

St. George Community
Housing Co-op Ltd.

Annual Report

1998/99

Year of Progress

Directors

John McIntyre
(Chairperson from May
99)

Deborah Georgiou
(Chairperson to May 99)

Lindsay Kelly
(Secretary)

Paul Dorron
(Treasurer)

Colleen Whittle

Donna Curtis

Roger Jameson
(on leave from June 99)

Mark Powell
(Alternate Director from
June 99)

Staff

Executive Officer
Patrick Yeung

Housing Managers
Mohamed Ibrahim
Jo Wirhana (Acting)

Administrative Coordinator
Suzan Shuhaiber (Acting)

Office Assistants
Anne Lavender
Andra Soubris

Accounting Consultant
Kay Pepper

Banker
Commonwealth Bank

Auditor
Haywards Chartered
Accountants

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CHAIRMAN'S REPORT

1998/99 was a year of progress and consolidation for St George Community Housing, one which will ensure the organisation is in a position to acquire more housing stock to address the rising housing demand, provide better service to our customers and further develop joint ventures with local support service providers.

Working together as a 7-member team, the Directors brought skills in community welfare, law, financial management, housing management, and information technology into the organisation. They also brought a strong commitment to the values and role of community housing, and the capacity to put those into action through sound management and decision-making.

The multi-skilling housing management team working closely and consistently with the Board to implement the policies and procedures decided by the Board and is one of the key components for our success this year.

I would like to take this opportunity to share some highlights of the year:

Office Relocation

St George Community Housing was relocated to a more user-friendly office in the Hurstville Central Business District, which are more accessible by public transport and closer to services and amenities.

The office opening in October 1998 was well attended by tenants, Members of Parliament from both Labor and Liberal Parties and representatives of both government and non-government agencies.

With 170 sq.m. office space, it is the first time that St George Community Housing has designated rooms for specific purposes - a small interview room for applicants/tenants to discuss their concerns with staff in private and a meeting room for tenant participation activities such as Tenants Forum and Tenants Advisory Group meetings. This demonstrates the ongoing commitment of St George Community Housing to improve our service delivery.

The current office also provides a decent working environment for staff. Together with the computerised housing management systems, this means that St George Community Housing can provide an efficient and effective service to tenants and applicants.

The Growth of St George Community Housing

St George Community Housing has continued to expand its services to the local community. The property portfolio grew from 226 to 294 as at 30 June 1999 – an increase of 30%.

	1996/97	1997/98	1998/99
No. of Properties	173	226	294
Growth rate		30%	30%

Housing stocks acquired by St George Community Housing are from capital purchase in the private market, capital properties transferred from the Department of Housing and head-leasing from private landlords. Current housing stocks are within St George and nearby areas including Canterbury, Bankstown and Sutherland Shire LGAs.

St George Community Housing is committed to develop joint ventures with service providers to better serve tenants with support need. Around 10% of current tenancies are under joint ventures with different service providers targeting people with mental illness, ex-offenders, people with mental disability, youth and women at risk, and people with HIV/AIDS.

Apart from the utilisation of existing housing, we are fortunate to have two joint ventures funded under the Crisis Accommodation Program Innovative Initiative Program for the purchase of 4 dwellings for youth and women at risk, and one joint venture funded under the Supported Housing Initiative Program for people with HIV/AIDS to headlease 3 dwellings.

Tenant Participation

St George Community Housing is also committed to foster tenant involvement in the planning, delivery, evaluation and management of the Co-operative's business. We believe that tenant participation can maximise individual satisfaction, in ways that are appropriate to the

needs of all tenants. A tenant participation policy has been further developed and endorsed by the Board of Directors.

Tenant Forum was first introduced this year to ensure tenant input can be built into a more formal and regular consultation mechanism. Also the first Newsletter was published to facilitate tenant participation and inform tenants about important issues as they arise.

Co-operative Membership

The number of new members of the co-operative grew by 58 from 1 July 1998 to 30 June 1999. The total membership grew to 241 in which 218 are tenant members and 23 are non-tenant members.

Financial Position

The financial position for the organisation for the financial year July to June 1998/99 as outlined in the Auditors Report is sound.

Rent arrears for the period is still too high compared to the industry standard of 2% and continues to be of concern to management. The vacancy rate of 2% is in line with the Industry standard.

Support for St George Community Housing

I would like to take this opportunity to thank the following people and organisations for their support during 1998/99:

My fellow Directors for being so thoughtful, responsive and for providing such sound advice on all of the issues of major concern but in particular, Deborah Georgiou who stepped down as the first Chairperson for the skill-based Board in May 1999. Deborah remains as an active Director and offers herself for re-election as Director for 1999/2000.

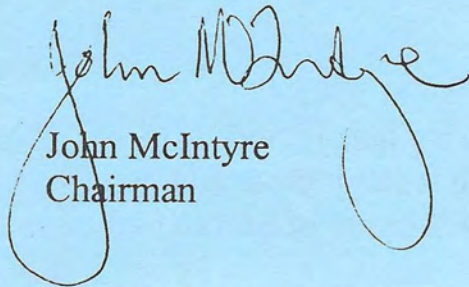
The staff team headed by Patrick Yeung as the Executive Officer for their extremely hard work and excellence performance in service delivery especially during a period of uncertainty since mid March 1999. Unfortunately we have one staff member on extended sick leave.

We hope she can get well soon. With acting arrangements, the staff team consists of three full time and three part time staff members.

The Office of Community Housing for their support and advice to St George Community Housing over the year, both financial and moral!

The range of local community and government agencies, including the Department of housing who supported St George Community Housing during the year.

Finally I would like to thank St George Community Housing tenants, especially those who are also the organisation's members, for supporting the Board and the staff in all of our work.



John McIntyre
Chairman

EXECUTIVE OFFICER'S REPORT

I am pleased to present the Executive Officer's report for 1998/99.

1998/99 is a year of progress for St George Community Housing: More applicants housed, more stock acquired, efficient and effective service delivery, strong finance position, decreasing trends of rental arrears and low vacancy rate are some of the benchmarks which can be used to demonstrate the success of St George Community Housing.

Stock Portfolio Development

St George Community Housing has managed 294 properties as at 30 June 1999. There has been substantial growth in past 18 months. The annual growth rates for 1997/98 and 1998/99 are 30%.

Program	Stock as at 30.6.99	Stock as at 30.6.98
Leasehold	121	99
Capital (including HTS)	132	89
SHSP	31	31
CHP	5	5
MHSHIP	1	1
PRS	1	1
Lhold-HA	3	0
Total	294	226

Note:

HTS is Housing Stock Transfer

SHSP is Social Housing Subsidy Program

CHP is Community Housing Program

MHSHIP is Mental Health Supported Housing Initiative Program

PRS is Program for Redevelopment Stock leased from the DOH

Lhold-HA is Supported Housing Initiative Program for people with HIV/AIDS

Funding approval for 15 additional leasehold properties was given in April 99. The leasehold properties for general and youth specific reached 121 as at June 30, 1999.

St George Community Housing is successful to be funded under the Supported Housing Initiative Program for people living with HIV/AIDS to acquire 3 leasehold properties.

Additional 14 properties have been transferred from the Department of Housing under the Housing Stock Transfer Program in this financial

year. 6 tenanted properties in a public housing estate were identified for transfer subject to further negotiations.

For capital acquisition, St George Community Housing is able to purchase 14 dwellings. The initial funding allocation is only for 10 dwellings. 10 properties purchased in previous financial year were all transferred this financial year with the last two transferred in February 1999.

Four properties purchased under the Crisis Accommodation Program Innovative Initiative in previous financial year were transferred to St George Community Housing this financial year with the last transfer in February 1999.

Housing Services

Access

St George Community Housing received 492 applications this financial year in which 349 are eligible applicants after a need-based assessment (70.9%).

As at June 30, 1999, the accumulated number of eligible applications is 466. 93 applicants (20%) were housed this year including 6 rehousing applications. This is only possible with the continuing substantial growth of St George Community Housing. In past two years, the annual growth rate for housing stock is 30%.

The turn over for our current housing stock is minimal. In this financial year, there were 11 properties vacant excluding the group home joint ventures.

To have an overview of St George Community Housing, updated profiles on applicants, tenants, properties and joint ventures as at 30 September 1999 are presented after this Report.

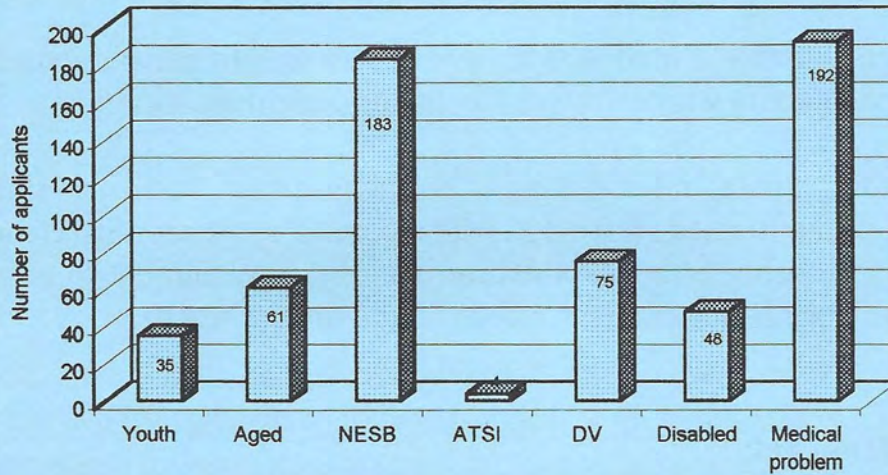
Repairs and Maintenance

All properties have been inspected by Housing Managers at least once in this financial year.

APPLICANT PROFILE

	Youth	Aged	NESB	ATSI	DV	Disabled	Medical problem
No.	35	61	183	4	75	48	192

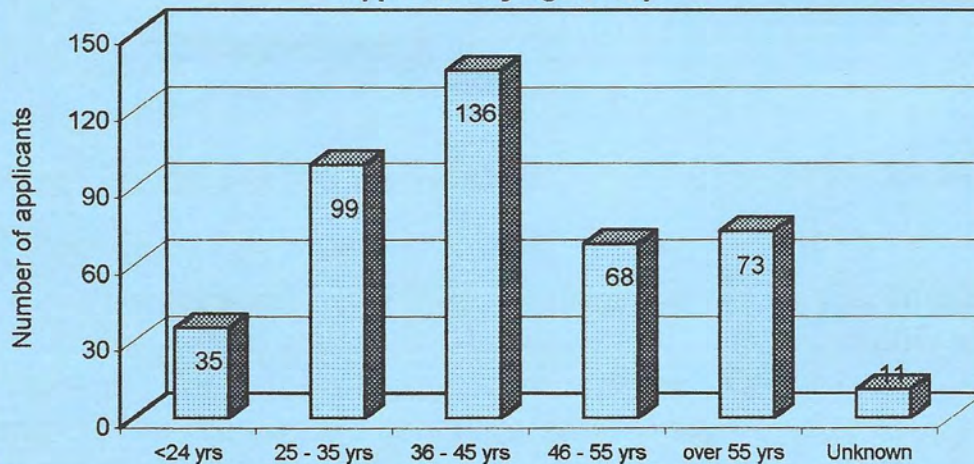
Applicants with special needs



Applicants by Age Group

	<24 yrs	25 - 35 yrs	36 - 45 yrs	46 - 55 yrs	over 55 yrs	Unknown
No.	35	99	136	68	73	11

Applicants by Age Group

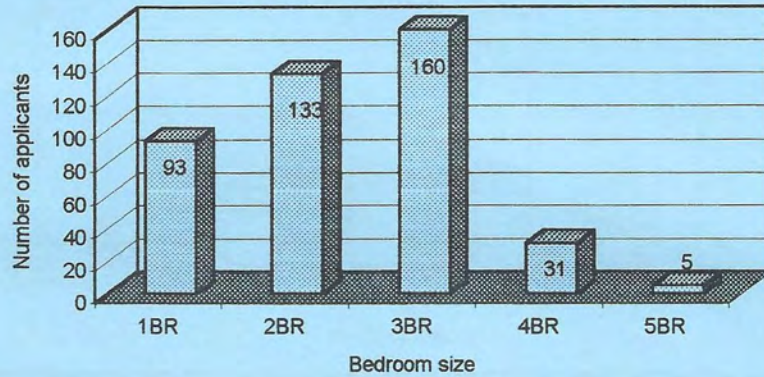


APPLICANT PROFILE

Application by Bedroom Size

App.	1BR	2BR	3BR	4BR	5BR	Total
No.	93	133	160	31	5	422

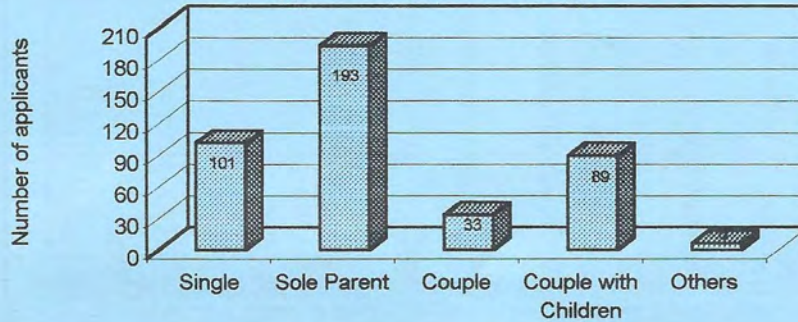
Applicants by bedroom category



Applicants by Household Type

	Single	Sole Parent	Couple	Couple with Children	Others	Total
No.	101	193	33	89	6	422

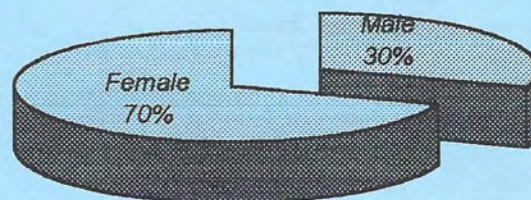
Applicants by household type



Applicants by Gender

	Male	Female	Total
No.	128	294	422

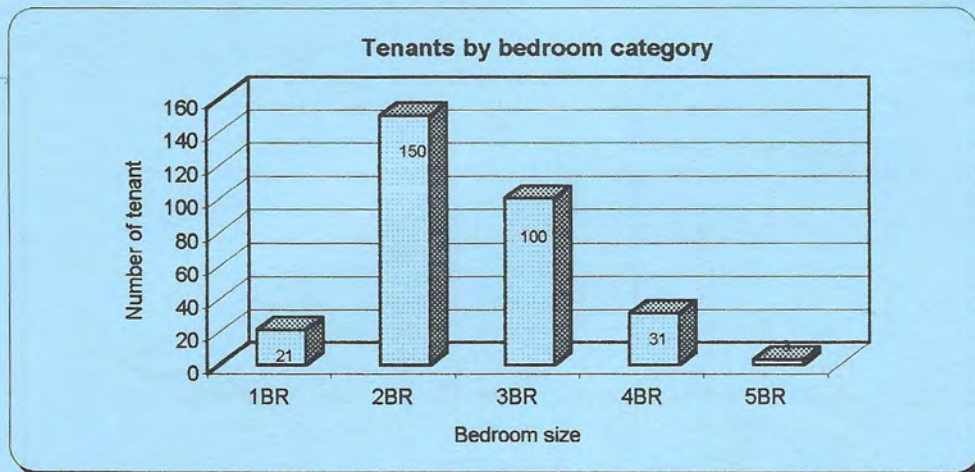
Applicants by Gender



TENANT PROFILE

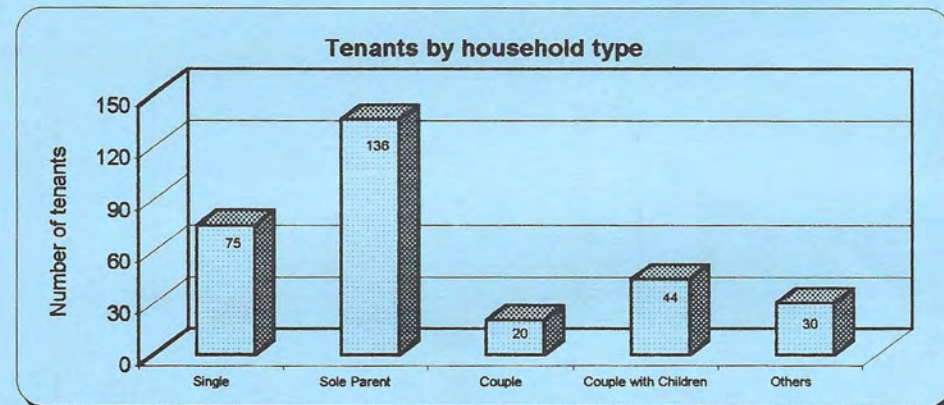
Tenants by Bedroom Size

Tenants	1BR	2BR	3BR	4BR	5BR	Total
No.	21	150	100	31	3	305



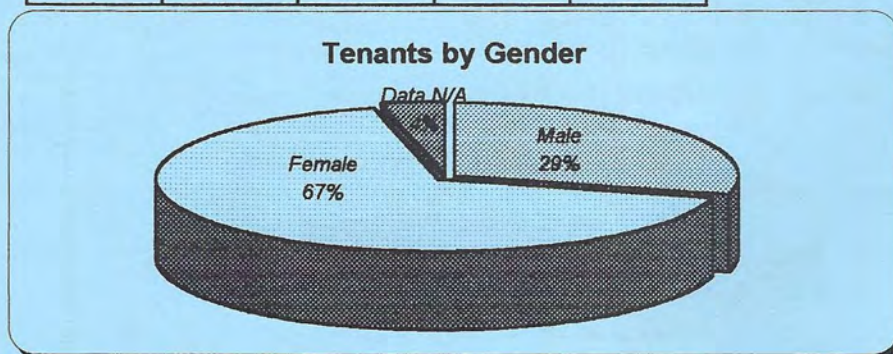
Tenant by Household Type

	Single	Sole Parent	Couple	Couple with Children	Others	Total
No.	75	136	20	44	30	305



Tenants by Gender

	Male	Female	Data N/A	Total
No.	89	205	11	305



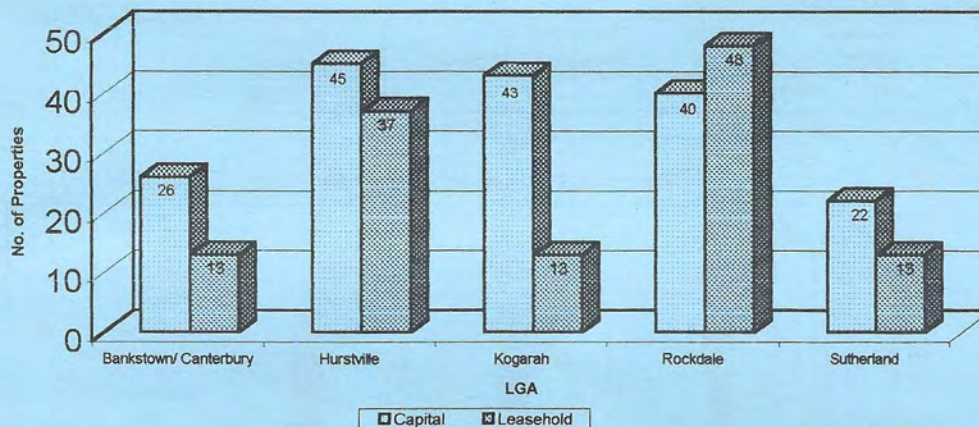
Property Profile

Properties	Bankstown/ Canterbury	Hurstville	Kogarah	Rockdale	Sutherland	Total
Capital	26	45	43	40	22	176
Leasehold	13	37	13	48	13	124
All	33	82	55	92	38	300

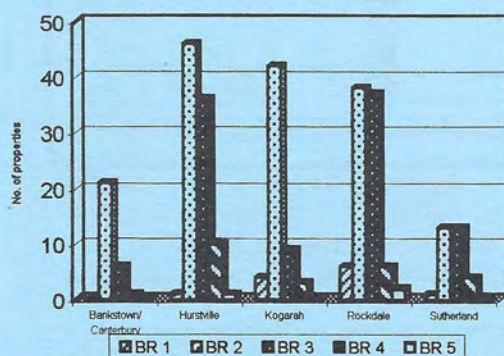
All Properties	Bankstown/ Canterbury	Hurstville	Kogarah	Rockdale	Sutherland	Total
BR 1	0	1	4	6	1	12
BR 2	21	46	42	38	13	160
BR 3	6	36	9	37	13	101
BR 4	1	10	3	6	4	24
BR 5	0	1	0	2	0	3

Capital Properties	Bankstown/ Canterbury	Hurstville	Kogarah	Rockdale	Sutherland	Total
BR 1	4	0	3	0	0	7
BR 2	15	20	36	29	8	108
BR 3	6	20	4	8	10	48
BR 4	1	4	0	2	4	11
BR 5	0	1	0	1	0	2

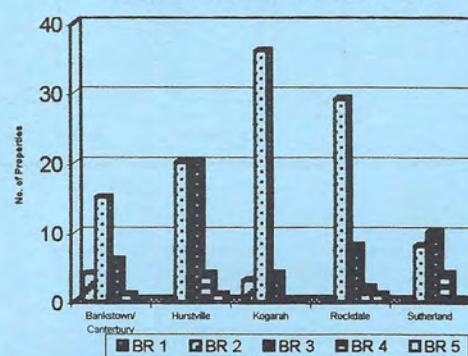
Properties by LGA



Properties by LGA & Bedroom Size



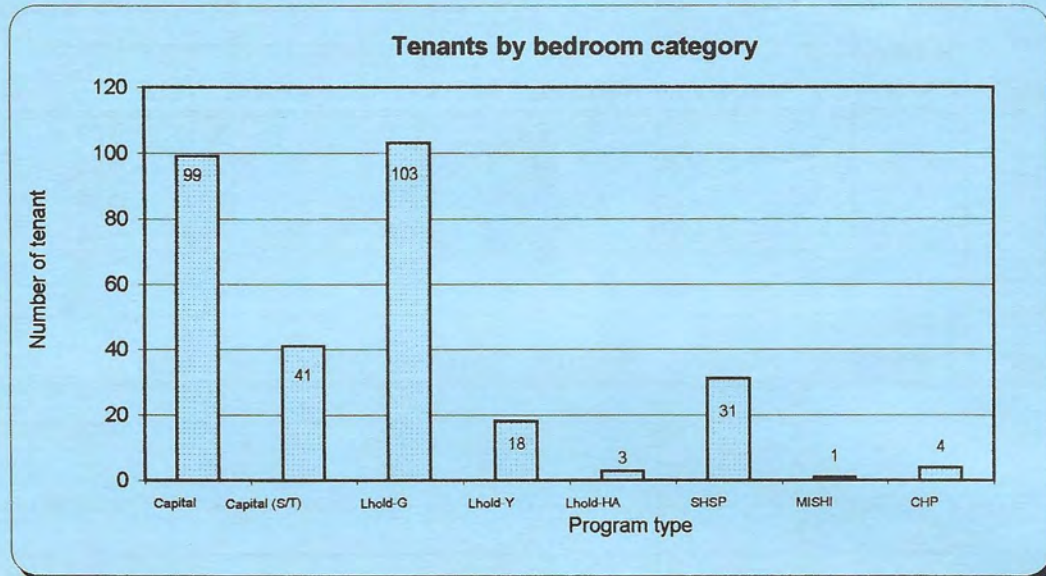
Capital Properties by LGA & Bedroom Size



PROPERTY PROFILE

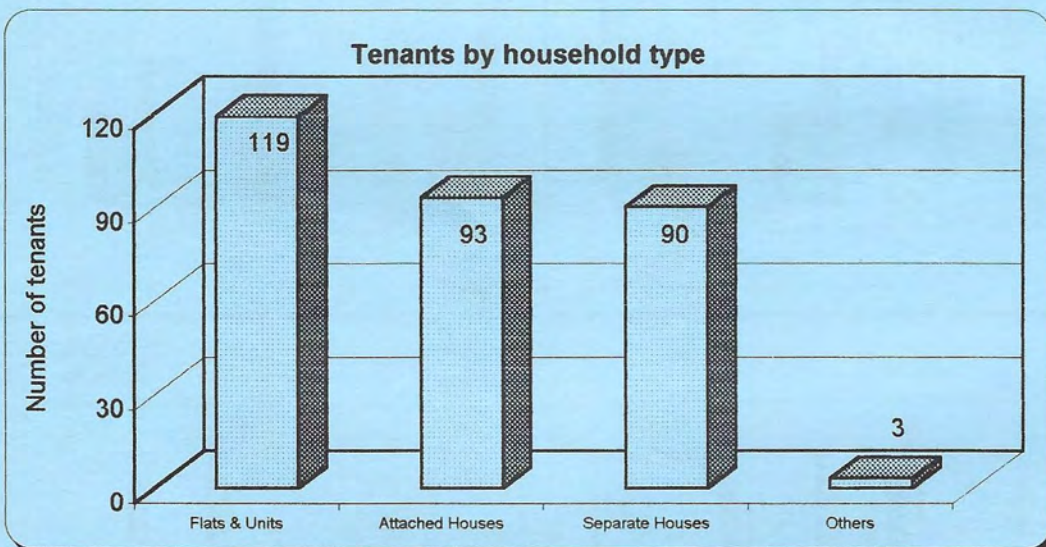
Property by Program Type

	Capital	Capital (S/T)	Lhold-G	Lhold-Y	Lhold-HA	SHSP	MISHI	CHP
Tenants	99	41	103	18	3	31	1	4



Property by dwelling type

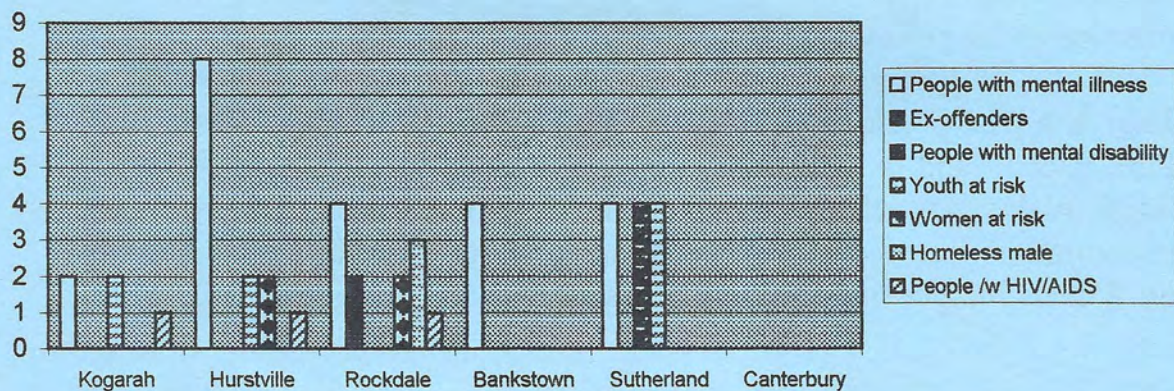
	Flats & Units	Attached Houses	Separate Houses	Others	Total
No.	119	93	90	3	305



Joint Venture Programmes

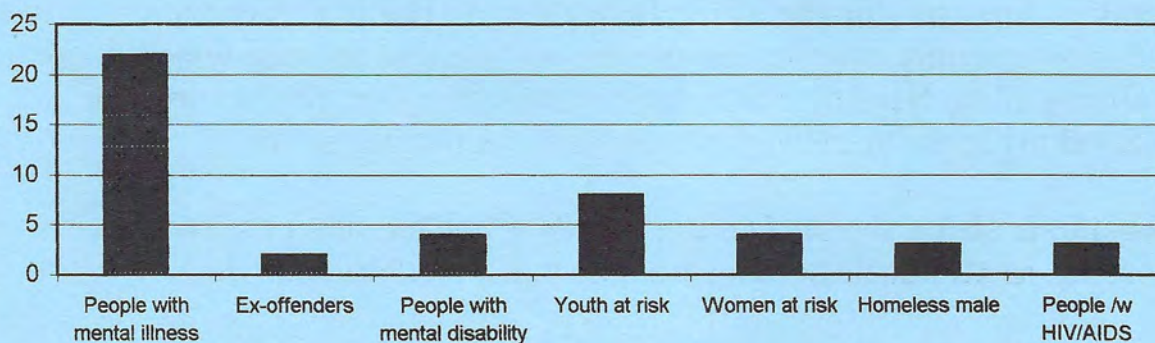
	Kogarah	Hurstville	Rockdale	Bankstown	Sutherland	Canterbury
People with mental illness	2	8	4	4	4	0
Ex-offenders	0	0	2	0	0	0
People with mental disability	0	0	0	0	4	0
Youth at risk	2	2	0	0	4	0
Women at risk	0	2	2	0	0	0
Homeless male	0	0	3	0	0	0
People /w HIV/AIDS	1	1	1	0	0	0

Tenant /w support by LGA by Bedroom No.



	No. of Bedroom
People with mental illness	22
Ex-offenders	2
People with mental disability	4
Youth at risk	8
Women at risk	4
Homeless male	3
People /w HIV/AIDS	3

Tenants /w support by No. of Bedroom



DIRECTORS' PROFILE

John McIntyre

John has been connected with the St. George area since his youth and was educated at Kingsgrove North High School before attending Sydney University to study law.

After admission as a solicitor in 1973 John went into legal practice at Rockdale before moving to Kogarah in 1984 where he continues to practice as the principal of Redmond Partners Solicitors.

John is a past president and life member of the St George Sutherland Law Society and is currently a Councillor of the Law Society of New South Wales. As well as being involved in his profession, John is active in community service and has been the honorary solicitor for the Nurses on Wheels Inc. for more than 20 years.

Deborah Georgiou

Deborah Georgiou has worked in the social housing sector for over 12 years. In the UK she acted as a consultant to public housing authorities that were localising their housing management services and wanted to develop new models of tenant participation.

In Australia she has worked as Senior Resource Worker for the Association to Resource Co-operative Housing, and as Housing Services Manager for the NSW Federation of Housing Associations, and most recently for the Department of Housing as state-wide co-ordinator of the Neighbourhood Improvement Program. She is currently undertaking consultancy work across the social housing sector.

Deborah is also a former Director of NSW Shelter, and of City West Housing, an affordable housing provider in Ultimo/Pymont.

Lindsay Kelly, B.Bus., FCPA, FCIS

Lindsay joined the Board in February 1998.

He has extensive experience in senior finance and operational roles within multi-national manufacturing and distribution business including Directorship positions with those companies.

Involvement with St George Community Housing extends a long-term family involvement with community based organisations.

Donna Curtis

Donna is employed as the Coordinator of Eastern Area Service for Youth (EASY). She has previously been employed for five years in the position of Housing Support Worker and another four and a half years in a similar position in the Mt Druitt area.

EASY is funded by the Supported Accommodation Assistance Program and thus has a dual role of providing and managing accommodation and balancing that with support provision.

Donna is currently studying Social Work at UWS and has previously completed an Associate Diploma in Youth Work, counseling accreditation, trainer in conflict resolution and abuse counseling among others.

In the last five years Donna has held a variety of positions on the youth accommodation peak (YAA) including the Chairperson for 2 years and currently holds the position of NSW delegate to the National Youth Coalition.

DIRECTOR PROFILE

Mark Powell

Currently working for the Department of Housing at the Central Sydney Region as an Area Manager. This work involves policy development and business improvement strategies with special attention to customer care issues such as appeals against Department of Housing policies and decisions.

This also includes implementing Team Service Contracts, replying to Minister inquiries, and overseeing the Aboriginal Housing office contract.

I worked previously as an Area Manager for the Department of Housing at the Broadway office, managing staff who provided a housing management service to tenants, assessed housing assistance applications, and provided a maintenance repair service. There were three teams of staff, in total managing 4,500 properties.

From November 1998 to March 1999 I worked for St.George Community Housing as a Housing Worker which I enjoyed a lot. I am fully committed to community housing and I am very impressed by the work that St.George does in the community. During my time at St.George I managed a portfolio of properties, and also worked on a system of reviewing the service debt charges. In addition I helped review the applicants on the waiting list.

In the UK, I worked for the London Borough of Camden Housing Department for three and a half years, Sanctuary Housing Association for a year, and finally for Paddington Churches Housing Association for nearly eight years. During my career in housing I have been a housing officer, senior housing officer, and Area Manager responsible for staff and budgets.

I am committed to social housing that is affordable. I believe St George Community Housing has a lot to offer the local area and it has an important role to play in being a service provider to that community.

Roger Jameson

Roger Jameson has 14 years experience in housing management at various levels of responsibility for two large UK housing authorities, with skills in the following areas:

allocation of social housing, homelessness, needs based housing provision, tenancy management, tenant participation, responsive repairs, cyclical maintenance, property management, property inspections, training, estate improvements, community regeneration, staff management, decision making, reporting to directors and committees, staff appraisal, support and supervision, organising, minuting and chairing meetings, performance monitoring, project planning and development (housing and information systems).

Roger has a professional qualification in housing management. He holds a fellowship of Chartered Institute of Housing (UK) and is committed to continuing professional development. Roger has 10 years experience on the positions of Chair, Vice-Chair and Training Officer of the North Midlands Branch Committee of the Chartered Institute of Housing incorporating.

Roger has a long standing commitment to affordable social housing.

Paul Dorron

Paul Dorron is currently employed in the financial services industry as a Senior Accountant Executive for a trustee company. As trustee of various investment products, Paul's role is to assist in ensuring that investors assets are invested only in ways authorised by the trust deed and prospectus, ensure the safe custody of assets, review the validity of managers expense claims, ensure that the related party dealings by Fund Managers are on a proper commercial basis.

Paul is the holder of a Bachelor of Economics and is presently studying to complete an MBA. He is particularly interested in the opportunity to give something back to the community at large. Qualities that Paul brings to the board are not only based upon his financial skills. Paul has a wide appreciation of cross cultural issues, a sense of moral justice and fair play and a youthful energetic approach to problem solving.

Colleen Whittle

Colleen Whittle has a long connection with St. George and surrounding area having been born and raised in the area. Colleen has worked in the area for over twenty years. As a housing worker in the St. George area, Colleen has a commitment in assisting increase and improving safe, secure and affordable housing provision in the local area. Through Colleen's work experience and committee involvement, she has gained an understanding of the issues and tensions that may arise in working towards achieving a balance between business and social objectives.

Colleen has an understanding of social housing, community housing, public housing, and homelessness, needs based housing provision, client services, social policy and planning, government processes and structures, social services needs assessment and service delivery, community development, user rights, housing advisory services, housing support and crisis housing.

Colleen has experience in organisational planning, review and evaluation, performance monitoring, policy development, staff recruitment and management, developing employment contracts and job descriptions, conducting staff appraisal, support and supervision; training and professional development; organising, minuting and chairing meetings.

Colleen has an applied knowledge of accountability requirements of community organisations, office bearer responsibilities, decision making processes, reporting requirements to directors and members, social justice and equal opportunity principles, employer and employee organisations.

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED

DIRECTORS' REPORT

Your directors submit the financial accounts of the co-operative for the year ended 30th June, 1999.

The names of the directors in office at the date of this report are:

Donna Curtis	
Paul Dorron	
Deborah Georgiou	<i>(Chairperson until 17/5/99)</i>
Roger Jameson	
Lindsay Malcolm Kelly	
John McIntyre	<i>(Chairperson from 17/5/99)</i>
Colleen Whittle	
Mark Powell Alternate for Roger Jameson	

The principal activities of the co-operative during the financial year were:

Provision subsidised housing

No significant change in the nature of these activities occurred during the year.

The net profit after providing for income tax and before extraordinary items amounted to \$5,865.

No dividends were paid during the year and no recommendation is made as to dividends.

No significant change in the state of affairs of the co-operative occurred during the financial year.

No matter or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the co-operative, the results of those operations or the state of affairs of the co-operative in financial years subsequent to the financial year ended 30th June 1999.

No director has received or become entitled to receive, during or since the end of financial year, a benefit because of a contract made by the co-operative or a related body corporate with the director, a firm of which a director is a member or a company in which a director has a substantial financial interest.

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED

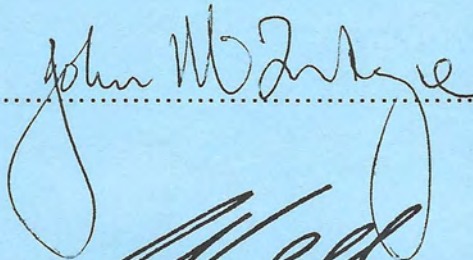
The co-operative has not, during or since the financial year, in respect of any person who is or has been an officer or auditor of the co-operative or of a related body corporate:

indemnified or made any relevant agreement for indemnifying against a liability, including costs and expenses in successfully defending legal proceedings; or

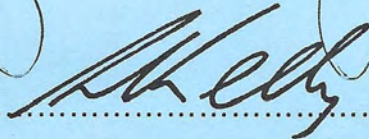
paid or agreed to pay a premium in respect of a contract insuring against a liability for the costs or expenses to defend legal proceedings.

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

Director:

A handwritten signature in dark ink, appearing to read "John W. Zingre", written over a horizontal dotted line.

Director:

A handwritten signature in dark ink, appearing to read "Kelly", written over a horizontal dotted line.

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED

PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 30TH JUNE, 1999.

	NOTE	1999 \$	1998 \$
Operating Profit (Loss)	2	5,865	2,587
Operating Profit (Loss) after income tax		5,865	2,587
Profit (Loss) on extraordinary items	3	157,916	-
Retained Profits (Accumulated Losses) at the beginning of the Financial year		37,247	34,660
TOTAL AVAILABLE FOR APPROPRIATION		201,028	37,247
RETAINED PROFITS (ACCUMULATED LOSSES) AT END OF FINANCIAL YEAR		201,028	37,247

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED

BALANCE SHEET AS AT 30TH JUNE, 1999.

	NOTE	1999 \$	1998 \$
CURRENT ASSETS			
Cash	4	82,945	72,245
Receivables	5	192,556	168,254
		<u>275,501</u>	<u>240,499</u>
NON-CURRENT ASSETS			
Property, plant and equipment	6	<u>42,447</u>	<u>14,516</u>
TOTAL NON-CURRENT ASSETS		<u>42,447</u>	<u>14,516</u>
TOTAL ASSETS		<u>317,948</u>	<u>255,015</u>
CURRENT LIABILITIES			
Creditors and borrowings	7	108,695	55,159
Provisions	8	<u>8,001</u>	<u>162,385</u>
TOTAL CURRENT LIABILITIES		<u>116,696</u>	<u>217,544</u>
TOTAL LIABILITIES		<u>116,696</u>	<u>217,544</u>
NET ASSETS		<u>201,252</u>	<u>37,471</u>
SHAREHOLDERS' EQUITY			
Share capital	9	224	224
Retained Profits		<u>201,028</u>	<u>37,247</u>
SHARE CAPITAL AND RESERVES		<u>201,252</u>	<u>37,471</u>

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED

NOTES TO AND FORMING PART OF THE ACCOUNTS AS AT 30TH JUNE, 1999.

	NOTE	1999 \$	1998 \$
4 CURRENT ASSETS - CASH			
Cash on Hand		215	100
Cash Management Account		82,730	72,145
		<u>82,945</u>	<u>72,245</u>
5 CURRENT ASSETS - RECEIVABLES			
Prepayments		81,867	68,151
Trade Debtors		48,871	38,026
Less: Provisions for Doubtful Debts		(23,000)	(13,381)
Bonds Landlord		84,818	75,458
		<u>192,556</u>	<u>168,254</u>
6 NON-CURRENT ASSETS - PROPERTY, PLANT AND EQUIPMENT			
Plant and Equipment		53,858	24,921
Less: Accumulated Depreciation		(19,083)	(10,405)
		<u>34,775</u>	<u>14,516</u>
Leasehold Improvements		8,700	-
Less: Accumulated Depreciation		(1,028)	-
		<u>7,672</u>	<u>-</u>
		<u>42,447</u>	<u>14,516</u>
7 CURRENT LIABILITIES - CREDITORS & BORROWINGS			
Trade Creditors		35,380	-
Bank Overdraft		11,279	25,526
Accrued Expenses		43,018	6,840
Rent in Advance		19,018	14,256
Funds in Advance – SAAP		-	8,537
		<u>108,695</u>	<u>55,159</u>

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED

NOTES TO AND FORMING PART OF THE ACCOUNTS AS AT 30TH JUNE, 1999.

	NOTE	1999 \$	1998 \$
8 CURRENT LIABILITIES – PROVISIONS			
Provision - Capital Maintenance		-	115,000
Provision - Capital Maintenance Social Housing Programme		-	31,000
Provision - Unpaid Rates		-	8,600
Provision for Holiday Pay		8,001	4,469
Provision for Long Service Leave		-	2,245
Provision for Sick Leave		-	1,071
		<u>8,001</u>	<u>162,385</u>

9 SHARE CAPITAL

Issued and paid up		
224 Ordinary Shares of \$1	224	224

10 GOING CONCERN

The accounts have been prepared on a going concern basis. This is on the assumption that ongoing funding and support will be provided by the government.

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED

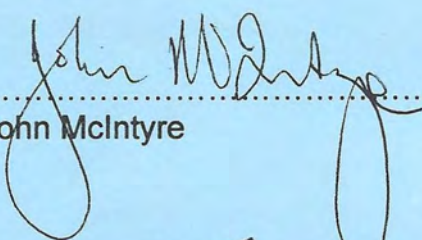
DIRECTORS DECLARATION

In the opinion of the directors of the co-operative:


1. (a) The accompanying Profit & Loss Account is drawn up so as to give a true and fair view of the profit or loss of the co-operative for the financial year ended 30th June, 1999;
 - (b) The accompanying Balance Sheet is drawn up so as to give a true and fair view of the state of affairs of the co-operative as at the end of the financial year; and
 - (c) The funds provided by the office of Community Housing have been invested in accordance with the terms and conditions of the Funding Agreement.
2. At the date of this statement, there are reasonable grounds to believe that the co-operative will be able to pay its debts as and when they fall due.

This statement is made in accordance with the resolution of the Board of Directors and is signed for and on behalf of the directors by:

Director:


.....
John McIntyre

Director:


.....
Lindsay Malcolm Kelly

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED

INDEPENDENT AUDIT REPORT

To the St George CHC and Department of Housing

Scope

We have audited the attached financial statements being a special purpose financial report, of St. George Community Housing Co-operative Limited for the year ended 30th June, 1999 incorporating the Profit and Loss Statement, Balance Sheet and Directors Statement. The Co-operative's directors are responsible for the preparation and presentation of the financial statements and the information contained therein, and have determined that the accounting policies used and described in Note 1 to the financial statements are appropriate to meet the requirements of the Corporations Law, are appropriate to meet the requirements of the Co-operatives Act and are appropriate to meet the needs of the Scheme. We have conducted an independent audit of the financial statements in order to express an opinion to the St George CHC and the Office of Community Housing on their preparation and presentation.

The financial statements have been prepared for the purpose of fulfilling the directors' financial reporting requirements under the Corporations Law, Co-operatives Act and Funding Agreement. We disclaim any assumption of responsibility for any reliance on this report or on the financial statements to which it relates to any person other than the St George CHC, or for any purpose other than that for which it was prepared.

Our audit has been conducted in accordance with Australian Auditing Standards. Our procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial statements and the evaluation of significant accounting estimates. These procedures have been undertaken to form an opinion as to whether, in all material respects, the financial statements are presented fairly in accordance with the accounting policies described in Note 1 to the financial statements. These policies do not require the application of all Accounting Standards and Urgent Issues Group Consensus Views.

The audit opinion expressed in this report has been formed on the above basis.

Audit Opinion

In our opinion the financial statements of St. George Community Housing Co-operative Limited for the year ended 30th June, 1999 are properly drawn up:

- (a) so as to give a true and fair view, in accordance with the accounting policies described in Note 1 to the financial statements of the loss of the Co-operative and, of the matters required by Divisions 4, 4A and 4B of Part 3.6 of the Corporations Law to be dealt with in the financial statements.

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED

OPERATING STATEMENT FOR THE YEAR ENDED 30TH JUNE, 1999.

	Notes	1999 \$	1998 \$
REVENUE			
Operating			
Potential rental revenue		2,760,880	n/a
Less rent lost through vacancies		(100,417)	n/a
Less rental rebates or subsidies		(1,700,578)	n/a
Rent received or receivable		<u>959,885</u>	<u>708,604</u>
Government grants	1	765,432	401,609
Other	2	10,712	12,790
Total revenue		<u>1,736,029</u>	<u>1,123,003</u>
EXPENSES			
Tenancy and property management (excluding wages)	3	1,362,637	818,709
Administration	4	313,293	250,587
Finance Contribution		54,234	51,120
Total expenses		<u>1,730,164</u>	<u>1,120,416</u>
Operating surplus/(loss)		5,865	2,587
Profit on extraordinary items		157,916	-
Funds available for future utilisation at the beginning of the financial year		37,247	34,660
Funds available for future utilisation at the end of the financial year		<u>201,028</u>	<u>37,247</u>

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED

NOTES TO AND FORMING PART OF THE ACCOUNTS FOR THE YEAR ENDED 30TH JUNE, 1999

	1999 \$	1998 \$
1. GOVERNMENT GRANTS		
Grants - SAAP	-	12,570
Grants - Community Tenancy Scheme (CTS)	630,284	377,359
Grants - CTS	135,148	11,680
	<u>765,432</u>	<u>401,609</u>
 2. OTHER		
Non Rent Tenant Reimbursements	6,526	4,995
Interest Received	4,101	7,795
Sundry Income	85	-
	<u>10,712</u>	<u>12,790</u>
 3. TENANCY AND PROPERTY MANAGEMENT		
Rent Paid	1,049,900	464,177
Rates and Utilities	144,138	96,731
Repairs and Maintenance	113,086	167,248
Provision Capital Maintenance	-	42,000
Doubtful Debts	9,619	11,881
Depreciation	1,028	-
Insurance	14,590	15,836
Security Services	-	1,322
Strata Levies	1,728	2,755
Non Rent Tenant charges	27,062	13,536
Tenant transfer Costs	1,486	3,223
	<u>1,362,637</u>	<u>818,709</u>

ST. GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED

	1999 \$	1998 \$
4. ADMINISTRATION		
ADMINISTRATION EXPENSES		
Accountancy Fees	9,721	5,604
Audit	3,600	3,380
Advertising	627	4,595
Bank Charges	1,324	382
Cleaning	2,551	1,460
Conference & Meetings	445	3,503
Consultants	3,986	5,960
Depreciation	8,678	4,331
Donations	25	70
Electricity	1,343	488
General Office Expenses	5,162	2,918
Information Technology	3,094	-
Insurance	-	2,232
Leasing & Associated Costs	721	-
Legal Costs	1,435	340
Postage	3,517	3,772
Printing and Stationery	6,447	7,930
Rent	19,993	11,700
Repairs and Maintenance	1,774	2,977
Staff Training and Welfare	2,203	494
Subscriptions	1,090	951
Telephone	9,541	5,010
Travelling Expenses	3,245	3,301
TOTAL ADMINISTRATION EXPENSES	90,522	71,398
MANAGEMENT EXPENSES		
Consultants	-	15,168
Fringe Benefits	21,073	5,087
Movement Employee Provisions	3,532	(13,877)
Salaries and Wages	166,506	146,683
Superannuation Contributions	12,843	9,017
Temporary Staff	15,786	16,269
Workers Compensation Insurance	3,031	842
TOTAL MANAGEMENT EXPENSES	222,771	179,189
TOTAL ADMINISTRATION & MANAGEMENT	313,293	250,587

Employees/Consultants 1998/99

Executive Officer (permanent full time position)

Patrick Yeung (permanent full time)

Housing Manager (permanent full time position)

Mohamed Ibrahim (permanent full time)

Jo Wirihana (acting from March 99, permanent full time)

Debra McFarland (on leave from March 99, permanent full time)

Housing Workers (casual part time position)

Mark Powell (to March 99, casual part time)

Administration Coordinator (permanent full time position)

Suzan Shuhaiber (acting from April 99, shared position with Linda White until June, casual part time)

Linda White (acting from March to June 99, shared position with Suzan Shuhaiber and took up projects related to housing support, casual full time)

Jo Wirihana (from October 98 to March 99, permanent full time)

Paul de Ruyter (to September 98, permanent full time)

Office Assistants (casual part time position)

Anne Lavender (from June 99, casual part time)

Andra Soubris (from June 99, employed between February to March 99, casual part time)

Suzan Shuhaiber (from March to May 99, casual part time)

Linda White (March 99, casual part time)

Margaret Stephens (from October 98 to June 99, casual part time)

Karlana Wirihana (January 99, casual part time)

Winsome Jackson (from September to October 98, casual part time)

Jo Wirihana (September 98, casual part time)

Rehana Begum (from August to September 98, casual part time)

Consultant

Kay Pepper, Accounting Consultant (from June 99, part time)

Brian Waterhouse, Financial Consultant (to June 99, part time)

Contractors

Abby Property Services
ACCA Construction Pty Ltd
ACE Property Maintenance
All Seasons Carpet Cleaning
All Types Property Maintenance
AUS GAS
Australian Hot Water
B L Wood & Sons Pty Ltd
Bashoun Glass
Brooks Do-All-Handymen
C&K Gas Service
Cronulla Carpets
Cronulla Removals
Dependon Carpets Cleaning
Drew's Removals & Storage
Energy Australia
Glenbuilt Constructions
Hurstville City Pest Control
J R Baker Removals
JDC Flooring
Le-Sands Blinds & Screens
Malcolm Watson Electrical
Martin's Cleaning Services
Micheal Francis Removals
Monkey Business Tree Loppers
Mr Antenna
No Frills Tree Surgeons
NSW Fire Extinguishing
Services
Ray lawnmowing
Southcorp - Australia
Southern Suburbs Garage Doors
Southside Removals
Sphinx Blinds & Screens
St George Door Centre
St George Locksmith
Sydney Blinds & Screens

Real Estate Agents

Antipas Real Estate
Blakehurst Prestige Properties Pty Ltd
Brougham & Sons Real Estate
Centaline International Properties
Century 21-Condell Park
Century 21 Clisdells
Clisdells
Combined Property Centre
Cripps & Cripps
E.H. Hibble Real Estate
Elders J A Gilmour Real Estate
Frank & Carmel Severino
G. R Morris Realty
Harvey Nationwide
Hicks & Clay United Realty
Hurstville Real Estate
J Brough & Son Real Estate
JA Gilmour and Sons
John Glens Real Estate
John P. Stevens Real Estate
L J Hooker-Beverly Hills
L J Hooker-Kogarah
L J Hooker-Cronulla
LJ Hooker-Rockdale
Martin, Hill & Co
Michael Honer Realty
The Professionals-Montgomery
Morris Real Estate
Nationwide Brunton
Nationwide Realty Harvey-Oatley
Nationwide Realty Schloeffel & Paul
Paramount Real Estate
R & K Bland
R.T. Golby
Raine & Horne-Hurstville
Ray White-Penshurst
Ray White-Caringbah
Ray White-Hurstville
Richardson & Wrench-Miranda
Richardson & Wrench-Hurstville
Robert R Andrew Real Estate
Sanders First National-Jannali
Sanders First National-Oatley
Tony Firmstone Real Estate
Warren First National
Winter First National

Note: except individual landlords
leasing direct to SGCH

ST. George Community Housing Co-Operative Limited

Level 1, 7 Barratt St., Hurstville NSW 2220

Postal Address: PO Box 348 Hurstville BC 1481

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