

# Annual Report 2015

Christophorus House Retirement Village Ltd

ABN 32 001 781 013



**CHRISTOPHORUS HOUSE**  
retirement village

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## The Legend of St Christopher



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

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

He met a hermit who advised him to use his strength to carry people across a river. He made himself a hut by the side of the river and whenever people came wanting to be carried across, he would lift them on his back and carry them over. One cold and stormy night he had wrapped himself inside his hut to sleep for it was too wild and boisterous a night for any traveller. He heard a small voice from outside the hut calling his name: "Offerus!" Thinking that no-one could possibly be there, he turned over in his bed to sleep again. The voice called a little more urgently: "Offerus!" He sat up and blinked, heard the wind howling around the hut and the rain pelting down. "I must have been dreaming!" he said to himself and rolled himself up in his blanket. A third time a thin clear voice called: "Offerus!" He got out of bed and stumbled over to unlatch the door. Outside, a small child was standing – "Can you carry me across the other side of the river?"

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

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

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# CHAIRMAN'S REPORT

JUNE 2015



Robert Allerdice

I am pleased to present my report for the 2014-15 financial year, being the financial year ended 30 June 2015.

In summary, our plans for development of the 15 and 5a Mildred Avenue sites continued to progress during the year; however, without the anticipated commencement of construction. On the financial front, we recorded a slightly larger deficit than we budgeted for but, having regard to the number of unbudgeted vacancies that arose in the Hostel during the year, the result was better than might otherwise have been expected. And our sense of community and the care for our residents remain as strong as ever in the face of constant challenges in the aged care sector.

## Proposed Independent Living Unit (ILU) development

At last year's Annual General Meeting (2014 AGM), I informed members that on 8 October 2015 Hornsby Council had finally granted our Development Application (DA) for the construction of 26 independent living units (ILUs) and a community centre on the properties owned by Christophorus House Retirement Village (CHRV) at 5a and 15 Mildred Avenue, being properties adjacent to and immediately behind our existing site.

The Council's approval meant that we could then move to the next stage of the development, which was the preparation of detailed construction drawings by our architects, dwpSuters. These plans were necessary to enable us to issue tender documents to a selected number of builders, from whom we could choose our preferred builder. At the time of the 2014 AGM, we were hopeful that this process would be completed by mid-March 2015. Almost inevitably, delays occurred in the process (including a need to return to Hornsby Council with an application for amendments to the original DA), which meant that the hoped for commencement of construction in March or April 2015 did not occur.

The Board selected the preferred builder in May 2015, and Hornsby Council approved the amendments to the DA in September 2015.

At the time of writing this report, we are in negotiations with two lending institutions for the purpose of seeking from one of them the necessary finance

to fund the construction of the ILUs. Due to limitations on the amount that we can borrow at any one time (which amount is calculated by reference to the current and projected value of our assets), it would appear that it will be necessary to build the ILUs in two stages. This was not our preferred option but is the only realistic alternative in all the circumstances.

I hope to be able to provide members with updated information on the outcome of these negotiations at the time of the 2015 AGM'.

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 Project Management Group.

## Financial results

As I have reported in earlier years, 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 \$159,574 for the 2014-15 financial year. As can be seen from our financial results, we in fact incurred a deficit of \$174,422, an unfavourable difference of \$14,848.

During the 2014-15 financial year, a total of half our residents departed the Hostel, resulting in numerous vacancies in the Hostel for varying lengths of time. We had not budgeted for this large number of departures, or for the consequent



reduction in government grants and residents' fees normally received as part of our income. To illustrate, Hostel income in grants and fees was \$71,892 less than the previous year. In light of these revenue reductions, CHRV did exceptionally well to be only \$14,848 short on the budgeted deficit.

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 \$87,643 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 (2015-16) of \$331,000. This reflects the fact that the next financial year will be the most difficult one that we have faced or are likely to face in the future. We face a reduction in revenues from rental properties (to be demolished at the commencement of construction of the Mildred Avenue properties), from government grants and residents' fees (reflecting the loss of a number of high care residents in the Hostel) and from interest on our cash reserves. In contrast, it is hoped that expenditures can be maintained at or near 2014-15 levels.

Notwithstanding our cautious approach to budgeting, I am pleased to say that in the first three months of the current financial year, we have filled all the vacancies in the Hostel either with permanent residents or with persons on respite care. If this continues, the deficit for the full financial

year is likely to be less than that for which we have budgeted. Once again, I would like to pay tribute to our Hostel Manager (Denise Zhao) for her untiring efforts in attempting to fill the vacancies in the Hostel as and when they arise.

In contrast with the Hostel, we continued to have no vacancies in the ILUs, with all vacancies being filled immediately an ILU became available.

### **Capital items**

Capital items are not included in the annual profit and loss statement and thus do not enter the calculation of the surplus or deficit for any particular year.

However, it is worth noting a number of capital items that occurred during the 2014-15 financial year.

First, CHRV expended approximately \$155,500 on the installation of fire sprinklers in the Hostel. This was mandated by Government legislation following the tragic fire that was deliberately lit at an aged care facility in Summer Hill, New South Wales.

Secondly, CHRV expended approximately \$153,000 on acquiring the strip of land between what is now called Peats Ferry Road and the Cottage. This land had been resumed many years before in anticipation of the widening of the then Pacific Highway which, of course, never eventuated. The acquisition of this strip of land restores our ownership of this important part of our property.

Thirdly, CHRV expended approximately \$50,600 renovating two ILUs on the departure of two long term residents.

Finally, I am pleased to report that the latest valuation of our properties at 5a and 15 Mildred Avenue shows an increase in their value since purchase of \$2,316,636. Both properties are now valued at \$5,700,000. The increase in value is a significant one and goes some way to compensate for the delay in commencement of construction of the new development. The increase in value has also boosted our balance sheet considerably.

### **Board**

In August 2015, Ian Kircher was appointed a director by the Board to fill a casual vacancy. Ian is very familiar with CHRV, having been employed by CHRV in a financial role some years ago. His financial skills will be a welcome addition to the Board. In accordance with the Constitution, Ian must offer himself for re-election at the upcoming AGM, and I ask members to support him in this regard.

### **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 2015-16.

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





# CHIEF EXECUTIVE OFFICER'S REPORT

JUNE 2015



Milan Telford

CHRV is a CEOs delight. The staff work together exceptionally well and enjoy a work place that is second to none in facilitating each and every staff member to fulfil their job roles. Staff tell me that they enjoy coming to work and providing the services to our residents that they do. Having motivated and happy staff means that our residents also obtain the best quality service and assistance, making CHRV an outstanding place to retire. We always try to live the Mission and Vision of CHRV, not to mention our ethos that comes with that. As the CEO, I am very pleased to be in this role at CHRV; the staff make it all work, and it is a pleasure to be part of such a wholesome and dynamic community.

Following on from the report in the last Annual Report, work continued on the new ILU Project. In October (as reported at the last AGM), we obtained our Development Application. From there it was a matter of our architect – dwpSuters, completing the full set of construction drawings in order that we could then go into a builder tender process; thank-you to Joel and Rebecca from dwpSuters and their teams, for an outstanding job in completing the architect drawings. This was done and by May we had selected the preferred builder. A mention should be made of Wayne from Impact Project Management; he has given us an exceptional service in what is a very particular skill set, managing building projects – gratitude to you Wayne.

In June we had an information afternoon with prospective new residents intending to contract into the new development. Thanks to the people there-in, in attendance, we were able to receive 28 'Expression of Interest' forms, important for receiving finance from the bank. At the time of writing, we are in negotiations for the finance. It is not possible to sign a contract with the builder until such time as we have the finance in place. Apart from the land at Mildred that we have purchased for the development, we have also spent approximately \$750,000 on the work-in-process to date. In December, we were approached by a realtor agent, who offered on behalf of his client an amount of \$6.4M for our properties at

Mildred. Subsequently, the two properties have been valued (and this is reflected in the books of account) at \$5.7M. This has in respect of costs to date, mitigated the financial risk of the project costs to date and we gain comfort from this. Whilst we have missed our July construction start time, we hope that we will be in a position to report in October that construction has commenced.

During the year, we entered into another 3 year Enterprise Agreement (EBA), which was negotiated on our behalf with the Unions, by the Aged Cared Association. The EBA is a corner stone of our legal relationship as between the staff and the organisation, and ensures that our staff, are compensated better and enjoy certain work conditions, which would not otherwise be the case in the modern award.

As reported by our very competent Hostel Manager in her report, we embarked on changing our internal hand-written systems of documentation in the hostel, to a well proven software package called MANAD. This will / has saved time and will augment our data collection, information reporting and management in maximising our Aged Care Funding submissions. In the Hostel during the year, as reported last year, we moved the retrofit of the fire sprinkler system forward by one year and this was completed at the end of April 2015. The work was done in good time and with minimum disruption to residents.



I should like to extend my appreciation to the most excellent Denise and Vik and their dedicated staff for a job well done; thanks so very much, you are a great team – too many to name here, but who are mentioned in the Hostel Manager's Report.

The Independent Living Unit (ILU) Residents Committee is now chaired by Jim and as always, they have an important role in the life of the Village.

Within the boundaries of the Retirement Villages Regulations, the Committee prepares policy statements for incorporation into the Village Rules; it also acts as a consultation body on behalf of residents and the CEO, and also in relation to outside parties, such as the Retirement Villages Residents Association. I thank the Committee for their work in the past year; their report can be found on page 50.

The Social Committee was also active in the last year and there is a nice tribute for the late Barbara Harding in the Self Care Liaison Report, Barbara having been the co-ordinator of the meetings, venue bookings and transportation. We thank Barbara for all her years of co-ordination of this important work in our midst.

We have our own version of the brothers Grimm in the Village; their name is the brothers Ibbett. Jason who has been here over 27 years tending to the grounds and garden and Hayden who has become 'jack of all trades' in the maintenance. The maintenance team works together (excellently well) and their work is an essential part in the operation of the Village; a big thank-you to both of them, for their magnificent efforts.

Monika of-course is our Self Care Liaison Officer (SCLO). I recently found out that the Uniting Care (who are very large compared to CHRV), also have a similar role as is the SCLO, they call it the health and well-being co-ordinator. CHRV was certainly a trail blazer in this, over 8 years ago now. Monika looks out for all our independent living residents. It is not only a social role, but a helpful administrative one as well, where for example if someone is looking for a cleaner, Monika can help source that person. Monika does much of the background (unseen) work, such as setting up for events and meetings, and organising the layout of chairs and the refreshments for after the meets. She visits residents when they are infirm and also when in hospital; she ensures that no resident's birthday is forgotten and is always available when the situation demands it. Thank-you to Monika – the quiet achiever!

To John H who maintains the books of account in clean fashion – he does a great job; many thanks. A special thanks to John R, who keeps our most important IT (computers) running, on a budget that is not extravagant and who doubles up as photographer, biographer and film maker. His most important role cannot be understated. To Diane, thank-you for your art classes.

I should like to thank our volunteers in the past year; Judy, Rene, Renate B, Lisa D and Carmel; thank-you for augmenting life at CHRV through the time you gave to our residents. To our Patron Karl, who always takes his role seriously and is always interested in how CHRV is doing.

A special group of volunteers are our Board. It was another busy year for the Board and they were called upon to give even more time to CHRV, with regards to work associated with the new ILU development. I greatly appreciate the support that I am given by the Board in my role as CEO – it is always a team effort. I thank all the Board for their time and efforts throughout the year.

CHRV is a special place and all that come here seem to have their own special connection to the place.

**Milan Telford**  
CEO



# TREASURER'S REPORT by Robert Allerdice

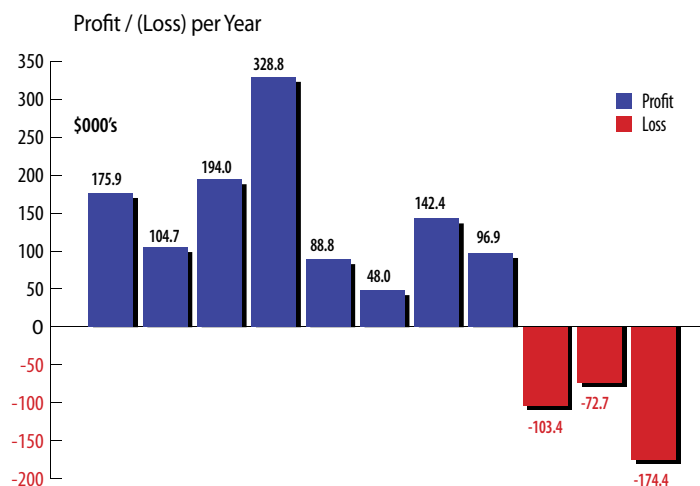
JUNE 2015



Robert Allerdice

## Overview

The result this year was pleasing considering that we lost over half of our residents in the Hostel during the year; something we could never have foreseen and something that has never happened before. The Industry average time in



	2005	6	7	8	9	2010	11	12	13	14	2015
Profit	175.9	104.7v	194.0	328.8	88.8	48.0	142.4	96.9	-103.4	-72.7	-174.4

residency is around 2 ½ years and most of our departing residents had been with CHRV between 5 to 8 years and were mostly in their 90s. The deficit for the year was (\$174,422), against a budget anticipated result of a deficit of (\$159,600). It will be seen that due to vacancies in the Hostel, the revenue streams from grants and fees was reduced accordingly and these reductions were significant. In light of these revenue reductions, CHRV did exceptionally well to be only \$15,000 short on the budget.

As in 2013 and 2014, due to investment in the Mildred properties (5a and 15 Mildred Avenue) for our new ILU development, there was continued opportunity cost in the form of lost interest earnings on term deposits, as the funds used to purchase the properties continued to provide a smaller revenue stream than otherwise would be the case (there has been rental income from the properties which has partly off-set the lost interest earnings).

We also found, as in last year, that interest rates again dropped reducing returns on our existing pool of term deposit investments.

## Income

Compared to the 2013/14 financial year our income in the 2014/15 financial year was less, due in the main for the reasons commented above in the overview. The following table gives the break-down:

	2015	2014	2013
Retentions – ILU & Hostel	\$227,278	\$204,780	\$176,627
Rental Income	\$82,992	\$83,076	\$73,929
Interest Earned	\$131,449	\$146,156	\$240,646
Fees – Independent Residents	\$84,274	\$78,337	\$74,999
Occupancy - Hostel	85.1%	96.8%	83.0%
Government Grants	\$537,184	\$579,389	\$565,490
Fees – Hostel Residents	\$470,931	\$500,618	\$442,263
Donations	\$2,977	\$2,360	\$2,375
Other / Misc. Income	\$892	\$1,217	\$1,535
<b>Total Income</b>	<b>\$1,543,970</b>	<b>\$1,595,933</b>	<b>\$1,489,574</b>





Hostel income in grants and fees was \$71,892 less than the previous year. This essentially accounts for the bulk of the drop in total income between the two financial periods. It will also be seen (below) that the consequence of such a large number of residents departing our Hostel facility, also had a significant impact on our 'Interest Payable' (on bonds repayable) expense.

### Expenditure

A summary of the expenditure is presented in the following table:

	% Change	(Increase) / Decrease	2015 \$	2014 \$
Wages & On-costs	(7.0)%	(74,616)	1,141,869	1,067,256
Depreciation	15.5%	16,088	87,643	103,731
Interest Paid / Payable	(941.2)%	(25,994)	28,756	2,762
Other Expenses	7.0%	34,783	460,124	494,907
<b>Total Expenditure</b>	<b>(3.0)%</b>	<b>(49,736)</b>	<b>1,718,392</b>	<b>1,668,656</b>

The total expenses were contained within 3% of the previous year (viz-a-viz within inflation rate expectations) and this was despite an increase in 'Interest Payable' (a statutory requirement on Aged Care bonds) of \$25,994. The Wages and on-costs (see Note 10 of the Statutory Accounts) were higher, with annual leave and long service leave provisioning increasing by \$29,122 over the previous year. Superannuation increase was in line with increased wages cost as per the Enterprise Agreement and a 27 fortnight pay year. As reported last year, there was a one-off write-off for the demolition of the Cottage on site, of \$16,684, and hence there has been a saving as between the financial years in depreciation expense of \$16,088.

All other expenses were reduced for a 2nd year in a row, this year by \$34,783, (7.0%).

Again, given the fact that we had a substantial number of residents depart during the year, the result has nevertheless come very close to budget estimates, and is very pleasing, to say the least.

### Balance Sheet

The property at Mildred Avenue was revalued from its cost of \$3,383,364 to \$5,700,000 as per Civic Valuations Report and this is reflected in the 'Comprehensive Income' of the Profit & Loss Account by a positive adjustment of \$2,316,636 to the books of account. The existing property will be subject to revaluation at the end of June 2016.

Despite the large outflow of 'bond cash' due to the departures from the Hostel during the year, the final position in the Balance Sheet shows cash at \$3,196,314, and a cash to bond coverage of 30.50 cents in the dollar (FY2014, was 40.28 cents in the dollar).

Work in progress (Note 7) at \$787,257 is related to the costs incurred (architect fees, project management fees, specialist fees, D.A. etc.), with the new ILU development

The Balance Sheet continues to show a strong financial position.

### Future Impact of Reforms

It is expected that construction of the new ILUs will commence in the period August to December 2015. Following completion of all the new ILUs, it is expected that a cash surplus will be generated which will recoup some of the cost of the land. Further, additional revenues of approximately \$800,000 to \$1M net of additional costs will be generated over the course of the following 5 years.

The additional revenues and cash following completion of construction of the new ILUs will ensure that CHRV will be in a stronger position than when it first commenced the project 3 years ago.

**Robert Allerdice**  
Treasurer



# HOSTEL MANAGER'S REPORT

JUNE 2015



Denise Zhao

I have been managing aged care facilities for the last twelve years and this must be my busiest in terms of resident turn overs. During this financial year we had twenty-one respite residents of those, three became permanent residents, and another three will become permanent residents in the financial year ended June 2016.

Our respite bookings are at a minimum of two weeks, where residents can have a "little holiday" at Christophorus House and their carer can have a holiday or a break from caring for them. It is also an opportunity for the resident to experience if they like the way of life at CHRV and for us to see if they are suitable from a clinical and social aspect, to become part of our community.

## **New residents:**

We welcomed Anna, Patricia (Joan), Judith (Judy came from Uniting-Care), Winifred (Joan) and Joyce, as new residents into the Hostel; they have all settled in well.

## **Residents transferring out:**

During the year we were sad to see the following residents leave our facility: Frederic, Winifred (Jean) and Beth moved to facilities where their care needs could be more suitably accommodated. We also sadly saw the passing of Marjory, Patricia (Pat), Rosa, Joy, Martin (Fred), Nola, Jule, Helen, Gertude, Mary, Harold (Harry), and Minnie; may they all rest in peace.

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

## **NSW Food Authority Audit of our Food Safety Standards on 29th July 2015:**

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

## **Support visit from the Accreditation Agency – 5th January 2015:**

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 - 12th February 2015:**

Delegates from the 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, 7 staff left employment at CHRV, Jinal (Carer), Charles (Carer), Ivy (Carer), Jasmin (Carer), Alex (Kitchen hand), Barbara (Kitchen hand), and Audrey (Chef).

We welcomed the following staff: Robert (Bob) (Chef), Marieta (Carer) and Jeanette (RAO). I hope that they will enjoy being part of the Christophorus House staff as much as I do and have the same purpose as mine "we are here to serve our residents". 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 has 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: MANAD (aged care software), Fire training, Food Safety-Refresher Training, Food safety cleaning and sanitising, Anthroposophical medicine, Ginger compress therapy for adults with osteoarthritis, PRN medications for Hostel staff, Promoting healthy skin, various clinical competencies, Medication, Hand washing,





BGL, Urinalysis, Changing of urinary drainage bag 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:

In-house chef commenced in July 2014 and the kitchen operation was restructured in March 2015. A qualified chef Robert (Bob) with 38 years of experience in the catering industry, who also ran his own restaurant and a bakery, was hired to handle the kitchen duties x 4 days a week (Mon-Thurs). Feedback from residents and staff has been positive and I'm impressed by the food provided to residents at morning tea, it looks and tastes delicious.

We implemented MANAD, (aged care computer program), which has increased our efficiency and reduced the administrative burden. The simple assessment tool is easy to use and automatically generates care plans.

It also protects against non-compliance issues, and improves clinical decision making as well as tracking, logging of complaints and maintenance issues.

Installation of a new fire indicator panel, which is working well. Back-up batteries are now holding emergency fire doors when we experience blackouts. Installation of fire sprinklers (February and March) was disruptive for residents and staff, however was mandated following the Quakers Hill fire and as an additional fire safety, augments our ability to mitigate risk to residents and visitors.

As a result of a gastro outbreak in November (affected many facilities in NSW), we introduced a gastro pack (vomit bag, mask, glow, gloves, shoe covers, and specimen jars) into each resident's room from December, in order that staff can use in the event that they have to clean up following an incident.

### **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 our 2nd Open Day on Saturday (20/6/15); it was very successful and we gave a facility tour to at least ten groups of people.

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, and hand manicures are also very popular with our residents.

Functions enjoyed by the residents included Australia Day; St Patrick's Day; Easter service; Anzac Day; Mother's day; Queen's birthday; Italian republic day; Father's day celebration, October fest; Melbourne Cup Day; Remembrance Day; Carols by Candlelight, Christmas luncheon, and Birthday celebrations.

Other activities enjoyed by the residents included 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, various bus outings on Monday and Thursday and talks from Mark Buckle on the history of Hornsby Hospital from 1945 to today and Jaylon Bromley on Achilleions palace on Corfu Greece.

I would like to personally thank Vik who holds the important Supervisor's role in supporting my role; 'he is like my back bone'; Hayden for ensuring maintenance jobs are attended in a timely manner; Dilu for keeping our facility clean and tidy; they are like my three younger brothers or the "three wise men" ready to help when I needed. Also special thanks to 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 2015



Monika Bebb

**G**reetings! As I come toward my 10th anniversary of working at Christophorus House, there's much to reflect upon not just for the past 12 months. It's been another eventful but also fruitful year and as always, it's a pleasure to be able to report on what's been happening here in the Independent Living Units (self care) as the Self Care Liaison Officer. I'll start with the most recent significant event:

Long time resident and friend to all, Mrs Barbara Harding departed her earthly life on 1st July. Although strictly speaking this should be reported next year, as it was so recent, I thought it appropriate to remember her to her many friends and family. In the recent Spring edition a resident described her as the "wise Owl" of the Village. This image reflects who she was, with her quiet thoughtful ways. She often didn't say much in group gatherings but at poignant times would hit the mark with the right words. She will be much missed here! Another resident, Ms Cynthia Mace, left the Village to go to a nursing home. Cynthia had been unwell and needed more care than CHRV could offer and so her family found a nursing home for her where she is now well cared for and happy. We will miss her warmth of heart and friendliness very much.



Resident Robyn Hutchison is a keen gardener and grows her own vegies

The weekly Hostel lounge room talks by Wolfgang Devine continue to be enjoyed by Hostel residents, Self Care residents and visitors alike. Topics are as diverse as geography, fairy tales, musicians and composers, theological themes ie "Jesus – Christ – Earth – I and We - did Christ die on the cross?" Medical themes such as "A look at illness: Chance? Destiny? Challenge?" He's challenged us to think about things such as "What is Time? Using Calendars" and "What are Rudolf Steiner's social ideals? Christophorus House is 'based on Rudolf Steiner's therapeutic and social ideals'". Wolfgang is always well prepared and his topics are as broad as they are wide. We very much appreciate his good nature, humour and presence here – thank you Wolfgang!

Dr René de Monchy gave a two part talk for staff, residents and friends on *Specific medications in Anthroposophic medicine*. A foundation to understanding this approach to medicine as well as some useful substances for some conditions



Resident Elizabeth Harris takes Lucy for a walk



was enlightening and helpful. Other interesting speakers who visited us were Jolyon Bromley who spoke on *The Achilleion Palace, Corfu ~ Biography of a Building* and the extraordinary personal experience of his pilgrimage through Spain, *Re-imagining Pilgrimage: the Camino de Santiago de Compostela*. Mark Buckle attracted great interest in his topic of *The History of Hornsby Hospital*.

In February this year, our **most senior** resident in the ILUs Edith Ireland celebrated her 95th birthday. I am delighted to report Edith is doing remarkably well. Together with her family and friend Diane Pyke, she is managing very well as an independent resident. The occasion was marked with a special afternoon tea with gifts, flowers, balloons and sweet treats provided by Elizabeth. It was a very festive occasion which Edith enjoyed and appreciated.

The ever-popular annual Midwinter Soup lunch on St John's Day was a special occasion as resident Mrs June Young celebrated her 80th birthday on 24th June. It was June's June! We congratulate her and on behalf of all those octogenarians at Christophorus House, welcome to "The

Club"! Fellow resident, friend and baker extraordinaire Elizabeth Harris, made the delicious birthday cake which was much appreciated and enjoyed by all.

The annual barbeque lunch in October was well attended. Sweet desserts by Elizabeth are eagerly awaited and enjoyed, particularly the apple pie, Pavlova and cheese cake which are very popular. Rowlanda sang and played a variety of songs on the piano, making lunch more enjoyable. A special thank you to Diane Pyke who always helps on these social occasions. In late June, the Rotary Club hosted its annual free luncheon with entertainment at the Asquith Bowling Club for all local senior citizens.

This past year, thanks to Rose-Marie's initiative, painting classes were conducted in which a number of residents and friends participated. However, due to the anticipated cold winter months, it was decided put it on hold until Spring.

On behalf of all who come to Christophorus House to attend the *Act of Consecration of Man*, I wish to express our appreciation and thanks to Reverend Lisa Devine and her colleagues Reverends Martin Samson and Michael Kientzler, who gave of their time to celebrate this most special service.

My regular administration work under the CEO includes assisting at meetings, providing general admin support, attending to general enquiries, writing and typing reports, attending staff training as well as producing the newsletter four times a year. I also take residents shopping in the bus once a week and offer assistance with general needs. I continue to provide weekly administrative support to our Hostel Manager, Denise Zhao. To all those with whom I work, this is also a good opportunity to thank you for providing an harmonious and friendly work environment!

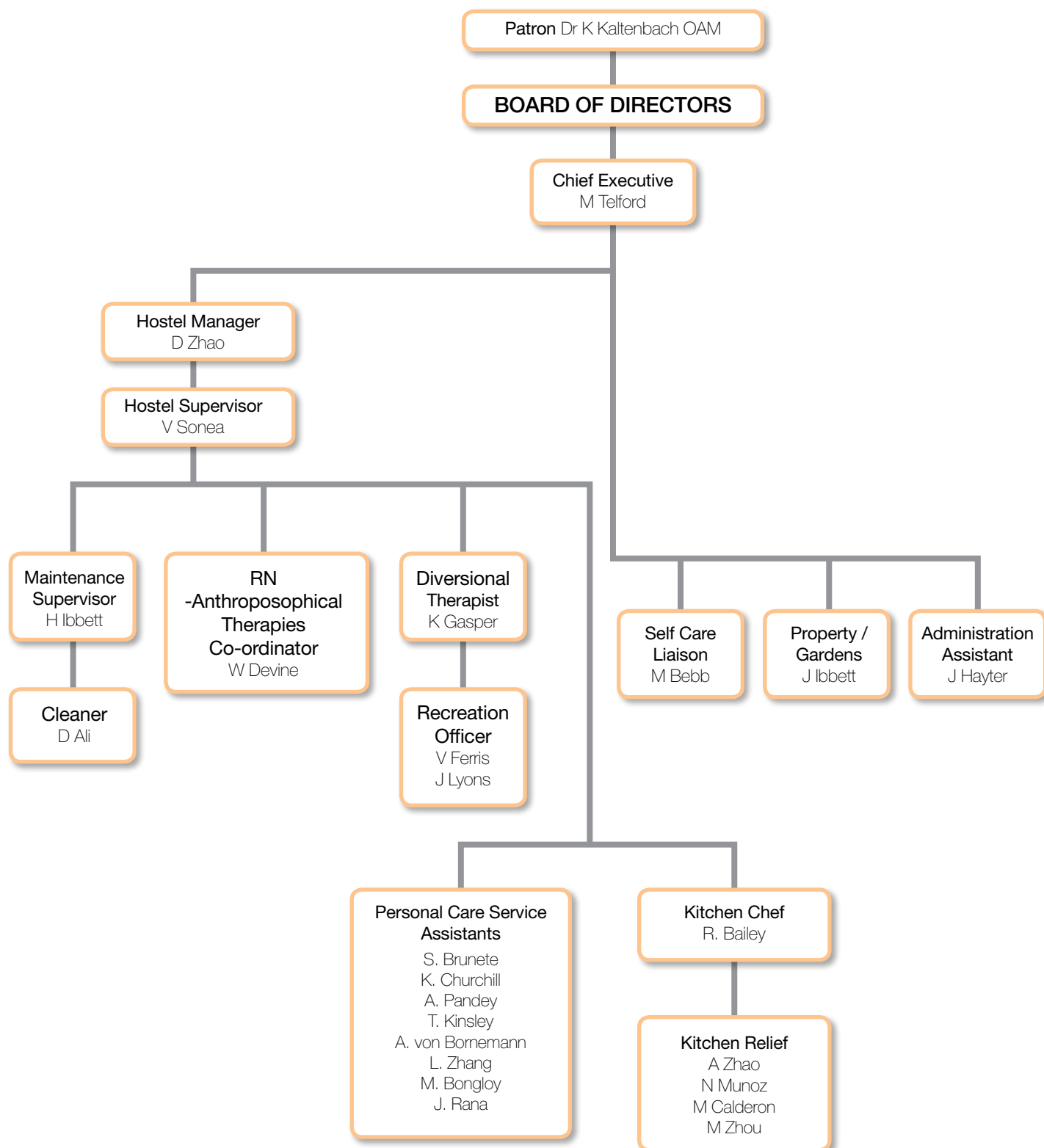
**Monika Bebb**  
Self Care Liaison Co-ordinator



# STAFF MEMBERS

JUNE 2015

## 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 Practicing 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 and is an associate member of the NSW Law Society. Milan has been CEO of Christophorus House since April 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 2015

Your directors present this report on the company for the financial year ended 30 June 2015.

### 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  
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
- Commence construction and complete new Independent Living Unit development.
- 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
- Continue to grow organically, in order to strengthen the financial base of the Village into the future.

### Strategies

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

- Promotion of the Village in line with a comprehensive Communication Policy.
- Alert monitoring of legislative and governmental regulatory changes and annual review of Policies and Procedure and Accreditation Standards requirements.
- Key personnel employed to work in the area of care for our residents, such as an Anthroposophical Therapies Co-ordinator and Self Care Liaison Officer; management practices and staff development in order to build a team that works together to promote the ideals of the organisations Mission Statement and Vision Statement.
- Possible expansion of Hostel and conversion to an aged care with dementia specific area, in 5 to 9 years, bringing total beds to between 50 and 55.

# DIRECTOR'S REPORT

## FOR THE YEAR ENDED 30 JUNE 2015

### 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.

	2015 Actual	2015 Bench-mark	2014 Actual	2014 Bench-Mark
<b>Clients</b>				
Number of new clients	9.0	6.0	7.0	6.0
Number of continuing clients	40.0	46.0	45.0	46.0
Occupancy Rate %- ILU	100.0%	100.0%	100.0%	100.0%
Occupancy Rate % - Hostel	85.1	90.0	96.8%	90.0%
<b>Staff &amp; Volunteers</b>				
Number of staff with advanced tertiary qualifications	3.0	2.0	3.0	2.0
Staff satisfaction rate	100.0%	87.5%	100.0%	87.5%
Number of volunteer hours provided				
Volunteer satisfaction rate	483	348	451	348
	100.0%	100.0%	100.00%	100.0%
<b>Operational and financial</b>				
Proportion of funding provided by:				
- government grants	34.8%	36.3%	36.3%	38.6%
- residents	51.1%	49.2%	49.2%	35.6%
- investments	8.4%	9.1%	14.3%	9.05%
- fundraising	0.2%	0.2%	0.2%	0.1%
- Other	5.5%	5.0%	5.0%	5.0%
Proportion of funding spent on:				
- residents	87.0%	86.5%	86.4%	88.2%
- staff training	0.5%	0.6%	1.1%	0.6%
- administration	9.0%	9.1%	8.8%	9.1%
- fundraising	0.0%	0.0%	0.0%	0.0%
- overheads - non residents	3.5%	3.7%	3.7%	2.1%
Cash to Bond Ratio	30.5%	32.0%	40.3%	36.8%
Cash Flow from Operations (After adjustment for retentions)	(\$10.2)K	(\$2.0)K	\$20.5K	(\$45.8)K
Capital Expenditure (Excl. land & buildings)	(\$769.9)K	(\$770.0)K	(\$299.6)K	(\$320.0)K



# DIRECTOR'S REPORT

## FOR THE YEAR ENDED 30 JUNE 2015

### Information on Directors

#### Robert Charles Allerdice: Qualifications Experience



#### Special Responsibilities

Director (Appointed 28-05-2005)  
B.A.; LL.M  
Practised as a solicitor for 15 years specialising in taxation law. Retired in 2015 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.

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

#### Graham Long Qualifications Experience



#### Special Responsibilities

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.

Chair of Investment Committee, Self Care liaison, Building Committee member

#### Mary Arndell Qualifications Experience



#### Special Responsibilities

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.  
Hostel liaison

#### Sune Norgaard Nielsen (Rev.) Qualifications

#### Experience



#### Special Responsibilities

Director (Appointed 21-04-2008)  
Ordained Priest of 'The Christian Community' centre in Stuttgart Germany. Qualified baker and pastry chef. Currently working in Management in Bus Transportation Company. Previously 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

#### Madeleine Pathe Qualifications Experience



#### Special Responsibilities

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.  
Building Committee member

#### John Dorset Shaw Qualifications Experience



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

# DIRECTOR'S REPORT

## FOR THE YEAR ENDED 30 JUNE 2015

### 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	10
Mr Graham Robert Long	11	9
Mrs Mary Arndell	11	7
Rev. Sune Norgaard Nielsen	11	10
Mrs Madeleine Pathe	11	9
Mr John Dorset Shaw	11	7

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 2015, the total amount that members of the company are liable to contribute if the company is wound up is \$2,300; 46 members, (2014: \$2,250; 45 members).

### Auditor's Independence Declaration

The lead auditor's independence declaration for the year ended 30th June 2015 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 Thirty First day of August 2015



## STIRLING INTERNATIONAL

CHARTERED ACCOUNTANTS

ABN 65 085 182 822

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

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

We have audited the accompanying general purpose financial report of Christophorus House Retirement Village Limited which comprises the statement of financial position as at 30 June 2015, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration.

#### *Directors' responsibility for the Financial Report*

The directors of Christophorus House Retirement Village Limited are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Australian Charities and Not-for-profits Commission Act 2012* (ACNC Act) 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 judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the directors' 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 registered 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

ABN 65 085 182 822

### **AUDITOR'S INDEPENDENCE DECLARATION UNDER SECTION 60-40 OF THE AUSTRALIAN CHARITIES AND NOT-FOR-PROFITS COMMISSION ACT 2012 TO THE DIRECTORS OF CHRISTOPHORUS HOUSE RETIREMENT VILLAGE LIMITED**

In accordance with the requirements of section 60-40 of the Australian Charities and Not-for-profits Commission Act 2012, as lead auditor of the Christophorus House Retirement Village Limited for the year ended 30 June 2015, I declare to the best of my knowledge and belief that during the year ended 30 June 2015 there has been:

- i) No contravention of the auditor independence requirements as set out in the Australian Charities and Not-for-profits Commission Act 2012 in relation to the audit; and
- ii) No contravention of any applicable code of professional conduct in relation to the audit.

**STIRLING INTERNATIONAL**

**R C WILLIAMS FCA**

*Signed at Sydney this 31st day of August 2015*

# AUDITOR'S INDEPENDENCE DECLARATION

JUNE 2015

The lead auditor's independence declaration for the year ended 30th June 2015 has been received and can be found on page 21 of the financial report.

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

Director  .....

Robert Charles Allerdice (Chair)

Dates this Thirty First day of August 2015

# DIRECTOR'S DECLARATION

JUNE 2015

1. In the opinion of the Responsible Entities of Christophorus House Retirement Village Ltd:
  - a. The financial statements and notes of Christophorus House Retirement Village are in accordance with the Australian Charities and Not-for-profits Commission Act 2012,
    - a. Giving a true and fair view of its financial position as at 30th June 2015 and of its performance for the year ended on that date; and
    - b. Comply with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Australian Charities and Not-for-profits Commission Act 2012; and
  - b. There are reasonable grounds to believe that Christophorus House Retirement Village 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 Thirty First day of August 2015



# STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED  
30 JUNE 2015

Christophorus House Retirement Village Limited  
ABN 32 001 781 013

	Note	2015 \$	2014 \$
<b>Revenue</b>	<b>2</b>	<b>1,325,660</b>	<b>1,363,124</b>
<b>Other Income</b>	<b>2</b>	<b>218,310</b>	<b>232,809</b>
Employee Benefits	10	-1,141,869	-1,067,256
Depreciation and amortisation	3	-87,643	-103,731
Repair & Maintenance; Gardening		-89,260	-103,129
Providoring		-82,776	-92,652
Electricity & Gas		-39,356	-44,635
Professional Consultancy		-20,631	-25,142
Therapies		-23,906	-22,896
General Insurances		-22,686	-19,714
Laundry		-16,531	-17,954
Cleaning		-4,329	-14,197
Printing & Stationery		-17,238	-13,890
Rental Property Expenses		-18,160	-12,730
Advertising & Marketing & Communication		-8,922	-12,074
Water & Sewerage		-10,012	-11,356
Staff Training		-8,163	-11,131
Rubbish Removal		-10,240	-10,861
Pharmaceuticals		-8,256	-9,685
Legal		-8,255	-9,348
Equipment Replacement		-7,509	-8,438
Audit Fees		-10,736	-7,920
Telephone		-8,373	-7,559
Portable Building - Operating Lease		-5,460	-5,460
Interest Paid / Payable		-28,756	-2,762
Paper Products		-2,034	-1,975
Other Expenses		-37,292	-32,161
<b>Current Year Loss before Income Tax</b>		<b>-174,422</b>	<b>-72,723</b>
<b>Income Tax</b>		<b>-</b>	<b>-</b>
<b>Net Current Year Loss Attributable to Members of the Company</b>		<b>-174,422</b>	<b>-72,723</b>
<b>Other Comprehensive Income</b>			
<b>Net Gain on revaluation of Non-Current Assets</b>		<b>2,316,636</b>	
<b>Transfers out of funds</b>		<b>-</b>	<b>-538</b>
<b>Total Comprehensive Loss Attributable to Members of the Company</b>		<b>2,142,214</b>	<b>-73,261</b>

The accompanying notes form part of these financial statements

# STATEMENT OF FINANCIAL POSITION

AS AT  
30 JUNE 2015

Christophorus House Retirement Village Limited  
ABN 32 001 781 013

	Note	2015 \$	2014 \$
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	3,196,314	4,383,875
Trade and other receivables	5	47,819	55,029
Other Assets	6	11,367	11,273
<b>Total Current Assets</b>		<b>3,255,500</b>	<b>4,450,177</b>
<b>NON CURRENT ASSETS</b>			
Property, plant and equipment	7	16,656,110	13,665,223
<b>Total Non-Current Assets</b>		<b>16,656,110</b>	<b>13,665,223</b>
<b>TOTAL ASSETS</b>		<b>19,911,610</b>	<b>18,115,400</b>
<b>LIABILITIES</b>			
<b>CURRENT LIABILITIES</b>			
Accounts Payable and Other Payables	8	94,329	52,275
Other Liabilities	9	903,740	537,299
Employee provisions	11	82,398	59,633
<b>Total Current Liabilities</b>		<b>1,080,467</b>	<b>649,207</b>
<b>NON CURRENT LIABILITIES</b>			
Accounts Payable and Other Payables	8	7,992	15,636
Other Liabilities	9	9,659,115	10,441,064
Employee Provisions	11	49,507	37,178
<b>Total Non Current Liabilities</b>		<b>9,716,615</b>	<b>10,493,878</b>
<b>TOTAL LIABILITIES</b>		<b>10,797,082</b>	<b>11,143,085</b>
<b>NET ASSETS</b>		<b>9,114,529</b>	<b>6,972,315</b>
<b>EQUITY</b>			
Reserves	12	7,772,177	5,455,541
Retained Surplus	13	1,342,352	1,516,774
<b>TOTAL EQUITY</b>		<b>9,114,529</b>	<b>6,972,315</b>

The accompanying notes form part of these  
Financial Statements

# STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED  
30 JUNE 2015

Christophorus House Retirement Village Limited  
ABN 32 001 781 013

	Retained Surplus	Asset Revalua- -tion Reserve	Asset Realisa- -tion Reserve	ILU Social Club Fund	Anthrop- -sophical Bequest Fund	Concessio- -nal ILU Fund	Total
<b>Balance at 1 July 2013</b>	<b>1,589,497</b>	<b>5,274,790</b>	<b>58,232</b>	<b>538</b>	<b>7,605</b>	<b>114,914</b>	<b>7,045,576</b>
Loss attributable to Entity	-72,723						-72,723
Resident Social Club				-538			-538
<b>Balance at 30 June 2014</b>	<b>1,516,774</b>	<b>5,274,790</b>	<b>58,232</b>	<b>0</b>	<b>7,605</b>	<b>114,914</b>	<b>6,972,315</b>
Loss Attributable to Entity	-174,422						-174,422
<b>Other Comprehensive Income</b>							
Asset Revaluation Reserve		2,316,636					2,316,636
<b>Balance at 30 June 2015</b>	<b>1,342,352</b>	<b>7,591,426</b>	<b>58,232</b>	<b>-</b>	<b>7,605</b>	<b>114,914</b>	<b>9,114,529</b>

The accompanying notes  
form part of these  
Financial Statements



# STATEMENT OF CASH FLOW

FOR THE YEAR ENDED  
30 JUNE 2015

Christophorus House Retirement Village Limited  
ABN 32 001 781 013

	Note	2015 \$	2014 \$
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Government subsidies received		535,042	588,706
Receipts from residents		568,749	573,009
Interest Income		138,891	145,689
Other Income		86,861	86,763
Payment to suppliers and employees		-1,572,759	-1,580,198
<b>Net Cash Used In Operating Activities</b>	<b>14(b)</b>	<b>-243,216</b>	<b>-186,031</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Payment for Property, Plant & Equipment		-761,894	-299,637
<b>Net Cash Used In Investing Activities</b>		<b>-761,894</b>	<b>-299,637</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Proceeds from entry contributions / bonds / RADs		2,643,771	2,429,936
Repayment of entry contributions / bonds / RADs		-2,826,222	-538,075
<b>Net Cash Used In / Provided By Financing Activities</b>		<b>-182,451</b>	<b>1,891,861</b>
<b>Net (Decrease) / Increase in Cash Held</b>		<b>-1,187,561</b>	<b>1,406,193</b>
<b>Cash at the Beginning of the Financial Year</b>		<b>4,383,875</b>	<b>2,977,682</b>
<b>Cash at the End of the Financial Year</b>	<b>14(a)</b>	<b>3,196,314</b>	<b>4,383,875</b>

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

The accompanying notes form part of these  
Financial Statements

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
30 JUNE 2015

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 31st August 2015 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 *Australian Charities and Not-for-profits Commission Act 2012*. 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

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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.

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.

# NOTES TO THE FINANCIAL STATEMENTS

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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 2015, 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 2015.

## 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 STATEMENT

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	2015 \$	2014 \$
<b>NOTE 2: REVENUE AND OTHER INCOME</b>		
<b>Revenue</b>		
Revenue from (non-reciprocal) government grants		
- Commonwealth government grants - operating	537,184	579,389
<b>Other Revenue</b>		
- fees	561,198	578,955
- retentions	227,278	204,780
<b>Total Revenue</b>	<b>1,325,660</b>	<b>1,363,124</b>
<b>Other Income</b>		
- interest earnings	131,449	146,156
- rentals from property	82,992	83,076
- donations and bequests	2,977	2,360
- other miscellaneous income	892	1,217
<b>Total Other Income</b>	<b>218,310</b>	<b>232,809</b>
<b>Total Revenue and Other Income</b>	<b>1,543,970</b>	<b>1,595,933</b>

The accompanying notes form part of these  
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# NOTES TO THE FINANCIAL STATEMENT

FOR THE YEAR ENDED  
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	2015 \$	2014 \$
<b>NOTE: 3 PROFIT FOR THE YEAR</b>		
<b>Expenses</b>		
Depreciation of Property, Plant & Equipment and Bus		
- Buildings	30,058	45,568
- Plant & Equipment	29,398	29,436
- Furniture & Fittings	22,929	23,466
- Motor Vehicles	5,258	5,259
<b>Total Depreciation</b>	<b>87,643</b>	<b>103,729</b>
Remuneration of Auditor - Audit Services	10,736	7,920
Interest Paid	28,756	2,762
Provision for Annual Leave	22,765	14,638
Provision for Long Service Leave	12,329	-8,666
<b>NOTE 4: CASH AND CASH EQUIVALENTS</b>		
Cash on Hand	2,100	2,100
Cash at Bank - Cheque Accounts	80,707	20,967
Cash at Bank - Cash Management Accounts	518,110	180,746
Short-Term Bank Deposits	2,595,398	4,180,062
	<b>3,196,314</b>	<b>4,383,875</b>
<b>NOTE 5: TRADE AND OTHER RECEIVABLES</b>		
Trade Receivables	6,023	7,644
Other Debtors	41,796	47,385
	<b>47,819</b>	<b>55,029</b>
<b>NOTE 6: OTHER ASSETS</b>		
Prepayments	11,367	11,273
	<b>11,367</b>	<b>11,273</b>

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# NOTES TO THE FINANCIAL STATEMENT

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	2015 \$	2014 \$
<b>NOTE 7: PROPERTY, PLANT AND EQUIPMENT</b>		
<b>Land and Buildings</b>		
Freehold land:		
- At Director's Valuation 2015	4,292,346	7,124,464
- At Independent Valuation 2015	5,700,000	-
<b>Total Land</b>	<b>9,992,346</b>	<b>7,124,464</b>
<b>Buildings and Improvements</b>		
- At Director's Valuation 2015	5,455,700	5,810,181
Less: Accumulated Depreciation	95,707	74,043
	<b>5,359,993</b>	<b>5,736,138</b>
<b>Work in Progress at Cost</b>	<b>787,256</b>	<b>397,441</b>
<b>Total Land and Buildings</b>	<b>16,139,595</b>	<b>13,258,043</b>
<b>Plant and Equipment</b>		
Cost	988,859	829,240
Less: Accumulated Depreciation	521,169	491,772
	<b>467,690</b>	<b>337,468</b>
<b>Motor Vehicles</b>		
Cost	35,057	35,057
Less: Accumulated Depreciation	17,092	11,833
	<b>17,965</b>	<b>23,224</b>
<b>Furniture &amp; Fittings</b>		
Cost	202,939	195,638
Less: Accumulated Depreciation	172,079	149,150
	<b>30,860</b>	<b>46,488</b>
<b>Total Plant &amp; Equipment, Motor Vehicle and Furniture &amp; Fittings</b>	<b>516,515</b>	<b>407,180</b>
<b>Total Property, Plant &amp; Equipment, Motor Vehicle and Furniture &amp; Fittings</b>	<b>16,656,110</b>	<b>13,665,223</b>

The accompanying notes form part of these Financial Statements

# NOTES TO THE FINANCIAL STATEMENT

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## NOTE: 7 PROPERTY, PLANT AND EQUIPMENT cont. Movement in Carrying Amounts - 2015

	Freehold Land	Buildings	Plant, Vehicles and Furniture & Fittings	Work in Progress	Total
	\$	\$	\$	\$	\$
<b>2014</b>					
<b>Balance at the Beginning of the Year</b>	<b>7,124,464</b>	<b>5,496,863</b>	<b>450,547</b>	<b>397,442</b>	<b>13,469,316</b>
Additions	-	284,844	14,792	-	299,636
Depreciation	-	-45,568	-58,161	-	-103,729
<b>Carrying Amount at the End of the Year</b>	<b>7,124,464</b>	<b>5,736,139</b>	<b>407,178</b>	<b>397,442</b>	<b>13,665,223</b>
<b>2015</b>					
<b>Balance at the Beginning of the Year</b>	<b>7,124,464</b>	<b>5,736,139</b>	<b>407,178</b>	<b>397,442</b>	<b>13,665,223</b>
Additions	-	205,154	166,925	389,815	761,894
Revaluation					
Increments/(Decrements)	2,867,882	-551,246	-	-	2,316,636
Depreciation	-	-30,058	-57,585	-	-87,643
<b>Carrying Amount at the End of the Year</b>	<b>9,992,346</b>	<b>5,359,989</b>	<b>516,518</b>	<b>787,257</b>	<b>16,656,110</b>

**Note :** The directors commissioned a revaluation of land and buildings in Mildred Avenue at 30 June 2015 and the valuation of \$5.7 million has been reflected in these financial statements. The bank arranged a valuation of the remaining land and buildings in connection with a proposed line of credit for a new development.

This later valuation had not been finalised at balance date and will be taken to account in the following year. In these financial statements the directors have resolved not to revise the book values of the remaining properties pending completion of the valuation in the next financial year.

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# NOTES TO THE FINANCIAL STATEMENT

FOR THE YEAR ENDED  
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	2015 \$	2014 \$
<b>NOTE 8: TRADE AND OTHER PAYABLES</b>		
<b>Current</b>		
Sundry Creditors & Accruals	94,329	52,275
<b>Total Current Trade &amp; Other Payables</b>	<b>94,329</b>	<b>52,275</b>
<b>Non-Current</b>		
Fees received in advance	3,912	11,556
Loans and deposits	4,080	4,080
<b>Total Non-Current Trade &amp; Other Payables</b>	<b>7,992</b>	<b>15,636</b>
<b>NOTE 9: OTHER LIABILITIES</b>		
<b>Current</b>		
Entry Contributions - Independent Living Units	389,919	213,539
Entry Contributions - Hostel	513,821	323,760
	<b>903,740</b>	<b>537,299</b>
<b>Non-Current</b>		
Entry Contributions - Independent Living Units	5,006,140	5,064,726
Entry Contributions - Hostel	4,652,975	5,376,338
	<b>9,659,115</b>	<b>10,441,064</b>
<b>NOTE 10: EMPLOYEE REMUNERATION</b>		
Salaries & Wages	987,782	943,485
Workers Compensation	27,961	38,914
Superannuation	91,032	78,882
Employee Benefit Provision	35,094	5,972
	<b>1,141,869</b>	<b>1,067,253</b>
<b>NOTE 11: PROVISIONS</b>		
<b>Current</b>		
Annual Leave	82,398	59,633
<b>Total Current Employee Provisions</b>	<b>82,398</b>	<b>59,633</b>
<b>Non-Current</b>		
Long Service Leave	49,507	37,178
<b>Total Non - Current Employee Provisions</b>	<b>49,507</b>	<b>37,178</b>

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# NOTES TO THE FINANCIAL STATEMENT

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	2015 \$	2014 \$
<b>NOTE 12: FUNDS AND RESERVES</b>		
<b>FUNDS TOTAL</b>		
Opening Balance	5,455,541	5,456,079
Transfers In	2,321,290	2,429
Transfers Out	-4,654	-2,967
Closing Balance	<u>7,772,177</u>	<u>5,455,541</u>
<b>Concessional ILU Reserve</b>		
Opening Balance	<u>114,914</u>	<u>114,914</u>
Closing Balance	<u>114,914</u>	<u>114,914</u>
<b>Social Club Fund - Independent Living Residents</b>		
Opening Balance	-	538
Transfers In	4,654	2,429
Transfers Out	-4,654	-2,967
Closing Balance	<u>-</u>	<u>-</u>
<b>Anthroposophical Bequest Fund</b>		
Opening Balance	7,605	7,605
Transfers In	-	-
Transfers Out	-	-
Closing Balance	<u>7,605</u>	<u>7,605</u>
<b>Asset Revaluation Reserve</b>		
Opening Balance	5,274,790	5,274,790
Transfers In	2,316,636	-
Transfers Out	-	-
Closing Balance	<u>7,591,426</u>	<u>5,274,790</u>
<b>Asset Realisation Reserve</b>		
Opening Balance	58,232	58,232
Transfers In	-	-
Transfers Out	-	-
Closing Balance	<u>58,232</u>	<u>58,232</u>

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# NOTES TO THE FINANCIAL STATEMENT

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	2015 \$	2014 \$
<b>NOTE 13: RETAINED EARNINGS</b>		
Retained Earnings at the Beginning of the Financial Year	1,516,774	1,589,497
Net <b>Loss</b> for the year	-174,422	-72,723
Retained Earnings at the End of the Financial Year	<u>1,342,352</u>	<u>1,516,774</u>
<b>NOTE 14: CASH FLOW INFORMATION</b>		
<b>a Reconciliation of Cash</b>		
Cash on Hand	2,100	2,100
Cash at Bank	598,816	201,713
Short-term Bank Deposits	2,595,398	4,180,062
	<u>3,196,314</u>	<u>4,383,875</u>
<b>b Reconciliation of Cash Flow from Operations with <b>(Loss)</b> from Ordinary Activities</b>		
<b>Loss</b> from Ordinary Activities	-174,422	-72,723
<b><i>Non-Cash Flows in Profit from Ordinary Activities</i></b>		
- Retention of entry contributions	-227,278	-204,780
- Charges to provisions	35,094	5,972
- Depreciation	87,643	103,729
<b><i>Cash Flow in Operating Activities but not in Profit from Ordinary Activities</i></b>		
- Payments out of Reserves	-	-3,505
<b><i>Changes in Assets and Liabilities</i></b>		
- Decrease in Trade and Other Receivables	6,738	8,984
- Increase / <b>(Decrease)</b> in Trade and Other Payables	29,009	-23,708
<b>Net Cash <b>Used In</b> / Generated by Operating Activities</b>	<u>-243,216</u>	<u>-186,031</u>

The accompanying notes form part of  
these Financial Statements

# NOTES TO THE FINANCIAL STATEMENT

FOR THE YEAR ENDED  
30 JUNE 2015

Christophorus House Retirement Village Limited  
ABN 32 001 781 013

## NOTE: 15 SEGMENT REPORTING

INCOME STATEMENT \$000s	Aged Care (RAC 200)		Independent Living		Village / Admin.		Total	
	2015	2014	2015	2014	2015	2014	2015	2014
<b>Revenue – Operating</b>								
Government Subsidies	537.2	579.4	-	-	-	-	537.2	579.4
Resident Fees	476.9	500.6	84.3	78.3	-	-	561.2	578.9
Retentions	-	-	-	-	227.3	204.8	227.3	204.8
Interest Earned	-	-	-	-	131.4	146.2	131.4	146.2
Donations	-	-	-	-	3.0	2.4	3.0	2.4
Property Rentals	-	-	-	-	83.0	83.1	83.0	83.1
Other Misc. Income	0.3	0.7	-	-	0.6	0.5	0.9	1.2
<b>Total Revenue</b>	<b>1,014.4</b>	<b>1,080.7</b>	<b>84.3</b>	<b>78.3</b>	<b>445.3</b>	<b>437.0</b>	<b>1,544.0</b>	<b>1,596.0</b>
<b>Expenses - Operating</b>								
Wages & Super - Care	693.4	704.5	27.5	25.9	-	-	720.9	730.4
Wages & Super - Admin.	51.9	48.8	26.6	25.1	135.1	131.7	213.6	205.6
Wages & Super - Other	34.3	48.7	23.7	23.7	12.9	12.5	70.8	84.9
Wages On-cost (Excl. Super)	112.0	105.3	7.4	7.0	19.4	18.8	138.8	131.1
Providoring	82.8	99.0	-	-	-	-	82.8	99.0
Depreciation	43.1	42.4	34.7	33.5	9.8	27.9	87.6	103.8
Interest Paid	-	-	-	-	28.8	2.8	28.8	2.8
Repairs & Maintenance	30.3	28.3	10.1	15.0	-	1.2	40.4	44.5
Insurances	8.6	8.0	4.2	4.5	7.4	7.2	20.3	19.7
Motor Vehicle	-	-	-	-	4.6	9.5	4.6	9.5
Utilities	52.9	60.5	8.3	8.4	6.4	5.5	67.6	74.4
Central Costs	129.3	129.2	129.3	129.2	-258.5	-258.4	-	-
Other	144.6	90.4	10.3	10.3	87.4	66.5	242.4	167.2
<b>Total Expenses</b>	<b>1,383.2</b>	<b>1,365.1</b>	<b>282.2</b>	<b>282.6</b>	<b>53.0</b>	<b>25.2</b>	<b>1,718.4</b>	<b>1,672.9</b>
<b>Net Profit / (Loss)</b>								
<b>From Operations</b>	<b>-368.8</b>	<b>-284.4</b>	<b>-197.9</b>	<b>-204.3</b>	<b>392.2</b>	<b>411.8</b>	<b>-174.4</b>	<b>-76.9</b>
<b>Other Comprehensive Revenue</b>								
Subsidy from Village	368.8	284.4	197.9	204.3	-566.7	-488.7	-	-
<b>Net Profit / (Loss) &amp; Comprehensive Revenue</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-174.4</b>	<b>-76.9</b>	<b>-174.4</b>	<b>-76.9</b>

# NOTES TO THE FINANCIAL STATEMENT

FOR THE YEAR ENDED  
30 JUNE 2015

Christophorus House Retirement Village Limited  
ABN 32 001 781 013

## NOTE: 15 SEGMENT REPORTING (continued)

BALANCE SHEET \$'000s	Aged Care (RAC 200)		Village/ Independent Living		TOTAL	
	2015	2014	2015	2014	2015	2014
<b>ASSETS</b>						
<b>Current Assets</b>						
Cash	70.3	105.8	12.5	98.0	82.8	203.8
Investments	1,894.8	2,466.8	1,218.7	1,713.3	3,113.5	4,180.1
Trade & Other Receivables	-	7.6	-	-	47.8	7.6
Other Assets	8.0	17.1	3.4	41.6	11.4	58.7
<b>Total Current Assets</b>	<b>1,973.1</b>	<b>2,597.3</b>	<b>1,234.6</b>	<b>1,852.9</b>	<b>3,255.5</b>	<b>4,450.2</b>
<b>Non-Current Assets</b>						
Property, Plant & Equipment	3,151.2	3,020.6	11,188.3	10,644.6	16,656.1	13,665.2
<b>Total Non-Current Assets</b>	<b>3,151.2</b>	<b>3,020.6</b>	<b>11,188.3</b>	<b>10,644.6</b>	<b>16,656.1</b>	<b>13,665.2</b>
<b>Total Assets</b>	<b>5,124.3</b>	<b>5,617.9</b>	<b>12,422.9</b>	<b>12,497.5</b>	<b>19,911.6</b>	<b>18,115.4</b>
<b>LIABILITIES</b>						
<b>Current Liabilities</b>						
Trade Payables	38.8	21.5	55.6	30.8	94.4	52.3
Employee Provisions	65.0	47.0	17.4	12.6	82.4	59.6
Accommodation Bonds	513.8	323.8	389.9	213.5	903.7	537.3
<b>Total Current Liabilities</b>	<b>617.6</b>	<b>392.3</b>	<b>462.9</b>	<b>256.9</b>	<b>1,080.5</b>	<b>649.2</b>
<b>Non-Current Liabilities</b>						
Long Term Borrowings	-	-	8.0	15.6	8.0	15.6
Employee Provisions	24.2	18.2	25.3	19.0	49.5	37.2
Accommodation Bonds	4,653.0	5,376.3	5,006.1	5,064.8	9,659.1	10,441.1
<b>Total Non-Current Liabilities</b>	<b>4,677.2</b>	<b>5,394.5</b>	<b>5,039.4</b>	<b>5,099.4</b>	<b>9,716.6</b>	<b>10,493.9</b>
<b>Total Liabilities</b>	<b>5,294.8</b>	<b>5,786.8</b>	<b>5,502.3</b>	<b>5,356.3</b>	<b>10,797.1</b>	<b>11,143.1</b>
<b>NET ASSETS</b>	<b>-170.5</b>	<b>-168.9</b>	<b>6,920.6</b>	<b>7,141.2</b>	<b>9,114.5</b>	<b>6,972.3</b>



# NOTES TO THE FINANCIAL STATEMENT

FOR THE YEAR ENDED  
30 JUNE 2015

Christophorus House Retirement Village Limited  
ABN 32 001 781 013

## NOTE 16: FUNDRAISING AND DONATION INCOME AND EXPENSES

	2015	2014
(i) Details of Aggregate Gross Income	\$	\$
Gross Proceeds from Fundraising and Donations	2,977	2,360
Less : Cost of Fundraising and Donations	-	-
Total Current Trade & Other Payables	2,977	2,360
(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 30th June 2015.		

The accompanying notes form part of these Financial Statements

# NOTES TO THE FINANCIAL STATEMENT

FOR THE YEAR ENDED  
30 JUNE 2015

Christophorus House Retirement Village Limited  
ABN 32 001 781 013

## NOTE 17: LEASING COMMITMENTS

	2015 \$	2014 \$
<b>Operating Lease Commitments</b>		
Non-cancellable operating leases contracted for but not capitalised in the financial statements.		
Payable - minimum lease payments		
- not later than 12 months	5,460	5,460
- later than 12 months but not later than 5 years	8,190	10,920
- later than 5 years	-	-
The property lease commitments were contracted for a period for not less than 12 months, commencing 3rd September 2012		

## NOTE 18: RELATED PARTY TRANSACTIONS

	2015 \$	2014 \$
<b>a. Key Management Personnel</b>		
Any person(s) having authority and responsibilities for planning, directing and controlling the activities of the Company, directly or indirectly, including any director (whether executive or otherwise) is considered key management personnel		
<b>Key Management Personnel Compensation</b>		
- Short-term Benefits	216,621	210,312
- Post-Employments Benefits	-	-
- Other Long-term Benefits	-	-
<b>b</b> Other related parties include close family members of key management personnel and entities that are controlled or jointly controlled by those key management personnel individually or collectively with their close family members.		
The Company purchases food products from supplier EM Arndell. EM Arndell is related to director Mrs Mary Arndell.		
Director Mrs Mary Arndell has a relative resident at Christophorus House R.V. Hostel.		
Director Mr Robert Allerdice has a relative resident at Christophorus House R.V. Hostel.		
Director Mrs Madeleine Pathe has a relative resident at Christophorus House R.V. Hostel.		

The accompanying notes form part of  
these Financial Statements

# NOTES TO THE FINANCIAL STATEMENT

FOR THE YEAR ENDED  
30 JUNE 2015

Christophorus House Retirement Village Limited  
ABN 32 001 781 013

## NOTE 19: EVENTS AFTER THE REPORTING PERIOD

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

## NOTE 20: 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 the profit and 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.** Measurement 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

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# NOTES TO THE FINANCIAL STATEMENT

FOR THE YEAR ENDED  
30 JUNE 2015

Christophorus House Retirement Village Limited  
ABN 32 001 781 013

## NOTE 20: FINANCIAL RISK MANAGEMENT continued

### Valuation Techniques

The Company selects a valuation technique that is appropriate in the circumstance 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 the initial recognition and their categorisation within the fair value hierarchy:

		30 June 2015 \$	30 June 2014 \$	Valuation Technique Inputs Used
Recurring fair value measurements - Non-financial assets				Market approach using observable market data for similar properties.
Freehold Land	7	9,992,346	7,124,464	
Freehold Buildings	7	5,359,989	5,736,139	
<b>Total Non-financial assets recognised at fair value</b>		<b>15,352,335</b>	<b>12,860,603</b>	

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 or best use.

The fair value of freehold land and buildings is determined at least every five 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.

**The accompanying notes form part of these Financial Statements**



# NOTES TO THE FINANCIAL STATEMENT

**FOR THE YEAR ENDED  
30 JUNE 2015**

Christophorus House Retirement Village Limited  
ABN 32 001 781 013

## **Note 21: 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 100% of the grants being received from the Commonwealth are in accordance with funding arrangements which ensure regular funding for the foreseeable future.

#### **Credit Risk Exposure**

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;

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these Financial Statements**

# NOTES TO THE FINANCIAL STATEMENT

FOR THE YEAR ENDED  
30 JUNE 2015

Christophorus House Retirement Village Limited  
ABN 32 001 781 013

## NOTE 21: CAPITAL MANAGEMENT cont.

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 30th June 2015 and 30th June 2014 are as follows:

	Note	2015 \$	2014 \$
Total Borrowings		10,665,176	11,046,274
Less: Cash on Hand	4	3,196,314	4,383,875
Net Debt		7,468,862	6,662,399
Total Equity (Retained Surplus & Reserves)		9,114,529	6,972,315
Total Capital		16,583,391	13,634,714
Gearing Ratio		55.0%	51.1%

## NOTE 20: COMPANY DETAILS

The registered office of the Company is:

Christophorus House  
Retirement Village  
396 Peats Ferry Road,  
Hornsby NSW 2077

The principal place of business of the Company is:

Christophorus House  
396 Peats Ferry Road,  
Hornsby NSW 2077

## REFLECTIONS ON CHRISTOPHORUS HOUSE

### LESLEY EVANS



Lesley Evans

Ten years ago we celebrated the opening of the Hostel which at that time marked the completion of the Village. Now we are 31 years old, well established; but the goal of completion has moved on to planning new initiatives and enlarging the capacity to carry more residents. The present site has long been land-locked, curtailing expansion.

#### The Power of One

The way in which Christophorus House came into existence was through the heart and mind of one person: this was Helga Forster who came by boat from Europe in 1948. She struggled for 25 years to find her niche in her new country.

Then the niche was presented to her in a dream which changed her life and the lives of many others.

#### The "Dream"

*"I came into a park on a cold and dark night. In front of me lay the figure of an old man. He looked forlorn and desolated. I seemed to hear him whispering 'help'. Helga could not dismiss this dream. The seed had*

been planted and became a fiery mission. Helga herself had a fiery personality with the gift of communication. She soon ignited supporters, especially fellow members of the Anthroposophical Society in Sydney. Helga's story and the creative 'hands on' work of many friends, is the stuff that legends are made of.

#### My Story

How did I become a resident twelve years ago? There is an observation saying: "watch where your feet are taking you." Mine were already beating a track to 'Inala,' in West Pennant Hills, where I worked for 25 years. I lived in at Inala, spending weekends at my home in Hornsby. Living close by to Christophorus House, I was involved in the early days, but not to clear the land or pull out weeds. My hands were over-occupied with teaching "children needing special care." Later, when the founders Dr and Mrs Keira Pohl passed on, I was appointed Principal.

My mother provided a next step towards a deeper involvement with Christophorus. Leila had lived contentedly in her small cottage and was very independent. But a sudden operation changed both of us. She moved in with me and I moved out of Inala to care for her. So began a balancing act living two lives. Eventually, this led to burnout. But what was the solution? I was not yet ready to retire.

One day, I cautiously spoke to her about Christophorus House Hostel which was just beginning to be built. The reply was a shocked silence and so it lingered in the air

for a time. One day Leila herself brought up the subject, indicating that she was willing to make the move. I made an appointment with the then Hostel Manager and we looked at the half-built rooms. The choice was made. Leila moved in at the age of 88, becoming a Hostel pioneer.

Living in a small community for such a private person was not easy at first but slowly she made a few connections. One day, she said firmly that 'this' was the answer to old age. She developed insight and compassion for the trials and illnesses of others. Although she was the eldest of the Hostel family she seemed one of the most robust. What did she most miss? Shopping and buying provisions for her own household – her lifetime work. Leila passed away aged 98 and had increasingly felt comfortable in the Hostel.

#### Becoming a Resident

This was the last thing I expected to do. I had retired and the large house and garden started to push me to recognise that I had physically moved into a new stage of my life. Upon moving in, we say many farewells including our own habits and especially to our own belongings. We always bring in too much 'stuff' and then spend more time exiting the 'stuff'!

I became very involved when Helga asked me to join the Christophorus House Board. The early years of nurturing a new community to emerge in a healthy way was not easy. In the late 70's, aged care was almost non-existent. There were no models in the community demonstrating how to do it: Christophorus had achieved its birth but there was no agenda for growing up.



There is always an 'inner curriculum' which manifests in 'events'. The organisation itself has its own biography just as we have – meeting the challenges and obstacles needing to be overcome or simply digesting the lesson and moving on.

Today, the field of aged care is a major sector and is subject to increasing bureaucracy.

We can be thankful for our Board members who, together with CEO Milan Telford are called upon to unravel the complexities and balancing the financial needs, whilst also creating future Village expansion.

The 'Power of One' has been replaced by the power of a group, sharing their skills and supporting one another. Perhaps this is a different way of 'dreaming'?

Who is Christophorus? This is a very old legend: an old man on a difficult journey carrying a holy child on his shoulders. The child carries a symbol of the world. The name means "Christ bearer". The founders chose this name and it became 'the light on the hill' that sustained them.

*Christophorus House – that is your name!*

*You are born now to serve*

*To take to yourself*

*The souls that seek you*

*And to set them free*

*At the edge of Time.*

*Give wings to these souls*

*Give strength to their deeds*

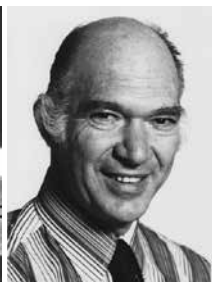
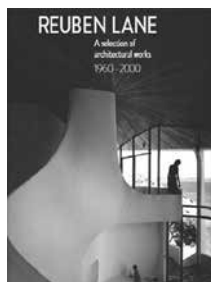
*Release their burdened hearts*

*A Christ-bearer never weary will be*

*And that is your aim Christ-bearing House.*

Lesley Evans, June 2015

## REUBEN LANE TRIBUTE



On Tuesday, 18th August 2015 at Tusculum at the Institute of Architects, REUBEN LANE's (1933-2012) book was posthumously launched. Not only did he design Christophorus House Retirement Village's Hostel and Self-Care Villas, his talents ranged from residential dwellings, community housing and public works (details below) – his design artistry is well documented in this book.

A genius in his own right, Reuben Lane met Frank Lloyd Wright, Le Corbusier, Mies van der Rohe, Phillip Johnson and Oscar Niemeyer, the leading architects of the 1950's, and he worked for Oscar Niemeyer before returning to Sydney.

On my exploration to view some of his work, I travelled down a quiet cul de sac in Cronulla and found, tucked behind a high wall, Apollo Gate, the house he designed for Tom Breen. It has been described as the 'Opera House' of Sydney homes, exploring sweeping curves, cantilevers and wide expanses of glass with pure white walls, soaring pillars and roof. The home is still at the forefront of modern architecture today. See [Reubenlane.com](http://Reubenlane.com) for more details about his book.

In Hornsby, on the upper north shore, you will find an unassuming cottage on the highway behind which is revealed the majestic lines of Christophorus House Retirement Village, with a Hostel building and villa-style Self Care units.

The architecture is innovative and unique!

At a property in Dural stands Warrah's unique Nordorff Robbins Hall which houses classrooms as well as a library and staff rooms, all with strong therapeutic qualities, for students with disabilities. The wonderful roof design and "Specially designed columns provide an enclosing colonnade which 'embraces and reflects the special spiritual quality of the school'."

The heart of Glenaeon Rudolf Steiner School, in the leafy suburb of Sydney's Middle Cove, is the multipurpose hall which is another masterpiece. Reuben Lane was meticulous in finding out as much information as he could from those who would use the building he was to design so each project was tailor made for each client.

Reuben designed many homes, a budget house, a mobile house, apartments, housing for university students, the Argyle Arts Centre, Windgap Occupational Training Centre as well as work for the Australian Quadriplegic Association. All these designs and more, are featured in his book. The photographs by renowned photographer Max Dupain, matched to the detailed layout and architect's working drawings, make this book not only an inspiration and delight for the eye, but also an excellent educational book for young architects.

As a resident in an independent living villa at Christophorus House for over 15 years, although my unit is small, the way it is designed gives me the experience of expansive space and openness, due to the skill of Reuben Lane. I am deeply thankful to him for this beautiful Village.

**Compiled by Rosemarie van Hoogstraten**





# CHRISTOPHORUS HOUSE ILU RESIDENTS' COMMITTEE REPORT 2015



Back Row: Jim; Robyn; Elizabeth; Margaret; Marcia  
Front Row: Rose-marie; Jan; Irene.

**I**t has been another comfortable and secure year in self-care at Christophorus House Retirement Village, under the efficient management of Milan, with capable support from Monika.

We mourn the loss of some of our fellow residents: Mavis W, John V and Barbara H. Barbara was a long-term resident who worked diligently as our *Retirement Villages Residents' Association (RVA)* representative, past Chairman of the Residents' Committee and organiser of our monthly outings. She will be forever missed. We also wish Cynthia M all the best; Cynthia moved on to another facility during the year.

Membership of the committee has changed; Rose-Marie has stepped down as Chairman of the Committee after the statutory three years and taken the role of secretary as well as the RVA Liaison.

Marcia joined the committee and volunteered to participate in organising outings.

Our outings have been to a range of venues for either, morning tea, brunch or lunch and have been supported by residents. Our thanks go to the Board & Management for financial support.

Hayden has given caring and effective support for our technical needs, as well as efficiently organising window, carpet and gutter cleaning.

Jason has provided us with a colourful environment, tidy lawns and removal of leaves and other tree related debris.

Committee work has been focussed on the *Village Pet Policy* and recommendations have been offered to ensure new residents are fully informed of the policy details.

A serious rat problem has been dealt with by the demolition of an adjacent derelict property and with better attention for controlling bird feeding systems.

We welcome our new residents Pam and Connie to the Village and hope they enjoy our delightful environment.

**Jim Steel**  
**Chair**  
**Residents' Committeet**



# TRIBUTES

## DONATIONS RECEIVED (OVER \$20.00)

A & J Hilna; J Jaaniste; B. Hicks; G & P Harvey; A Higgins; M Bebb; J Steel; M. Telford; C. Paterson; Wilkinson; G Castle & Associates; M Lane; Kentburn Pty Ltd.; I. Crick; M. Power; M. Arndell; N. Blackwood; H & W Mayne; L & R Warren; R. Pecover.

## LIST OF LIFE MEMBERS

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

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Mrs Pamela Thomas  
Mr Aloys B Tromp †

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

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Mr John Blackwood †  
Mrs Norma Blackwood  
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Mrs Sybil Benson †  
Mrs Gloria Campbell  
Mr Colin Campbell †  
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Mr Dennis Glenny †  
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# 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.'

**B**orn 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."*

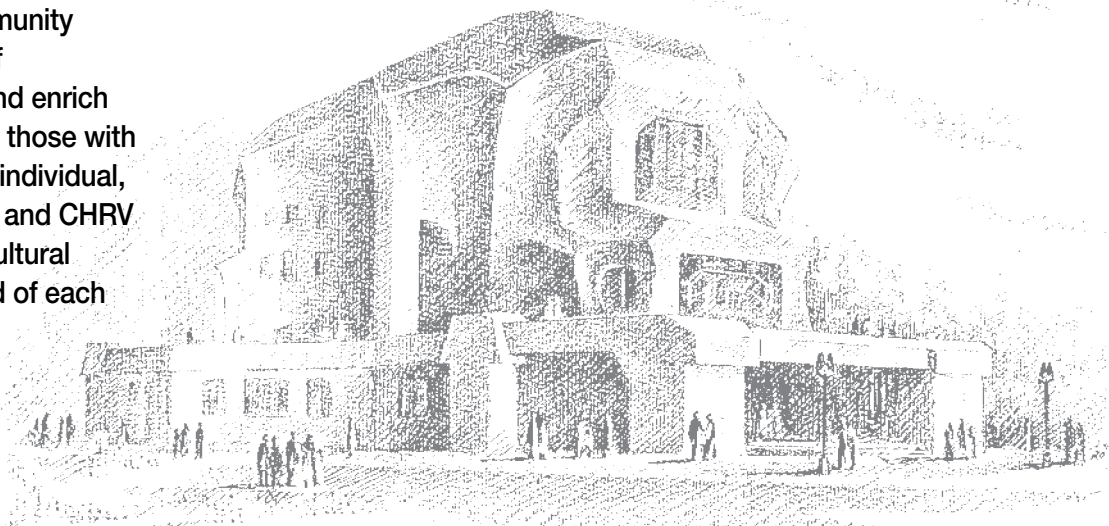
*"Sometimes it happened that people who met Rudolf Steiner for the first time would feel a certain disappointment. They had expected a 'world reformer', a prophet with corresponding appearance and mien. Instead they found themselves vis a vis this remarkable man with a quality of life that was constantly 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











**CHRISTOPHORUS HOUSE**  
retirement village