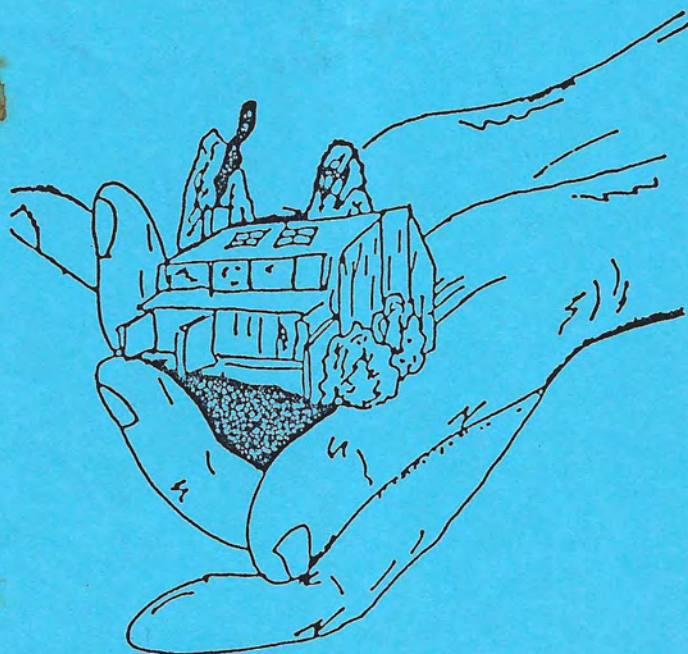


ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LTD.

1988 ANNUAL REPORT



ST.GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED.
ANNUAL GENERAL MEETING

WEDNESDAY 23RD NOVEMBER, 1988

1. Welcome
2. Apologies
3. Reception and Adoption of Previous Minutes
4. Business Arising from Previous Minutes
5. Chairperson's Report
6. Housing Workers' Reports
7. Treasurer's Report
8. Presentation of Auditor's Report and Financial Statement
9. Appointment of Auditor
10. Elections of Directors
11. General Business
 - a) Resolution for Alteration of Rules
 - i) Active Membership Provisions
 - ii) Rule 43 (b)
 - iii) Rule 51
 - b) Future of Co-Operative - Tenant Committees to Lobby MP's
 - c) Tenant Management - Volunteering Help
 - d) Other Business

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED.
CHAIRMAN'S REPORT TO THE ANNUAL GENERAL MEETING.
23rd. NOVEMBER 1988.

Fellow Members,

The past year has seen a great deal of activity in the operation of the Co-operative.

Staff movements have been significant, but not disruptive. Jane Skelton left in March after a period of very helpful service and was replaced by Hilda Strathdee, who adapted to the office very quickly and efficiently. She is still with us, sharing the load with our co-ordinator, Jill O'Meara.

These two administrators take a personal interest in the organisation and keep the ship afloat, ably assisted by our accountant, Rachel Owens and treasurer, Pat Browne.

We have been fortunate in having the additional assistance of Edna Lerch, Courtesy of the Migrant Employment Programme and Jane Chaytor, Management Skills Programme. Unfortunately these programmes are now finished and these helpers are no longer available to us.

I would like to place on record my appreciation of the willing and efficient work of the staff, both permanent and casual including of course, the voluntary workers, which has enabled the Co-operative to successfully administer it's affairs during a difficult year.

Aside from the domestic matters, of course there have been a number of external events which have affected our operations very significantly. These include the State Election and change of Government with a consequent review of policy on housing.

Prior to this election, in company with other members of C.T.S., I attended a housing forum at Sutherland. Present at this forum were former Minister for Housing Mr. Frank Walker M.P. and the then shadow Minister Mr. J. Shipp. The discussion at this function clearly indicated that C.T.S. would be under review in the event of Government changing. However, to date it appears that C.T.S. is to continue for the ensuing year with some alterations.

For instance, Capital Purchase has been discontinued, though funds are still held for this purpose. Also funding is being paid for six months only. This will have an adverse effect on investment income. Some difficult days could lie ahead. However, if the interest of the members is maintained the scheme will be in a position to keep the Minister informed of it's beneficial effect on the housing situation and so justify it's continuance.

On a brighter note, I am pleased to report an interest in C.T.S. by both Rockdale and Hurstville Councils. Rockdale has decided to offer houses if available and Hurstville has allocated a house to the Co-operative. This is a positive step forward in our relationship with these Councils.

On the Board of management scene, Margaret Hohia has resigned and we thank her for her services as vice chairperson. She is replaced by Phill O'Neill, whose expertise is welcomed.

Finally, my thanks to all members of the organisation for their assistance and support during the past year and best wishes for a merry Christmas and a happy and healthy New Year.


CHAIRMAN.

HOUSING WORKER'S REPORT - JILL O'MEARA

Dear Members,

The past year has seen a number significant changes within the Co-operative. An important step taken by the Board was the commitment to improving the condition of our properties and increasing security of our housing through the provision of better doors and deadlocks.

Overall there has been increased involvement of tenants in the Co-op at all levels. We now have a Social Committee and Newsletter Committee which have worked very hard throughout 1988. Committees are crucial to the growth of the Co-operative because they further encourage involvement of tenants who do not necessarily work to sit on the Board of Directors. Thank you to Phil, Karyl, Maryanne, Charles and Julie for all your work.

The Co-operative now has a more organised structure with the number of subcommittees made up of both tenants and Directors which increased the efficiency and running of the Co-op. The employment committee, for example, is now a very experienced team and quite a few times this year including one to select Jane Skelton's replacement, Hilda Strathdee. The energy commitment and knowledge of tenants on the Board of Directors in particular has continued to impress staff, visitors and the local community in general. Without their support and hard work, the Co-op simply could not function. Beryl, Milton, Pat, Jeni, Ann, Julie, Margaret, Barbara, Fono - a big thank you.

Important steps to furthering the involvement of more members in their housing have included the survey report undertaken by Pat Browne, the sending out of simplified Board minutes to all tenants and more material generally on CTS news.

The future is uncertain but the Co-op has a chance of surviving if every single member makes a commitment to doing something about saving it. Lets hope for a brighter year in 1989!



JILL O'MEARA
Housing Worker

REPORT FROM HOUSING ADMINISTRATIVE OFFICER - HILDA STRATHDEE

23RD NOVEMBER, 1988

1. MARCH 1988 - MONTH OF CHANGE

In March this year Jane Skelton left the scheme to travel overseas. She'd been working as the Housing Admin. officer for 18 months. Thanks to Jane for all of her hard work. I started working with this scheme in mid March. At the end of March there was a change of government after the State elections. Unfortunately, the new government did not have a definite policy for the continuation of the Community Tenancy Scheme and ordered a review of C.T.S. statewide. Consequently all Community Tenancy Schemes have only been funded for 6 months to the end of February 1989 instead of the usual 12 months. At this stage we still do not know what the funding arrangement will be next year.

2. TRAINING SCHEMES

This year we have again had a trainee from the Management Skills in the Community Sector Programme. Jane Chaytor has recently finished her training with the Co-op after 7 months of 3 days per week. Her contribution to the Co-op has been invaluable and we will certainly miss her a great deal. We wish her all the best for her future career. Unlike last year, we cannot look forward to the assistance of another trainee under that scheme as it has been phased out by the current government.

This scheme has also been fortunate in having Edna Lerch who was employed under the Migrant Employment Programme. Edna was with us for 20 weeks full-time and was a great asset in the office. We wish her all the best in her future career.

3. TENANT ADMINISTRATION PROGRAMME

Thanks to Marwa, Maryanne and Karyl for their contribution in the office as the tenant admin. assistants.

4. COMMITTEES

It's been a busy year for some of the committees. I'd like to particularly thank the Disputes Committee for their work as it is not always easy dealing with tenants in arrears. A special thanks also to Adrienne Kailofer who gives her time voluntarily.

5. MEMBERSHIP

In accordance with the recent requirements of the Co-op Societies Act, we've had a membership drive in the last few months. At this stage every tenant is a member.

6. CAPITAL PROPERTIES

The Co-op has taken on another capital property this year bringing the total number of capital properties to 5. Unfortunately the current government has put a freeze on any further capital purchases.

7. CHANGE OF REGIONS

Recently the Department of Housing restructured the regions and St. George has been moved to the South West Region.

8. THANKS

A special thanks to the Accountant, Rachel Owens, for her fantastic work in keeping the books in order. Many thanks to the Treasurer, Pat Browne, for all of her wonderful work during the last 18 months. Thanks also to all of the directors for their contributions on the Board.

ANNUAL GENERAL MEETING OF THE ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LTD.
WEDNESDAY THE 23RD, NOVEMBER, 1988.

SECRETARY'S REPORT

Fellow Board Members, and Tenants, not forgetting ALL THE CHILDREN,

Here we are at the last meeting and gathering of our Co-op for the year 1988. I must truly say that we have come a long way since I joined the Co-op, in the latter months of 1985.

Our Housing Officers, and the various office staff, have done their jobs to the best of their abilities, and have dealt with the housing problems of us all in one way or another. I would like to thank them all for the great jobs they have done and the continuing support and ongoing work they are still accomplishing, in running our Co-op, on a daily basis.

You are all aware from continuous reminders from Jill O'Meara, about the plight of our Co-op, in regards to The Department of Housing. The Minister Mr. Joe Shipp (sp?), has only made it too clear, that he does not have any faith in the COMMUNITY TENANCY SCHEME, and cannot see it as an ongoing concern, for low-cost housing groups. So I am sure that we are all aware that our housing security does not look very good. Hopefully by now most of us have written to our local government ministers, and told them of our plight, and have asked them how they can help us keep C.T.S. from sinking under the Shipp of The Department of Housing. We just have to rally together, to make the government understand how important Community Tenancy Schemes are to people who cannot afford to pay market rents, and who cannot afford to ever buy their own homes. People like us, who do not want to be sheperded into communities that THE DEPARTMENT will provide for us if they ever will, in some ten years or so, (when our name comes up on the computer), must stick together to fight to live in the areas we choose, for a price in rent that we can afford to pay.

In closing may I say, that I have been proud to belong to our Co-op, and hope that I can continue to be a member (and tenant if my circumstances don't improve) for as long as the Co-op continues to run. I will continue to support it, in every way that I can, and lastly I wish each and every one you a Joyful and Peaceful Christmas, and hope that 1989 will be the best year yet!

God Bless!

ANN SPRING and Gordon, Gavin and Anita.

TREASUER'S REPORT

First of all thankyou to the Budget Committee for preparing a Budget that proved to be accurate in most categories and allows the Budget Committee this year to provide a Budget which is evenmore accurate -this will be a tremendous help through the next six months.

Unfortunately with the change of government and only six months funding we do not have the flexibility with interest money that we had last financial year. We are therefore going to experience some very difficult periods over the next few months.

I have been fortunate enough to have experienced the past eighteen months as Treasurer and have gained a lot of knowledge about the CTS scheme that I would not have otherwise. I am grateful to the scheme for this.

However, due to increased medication which causes memory lapses I feel that I can no longer act as Treasurer and therefore leave this position for a newcomer.

I wich them well and extend a Christmas wish to all staff, Directors and households and their families for a bright and happy new year.

Pat Browne
Treasurer

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED

INCOME AND EXPENDITURE STATEMENT

FOR THE YEAR ENDED 31 AUGUST, 1988

1987
(6 Months)

	<u>INCOME</u>	
77858	Grant	127812
8425	Interest received	12970
2200	Rent received - Capital	8590
28079	- Leasehold	58332
5	Sundry revenue	41
<u>116567</u>	<u>TOTAL INCOME</u>	<u>207745</u>
	<u>LESS OPERATING EXPENSES</u>	
1548	Accountancy, audit and legal	1985
16	Advertising	13
-	Bank charges and duty	118
330	Depreciation	1045
102	Electricity	480
1834	Expenditure - Capital	8623
649	Insurance	994
242	Postage	528
3524	Rent - office	5916
65691	- tenancies	122081
2739	Repairs and maintenance	16713
-	Repaid grant	7491
223	Resource and training	472
18335	Salaries	35491
1098	Salary on costs	2026
886	Stationery and printing	2253
-	Subsidy repaid	490
279	Sundry expenditure	877
437	Telephone	1107
2507	Tenant - admin. worker	5360
2411	- participation	4764
2107	Travel expenses	3310
3392	Y.O.U.R.S. expenses	-
<u>\$ 8217</u>		<u>222137</u> <u>(\$14392)</u>

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DIRECTOR

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DIRECTOR

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED

BALANCE SHEET

AS AT 31 AUGUST, 1988

1987
(6 MONTHS)

<u>CURRENT ASSETS</u>			
122209	Cash at bank - Current account	6182	
20733	- Investment account	41133	
50000	- Term deposit	20000	
60	Cash on hand	100	
7343	Prepaid rent and insurance	5575	
788	Sundry debtors - rent	280	
2668	- interest	1026	74296
<u>203801</u>	<u>TOTAL CURRENT ASSETS</u>		
<u>NON-CURRENT ASSETS</u>			
3019	Office and sundry equipment at written down value		2162
<u>206820</u>	<u>TOTAL ASSETS</u>		<u>76458</u>
<u>LESS CURRENT LIABILITIES</u>			
120321	Prepaid grant	-	
-	M.E.P. Funds	1862	
7500	Provision for maintenance	7500	
1134	Provision for annual leave	1741	
-	Provision for subsidy repayment	490	
535	Accrued expenses	1927	
<u>129490</u>	<u>TOTAL LIABILITIES</u>		<u>13520</u>
<u>\$ 77330</u>	<u>EXCESS OF ASSETS OVER LIABILITIES</u>		<u>\$62938</u>
<u>ACCUMULATED FUNDS</u>			
<u>Share Capital and Reserves</u>			
18	18 shares of \$1.00, each fully paid		18
69095	Accumulated funds brought forward	77312	
8217	Excess/(Defecit) of income over expenditure	(14392)	62920
<u>\$77330</u>	<u>TOTAL ACCUMULATED FUNDS</u>		<u>\$62938</u>

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DIRECTOR

.....
DIRECTOR

ST. GEORGE COMMUNITY CO-OPERATIVE LIMITED

AUDITOR'S REPORT TO MEMBERS:

I have examined the Accounts of St. George Community Housing Co-Operative Limited for the period 1st September, 1987 to 31st August, 1988 and report having obtained all the information and explanations which to the best of my knowledge and belief were necessary for the purpose of my Audit. In my opinion, proper books of account have been kept, so far as appears from the examination of these books. The Balance Sheet and Income and Expenditure Statement are in agreement with the books of account. In my opinion, and to the best of my knowledge and information and explanations given to me the said accounts give the information required by or under the Co-operation Act in the manner so required and give a true and fair view in the case of the Balance Sheet of the state of the Co-operative's affairs as at 31st August, 1988 and in the case of the Income and Expenditure Statement of the result for the financial period to 31st August, 1988.

In my opinion, the registers and other records which are required to be kept by or under the Co-operation Act or by its Rules, have been properly kept and the Rules relating to the administration of funds have been observed.



C.W. BALL

Registered Public Accountant
Registered under the Public Accountants' Registration
Act, 1945, as amended.

17 November, 1988

ST GEORGE COMMUNITY HOUSING CO-OPERATIVE LTD

P.O. BOX 154
HURSTVILLE 2220.
PH.: 588 7587

ANNUAL GENERAL MEETING.

23rd November, 1988

RESOLUTION FOR ALTERATION OF RULES

"That the rules of the society be altered by the addition of the following heading and new rule:

ACTIVE MEMBERSHIP PROVISIONS

- (13A) In accordance with Part IIIA of the Act:
- (a) The provision of homes for rental to low income earners is the chief primary object of the society; and
 - (b) a member shall
 - (i) be over the age of 18 years and be a resident in a property which is leased from the society; or
 - (ii) pay an annual subscription of not less than \$10.00 in accordance with Rule 21 (i) and (ii) of the society
- in order to establish active membership of the society".

FORFEITURE OF SHARES

80Q. (1) The board of a society with limited liability shall declare to be forfeited the shares of a member if -

- (a) The whereabouts of the member are not presently known to the society and have not been known to the society for a continuous period of at least 2 years before that time; or
 - (b) the member is not presently an active member of the society and has not been an active member of the society at any time during the past 2 years immediately before that time.
- (2) This section applies to a member only if he or she was a member of the society throughout the 2 year period in question.
- (3) The question of whether a member was an active member at a particular time in the past shall be determined as if the active membership provisions concerned had been in force at that time.
- (4) The board's declaration under this section has the effect of forfeiting the shares concerned.

RULE 43

- (b) Six directors shall then be elected by all members of the society present, provided that at least four members of the board be tenant members of the society and provided that at least two members of the board are individuals residing in, or the nominated representatives of organisations based in, each of the local government areas of Hurstville, Rockdale and Kogarah.

RULE 51

The quorum for any meeting of the Board shall be five.