



Annual Report 2016

Christophorus House Retirement Village Ltd

ABN 32 001 781 013



CHRISTOPHORUS HOUSE
retirement village

Registered Office: 396-398 Peats Ferry Road, Hornsby NSW
2077 (previously 'Pacific Highway')
Telephone: (02) 9476 3161
Office Fax: (02) 9477 5768
Office email: admin@christophorushouse.com.au
Hostel Fax: (02) 9987 0212
Hostel email: hostelmanager@christophorushouse.com.au

The Legend of St Christopher



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

As he was riding along with the Devil and his followers, they came to a cross by the wayside. The devil cringed away

in fear at the sight of the cross and Offerus left the Devil to seek for the Master of the Cross who could frighten even the Devil.

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

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

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

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CHAIRMAN'S REPORT

JUNE 2016



Robert Allerdice

I am pleased to present my report for the 2015-16 financial year, being the financial year ended 30 June 2016.

In summary, the year was both very successful and very challenging and disappointing. Successful in relation to, amongst other things, the better than expected financial results and the renewed accreditation of the Hostel. Challenging and disappointing in relation to our proposed independent living unit development at 15 and 5a Mildred Avenue, which has not proceeded as planned.

Proposed Independent Living Unit (ILU) development

At the 2014 Annual General Meeting, I informed members that on 8 October 2014 Hornsby Council had 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 development as approved involved the construction of two buildings.

After a number of delays, the Board selected the preferred building company in May 2015, and Hornsby Council approved amendments to the DA in September 2015. However, further delays were experienced in obtaining the finance necessary to complete the project in one stage, as the value of the properties to be offered as security for the loan funds was not great enough to support a loan of the size necessary to pay for the construction of both buildings at the same time. At last year's AGM (the 2015 AGM), I indicated that this would probably mean that it would be necessary to build the ILUs in two stages, with one of the two buildings being only partially completed (a "hybrid development").

Unfortunately, the bank with whom we were negotiating rejected a "hybrid development". Instead, after a revaluation of the properties in early in 2016, which indicated an increase in value of the properties, the bank agreed to partially fund a one stage development, provided CHRV used some of its own funds towards the cost of construction. This appeared to us to be a much better outcome and the Board pursued this option with the bank.

The bank's offer of finance, when it came in April 2016, was subject to numerous conditions precedent which CHRV had to satisfy before any finance would become available. By May 2016, it appeared that, with a great deal of work, CHRV would be able to satisfy all the conditions precedent. One of the conditions precedent was the signing of a building agreement with our preferred building company. This was expected to take place in late June or early July 2016. However, the signing never eventuated.

The reason for the failure to sign the building agreement was due to a last minute request by the head company of the construction group which included our preferred building company to sign the building agreement with another company in the group rather than with the company that we had identified as our preferred builder.



The reason given for the requested change was that our preferred building company was engaged in litigation with one of its customers. This caused CHRV to conduct further due diligence on the group and we came to a decision not to accede to the requested change and, of course, not to enter into any contract with the preferred building company either. This left us with finance but no builder.

The bank's offer of finance has now lapsed and it will be necessary to commence new lending negotiations and to issue new tenders for builders should the building project proceed. At the time of writing, the Board is still considering its options. All in all, it has been both a disappointing and frustrating outcome after we appeared to be so close to commencing the development.

Notwithstanding this substantial setback, I would again 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, and who have spent considerable time on the ILU development project.

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, and in anticipation of the commencement of construction of the ILU development, we budgeted for a deficit of \$331,000 for the 2015-16 financial year. As can be seen from our financial results, we in fact incurred a significantly smaller deficit of \$97,652 which, whilst still a deficit, is very pleasing. The reduction in the anticipated deficit was due in large part to full occupancy in the Hostel, for which we need to congratulate our Hostel Manager, Denise Zhao.

I refer you to the Treasurer's report for more detail.

We have budgeted for a deficit in the next financial year (2016-17) of \$253,087. However, this was based on the assumption that the ILU development would commence in 2016-17. It may be necessary to amend the budget if this assumption proves incorrect.

Our financial results also record an increase in value of our property at 396 Peats Ferry Road to \$12 million dollars, resulting in an increase in our revaluation reserve of \$2,257,527. The increase in value has boosted our balance sheet considerably.

Appointment of Treasurer

Following his appointment to the Board in August 2015, I am very pleased to report that Ian Kircher has agreed to replace me as Treasurer of CHRV. Ian's accounting qualifications make him ideally suited for this position.

Accreditation of the Hostel

During early June 2016, the Hostel underwent its three yearly re-accreditation audit. I am very pleased to report that the Hostel has been accredited for another three years, successfully meeting all 44 expected outcomes of the Accreditation Standards. Our Hostel Manager, Denise Zhao, and the Hostel Supervisor, Vik Sonea, are to be congratulated on this outstanding result. Our thanks must also go to our former Hostel Manager, Andrea Nguyen, who reviewed or renewed all our documentation prior to the audit.

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 2016-17.

Robert Allerdice
Chairman of the Board



CHIEF EXECUTIVE OFFICER'S REPORT

JUNE 2016



Milan Telford

Preparing this report requires a time for reflection, as one considers the events and happenings of the last financial year (period 12 months ended June 2016). The focus of work in the last year was split between the current operations and that of the new ILU Project.

Current Operations

I am pleased to report that the people charged with running the day to day care of our residents, i.e. our staff, did an unflinching excellent job this year. There were many positive comments written to the organisation from families of residents in our care. Just to give a very small sample of comments;

"Dear Denise and all the lovely staff at CHRV...we would like to thank you for looking after our ... for the past 5 ½ years. She was contented and happy with you all..."

"Dear Denise, on behalf of my family, I would like to thank you, Vik and all the wonderful staff at CHRV very much, for taking such good care of both my parents over the last 5 years. CHRV is blessed with many dedicated carers, Susanna, Vicki, Kathy, Tracey, Annabelle, Jason, Hayden, Monika, Ian (I hope I haven't missed anyone) and nothing was ever too much trouble for them. I particularly enjoyed my lunches there and was always made welcome. I also enjoyed the various activities that my parents were involved in and I will miss coming to the music afternoons with Rowlanda. It is an end of an era visiting CHRV and I will miss my times there and the company of the other residents."

Dialogue with CEO of a family member of a respite resident, "...from the moment I walked into the Hostel, I had very good feelings about the place and this sense remains with me on each visit. Staff are courteous and the first time I was there, Denise came out straight away and showed us around and spent a lot of time with us."

"...to you all, countless thanks. God bless each and everyone one of you."

From our computer system in the Hostel there are 14 pages of comments such as those above. They express what numbers cannot; that the living environment and care by staff matches the needs of the residents and is gratefully appreciated. This sentiment is corroborated by the fact that for the three yearly mandatory Accreditation Audit, which was again undertaken in June 2016, audited by the Australian Aged Care Quality Agency; we received another 3 year accreditation and without a single negative issue found/commented on, by the auditors. The

Audit found that our systems and processes are excellent and a thorough review of the documentation concurred that Christophorus House provides the quality of care that results in such an audit, all 44 outcomes of 4 standards met. I extend my sincere thanks and many congratulations to Denise and her hard working professional staff / team, for their successes and the great work they have done during the past year. Also a special thanks to Andrea who assisted in many aspects of the re-Accreditation preparations.

Importantly, this year the Board approved change of name for the Hostel and in the process we will be recognising our founder 'Helga Forster'. The name change ceremony will be held in November 2016 and the name of the Hostel will become 'Helga Forster House'.

The independent living residents also have ample opportunity through resident meetings (4 per annum), the Resident's Committee, the Self Care Liaison Officer (Monika) and up through to the CEO and Board, to have their views heard and duly considered. Living at the Village continues to be something that many want, as expressed recently in a prospective residents meeting and as evidenced by the waiting list, combined new ILU and existing Village, totalling over 50. If there is something additional that residents would like to have happen in the Village, the management is always open minded about suggestions and these would pass through the Resident Committee firstly, for consideration. Many thanks go to Monika for her important work with all the independent living residents and



for her liaison with the Hostel staff for combined activities and events.

The physical environment, where people work and live, is kept in working order by Jason (gardener over 28 years at CHR.V) and brother, Hayden, as Maintenance Supervisor. Their combined roles extend to repairs and maintenance, work health and safety in respect of staff, residents, subcontractors, fire training for staff and residents, electrical tagging, liaison with suppliers for statutory maintenance requirements, roof cleaning, pathway cleaning, painting, organising tradies, bus driving, unit & room renovations. Thank-you guys, for your important contribution to the life here at the Village.

New ILU Project

In June of last year we were very much set to commence construction in July. We had already given notice to the tenants in our houses at the Mildred property sites, to vacate by end of June 2015. Then we began to experience delays in obtaining the needed finance. The first offer (given in August 2015) from our banker was inadequate, however we agreed to cover the shortfall with an equity contribution from our own funds. By October however, there was still no formal offer from the bank and the proposed builder then increased the price making the idea of building both buildings at the same time, out of reach for CHR.V. CHR.V then embarked on a 'hybrid' style solution for the finance. This would mean building the first building completely and the 'shell' (roof and sides) of the second building, on the basis of utilising the finance offered.

After another lengthy process this hybrid option was also rejected by the bank. In January 2016 however, as valuations (now too old) had to be re-done on the properties, it was found that the value of the Mildred properties had increased to an amount that meant the bank could offer more funding, relaxing their lending ratios in the process. CHR.V then agreed to a higher equity contribution for the financing of building both buildings at the same time. The finance package came however, with a large number of 'conditions precedents' [CPs] that needed to be met, (e.g. having a construction certificate which in turn required a number of pre-requisite matters to be under-taken). The process continued out into June 2016 at which time all CPs were nearly met and all that was needed to be done, was the signing of the builder's contracts and the Bank Finance Agreement. At the point of signing with the builder, we were alerted to an issue by the builder which required of us, a new due diligence check. After our own internal examination which was then followed up and corroborated by two independent professional reports, we made the decision not to contract with the proposed builder. The Board is currently considering its options.

To conclude

I should like to conclude by thanking our volunteers; firstly the Board, who are most efficiently and effectively managed by Robert Allerdice, one who has a sharp eye and cutting edge legal mind; all directors in their different special capacities providing many, many hours of their own time to the organisation and who face the same legal responsibilities under Australian Corporation law as any

director of an international conglomerate would do; however ofcourse, not with the million dollar director fees, expense allowances and unlimited resources at their disposal. In fact CHR.V Directors get absolutely no remuneration whatsoever, and do this tireless work only for the benefit of the good folk who form the community of CHR.V. Thank-you all.

A big thank-you to the Residents Committee, for their invaluable work on Village internal matters that arise from time to time, and which is ably chaired by Jim, who I would like to say has been a pleasure to work with throughout the year; thank-you Jim and Committee members. My sincere thanks to Judy R; Renate B, Lisa D, David W, who provide input in the form of Anthroposophical work and spiritual nourishment to our residents. I also thank all those that are mentioned in the Hostel Manager's report without repeating what is said there, but ofcourse my sincere thanks also go to the management team of Denise and Vik, who are outstanding individuals and who work so well together. To our Patron Karl Kaltenbach; always taking an interest in everything that goes on at CHR.V. Thank-you Karl, I always appreciate your words of wisdom and your support.

Our Auditors, Marie-Luce and Roger (seen in pictures page 6), thanks for the thorough job, always with a smile.

Finally thank-you to the residents and prospective residents; it is a pleasure to serve you.

Milan Telford
CEO



TREASURER'S REPORT by Ian Kircher

JUNE 2016



Ian Kircher

Overview

I am pleased to be able to present my first Treasurer's Report for Christophorus House, having been appointed Treasurer during the financial year. The result for the year was a deficit of (\$97,652). This was much better than originally anticipated in the budget – a deficit of (\$330,890). There are several reasons for this.

Firstly: The large number of vacancies which occurred in the Hostel in the 2015 Financial Year resulted in the Budget being conservatively set with only a gradual recovery in occupancy, whereas in reality we were able to fill most of the vacancies in the first 6 months of 2016. This had a significant positive impact on our government funding and residential care income bringing in \$183,317 additional income.

Secondly: With changes in the Aged Care legislation, a new source of income, the Daily Accommodation Payment (an alternative to paying a bond [Refundable Accommodation Deposit or RAD]), began to be received. This was something that, because we had no immediate knowledge or experience of from the past, was therefore not able to be included in the budget. We actually received a total of \$34,236 for the year.

Thirdly: The intended and budgeted commencement of the new ILU Project did not eventuate in July as expected. This resulted

in a small favourable variance to interest earnings against budget caused by the pool of funds being higher than expected. However the total interest income was partly reduced as the rate of interest declined further than expected.

Overall, income improvement (to Budget) amounted to \$230,625, whilst overall expenditure savings (to Budget) was \$2,612. Expenditures in the Financial Year (FYR) 2016 were able to be contained by management at \$1,728,065. As compared with the FYR 2015, which was \$1,718,392, this meant a very satisfactory increase of only \$9,673 from the previous year; a 0.6% increase as compared with the inflation index 1.7% and Enterprise Agreement of over 3.0% for wages.

Income

Table of Detailed Income Items – Year by Year Comparison

Compared to the 2013/14 financial year our income in the 2015/15 financial year was less, due in the main for the reasons commented above in the overview. The following table gives the break-down:

Income Item (\$000s)	2016	2015	2014
Retentions – ILU & Hostel	227.1	227.3	204.7
Rental Income	35.4	83.0	83.1
Interest Earned	107.6	131.4	146.2
Fees - Maintenance ILU	80.7	84.3	78.3
Fees - Resident Care Hostel	541.7	470.9	500.6
Government Grants	600.0	537.2	579.4
Daily Accommodation Payment (DAP)	34.2	6.0	-
Donations	2.4	3.0	2.4
Other / Misc. Income	1.3	0.9	1.2
Total Income	1,630.4	1,544.0	1,595.9
Occupancy – ILU	95.2%	100.0%	98.0%
Occupancy – Hostel	83.3%	75.1%	96.8%

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

Summary of Expenditure

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

Expenditure (\$000s)	% Change	(Increase) / Decrease	2016 \$	2015 \$
Wages & On-costs	0.6%	6.5	1,135.4	1,141.9
Depreciation	16.9%	14.8	72.8	87.6
Interest Paid	34.0%	9.8	19.0	28.8
Other Expenses	(8.9%)	(40.8)	500.9	460.1
Total Expenditure	(0.6%)	(9.7)	1,728.1	1,718.4

In the first three major categories, costs were contained and actually were less than the previous financial year. Wages cost in 2015, had 27 fortnights versus the usual 26 fortnights; this occurs once every 14 years. However from 2016, a provision has commenced to cover the 27th payroll which will occur some years hence. Depreciation was in line with the Asset Register and indicates that certain asset items were fully depreciated through the year. Interest paid is related to the statutory requirement to pay interest on bonds (only in the Aged Care facility i.e. Hostel) which are to be refunded. Interest commences immediately on vacation of a room. If to do with a transfer, then the interest component is no more than 14 days before the bond is transferred. In cases of death, the interest can be many months, whilst probate is awaited.

The 'Other Expenses' increased by 8.9% and as can be seen in the Profit & Loss Statement (page 24), the main items of increase were Repairs & Maintenance, Providoring (food) and therapy provision.

Overall expenditures, the increase being less than 1% (at 0.6%), indicates that costs were well managed and kept to a minimum.

Balance Sheet

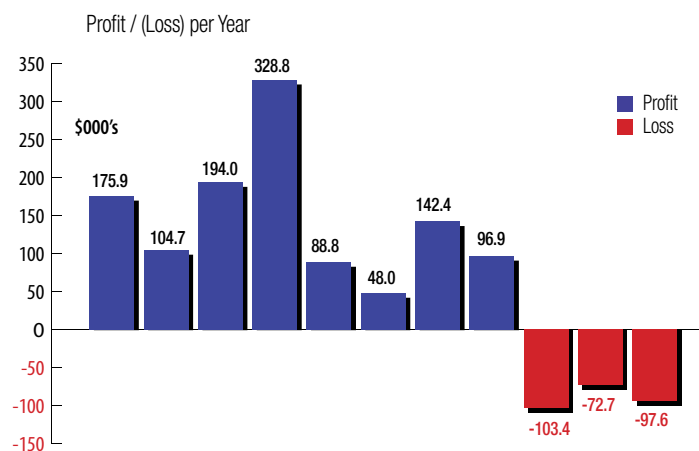
In FYR 2015, the Mildred Avenue properties were revalued, up to a value of \$5,700,000. At the time of the last reporting, there was no independent Land & Building valuation available for the existing 'Peats Ferry Road' (previously Pacific Highway) site and hence the revaluation for this was held over until the FYR 2016. Note 7 shows the total revaluation of the Peats Ferry Road

site Land and Buildings to be \$12 million (Land \$5,796,000 and Buildings \$6,203,995), which resulted in a revaluation increment of \$2,257,527 (see 'Statement of Changes in Equity' page 26).

Work in progress during the year increased to \$1,229,785 (2015: \$787,257) and all costs there-in pertain to the new ILU Project. These costs include payments such as Hornsby Council at \$291,000 for section 94 contribution, in order to obtain a 'Construction Certificate'. As at the date of this Report, construction has been delayed, as reported in the Chief Executive Officer's Report.

Cash balances as at 30th June were down on last year, having been higher throughout the year, due to several residents leaving and been paid out in May and June. But the liquidity remains at a satisfactory level with the ratio of cash to bonds at 31.8 cents in the dollar. There were 4 vacancies in the Hostel at the end of June, with two bonds valued at \$655,000 outstanding.

Overall we are pleased to report a very satisfactory performance given the headwinds Christophorus House is presently facing.



	2005	6	7	8	9	2010	11	12	13	14	2016
Profit	175.9	104.7	194.0	328.8	88.8	48.0	142.4	96.9	-103.4	-72.7	-97.6

Ian Kircher
Treasurer



HOSTEL MANAGER'S REPORT

JUNE 2016



Denise Zhao

It has been more than three years since I started working at CHRV and it gives me great pleasure to report on a very busy and successful year. We had two residents turned 100 during this financial year.

On Sunday 1st of November 2015 we celebrated Elsie Blair's 100th birthday with decorations made by residents and the DT team, helium balloons, lots and lots of flowers, fine china tea cups and plates, two birthday cakes (one fruit cake as requested by Elsie and another chocolate cake for those who does not appreciate fruit cake). Eight of her family members came to this event and we allocated the Evelyn Latter's room for them.

On Wednesday 2nd of March 2016 James (Bill) Arndell celebrated his 100th Birthday. This was a very big occasion not

only for Bill, but also the other residents and staff. Bill was very pleased with how the celebration turned out. Celebrations continued for Bill throughout the month of March.

During this financial year we had thirty-one respite residents and ten became permanent hostel residents.

New residents:

We welcomed Norman, Niki, Evelyn, Wendy, Dorothy, Shirley, Marjorie (Grace), Arthur, Stephen and June as new residents into our hostel.

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

Residents transferring out:

During the year we were sad to see the following residents leave our facility: Elsie, Louise, Wendy, Evelyn and Jean.

Elsie rest in peace the day after her 100th birthday; all the other residents moved to facilities where higher care needs could be accommodated to their care.

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

NSW Food Authority Audit of our Food Safety Standards - 21st July 2015:

we received an A rating for the NSW Food Authority Audit. I'd like to thank Vik (Supervisor) and Bob (Chef) for

leading the catering team. 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. Also thank you to all those who contributed to our successful audit.

We had a successful unannounced visit from the Australian Aged Care Quality Agency on (28/10/15). Our residents and relatives have given positive feedback on our care to the auditors. Thanks to all those staff present for the audit (Marieta, Vicki, Bob, Wolfgang, Kathy, Hayden and Veronica) and special thanks to Vik who keeps our facility running smoothly!

Triennial Accreditation Audit – 7th & 8th June 2016:

Auditors of the Aged Care Standard and Accreditation Agency carried out the 3 yearly Re-accreditation audit in June 2016 and the Hostel was found compliant with all 4 Standards (and 44 outcomes) assessed. Special thanks to Andrea Nguyen (RN) for her great leadership and hard work in reviewing various policies and procedures, staff and residents handbooks. I thank all the staff for their exceptional commitment in achieving such an outstanding result.

Staff:

During the past year, 6 staff left employment at CHRV, Veronica Q (Kitchen hand), Mohong Z (Kitchen hand/Carer), Jyoti N (Carer), Hema B (Carer), Jeanette L (RAO) and Sally M – Physiotherapist.



We welcomed the following staff:

Irene K - (admin person to assist hostel manager in the office) and Bobby T – Physiotherapist. I hope that they will enjoy being part of the Christophorus House staff as much as I do. Our goal at CHRV is to have a supportive team where staff live our mission statement, vision and values and feel enabled to grow and develop personally as well as professionally.

Education:

Training and education is an on-going and important aspect of the professional development of our staff. This includes both mandatory and highly recommended training sessions which have been conducted throughout the past year and ensures all staff have the appropriate skills and competencies necessary to fulfil their tasks. Such as Seniors Rights Advocacy; QUEST- 'Accreditation Overview from the Australian Aged Care Quality Agency; Professionalism and ethics; Asthma – keeping everything in?; "Trouble Waters" UTI; How to flush a PEG tube; Healthy Bladder & Bowel Habits; Oxygen management; Diabetes management; First Aid; 'Follow the Path' - S8 Legislation; Falls prevention; Heart and heart disease – what can we do; and Loss and Grief.

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

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. Words cannot express our thanks to them as they transform our residents' lives into a meaningful and purposeful life.

Bus outings provide a break in the routine of hostel life and help promote feelings of wellbeing. The bus trip destinations included everywhere from Brooklyn to Narrabeen lakes to Gosford water front to Castle hill heritage park; Ku-ring-gai Wildflower Gardens, Fagan Park (Galston); Balcombe Park (Wahroonga); Mona Vale Beach; the Bicentennial Park at West Pymble; Barnett's lookout; Berowra Waters; Lance Cove National Park; Parsley Bay; Parramatta Park; Davidson Park; Balcome Park; Pioneer Park at Castle Hill, Blaxland Park at Homebush; Greengate Park at Killara; Narrabeen beach and the Sydney Museum for the "Toys through Time" exhibition. Long lunch outing at the Asquith Golf Club; North Ryde RSL; Terrey Hills Tavern; Mooney Mooney Workers Club; Woy Woy on the water at the Fisherman's Warf; the Fox Café Wahroonga. Monthly shopping at Cherry Brook Shopping Centre.

Other regular activities enjoyed by the residents included Rowlanda's music, Ian's foot bath and massage, Bingo, Happy Hour, Hoy, Anthroposophical therapies, Craft, Indoor mini golf, Card games, Carpet bowls, Reading group, pet therapy and Birthday celebrations.

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. Bob for his wonderful cooking and willingness to serve our residents; Irene for her meticulous paperwork and keeping the office beautiful; 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 twelve 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 our staff members and recognise them as one of our greatest assets. Thank you to all my staff for going above and beyond!

Denise Zhao
Hostel Manager



SELF CARE LIAISON CO-ORDINATOR'S REPORT

JUNE 2016



Monika Bebb

It's been another busy year and a rewarding one in my role as the Self Care Liaison Officer. As I regularly walk around the Village, I meet residents who share with me their lives, concerns and interests. I feel it's important that they feel safe and supported at this time in their lives. A large part of my work is the social interaction and communication with residents and learning to listen to understand people's needs is a learning, growing and enriching process. I continue to share driving the bus to take residents on their weekly shopping trips and monthly outings and since my weekly work to support Hostel Manager Denise came to an end earlier this year, my time has been well spent. Regular administration work under the CEO includes assisting

at meetings, providing general admin support, attending to general enquiries, writing monthly reports, attending staff training, producing our newsletters as well as sourcing events of interest for our residents and posting these on our website. I've also enjoyed updating our small library which houses works mainly by Rudolf Steiner but also contemporary authors and subjects. There's also a comprehensive collection of DVD's available to borrow.

New Residents

We welcomed three new residents to the Village this past year: Mrs Power, Mrs Pike and Mrs Broadley. Once settled, residents receive an 'Orientation Folder' and boxed flowers to welcome them to the Village. People often already know someone who lives here which helps them to find their way around. Our three new residents have settled in well and are enjoying the benefits of Village life!

In Memoriam

As reported in last year's Annual Report, long time resident, **Mrs Barbara Harding** departed this earthly life on 1st July. After

a memorial gathering held in the Cottage for family and friends, a white rose tree which had been planted in memory of her husband Richard previously, was again visited for Barbara and family and friends paid their final respects. We also farewelled our friend Arthur Townsend who crossed the threshold on 13th May. Arthur had been unwell and was eventually re-settled in a nearby nursing home before he passed away. We will miss his kind, gentle ways during the times when he was well and happy.

Regular Activities

The weekly Hostel lounge room talks by Wolfgang continue to be enjoyed by Hostel residents, Self Care residents and visitors alike. Wolfgang has spoken on many interesting subjects as diverse as health & wellbeing, famous musicians and composers and theological themes, to name a few: *Being defensive – from Psychology to Anthroposophy*; *L'album de Madame Bovary*, *Darius Milhaud Op. 128b (1933)*; *Sun and Moon – from brain-thinking to heart-thinking*; "Hark, the Herald Angels Sing" knowing the song and its becoming in preparation for *Carols by Candlelight*; *The Sphinx: the Becoming of man – a riddle...*; *The Seven Life Processes: what is life all about? How is it expressed artistically?*. We very much appreciate Wolfgang and thank him for his thought-provoking and interesting contributions. Social events are advertised on our website at www.christophorus-house.com.au and visitors are welcome to attend.



A weekly Tuesday study group held by volunteer Judy is attended by a number of our residents interested in the work of Rudolf Steiner. Meetings are held in the annex's library and computer room which is a quiet and intimate space. As mentioned earlier, other books are also available for loans from our small library as well as DVDs. The annex is open to residents who wish to use the computer if they don't have one at home. Management offers some initial tutoring to those who are unfamiliar with the world of the internet and emails to help them get started. The annex is also available for private use if requested.

The annual Midwinter Soup lunch in mid June was much appreciated and well attended. It was a warm occasion where residents met each other socially over a selection of delicious hot soups and tasty desserts. The occasion is a firm favourite on the calendar! Unfortunately because of other commitments, the autumn and spring barbeque lunches did not take place this year however this will hopefully take place later in 2016.

Special Events

Neil Anderson, an experienced high school teacher in English and Maths, provided two courses titled *Creative Classes for Seniors* in writing and *Maths in Nature* for one hour each fortnight. He said he "drew inspiration from Plato's idea that God constantly geometrises; that geometry is visible thought". His approach has been well received by participants and a wish to continue these.

A visit by Sydney Harbour Federation Trust speaker Marie Palmer was well received and attended. Marie is a long time supporter of the Trust and has worked as a volunteer for many years. Her three talks were very informative and interesting on the history of the Trust's sites around Sydney. Her first talk, *A General Overview of 8 Harbour Trust Sites* was followed by a talk on *Cockatoo Island* and finally *North Head Sanctuary*. People appreciated her extensive knowledge and were fascinated to hear about these historical sites and some had a few stories to share about their own experiences of visiting those places as well.

Musicians Jacqui Ciddor, piano, and Sue Thorvaldson, flute and recorders, visited Christophorus House in September 2015. They began their concert with the tones of an arrangement of a Bach *Suite for piano and flute*. Sue then played her solo treble recorder in the Telemann Fantasia followed by the descant recorder in the *Siciliana of Sammartini*. Jacqui brought two solos: first, Schubert's 3rd movement of

the last sonata, and then Hayden: the last movement of Sonata 34. The afternoon concert ended with the soaring notes of Bach's Suite arranged for piano and flute. Thank you, Jacqui and Sue, for your dedication to the art of music and Jacqui for your contribution of the cultural life at Christophorus House Retirement Village over many years.

On behalf of all who come to Christophorus House to attend *The Act of Consecration of Man*, I wish to express our deep appreciation and thanks to Reverend Lisa Devine who gave of her time to celebrate this most special service. Reverend Lisa is also invited each year to give a Christmas Address for the *Carols By Candlelight* event which helps lead us into the forthcoming mood of the Season.

Finally, thank you to Milan, Denise and all the staff for providing a supportive and friendly work environment. Working in aged care requires patience, kindness, understanding and humour. When we all work together with this in mind, we can make a difference not just in the lives of our residents but also each other.

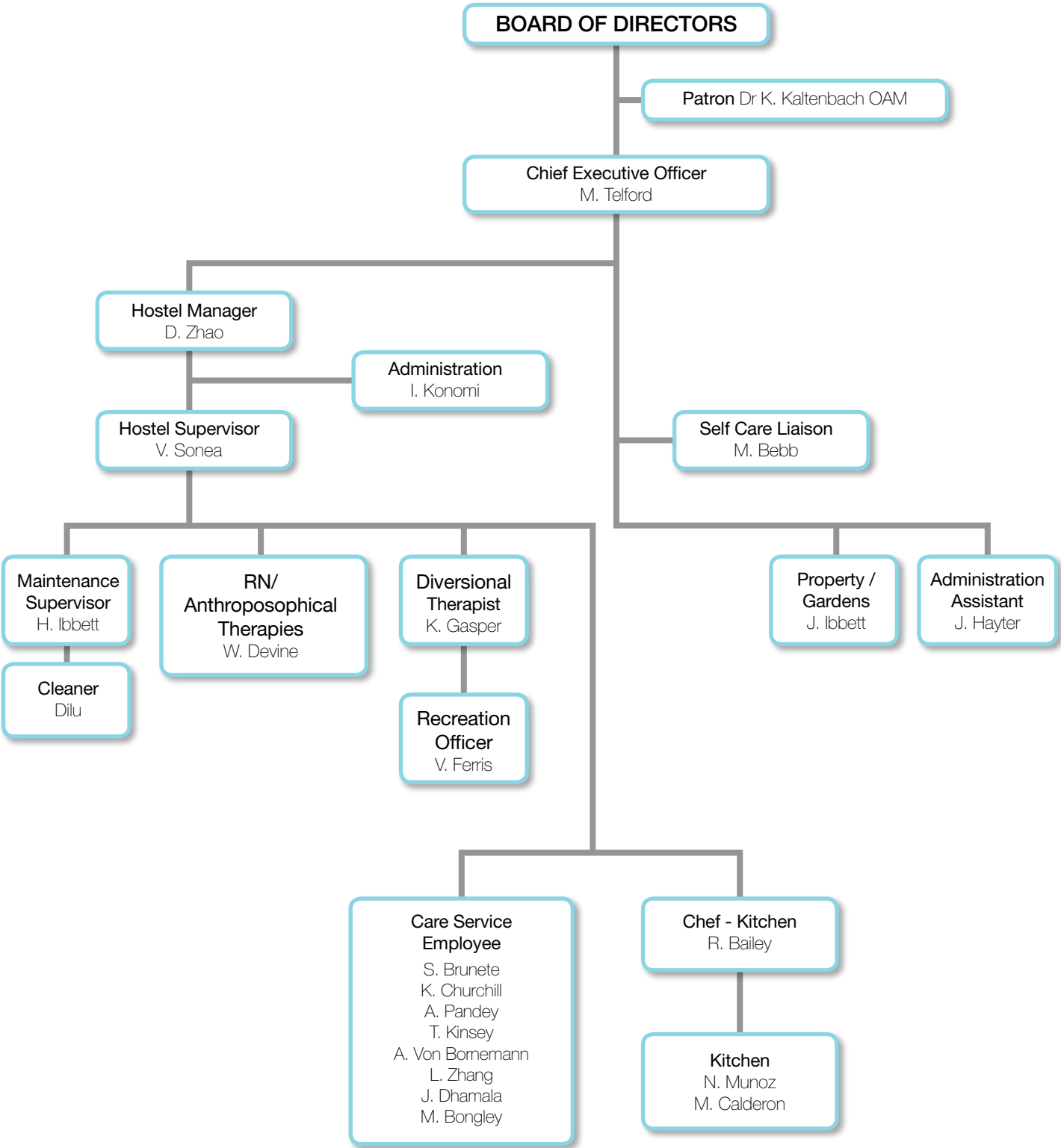
Monika Bebb
Self Care Liaison Co-ordinator



STAFF MEMBERS

JUNE 2016

Organisation Chart





Back Row: L to R; John; Bob; Hayden; Vik; Monika
 Middle Row: L to R: Norma; Lili; Kylie; Tracey; Vicky; Kathy; Jina
 Front Row: L to R: Marieta; Archana; Wolfgang; Dilu; Maria



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 Australian Society of Certified Practicing Accountants. In 1990 he completed examinations of the Institute of Chartered Secretaries. In 2007, he completed the Post Graduate Diploma in Applied Corporate Governance. 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 2016

Your directors present this report on the Company for the financial year ended 30 June 2016. In order to comply with provision of the Australian Charities and Not for Profit Act 2012, the Directors report as follows.

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
Mr Sune Norgaard Nielsen
Mrs Madeleine Pathe
Mr John Dorset Shaw
Mr Ian Kircher

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.
- Complete plan for expansion of Independent Living Units on Mildred Avenue property sites.
- 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 2016

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.

	2016 Actual	2016 Bench-mark	2015 Actual	2015 Bench-Mark
Clients				
Number of new clients	10.0	8.0	9.0	6.0
Number of continuing clients	40.0	40.0	39.0	46.0
Perm. Occupancy Rate %- ILU	95.2%	95.2%	100.0%	100.0%
Perm. Occupancy Rate % - Hostel	83.3%	83.3%	75.0%	90.0%
Staff & Volunteers				
Number of staff with advanced tertiary qualifications	3.0	3.0	3.0	2.0
Staff satisfaction rate	96.0%	79.0%	94.0%	87.5%
Number of volunteer hours provided	274	274	483	348
Volunteer satisfaction rate	100.0%	100.0%	100.00%	100.0%
Operational and financial				
Proportion of funding provided by:				
- government grants	36.8%	36.3%	36.3%	36.3%
- residents	54.2%	49.2%	49.2%	49.2%
- investments	6.6%	8.4%	8.4%	9.1%
- fundraising	0.2%	0.2%	0.2%	0.2%
- Other	2.2%	5.5%	5.5%	5.0%
Proportion of funding spent on:				
- residents	88.7%	86.5%	87.0%	86.5%
- staff training	0.6%	0.6%	0.5%	0.6%
- administration	9.9%	9.9%	9.9%	9.1%
- fundraising	0.0%	0.0%	0.0%	0.0%
- overheads - non residents	0.8%	3.5%	3.5%	3.7%
Cash to Bond Ratio	31.8%	30.5%	30.5%	32.0%
Cash Flow from Operations (After adjustment for retentions)	(\$9.3)K	(\$15.9)K	(\$10.2)K	(\$2.0)K
Capital Expenditure (Excl. land & buildings)	(\$585.4)K	(\$94.0)K	(\$769.9)K	(\$770.0)K

DIRECTOR'S REPORT

FOR THE YEAR ENDED 30 JUNE 2016

Information on Directors



Robert Charles Allerdice: Director (Appointed 28-05-2005)

QUALIFICATIONS: B.A.; LL.M

EXPERIENCE: 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.

SPECIAL RESPONSIBILITIES: Chairman of the Board; Member of the Investment Committee; CEO Performance Review member



Graham Long: Director (Appointed 19-02-2007)

QUALIFICATIONS: B.Sc.; B.E.

EXPERIENCE: Prior to retiring, almost 40 years as a professional engineer in the telecommunications industry carrying out planning and design work for large and small carriers in Australia. He is a member of the Anthroposophical Society in Australia.

SPECIAL RESPONSIBILITIES: Chair of Investment Committee; Self Care liaison; Building Project Control Group member



Mary Arndell: Director (Appointed 28-05-2005)

QUALIFICATIONS: B.A. (Hist); Registered Nurse (RN)

EXPERIENCE: Worked at Inala as an RN for 25 years, both as a nursing sister and Senior Residential Services Manager. Subsequently, became the Hostel Manager at Christophorus House in August 1996.

Resigned in 2003 and became a director in 2005.

SPECIAL RESPONSIBILITIES: Hostel liaison



Sune Norgaard Nielsen (Rev.): Director (Appointed 21-04-2008)

QUALIFICATIONS: Ordained Priest of 'The Christian Community' centre in Stuttgart Germany. Qualified baker and pastry chef.

EXPERIENCE: 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

SPECIAL RESPONSIBILITIES: Ad-hoc - Investigation Committees; CEO Performance Review member



Madeleine Pathe: Director (Appointed 20-02-2012)

QUALIFICATIONS: Adv.Dip.Proj.Mgmt.; CPPD; AIPM

EXPERIENCE: Professional project manager for over 30 years in banking, information technology, government and privately funded projects as well as undertaking corporate consulting in that field. This has included a change of focus across a wide range of organisations from engineering and construction to 'not for profit' organisations.

SPECIAL RESPONSIBILITIES: Building Project Control Group member



John Dorset Shaw: Director (Appointed 30-07-2012)

QUALIFICATIONS: LL.B; BA; LL.M

EXPERIENCE: 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. Member of the Anthroposophical Society.



Ian Kircher: Director (Appointed 10th August 2015)

QUALIFICATIONS: B.Sc., B.Com, CPA, CA(Aust. & NZ)

EXPERIENCE: Originally worked internationally in Chartered Accountancy doing mainly audit and accounting work. Has been involved in the financial and development aspect of many different anthroposophical institutions such as ethical banking (NZ, UK and Holland), manufacturing, distribution, a medical centre, children's education and aged care. He worked as a care worker in curative education in Switzerland for two years. Held the position of Financial Manager in a large manufacturing and distribution organisation and been involved in establishing the Australian subsidiary of a large multinational charitable organisation. He is currently Finance Manager of a Steiner school in Sydney. Member of the Anthroposophical Society.

SPECIAL RESPONSIBILITIES: Treasurer

DIRECTOR'S REPORT

FOR THE YEAR ENDED 30 JUNE 2016

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	8
Mrs Mary Arndell	11	8
Rev. Sune Norgaard Nielsen	11	9
Mrs Madeleine Pathe	11	9
Mr John Dorset Shaw	11	8
Mr Ian Kircher	11	8

The company is incorporated under the Corporations Act 2001 and is a company limited by guarantee. If the company is wound up, the constitution states that each member is required to contribute a maximum of \$50 each towards meeting any outstanding obligations of the company. At 30 June 2016, the total amount that members of the company are liable to contribute if the company is wound up is \$2,350; 47 members, (2015: \$2,300; 46 members).



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 2016, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration.

Directors' responsibility for the Financial Report

The directors of 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* 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.

Independence

In conducting our audit, we have complied with the independence requirements of the *Australian Charities and Not-for-profits Commission Act 2012* and any applicable code of professional conduct in relation to the audit.

Opinion

In our opinion the financial report of Christophorus House Retirement Village Limited has been prepared in accordance with Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012*, including:

- (a) giving a true and fair view of the entity's financial position as at 30 June 2016 and of its financial performance and cash flows for the year ended on that date; and
- (b) complying with Australian Accounting Standards and the *Australian Charities and Not-for-profits Commission Regulation 2013*.

STIRLING INTERNATIONAL

Roger C Williams FCA
Dated: 19th September 2016
Level 4, 285 Clarence Street,
Sydney, NSW 2000



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 2016, I declare to the best of my knowledge and belief that during the year ended 30 June 2016 there have been:

- i) No contraventions 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 19th September 2016

AUDITOR'S INDEPENDENCE DECLARATION

JUNE 2016

The lead auditor's independence declaration for the year ended 30th June 2016 has been received and can be found on page 21 of the financial report.

Signed, in accordance with a resolution of the Directors, made pursuant to the Australian Charities and Not-for Profit Act 2012.

Director 

Robert Charles Allerdice (Chair)

Dated this Nineteenth day of September 2016

DIRECTOR'S DECLARATION

JUNE 2016

In the opinion of the Directors of Christophorus House Retirement Village Ltd:

1. The financial statements and notes of Christophorus House Retirement Village are in accordance with the Australian Charities and Not-for-Profits Commission Act 2012 and,
 - a. Comply with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Australian Charities and Not-for-profits Commission Act 2012; and
 - b. Give a true and fair view of the financial position as at 30 June 2016 and of the performance for the year ended on that date of the Company in accordance with accounting policies described in Note 1 to the financial statements.
2. There are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

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

Director 

Robert Charles Allerdice (Director)

Dated this Nineteenth day of September 2016

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED
30 JUNE 2016

Christophorus House Retirement Village Limited
ABN 32 001 781 013

	Note	2016 \$	2015 \$
Revenue	2	1,483,709	1,325,660
Other Income	2	146,705	218,310
Employee Benefits	10	(1,135,372)	(1,141,869)
Repair Maintenance & Gardening		(105,796)	(89,260)
Providoring		(91,153)	(82,776)
Depreciation and amortisation	3	(72,840)	(87,643)
Electricity & Gas		(41,804)	(39,356)
Therapies		(34,038)	(23,906)
General Insurances		(23,213)	(22,686)
Professional Consultancy		(23,775)	(20,631)
Interest Paid / Payable		(19,008)	(28,756)
Laundry		(18,679)	(16,531)
Printing & Stationery		(18,421)	(17,238)
Audit Fees		(10,600)	(10,736)
Staff Training		(9,996)	(8,163)
Pharmaceuticals		(9,903)	(8,256)
Rubbish Removal		(9,883)	(10,240)
Telephone		(9,500)	(8,373)
Water & Sewerage		(9,149)	(10,012)
Rental Property Expenses		(8,732)	(18,160)
Accreditation / Food Safety Audits		(6,646)	-
Legal		(6,285)	(8,255)
Computer/Software Licences		(6,234)	(3,923)
Cleaning		(5,843)	(4,329)
Portable Building (Operating Lease		(5,460)	(5,460)
Motor Vehicle Expenses		(4,279)	(4,551)
Equipment Replacement		(3,981)	(7,509)
Advertising & Marketing & Communication		(3,660)	(8,922)
Other Expenses		(33,815)	(30,851)
Current Year Loss before Income Tax		(97,652)	(174,422)
Income Tax		-	-
Net Current Year Loss Attributable to Members of the Company		(97,652)	(174,422)
Other Comprehensive Income			
Net Gain on revaluation of Non-current Assets		2,257,527	2,316,636
Total Comprehensive Loss Attributable to Members of the Company		2,159,875	2,142,214

The accompanying notes form part of these
financial statements

STATEMENT OF FINANCIAL POSITION

AS AT
30 JUNE 2016

Christophorus House Retirement Village Limited
ABN 32 001 781 013

	Note	2016 \$	2015 \$
ASSETS			
CURRENT ASSETS			
Cash and Cash Equivalents	4	3,714,067	3,196,315
Trade and Other Receivables	5	20,036	47,819
Other Assets	6	16,095	11,367
Total Current Assets		3,750,198	3,255,501
NON CURRENT ASSETS			
Property, Plant and Equipment	7	19,438,262	16,656,110
Total Non-Current Assets		19,438,262	16,656,110
TOTAL ASSETS		23,188,460	19,911,611
LIABILITIES			
CURRENT LIABILITIES			
Accounts Payable and Other Payables	8	75,598	94,329
Other Liabilities	9	558,636	903,740
Employee Provisions	11	86,604	82,398
Total Current Liabilities		720,838	1,080,467
NON CURRENT LIABILITIES			
Accounts Payable and Other Payables	8	8,044	7,993
Other Liabilities	9	11,124,818	9,659,115
Employee Provisions	11	60,356	49,507
Total Non Current Liabilities		11,193,218	9,716,615
TOTAL LIABILITIES		11,914,056	10,797,082
NET ASSETS		11,274,404	9,114,529
EQUITY			
Reserves	12	10,029,704	7,772,177
Retained Surplus	13	1,244,700	1,342,352
TOTAL EQUITY		11,274,404	9,114,529

The accompanying notes form part of these
Financial Statements

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED
30 JUNE 2016

Christophorus House Retirement Village Limited
ABN 32 001 781 013

	Retained Surplus	Asset Revaluation Reserve	Asset Realisation Reserve	ILU Social Club Fund	Anthrop- -sophical Bequest Fund	Concessio - nal ILU Fund	Total
Balance at 1 July 2014	1,516,774	5,274,790	58,232	0	7,605	114,914	6,972,315
Loss Attributable to Entity	(174,422)	-	-	-	-	-	(174,422)
Other Comprehensive Income							
Asset Revaluation Reserve	-	2,316,636	-	-	-	-	2,316,636
Balance at 30 June 2015	1,342,352	7,591,426	58,232	0	7,605	114,914	9,114,529
Loss Attributable to Entity	(97,652)	-	-	-	-	-	(97,652)
Other Comprehensive Income							
Asset Revaluation Reserve	-	2,257,527	-	-	-	-	2,257,527
Balance at 30 June 2016	1,244,700	9,848,953	58,232	0	7,605	114,914	11,274,404

The accompanying notes
form part of these
Financial Statements

STATEMENT OF CASH FLOW

FOR THE YEAR ENDED
30 JUNE 2016

Christophorus House Retirement Village Limited
ABN 32 001 781 013

	Note	2016 \$	2015 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Government subsidies received		608,664	535,042
Receipts from residents		634,716	568,749
Interest Income		138,038	138,891
Other Income		41,277	86,861
Payment to suppliers and employees		(1,659,100)	(1,572,759)
Net Cash Used In Operating Activities	14(b)	(236,405)	(243,216)
CASH FLOWS FROM INVESTING ACTIVITIES			
Payment for Property, Plant & Equipment		(597,465)	(761,894)
Net Cash Used In Investing Activities		(597,465)	(761,894)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from entry contributions / bonds / RADs		4,326,680	2,643,771
Repayment of entry contributions / bonds / RADs		(2,975,057)	(2,826,222)
Net Cash Provided By / Used In Financing Activities		1,351,623	(182,451)
Net Increase/(Decrease) in Cash Held		517,753	(1,187,561)
Cash at the Beginning of the Financial Year		3,196,314	4,383,875
Cash at the End of the Financial Year	14(a)	3,714,067	3,196,314

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 2016

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 29th August 2016 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.

The financial statements have been prepared in accordance with the mandatory Australian Accounting Standards applicable to entities reporting under the Australian Charities and Not-for-Profit Act 2012 and the significant accounting policies disclosed below. Such accounting policies are consistent with those of the previous periods 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, unless otherwise stated in the Notes. The amounts presented in the financial statements have been rounded to the nearest dollar.

Accounting Policies

a. Revenue

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

be measured reliably.

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

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

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

Donations and bequests are recognised as revenue when received.

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

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

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

b. Inventories on Hand

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

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

c. Fair Value of Assets and Liabilities

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

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

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

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

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

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

d. Property, Plant and Equipment

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

Freehold property

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

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

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

Any accumulated depreciation at the date of the revaluation is eliminated against the gross carrying amount of

the asset and the net amount is restated to the revalued amount of the asset.

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

Plant and equipment

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

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

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

Depreciation

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

shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

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

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

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

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

e. Financial Instruments

Initial recognition and measurement

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

Financial instruments are initially measured at fair value plus transaction costs except where the instrument is classified "at fair value through profit or loss", in which case transaction costs are recognised as expenses in profit or loss immediately.

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Classification and subsequent measurement

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

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

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

Fair value is determined based on current bid prices for all quoted investments. Valuation techniques are applied to determine the fair value for all unlisted securities, including recent arm's length transactions, reference to similar instruments and option pricing models.

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

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

(ii) *Loans and receivables*

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss through the amortisation process and when the financial asset is derecognised.

(iii) *Held-to-maturity investments*

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

(iv) *Available-for-sale investments*

Available-for-sale investments are non-derivative financial assets that are either not capable of being classified

into other categories of financial assets due to their nature or they are designated as such by management. They comprise investments in the equity of other entities where there is neither a fixed maturity nor fixed or determinable payments.

They are subsequently measured at fair value with any re-measurements 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 at 396-398 Peats Ferry Road, were independently valued as at 30th June 2016 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 \$2,257,527 being recognised for the year ended 30 June 2016.

As at 30 June 2016, the directors reviewed the key assumptions made by the valuer (Civic Valuations – at 5a and 15 Mildred Avenue) as at 30 June 2015 and (AP Valuations – at 396-398 Peats Ferry Road) as at 30th June 2016. 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 2016.

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

FOR THE YEAR ENDED
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Christophorus House Retirement Village Limited
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	2016 \$	2015 \$
NOTE 2: REVENUE AND OTHER INCOME		
Revenue		
Revenue from (non-reciprocal) government grants		
- Commonwealth government grants - operating	599,976	537,184
Other Revenue		
- fees	656,622	561,198
- retentions	227,111	227,278
Total Revenue	1,483,709	1,325,660
Other Income		
- interest earnings	107,584	131,449
- rentals from property	35,377	82,992
- donations and bequests	2,435	2,977
- other miscellaneous income	1,309	892
Total Other Income	146,705	218,310
Total Revenue and Other Income	1,630,414	1,543,970

The accompanying notes form part of these
Financial Statements

NOTES TO THE FINANCIAL STATEMENT

FOR THE YEAR ENDED
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	2016 \$	2015 \$
NOTE: 3 PROFIT FOR THE YEAR		
Expenses		
Depreciation of Property, Plant & Equipment and Bus		
- Buildings	26,270	30,058
- Plant & Equipment	32,123	29,398
- Furniture & Fittings	9,189	22,929
- Motor Vehicles	5,258	5,258
Total Depreciation	72,840	87,643
Remuneration of Auditor - Audit Services	10,600	10,736
Interest Paid	19,008	28,756
Provision for Annual Leave	4,206	22,765
Provision for Long Service Leave	10,849	12,329
NOTE 4: CASH AND CASH EQUIVALENTS		
Cash on Hand	1,900	2,100
Cash at Bank - Cheque Accounts	14,620	80,707
Cash at Bank - Cash Management Accounts	1,847,547	518,110
Short-Term Bank Deposits	1,850,000	2,595,398
	3,714,067	3,196,315
NOTE 5: TRADE AND OTHER RECEIVABLES		
Trade Receivables	18,667	6,023
Other Debtors	1,369	41,796
	20,036	47,819
NOTE 6: OTHER ASSETS		
Prepayments	16,095	11,367
	16,095	11,367

The accompanying notes form part of these Financial Statements

NOTES TO THE FINANCIAL STATEMENT

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	2016 \$	2015 \$
NOTE 7: PROPERTY, PLANT AND EQUIPMENT		
Land and Buildings		
Freehold Land:		
- At Director's Valuation 2015	-	4,292,346
- At Independent Valuation 2016	5,796,000	-
- At Independent Valuation 2015	5,700,000	5,700,000
Total Land	11,496,000	9,992,346
Buildings and Improvements		
- At Director's Valuation 2015	-	5,455,700
- At Director's Valuation 2016	6,203,995	-
Less: Accumulated Depreciation	-	95,711
	6,203,995	5,359,989
Work in Progress at Cost	1,229,785	787,257
Total Land and Buildings	18,929,780	16,139,592
Plant and Equipment		
Cost	1,027,396	988,862
Less: Accumulated Depreciation	553,292	521,169
	474,104	467,693
Motor Vehicles		
Cost	35,057	35,057
Less: Accumulated Depreciation	22,349	17,092
	12,708	17,965
Furniture & Fittings		
Cost	202,939	202,939
Less: Accumulated Depreciation	181,269	172,079
	21,670	30,860
Total Plant & Equipment, Motor Vehicle and Furniture & Fittings	508,482	516,518
Total Property, Plant & Equipment, Motor Vehicle and Furniture & Fittings	19,438,262	16,656,110

The accompanying notes form part of these Financial Statements

NOTES TO THE FINANCIAL STATEMENT

FOR THE YEAR ENDED
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NOTE: 7 PROPERTY, PLANT AND EQUIPMENT cont. Movement in Carrying Amounts - 2016

	Freehold Land	Buildings	Plant, Vehicles and Furniture & Fittings	Work in Progress	Total
	\$	\$	\$	\$	\$
2015					
Balance at the Beginning of the Year	7,124,464	5,736,139	407,178	397,442	13,665,223
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)
Carrying Amount at the End of the Year	9,992,346	5,359,989	516,518	787,257	16,656,110
2016					
Balance at the Beginning of the Year	9,992,346	5,359,989	516,518	787,257	16,656,110
Additions	-	116,403	10,348	470,714	597,465
Revaluation Increments	1,503,654	753,873	-	-	2,257,527
Reallocation	-	-	28,186	(28,186)	-
Depreciation	-	(26,270)	(46,570)	-	(72,840)
Carrying Amount at the End of the Year	11,496,000	6,203,995	508,482	1,229,785	19,438,262

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

FOR THE YEAR ENDED
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	2016 \$	2015 \$
NOTE 8: TRADE AND OTHER PAYABLES		
Current		
Sundry Creditors & Accruals	75,598	94,329
	75,598	94,329
Non-Current		
Fees received in advance	3,964	3,913
Loans and deposits	4,080	4,080
	8,044	7,993
NOTE 9: OTHER LIABILITIES		
Current		
Entry Contributions - Independent Living Units	195,000	389,919
Entry Contributions - Hostel	363,636	513,821
	558,636	903,740
Non-Current		
Entry Contributions - Independent Living Units	5,464,987	5,006,140
Entry Contributions - Hostel	5,659,832	4,652,975
	11,124,819	9,659,115
NOTE 10: EMPLOYEE REMUNERATION		
Salaries & Wages	998,047	987,782
Workers Compensation	28,989	27,961
Superannuation	93,282	91,032
Employee Benefit Provision	15,054	35,094
	1,135,372	1,141,869
NOTE 11: PROVISIONS		
Current		
Annual Leave	86,604	82,398
Total Current Employee Provisions	86,604	82,398
Non-Current		
Long Service Leave	60,356	49,507
Total Non - Current Employee Provisions	60,356	49,507

The accompanying notes form part of these
Financial Statements

NOTES TO THE FINANCIAL STATEMENT

FOR THE YEAR ENDED
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	2016 \$	2015 \$
NOTE 12: FUNDS AND RESERVES		
FUNDS TOTAL		
Opening Balance	7,772,177	5,455,541
Transfers In	2,259,536	2,321,290
Transfers Out	(2,009)	(4,654)
Closing Balance	10,029,704	7,772,177
Concessional ILU Reserve		
Opening Balance	114,914	114,914
Closing Balance	114,914	114,914
Social Club Fund - Independent Living Residents		
Opening Balance	-	-
Transfers In	2,009	4,654
Transfers Out	(2,009)	(4,654)
Closing Balance	-	-
Anthroposophical Bequest Fund		
Opening Balance	7,605	7,605
Closing Balance	7,605	7,605
Asset Revaluation Reserve		
Opening Balance	7,591,426	5,274,790
Transfers In	2,257,527	2,316,636
Closing Balance	9,848,953	7,591,426
Asset Realisation Reserve		
Opening Balance	58,232	58,232
Closing Balance	58,232	58,232

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

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	2016 \$	2015 \$
NOTE 13: RETAINED EARNINGS		
Retained Earnings at the Beginning of the Financial Year	1,342,352	1,516,774
Net Loss for the year	(97,652)	(174,422)
Retained Earnings at the End of the Financial Year	1,244,700	1,342,352
NOTE 14: CASH FLOW INFORMATION		
a Reconciliation of Cash		
Cash on Hand	1,900	2,100
Cash at Bank	1,862,167	598,816
Short-term Bank Deposits	1,850,000	2,595,398
	3,714,067	3,196,314
b Reconciliation of Cash Flow from Operations with (Loss) from Ordinary Activities		
Loss from Ordinary Activities	(97,652)	(174,422)
Non-Cash Flows in Profit from Ordinary Activities		
Retention of entry contributions	(231,023)	(227,278)
Charges to provisions	15,054	35,094
Depreciation	72,840	87,643
Changes in Assets and Liabilities		
Decrease in Trade and Other Receivables	(26,932)	6,738
Increase / (Decrease) in Trade and Other Payables	31,308	29,009
Net Cash Used In Operating Activities	(236,405)	(243,216)

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NOTES TO THE FINANCIAL STATEMENT

FOR THE YEAR ENDED
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NOTE: 15 SEGMENT REPORTING

INCOME STATEMENT \$000s	Aged Care (RAC 200)		Independent Living		Village / Admin.		Total	
	2016	2015	2016	2015	2016	2015	2016	2015
Revenue – Operating								
Government Subsidies	600.0	537.2	-	-	-	-	600.0	537.2
Resident Fees	541.7	476.9	80.7	84.3	-	-	622.4	561.2
Retentions	-	-	-	-	227.1	227.3	227.1	227.3
Interest Earned	-	-	-	-	141.8	131.4	141.8	131.4
Donations	-	-	-	-	2.4	3.0	2.4	3.0
Property Rentals	-	-	-	-	35.4	83.0	35.4	83.0
Other Misc. Income	0.2	0.3	-	-	1.1	0.6	1.3	0.9
Total Revenue	1,141.9	1,014.4	80.7	84.3	407.8	445.3	1,630.4	1,544.0
Expenses - Operating								
Wages & Super - Care	671.9	693.4	30.1	27.5	-	-	702.0	720.9
Wages & Super - Admin.	54.8	51.9	29.1	26.6	129.6	135.1	213.6	213.6
Wages & Super - Other	38.8	34.3	25.8	23.7	13.3	12.9	77.9	70.9
Wages On-cost (Excl. Super)	118.3	112.0	8.1	7.4	20.0	19.4	146.3	138.8
Providoring	91.2	82.8	-	-	-	-	91.2	82.8
Depreciation	38.6	43.1	26.2	34.7	8.0	9.8	72.8	87.6
Interest Paid	-	-	-	-	19.0	28.8	19.0	28.8
Repairs & Maintenance	37.6	30.3	16.6	10.1	-	-	54.2	40.4
Insurances	8.7	8.6	4.5	4.2	6.7	7.4	19.9	20.2
Motor Vehicle	-	-	-	-	4.3	4.6	4.3	4.6
Utilities	53.9	52.9	8.0	8.3	8.5	6.5	70.3	67.7
Central Costs	123.4	129.3	123.4	129.3	(246.8)	(258.5)	-	0.1
Other	175.0	144.6	10.0	10.3	71.7	87.1	256.7	242.0
Total Expenses	1,412.0	1,383.2	281.8	282.1	34.3	53.1	1,728.1	1,718.4
Net Profit / (Loss)								
From Operations	(270.1)	(368.8)	(201.1)	(197.8)	373.5	392.2	(97.7)	(174.4)
Other Comprehensive Revenue								
Subsidy from Village	270.1	368.8	201.1	197.8	(471.2)	(566.6)	-	-
Net Profit / (Loss) & Comprehensive Revenue	-	-	-	-	(97.7)	(174.4)	(97.7)	(174.4)

NOTES TO THE FINANCIAL STATEMENT

FOR THE YEAR ENDED
30 JUNE 2016

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	
	2016	2015	2016	2015	2016	2015
ASSETS						
Current Assets						
Cash	1.0	70.3	15.5	12.5	16.5	82.8
Investments	2,774.8	1,851.7	922.8	1,261.8	3,697.5	3,113.5
Trade & Other Receivables	16.8	15.9	3.2	31.9	20.0	47.8
Other Assets	13.0	7.8	3.1	3.6	16.1	11.4
Total Current Assets	2,805.6	1,945.7	944.6	1,309.8	3,750.2	3,255.5
Non-Current Assets						
Property, Plant & Equipment	3,367.5	3,151.2	16,070.8	13,504.9	19,438.3	16,656.1
Total Non-Current Assets	3,367.5	3,151.2	16,070.8	13,504.9	19,438.3	16,656.1
Total Assets	6,173.1	5,096.9	17,015.4	14,814.7	23,188.5	19,911.6
LIABILITIES						
Current Liabilities						
Trade Payables	31.1	38.8	44.5	55.6	75.6	94.4
Employee Provisions	72.1	65.0	14.5	17.4	86.6	82.4
Accommodation Bonds	363.6	513.8	195.0	389.9	558.6	903.7
Total Current Liabilities	466.8	617.6	254.0	462.9	720.8	1,080.5
Non-Current Liabilities						
Long Term Borrowings	-	-	8.0	8.0	8.0	8.0
Employee Provisions	24.9	24.2	35.5	25.3	60.4	49.5
Accommodation Bonds	5,659.8	4,653.0	5,465.0	5,006.1	11,124.8	9,659.1
Total Non-Current Liabilities	5,684.7	4,677.2	5,508.5	5,039.4	11,193.2	9,716.6
Total Liabilities	6,151.5	5,294.8	5,762.5	5,502.3	11,914.1	10,797.1
NET ASSETS	21.5	(197.9)	11,252.9	9,312.4	11,274.4	9,114.5

NOTES TO THE FINANCIAL STATEMENT

FOR THE YEAR ENDED
30 JUNE 2016

Christophorus House Retirement Village Limited
ABN 32 001 781 013

NOTE 16: FUNDRAISING AND DONATION INCOME AND EXPENSES

	2016	2015
	\$	\$
(i) Details of Aggregate Gross Income		
Gross Proceeds from Fundraising and Donations	2,435	2,977
Less : Cost of Fundraising and Donations	-	-
Total Current Trade & Other Payables	2,435	2,977
(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 2016.		

The accompanying notes form part of
these Financial Statements

NOTES TO THE FINANCIAL STATEMENT

FOR THE YEAR ENDED
30 JUNE 2016

Christophorus House Retirement Village Limited
ABN 32 001 781 013

NOTE 17: LEASING COMMITMENTS

	2016 \$	2015 \$
Operating Lease Commitments		
Non-cancellable operating leases contracted for but not capitalised in the financial statements.		
Payable - minimum lease payments		
- not later than 12 months	5,460	5,460
- later than 12 months but not later than 5 years	2,730	8,190
- 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

	2016 \$	2015 \$
a. Key Management Personnel		
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		
Key Management Personnel Compensation		
- Short-term Benefits	228,509	216,621
- Post-Employments Benefits	-	-
- Other Long-term Benefits	-	-
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 2016

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

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

NOTES TO THE FINANCIAL STATEMENT

FOR THE YEAR ENDED
30 JUNE 2016

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:

	Note	30 June 2016 \$	30 June 2015 \$	Valuation Technique Inputs Used
Recurring fair value measurements - Non-financial assets				Market approach using observable market data for similar properties.
Freehold Land	6	11,496,000	9,992,346	
Freehold Buildings	6	6,203,995	5,359,989	
Total Non-financial assets recognised at fair value		17,699,995	15,352,335	

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 2016

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;

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

NOTES TO THE FINANCIAL STATEMENT

FOR THE YEAR ENDED
30 JUNE 2016

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 2016 and 30th June 2015 are as follows:

	Note	2016 \$	2015 \$
Total Borrowings		11,767,097	10,665,176
Less: Cash on Hand	4	3,714,067	3,196,314
Net Debt		8,053,031	7,468,862
Total Equity (Retained Surplus & Reserves)		11,274,404	9,114,529
Total Capital		19,327,435	16,583,391
Gearing Ratio		58.3%	55.0%

NOTE 22: 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

The accompanying notes form part of
these Financial Statements

REFLECTIONS ON CHRISTOPHORUS HOUSE

ANNA HALASZ

Born 24th December 1922 in Latvia (Līksna)



Anna Halasz

Anna Hallasz is a hostel resident who might seem to be difficult and drawn back. She loves a good conversation, but as she is almost deaf it is not easily done, although she could probably do so in different languages.

Anna was born in the rural area of Līksna in Latvia, one of the Baltic states, mostly having been occupied by other powers.

She had only a half-sister (step-sister), much older than her, and she had not much contact with her. After not long the family moved to Riga, the capital of the little country.

She grew up within the folk culture that included lots of craftwork: wooden ornamental plates, specially designed cushions, crotchet sets, etc., but at that time she did not have any interest in learning this art.

Another important pastime and cultural element was singing in groups, and Anna liked to sing, joining the boys (before their breaking of the voice). Latvians hold annual festivals with mass-singing, folk music and dance!

Anna finished High School, but could not finish commerce school (where she learned a bit of English) because of the beginning of WWII. As Anna learned some Russian during the Russian occupation, so she learned German under the German occupation. She was a young woman, having to earn her money caring for the daughters of a German family.

Anna had some agricultural 'education', working on small farms mainly concerned with the measuring of milk and milk contents (fat). During the hay-season she went to the north of the country to help there. That was when Russian troupes invaded and burnt the country. The German told her not to go back home. So she was stuck without belongings, but safe from the Russians.

Anna fled before the end of WW II. on a boat and lived in different camps, first at the Czech-German border and then in Bayreuth (Germany). There were days without food at all. She was very weak and contracted Typhoid Fever with temperatures of 40° for two weeks! This included not only an abdominal infection, but as well one of the nerves (right side of the head) which caused headaches and a weakness of her hearing.

When working for an American family in Erlangen a young emigrant from Hungary followed her. Not having learned to give resistance she agreed to a marriage that was not happy. They had a daughter, and – later – a son.

Not long after the war she immigrated to Australia, arriving in Perth with husband and daughter.

Mrs. Bedford, a woman who came herself to Australia as an 18 year old, gave them for a while a home – and perfected her English. For that purpose she studied as well the *Women's Weekly*.

cont'd.



Anna felt that Australians lived (at that time) with less culture, both in their social organisation and their world view. Now she learned on her own – from memory and instructions – to sew, to knit, and do crotchets. She made dresses for herself and her daughter (and later the grandchildren). She got her second child, a son. When her daughter was 8 years old they moved away from WA.

Anna was a willing and intelligent worker; she mastered her tasks and was soon in charge of a department (Readers' Digest).

Anna lived 'in the bush'. She saw with worries that some families let their children drink beer, do what ever they wanted without any supervision and care. Two boys left alone for most of the day appeared at her door when she cooked. She offered them some food, and from then on they came every day. As well she fed a dog which did not belong to her.

She had social inclinations, caring for immigrants, giving blood...

She moved to NSW and filed for divorce from her wild husband.

Once she had an accident slipping on the road, gravel got into a head wound and infected the right ear causing her hearing to deteriorate progressively to deafness.

She worked for the Australian Mutual Provident Society, a non-profit life insurance company and Mutual Society. She worked with the first computers "visual display", ruining her eyes; she had mainly the task of proofreading and correcting reports.

Beside work and family she tried to keep her interests by reading *The National Geographic*, which she still likes to do today.

She retired in the 1980s, but did not get bored, doing a lot of craft and the gardening.

In 1984 she went on a trip to Europe.

She got the first tooth-implant in Australia in 1980s.

As an infected toe did not heal, she got an amputation suggested from her physician. After a friend suggested Flax Seed compresses, she treated herself and got rid of the infection – and has the toe still today. She is therefore happy to try natural therapies, using footbaths and ginger compresses to her knee. For 30 years now, Anna has suffered from arthritic pain. She had a knee replacement and pain in her right shoulder from a damaged ligament. She is going deaf and has tinnitus interfering with her hearing.

She came to Christophorus House in October 2014 and will celebrate in December her 95 years of life.



CHRISTOPHORUS HOUSE ILU RESIDENTS' COMMITTEE REPORT 2016



Back Row, L to R: Marcia, Aileen, Margaret, Irene
Front Row, L to R: Jan, Jim, Rose-marie;
Absent: Elizabeth, June, Robin

Another comfortable and secure year has passed.

We regret the passing of Arthur Townsend after a long illness.

We welcomed new residents, Mary Power, Connie Lawrence, Pat Pike and Rosemary Broadley.

We give special thanks to Milan for his ongoing management of our village, dealing efficiently with legislation which brought significant changes to Aged Care.

Thanks to Monika for keeping a loving eye on our wellbeing and, provision of regular DVD presentations, chauffeuring us on outings, occasional shopping trips and general liaison with management.

We watch with dismay as development plans are thwarted by authorities which put up road blocks at every opportunity.

Changes to our outing regimes have been successful through liaison with the Hostel and use of the bus. Rose-Marie passed the baton for arrangements to Monica. This year visits included Eden Gardens, E.G.

Waterhouse gardens, Berowra Waters, Hornsby RSL, Asquith Golf Club and the very special Soup Lunch in the cottage.

The revised Pet Policy was submitted to the Board.

Again we thank Hayden for his efficient handyman services and to Jason for the colourful gardens which generate comment from visitors.

Jim Steel
Chair
Residents' Committee



TRIBUTES

DONATIONS RECEIVED (OVER \$20.00)

C Bowler; J Steel; J Griffen; H & W Mayne; M Bebb; L & R Warren; G & P Harvey; I Crick; D Zhao; M Lane; M Bebb; B Hicks; CJ Paterson; M Pathe; R Pecover; C Law; J & A Morosini; P Pike; M Jones; N Blackwood; R van Hoogstraten; M Telford

LIST OF LIFE MEMBERS

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

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

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

LIST OF FOUNDATION MEMBERS

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

Mr Sturmer Jacobson †
Dr Karl Kaltenbach OAM
Mrs Donella Klages †
Mrs Evelyn Latter †
Mr Dale Latter †
Mrs Grace Murray †
Mr John Morosini
Mr Ian McGillivray
Mrs Charlotte Riesenfeld †
Mrs Judy Read
Mr L Reynolds
Mrs Gwen Reynolds
Mr Eric Roberts †
Mrs Patricia Roberts †

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

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Milan Telford

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Kathy Gasper, Victoria Ferris

Biography
Anna Halasz
Graphic design
Marion



CHRISTOPHORUS HOUSE RETIREMENT VILLAGE



Dr Rudolf Steiner

Mission Statement

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

Vision Statement

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

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

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

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

"How widely varies the expression of his face! Sometimes one feels oneself to be standing in front of someone in the full strength of life, a mature person full of energy and practical sense, then it is an old man, a sage, filled with quiet love for all that lives and suffers; then again a youth, glowing with holy fire."
"Sometimes it happened that people who met Rudolf Steiner for the first time would feel a certain disappointment. They had expected a 'world reformer', a prophet with corresponding appearance and mien. Instead

they found themselves vis a vis this remarkable man with a quality of life that was constantly being reborn, who seemed to them now an artist, then a scientist, then again a priest, but who remained above all human, without pretense or simulation. This man lived out of the depth of the spirit. He wanted to see the spirit triumph, but not in the realms beyond the earth and humanity. He wanted to proclaim the spirit as that universal power which creates forms on the earth and likewise in the human mind. This universal spirit power has become manifest in a way that anyone can understand, in the life and work of Rudolf Steiner. It has come into evidence too in the finest qualities of humanness in his person.

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

There are countless exposes and books written of meetings with Rudolf Steiner, each present a unique perspective of Rudolf Steiner. Frederick Rittelmeyer, a leading theologian of his generation documented his encounter, first with Rudolf Steiner's work, and then with



Steiner himself, in his book 'Rudolf Steiner Enters my Life'. Rittelmeyer writes in his honest way:

"When I was reading Rudolf Steiner's works, a faint voice would often whisper within me, but only gradually did I become attentive to it. It said, 'If this man is right, you – with all your knowledge – are just a pigmy! You may as well begin all over again, and even then you will never get to the point of proving these things for yourself with these higher organs that are promised! And so, if you let any of this teaching get into you, you will start as a pupil again and remain one for the rest of your life. You will have to build up your spiritual outlook from its very foundations, at the moment when you thought you were standing as a teacher before people, and when, moreover, they were looking for and needing you. And in any case you will never get very far in this new sphere.'"

Rittelmeyer was able to overcome this obstacle and become a pupil of Rudolf Steiner in the deepest sense. In a world ushered in by Kant's clarion-call to the human spirit to emancipate itself from tutelage, the unnamed slave-master was dogmatic religion. In the liberal Protestantism of Rittelmeyer's day, faith had ceded all authority over the world of facts to science; religion was restricted to an inner realm of feeling and devotion.

Rittelmeyer in his great achievements following his meeting Rudolf Steiner, is a testimony that all that he was able to accomplish was only possible because as one of the greatest theologians and churchmen of his age he had the greatness to acknowledge that he might be a pigmy.

Rudolf Steiner, as a philosopher, literary scholar, educator, artist, playwright, social thinker and esotericist, founded a wide breadth of activities, from the Waldorf education school movement, Biodynamic agriculture (which has contributed significantly to the modern organic farming movement), and Anthroposophical medicine, creating a broad range of Anthroposophical medicines, with a wide range of supportive therapies. Steiner founded a new approach to artistic speech and drama; the actor Michael Chekhov extending this approach to what is now known as the Chekhov method. Homes for the disabled based on Steiner's work are widely spread. His paintings and drawings have been exhibited in museums and galleries and the list of people influenced by him includes Joseph Beuys, Kadinsky and other significant modern artists. Steiner designed 17 buildings and his two Goetheanum buildings and drawings are generally

accepted to be masterpieces of modern architecture; other Anthroposophical architects have contributed thousands of buildings to the modern scene, with Canberra, the nation's capital, being designed by the Anthroposophist, Walter Burley Griffin.

One of the first institutions to practice ethical banking was an Anthroposophical bank working out of Steiner's ideas. Steiner was extremely active as a lecturer on social questions and articulated that society had been moving, over thousands of years, into three independent yet mutually corrective realms and that a Three Fold Social Order was not some utopia that could be implanted in a day or even a century. He believed in *equality* of human rights for political life, liberty (*freedom*) in cultural life and voluntary, un-coerced fraternal co-operation (*brotherhood*), in economic life.

Steiner sought with Anthroposophy, to create a scientific, not a faith based, spirituality. Steiner's literary estate is correspondingly broad. Steiner's writings are published in about 40 volumes, including books, essays, plays ('Mystery dramas' – such as 'The Portal of Initiation' and 'The Soul's Awakening') and mantric verse. His collected lectures make up another approximately 300 volumes (over 6,000 lectures) and nearly every imaginable theme is covered somewhere there-in. Steiner's drawings are collected in a separate series of 28 volumes.

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

Compilation by Milan Telford



MEMORIES



