



Annual Report 2014

Christophorus House Retirement Village Ltd

ABN 32 001 781 013



CHRISTOPHORUS HOUSE
retirement village

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

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 2014



Robert Allerdice

I am pleased to present my report for the 2013-14 financial year, being the financial year ended 30 June 2014.

In summary, the year has been one in which we have seen the plans for development of the 15 and 5a Mildred Avenue sites progress, albeit more slowly than we had hoped, and one in which the financial results were much better than anticipated, albeit still resulting in a deficit.

Proposed Independent Living Unit (ILU) development

Last year I reported that we hoped to have a Development Application (DA) lodged with Hornsby Council by October 2013 which, if successful, would have seen the first stage of our development of the 15 and 5a Mildred Avenue sites commence in March or April 2014.

Unfortunately, this hope was not fulfilled, and the DA was not lodged with Hornsby Council until 14 April 2014. The delay was due to a number of factors, including the departure last year of the lead architect from our architectural firm, dwp Suters, necessitating a change of personnel; the difficulties faced by the architects in ensuring that the proposed plans complied, as far as possible, with Council requirements, there being a small non-compliance in terms of the height of the proposed buildings; and the consequent need for informal discussions with officers from Hornsby Council concerning the non-compliance prior to the formal lodgment of the DA.

Even more unfortunately, the delays continue. At the time of writing this report (late August 2014 and four months after lodgment of the DA), we have been advised that Council officers have yet to finalise their report on our DA and that they intend to place the DA on the agenda of a full Council meeting to be held on 8 October 2014. This will take place almost six months after lodgment of the DA, and we have no idea what the Council's attitude to the DA is currently or what it will be at the time of the Council meeting.

These uncertainties and delays will mean that the first stage of our development is not likely to commence until March or April 2015, a full year later than originally hoped. This has tested all our patience but, in every respect, is something which has been entirely out of our control. I hope to be able to provide members with

updated information at the time of the Annual General Meeting.

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

Financial results

As members will be aware, the purchase of 15 and 5a Mildred Avenue resulted in a significant reduction in our cash reserves from which CHRV earns interest income. This has occurred at a time when interest rates are currently at historic lows.

In view of these events, we budgeted for a deficit of \$138,485 for the 2013-14 financial year. I am very pleased to report, therefore, that in fact CHRV recorded a deficit of only \$72,723. Although still a deficit, this is significantly less than the budgeted amount.

The reduction was due to a number of factors, and I refer you to my Treasurer's report for more detail. However, it is worth noting here that in arriving at the figure for the deficit, depreciation of \$104,000 was taken into account. Although required by accounting standards to be taken into account for the purposes of our published accounts, members should remember that depreciation is not a cash outgoing, so it does not deplete our cash reserves.



We have budgeted for a deficit in the next financial year (2014-15) of \$159,574. There are a number of reasons for this increased deficit, one of which is that there is an additional fortnightly wages payroll in 2014-15 which accounts for \$40,000. Another is the annual increase in wages, which in 2014-15 accounts for another \$32,000 of the deficit. It is a sad fact of life that despite the increase in expenditure, CHRV's ability to increase its income is heavily constrained by government regulation.

Occupancies in the Hostel and ILUs

It is pleasing to report that despite a number of departures from the Hostel during the last 12 months, we have been able to fill all vacant rooms immediately, ensuring full occupancy throughout the year. Our thanks go to our Hostel Manager (Denise Zhao) for her very successful efforts in this regard. Full occupancy has significantly improved the financial results of the Hostel.

It is also pleasing to note that one of our new residents in the Hostel this year transferred across from the ILUs. The fact that CHRV has both a Hostel and ILUs means that ILU residents always have the option of transferring across to the Hostel should they wish (subject always to the availability of a room), rather than departing the Village and taking up residence elsewhere.

As with the Hostel, we have also had full occupancy in the ILUs, notwithstanding a number of departures during the year.

Full occupancy is absolutely vital for CHRV's financial well-being.

Changes to Hostel residents' financial arrangements

I reported last year that legislative changes introduced by the former Gillard Labor Government, and which took effect from 1 July 2014, were a major concern for us.

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, either by a fully refundable lump sum (or bond), a rental style periodic payment, or a combination of both.

Where a combination of both refundable lump sum and periodic payment is chosen, the resident also has the option to offset the periodic payment against their refundable lump sum. This means that CHRV does not actually receive any cash representing the periodic payment, as it merely reduces the amount of the bond to be refunded when the resident departs at some time in the future. A further problem with the combination option, of course, is that CHRV may not receive the same amount from an incoming resident as it is required to refund to a departing resident who has paid a full bond under the old arrangements.

At the time of writing, we have had no experience with what prospective residents in the Hostel are likely to do and

what impact it will have on our finances. Unfortunately, however, it is yet another aspect of our finances over which we have little or no control.

Board departure

Members will recall that at the last Annual General Meeting, John Kingsland, a director since 2009, did not offer himself for re-election to the Board, due to his impending move to Queensland. Although we thanked John at the time, I should like to record formally our thanks to John for his service to CHRV, both in his capacity as a director of the Board and as a member of the Building Sub-committee. We shall miss his wise counsel.

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 (Milan Telford), the Hostel Manager (Denise Zhao), and all the other staff in the Village, 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 2014-15.

Robert Allerdice
Chairman of the Board



CHIEF EXECUTIVE OFFICER'S REPORT

JUNE 2014



Milan Telford

The result this year, details of which can be found in the Treasurer's Report, was excellent in comparison to last financial year and the adverse factors that we faced in the year (lower government funding per capita; lower interest rates on term deposits; increased wages under the Enterprise Agreement; higher depreciation). This was achieved due to nearly full occupancy throughout the year, in both Hostel and Independent Living and cost rises (excluding wages & depreciation) which rose below the C.P.I., at just 2%.

During the Year ...

- The Hostel Manager's Report is shown on page 12. Denise & Vik, the management team in the Hostel, can take credit for a successful operation in the Hostel this past year. I have been told by more than one person, that the team work and atmosphere at CHRV is to be commended and this is really the case; the staff work together and help each other out and always support the management in day to day matters. I am very pleased and proud of the staff we have and thank them very much for their good work.
- Independent Living Units (ILUs), report from the ILU liaison officer is on page 14. This is a particularly important role and one unique, I believe, to CHRV. We are all very grateful to Monika for her caring approach to assisting residents in their private lives with help on a range of issues, to working with the Residents Committee, helping in organising activities and events. Thank-you Monika for your special input into the life of the Village.
- The ILU Resident Committee Report, will be found on page 52. The Committee is chaired by Rose-marie and is a working committee, working on behalf of the residents on matters such as policy, acting in the capacity of consultation on the gardens and maintenance when required, and a vehicle for resident input into Village matters such as the new ILU development (pathways / design aspects). There is also the Social Group Committee; everyone is welcome to attend and participate in this one. Residents have their input into activities and events that are organized in conjunction with Monika. The Social Group is ably chaired by Barbara. We thank both committees for their work and input into the life of the Village through out the year.
- Whilst CHRV is in continuous process of revising its policies and procedures, the ILU Resident Committee, chaired by Rose-marie, should be commended for developing a very thorough new Pet Policy, worked on over many months, with the aim of being fair on all residents residing at CHRV and also ensuring that pets are looked after and cared for, when their owners are unable to, (such as during hospital stays).



- Major planning issues throughout the year included; the preparation for changes in aged care under the Aged Care (LLB) Act 2013 to commence 1st July; the new ILU Development; planning of retrofit of the fire sprinkler system in the Hostel; and a new website.
- We decided that the retrofit of the mandatory fire sprinkler system should be brought forward from 2016 to 2015. Impact Group will be our project managers on this project. Work is being planned for commencement of retrofit in late January, early February 2015.
- We created a new web site, featuring information about CHRV, admission costs for pre and post 1st July, picture gallery and links to uTube which include 'a Tour of the Gardens'; inside a one bedroom unit; inside a two bedroom unit; calendar of upcoming events and much more. I should like to thank Gwen from Guchi Design for designing the website as we required it and in the program Dreamweaver, which seemed to be beyond many web site designers capability. Especial

thanks to John Rowan for his work and guidance with me in developing the brief and giving tuition in Dreamweaver. Of-course, John is well known in the CHRV community as our IT person; but he does much more than just backups, software maintenance, record keeping of licenses and password and computer installation & maintenance. John produces historical documents in the form of DVDs, and as a keen photographer, captures important moments in the life of CHRV.

- The Development Application (D.A.) for the new Independent Living Units (ILUs) at Mildred Avenue was lodged on 14th April 2014. In February, we met with the Mayor and Council members of Hornsby Shire, when they were able to hear a presentation on our new development, from project manager Ian Scutts of Impact Group, and have a tour of the Village, albeit in the rain. We were very much pleased with Mayor Steve Russell and his colleagues, interest in our project and this has continued since. It is unfortunate however, that due to large volume of work at Council (many more development applications, not

just at Hornsby but at other Councils around the State), the approval process for our D.A. has been delayed until at the earliest, October 2014.

Many prospective residents on the waiting list have rung about the new ILU development, anxiously waiting for construction to commence. Some steps before construction commences include: D.A. approval from Council; completion of construction drawings from our architects – Suters; determining cost from construction drawings and hence price of units; having a meeting with prospective residents and obtaining from them 'Expressions of Interest' for stage 1, in order to secure finance; tender process for a builder.

- Both Jason in the gardens and Hayden in maintenance have done an outstanding job this year – the gardens just look better every year and the maintenance schedules are proving invaluable in ensuring preventative maintenance and keeping the place safe.



- David Wansbrough – a foundation member, who designed the original CHRV black and white Logo, presented us with a colour scheme for the Logo. This has now been adopted and is displayed on CHRV letter heads and our web site. We thank David for undertaking this for us, as a gift to CHRV.
- I should like to mention John Kingsland who resigned from the Board and Building Committee during the year, as he moved interstate. Thank-you John for your input over the years whilst serving CHRV as a Board member and your valuable contribution to the Building Committee. John continues to stay in touch with us, and his interest in the project has not diminished despite his move.
- Two long standing members of staff left during the year. Kathy Russell, who had worked for CHRV as a kitchen hand and carer for over 17 years, and who moved to the coast with partner Walter on his retirement. Walter Janssen, our maintenance

man of over 24 years, retired; he was extremely well liked and always responsive to the calls for help, from both management and staff on maintenance matters. We wish them well

- Reforms – Living Longer Living Better (LLL); the five Bills that passed through Parliament and became law in June 2013 as the LLLB Aged Care Act 2013, started to come into effect during financial year ended 2014; initially, with changes to Home Care and since 1st July 2014, with changes to aged care residential services. There are more changes planned into the future. If one has read the CHRV Newsletters over the course of the past year, one would have a sense that these reforms do not favour service providers such as CHRV, and are certainly not an improvement to the aged care system for prospective new residents, prior to the reforms. Overall the aged care system has become more expensive for new residents coming in, and small service providers such as CHRV have greater risks of operation imposed on them.

With loss of retention income from bonds, service providers were instructed by the Department to raise bonds to recoup the lost retention revenue stream, thereby resulting in more expensive accommodation pricing for incoming residents. There is lower government funding for aged care providers, due to changes in the 'Aged Care Funding Instrument' (ACFI), which has been adjusted to result in lower funding.

There is greater risk to service providers in terms of possible future cash flow issues resulting from changes as to resident ability to unilaterally choose the method of paying for accommodation; either by bond or an interest charge or a combination of both. Further, the risk of default (bad debt) in paying accounts increases and as a consequence the risk of taking debt recovery in the courts has also increased.



There has also been a frustration to date, at the lack of a public information campaign leaving providers to educate the public, and what there has been said about the reforms, has been embellished as being of positive benefit and a simpler system; both assertions easily subject to challenge. The approach now is only to wait and see how over the course of the next few years, the LLLB reforms will actually impact. The reforms have been a large focus point of planning over the past year, in preparation for 2014/15.

- During the year, our local Federal Member – Mr Paul Fletcher, visited and throughout the new reform of aged care has been an outstanding advocate of our concerns regarding the LLLB legislation (which was introduced by the previous Labour government). We are also grateful to our State Member – Mr Matt Kean, who takes a continued interest in our work and has often expressed his willingness to help us with any State issues we may have.

- In April, I was invited by Illana Halliday of the Aged Care Association – NSW & ACT, to be a member of a group of 12, to go to Canberra to talk with politicians from all parties and in both lower and upper house, regarding concerns over the LLLB legislation. I found that, it was an experience and eye opening; we split into groups of 2 and 3, with meetings back to back at 20 minute intervals, all day. I found that there was a general lack of understanding of aged care, both in the current system (as at 30th June) and the new 'reformed' system (from 1st July), which was surprising as the reforms had only been passed in both houses of Commonwealth Parliament, a relatively short time before. The main message from my point of view was on section 53F-3, and the requirement of service providers allowing prospective residents access to services (and a bed) without an agreement in place as to method of payment, for a period up to 28 days; a situation which goes against all contract law in the land; and the intent of which could have been alternatively and adequately addressed through respite. The two politicians that I met, that showed most concern about the impact of this clause (and other matters raised) were Peter Anderson and Bill Heffernan.

In Summary

The Board is to be congratulated again this year for their most excellent service to CHRV in corporate governance of the organization. I have dealings with all members in their different roles and appreciate the support and advise (not to mention comradeship) I have received from them throughout the year. Sincere thanks to our Patron, who visits from time to time. I have mentioned the staff above, but again thank them for dedication to their work and loyalty to the organization. Finally many thanks go to the volunteers (Judy / Renee / Carmel), families, and those in the wider community, who make Christophorus House into the special community that it is.

Milan Telford
CEO

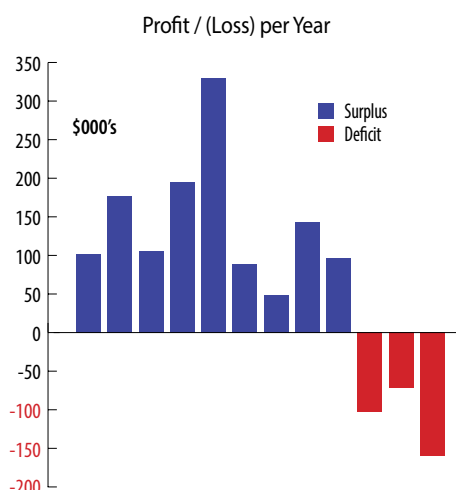


TREASURER'S REPORT by Robert Allerdice

JUNE 2014



Robert Allerdice



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Surplus	101.7	175.9	104.7	194.0	328.8	88.8	48.0	142.4	96.9		Actual	Forecast
Deficit										-103.4	-72.7	-159.6

Overview

Last year, we forecast that this financial year (2013-14), would result in a **deficit** of **\$138,500**; the actual **deficit** was **\$72,723**. The turnaround was substantially due to having 100% occupancy in both the Hostel and the Independent Living Units (ILU) for the greater part of the year. The forecast set last year was based on the actual conditions of the previous year (2012-13); there were also other matters reported below which affected the result. Next year, we are forecasting a **deficit** of **\$159,600** and this is shown in the last column of the table. The deficits for the past two years will be ongoing for an expected 2 more financial years whilst we continue to advance towards the new ILU development at 15 and 5a Mildred Avenue.

During the year, government funding reduced by an estimated \$5,000 to \$8,000 per month, on permanent Hostel residents. This was as a consequence of changes to the aged care funding instrument (ACFI) introduced in the previous year by the previous Labor government – see the Treasurer's report for the year 2012-13. CHRV has found that whereas some resident profiles would in the past attract some funding for services provided, this is no longer the case due to the points bar for ACFI having been set higher.

Specifically, we miss out on funding entirely for two Hostel residents and we receive diminished funding for others.

The opportunity cost (lost interest on investment moneys) continued due to investment in the development site land. Low interest rates also continued, as all would be aware. Depreciation on buildings, which was a new charge last year, was again necessary, in order to meet requirements on reporting (general purpose accounting standards) for the Department. of Social Security (aged care now coming under this Department). This year we accelerated depreciation on buildings to write off the White Cottage demolition, by an amount of \$16,684 (a one-off charge; which will not be repeated next financial year).



Income

Income was up by \$106,359, on the previous financial year (2012-13); (2014: \$1,595,933; cf 2013: \$1,489,574), although still behind the 2012 amount of \$1,617,952. The following table shows trends in the main income categories:

	2013-14	2012-13	2011-12
Retentions - ILU / Hostel	\$204,780	\$176,627	\$183,729
Rental on Property owned	\$83,076	\$109,045	\$73,929
Interest Earned on Investments	\$146,156	\$117,240	\$240,646
Fees - Residents ILUs	\$78,337	\$74,999	\$75,303
Occupancy - Hostel	100%	83%	87%
Government Grants	\$579,389	\$565,490	\$578,307
Fees - Residents Hostel	\$500,618	\$442,263	\$453,887
Donations	\$2,360	\$2,375	\$3,041
Profit on sale of Bus			\$7,999
Other	\$1,217	\$1,535	\$1,111
Total Income	\$1,595,933	\$1,489,574	\$1,617,952

Significantly, if one applied the same rates of government grants that we received in 2012-13 to that of the full occupancy in 2013-14, the Government Grant funding would have been approximately \$681,300 compared with actual of \$579,389.

Interest income did improve in 2013-14 over 2012-13, not because rates improved (they went down further), but because the amount of cash on hand increased by an average of 32% over the year.

Expenditure

The following table highlights the total expenditure increases in dollars and percentages:

	% Change	(Increase) / Decrease	2014	2013
Wages & On-costs	5.4%	(54,821)	1,067,256	1,012,435
Depreciation	21.1%	(18,097)	103,731	85,634
Other Expenses	5.2%	27,045	497,669	524,714
Total Expenditure	2.8%	(45,873)	1,668,656	1,622,783

These figures are exceptionally good figures. The wages and on-costs rose in line with the movement in the Enterprise Bargaining Agreement, with a consequent rise in associated on-costs. The increase in depreciation was associated with the one-off extra charge of \$16,684 as mentioned above for the White Cottage. 'Other Expenses' decreased by 5.2%, with a total increase in all expenses of just 2.8%.

Balance Sheet

The Balance Sheet continues to show a strong financial position. Whilst the accumulated funds reduced by the amount of deficit in the year, the overall liquidity position remains very much positive, with a substantial improvement in working capital (current assets minus current liabilities) from \$2,458,878 in 2012-13 to \$3,800,970 in 2013-14, being an increase of \$1,342,092.

Cash flow from operations was also positive after adjustment for retention cash flow (shown when 'bonds' come into the books of account). Broadly, with adjustment, the positive cash flow from operations is \$18,749.

The cash to bond coverage also increased from 32.46 cent in the dollar in FY2013 to 40.28 cents in the dollar in FY 2014.

Future Impact of Reforms

The Aged Care industry is adopting a "wait and see approach" with regards to Aged Care "Reforms". Should new residents choose not to pay a bond (now termed a refundable accommodation deposit or "RAD"), but instead pay a daily accommodation payment ("DAP"), or a combination of RAD and DAP, then cash flow issues could emerge for small providers of aged care services such as CHR.V. We will know in a few years; however, the new ILU development when completed should ameliorate the worst case scenario and CHR.V should be able to survive well into the future.

Robert Allerdice
Treasurer



HOSTEL MANAGER'S REPORT

JUNE 2014



Denise Zhao

"Time flies when you are having fun!" It has been fourteen months since I started work at CHRV and it gives me great pleasure to report on a busy and successful year. At the start of the financial year we had 20 permanent residents and 4 respite residents and by the end of the financial year we had a full complement of 24 permanent residents.

Residents transferring out:

During the year we were sad to see the following residents leave our facility:

Elaine, Ena, Jean and Gwen (who had been with us for the last 10 years). They all moved to facilities where their higher care needs could be accommodated. We also sadly saw the passing of Maisie, may she rest in peace.

New residents:

Most of our new residents came in for respite ("a little holiday") and decided

to stay as permanent residents. We welcomed Bernice and Andrew, Donald, Theodora, Marjory and Iris as new residents into the Hostel and they all settled in well.

We recognise that the transition to an aged care facility can be a sensitive and difficult time for the new residents and their families and this is why it is important to have the personal focus on resident well-being and encouragement for the family and friends to play an active part in this transition and in on-going life matters.

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

Support visit from the Accreditation Agency - 19th November 2013:

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

ACFI (Aged Care Funding Instrument) Validation Visit - 30th June 2014:

Delegates from the Department of Health and Ageing (now Department of Social Services) visited the Hostel reviewing residents' ACFI classifications. Result of the audit was that there were no changes or financial downgrades to the residents' ACFI classifications.

Staff:

During the past year, 4 staff left employment at CHRV, Diane (Care Service Employee), Cathy, Novilia, and Mary in Catering, and Walter Janssens our Hostel Maintenance person who retired.

We welcomed the following staff: Dilu (Cleaner), Jinal (Carer), Jina (Carer), Alex and Mohong in Catering. 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 are conducted throughout the past year, ensuring that 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, Hazard Reporting/Risk Assessment, Fire training, Food Safety-Refresher Training, Mission Statement, Workplace Bullying, Chemical awareness, Anthroposophical therapies, Elder Abuse/Mandatory reporting, QUEST- Privacy and dignity, Quality Standards, and Loss and Grief, along with many other important subject areas in how to assist residents and families.

Initiatives / Continuous Quality Improvement

Some of our new initiatives in the last year:

Purchase of aluminium commode chair PU seat & high back 4 locking wheels, lift arms and height adjustable. This provides a safer way for frail residents to go for a



shower and use the commode chair when needing to go to the toilet.

In-house cleaning started in September 2013. The cleaner who was originally a contractor was hired and a new cleaning policy was developed and implemented. Chemical and MSDS were organized and other cleaning equipment purchased. Daily cleaning schedule was updated to reflect increased hours for cleaner, with the result of a better cleaning service in the hostel, as expected

We use our resources wisely by offering residents to join in on our services and learning together as a team e.g. falls prevention; correct use of walking aids; 'The River of Life' – Blood Circulation; Elder Abuse/Mandatory reporting; Loss and Grief; Hydration and Nutrition; Healthy bladder and bowels; and Developmental steps.

For the comfort of our residents we purchased two medical sheep skin overlay for the less mobile residents; cushions were purchase for residents to use for their bus trips when they need to sit on hard seat while out in parks; new cushions were purchased for the lounge so residents have enough cushions for back support while sitting in the lounge.

Upgrade of laundry: a new 6kg Top Load Fisher & Paykel washing machine was purchased to replace the old one following breakdown; washing machine and dryer's platform was retiled; a fresh coat of paint was also applied for a better look of the laundry.

Twelve beds were replaced with hospital beds on 13/6/14 to improve work place for staff and comfort and safety for residents.

Set up of our Staff room to provide a peaceful place for staff to have their break: doors installed in the down stairs sitting area; heat detector replaced smoke detector; Zip boiler was installed and more lockers for staff to use.

Activities:

CHRV employs a Diversional Therapist (Kathy) and Recreational Activity Officer (Vicki) and an Anthroposophical Therapy Co-ordinator (Wolfgang) and together, they ensure that residents care plans and activities are developed to suit the individual residents. We had an Open day on Friday (20/6/14) it was a good experience for us to prepare for next year's Open day.

Residents generally enjoy our activities starting with exercise in the morning which is very important in keeping our residents healthy and independent, music with Rowlanda on Monday and Friday at 1pm which is good for our hearts and soul, residents may enjoy a free foot massage with Ian on Fridays, hand manicures are also very popular with our 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, Queen's birthday with an afternoon of high tea, royal trivia quiz and games, Father's day celebration, Melbourne Cup Day and Remembrance Day activities, Carols

by Candlelight, Christmas luncheon, Birthday celebrations, Bingo, Happy Hour, Hoy, Anthroposophical therapies, Foot massages, Indoor mini golf, Card games, Carpet bowls, Walking group, Reading group, Armchair travel, movies sessions for weekends and public holidays, pet therapy, monthly shopping trips, long lunch trip to Armory Warf Café at Homebush (this location provided an opportunity for residents to enjoy lunch whilst looking over the Parramatta River), various bus outings on Monday and Thursday, and music performances (Murray Ferguson, John Billing – Lyre Player, Kristy Lee, Steve Murphy, Epping boys and the Silk Brocade).

I would like to personally thank Vik who holds the important Supervisor's role in supporting my role "he is like my back bone", our CEO, Milan ("our righteous leader") 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.

May we all work together to make a difference in our residents lives. 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.

Denise Zhao
Hostel Manager



SELF CARE LIAISON CO-ORDINATOR'S REPORT

JUNE 2014



Monika Bebb

Greetings! I'm pleased to report that 2013-2014 has been another fruitful and eventful year. It's always a pleasure to be able to report on what's been happening here in the Independent Living Units (self care).

This past year, resident Alison Cameron left her unit to live with her* daughter. An afternoon tea in the Cottage for Alison was a warm and sweet occasion to say farewell. Resident Iris Crick



Alison Cameron

moved from the ILU to the Hostel where she has settled in well. We welcomed new resident Marcia Serenus and Sally Bannister to the Village in December. Sally, I've discovered, is an intrepid traveller like a few other residents here. I enjoy hearing of our residents' travel adventures – there are so many interesting places to see in the world!

The Hostel lounge room talks and events continue to be enjoyed by residents and visitors alike. Together with Diversional Therapist Kathy, Activities Co-ordinator Vicki and me, we plan and organise some these. Unfortunately, I can only mention a few as there are so many! The weekly Wednesday afternoon talks by Wolfgang Devine are well attended. He has spoken on a wide range of topics such as the German romantic composer and pianist Carl Reinecke; archangels and Michael; weeds & fungi; Fashion through the Centuries; biographical studies; JS Bach; the tongue – organ of sense and muscle; French composer Florent Schmitt; To

where does a musical scale lead?; Astor Piazzolla - the king of Tango; Charlotte Dawson – depression and suicide; German composer Max Reger. Thank you Wolfgang – we are most fortunate to have you speak here at Christophorus House. Other events included a visit by *The Feet Fitters*. They provided the supply and professional fitting of footwear to all the residents. Last October we enjoyed a visit by tutor in literature at Sydney Rudolf Steiner College, Jolyon Bromley, who spoke on *The Esoteric Origins of Greek Drama*. His talk focussed on drama which is closely connected with the emerging capacity of logical thinking in the human being. It was a very interesting talk which generated many questions. We also hosted guest speaker Mishline Jammel from Niagara Therapy who spoke on "The River of Life" in relation to blood circulation, the ageing process and toxins. Niagara Therapy's 'Cycloid Vibration Therapy' products delivered a trial massage to residents. In January, *John Billing (right) visited Christophorus House with his lyre to give a concert. John travels the world to teach as well as perform his wonderful compositions, improvisations and interpretations of folk



and classical music. It was very special to hear him play this unique instrument. In early December, residents were given an early Christmas present of a story telling performance called *The Silk Brocade*, given in the oral tradition, coupled with moving images and enchanting sounds. What a wonderful performance! We also had many who said how much they enjoyed the *Carols by Candlelight* event with the *Satsang Choir. This group of 11 singers filled the atmosphere not only with their voices but their joy of song. We were all inspired.

The annual Midwinter Soup lunch remains a favourite. Residents generously contribute their time and effort in making food to share for this heart-warming occasion. Elizabeth's desserts are eagerly awaited, especially her apple pie, pavlova and cheese cakes which are very popular. On the entertainment side, Milan's card tricks worked a treat and brought a few laughs as well. In late June, the Rotary Club hosted its annual free luncheon with entertainment at the Asquith Bowling Club for all local *senior citizens. Those who attended reported that it was very nice. The barbeque lunch in the Cottage social room was also well attended, enjoyed and appreciated, with residents contributing home made salads, cakes,

and sweets. A special thank you to Diane Pyke who always helps on these social occasions. I appreciate her very much. Meals are an enjoyable occasion and an opportunity for our residents to meet and chat with each other but also the management. Monthly Monday Movies continues to be popular. Residents often tell me what they'd like to see which I organise. Some of the films shown were *Mandela*, *The King's Speech*, and *Lincoln*. Those who arrive early can enjoy afternoon tea, adding to the special movie atmosphere. Now that local video stores have shut down, it's cornered me to source movies from the Apple TV device so thanks to John Rowan for his technical support and showing me how to navigate my way round this wondrous piece of technology! My thanks to Rose-Marie's initiative who organised painting classes which started in May with 7 participants. However, due to some formalities not being finalised, the classes were stopped until a later date. And lastly, we also appreciate that Reverend Lisa Devine comes to the Village to offer the (religious) service of The Act of Consecration of Man to residents as well as local members four times a year.

My regular administration work under the CEO includes assisting at meetings, attending to general enquiries, writing and typing reports, attending staff training and producing the newsletter four times a year. My work also includes taking residents shopping in the bus every Wednesday* and offering assistance with general and needs. I also continue to provide admin support of four hours a week to our Hostel Manager, Denise Zhao, and this continues to date. This is also a good opportunity to thank all those with and for whom I work for providing a harmonious and friendly work environment. I also feel most fortunately to be able to come to work and enjoy not only the beautiful gardens (thanks to Jason) but also meet all the wonderful residents who call this place home.

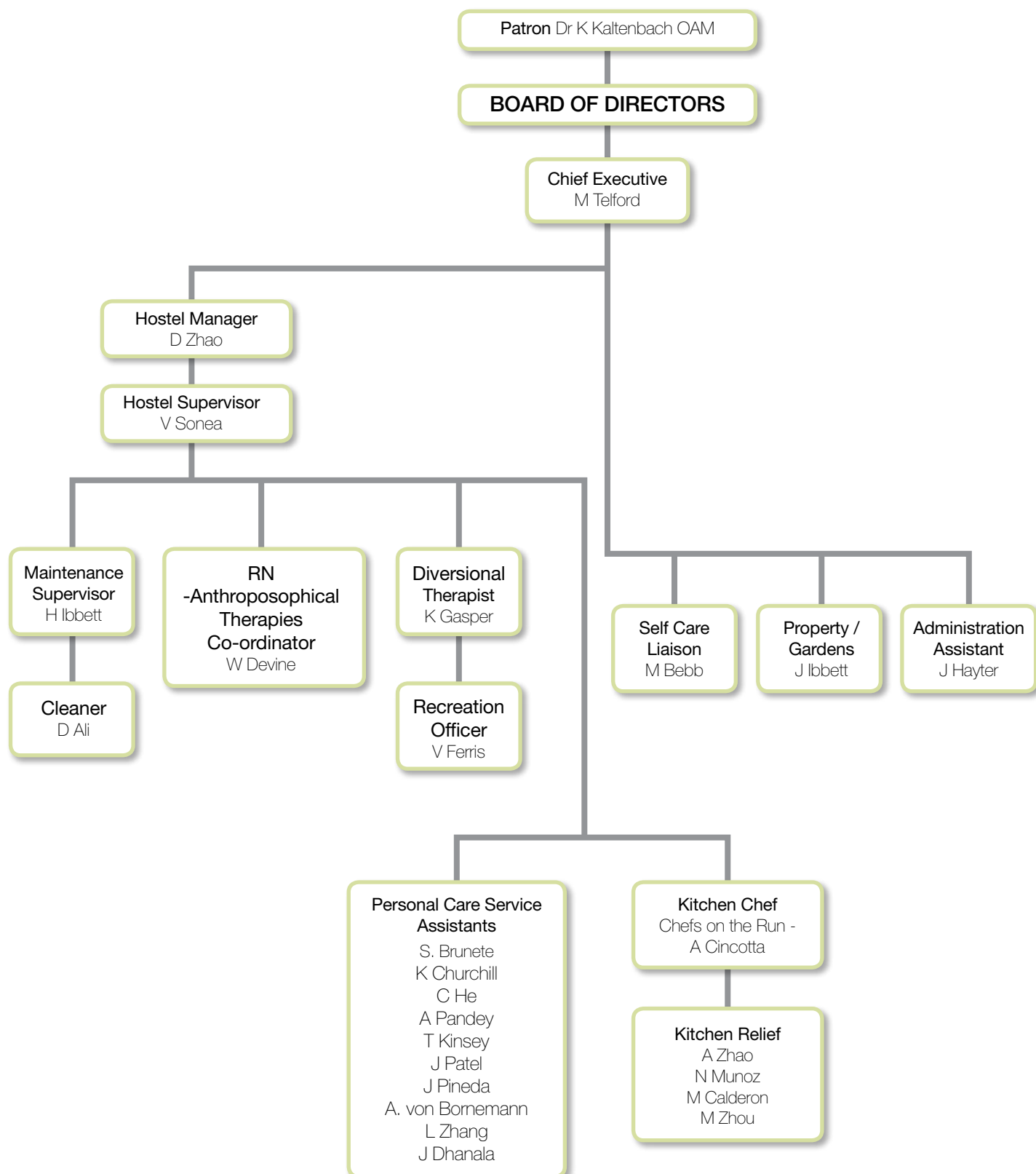
Monika Bebb
Self Care Liaison Co-ordinator



STAFF MEMBERS

JUNE 2014

Organisation Chart





CHR V Staff



Board of Directors & CEO



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 since 2005.



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 2014

Your directors present this report on the company for the financial year ended 30 June 2014.

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
(resigned October 2013)
Mrs Madeleine Pathe
Mr John Dorset Shaw

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 3 years time stage 1 and stage 2 of the new development
(Independent Living Units) on vacant land owned by the company.
- Continue to grow organically, in order to strengthen the financial base of the Village into the future.

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 (promote a 'Honey - - Bee' style organisation - re Professor Gayle Avery).
- The engagement of architects and project managers in pursuance of a Development Application for early 2015 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 6 to 10 years, bringing total beds to between 50 and 55.

DIRECTOR'S REPORT

FOR THE YEAR ENDED 30 JUNE 2014

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.

	2014 Actual	2014 Bench-mark	2013 Actual	2013 Bench-Mark
Clients				
Number of new clients	7.0	6.0	5.0	6.0
Number of continuing clients	45.0	46.0	44.0	46.0
Occupancy Rate %- ILU	100.0%	100.0%	100.0%	100.0%
Occupancy Rate % - Hostel	96.8	90.0	87.5%	90.0%
Staff & Volunteers				
Number of staff with advanced tertiary qualifications	3.0	2.0	2.0	1.0
Staff satisfaction rate	100.0%	87.5%	95.8%	87.5%
Number of volunteer hours provided				
Volunteer satisfaction rate	451	348	788	348
	100.0%	100.0%	100.00%	100.0%
Operational and financial				
Proportion of funding provided by:				
- government grants	36.3%	38.6%	37.9%	38.6%
- residents	49.2%	35.6%	34.7%	35.6%
- investments	14.3%	9.05%	7.9%	9.05%
- fundraising	0.2%	0.1%	0.2%	0.1%
Proportion of funding spent on:				
- residents	86.4%	88.2%	88.2%	88.2%
- staff training	1.1%	0.6%	0.6%	0.6%
- administration	8.8%	9.1%	9.1%	9.1%
- fundraising	0.0%	0.0%	0.0%	0.0%
- overheads - non residents	3.7%	2.1%	2.1%	2.1%
Cash to Bond Ratio	40.3%	36.0%	32.5%	32.8%
Cash Flow from Operations (After adjustment for retentions)	\$20.5K	(\$45.8)	(\$65.9)	39.6
Capital Expenditure (Excluding investment in land & buildings)	(299.6)	(320.0)	(249.5)	(190.6)

DIRECTOR'S REPORT

FOR THE YEAR ENDED 30 JUNE 2014

Information on Directors

Robert Charles Allerdice:
Qualifications
Experience



Director (Appointed 28-05-2005)
B.A.; LLM
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
Adhoc - Investigation Committees
CEO Performance Review member

Special Responsibilities

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; LLM
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 2014

Meetings of Directors

During the financial year 11 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	11	11
Mr Graham Robert Long	11	9
Mrs Mary Arndell	11	8
Rev. Sune Norgaard Nielsen	11	6
Mr John Murray Kingsland	4	2
Mrs Madeleine Pathe	11	7
Mr John Dorset Shaw	11	8

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 2014, the total amount that members of the company are liable to contribute if the company is wound up is \$2,250; 45 members, (2013: \$2,450; 49 members).

Auditor's Independence Declaration

The lead auditor's independence declaration for the year ended 30th June 2014 has been received and can be found on page of the financial report.

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

Director 
 Robert Charles Allerdice (Chair)
 Dates this Eighteenth day of August 2014



STIRLING INTERNATIONAL

CHARTERED ACCOUNTANTS

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 Ltd, which comprises the statement of financial position as at 30 June 2014, 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.



STIRLING INTERNATIONAL

CHARTERED ACCOUNTANTS

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

I declare to the best of my knowledge and belief that during the year ended 30 June 2014 there have been no contraventions of:

- i) the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- ii) any applicable code of professional conduct in relation to the audit.

STIRLING INTERNATIONAL

R C WILLIAMS

Signed at Sydney this 31st day of July 2014

Level 4, 283-285 Clarence Street Sydney NSW 2000 Australia
PO Box Q182 Sydney NSW 1230
Email: rwilliams@stirlinginternational.com.au

Telephone (02) **8268 8188** Facsimile (02) 8268 8199
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STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED
30 JUNE 2014

Christophorus House Retirement Village Limited
ABN 32 001 781 013

	Note	2014 \$	2013 \$
Revenue	2	1,363,124	1,259,379
Other Income	2	232,809	230,195
Employee benefits		(1,067,256)	(1,012,435)
Depreciation and amortisation		(103,731)	(85,634)
Repair & Maintenance; Gardening; Bus		(103,129)	(111,032)
Providoring	3	(92,652)	(92,589)
Electricity & Gas		(44,635)	(41,378)
Professional consultancy		(25,142)	(31,005)
Therapies		(22,896)	(21,132)
General Insurances		(19,714)	(18,928)
Laundry		(17,954)	(14,450)
Cleaning		(14,197)	(45,426)
Printing & Stationery		(13,890)	(12,076)
Rental Property		(12,730)	(17,090)
Advertising & Marketing & Communications		(12,074)	(17,395)
Water & Sewerage		(11,356)	(6,323)
Staff Training		(11,131)	(9,786)
Rubbish Removal		(10,861)	(8,793)
Pharmaceuticals		(9,685)	(4,464)
Legal		(9,348)	(5,228)
Equipment Replacement		(8,438)	(4,534)
Audit Fees		(7,920)	(9,504)
Telephone		(7,559)	(10,127)
Portable Operating Lease		(5,460)	(6,359)
Interest Paid / Payable		(2,762)	(8,719)
Paper Products		(1,975)	(1,317)
Other Expenses		(32,161)	(27,059)
Current year Loss before income tax		(72,723)	(133,209)
Income Tax		-	-
Net current year Loss attributable to members of the company		(72,723)	(133,209)
Other comprehensive income			
Fair value loss on sale of property		-	(13,943)
Transfers out of funds		(538)	(6,412)
Total Comprehensive Loss attributable to members of the Company		(73,261)	(153,564)

The accompanying notes form part of these financial statements

STATEMENT OF FINANCIAL POSITION

AS AT
30 JUNE 2014

Christophorus House Retirement Village Limited
ABN 32 001 781 013

	Note	2014 \$	2013 \$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	4	4,383,875	2,977,682
Trade and other receivables	5	66,302	75,286
Total Current Assets		4,450,177	3,052,968
NON CURRENT ASSETS			
Property, plant and equipment	6	13,665,223	13,469,315
Total Non-Current Assets		13,665,223	13,469,315
TOTAL ASSETS		18,115,400	16,522,283
LIABILITIES			
CURRENT LIABILITIES			
Accounts Payable and other payables	7	589,574	535,805
Employee provisions	8	59,633	58,285
Total Current Liabilities		649,207	594,090
NON CURRENT LIABILITIES			
Accounts Payable and other payables	7	10,456,700	8,850,062
Employee provisions	8	37,178	32,555
Total Non Current Liabilities		10,493,878	8,882,617
TOTAL LIABILITIES		11,143,085	9,476,707
NET ASSETS		6,972,315	7,045,576
EQUITY			
Reserves	9	5,455,541	5,456,079
Retained Surplus	10	1,516,774	1,589,497
TOTAL EQUITY		6,972,315	7,045,576

The accompanying notes form part of these financial statements

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED
30 JUNE 2014

Christophorus House Retirement Village Limited
ABN 32 001 781 013

	Retained Surplus	Asset Revalua- -tion Reserve	Asset Realisa- tion Reserve	Fire Protection Fund	ILU Social Club Fund	Anthrop- -sophical Bequest Fund	Concessio- -nal ILU Fund	Total
Balance at 1 July 2012	1,722,706	5,346,965	-	1,540	4,365	8,650	114,914	7,199,140
Loss attributable to Entity	(133,209)							(133,209)
Transfers to and from Reserves/Funds								
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)
Balance at 30 June 2013	1,589,497	5,274,790	58,232	-	538	7,605	114,914	7,045,576
Loss attributable to Entity	(72,723)							(72,723)
Social Club					(538)			(538)
Balance at 30 June 2014	1,516,774	5,274,790	58,232	-	-	7,605	114,914	6,972,315

The accompanying notes form part of
these financial statements

STATEMENT OF CASH FLOW

FOR THE YEAR ENDED
30 JUNE 2014

Christophorus House Retirement Village Limited
ABN 32 001 781 013

	Note	2014 \$	2013 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Government subsidies received		588,706	556,173
Receipts from residents		573,009	526,936
Interest Income		145,689	110,186
Other Income		86,763	112,955
Payments to suppliers and employees		(1,580,198)	(1,548,781)
Net Cash (used in) operating activities	11(b)	(186,031)	(242,531)
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from sale of property, plant and equipment		-	743,074
Payment for property, plant and equipment		(286,832)	(249,475)
Net Cash (used in)/generated from/ investing activities		(286,832)	493,599
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from entry contributions/bonds		2,429,936	1,835,200
Repayment of entry contributions/bonds		(538,075)	(1,775,313)
Net cash provided by financing activities		1,891,861	59,887
Net increase in cash held		1,406,193	310,955
Cash at the beginning of the financial year		2,977,682	2,666,727
Cash at the end of the financial year	11(a)	4,383,875	2,977,682

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
30 JUNE 2014

Christophorus House Retirement Village Limited
ABN 32 001 781 013

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 18th August 2014 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. Fair Value of Assets and Liabilities

The company measures some of its assets and liabilities at fair value on either a recurring or non-recurring basis, depending on the requirements of the applicable Accounting Standard.

Fair value is the price the company would receive to sell an asset or would have to pay to transfer a liability in an orderly (ie. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (ie the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (ie the market that maximises the receipts from the sale of the asset or minimises the payments made to transfer the liability, after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

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The fair value of liabilities and the entity's own equity instruments (excluding those related to share-based payment arrangements) may be valued, where there is no observable market price in relation to the transfer of such financial instruments, by reference to observable market information where such instruments are held as assets. Where this information is not available, other valuation techniques are adopted and, where significant, are detailed in the respective note to the financial statements.

d. 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.

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.

e. 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.

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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 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).

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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 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.

f. 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.

g. Employee Provisions

Provision is made for the company's liability for employee benefits (annual leave / long service leave) 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.

h. 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.

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i. 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.

j. 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.

k. 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*.

l. 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.

m. 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.

n. 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.

o. 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.

p. 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 2014, 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 2014.

q. 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.

r. 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

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Christophorus House Retirement Village Limited
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	2014 \$	2013 \$
NOTE 2: REVENUE AND OTHER INCOME		
Revenue		
Revenue from (non-reciprocal) government grants		
- Commonwealth government grants - operating	579,389	565,490
Other Revenue		
- fees	578,955	517,262
- retentions	204,780	176,627
Total Revenue	1,363,124	1,259,379
Other Income		
- interest earnings	146,156	117,240
- rentals from property	83,076	109,044
- donations and bequests	2,360	2,375
- other miscellaneous income	1,217	1,536
Total Other Income	232,809	230,195
Total Revenue and Other Income	1,595,933	1,489,574

NOTES TO THE FINANCIAL STATEMENTS

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	2014 \$	2013 \$
NOTE: 3 PROFIT FOR THE YEAR		
(a) Expenses		
Depreciation of property, plant and equipment and bus		
- buildings	45,568	28,475
- plant and equipment	29,436	27,568
- furniture and fittings	23,466	24,332
- motor vehicle	5,259	5,259
Total Depreciation	103,729	85,634
Remuneration of Auditor		
- audit services	7,920	9,504
Interest Paid	2,762	8,719
Provision for annual leave	14,638	8,363
Provision for long service leave	(8,666)	2,642
(b) Significant Expenses		
Salaries and wages and related expenses	1,067,256	1,012,431
NOTE 4: CASH AND CASH EQUIVALENTS		
Cash on Hand	2,100	2,300
Cash at Bank – Cheque Accounts	20,967	33,118
Cash at Bank – Cash Management Accounts	180,746	199,003
Short-Term Bank Deposits	4,180,062	2,743,261
	4,383,875	2,977,682
NOTE: 5 TRADE AND OTHER RECEIVABLES		
Trade Receivables	7,644	6,671
Prepayments and Other Debtors	58,658	68,615
	66,302	75,286

NOTES TO THE FINANCIAL STATEMENTS

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	2014 \$	2013 \$
NOTE: 6 PROPERTY, PLANT AND EQUIPMENT		
Land and Buildings		
Freehold land:		
- at director's valuation 2014	7,124,464	7,124,464
Total Land	7,124,464	7,124,464
Buildings and Improvements:		
- at director's valuation 2014	6,207,622	5,922,779
Less: Accumulated Depreciation	74,043	28,475
Total Buildings and Improvements	6,133,579	5,894,304
Total Land and Buildings	13,258,043	13,018,768
Plant and equipment	829,240	814,446
Less: Accumulated Depreciation	491,772	462,336
	337,468	352,110
Bus	35,057	35,057
Less: Accumulated Depreciation	11,833	6,574
	23,224	28,483
Furniture & Fittings	195,638	195,638
Less: Accumulated Depreciation	149,150	125,684
	46,488	69,954
Total Plant & Equipment, Bus and Furniture & Fittings	407,180	450,547
Total Property, Plant & Equipment, Bus, and Furniture & Fittings	13,665,223	13,469,315

NOTES TO THE FINANCIAL STATEMENTS

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NOTE: 6 PROPERTY, PLANT AND EQUIPMENT cont. Movements in Carrying Amounts - 2014

	Freehold Land	Buildings	Plant and Equipment & Bus	Furniture and Fittings	Total
	\$	\$	\$	\$	\$
2013					
Balance at the beginning of the year	7,644,552	5,949,824	376,035	92,080	14,062,491
Additions	-	210,356	37,385	1,734	249,475
Disposals	(520,088)	(236,929)	-	-	(757,017)
Revaluation transfers	-	(472)	-	472	-
Depreciation	-	(28,475)	(32,827)	(24,332)	(85,634)
Carrying amount at the end of the year	7,124,464	5,894,304	380,593	69,954	13,469,315
2014					
Balance at the beginning of the year	7,124,464	5,894,304	380,593	69,954	13,469,315
Additions	-	284,844	14,792	-	299,636
Depreciation	-	(45,568)	(34,695)	(23,466)	(103,729)
Carrying amount at the end of the year	7,124,464	6,133,580	360,690	46,489	13,665,223

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 2014, 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 2014.

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FOR THE YEAR ENDED
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	2014 \$	2013 \$
NOTE 7: TRADE AND OTHER PAYABLES		
Current		
Sundry creditors and accruals	52,275	73,894
Entry Contributions – Independent Living Units	213,539	191,771
Entry Contributions – Hostel	323,760	270,140
	<u>589,574</u>	<u>535,805</u>
Non-Current		
Fees received in advance	11,556	15,363
Loans and deposits	4,080	4,080
Entry Contributions – Independent Living Units	5,064,726	4,834,267
Entry Contributions – Hostel	5,376,338	3,996,352
	<u>10,456,700</u>	<u>8,850,062</u>
NOTE 8: PROVISIONS		
Current		
Annual leave	59,633	44,995
Long service leave	-	13,290
Total current employee provisions	<u>59,633</u>	<u>58,285</u>
Non-Current		
Long service leave	37,178	32,555
Total non-current employee provisions	<u>37,178</u>	<u>32,555</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

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	2014 \$	2013 \$
NOTE 9: FUNDS AND RESERVES		
Funds Total		
Opening Balance	5,456,079	5,476,434
Transfers In	2,429	72,175
Transfers Out	(2,967)	(92,530)
Closing Balance	5,455,541	5,456,079
Concessional ILU Reserve		
Opening Balance	114,914	114,914
Closing Balance	114,914	114,914
Special Reserve Fund – Fire Protection		
Opening Balance	-	1,540
Transfers Out	-	(1,540)
Closing Balance	-	-
Social Club Fund - ILUs		
Opening Balance	538	4,365
Transfers In	2,429	-
Transfers Out	(2,967)	(3,827)
Closing Balance	-	538
Anthroposophical Bequests Fund		
Opening Balance	7,605	8,650
Transfers Out	-	(1,045)
Closing Balance	7,605	7,605
Asset Revaluation Reserve		
Opening Balance	5,274,790	5,346,965
Transfer to Asset Realisation Reserve	-	(72,175)
Closing Balance	5,274,790	5,274,790
Asset Realisation Reserve		
Opening Balance	58,232	-
Transfers In	-	72,175
Loss on sale of Revalued Land and Buildings	-	(13,943)
Closing Balance	58,232	58,232

NOTES TO THE FINANCIAL STATEMENTS

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	2014 \$	2013 \$
NOTE 10: RETAINED EARNINGS		
Retained Earnings at the beginning of the financial year	1,589,497	1,722,706
Net Loss for the year	(72,723)	(133,209)
Retained Earnings at the end of the financial year	<u>1,516,774</u>	<u>1,589,497</u>
NOTE 11: CASH FLOW INFORMATION		
a Reconciliation of Cash		
Cash on hand	2,100	2,300
Cash at bank	201,713	232,121
Short-term bank deposits	4,180,062	2,743,261
	<u>4,383,875</u>	<u>2,977,682</u>
b Reconciliation of Cash Flow from operations with (Loss)/Profit from ordinary activities		
Loss from ordinary activities	(72,723)	(133,209)
Non-cash flows in profit from ordinary activities		
- retention of entry contributions	(204,780)	(176,627)
- charges to provisions	5,972	11,005
- depreciation	103,729	85,634
Cash flow in operating activities but not in profit from ordinary activities		
- payments out of reserves	(3,505)	(6,412)
Changes in Assets and Liabilities		
- Decrease/(increase) in trade and other receivables	8,984	(22,810)
- Decrease in trade and other payables	(23,708)	(112)
Net cash (used in)/ generated by operating activities	<u>(186,031)</u>	<u>(242,531)</u>

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NOTE 12: SEGMENT REPORTING

INCOME STATEMENT \$000s	Aged Care Rac200		Independent Living		Village/ Administration		Total	
	2014	2013	2014	2013	2014	2013	2014	2013
Revenue – Operating								
Government Subsidies	579.4	565.5	-	-	-	-	579.4	565.5
Resident Fees	500.6	442.3	78.3	75.0	-	-	579.0	517.3
Retentions	-	-	-	-	204.8	176.6	204.8	176.6
Interest	-	-	-	-	146.2	117.2	146.2	117.2
Donations	-	-	-	-	2.4	2.4	2.4	2.4
Property Rentals	-	-	-	-	83.1	109.0	83.1	109.0
Other Misc. Income	0.7	0.9	-	-	0.5	0.6	1.2	1.5
Total Revenue	1,080.7	1,008.7	78.3	75.0	437.0	405.9	1596.0	1,489.6
Expenses –Operating								
Wages & Super – Care	704.5	682.9	25.9	25.1	-	-	730.4	708.0
Wages & Super – Adm.	48.8	45.3	25.1	25.1	131.7	138.1	205.6	208.4
Wages & Super – Other	48.7	83.1	23.7	24.2	12.5	13.8	84.8	121.1
Wage Oncost (excl Super)	105.3	74.9	7.0	6.0	18.8	6.6	131.1	87.6
Providoring	99.0	98.9	-	-	-	-	99.0	98.9
Depreciation	42.4	43.3	33.5	35.6	27.9	6.7	103.8	85.6
Interest	2.8	8.7	-	-	-	-	2.8	8.7
Repairs & Maintenance	28.3	28.9	15.0	17.9	1.2	1.9	44.5	48.7
Insurances	8.0	8.1	4.5	3.7	7.2	7.2	19.7	18.9
Motor Vehicle	2.1	2.9	2.1	2.9	5.3	5.3	9.5	11.0
Utilities	60.5	52.8	8.4	5.9	5.5	7.9	74.4	66.6
Central costs	129.2	126.2	129.2	126.2	(258.4)	(252.5)	-	-
Other	85.5	60.9	8.2	0.0	69.3	98.3	163.0	159.2
Total Expenses	1,365.1	1,317.0	282.6	272.6	21.0	33.2	1,668.7	1,622.8
Net (Loss)/Profit from Operations	(284.4)	(308.3)	(204.3)	(197.6)	416.0	372.7	(72.7)	(133.2)
Other Comprehensive Revenue								
Subsidy from Village	284.4	308.3	204.3	197.6	(488.7)	(505.9)		
Net (Loss) & Comprehensive Revenue	-	-	-	-	(72.7)	(133.2)	(72.7)	(133.2)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED
30 JUNE 2014

Christophorus House Retirement Village Limited
ABN 32 001 781 013

NOTE 12: SEGMENT REPORTING (continued).

BALANCE SHEET \$'000	Aged Care RAC200		Village/ Independent		TOTAL	
	2014	2013	2014	2013	2014	2013
ASSETS						
Current Assets						
Cash	105.8	105.5	98.0	124.3	203.8	229.8
Investment	2,466.8	1,198.4	1,713.3	1,549.7	4,180.1	2,747.9
Trade Receivables	7.6	6.7	-	-	7.6	6.7
Other Debtors & Prepayments	17.1	14.9	41.6	53.7	58.7	68.6
Total Current Assets	2,597.3	1,325.5	1,852.09	1,727.4	4,450.2	3,053.0
Non-Current Assets						
Property, Plant & Equipment	3,020.6	3,051.2	10,644.6	10,418.2	13,665.2	13,469.4
Total Non-Current Assets	3,020.6	3,051.2	10,644.6	10,418.2	13,665.2	13,469.4
Total Assets	5,617.9	4,376.7	12,497.5	12,145.7	18,115.4	16,522.3
LIABILITIES						
Current Liabilities						
Trade Payables	21.5	25.0	30.8	48.9	52.3	73.9
Employee provisions	47.0	47.0	12.6	11.3	59.6	58.3
Accommodation Bonds	323.8	270.1	213.5	191.8	537.3	461.9
Total Current Liabilities	392.3	342.1	256.9	252.0	649.2	594.1
Non-Current Liabilities						
Long-term borrowings	-	-	15.6	19.4	15.6	19.4
Employee provisions	18.2	26.3	19.0	6.3	37.2	32.6
Accommodation Bonds	5,376.3	3,996.4	5,064.8	4,834.2	10,441.1	8,830.6
Total Non-Current Liabilities	5,394.5	4,022.7	5,099.4	4,860.0	10,493.9	8,882.7
Total Liabilities	5,786.8	4,364.8	5,356.3	5,112.8	11,143.1	9,494.6
NET ASSETS	(168.9)	11.9	7,141.2	7,033.7	6,972.3	7,045.6

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED
30 JUNE 2014

Christophorus House Retirement Village Limited
ABN 32 001 781 013

NOTE 13: FUNDRAISING AND DONATION

INCOME AND EXPENSES

(i) Details of Aggregate Gross Income

	2014	2013
	\$	\$
Gross Proceeds from Fundraising and Donations	2,360	2,375
Less: Cost of Fundraising and Donations	-	-
Net Surplus of Fundraising and Donations	2,360	2,375

(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 2014.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED
30 JUNE 2014

Christophorus House Retirement Village Limited
ABN 32 001 781 013

NOTE 14: LEASING COMMITMENTS

	2014 \$	2013 \$
a. Operating Lease Commitments		
Non-cancellable operating leases contracted for but not capitalised in the financial 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

	2014 \$	2013 \$
a. Key Management Personnel		
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 otherwise) is considered key management personnel		
Key management personnel compensation:		
- short-term benefits	210,312	208,333
- post-employment benefits	-	-
- other long-term benefits	-	-

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED
30 JUNE 2014

Christophorus House Retirement Village Limited
ABN 32 001 781 013

b. NOTE 15: RELATED PARTY TRANSACTIONS cont.

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. Hostel

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

The company measures and recognises the following assets and liabilities at fair value on a recurring basis after initial recognition:

- financial assets at fair value through profit or loss;
- available-for-sale financial assets; and
- freehold land and buildings.

The company does not subsequently measure any liabilities at fair value on a recurring basis, or any assets or liabilities at fair value on a non-recurring basis.

Fair Value Hierarchy

AASB 13: Fair Value Measurement requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurements into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:

Level 1. Measurements based on quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2. Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3. Measurements based on unobservable inputs for the asset or liability.

The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED
30 JUNE 2014

Christophorus House Retirement Village Limited
ABN 32 001 781 013

Valuation techniques

The company selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the company are consistent with one or more of the following valuation approaches:

- Market approach: valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.
- Income approach: valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.
- Cost approach: valuation techniques that reflect the current replacement cost of an asset at its current service capacity.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the company gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability are considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

The following tables provide the fair values of the company's assets and liabilities measured and recognised on a recurring basis after initial recognition and their categorisation within the fair value hierarchy:

		30 June 2014	30 June 2013	Valuation Technique
		Level 2	Level 2	Inputs Used
	Note	\$	\$	
Recurring fair value measurements -				
Non-financial assets				Market approach using
				observable market data
				for similar properties
Freehold land	6	7,124,464	7,124,464	
Freehold buildings	6	6,133,579	5,894,304	
Total Non-financial assets				
recognised at fair value		13,258,043	13,018,768	

NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED
30 JUNE 2014**

Christophorus House Retirement Village Limited
ABN 32 001 781 013

The fair value measurement amounts of freehold land include both residential care and offices located in a largely residential area of Hornsby Shire. The directors consider that the land's current use differs from its possible highest and best use.

The fair value of freehold land and buildings is determined at least every three years based on valuations by an independent valuer. At the end of each intervening period, the directors review the independent valuation and, when appropriate, update the fair value measurement to reflect current market conditions using a range of valuation techniques, including recent observable market data and discounted cash flow methodologies.

There were no changes during the period in the valuation techniques used by the company to determine Level 2 fair values.

Disclosed Fair Value Measurements

The following assets and liabilities are not measured at fair value in the statement of financial position, but their fair values are disclosed in the notes:

- accounts receivable and other debtors;
- government and fixed interest securities;
- accounts payable and other payables; and
- lease liabilities.

There has been no change in the valuation technique(s) used to calculate the fair values disclosed in the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED
30 JUNE 2014

Christophorus House Retirement Village Limited
ABN 32 001 781 013

Note 18: CAPITAL 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.

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 2014

Christophorus House Retirement Village Limited
ABN 32 001 781 013

NOTE 19: 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 above 33.0%

The gearing ratios for the years ended 30 June 2014 and 30 June 2013 are as follows:

	Note	2014 \$	2013 \$
Total borrowings	7	11,046,274	9,385,867
Less: Cash on Hand	4	4,383,875	2,977,682
Net Debt		6,662,399	6,408,185
Total Equity (Retained Surplus & Reserves)		6,972,315	7,045,576
Total Capital		13,634,714	13,453,761
Gearing Ratio		51.2%	52.4%

NOTE 20: 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 2014

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 2014 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 comply with the Accounting Standards; and
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 Eighteenth day of August 2014.

JEAN WILLIAMSON

nee Russell, born 17th August, 1922

A TIME OF REFLECTION



Jean Williamson

When Jean came to Christophorus House Hostel she experienced part of a composer's presentation with some light music. That was what she liked, as most of the day she listened to soft music.

She also had some photos of family and friends that helped to ignite her memory.

It was hard to believe that Jean, who is now bent over using a walker, was once

a ballroom dancer. Yet the way she looks at you shows a lot of charm which still expresses the joy she felt (and created) in her life.

It was not an easy life, struggling with boundaries and difficulties. Her father gave her an example of consequence: "My father was a Roman Catholic, my mother an Anglican. The church called us children 'Bastards' and it was then that my father left the church."

Feeling as a family was important. She had a good connection to her older brother "John, called JACK, six and a half years her senior. I still have letters he had sent me from the front in WW2."

The time of the Great Depression made things complicated. A tight family budget forced the student Jean, who was interested in so many things, to take a shortcut into business life and change her hobby preferences: "I was expecting to go to domestic science; instead I had to repeat the 6th class in primary school because I was too young! – I was a student at Ford Street Girls High School, but I left

the high school at 15 because there was no money; and I then went to Stott's Business College." – "I wanted to play piano but it was too expensive – instrument and lessons; and so I had to find something else and was going to be a ballroom dancer instead."



When the family thought it was time to give Jean into the hands of a suitable bread winner, it was suggested she should marry dance partner Kevin but she protested successfully: "NO !! – He is not even my 'boyfriend'!!"



A partner, however, was not far away: "I met Percy on the dance floor." After the war (23.11.1946), Jean married "Percy (*1.6.1921) in Rozelle with 100 guests!" "He worked at the Eveleigh railways workshop and later as fitter and turner in Hornsby electric car sheds. "We bought a house in Albert Street, Hornsby. It was so old, we couldn't find out the date when it was built. – Later we painted it ourselves, we got a tile roof; we had a beautiful garden with orange and lemon trees." Daughter June was born 1950, and in 1957 son Stephen who became a carpenter. Both children had health problems she had to deal with. Daughter June is now limited by Celiac disease, son Stephen suffered from epileptic fits until "he grew out of it". Jean wanted to realise her youth dream and "tried on my own to play piano – yet it did not work, as there were too many other demands."

"In 1960 we had our first car, a Hillman, which we drove to Queensland in 1961."

In the 1960s, Jean was "playing GOLF, taught by husband Percy. I played golf with Pat Bolton for 18 years, then lost contact with her." Jean met her again at Christophorus House! When husband Percy got older, "we had to choose a less demanding sport" and they became members of the Bowling Club in Asquith.

Jean is at home in her faith. The pain from when her father left the church because of the priest's words, was alive. Therefore "When my father died we got the priest for him." In 1972 the family moved to Hornsby.

Jean remembers family holidays: a trip to Heron Island in 1967, a 23-day safari camping trip around Australia in 1974, an overseas trip via Hong Kong to England, Scotland and Europe in 1985 and a wonderful trip to Fiji.

During her married life Jean had two cats and two dogs at different times.

Her husband's deteriorating health and subsequent death is a grave chapter in her life, because after suffering a mini-stroke in 1987, his shape recognition

was affected, and soon after was unable to drive again. In 1990, he was taken to a nursing home while she went with her daughter for a short holiday to Melbourne. Finally, Jean had to admit Percy to full time care in a nursing home as he suffered from multi-infarct dementia and could not speak.

In 1995, Jean's dear friend Isabelle died, as well brother Jack and husband Percy (8 July). She looked for some meaningful activity and social contact and became a 'PINK LADY' at Hornsby Ku-ring-Gai Hospital for half a day a week in the florist shop delivery.

Jean came to Christophorus House first in a self care unit but because of deteriorating health she moved on to the hostel in 2011. Of great concern was her dog which she had to give away but was greatly relieved when "I gave my dog in good hands."

**Written by Wolfgang Devine, June 2013
(taken from notes in 2011)**



REPORT FROM THE RESIDENTS' COMMITTEE

JUNE 2014



Front row, from left to right: Jim Steel, Cynthia Mace, Rose-marie van Hoogstraten, Back row, Robyn Hutchison, Jan Garland and Elizabeth Harris
Absent: June Young and Barbara Harding

We thank the Committee for their time and work throughout the year in contributing to our Village and giving feedback into the proposed new ILU development planning.

The year has seen some changes in the occupants of ILUs during 2014. We miss those who have left and welcome those who have joined us. Our Village continues to show a colourful picture to visitors due to the efforts of Jason, our gardener, and the residents. Maintenance has been provided by Hayden and we were particularly

grateful to him during the unseasonal rain we received, which generated local flooding problems earlier this year.

Our Resident's Committee has been involved in contributing to the ongoing planning of the development of the new ILU units. We have offered comments on the architect's plans and included suggestions on traffic flow through the Village, both for internal movements and for service which keep our Village functioning. We have made suggestions on the layout of the interior of the new units and the logistical movements for food

distribution to the Hostel when the kitchen is relocated. We also suggested that local bus routes be altered to suit access to stops for the new development.

We thank Milan and Monika for their management and assistance with our activities during the year. We thank Barbara for organising our monthly outings and she has found us interesting places to visit for lunch and morning teas. Barbara's efforts are greatly appreciated and we look forward to more expeditions in the future.

Prepared by Jim and Jan



TRIBUTES

DONATIONS RECEIVED (OVER \$20.00)

Ena Diane Harwood
Rene de Monchy
Iris Crick

Barbara Hicks
Christine Law
Aloys B Tromp

A & J Hilna
Lorraine & Rob Warren
Norma Blackwood

Hazel and Walter Mayne
Monika Bebb

LIST OF LIFE MEMBERS

Mr Erwin Berney †
Mrs Shirley Driscoll
Mrs Susan Haris †
Dr Karl Kaltenbach OAM
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 †
Dr Karl Kaltenbach OAM
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
Professor David Wansbrough
Miss Mavis Wiles †
Mrs Louise Williams †
Mr Robert Williams †
Mrs Rosa Wall †
Miss Muriel E Wait †

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Annual Report Editor
Milan Telford

Photographs
John Rowan, Monika Bebb
Kathy Gasper, Victoria Ferris

Biography
Wolfgang Devine / Elsie Blair



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.'

Born in Donki Kraljevec, Croatia (25 February 1861 – 30 March 1925), founder of Anthroposophy which he characterised 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."

Dr F.W. Zeylmans van Emmichoven wrote in his book (published 1932), about Rudolf Steiner a beautiful chapter on his meeting with Steiner, much of which cannot be replicated here, but in this short excerpt he says:

"How widely varies the expression of his face! Sometimes one feels oneself to be standing in front of someone in the full strength of life, a mature person full of energy and practical sense, then it is an old man, a sage, filled with quiet love for all that lives and suffers; then again a youth, glowing with holy fire."

"Sometimes it happened that people who met Rudolf Steiner for the first time would feel a certain disappointment. They had expected a 'world reformer', a prophet with corresponding appearance and mien. Instead they found themselves vis a vis this remarkable man with a quality of life that was constantly being reborn, who seemed to them now an artist, then a scientist, then again a priest,

but who remained above all human, without pretense or simulation. This man lived out of the depth of the spirit. He wanted to see the spirit triumph, but not in the realms beyond the earth and humanity. He wanted to proclaim the spirit as that universal power which creates forms on the earth and likewise in the human mind. This universal spirit power has become manifest in a way that anyone can understand, in the life and work of Rudolf Steiner. It has come into evidence too in the finest qualities of humanness in his person.

"Rudolf Steiner! For thousands his name expresses the content of their lives. For thousands the encounter with him meant a new birth. How many years will have to pass before the mystery of this man will have been fully fathomed?"

There are countless exposes and books written of meetings with Rudolf Steiner, each present a unique perspective of Rudolf Steiner. Frederick Rittelmeyer, a leading theologian of his generation documented his encounter, first with Rudolf Steiner's work, and then with Steiner himself, in his book 'Rudolf Steiner Enters my Life'. Rittelmeyer writes in his honest way:

"When I was reading Rudolf Steiner's works, a faint voice would often whisper within me, but only gradually did I become attentive to it. It said, 'If this man is right, you – with all your knowledge – are just a pigmy! You may as well begin all over again, and even then you



will never get to the point of proving these things for yourself with these higher organs that are promised! And so, if you let any of this teaching get into you, you will start as a pupil again and remain one for the rest of your life. You will have to build up your spiritual outlook from its very foundations, at the moment when you thought you were standing as a teacher before people, and when, moreover, they were looking for and needing you. And in any case you will never get very far in this new sphere."

Rittelmeyer was able to overcome this obstacle and become a pupil of Rudolf Steiner in the deepest sense. In a world ushered in by Kant's clarion-call to the human spirit to emancipate itself from tutelage, the unnamed slave-master was dogmatic religion. In the liberal Protestantism of Rittelmeyer's day, faith had ceded all authority over the world of facts to science; religion was restricted to an inner realm of feeling and devotion. Rittelmeyer in his great achievements following his meeting Rudolf Steiner, is a testimony that all that he was able to accomplish was only possible because as one of the greatest theologians and churchmen of his age he had the greatness to acknowledge that he might be a pigmy.

Rudolf Steiner, as a philosopher, literary scholar, educator, artist, playwright, social thinker and esotericist, founded a wide breadth of activities, from the Waldorf education school movement, Biodynamic agriculture (which has contributed significantly to the modern organic farming movement), and Anthroposophical medicine, creating a broad range of Anthroposophical medicines, with a wide range of supportive therapies. Steiner founded a new approach to artistic speech and drama; the actor Michael Chekhov extending this approach to what is now known as the Chekhov method. Homes for the disabled based on Steiner's 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, Kadinsky and other significant modern artists. Steiner designed 17 buildings and his two Goetheanum buildings and drawings are generally accepted to be masterpieces of modern architecture; other Anthroposophical architects have contributed thousands of buildings to the modern scene, with Canberra, the nation's capital, being designed by the Anthroposophist, Walter Burley Griffin.

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 and articulated that society had been moving, over thousands of years, into three independent yet mutually corrective realms and that a Three Fold 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 (*freedom*) in cultural life and voluntary, un-coerced fraternal co-operation (*brotherhood*), in economic life.

Steiner sought with Anthroposophy, to create a scientific, not a 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' – such as 'The Portal of Initiation' and 'The Soul's Awakening') and mantric verse. His collected lectures make up another approximately 300 volumes (over 6,000 lectures) and nearly every imaginable theme is covered somewhere there-in. Steiner's drawings are collected in a separate series of 28 volumes.

Albert Schweitzer writes: "*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 achievement his great personality and his profound humanity have brought into the world.*"

Compilation by Milan Telford



MEMORIES





This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



CHRISTOPHORUS **House**
retirement village