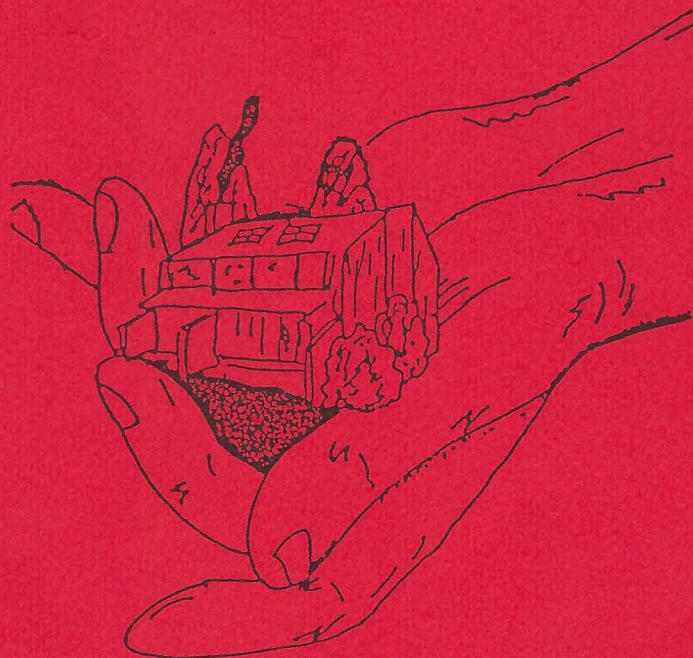


ST. GEORGE COMMUNITY
HOUSING CO-OPERATIVE LTD.

1989
ANNUAL REPORT



ST GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED

ANNUAL GENERAL MEETING

WEDNESDAY 13th DECEMBER 1989

20 n

1. WELCOME
2. APOLOGIES
3. RECEPTION AND ADOPTION OF PREVIOUS MINUTES
4. BUSINESS ARISING FROM PREVIOUS MINUTES
5. CHAIRPERSONS REPORT
6. HOUSING WORKERS REPORT
7. TREASURERS REPORT
SECRETARY'S REPORT
8. PRESENTATION OF AUDITORS REPORT AND FINANCIAL STATEMENT
9. APPOINTMENT OF AUDITOR
10. ELECTIONS OF DIRECTORS
11. GENERAL BUSINESS

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED
CHAIRMAN'S REPORT TO THE ANNUAL GENERAL MEETING
1st DECEMBER 1989

Fellow Members,

During the past year the Co-operative has had to cope with quite significant developments, mainly caused by the change of Government and the consequent difference in policy and approach to the needs for housing.

This, as most members of this organisation will be aware, has led to an increase in rental, from 20% to 25% of income with a reduction in service due to the reduction in staff hours allowed in the funding.

However, due to the ingenuity of your Housing officer and the Board of voluntary members, most of the difficulties have been, if not overcome, adequately coped with. This situation has only been made possible by the willing co-operation of the staff including the voluntary helpers.

An important development in the management of the organisation is the cash management call account, entered into recently with the Commonwealth Bank. This streamlines the accounting system and enables the funds to attract the best possible return. Also the new system for payment of rents will result in greater efficiency in the accounting and a saving in staff time.

It is pleasing to see that our relations with the local Councils are now very good. From having no properties from both Rockdale and Hurstville, we now have houses from both, and Rockdale has been particularly helpful in providing the new office premises with satisfactory accommodation for both administration and meetings at a very modest rental.

As with any organisation, communication is vital to successful operation. To meet this requirement, a new Tenants workshop was held during year and the Board resolved to send the agenda of each meeting to tenants with an invitation to attend or to advise of any matters of concern which they may wish to be raised. Also Jill has produced a new hand book for applicants and tenants and is in the process of having it translated into Arabic, Macedonian and Spanish as well as English.

Finally, I would like to express my thanks and appreciation to all who have participated in the operation of the Co-operative during the past year and to wish you all a very happy Christmas and a prosperous and healthy New Year.


CHAIRMAN.

HOUSING WORKER'S REPORT

Dear Members,

It's hard to believe that our Co-operative is still operating after the trials and difficulties of the last twelve months. At one stage we thought the Community Tenancy Scheme would lose its funding altogether. The actions of CTS tenants throughout the state by writing letters, sending telegrams and visiting local Members of Parliament meant we have been able to continue. It has taught us not to take the future of our Co-operative for granted.

This has not been without some cost to the Co-operative and to the tenants. Cuts that were imposed after July this year included the loss of a very experienced housing worker, Hilda Strathdee, an increase rents to 25% of gross income, the cutting of our administrative budget by 50% and at the same time an increase in the number of households from 45 to 58 that we are expected to accommodate. We have also been forced to alter our wait turn system for the selection of tenants to one based on need with interviews of applicants being conducted by a tenant selection committee. Other changes which have affected the Co-operative have been the Department of Housing's refusal to do more than health and safety repairs on the 21 properties which we now lease from them. This has caused quite a drain on our maintenance budget.

The combination of the closure of the local Tenants Advice and Housing Referral Service and the office move to Rockdale has meant there has been a dramatic increase in the number of enquiries from the public regarding emergency housing and tenancy advice and this has placed increased pressures on the resources of the Co-operative. The office move has been a success however with an increase in space at a cheaper rent which includes room for meetings and interviews. The support we have received from Rockdale Council (which owns the building) and Rockdale Community Aid has been wonderful.

The budget cuts and difficulties we have experienced has meant that not as much time has been spent on training tenants and running workshops as we would have liked. However the success of the new tenants workshop earlier this year and the smoother running of the Co-operative means training will be high on our agenda during 1990.

Activities which staff have been involved in include:-

- 1) St George Housing Forum - set up to monitor the needs of low income tenants in the area
- 2) The campaign to fight the closure of the Tenants Advice and Housing Referral Service.
- 3) Southern Sydney Regional Organisation of Councils - presentation of research paper
- 4) Community Tenancy Scheme Regional Meetings
- 5) St George Women's Housing - committee member
- 6) Supervision of Rhonda Hunt, final year Social Work student in preparation of report into the needs of low income tenants in the St George area.

Housing Worker's Report Cont'd

Now to thank everybody! To all the directors - Pat Browne, Alf Good, Frank Baker, Ann Spring, Beryl Holmes, Phil O'Neill, Milton Holmes, Jeni Mourad and Julie Henshall- thank you for all of your hard work, brilliant ideas, sense of humour and in particular the support you gave me when I became the only housing worker.

I would also like to thank Tina Thomson for her hard work so far and the Employment Committee for making the right decision. Also to Marilyn Johnson for doing such wonderful relief work during the dark times.

Best wishes to everyone in the Co-operative for Xmas and the New Year and I hope to see lots more of you at meetings, committees and informal get togethers in 1990.



Bill O'Meara
Housing Worker

Housing Worker's Report Cont'd

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Bill O'Meara
Housing Worker

ANNUAL GENERAL MEETING OF THE ST GEORGE COMMUNITY HOUSING CO-OPERATIVE LTD.

WEDNESDAY, DECEMBER 13, 1989

SECRETARY'S REPORT

Directors, Tenants and Children,

Finally we have gathered together, to hold our Annual General Meeting for the year 1989.

This year saw some big changes in our Co-operative, due to Government cuts in our grants. We lost one of our Housing Workers, due to these cuts -, Hilda Strathdee and sorry thought we were to see her go, wished her all happiness in her future working life. Her contribution was greatly missed by Jill O'Meara, who then took on the task of running the Co-operative, single handed. She has done a wonderful job to date, with part-time help from a tenant worker employed by the Co-op, in accordance with the Tenant Training Programme.

We moved our office premises, from 39 Jubilee Avenue, Carlton, to 453 Princes Highway, Rockdale, around June, 1989. We now share office space with the Rockdale Community Aid and Information Service (RCAIS). This arrangement has benefited us, as we now have the valued support of this service. Our thanks to Mr. Phil Knight, Co-ordinator, of this service, who has been helpful, and informative, and whom we hope will continue to be so in 1989. Our thanks also to Rockdale Council, for supplying us with this office space.

Tina Thomson, was recently employed by the Co-operative, as our Administrative Worker, on a part-time basis. She is greatly appreciated by Jill I'm sure, and we wish her success and hope she will enjoy working with us. As everyone is now aware, our new rental system is now in progress. I'm sure we all agree, that this is a much simpler form of paying rent, and saves a lot of bother, in administration, and also saves time and energy spent on travelling to and from the office for tenants who have found it difficult to come to the office to pay rent for one reason or another. Payments (rents) can now be made at any branch of the Commonwealth Banking Cooperation.

Finally in closing, I would like to add that my three year stint as Secretary, was enjoyable as it was informative and helped me to learn more and understand more the daily running of our Co-operative. I hand over my role of Secretary, to my successor with my best wishes, assuring her|him of my assistance if need be, and hope that this role will be as enjoyable for him|her, as it was for myself.

Extended 'thankyous' to all Directors, Tenants, Housing Workers and varied staff, for a great job done. Continued life to the Co-operative, and continued secure low cost housing for people like ourselves - at least that is what I wish for at the end of this year.

Merry Christmas to all and good health and happiness from my children and myself.

GOD BLESS!

Ann Spring
(Secretary)

TREASURERS REPORT

I have been a Director for 12 months and Treasurer for 12 months. I wish to take this opportunity to thank Jill as I have to rely heavily on her to enable me to do the job. Thanks Jill.

Also I would like to thank the Budget Committee for their part in having to draw up two budgets, which was necessary owing to the funding of 3 and 4 months and finally 12 months until 1st June 1990. Automatic Banking has been a success making it easier for paying our rent. We have converted over the Cheque Account to Trust Mangement Account which returns us 17% interest calculated daily.

I wish to take this opportunity in wishing all the Co-op members and staff a Merry Christmas and a Happy New Year.

Alf Good

Alf Good.

C. W. & G. BALL

TAX AGENTS, ACCOUNTANTS AND AUDITORS

113 VICTORIA AVENUE, MORTDALE, 2223

20 ALGERNON STREET, OATLEY, 2223

TELEPHONE: 570-7001

P.O. BOX 4

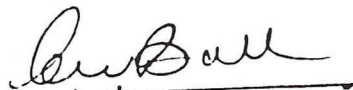
PENSHURST, 2222

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED

AUDITOR'S REPORT TO MEMBERS:

I have examined the accounts of St. George Community Housing Co-Operative Limited for the period 1 September, 1988 to 31 August, 1989 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 31 August, 1989 and in the case of the income and expenditure statement of the result for the financial period to 31 August, 1989.

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.

27 November, 1989

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED
BALANCE SHEET AS AT 31 AUGUST, 1989

PREVIOUS YEAR

CURRENT YEAR

	CURRENT ASSETS		
6182	Cash at bank* (1)		12502
100	Cash on hand		100
61133	Investments* (2)		178863
5575	Prepayments* (3)		1464
1306	Sundry debtors* (4)	13479	
-	Less provision for		
-	doubtful debts* (5)	-	13479
-----		-----	-----
74296			206408
	LESS CURRENT LIABILITIES		
9852	Sundry creditors* (6)	7760	
1927	Accrued expenses* (7)	2674	
-	Rent in advance	88	10522
-----		-----	-----
62517	WORKING CAPITAL		195886
	ADD NON-CURRENT ASSETS		
2162	Property, plant & equipment		2004
	LESS NON-CURRENT LIABILITIES		
1741	Employees leave entitlements		2652
-----			-----
\$62938	NET ASSETS		\$195238
=====			=====
	REPRESENTED BY:		
46	ISSUED CAPITAL	62	
	ACCUMULATED FUNDS		
77312	Balance 31 August, 1988	62892	
	Add/Less Surplus/		
(14420)	(Deficit) for year	132284	195238
-----		-----	-----
-	RESERVES		-
-----			-----
\$62938	TOTAL SURPLUS/(DEFICIT)		\$195238
=====			=====

These accounts are to be read in conjunction with the attached notes.

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED
STATEMENT OF RECEIPTS AND PAYMENTS
FOR THE PERIOD ENDED 31 AUGUST, 1989

PREVIOUS YEAR

CURRENT YEAR

	RECEIPTS:	
	DEPARTMENT OF HOUSING FUNDING	
	Leasehold properties grant	183994
	Capital properties grant (adjustment)	1828
127812	Management grant	59654
	Administration grant	23552
	Tenant training grant	2346

		271374
	TENANTS RENTAL:	
58332	Leasehold properties	70281
8590	Capital properties	13034
-	Grant venture properties	-
12970	*INTEREST (1)	9112
13	Misc. Income	8

207717	TOTAL RECEIPTS	363809
	LESS PAYMENTS	
122081	Leasehold property rents	142825
16713	Leasehold property maintenance	16894
-	Leasehold property misc	-
8623	Capital property expenses	8262
-	Joint venture property expenses	-
-	Management expenses	-
15646	Administration expenses	15664
-	*Equipment expenses (2)	-
10596	Tenant training & participation	5931
37517	Salary & wages	36234
-	Provision for annual leave loading	-
-	Provision for annual long service leave	-
-	Provision for annual salary & wages	-
-	Provision for annual leave	-
1985	Audit & accounting	2913
8858	*Sundry expenses (3)	2596
118	Bank charges	206

(\$14420)	Surplus/(Deficit) of receipts over payments	\$132284
=====		=====

These accounts are to be read in conjunction with the attached notes.

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED
NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR THE PERIOD ENDED 31 AUGUST 1989

BALANCE SHEET

NOTE 1	<u>CASH AT BANK</u>		
	Commonwealth Bank of Australia - Rockdale		\$12502 =====
NOTE 2	<u>INVESTMENTS</u>		
	Commonwealth Savings Bank		\$178863 =====
NOTE 3	<u>PREPAYMENTS</u>		
	Insurance	608	
	Office rent	107	
	Rates - Capital properties	749	\$1464
		---	=====
NOTE 4	<u>SUNDRY DEBIORS</u>		
	Head rents in advance	6042	
	Department of Housing in advance	1911	
	Leasehold rents in advance	1141	
	Capital rents in arrears	401	
	Leasehold rents in arrears	993	
	Interest - Commonwealth Savings Bank	2991	\$13479
		----	=====
NOTE 5	<u>PROVISION FOR DOUBTFUL DEBTS</u>		
			\$NIL =====
NOTE 6	<u>SUNDRY CREDITORS</u>		
	Repairs & maintenance - leasehold	113	
	- capital	111	
	Provision for maintenance	7500	
	M.E.P. Funds	36	\$7760
		----	=====
NOTE 7	<u>ACCRUED EXPENSES</u>		
	Telephone	274	
	Salaries	1120	
	Audit and accountancy	1280	\$2674
		----	=====

RECEIPTS AND PAYMENTS

NOTE 1	<u>INTEREST RECEIVED</u>		
	Commonwealth Savings Bank	88	
	Commonwealth Savings Bank (Term)	1806	
	Commonwealth Savings Bank	4227	
	Commonwealth Savings Bank (accrual)	2991	\$9112
		----	=====

NOTE 2	<u>EQUIPMENT EXPENSES</u>		\$NIL
			=====

NOTE 3	<u>SUNDRY EXPENSES</u>		
	Staff amenities, repairs and		
	miscellaneous	1258	
	Grants repaid	1338	\$2596
		----	=====