an interactive and insightful rendition of "I remember when...". Gosh, we could all relate to some of the stories, not to mention seeing some of the old fashioned hats, bags and memorabilia that were on display! There were some belly laughs heard in the audience! Thanks Sue and Christine. We again welcomed Raimund Pohl to speak. His talk was on the Guringai People – their culture and history and how they almost became extinct due to European involvement. And Professor



David Wansbrough talked on the life of Russian explorer Miklouha-Maclay who lived in 1880. David has a flare for the dramatic and colourful art of storytelling! A truly wonderful and informative talk on *The Fascinating World of the Honey Bee* was brought with great warmth and humour by local identity and beekeeper Bob Davis. Bob is a regular speaker at the National Seniors meetings and is always popular. We look forward to his talk later on in the year on *Left Handed People*.

Here at Christophorus House, we aim to celebrate the festivals. We welcomed



storyteller Jonathan Drew who shared with us the moving story of the Easter

Mystery drama. He was accompanied by the Reverie Harpist Eduardo Campaner and the Alumni Choir. The annual Ascension Concert given by Jacqui Ciddor (piano), Elizabeth Nurthen (oboe) and Jeannette Tsoulos (piano) is a musical event which was very much enjoyed by the audience. These three talented and gifted musicians come to share their repertoire each year to an appreciative audience. Earlier this year we enjoyed a special visit by students and staff from Warrah Special School for Rudolf Steiner Curative Education. Five young people recited Shakespeare and other poetry as part of their school's education program.



The audience appreciated their artistic endeavours under the guidance of speech artist Pauline Fitzgerald.



Our barbeque lunches in the Cottage social room are well attended, enjoyed and appreciated. Residents contribute with home made cakes, salads and sweets. It feels more like a like an event than a picnic! Thank you to everyone for their contribution. The annual Midwinter Soup Night is much enjoyed but residents expressed their preference to have it earlier in the day as it's too cold and dark later so it is now hosted as a luncheon. Pianist John Statter brings some musical accompaniment for this and other functions held in the Cottage with some old favourites to which they are invited to sing along or just enjoy the melodies. He's becoming a regular visitor with us! Even our CEO flexes his fingers on the ivories occasionally! Meals are an enjoyable occasion and an opportunity for our residents to meet and chat. The monthly Monday Movies continues to be a popular interest for residents. Residents often make suggestions as to what they'd like to see which I organise. Some films are more popular than others but on the whole are well attended by both residents

and visitors and for those who arrive early, enjoy the morning/afternoon tea provided.

As Hayden has completed Level 2 of the Fire Safety Awareness officer's training, he presented himself at a meeting of residents as the Fire Safety Trainer and



spoke of the importance of knowing what to do and how to deal with a possible fire. He stressed that residents call 000 in the event of any fire as personal as well as their neighbour's safety is of the utmost importance if faced with such a situation. This training is a compulsory activity and all residents must attend. With Walter on extended leave, Hayden's work has increased and now includes driving the bus for Hostel outings and Self Care shopping days. Residents appreciate Hayden's prompt attention to Village matters but also his willingness to assist with small personal jobs.



Christmas of course is always busy as we prepare for the annual *Carols by Candlelight* as well as the combined Hostel and Self Care residents for lunch. It's a festive time and the REAL Christmas tree looks and smells beautiful, adding to the special atmosphere of the occasion. Thanks to Milan who has a knack for finding the "right tree"!

Apart from organising social events, my regular administration work under the CEO includes assisting at meetings, attending to general enquiries, writing and typing reports, attending staff training, producing the newsletter four times a year and liaising with residents and staff. My extended working hours continue to include providing admin support to our new Hostel Manager Denise Zhao. Denise has a calm, cheerful disposition and is very approachable, making for good work relations in the Hostel, not just for the residents but for all the staff.

As I enter my eighth year here at Christophorus House, I am happy to say it has been another rewarding and fulfilling year. I feel enriched by the residents who are always generous, gentle and kind. I look forward to another fruitful and productive year.

**Monika Bebb**  
Self Care Liaison Co-ordinator





# REPORT FROM THE RESIDENTS' COMMITTEE

JUNE 2013



Rose-marie van Hoogstraten - Chair



Cynthia Mace - Secretary



Jan Garland - Typist



Elizabeth Harris



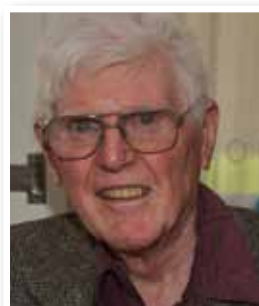
Robyn Hutchison



Barbara Harding



June Young



Jim Steel

**C**hristophorus House Retirement Village is a pet friendly Village.

Since 2000 and before, some Self-Care residents have brought with them a cat, a dog, birds or aquarium fish as pets. This has been an important marketing strategy especially for pet owners.

The Committee have worked on suggestions for refining the Pet Policy,

in view of the double storied Self-Care Units being planned for the new extension to the Village. Having worked with the present Policy for the past 12 years, we now had the experience to amend and extend this. This has been our major focus this year.

The committee consists of 8 members. Issues first go through the normal channels of Self-Care Meetings, Self-Care Liaison Officer, Maintenance and Gardening Books, and the CEO. When an issue has not been resolved and addressed and resolved through these avenues then it can

be brought to the Residents' Committee for discussion. This Committee cannot make decisions on its own, but can request discussion re decisions to be made. We are grateful for the active interest and support of this work by the Committee Members.

We would like to commend our CEO and the whole Christophorus House Team for their outstanding service to the residents.

**Rose-Marie van Hoogstraten**  
Chair, Residents' Committee

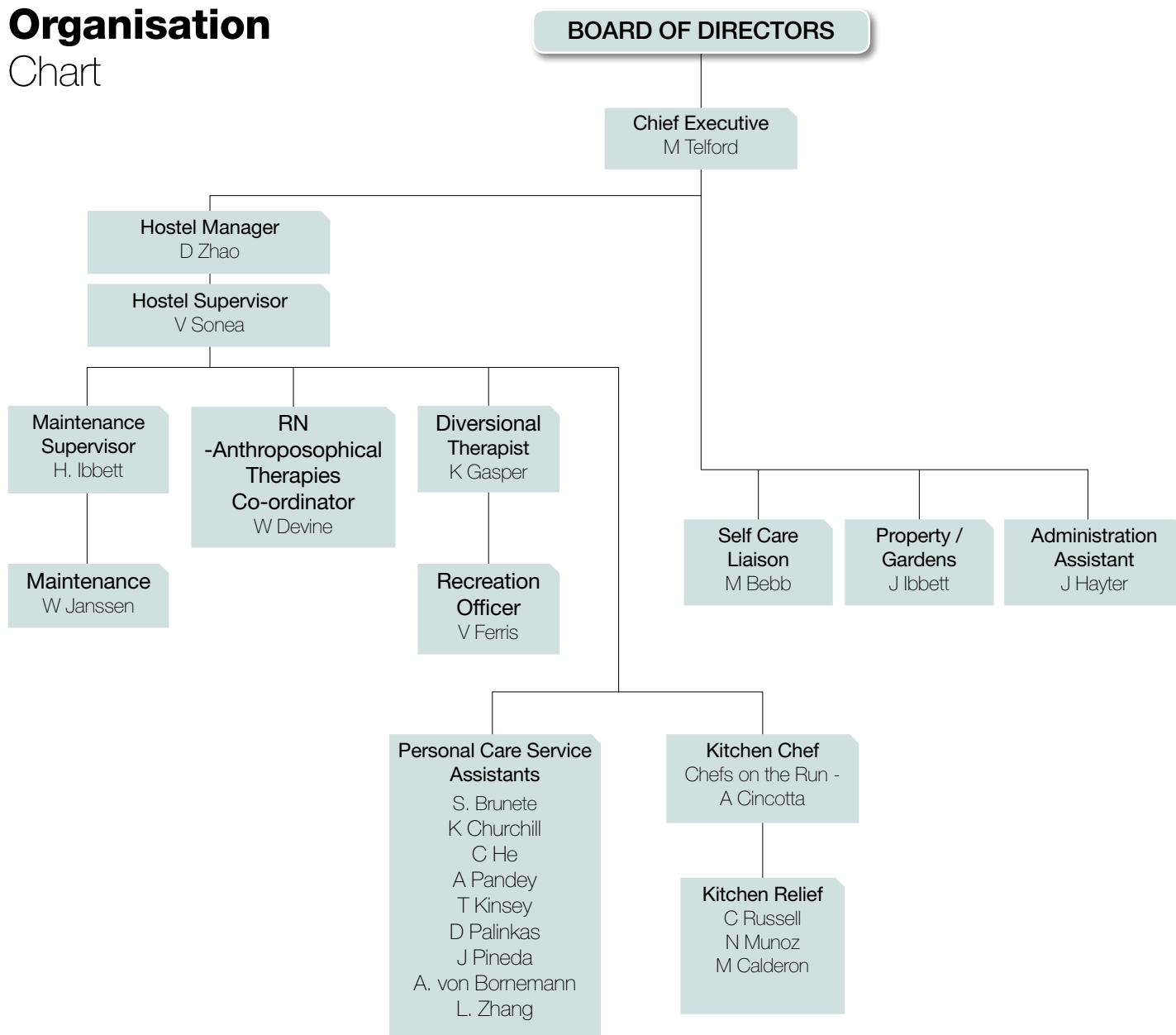


# STAFF MEMBERS

JUNE 2013

## 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 8 years.



### Hostel Manager

#### Denise Zhao

Denise graduated from the Australian Catholic University with a Bachelor of Nursing in 1997 and worked as a registered nurse in Prince of Wales Hospital at Randwick from 1998. In 2001 Denise completed her Graduate Diploma of Commerce from University of New South Wales. Denise started working in aged care management in May 2003. In 2007 Denise completed her Masters of Health Informatics from University of New South Wales. Denise has experience with managing low

care, high care and dementia care. Denise has been working at Christophorus House since April 2013.



# DIRECTOR'S REPORT

## FOR THE YEAR ENDED 30 JUNE 2013

Your directors present this report on the company for the financial year ended 30 June 2013.

### 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 Norgaard Nielsen  
Mr John Murray Kingsland  
Mrs Madeleine Pathe  
Mr John Dorset Shaw (Appointed 30 July 2012)

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

### Principle Activities

The principal activity of the company in the course of the financial year was to provide a range of accommodation and residential services for the aged population, including independent living units and a hostel aged care facility 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.

### Short-term and Long-term Objectives

The company's short-term objectives are to:

- Maintain full occupancy in both Independent Living Units and the Hostel
- Ensure compliance with all regulatory requirements at both state and federal level
- Honour and fulfil the company's Mission Statement and Vision Statement.

The company's long-term objectives are to:

- Continue to implement its Strategic Plan items
- Successfully complete in 4 years time stage 1 and stage 2 of new development on vacant land owned by the company, with full occupancy in the new development.
- Continue to grow in order to strengthen the financial base of the Village into the future.

### Strategies

To achieve its stated objectives, the company has adopted the following strategies:

- Promotion of the Village in line with a comprehensive Communication Policy.
- Alert monitoring of legislative and governmental regulatory changes and annual review of Policies and Procedure and Accreditation Standards requirements.

- Key personnel employed to work in the area of care for our residents, such as an Anthroposophical Therapies Co-ordinator and Self Care Liaison Officer; management practices and staff development in order to build a team that works together to promote the ideals of the organisations Mission Statement and Vision Statement.

- The engagement of architects and project managers in pursuance of a Development Application for 2014 commencement of construction.

Working with bankers to secure construction finance.

- Possible expansion of Hostel and conversion to an aged care with dementia specific area, in 7 to 10 years, bringing total beds to between 50 and 55.

### Key Performance Measures

The company measures its own performance through the use of both quantitative and qualitative benchmarks. The benchmarks are used by the directors to assess the financial sustainability of the company and whether the company's short-term and long-term objectives are being achieved.

# DIRECTOR'S REPORT

## FOR THE YEAR ENDED 30 JUNE 2013

	2013 Actual	2013 Bench-mark	2012 Actual	2012 Bench-Mark
<b>Clients</b>				
Number of new clients	5.0	6.0	5.0	6.0
Number of continuing clients	44.0	46.0	44.0	46.0
Occupancy Rate %- ILU	100.0%	100.0%	100.0%	100.0%
Occupancy Rate % - Hostel	87.5	90.0	87.5%	90.0%
<b>Staff &amp; Volunteers</b>				
Proportion of staff with advanced tertiary qualifications	2.0	1.0	2.0	1.0
Staff satisfaction rate	95.8%	87.5%	95.8%	87.5%
Number of volunteer hours provided	788	348	766	348
Volunteer satisfaction rate	100.0%	100.0%	100.0%	100.0%
<b>Operational and financial</b>				
Proportion of funding provided by:				
- government grants	37.9%	38.6%	35.7%	33.9%
- residents	34.7%	35.6%	32.7%	33.9%
- investments	7.9%	9.05%	14.9%	15.3%
- fundraising	0.2%	0.1%	0.2%	0.0%
Proportion of funding spent on:				
- residents	88.2%	88.2%	88.7%	88.7%
- staff training	0.6%	0.6%	0.6%	0.6%
- administration	9.1%	9.1%	9.6%	9.6%
- fundraising	0.0%	0.0%	0.0%	0.0%
- overheads	2.1%	2.1%	1.1%	1.1%
Cash to Bond Ratio	32.5%	32.8%	28.7%	26.3%
Cash Flow from Operations (After adjustment for retentions)	(65.9)	39.6	263.5	224.1
Capital Expenditure (Excluding investment in land & buildings)	(249.5)	(190.6)	(373.5)	(350.0)



# DIRECTOR'S REPORT

## FOR THE YEAR ENDED 30 JUNE 2013

### Information on Directors

**Robert Charles Allerdice:**  
Qualifications  
Experience



Director (Appointed 28-05-2005)  
B.A.; LL.M  
Practised as a solicitor for 15 years specialising in taxation law. Currently employed by The Tax Institute (a non profit professional organisation) - as a tax consultant. He has had a long association with both Inala and Christophorus House RV and served on the Inala Board for a number of years.

**Special Responsibilities**

Chairman of the Board  
Treasurer  
Member of the Investment Committee  
CEO Performance Review member

**Graham Long**  
Qualifications  
Experience



Director (Appointed 19-02-2007)  
B.Sc.; B.E.  
Prior to retiring, 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.

**Special Responsibilities**

Chair of Investment Committee  
Self Care liaison  
Building Committee member

**Mary Arndell**  
Qualifications  
Experience



Director (Appointed 28-05-2005)  
B.A. (Hist); Registered Nurse (RN)  
Worked at Inala as an RN for 25 years, both as a nursing sister and Senior Residential Services Manager. Subsequently, became the Hostel Manager at Christophorus House in August 1996.  
Resigned in 2003 and became a director in 2005.

**Special Responsibilities**

Hostel liaison

**Sune Norgaard Nielsen (Rev.)**  
Qualifications  
Experience



Director (Appointed 21-04-2008)  
Trained Priest of 'The Christian Community' centre in Stuttgart Germany. Qualified baker and pastry chef. Camphill co-worker (caring for people with disabilities), other various roles; farm hand, cheese maker and baker / pastry chef. Private business owner (bakery and patisserie business), followed by completion of priest training and ordination. Member of Anthroposophical Society in Australia

**Special Responsibilities**

Adhoc - Investigation Committees  
CEO Performance Review member

**John Murray Kingsland**  
Qualifications  
Experience



Director (Appointed 16-02-2009)  
Diploma Food Technology (Hons) Diploma in Business Management Commercial experience gained in the manufacturing industry over 30 years. Member of the Board of Inala for a number of years. Chairman at Inter-change, a local respite organisation.

**Special Responsibilities**

Building Committee member

**Madeleine Pathe**  
Qualifications  
Experience



Director (Appointed 20-02-2012)  
Adv.Dip.Proj.Mgmt.; CPPD; AIPM  
Professional project manager for over 30 years in banking, information technology, government and privately funded projects as well as undertaking corporate consulting in that field. This has included a change of focus across a wide range of organisations from engineering and construction to 'not for profit' organisations.

**Special Responsibilities**

Building Committee member

**John Dorset Shaw**  
Qualifications  
Experience



Director (Appointed 30-07-2012)  
LLB; BA; LL.M  
Barrister working from Lachlan Macquarie Chambers, Parramatta. Served as Chairman of the Board of Warrah from 1971 to 1983. Served as Chairman of the Board of Miroma from 1998 to 2010. A member of the Board of Warrah since October 2012.

# DIRECTOR'S REPORT

## FOR THE YEAR ENDED 30 JUNE 2013

### Meetings of Directors

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


DIRECTOR'S MEETINGS		
	Number eligible to attend	Number attended
Mr Robert Charles Allerdice	12	11
Mr Graham Robert Long	12	11
Mrs Mary Arndell	12	10
Rev. Sune Norgaard Nielsen	12	8
Mr John Murray Kingsland	12	7
Mrs Madeleine Pathe	12	11
Mr John Dorset Shaw	12	9

The company is incorporated under the Corporations Act 2001 and is a company limited by guarantee. If the company is wound up, the constitution states that each member is required to contribute a maximum of \$50 each towards meeting any outstanding obligations of the company. At 30 June 2013, the total amount that members of the company are liable to contribute if the company is wound up is \$2,450, (2012: \$2,650).

### Auditor's Independence Declaration

The lead auditor's independence declaration for the year ended 30th June 2013 has been received and can be found on page 21 of the financial report.

Signed in accordance with a resolution of the Board of Directors.

Director   
Robert Charles Allerdice (Chair)  
Dates this Nineteenth day of August 2013

Don't forget to put the page number when known

we need to find a room for this





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

### **Report on the Financial Report**

We have audited the accompanying general purpose financial report of Christophorus House Retirement Village Limited, which comprises the statement of financial position as at 30 June 2013, the statement of profit or loss and other 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.

### **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 judgment, 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

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

Level 4, 285 Clarence Street, Sydney NSW 2000  
PO Box Q182 Sydney NSW 1230  
Telephone (02) 8268 8188 Facsimile (02) 8268 8199  
Email: [office@stirlinginternational.com.au](mailto:office@stirlinginternational.com.au)



# STIRLING INTERNATIONAL

CHARTERED ACCOUNTANTS

ABN 65 085 182 822

## AUDITOR'S INDEPENDENCE DECLARATION UNDER SECTION 307 CORPORATIONS ACT 2001 TO THE DIRECTORS OF CHRISTOPHORUS RETIREMENT VILLAGE LIMITED

I declare to the best of my knowledge and belief that during the year ended 31  
have been no contraventions of:

- i) the auditor independence requirements as set out in the *Corporations Act 2001* to the audit; and

conduct in relation to the audit.

### Independence

In conducting our audit of the financial statements of Christophorus Retirement Village Limited for the year ended 31 August 2013, we have complied with the requirements of the *Corporations Act 2001*, and we have not been involved in any activity that might compromise this auditor's report.

### Opinion

In our opinion, the financial statements of Christophorus Retirement Village Limited for the year ended 31 August 2013 are in accordance with the *Corporations Act 2001*.

(i) giving a true and fair view of the performance for the year ended 31 August 2013.

(ii) complying with the requirements of the *Corporations Act 2001*.

This one >

Milan,

this is Auditor's

Declaration. we had 3 pages

last year, including this. we

have to find a room. please  
double check.

please see the attached  
original Audit Report you  
sent me. it contains 3 page.

STIRLING INTERNATIONAL

Roger Charles Williams  
28th August 2013  
Level 4, 285 Clarence Street  
SYDNEY NSW 2088

Level 4, 285 Clarence Street, Sydney NSW 2000

PO Box Q182 Sydney NSW 1230

Telephone (02) 8268 8188 Facsimile (02) 8268 8199

Email: [office@stirlinginternational.com.au](mailto:office@stirlinginternational.com.au)



# STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED  
30 JUNE 2013

	Note	2013 \$	2012 \$
<b>Revenue</b>	<b>2</b>	<b>1,259,379</b>	<b>1,299,225</b>
<b>Other Income</b>	<b>2</b>	<b>230,195</b>	<b>318,727</b>
Employee benefits and contractor's fees		(1,012,435)	(970,738)
Repairs, maintenance and bus expenses		(111,032)	(106,469)
Providoring expense		(92,589)	(85,096)
Depreciation	<b>3</b>	(85,634)	(49,833)
Cleaning		(45,426)	(47,226)
Electricity and gas		(41,378)	(52,654)
Professional consultancy		(31,005)	(39,059)
Therapies		(21,132)	(18,555)
General Insurances		(18,928)	(17,553)
Advertising, Marketing & Communications		(17,395)	(10,933)
Rental Property Expense		(17,090)	(9,042)
Laundry		(14,450)	(12,553)
Printing & Stationery		(12,076)	(13,022)
Telephone & Internet		(10,127)	(9,344)
Staff & Board Training		(9,786)	(9,322)
Audit fee		(9,504)	(10,209)
Rubbish Removal		(8,793)	(7,801)
Interest Expense		(8,719)	(6,644)
Operating Lease - Portable		(6,814)	-
Water & Sewerage		(6,323)	(9,882)
Legal Expense		(5,228)	(2,800)
Equipment Replacement		(4,535)	(4,646)
Other Expenses		(32,384)	(28,942)
<b>Current year (Loss) / Profit before income tax</b>		<b>(133,209)</b>	<b>95,629</b>
<b>Income Tax</b>		<b>-</b>	<b>-</b>
<b>Net current year (Loss) / Profit attributable to Members of the company</b>		<b>(133,209)</b>	<b>95,629</b>
<b>Other comprehensive income</b>			
<b>Fair value loss on sale of property</b>		<b>(13,943)</b>	<b>-</b>
<b>Transfers out of funds</b>		<b>(6,412)</b>	<b>(12,868)</b>
<b>Total Comprehensive (Loss)/Income attributable to members of the Company</b>		<b>(153,564)</b>	<b>82,761</b>

The accompanying notes form part of these financial statements

# STATEMENT OF FINANCIAL POSITION

AS AT  
30 JUNE 2013

	Note	2013 \$	2012 \$
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	2,977,682	2,666,727
Trade and other receivables	5	75,286	52,476
<b>Total Current Assets</b>		<b>3,052,968</b>	<b>2,719,203</b>
<b>NON CURRENT ASSETS</b>			
Property, plant and equipment	6	13,469,315	14,062,491
<b>Total Non-Current Assets</b>		<b>13,469,315</b>	<b>14,062,491</b>
<b>TOTAL ASSETS</b>		<b>16,522,283</b>	<b>16,781,694</b>
<b>LIABILITIES</b>			
<b>CURRENT LIABILITIES</b>			
Accounts Payable and other payables	7	535,805	732,611
Employee provisions	8	58,285	36,632
<b>Total Current Liabilities</b>		<b>594,090</b>	<b>769,243</b>
<b>NON CURRENT LIABILITIES</b>			
Accounts Payable and other payables	7	8,850,062	8,770,108
Employee provisions	8	32,555	43,203
<b>Total Non-Current Liabilities</b>		<b>8,882,617</b>	<b>8,813,311</b>
<b>TOTAL LIABILITIES</b>		<b>9,476,707</b>	<b>9,582,554</b>
<b>NET ASSETS</b>		<b>7,045,576</b>	<b>7,199,140</b>
<b>EQUITY</b>			
Retained Surplus	10	5,456,079	5,476,434
Reserves	9	1,589,497	1,722,706
<b>TOTAL EQUITY</b>		<b>7,045,576</b>	<b>7,199,140</b>

The accompanying notes form part of these financial statements

# STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED  
30 JUNE 2013

	Retained Surplus	Asset Re-valuation Reserve	Asset Realisation Reserve	Fire Protection Fund	ILU Social Club Fund	Anthropo- sophical Bequest Fund	Concessional ILU Fund	Total
<b>Balance at 30 June 2011</b>	<b>1,640,137</b>	<b>5,346,965</b>	<b>-</b>	<b>8,413</b>	<b>3,850</b>	<b>9,680</b>	<b>105,354</b>	<b>7,114,399</b>
Profit attributable to entity	95,629							95,629
<b>Transfers to and from Reserves/Funds</b>								
Concessional ILU								
Fire Protection				(6,873)				(6,873)
Social Club					(2,985)			(2,985)
Anthrop. Fund						(1,030)		(1,030)
Transfers from Retained Surplus	(13,060)		-		3,500		9,560	-
<b>Balance at 30 June 2012</b>	<b>1,722,706</b>	<b>5,346,965</b>	<b>-</b>	<b>1,540</b>	<b>4,365</b>	<b>8,650</b>	<b>114,914</b>	<b>7,199,140</b>
(Loss) attributable to Entity	(133,209)							(133,209)
<b>Transfers to and from Reserves/Funds</b>								
Concessional ILU								
Fire Protection				(1,540)				(1,540)
Social Club					(3,827)			(3,827)
Anthrop. Fund						(1,045)		(1,045)
Asset Revaluation		(72,175)	72,175					-
Asset Realisation			(13,943)					(13,943)
<b>Balance at 30 June 2013</b>	<b>1,589,497</b>	<b>5,274,790</b>	<b>58,232</b>	<b>-</b>	<b>538</b>	<b>7,605</b>	<b>114,914</b>	<b>7,045,576</b>

The accompanying notes form part of  
these financial statements



# STATEMENT OF CASH FLOW

FOR THE YEAR ENDED  
30 JUNE 2013

	Note	2013 \$	2012 \$
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Government subsidies received		556,173	578,307
Receipts from residents		526,936	530,119
Interest Income		110,186	330,169
Other Income		112,955	78,081
Payments to suppliers and employees		(1,548,781)	(1,436,869)
<b>Net Cash (used in)/ generated from operating activities</b>		<b>(242,531)</b>	<b>79,807</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Proceeds from sale of property, plant and equipment		743,074	7,999
Payment for property, plant and equipment		(249,475)	(3,008,282)
<b>Net Cash generated from/(used in) investing activities</b>		<b>493,599</b>	<b>(3,000,283)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Proceeds from entry contributions/bonds		1,835,200	1,399,000
Repayment of entry contributions/bonds		(1,775,313)	(729,474)
<b>Net cash provided by financing activities</b>		<b>59,887</b>	<b>669,526</b>
<b>Net Increase/(decrease) in cash held</b>		<b>310,955</b>	<b>(2,250,950)</b>
<b>Cash at the beginning of the financial year</b>		<b>2,666,727</b>	<b>4,917,677</b>
<b>Cash at the end of the financial year</b>		<b>2,977,682</b>	<b>2,666,727</b>

**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 / bonds. 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  
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The financial statements cover Christophorus House Retirement Village Limited as an individual entity, incorporated and domiciled in Australia. Christophorus House Retirement Village Limited is a company limited by guarantee.

The financial statements were authorised for issue on 19th August 2013 by the directors of the company.

## NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### Basis of Preparation

The financial statements are general purpose financial statements that have been prepared in accordance with Australian Accounting Standards (including Australian Accounting Interpretations) and the *Corporations Act 2001*. The company is a not-for-profit entity for financial reporting purposes under Australian Accounting Standards.

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

The financial statements, except for the cash flow information, 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. The amounts presented in the financial statements have been rounded to the nearest dollar.

### Accounting Policies

#### a. Revenue

Non-reciprocal grant revenue is recognised in profit or loss when the entity obtains control of the grant and it is probable that the economic benefits gained from the grant will flow to the entity 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.

When grant revenue is received whereby the entity incurs an obligation to deliver economic value directly back to the contributor, this is considered a reciprocal transaction and the grant revenue is recognised in the state of financial position as a liability until the service has been delivered to the contributor, otherwise the grant is recognised as income on receipt.

Christophorus House Retirement Village Limited receives non-reciprocal contributions of assets from the government and other parties for zero or a nominal value. These assets are recognised at fair value on the date of acquisition in the statement of financial position, with a corresponding amount of income recognised in the statement of profit or loss and other comprehensive income.

Donations and bequests are recognised as revenue when received.

Interest revenue is recognised using the effective interest method, which for floating rate financial assets is the rate inherent in the instrument. Dividend revenue is recognised when the right to receive a dividend has been established.

Revenue from the rendering of a service is recognised upon the delivery of the service to the customer.

All revenue is stated net of the amount of goods and services tax.

#### b. Inventories on Hand

Inventories are measured at the lower of cost and current replacement cost. Inventories acquired at no cost or for nominal consideration are measured at the current replacement cost as at the date of acquisition.

#### c. Property, Plant and Equipment

Each class of property, plant and equipment is carried at cost or fair value as indicated, less, where applicable, accumulated depreciation and any impairment losses.

##### Freehold property

Freehold land and buildings are shown at their fair value based on periodic, but at least five yearly, valuations by external independent valuers, less subsequent depreciation for buildings.

In periods when the freehold land and buildings are not subject to an independent valuation, the directors conduct directors' valuations to ensure the carrying amount for the land and buildings is not materially different to the fair value.

Increases in the carrying amount arising on revaluation of land and buildings are recognised in other comprehensive income and accumulated in the revaluation surplus in equity. Revaluation decreases that offset previous increases of the same class of assets shall be recognised in other comprehensive income under the heading of revaluation surplus. All other decreases are recognised in profit or loss.

# NOTES TO THE FINANCIAL STATEMENTS

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Any accumulated depreciation at the date of the revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

Freehold land and buildings that have been contributed at no cost or for nominal cost are valued and recognised at the fair value of the asset at the date it is acquired.

## Plant and Equipment

Plant and equipment are measured on the cost basis and are therefore carried at cost less accumulated depreciation and any accumulated impairment losses. In the event the carrying amount of plant and equipment is greater than the estimated recoverable amount, the carrying amount is written down immediately to the estimated recoverable amount and impairment losses are recognised either in profit or loss or as a revaluation decrease if the impairment losses relate to a revalued asset. A formal assessment of recoverable amount is made when impairment indicators are present (refer to Note 1(e) for details of impairment).

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are recognised as expenses in profit or loss in the financial period in which they are incurred.

Plant and equipment that have been contributed at no cost or for nominal cost are recognised at the fair value of the asset at the date it is acquired.

## Depreciation

The depreciable amount of all fixed assets, is depreciated on a straight-line basis over the asset's useful life to the entity commencing from the time the asset is available for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

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

Class of Fixed Asset	Depreciation Rate
Buildings	0.0% - 2.5%
Plant and Equipment	7.5% - 30.0%
Furniture and Fittings	7.5% - 30.0%
Office Equipment	7.5% - 30.0%
Motor Vehicles	20.0%

The assets' residual values and useful lives are reviewed and adjusted, if appropriate, at the end of each reporting period.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains or losses are recognised in profit or loss in the period in which they arise. When revalued assets are sold, amounts included in the revaluation surplus relating to that asset are transferred to retained surplus.

## d. Financial Instruments

### Initial recognition and measurement

Financial assets and financial liabilities are recognised when the entity becomes a party to the contractual provisions to the instrument. For financial assets, this is equivalent to the date that the company commits itself to either purchase or sell the asset (i.e. trade date accounting is adopted).

Financial instruments are initially measured at fair value plus transaction costs except where the instrument is classified "at fair value through profit or

loss", in which case transaction costs are recognised as expenses in profit or loss immediately.

### Classification and subsequent measurement

Financial instruments are subsequently measured at fair value, amortised cost using the effective interest method, or cost. Where available, quoted prices in an active market are used to determine fair value. In other circumstances, valuation techniques are adopted.

*Amortised cost* is calculated as the amount at which the financial asset or financial liability is measured at initial recognition less principal repayments and any reduction for impairment, and adjusted for any cumulative amortisation of the difference between that initial amount and the maturity amount calculated using the *effective interest method*.

The *effective interest method* is used to allocate interest income or interest expense over the relevant period and is equivalent to the rate that exactly discounts estimated future cash payments or receipts (including fees, transaction costs and other premiums or discounts) through the expected life (or when this cannot be reliably predicted, the contractual term) of the financial instrument to the net carrying amount of the financial asset or financial liability. Revisions to expected future net cash flows will necessitate an adjustment to the carrying amount with a consequential recognition of an income or expense item in profit or loss.

*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, including recent



# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
30 JUNE 2013

arm's length transactions, reference to similar instruments and option pricing models.

*(i) Financial assets at fair value through profit or loss*

Financial assets are classified at "fair value through profit or loss" when they are either held for trading for the purpose of short-term profit taking, 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 amount being included in profit or loss.

*(ii) 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 subsequently measured at amortised cost. Gains or losses are recognised in profit or loss through the amortisation process and when the financial asset is derecognised.

*(iii) Held-to-maturity investments*

Held-to-maturity investments are non-derivative financial assets that have fixed maturities and fixed or determinable payments, and it is the company's intention to hold these investments to maturity. They are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss through the amortisation process and when the financial asset is derecognised.

*(iv) Available-for-sale investments*

Available-for-sale investments are non-derivative financial assets that are either not capable of being classified into other categories of financial assets due to their nature or they are designated as such by management. They comprise investments in the equity of other entities where there is neither a fixed maturity nor fixed or determinable payments.

They are subsequently measured at fair value with any remeasurements other than impairment losses and foreign exchange gains and losses recognised in other comprehensive income. When the financial asset is derecognised, the cumulative gain or loss pertaining to that asset previously recognised in other comprehensive income is reclassified into profit or loss.

Available-for-sale financial assets are classified as non-current assets when they are not expected to be sold within 12 months after the end of the reporting period. All other available-for-sale financial assets are classified as current assets.

*(v) Financial liabilities*

Non-derivative financial liabilities other than financial guarantees are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss through the amortisation process and when the financial liability is derecognised.

## Impairment

At the end of each reporting period, the company assesses whether there is objective evidence that a financial asset has been impaired. A financial asset or a group of financial assets will be deemed to be impaired if, and only if, there is objective evidence of impairment as a

result of the occurrence of one or more events (a "loss event"), which has an impact on the estimated future cash flows of the financial asset(s).

In the case of available-for-sale financial assets, a significant or prolonged decline in the market value of the instrument is considered a loss event. Impairment losses are recognised in profit or loss immediately. Also, any cumulative decline in fair value previously recognised in other comprehensive income is reclassified into profit or loss at this point.

In the case of financial assets carried at amortised cost, loss events may include: indications that the debtors, or a group of debtors, are experiencing significant financial difficulty, default or delinquency in interest or principal payments; indications that they will enter into bankruptcy or other financial reorganisation; and changes in arrears or economic conditions that correlate with defaults.

For financial assets carried at amortised cost (including loans and receivables), a separate allowance account is used to reduce the carrying amount of financial assets impaired by credit losses. After having undertaken all possible measures of recovery, if the management establishes that the carrying amount cannot be recovered by any means, at that point the written-off amounts are charged to the allowance account or the carrying amount of impaired financial assets is reduced directly if no impairment amount was previously recognised in the allowance accounts.

When the terms of financial assets that would otherwise have been past due or impaired have been renegotiated, the company recognises the impairment for such financial assets by taking into

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
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account the original terms as if the terms have not been renegotiated so that the loss events that have occurred are duly considered.

## De-recognition

Financial assets are derecognised where the contractual rights to receipt of cash flows expire or the asset is transferred to another party whereby the entity no longer has any significant continuing involvement in the risks and benefits associated with the asset. Financial liabilities are derecognised where the related obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability, which is extinguished or transferred to another party and the fair value of consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

## e. Impairment of Assets

At the end of each reporting period, the entity reviews the carrying amounts 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 amount. Any excess of the asset's carrying amount over its recoverable amount is recognised in profit or loss.

Where the future economic benefits of the asset are not primarily dependent upon the asset's ability to generate net cash inflows and when the entity would, if deprived of the asset, replace its remaining future economic benefits, value in use is determined as the depreciated replacement cost of an asset.

Where it is not possible to estimate the recoverable amount of an asset's class, the entity estimates the recoverable amount of the cash-generating unit to which the class of assets belong.

Where an impairment loss on a revalued asset is identified, this is recognised against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that class of asset.

## f. Employee Provisions

Provision is made for the company's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee provisions that are expected to be settled within one year have been measured at the amounts expected to be paid when the liability is settled. Employee provisions payable later than one year have been measured at the present value of the estimated future cash outflows to be made for those benefits. In determining the liability, consideration is given to employee wage increases and the probability that the employee may not satisfy vesting requirements. Those cash outflows are discounted using market yields on national government bonds with terms to maturity that match the expected timing of cash flows attributable to employee provisions.

Contributions are made by the entity to an employee superannuation fund and are charged as expenses when incurred.

## g. Cash on Hand

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

## h. Accounts Receivable and Other Debtors

Accounts receivable and other debtors include amounts due from members as well as amounts receivable from customers for goods sold in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Accounts receivable are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less any provision for impairment. Refer to Note 1(e) for further discussion on the determination of impairment losses.

## 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 (ATO).

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities, which are recoverable from or payable to the ATO, are presented as operating cash flows included in receipts from customers or payments to suppliers.

## 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*.

# NOTES TO THE FINANCIAL STATEMENTS

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## **k. Intangibles**

### **Software**

Software is recorded at cost. It has a finite life and is carried at cost less accumulated amortisation and any impairment losses. Software has an estimated useful life of between one and three years. It is assessed annually for impairment.

## **l. Provisions**

Provisions are recognised when the entity has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured. Provisions recognised represent the best estimate of the amounts required to settle the obligation at the end of the reporting period.

## **m. Comparative Figures**

Where required by Accounting Standards, comparative figures have been adjusted to conform with changes in presentation for the current financial year. When an entity applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statements, a statement of financial position as at the beginning of the earliest comparative period must be disclosed.

## **n. Accounts Payable and Other Payables**

Accounts payable and other payables represent the liability outstanding at the end of the reporting period for goods and services received by the company during the reporting period

which remain unpaid. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.

## **o. Critical Accounting Estimates and Judgments**

The directors evaluate estimates and judgments incorporated into the financial statements based on historical knowledge and best available current information. Estimates assume a reasonable expectation of future events and are based on current trends and economic data, obtained both externally and within the company.

### **Key estimates**

#### *Impairment*

The freehold land and buildings were independently valued at 18th May 2011 by Australian Property Valuations. The valuation was based on the fair value less cost to sell. The critical assumptions adopted in determining the valuation included the location of the land and buildings, the current strong demand for land and buildings in the area and recent sales data for similar properties. The valuation resulted in a revaluation increment of \$1,160,370 being recognised for the year ended 30 June 2011.

As at 30 June 2013, the directors reviewed the key assumptions made by the valuer at 30 June 2011. They have concluded that these assumptions remain materially unchanged, and are satisfied that carrying amount does not exceed the recoverable amount of land and buildings at 30 June 2013.

## **p. Economic Dependence**

Christophorus House Retirement Village is dependent on the Department of Health and Ageing for a third of its revenue used to operate the business. At the date of this report, the Board of Directors has no reason to believe the Department will not continue to support Christophorus House Retirement Village Limited.

## **q. New Accounting Standards for Application in Future Periods**

The AASB has issued a number of new and amended Accounting Standards and Interpretations that have mandatory application dates for future reporting periods, some of which are relevant to the company. The company has decided not to early adopt any of the new and amended pronouncements.



# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
30 JUNE 2013

	2013 \$	2012 \$
<b>NOTE 2: REVENUE AND OTHER INCOME</b>		
<b>Revenue</b>		
Revenue from (non-reciprocal) government grants		
- Commonwealth government grants - operating	565,490	578,307
Other Revenue		
- fees	517,262	529,190
- retentions	176,627	183,729
- other income		7,999
<b>Total Revenue</b>	<b>1,259,379</b>	<b>1,299,225</b>
<b>Other Income</b>		
- interest earnings	117,240	240,646
- rentals from property	109,044	73,929
- donations and bequests	2,375	3,041
- other miscellaneous income	1,536	1,111
<b>Total Other Income</b>	<b>230,195</b>	<b>318,727</b>
<b>Total Revenue and Other Income</b>	<b>1,489,574</b>	<b>1,617,952</b>

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
30 JUNE 2013

	2013 \$	2012 \$
<b>NOTE: 3 PROFIT FOR THE YEAR</b>		
<b>(a) Expenses</b>		
Depreciation of property, plant and equipment and bus		
- buildings	28,475	-
- plant and equipment	27,568	24,645
- furniture and fittings	24,332	23,873
- motor vehicle	5,259	1,315
<b>Total Depreciation</b>	<b>85,634</b>	<b>49,833</b>
Remuneration of Auditor		
- audit services	9,504	10,209
Interest Paid	8,719	6,644
Provision for annual leave	8,363	5,436
Provision for long service leave	2,642	6,046
<b>(b) Significant Expenses</b>		
Salaries and wages and related expenses	1,001,431	959,256
<b>NOTE 4: CASH AND CASH EQUIVALENTS</b>		
Cash on Hand	2,300	3,300
Cash at Bank – Cheque Accounts	33,118	366,878
Cash at Bank – Cash Management Accounts	199,003	253,484
Short-Term Bank Deposits	2,743,261	2,037,065
	<b>2,977,682</b>	<b>2,666,727</b>
<b>NOTE: 5 TRADE AND OTHER RECEIVABLES</b>		
Trade Receivables	6,671	2,255
Prepayments and Other Debtors	68,615	50,221
	<b>75,286</b>	<b>52,476</b>

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
30 JUNE 2013

	2013 \$	2012 \$
<b>NOTE: 6 PROPERTY, PLANT AND EQUIPMENT</b>		
<b>Land and Buildings</b>		
Freehold land:		
- at director's valuation 2013	2,221,119	2,221,119
- at independent valuation 2011	4,903,345	5,423,433
<b>Total Land</b>	<b>7,124,464</b>	<b>7,644,552</b>
Buildings and Improvements:		
- at director's valuation 2013	1,083,141	873,257
- at independent valuation 2011	4,839,638	5,076,567
	5,922,779	5,949,824
Less: Accumulated Depreciation	28,475	-
<b>Total Buildings and Improvements</b>	<b>5,894,304</b>	<b>5,949,824</b>
<b>Total Land and Buildings</b>	<b>13,018,768</b>	<b>13,594,376</b>
<b>Plant and equipment</b>	814,446	777,063
Less: Accumulated Depreciation	462,336	434,771
	<b>352,110</b>	<b>342,292</b>
<b>Bus</b>	35,057	35,057
Less: Accumulated Depreciation	6,574	1,314
	<b>28,483</b>	<b>33,743</b>
<b>Furniture &amp; Fittings</b>	195,638	193,430
Less: Accumulated Depreciation	125,684	101,350
	<b>69,954</b>	<b>92,080</b>
<b>Total Plant &amp; Equipment, Bus and Furniture &amp; Fittings</b>	<b>450,547</b>	<b>468,115</b>
<b>Total Property, Plant &amp; Equipment, Bus, and Furniture &amp; Fittings</b>	<b>13,469,315</b>	<b>14,062,491</b>



# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
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**NOTE: 6 PROPERTY, PLANT AND EQUIPMENT cont.**  
**Movements in Carrying Amounts - 2013**

	Freehold Land	Buildings	Plant and Equipment and Bus	Furniture and Fittings	Total
	\$	\$	\$	\$	\$
<b>2012</b>					
<b>Balance at the beginning of the year</b>	<b>5,423,433</b>	<b>5,214,928</b>	<b>351,884</b>	<b>113,797</b>	<b>11,104,042</b>
Additions	2,221,119	734,896	50,111	2,156	3,008,282
Disposals					
Revaluation increments/(decrements)					
Depreciation			(25,960)	(23,873)	(49,833)
<b>Carrying amount at the end of the year</b>	<b>7,644,552</b>	<b>5,949,824</b>	<b>376,035</b>	<b>92,080</b>	<b>14,062,491</b>
<b>2013</b>					
<b>Balance at the beginning of the year</b>	<b>7,644,552</b>	<b>5,949,824</b>	<b>376,035</b>	<b>92,080</b>	<b>14,062,491</b>
Additions		210,356	37,385	1,736	249,475
Disposals	(520,088)	(236,929)			(757,017)
Revaluation Transfers		(472)		472	-
Depreciation		(28,475)	(32,827)	(24,332)	(85,634)
<b>Carrying amount at the end of the year</b>	<b>7,124,464</b>	<b>5,894,304</b>	<b>380,593</b>	<b>69,954</b>	<b>13,469,315</b>

The freehold land and buildings were independently valued at 30 June 2011 by Australian Property Valuations. The valuation was based on fair value less cost to sell. The valuation resulted in a revaluation increment of \$1,160,370, being recognised in the revaluation surplus for the year ended 30 June 2011.

As at 30 June 2013, the directors reviewed the key assumptions made by the valuers at 30 June 2011. They have concluded that these assumptions remain materially unchanged, and are satisfied that carrying amount does not exceed the recoverable amount of land and buildings at 30 June 2013.

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
30 JUNE 2013

	2013 \$	2012 \$
<b>NOTE 7: TRADE AND OTHER PAYABLES</b>		
<b>Current</b>		
Sundry creditors and accruals	73,894	89,369
Entry Contributions – Independent Living Units	191,771	195,142
Entry Contributions – Hostel	270,140	448,100
	<u>535,805</u>	<u>732,611</u>
<b>Non Current</b>		
Fees received in advance	15,363	-
Loans and deposits	4,080	4,080
Entry Contributions – Independent Living Units	4,834,267	4,744,167
Entry Contributions – Hostel	3,996,352	4,021,861
	<u>8,850,062</u>	<u>8,770,108</u>
<b>NOTE 8: PROVISIONS</b>		
<b>Current</b>		
Annual leave provision	44,995	36,632
Long Service Leave	13,290	-
<b>Total current employee provisions</b>	<u>58,285</u>	<u>36,632</u>
<b>Non Current</b>		
Long service leave provision	32,555	43,203
<b>Total non-current employee provisions</b>	<u>32,555</u>	<u>43,203</u>

## Employee Provisions

Employee provision represent amounts accrued for annual leave and long service leave.

The current portion for this provision includes the total amount accrued for annual leave entitlements and the amounts accrued for long service leave entitlements that have vested due to employees who are expected to take their leave within the next 12 months. Based on past experience, the company does not expect the full amount of annual leave or long service leave balances classified as current liabilities to be settled within the next 12 months.

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
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	2013 \$	2012 \$
<b>NOTE 9: FUNDS AND RESERVES</b>		
<b>Funds Total</b>		
<b>Opening Balance</b>	<b>5,476,434</b>	<b>5,474,262</b>
Transfers In	72,175	15,040
Transfers out	(92,530)	(12,868)
<b>Closing Balance</b>	<b>5,456,079</b>	<b>5,476,434</b>
<b>Concessional ILU Reserve</b>		
<b>Opening Balance</b>	<b>114,914</b>	<b>105,354</b>
Transfers in	-	9,560
Transfers out	-	-
<b>Closing Balance</b>	<b>114,914</b>	<b>114,914</b>
<b>Special Reserve Fund – Fire Protection</b>		
<b>Opening Balance</b>	<b>1,540</b>	<b>8,413</b>
Transfers in	-	-
Transfers out	(1,540)	(6,873)
<b>Closing Balance</b>	<b>-</b>	<b>1,540</b>
<b>Social Club Fund - ILUs</b>		
<b>Opening Balance</b>	<b>4,365</b>	<b>3,850</b>
Transfers in	-	4,680
Transfers out	(3,827)	(4,165)
<b>Closing Balance</b>	<b>538</b>	<b>4,365</b>
<b>Anthroposophical Bequests Fund</b>		
<b>Opening Balance</b>	<b>8,650</b>	<b>9,680</b>
Transfers in	-	800
Transfers out	(1,045)	(1,830)
<b>Closing Balance</b>	<b>7,605</b>	<b>8,650</b>
<b>Asset Revaluation Reserve</b>		
<b>Opening Balance</b>	<b>5,346,965</b>	<b>5,346,965</b>
Transfer to Asset Realisation Reserve	(72,175)	-
<b>Closing Balance</b>	<b>5,274,790</b>	<b>5,346,965</b>
<b>Asset Realisation Reserve</b>		
<b>Opening Balance</b>	<b>-</b>	<b>-</b>
Transfers In	72,175	-
Loss on sale of Revalued Land and Buildings	(13,943)	-
<b>Closing Balance</b>	<b>58,232</b>	<b>-</b>

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
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	2013 \$	2012 \$
<b>NOTE 10: RETAINED EARNINGS</b>		
Retained Earnings at the beginning of the financial year	1,722,706	1,640,137
Net (Loss) / Profit / for the year	(133,209)	95,629
Transfers to Funds and Reserves	-	(13,060)
Retained Earnings at end of the financial year	1,589,497	1,722,706
<b>NOTE 11: CASH FLOW INFORMATION</b>		
<b>a Reconciliation of Cash</b>		
Cash on hand	2,300	3,300
Cash at bank	232,121	626,362
Short-term bank deposits	2,743,261	2,037,065
	2,977,682	2,666,727
<b>b Reconciliation of Cash Flow from operations with (Loss)/Profit from ordinary activities</b>		
(Loss)/Profit from ordinary activities	(133,209)	95,629
<b>Non-cash flows in profit from ordinary activities</b>		
- retention of entry contributions	(176,627)	(183,400)
- charges to provisions	67,957	49,597
- depreciation	85,634	49,833
- (profit)/loss on sale of fixed asset	-	(7,999)
<b>Cash flow in operating activities but not in profit from ordinary activities</b>		
- payments out of provisions and reserves	(63,364)	(49,003)
<b>Changes in Assets and Liabilities</b>		
- Decrease/(increase) in trade and other receivables	(22,810)	105,585
- Increase/(decrease) in trade and other payables	(112)	(19,565)
Net cash (used in)/ generated by operating activities	(242,531)	79,807



# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
30 JUNE 2013

## NOTE 12: SEGMENT REPORTING

INCOME STATEMENT \$000s	Aged Care Rac200		Independent Living		Village/ Administration		Total	
	2013	2012	2013	2012	2013	2012	2013	2012
<b>Revenue - Operating</b>								
Government Subsidies	565.5	578.3					565.5	578.3
Resident Fees	442.3	453.9	75.0	75.3	-	-	517.3	529.2
Retentions					176.6	183.7	176.6	183.7
Interest					117.2	240.6	117.2	240.6
Donations					2.4	3.0	2.4	3.0
Property Rentals					109.0	73.9	109.0	73.9
Other Misc Income	0.9	0.4			.6	8.7	1.5	9.1
<b>Total Revenue</b>	<b>1,008.7</b>	<b>1,032.6</b>	<b>75.0</b>	<b>75.3</b>	<b>405.9</b>	<b>510.0</b>	<b>1,489.6</b>	<b>1,617.8</b>
<b>Expenses - Operating</b>								
Wages & Super - Care	682.9	631.3	25.1	23.7	-	-	708.0	655.0
Wages & Super - Adm.	45.3	45.3	25.1	26.2	138.1	134.7	208.4	206.2
Wages & Super - Other	83.1	85.9	24.2	22.6	13.8	23.0	121.1	131.5
Wage On-costs (exc.Super)	74.9	85.6	6.0	4.3	6.6	11.2	87.6	101.1
Providoring	98.9	91.4		-	-	-	98.9	91.4
Depreciation	43.3	33.6	35.6	3.4	6.7	10.8	85.6	47.9
Interest	8.7	6.6		-	-	-	8.7	6.6
Repairs & Maintenance	28.9	28.7	17.9	18.9	1.9	2.4	48.7	49.9
Insurance	8.1	7.5	3.7	3.1	7.2	6.9	18.9	17.6
Motor Vehicle	2.9	2.0	2.9	2.3	5.3	1.9	11	6.0
Utilities	52.8	66.1	5.9	5.5	7.9	8.1	66.6	79.7
Central costs -	126.2	129.3	126.2	129.3	(252.5)	(258.5)	-	-
Other	60.9	50.3	0.0	3.2	98.3	75.8	159.2	129.4
<b>Total Expenses</b>	<b>1,317.0</b>	<b>1,263.8</b>	<b>272.6</b>	<b>242.2</b>	<b>33.2</b>	<b>16.4</b>	<b>1,622.8</b>	<b>1,522.2</b>
<b>Net Profit / (Loss) from Operations</b>	<b>(308.3)</b>	<b>(231.2)</b>	<b>(197.6)</b>	<b>(166.9)</b>	<b>372.7</b>	<b>493.7</b>	<b>(133.2)</b>	<b>95.6</b>
<b>Other Comprehensive Revenue</b>								
Revaluation Increase								
Subsidy from Village	308.3	231.2	197.6	166.9	(505.9)	(398.1)	-	-
<b>Total Comprehensive Revenue</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net (Loss) &amp; Comprehensive Revenue</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(133.2)</b>	<b>95.6</b>	<b>(133.2)</b>	<b>95.6</b>

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
30 JUNE 2013

## NOTE 12: SEGMENT REPORTING cont.

BALANCE SHEET \$'000	(Aged Care RAC200)		Village/ Independent		TOTAL	
	2013	2012	2013	2012	2013	2012
<b>ASSETS</b>						
<b>Current Assets</b>						
Cash	105.5	299.1	124.3	330.5	229.8	629.6
Investment	1,198.4	1,239.6	1,549.7	797.5	2,747.9	2,037.1
Trade Receivables	6.7	2.2	-	-	6.7	2.2
Other Debtors & Prepayments	14.9	12.5	53.7	37.7	68.6	50.2
Inventory	-	-	-	-	-	-
<b>Total Current Assets</b>	<b>1,325.5</b>	<b>1,553.4</b>	<b>1,727.4</b>	<b>1,165.7</b>	<b>3,053.0</b>	<b>2,719.1</b>
<b>Non-Current Assets</b>						
Property, Plant & Equipment	3,051.2	3,019.3	10,418.2	11,043.2	13,469.4	14,062.5
<b>Total Non-Current Assets</b>	<b>3,051.2</b>	<b>3,019.3</b>	<b>10,418.2</b>	<b>11,043.2</b>	<b>13,469.4</b>	<b>14,062.5</b>
<b>Total Assets</b>	<b>4,376.7</b>	<b>4,572.7</b>	<b>12,145.7</b>	<b>12,208.9</b>	<b>16,522.3</b>	<b>16,781.6</b>
<b>LIABILITIES</b>						
<b>Current Liabilities</b>						
Trade Payables	25.0	25.0	48.9	64.4	73.9	89.4
Employee provisions	47.0	29.5	11.3	7.1	58.3	36.6
Accommodation Bonds	270.1	448.1	191.8	195.1	461.9	643.2
Other current liabilities	-	-	-	-	-	-
<b>Total Current Liabilities</b>	<b>342.1</b>	<b>502.6</b>	<b>252.0</b>	<b>266.6</b>	<b>594.1</b>	<b>769.2</b>
<b>Non-Current Liabilities</b>						
Long term borrowings	-	-	19.4	4.1	19.4	4.1
Employee provisions	26.3	34.2	6.3	9.0	32.6	43.2
Accommodation Bonds	3,996.4	4,021.9	4,834.2	4,744.1	8,830.6	8,766.0
Other non-current liabilities	-	-	-	-	-	-
<b>Total Non-Current Liabilities</b>	<b>4,022.7</b>	<b>4,056.1</b>	<b>4,860.0</b>	<b>4,757.2</b>	<b>8,882.7</b>	<b>8,813.3</b>
<b>Total Liabilities</b>	<b>4,364.8</b>	<b>4,558.7</b>	<b>5,112.8</b>	<b>5,023.8</b>	<b>9,494.6</b>	<b>9,582.5</b>
<b>NET ASSETS</b>	<b>11.9</b>	<b>14.0</b>	<b>7,033.7</b>	<b>7,185.1</b>	<b>7,045.6</b>	<b>7,199.1</b>

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
30 JUNE 2013

## NOTE 13: FUNDRAISING AND DONATIONS

### INCOME AND EXPENSES

#### (i) Details of Aggregate Gross Income

#### Gross Proceeds from Fundraising and Donations

Less: Cost of Fundraising and Donations

#### Net Surplus of Fundraising and Donations

2013

\$

3,041

-

3,041

2012

\$

570

-

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 2013.

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
30 JUNE 2013

## NOTE 14: LEASING COMMITMENTS

	2013 \$	2012 \$
<b>a. Operating Lease Commitments</b>		
Non-cancellable operating leases contracted		
Non-cancellable operating leases contracted statements		
Payable - minimum lease payments		
- not later than 12 months	5,460	-
- later than 12 months but not later than five years	10,920	-
- later than 5 years	-	-
The property lease commitments are contracted for a period for not less than 12 months, commencing 3 September 2012.		

## NOTE 15: RELATED PARTY TRANSACTIONS

	2013 \$	2012 \$
<b>Key Management Personnel</b>		
Any person(s) having authority and responsibility for planning, directing and controlling the activities of the company, directly or indirectly, including any director (whether executive or otherwise) is considered key management personnel		
<b>Key management personnel compensation:</b>		
- short-term benefits	208,333	220,415
- post-employment benefits	-	-
- other long-term benefits	-	-



# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
30 JUNE 2013

## **NONOTE 15: RELATED PARTY TRANSACTIONS cont.**

b. Other related parties include close family members of key management personnel, and entities that are controlled or jointly controlled by those key management personnel individually or collectively with their close family members.

- The company purchases food products from supplier EM Arndell. EM Arndell is related to director Mrs Mary Arndell.
- Director Mrs Mary Arndell has a relative resident at Christophorus House R.V. Hostel.
- Director Mr Robert Allerdice has a relative resident at Christophorus House R.V. Hostel
- Director Mrs Madeleine Pathe has a relative resident at Christophorus House R.V. Independent Living.

## **Note: 16: EVENTS AFTER THE REPORTING PERIOD**

The directors are not aware of any significant events since the end of the reporting period.

## **Note 17: FINANCIAL RISK MANAGEMENT**

### **Specific Financial Risk Exposures and Management**

The main risks the company is exposed to through its financial instruments are credit risk, liquidity risk and market risk relating to interest rate risk and other price risk.

There have been no substantive changes in the types of risks the company is exposed to, how these risks arise, or the board's objectives, policies and processes for managing or measuring the risks from the previous period

#### **a. Credit risk**

Exposure to credit risk relating to financial assets arises from the potential non-performance by counterparties of contract obligations that could lead to a financial loss for the company.

The company does not have any material credit risk exposures as its major source of revenue is the receipt of grants. Credit risk is further mitigated as over 100% of the grants being received from the Commonwealth, are in accordance with funding agreements which ensure regular funding for the foreseeable future.

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
30 JUNE 2013

## Credit risk exposures

The maximum exposure to credit risk by class of recognised financial assets at the end of the reporting period is equivalent to the carrying value and classification of those financial assets (net of any provisions) as presented in the statement of financial position.

Accounts receivable and other debtors that are neither past due nor impaired are considered to be of high credit quality. Aggregates of such amounts are detailed at Note 5.

The company has no significant concentrations of credit risk exposure to any single counterparty or group of counterparties. Credit risk related to balances with banks and other financial institutions is managed by the Investment Committee in accordance with approved Board policy.

## b. Liquidity risk

Liquidity risk arises from the possibility that the company might encounter difficulty in settling its debts or otherwise meeting its obligation in relation to financial liabilities. The company manages this risk through the following mechanisms:

- prudential management as required by the annual prudential compliance statement process and the annual review of the Minimum Liquidity Level (MLL) as required under the Aged Care Act 1997 & Regulations;
- preparing forward-looking cash flow analysis in relation to operating, investing and financing activities;
- maintaining a reputable credit profile;
- managing credit risk related to financial assets; and
- only investing surplus cash with major financial institutions;

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
30 JUNE 2013

## Note 18: CAPITAL MANAGEMENT

There have been no changes to the strategy adopted by the management to control the capital of the entity since the previous year. The strategy of the entity is to maintain a gearing ratio below 80.0%

The gearing ratios for the years ended 30 June 2013 and 30 June 2012 are as follows:

	Note	2013 \$	2012 \$
Total borrowings	7	9,385,867	9,502,719
Less: cash on hand	4	2,977,682	2,666,727
Net debt		6,408,185	6,835,992
Total equity (retained surplus & reserves)		7,074,051	7,199,140
Total capital		13,482,236	14,035,132
Gearing ratio		47.5%	48.7%

## NOTE 19: COMPANY DETAILS

The registered office of the Company is:  
Christophorus House Retirement Village Ltd.,  
396 Pacific Highway,  
Hornsby, NSW 2077

The principal place of business of the Company is:  
Christophorus House Retirement Village,  
396 Pacific Highway,  
Hornsby, NSW 2077

# DIRECTOR'S DECLARATION

JUNE 2013

The directors of Christophorus House Retirement Village Not for Profit (Reporting) Ltd 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 2013 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 director's 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 19th day of August 2013.



# ELSIE BLAIR

## A TIME OF REFLECTION



Elsie Blair

Elsie Blair was born November 1, 1915, during the WW I in the little town of Tilbury Fort, Essex, in Great Britain. Family life was strict; the mother had a regime of meals that were cooked according to the day of the week; the father made her do what he wanted, and so she did not get along well with



him. She said, she was told that "because the school class of the school close to

home, was already too full" she was sent to live with her maternal grandparents

At school she liked especially the stories in geography and history, but she was not good in remembering the dates of events, and she did not like mathematics at all.

After she left school at 14 years, she was for four years an apprentice in a florist's shop learning about plants and serving customers. As she was not paid much she went



afterwards to a shoe factory, the then famous and modern complex of Bata Shoes.

There she earned more money than her father did. She soon became the supervisor in the department where the heels were painted (wooden heels, cord shoes without laces – the picture shows a 1930 high fashion model). She worked there for ten years, living in Grays, Essex (10 Nutberry Avenue).



On Wednesdays and Fridays she went with a female friend to the movies, on Saturdays to the dance floor.

There she met her future husband James Joseph ('Jim') who worked at that time in the



marine (on the destroyer HMS Garth) and as a nurse. They married 1942.

The shoe production was not a war need; she wanted to join the female force of the RAF; yet, as her father objected to this, she went in 1939 to work in packaging war goods.

Therefore she resettled to Luton, Bedfordshire (living in 71 Limbury Street), one of the many moves that would still have to come.

After the war the couple moved to Southend-on-Sea, Essex (47 Prittlewell Street) where they had two of their three children John (\*1943), and Alan (\*1945). Her Husband Jim still serving in the Marine, worked as a nurse caring for those who had mental problems after their involvement in war battles.

After some time they exchanged flats with someone and moved to Luton, Bedfordshire (206 Beechwood Road), which they later bought. Their daughter,



Jean was born (\*1950). After being released from the service, Jim took a job with the railway and was in charge of the



signals. Elsie never had a car; but they got free railway tickets and went through all of England, Scotland and Ireland (but not Wales). At those times you could pack all your travel items into a box that was delivered from house to house by a train truck. Thus, without any luggage to carry around, travelling by train was an endogenous thing.

After some time the family sold the flat again and bought with the money a house in 19 Derby Road (still Luton). When the council asked them to pay for the road being upgraded they could not afford to do so, and they sold this house and bought another one in Flitwick, Bedfordshire (74 Steppingley Road).



Her Husband Jim was 'retired' when she was about fifty years old. He "might not have coped with the modernised signals done electronically" and so they looked for another way to support the family. They bought a shop with house in Fraddon, Cornwall including a shed. They rented the house out to tourists and transformed the shed into a café. Shop, café, tourist lodging and some self-made

knitting, which Elsie sold in the café, made life possible, busy and interesting. "We sold everything but Paraffin."

After a few years, things had to change again. Her husband Jim died aged 63 in 1969 from health problems based on war time injuries. Elsie moved with her children to Perranporth, Cornwall (3 Lower Hill Crest). Daughter Jean Sylvester moved to Australia some time later.

Elsie enjoyed to read (and she is still reading 'a book a day'), she liked gardening (which came quite handy for the kitchen and café) and she likes her coffee very much. She did a lot of cooking in her life and prefers the 'English food' with cabbages and meat. And she liked to knit for the family and other people (selling it).

With seventy years she went with her son to visit daughter Jean in Australia. First she thought of travelling by ship; but as that would take three month, she decided to go by plane. She did not like this experience and would have turned back, if possible. Arriving in Australia she travelled for six month around. She liked it and when back home, she sold everything in England, immigrated to Australia and had her first house in 4 Brett Avenue, Hornsby Heights. After a few years she moved to 7 Crosslands Road, Galston. Again a few years later, when her son married, she let them have the

house and moved out to 7 Miller Avenue, Hornsby.

At 96, a heart attack and other medical failures, brought her to Christophorus House in 2011. She stabilised again.

She says, "I'm a royalist; the last thing I watched on TV was the 'royal wedding' of Prince William and Kate Middleton." And "I like to talk and have conversations. But I'm now hard of hearing (right) and can't understand when they are mumbling." She has her opinions, especially on food and the 'Australian kitchen', prefers a book instead of staring at the TV screen.



She is still interested in the destiny of her big family – her grandson recently had his Golden Anniversary, she has a picture of her great-grandson in uniform (Navy).

**Written by Wolfgang Devine September 2013**





# 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.'

**R**udolf 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

# TRIBUTES

## DONATIONS RECEIVED (OVER \$20.00)

Joanna Jaaniste  
Carmel Meagher  
BAJ & BM Veling  
Barbara Hicks  
Beth Oxley  
Helen Tiney

Aloys Tromp  
Jim Steel  
Rosa McTiernan  
Monika Bebb  
Norma Blackwood  
Lorraine & Rob Warren

Madeleine Pathe  
Christine Law  
Cynthia Mace  
Mary Arndell  
Margaret Green

Joan Griffen  
Lesley Evans  
John D Shaw  
M Sonea  
Michellan Lane  
Hazel & Walter Mayne

## LIST OF LIFE MEMBERS

Mr Erwin Berney †  
Mrs Shirley Driscoll  
Mrs Susan Haris †  
Mr Karl Kaltenbach  
Mr Reuben Lane †

Mrs Evelyn Latter †  
Mrs Judy Read  
Mr John Shaw  
Mrs Pamela Thomas  
Mr Aloys B Tromp

Mr Dick van Leer  
Mr John Vieser  
Professor David Wansbrough  
Mrs Lesley Evans  
Mr Graeme Harvey

## LIST OF FOUNDATION MEMBERS

Mrs Alexandria Beugeling †  
Mr John Blackwood  
Mrs Norma Blackwood  
Mr Erwin Berney †  
Mrs Sybil Benson †  
Mrs Gloria Campbell  
Mr Colin Campbell †  
Mr Cecil Crowle †  
Miss Mary Dilley †  
Miss Helen Challinor †  
Mrs Helga Forster †  
Mr Karl Forster †  
Mr Dennis Glenny †

Mrs Agatha Hards †  
Mr Sturmer Jacobson †  
Mrs Donella Klages †  
Mrs Evelyn Latter †  
Mr Dale Latter †  
Mrs Grace Murray †  
Mr John Morosini  
Mr Ian McGillivray  
Mrs Charlotte Riesenfeld †  
Mrs Judy Read  
Mr L Reynolds  
Mrs Gwen Reynolds  
Mr Eric Roberts †

Mrs Patricia Roberts †  
Miss Anita Stach  
Mr Aloys B Tromp  
Mrs Louise Tromp  
Dr Don Thompson †  
Mrs Paula Ulrich †  
Mr John Vieser  
Mrs Ruth Vieser  
Miss Mavis Wiles †  
Mrs Louise Williams †  
Mr Robert Williams †  
Mrs Rosa Wall †  
Miss Muriel E Wait †

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# MEMORIES





