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SGCH history and 2007-08 highlights

SGCH History

- The establishment of SGCH as a transient community housing provider for public housing applicants waiting to be housed by the Department of Housing
- Founding chairman, Mr Frank Baker

1988

58 properties under management including 53 leasehold and five capital properties

1995

- Achieved growth
- 66 properties under management

1996

Adopted the NSW Federation of Housing Associations "Code of Practices" for housing associations

1998

Introduced skill-based board of directors and executive officer position

2000

389 properties under management

2001

- Awarded threeyear accreditation against the National Community Housing Standards
- Participated in the Pilot Community Housing External Appeal System

2004

Awarded threeyear accreditation against the National Community Housing Standards

Introduction of the Debt Incentive. Tenant Incentive and No-Interest White Goods Loan Schemes

2005

- Achieved the highest possible ranking in the NSW Performance Based Registration System
- Over 1000 properties under management
- Revenue in excess of \$10 million
- Inauguration of the Education Bursary Scheme for young SGCH tenants
- Celebrated 20 years of continuous service to the community

2006

- A record surplus of \$1.1 million for the year
- Establishment of a reserve of \$1.5 million for future planned maintenance
- Number of properties under management increased to 1300

2007

- Bonnyrigg Living Communities Project awarded to SGCH
- Port Jackson Supported Housing Scheme commences
- Record revenue of \$12.4 million

2008

- 2372 properties under management
- 6000 tenants housed through SGCH
- Record level of tenant satisfaction in annual survey (91%)

2007-08 highlights

SGCH has made significant achievements over the past year, including:

- Port Jackson Supported Housing Project evaluation was completed by an independent body commissioned by the Office of Community Housing (OCH). The evaluation found that the program is meeting its objectives and targets
- SGCH won by tender the right to manage Affordable Living Program for Canada Bay City Council
- SGCH became one of two inaugural growth providers
- SGCH implemented the new Community Housing Rent Policy and piloted Commonwealth Rent Assistance Optimisation program for new tenants
- SGCH involved in the pilot of the Interim Common Access System facilitated by OCH in partnership with HNSW Central Sydney Division in order to jointly nominate applicants for new properties
- SGCH was successful in obtaining \$6.4m from the Affordable Housing Innovations Fund (AHIF) to purchase 50 apartments in the Campbelltown local government area
- Creation of a commercial program manager position to assist in developing partnerships in the government, community and private sectors
- Appointment of community development worker
- Record tenant satisfaction result of 91%
- Commencement of the Allawah Dual Diagnosis Program, a program supporting Aboriginal and Torres Strait Islander (ATSI) households with co-existing mental health and substance use disorders in the inner city
- Housing Stock Transfer program for 07/08 achieved target
- The Inner West Affordable Housing Project was extended for another three years
- Acquisition of property in Ashbury for Department Ageing Disability and Home Care - first titled property for SGCH

Organisational profile

t George Community Housing (SGCH) was established in 1985 as a community-based, nonprofit government-funded community housing provider in order to provide affordable, secure and appropriate community based housing for people on low and moderate incomes in the Sydney metropolitan area. As the largest community housing provider in NSW SGCH has a particular focus on encouraging tenant and community participation in the delivery of quality services to all our stakeholders.

Over 26% of SGCH housing (excluding Bonnyrigg) is linked with support. The Port Jackson Supported Housing Program was transferred to SGCH management in the 2006-2007 financial year. The PJSHP provides medium term housing to people who require support to obtain and maintain housing. PJSHP has 176 properties under management with a target of 211 properties to be transferred in total.

SGCH is managed by a board of volunteer directors elected by members of the organisation at the annual general meeting. The SGCH board has up to 10 members who offer themselves for service on the basis of their expertise in accounting, finance, law, business, management and social welfare. There is currently 40 staff, comprising full and part-time team members.

The organisation receives recurrent funding from the Office of Community Housing and the Department of Ageing, Disability and Home Care. Additional income comes through tenant rents, capital-funded housing projects, tenancy management contracts and other fee-for-service assignments.

The current applicant and tenant portfolio reflects the diversity of the suburbs in which the organisation works and includes groups with specific support needs. SGCH currently operates in 23 local government areas offering housing solutions from fully subsidised housing to affordable housing.

In 2008 SGCH tendered to become a Preferred Growth Provider (PGP). As a PGP, SGCH has had access to a number of initiatives including access to the Affordable Housing Innovations Fund, exploring the transfer of existing leases to 35-year leases in order to leverage borrowings to build affordable housing. Being a PGP has assisted SGCH to build the necessary capacity to become a large and diverse provider into the future.

Becoming a PGP required SGCH to become a Company Limited by Guarantee, registered under the Corporations Law. Members by special ballot approved the conversion.

In the past year SGCH has also continued the Housing Stock Transfer, transferring approximately 200 properties from Housing NSW. New properties have also been delivered as part of the PGP. These properties are being allocated under the Interim Common Access Strategy - in partnership with Housing NSW Central Sydney Division and the Office of Community Housing.

In June 2008, SGCH was the successful tenderer to the Affordable Housing Innovations Fund and was awarded a grant to contribute to the purchase of dwellings for affordable housing. Properties have been purchased in the Campbelltown local government area. This represents a significant step for SGCH as the organisation shifts into the area of property ownership.



SGCH is committed to delivering high quality, professional housing services to our tenants and applicants and supporting the communities in which they live.

WE BELIEVE THAT CLIENTS AND LOCAL COMMUNITIES ARE OUR TOP PRIORITY. THROUGH OUR HOUSING SERVICES, SGCH AIMS TO:

- ASSIST PEOPLE TO SOLVE THEIR HOUSING DIFFICULTIES BY PROVIDING AFFORDABLE, QUALITY HOUSING SOLUTIONS
- BE RESPONSIVE TO COMMUNITY NEEDS
- ENCOURAGE TENANT PARTICIPATION, ACHIEVE THE HIGHEST STANDARDS FOR ACCOUNTABILITY, EFFICIENCY AND SERVICE DELIVERY (HOUSING AND COMMUNITY SERVICES)

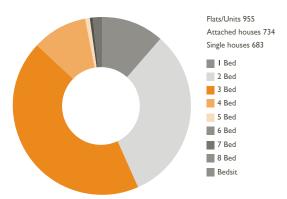
Our values

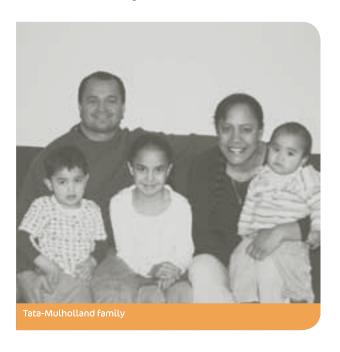
- SUPPORT
- ACCOUNTABILITY
- RESPECT
- INTEGRITY

Our vision

WE ARE A SOCIAL ENTERPRISE THAT GENERATES RESOURCES TO RESPOND TO COMMUNITY NEEDS AND ASSIST PEOPLE WITH HOUSING.

Property by number of bedrooms





MELISSA

My name is Melissa and I am a tenant with St George Community Housing (SGCH). I am the mother of four children and I cannot thank SGCH enough for the opportunity to live in safe and secure housing that is affordable.

SGCH provide their tenants with a number of ways to ease the financial pressure by offering such things like the Bursary Scheme, White Good Loans and the rent incentives.

Not only has SGCH been able to assist me financially in the past but also they have brought happiness to my family through activities such as the Taronga Zoo day out.

I have always been able to maintain a close relationship with the staff, as they are all very friendly and always willing to help. SGCH definitely plays an important role in my life and has really made a difference towards the future of my children. Thank you for everything.

Awards and accreditation



Performance-based registration

n 2007-08 St George Community Housing received the highest possible ranking under the NSW Performance Based Registration System.

SGCH is ranked Type I Grade A.

This achievement means SGCH continues to be an "AAA" grade provider.

Our Registration status is important not only for Tenancy Management contract of the Bonnyrigg estate but also for the organisation's future as a Preferred Growth Provider.

Accreditation

SGCH is also a full three-year accredited communityhousing provider, meeting or exceeding all National Community Housing Standards.

Changes to accreditation process

This year was the final under the existing NSW Community Housing Standards Accreditation System. From 2008 accreditation will be awarded through a private company.

St George Community Housing appreciated the opportunity the accreditation process provided to help us evaluate our internal processes and create a culture of continuous improvement.

As one of the last organisations to undertake accreditation SGCH received their certificate at an event held to celebrate the achievements of the NSW Office of Community Housing's Standards and Accreditation Unit under its Director, Ms Unis Goh.

SGCH Chief Operating Officer Ben Wong received a special mention for his work as co-ordinator within the Unit and his assistance in providing housing associations with the framework for service delivery to tenants, governance and management.

Awards

St George Community Housing is proud of the recognition it has received from the wider communityhousing sector for both our service and management practices. These awards include:

NSW Housing Awards: Overall Excellence in Community Housing (Winner)

2007

Australasian Housing Institute Awards for Professional Excellence: Delivering Support Solutions (Special Mention)

2006

NSW Award for Overall Excellence in Community Housing (Winner)

NSW Award for Excellence in Services to Tenants (Commendation)

NSW Award for Excellence in Organisational Management and Governance (Commendation)

2005

National Award for Excellence in Community Housing for Organisational Management (Commendation) National Award for Overall Excellence in Community Housing (Finalist)

NSW Award for Excellence in Service to Tenants including Tenant Participation NSW Award for Excellence in Organisational Management and Governance (Winner)

2004

NSW Award for Overall Excellence in Community Housing (Commendation)

2003

National Award for Excellence in Community Housing for Corporate Governance (Finalist) National Award for Excellence in Community Housing for Organisational Management (Finalist)

Chairman's report

n this, our 23rd annual report to members and stakeholders, I report another successful year. The highlights have included:

- The successful housing of 429 tenants and their family members.
- Our tenants told us of their satisfaction of how we delivered our housing services and gave us a resounding 91% satisfaction rating.
- Our stakeholders continued to acknowledge their confidence in our consistent and quality housing services by transferring 250 new capital properties to us for management.
- Achieving Preferred Growth Provider status in November 2007.
- Aligning our organisational structure to optimise our entry into Affordable Housing ownership and management.

The social dividend to members and stakeholders are measured by the further expansion of our services to tenants. These included our community development services, additional support housing services for disabled clients, expansion of our education bursaries and the move into management and ownership of Affordable Housing.

With success and growth comes a greater sense of responsibility. The challenges for the board and management alike are to remain focused on our values and objectives and of our stewardship of members' and stakeholders' funds. We also need to maintain relevance in these turbulent economic and political times.

The achievements of the company can be attributed to the dedication and commitment of Nazha and the entire team at St George Community Housing. They are to be congratulated for successfully implementing the strategic directions of the company. Continuous organisational improvement and leadership in the community housing sector means measuring ourselves against what we can and should be. This attitude is key to the success of our company.



The way ahead

The current global economic turbulence will undoubtedly impact on the Australian economy. How the Federal and State Governments deal with those issues will have an influence on the funding for housing. It is realistic to expect that while the will of Federal and State Governments to do more for housing is strong, the capacity to follow through could diminish and some projects may be deferred. In this regard, the agreed focus of our CEO for the year ahead is to consolidate our business and renew our investment in operating infrastructure to further provide capacity and efficiency for the next phase of growth.

There is great uncertainty in the financial markets and your board will continue to govern our company prudentially to ensure that growth is measured and



relevant. Our capacity to take on debt is determined by the ongoing and consistent financial surplus of the company. This is something that members have to be aware of; financial sustainability is fundamental to the delivery of consistent quality housing services.

Corporate matters

Three volunteer non-executive directors, namely Natasha Bernabei, Sam Lawrence and Geoff Turnbull will be retiring at the forthcoming annual general meeting and, being eligible, will be seeking re-election for a further term. The board recommends that they be re-elected as directors by members.

Bill Chant, who will complete his term as a nonexecutive director at the forthcoming annual general meeting, has advised the board that he does not intend to seek re-election because of work commitments. On behalf of your directors, I acknowledge and thank Bill for his contributions to the company over the past five years. His social justice counsel will be missed by the board.

Resulting from Bill's retirement, nomination is called from members to fill the vacancy on the board.

The 2008 annual general meeting is historic in that it is our last meeting of members convened as a trading co-operative. We were formally registered on the 23 October 2008 as a company limited by guarantee in accordance with the Corporations Act. The higher level of corporate governance and accountability required of the board and management will hold the organisation in good stead, especially in the current economic climate.

Acknowledgements

Our relationships with our joint venture partners and support agencies continue to be strong. The open and honest ways with which we interact with our partners ensure that win-win solutions are achieved for our tenants and stakeholders.

The support and assistance received from the Office of Community Housing, Centre of Affordable Housing, Department of Ageing, Disability and Home Care and Housing NSW during the year are

appreciated. We thank them and funding agencies for their support and funding.

Thanks are also extended to members of the Tenant Advisory Group for their generous participation in the company. The extensive engagement with our tenants ensures that our feet remain firmly grounded with our eyes on the tasks ahead. Thank you for that.

No community-based organisation can succeed but for the dedication of its volunteer directors. The members of St George Community Housing have elected a board of diverse and experienced directors to manage the affairs of the company on their behalf. I take this opportunity to thank our directors for their unstinting efforts during the year. It was a privilege to be their spokesman.

A. (Tony) Ho Non-executive Chairman

CEO report



his has been a particularly challenging and exciting year for the organisation. We have experienced a number of critical changes and responded admirably to the additional pressures on the sector. The focus on the management activities was largely on building internal capability and ensuring we continued to grow and deliver on our commitments while maintaining our focus on our core business and tenants.

As the largest community-housing organisation in NSW, with tenants in 23 local government areas in the Sydney region, we house over 6,000 individuals. Tenant participation is an area of strength and we are always grateful for the contribution of the Tenant Advisory Group. Over the past years, tenant satisfaction has been high and stable with the organisation this year achieving a record level of 91%.

Our community development program has been a key way in which we have enhanced the lives of our tenants by providing opportunities for families and singles to participate in the activities and to gain new friendships and experiences. A strong focus has been on winning grants to run programs for our tenants across many different areas from tai chi to EcoWise. We see this as a way to resource individuals, build stronger communities and improve environmental awareness and practice.

In our commitment to the tenants and the sector we were the first organisation to enter into partnership with the NSW Office of Community Housing and Housing NSW's Central Sydney Division to trial an interim common access strategy. The key aim of the strategy is to make it easier and more transparent for applicants when applying for housing. The trial is proving successful with positive outcomes for future tenants.

We continued to challenge ourselves by successfully bidding and becoming an inaugural Preferred Growth Provider and also winning a \$6.4 million government grant to acquire affordable housing in an area of high need, in this case the Campbelltown area. This marks a new beginning for the organisation in the ownership and life-cycle management of dwellings. It also means we are truly now providing a continuum of housing services from fully to partially subsidised.

The organisation has demonstrated its ongoing commitment to providing tenancies linked with support. The Port Jackson Supported Housing Program (PJSHP) continues to achieve excellent outcomes for tenants who, without support from our partners, would not be able to sustain a tenancy. We have also entered into an agreement with Sylvanvale Foundation to partner on the provision of housing for people with disabilities.

We remain pleased with the level of acceptance of our role by the tenants of Bonnyrigg estate and successfully transitioned 833 public housing tenants to our organisation in October 2007. We remain committed to ongoing engagement with the residents of Bonnyrigg.

As a key supporter of the accreditation system we were pleased to receive accreditation under the



existing system immediately prior to the Accreditation Unit re-organisation. The three-year accreditation supports our continuing focus on improving our systems, policies and processes and the overall professionalism of the sector. The sector was sad to lose its director, Unis Goh, and the accreditation team and we wish Unis and her staff all the best in the future.

Our financial performance in the year has been strong. Despite undergoing change we increased revenue with the addition of the Bonnyrigg tenants and new stock transfers. The increased activity resulted in increases in property expenses of \$11,654,116 (2007: \$10,131,989) and increases in employee benefit expenses of \$2,490,815 (2007: \$1,400,667). We finished the year with a surplus of \$1,013,986 (2007:\$643,437). Cash generated from operations improved to \$831,335 (2007:\$620,404). We acquired our first property during the year at an initial cost of \$772,000. The property is being renovated and will house tenants with disabilities. Our balance sheet is well positioned to meet the challenges of providing affordable housing in the year ahead.

We welcomed the changes federally and increased focus on providing affordable housing, and also the current political spotlight on housing and homelessness in particular. Housing is a basic human right and SGCH is open and ready to be involved in ways to ensure people have access to secure affordable housing.

We were also successful in winning the tenancy and housing management for Canada Bay's affordable rental program.

The National Rental Affordability Scheme (NRAS) is a Commonwealth initiative to increase the supply of affordable rental accommodation. We are hopeful that we will win NRAS funding to contribute to the growth in affordable housing in NSW and intend to continue to actively participate in initiatives in partnership with all levels of government, business and the community sector.

We would like to thank SR Constructions Pty Ltd for their donation and the Professional Tutoring Centre, Hurstville for their provision of services.

The team was thrilled to win the 2008 NSW Community Housing Award for Overall Excellence. The award is directly attributable to the team's commitment to the tenants, the organisation and the sector.

We have continued to contribute to the sector through our involvement on the NSW Federation of Housing Board, National Housing Conference, NSW Community Housing Conference and the round table on developing a National Affordable Housing Agreement.

I have been grateful for the support of the board of directors this past year and for the hard work and dedication of a talented and committed team of staff. Through their continued support and effort we will persist in delivering services to you, our tenants, in alignment with your needs and expectations.

موور

Nazha Saad Chief Executive Officer

Asset management

ur mission statement commits us to deliver a high quality housing service to our tenants and applicants.

This encompasses our asset commitment through our maintenance management and stock transfer process to ensure that the accommodation is:

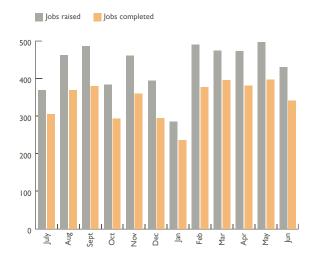
- in line with the needs of our tenants' requirements for dwelling size, location, amenities, proximity to schools, public transport, hospital and shops.
- of a good standard when transferred and is brought up to SGCH standard in a timely manner.

To ensure homes provided to tenants are of a high quality we:

- ensure the asset is maintained in good quality, always available and fully functional to support service delivery objectives;
- enable the effective delivery of repairs and maintenance according to community living standards and legislative requirements;
- acquire and develop housing stock that is appropriate for our tenants and our program partners.

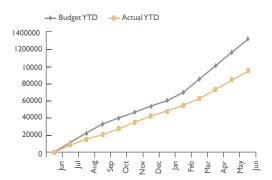
Service and expenditure overview 2008

Repairs and Maintenance Completion Review 2008



Overall 80% completion rate achieved on responsive maintenance

Combined Maintenance Expenditure 2008



100% completion of the maintenance program and achievement of significant savings by contracting wisely

In 2008 a 100% completion of our Planned Maintenance Program (PMP) and an 80% completion rate of responsive maintenance was achieved. The Asset Team undertook a 100% check on completion of all stock transfer upgrade works. To ensure financial viability well into the future the organisation developed and is implementing a 20-year PMP. We also uphold a rigorous contractor induction and contract renewal program, which includes validation of licenses and insurances.

We have been proactively involved with Housing NSW in projects that aim at better fire safety and property assessment through collation of repairs and maintenance data across the asset portfolio.

We have partnered with council on a pilot program on environmental sustainability to reduce the overall environmental impact of the community. The program includes tenant education on reducing our carbon footprint and the creation of an eco-friendly garden using a rainwater collection system. This pilot project is currently in progress at one of our tenant blocks in the Holroyd LGA.

Future directions

The asset team is developing a repairs and maintenance handbook aimed at ensuring consistency in logging repair calls and enhancing our responsiveness to tenants.

We will continue to expand our initiatives in environmental sustainability and lifecycle asset planning.

Report card

KEY PERFORMANCE INDICATORS	2008	2007
TENANT SATISFACTION		
Overall satisfaction with the organisation	91%	86%
SERVICE DEVELOPMENT		
Increases in housing stock	1,052	232
Number of partners	49	36
Supported tenancies (excludes Bonnyrigg)	26%	26%
FINANCE MANAGEMENT		
Staff Management Cost ratio to Revenue*	15.5%	10.9%
Operating Cost ratio to Revenue	5.7%	4.6%
Cash at end of year	\$5.3m	\$5.1m
Net profit	\$1.0m	\$0.6m
Reserve for future planned maintenance	\$2.4m	\$1.8m
Retained Profits	\$2.Im	\$1.6m
HOUSING MANAGEMENT		
Arrears	0.5%	1.0%
Market rent loss via vacancy	0.8%	1.5%
Number of tenants exiting the service because of Possession Order enforcement	2	1
HUMAN RESOURCES		
Ratio of staff to lettable properties	1:61	1:52
Number of full-time equivalent staff	38.9	25.4

 $^{^{}st}$ Includes Bonnyrigg staff costs from Oct 2007

Bonnyrigg Living Communities Project

Background update

onnyrigg Living Communities Project (BLCP) is a community renewal project being undertaken on the Bonnyrigg public housing estate through a Public Private Partnership (PPP). It includes the physical redevelopment of the Bonnyrigg estate, integration of a high proportion of privately owned dwellings, delivery of public housing and ongoing management of public housing. The project also involves an intensive communication and consultation program with the community, a range of community renewal activities to improve services and opportunities for residents as well as community building activities to strengthen community capacity.

The Bonnyrigg area is one of the most disadvantaged public housing communities in Sydney. Bonnyrigg has many strengths but also some significant social problems and it has been let down by the poor quality of the housing, the layout of the estate and the high concentration of public housing.

Preparation for transition

The Bonnyrigg project team began preparing for the transition of the 833 tenancies and properties from Housing NSW (HNSW) management to SGCH by developing a close relationship with the HNSW Bonnyrigg Team, sharing an office with them and observing their tenancy management processes prior to transition on 20 October 2007. The Policy and Procedures manual for use at Bonnyrigg was developed encompassing public housing policy and SGCH policy to ensure that the tenants of Bonnyrigg maintained the same level of rights as other public housing tenants.

More importantly, SGCH staff had to learn how to manage public housing tenants under public housing policy within a social housing framework. During this time, our housing management team was focusing on familiarising ourselves with the Bonnyrigg community and project. We participated in the interviews HNSW held with tenants to determine their future housing and relocation needs. SGCH also attended many tenant meetings, consultations and workshops in different language groups.





Transition and Bonnyrigg Open Day

On 20 October 2007 833 tenancies were officially transferred over to SGCH under the management of our Bonnyrigg team. The Bonnyrigg Housing Management team moved into the old local HNSW office with our partners Spotless (Facility Managers) and Bonnyrigg Management (Community Development). The clear plastic barriers from the old HNSW front counter were removed and we, as Bonnyrigg Partnership, were open for business. Bonnyrigg Partnerships held an open day on 22 October 2007 at our offices. There were a number of activities, including morning tea, a lunchtime BBQ, showbags and a colouring competition for the children. The day was a huge success with over 100 tenants and community members coming to visit us.

Getting to know our new tenant community

The most enjoyable part of this project to date has been getting to know our community and we would like to take the opportunity to thank the Bonnyrigg community for allowing us into their lives. Since transition, the SGCH team held community events such as BBQs and morning teas in smaller precincts across the estate. We have been involved in the community consultations across the community and supported a range of community events including the Bonnyrigg Festival, BiggRigg (a youth event), Bonnyrigg Bargain Day, youth basketball (a team which our team leader now coaches - go the Black Hawks!), Neighbourhood Watch and safety workshops. We door knocked to introduce ourselves to the community and made ourselves available to answer any questions residents had about the project. SGCH housing managers have since had one-on-one home visits with each tenant to discuss support and future housing needs of each household. This information has been filtered through to our consortium partner Becton (Property Developer) to ensure that the new properties being built will match the needs of our tenants.

Supporting the re-housing of stage one tenants

The first re-housing of tenants from stage one began in late 2007. Planning and consultation with the tenants and HNSW was critical to the re-housing process. Tenants who indicated they wanted to stay in Bonnyrigg were re-housed in temporary housing on the estate while their new homes were built. All tenants' relocation costs were covered, including removalists, reconnection of electricity, gas, telephone and internet services. Packing services were also provided where the tenant had a disability or needed extra support for the move. The cost of any home improvements the tenant made to their property over the period of the tenancy was also reimbursed. All our tenants received a visit from SGCH on the day of their move, whether within work hours or on the weekend, to make sure everything was running smoothly on the big moving day.



SOME GOOD RE-HOUSING MOVES:

- A delighted Bonnyrigg tenant reported "I love my new house; it is clean and has a big backyard for me to grow vegetables."
- Four neighbours from a street in stage one have been able to move to temporary accommodation in the same street and have asked to move into the new development within close proximity of each other. Re-housing & Support Housing Manager Kylie

Wilson is working hard to meet individual requests during the re-housing process.

Challenges for the future

The Bonnyrigg team will continue to aim towards providing a high quality housing service to our tenants. In doing so, we recognise that this is a path-finding project and that we as a team are continually learning.

The challenge for the future is to be proactive in tenancy management by looking for innovative ways to ensure that our tenants and community have a smooth and stress-free transition throughout the re-housing, redevelopment and community renewal process.

New programs







Namatjira community greening event

Namatjira Estate

GCH continued our work with Namatjira Estate in 2007-08 and to date 56 of the 174 properties on the estate have been transferred to SGCH management, completing the stock transfer in this precinct.

The Namatjira Tenants Group (NTG) together with the University of NSW (UNSW) has worked tirelessly to improve life for residents of the estate and improve community participation. The NTG has participated in the safety audit with UNSW and continues to campaign against antisocial behaviour.

In early 2008, security intercom doors were installed to the four blocks. It is hoped that the security doors will enhance safety for the residents of Namatjira.

During 2008, the Volunteering Unit of the Department of Premier and Cabinet, together with Housing NSW and the Botanic Gardens Trust, worked on a Community Greening Project for the estate. The project's goal was to plan an outdoor area in collaboration with Randwick City Council, Housing NSW, SGCH, UNSW and the tenants of Namatjira.

The result of this project is a barbeque area and garden dedicated to indigenous artist Albert Namatjira that was opened on 3 September 2008 by the Minister for Volunteering Linda Burney MP and Member for Maroubra Michael Daley MP.

SGCH thanks our TAG members who attended on

the day to assist with tree planting and a barbeque with the Namatjira residents and wider community.

Affordable Housing

SGCH currently manages affordable housing on behalf of Randwick City Council and also the Inner West Affordable Housing Demonstration Project on behalf of the Centre for Affordable Housing. In 2008 the Inner West Project was extended for a further three years.

More recently SGCH has been appointed the housing and tenancy manager for the City of Canada Bay Affordable Rental Housing Program. The properties, in North Strathfield, are expected to be ready for tenanting in November 2008.

The experience of working with the Centre for Affordable Housing and our local government partners has been invaluable in progressing the purchase of properties for affordable housing to be managed by SGCH.

Affordable Housing Innovations Fund/Mosaic

In July 2008 SGCH tendered to the Centre for Affordable Housing's Affordable Housing Innovation Fund and was successful in securing \$6.4 million in grant funding to purchase affordable housing.

SGCH purchased 50 apartments in the Mosaic complex in Leumeah in the Campbelltown local government area. The properties will be offered to



eligible tenants (low to moderate income earners who live or work in the Campbelltown area) for up to five years. The properties will be rented at a 25% discount to market rent.

The Mosaic complex is adjacent to Wests Leagues Club and 50 metres from Leumeah train station. The properties have high-quality inclusions and the common area includes lifestyle facilities and secure parking.

Interim Common Access Strategy

As part of becoming a Preferred Growth Provider SGCH are entitled to 200 new properties over two years. The new supply is to be allocated jointly by SGCH and Housing NSW. SGCH has entered into an agreement with Housing's NSW Central Sydney Division to jointly allocate the new properties, working towards a common access strategy for the sector.

The NSW Office of Community Housing (OCH) is facilitating the establishment of public/community housing partnerships under its Interim Common Access Strategy (ICAS). The ICAS is a practice framework in which community housing Growth Providers and HNSW's Housing Access and Allocations team form partnerships to negotiate and agree on processes for jointly tenanting new community housing supply properties. The partnership, in effect, improves access to a broader range of social housing opportunities for applicants with the greatest need and leads to greater consistency and transparency of allocating scarce social housing resources.

SGCH has formed a partnership with Housing NSW Central Sydney Division. Together they select a common pool of applicants from each other's waiting lists and allocate tenancies to community housing properties to be managed by SGCH. To do so in a seamless and equitable manner, the parties have developed a formal agreement.

ICAS partnerships are hugely significant because the lessons learned through this collaborative process will inform the development of a broader common access system that is planned for the whole of the social housing sector in NSW. A common access system will ultimately lead to a "one-stop shop" for

housing applicants, removing the need to be required to apply to the waiting lists of both community and public housing providers in their area of choice.

The partnership is represented by a Local Facilitation Group comprising key personnel from SGCH and Housing NSW. The group met over several months to map out and document the joint processes for selecting applicants and offering tenancies into properties under SGCH management. The group confronted and resolved numerous issues, aligned waiting-list criteria and documented agreed processes. The Local Common Access Strategy agreement was formally signed in June 2008 by Nazha Saad, CEO SGCH; Kathy Roil, General Manager Housing NSW Central Sydney Division; and Maura Boland, Executive Director, Office of Community Housing.

The ICAS agreement between Housing NSW Central Sydney and SGCH is the first agreement of its kind to be signed. This signals a new era in NSW of cross-sector, social housing integration and cooperation where together the parties can achieve what neither one can do alone. The partnership provides the opportunity to match applicants to the most suitable housing regardless of where the applicant first submitted an application.

The processes developed by the partnership and documented as attachments to the Agreement will be invaluable "road maps" for those who will follow in their footsteps. The agreement is being made available as a template for other ICAS partnerships still being formed throughout the state.

To date, the ICAS between HNSW Central Sydney and SGCH has allocated over 30 tenants to new properties in the Sydney metropolitan area.

Sylvanvale

Sylvanvale was established in 1947 and supports children and adults with intellectual disabilities and their families with specialist care, support and therapy services focusing on the individual's potential. SGCH manages seven properties for Sylvanvale Foundation and looks forward to further developing this relationship in the future.

Port Jackson Supported Housing Program



he Port Jackson Supported Housing Program (PJSHP) aims to support people whose housing needs are not met through existing housing options including public housing, mainstream community housing, temporary supported accommodation or the private rental market.

The program provides tenancies to people who require ongoing support services to live independently in social housing. The program has formal partnerships with registered agencies, which offer support to clients who are accommodated within the PJSHP. All support partner agencies sign a service level agreement with SGCH, which underpins the roles and responsibilities of each party to ensure a tenancy remains sustainable (see page 19 for list of support agencies). PJSHP does not have a waiting list or housing register; instead people are nominated through their support partners when a vacancy is listed in the program. Support partners are responsible for assessing the support needs of clients and maintaining that level of assistance throughout the tenancy.

An integral part of the program is Intensive Supported Tenancy Management (ISTM). As the housing provider SGCH operate within the framework of the Residential Tenancy Act and community housing standards. Due to the complex needs of the clients of the PJSHP the ISTM approach ensures that housing managers respond appropriately to maintain tenancies. Our general community housing has a ratio of 200+ properties per housing manager. The ISTM, with a higher level of client focus and resources, means the tenancy management to property ratio is around 100 properties per housing manager. We work to maintain our tenancies by providing a responsive, individually

tailored approach to potential risks to the sustainability of the tenancy (e.g. rent arrears, nuisance complaints or property damage) in conjunction with our support partner agencies.

SGCH has managed the program since July 2006 under a three-year management agreement with the Office of Community Housing (OCH). As at June 2008 SGCH had 176 properties under management in the PJSHP. The planned full property portfolio from OCH is 211 properties. In November 2007, OCH undertook an evaluation of the PJSHP with the final report presented in March 2008. The evaluation highlights the benefit of the ISTM with support partners stating:

66 ... the housing managers find a balance between housing management (i.e. monitoring rent arrears and property maintenance etc), and supporting clients in addressing their housing problems in a way that recognises clients' needs."

The evaluation includes reference to non-housing outcomes with the acknowledgement that with the provision of stable, affordable housing linked with appropriate support provides obvious benefits for the individual as well as a reduced financial and social impact on other services.

Non-housing benefits for tenants include but are not limited to:

- entry into education and training schemes
- employment
- achievement of educational qualifications
- building relationships and/or securing access with their children
- entry and continued engagement in drug rehabilitation programs
- development of independent living skills
- improved mental and physical health
- their children being settled in a school

The program provides stable, safe and affordable accommodation to people who are willing to engage with support in order to achieve independence. The PJSHP team works closely with our support partners to provide an individual, appropriate response that aims to achieve the best outcomes for our tenants. We look forward to continuing this work with the help of our partner agencies.

Our tenants





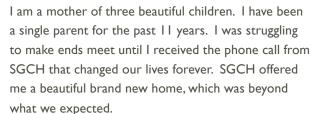
HONA & DENISE WIKEEPA

We have a large family consisting of 12 children: nine boys and three girls. We also bought up one niece who is now 29 and a multitude of other young people who were either homeless or in trouble at home. Our grandchildren are boys aged 18 months and eight years.

In August 1996 our family, which consisted of eight children and two adults, moved into our current address in Gloucester Rd, Hurstville. Prior to this time we had experienced problems securing a place to live in because of the size of our family and the unknown potential that this brings in people's minds, particularly owners of properties for lease. We could not get public housing even after 18 months of living with other people and then in two refuges. We were then contacted by SGCH about the availability of a property at Hurstville. Needless to say we believed this was nothing short of divine and we still think this is the case.

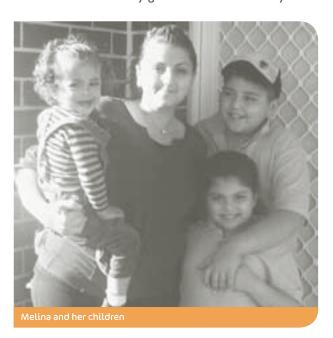
In terms of a large family situation like ours we understood this sort of situation was a difficult one because families of our size are a thing of the past and society no longer caters for large families. So in view of our plight if you like, SGCH were an answer to a need and a prayer. In our house we have nothing but praise for SGCH and their staff. We have caused them a few headaches but we are mindful that if SGCH didn't exist, things could have been disastrous for us. Thankfully our family has remained a strong family and a strong influence in our local community and SGCH are an integral part of this. We are very grateful to SGCH and their staff over the years to our current time and hope our relationship with them becomes even better than it is already.

MELINA



With a reasonable rental fee my family and I can enjoy many more things in life.

Thanks to the staff at SGCH my family has settled in extremely well. My children have never been happier. On behalf of my children and I, we would like to thank you very much for your kindness, support and empathy. St George Community Housing has changed our lives forever and we are very grateful for that. Thank you.



Partner testimonials

St George Accommodation for

Youth Ltd is a supported housing service for young homeless people between the ages of 16 and 21, which extends to the age of 25 if the person is managing a mental illness. We have been providing support to homeless young people in the St George area since 1984.

St George Accommodation for Youth has had partnership agreements with St George Community Housing since 1997 and prior to that a solid working relationship existed between the two services.

Way back then St George Community Housing had a housing stock of 14 properties and a staff of two people. In the late 1990s St George Community Housing had a giant growth spurt, both in dwellings and eventually personnel and it has kept on growing to its current size.

During that time our partnership has grown as well. Today St George Community Housing manages most of our housing.

As the years have rolled out the one thing that strikes me in thinking about what our partnership means to us is respect for human rights.

St George Community Housing has never lost sight of its purpose: to provide social housing for people who need it. This is underpinned by principles based on human dignity and legal rights for all.

St George Community Housing is staffed by people who uphold these principles. Our dealings with any of the staff - whether it be reception, repairs and maintenance or housing managers reflects this.

St George Accommodation for Youth Ltd looks forward continuing our positive partnership with St George Community Housing in the coming years.

Helen Duckworth, Manager

St George Accommodation for Youth Ltd

Bonnie's Women's Refuge Ltd and

Bonnyrigg Partnerships signed a formal agreement on 2 November 2007 and is keen to expand services and support to women and children experiencing domestic and family violence through transitional housing. Bonnie's has successfully supported and accommodated eight women and 15 children in four properties since the commencement of the partnership.

The staff at Bonnyrigg Partnerships has provided a high level of professional service to the tenants using the service. The emergency maintenance line has been responsive to tenants requests for repairs to ensure the property is in safe and working order and is not a safety risk to those in the household. Housing staff have also made themselves available to tenants to discuss any issues relating to their tenancy and the partnership between the two services.

I have found the management of stock allocation and transfer to be efficient and smooth. There has been open communication in relation to the progression of the different stages. I have been kept informed of the transfer or exits out of the exiting housing stock and where this presented a safety and security risk to the tenants of the partnership the staff have been proactive in assisting the service and the tenants. This was demonstrated in the management of a critical incident, which has not re-occurred since.

Many non-government services had reservations about the project and how support services could manage the properties effectively. I have no hesitation in recommending the partnership, which has enhanced service delivery options for women and children experiencing domestic and family violence.

A special thank you to Senior Housing Manager Poppy Bethanis and Relocation Housing Support Manager Kylie Wilson for providing practical support with tenancy related issues. Their flexible and supportive approach to the partnership has made it a pleasant and rewarding experience for the service.

Dilsat Seyis, Assistant Manager

Bonnie's Women's Refuge Ltd

Support level partners and referral agencies

GCH could not provide the services it does for its tenants without the partnerships and support it receives from specialist agencies within our communities.

AGENCIES WITH SUPPORT-LEVEL AGREEMENTS (SGCH)

Aboriginal Medical Service (AMS)

Aftercare

Al-Zahra Muslim Association

Anglicare Lisgar Youth Support Program

Auburn Migrant Resource Centre

Benevolent Society

Bobby Goldsmith Foundation

Bonnies Women's Refuge

Centacare

Civic Residential Services

Claffy House

Community Restorative Centre - CRC

Fairfield Youth Accommodation

House with No Steps (HWNS)

Hume Community Housing

Independent Community Living

Association (ICLA)

Inner City Homeless Outreach Support

Service (I-CHOSS)

Integrated Services Project (ISP)

NEAMI

NESH

New Horizons

NSW Department of Ageing, Disability

and Home Care

NSW Department of Community

Services

Paraquad NSW

Richmond Fellowship

Shire Wide Youth Services

South Eastern Sydney and Illawarra

Area Health Service (SESIAHS)

Southern Sydney Youth Refuge

St George Accommodation for Youth

St George Mental Health Service

St George Women's Housing Company

Sutherland Mental Health Service

Sydney South West Area Health

Services (SSWAHS)

Sylvanvale Disability Service

Uniting Care

Vietnamese Women's Association

AGENCIES WITH SUPPORT-LEVEL AGREEMENTS (PJSHP)

ADAHPT

Barnardos Australia

Bobby Goldsmith Foundation

Claffy House

Community Restorative Centre

Kirketon Road Centre

Marian Centre

Matthew Talbot

Mercy Arms

NEAMI

New Horizons

Paraquad NSW

Roam Communities

Ted Noffs Foundation

The Salvation Army

The Station

Uniting Care

Youth off the Streets

REFERRAL AGENCIES

Al-Zahra Muslim Association (AZMA)

Amelie House Womens Refuge

Australian Arabic Communities Council

Australian Red Cross

Bankstown Chinese Baptist Church

Bankstown Community Health Service

Baulkham Hills Holroyd Parramatta

Bonnie Women's Refuge

Burnside Family Learning Centre

Burwood Community Welfare Services

Inc

Cancer Care Centre

Canterbury Bankstown Migrant

Resource Centre

Canterbury Community Health Centre

Canterbury Family Support Service

Catherine Villa Accommodation Units

Centacare Young Women's Supported

Accommodation Program (CYWSAP)

Deli Women and Children's Centre

Department of Corrective Services

Dolores Single Womens Refuge

Erin's Place Inc

Ethnic Child Care, Family & Community

Services

Fairfield Migrant Centre

Gymea Community Aid & Information

Services Inc

Housing NSW

Hurstville Community Health Centre

Inner West Family Support

Islamic Council of New South Wales

Jacaranda Cottage

Mission Australia

Jean's Place

Liverpool Migrant Resource Centre

Lone Parent Family Support Service

Macedonian Australian Welfare

Association of Sydney Inc

Migrant Resource Centre (BHHPMRC)

NESH Women's Housing Scheme Inc

Office of the Protective Commissioner

Options - Youth Housing Association

Orana Lodge, The Salvation Army

Ozanam Village, St Vincent de Paul

Society

Paraquad NSW

Parramatta Mission

Phoebe House

Pole Depot Community Centre Inc

Psychiatric Rehabilitation Unit (PRA)

Randwick Family Support Service

Riverwood Community Centre

Rockdale Community Health Centre

Royal Hospital for Women

Samaritan House

South West Child Adolescent & Family

Services

Spinal Cord Injuries Australia

St George Area Intellectual Disability

Services Ltd

St George Backstop Family Support

Service

St George Lebanese Joint Committee

Inc (SGLIC) St George Migrant Resource Centre Inc

St Vincent de Paul Society

STARTTS, Auburn & Fairfield Stepping Out Housing Program

Sutherland Hospital and Community

Health Service

Sutherland Shire Family Support Service

Sydney West Area Health Service

Sylvanyale Disability Service

Ted Noffs Foundation

The Smith Family

The Twenty Ten Association INC

Vincentian Village

Wentworth Area Health Team

Wesley Mission

Women's Housing Company

Wruwallin House

YWCA Crisis Support

Services for our tenants

Social activities

le organised social events for our tenants throughout the year including the big day out held at Taronga Park Zoo and a day trip to the movies in July. The trip to the zoo was a huge success, with 181 tenants in attendance on the day. All tenants were given free entry and even the rain couldn't dampen what was a wonderful day for SGCH tenants and staff.

Grants

In 2007-08 we received several small grants from local councils, which were greatly appreciated. Activities funded through the grants included tai chi, as well as environmental awareness and picnic days.

Education Bursary Scheme

Twenty-four educational bursaries were awarded in 2007-08. The Professional Tutoring Centre in Hurstville made a generous donation this year in the form of professional assessment and tutoring packages for two students in Years 9 and 11.

White Goods Loans

Our very popular White Goods Loan Scheme continued in 2007-08 with two separate intakes. The response from tenants for interest-free loans was high and we will continue to offer them to our tenants.

Rent Incentive Scheme

Our Rent Incentive Scheme continued this year with all tenants up to date with their rental payments given the opportunity to win a gift voucher to the value of \$200.

Tenant Satisfaction

In early 2008, we undertook our annual Tenant Satisfaction Survey. We had a 27% response rate, which is high, and indicates to us that our tenants want to have a say on our service delivery and overall performance.

We intend to continue to maintain our tenant satisfaction rating of 91%. Our survey indicates that a key development area for SGCH in 2008-09 should be the provision of links to local services and the publication of our information in community languages.



Tenant activities

Tenant Advisory Group

t SGCH we value input and feedback from our tenants. We see this as a way to ensure the services we provide to our tenants are meeting their needs. As a way to give our tenants a voice, SGCH runs a Tenant Advisory Group (TAG).

The TAG meets every two months to discuss issues affecting our tenants and ways to improve the services SGCH provides. Also at the TAG meetings members discuss what projects SGCH tenants are interested in and how the current projects are going.

The TAG has taken advantage of the training programs organised to train participants in the basic functions on how to establish a committee and how to run a meeting. The TAG has been successfully running regular meetings at the Riverwood Community Centre to discuss ways to achieve better outcomes for SGCH tenants.

One of the best achievements for the group has been getting new members. In 2008, members were encouraged to bring a neighbour to meetings and this has been very successful in introducing new faces and plenty of new ideas. All tenants are encouraged and welcome to join.

The TAG has greatly supported the growth in SGCH by participating in stock transfer meetings where they have answered questions from tenants of Housing NSW. Guest speakers have also attended TAG meetings. Police representatives from Campsie Police Station attended to talk to the group about crime prevention.

Some TAG members were involved in the Education Bursary Scheme by sitting on the panel to select the winners. All SGCH tenants who are studying or have children attending school are welcome to apply.

CHINESE TENANT GROUP

At the Annual General Meeting in 2007, it was recommended that the Chinese community would like to form a group that would then feed into the main TAG.

The first meeting was held on 18 June 2008 with over 60 tenants attending from a wide range of local government areas. The Australian Chinese Community Association (ACCA) chaired the meeting and SGCH





greatly appreciates their support.

The tenants identified areas where SGCH could improve our service and made suggestions about guest speakers and information that would be of assistance to our Chinese tenants. They also decided to meet quarterly and agreed to nominate representatives to attend TAG meetings and exchange minutes.

SGCH now has a greater awareness of the needs of the Chinese community and has recently submitted an application to Hurstville City Council for community development funds towards English classes. We look forward to working closely with the Chinese tenants group to encourage engagement and improve outcomes.

We would like to take this opportunity to thank the TAG group for their ongoing support and involvement. Your achievements for this year have shown great results and I am looking forward to working with the TAG in the year ahead.

We would like welcome new tenants and encourage anyone interested to become involved.

Education Bursary Scheme

he SGCH Education Bursary Scheme was implemented in 2005 as part of the organisation's 20th anniversary activities. The organisation sought a way to "give back" to the tenants and wanted to encourage education as a way of building community capacity. The SGCH Education Bursary assists tenants by easing the financial burden of educating their children and/or continuing education themselves.

This initial bursary in 2005 was so successful that the SGCH Board approved the ongoing financial support for the awards to become an annual event. Since then 76 tenants have received bursary awards totalling \$54,400.

Bursaries are awarded to students undertaking primary, secondary and tertiary studies. As well as the financial assistance the Professional Tutoring Centre, Hurstville have made a generous donation in the form of professional assessment and tutoring packages for two students. SGCH greatly appreciates this generous support towards the education of our tenants.

Students from schools and universities throughout the metropolitan Sydney area have been awarded education bursaries, including:

- Bethany College
- Moorefield's Girls High School
- St George Girls High School
- Carlton South Public School
- Villawood Public School
- Oyster Bay Public School
- Bourke Street Public School
- Beverly Hills Girls High School
- Casmir Catholic College Marrickville
- Woolooware High School
- Wollongong University
- University of Technology
- The Australian College of Physical Education In December 2007 SGCH received a Special

Mention for the Education Bursary Scheme at the Australasian Housing Industry Awards.

Earlier this year the Hon. Linda Burney MP, Minister for Fair Trading, Youth, and Minister for Volunteering presented the awards and congratulated students on their fantastic achievement at the Bursary ceremony.

Message from bursary recipients and their families

A grateful mother



On 31 March 2008 SGCH held a ceremony to celebrate the education of the children of their tenants. I was fortunate enough to be invited.

Nazha Saad, CEO, opened the ceremony welcoming all and explaining that in 2005 the Board came up with the idea of giving bursaries to promising children of their tenants to help try to make all education expenses a little more affordable. This year 50 applications were sent in and the Board made a decision that 24 were deserving applicants.

Next on the agenda was Les Saxby who is an Aboriginal entertainer who played 'welcome to our country' on the didgeridoo. He then entertained both children and adults alike with 'what's that sound' on his didgeridoo. We all had a great laugh together.

The Hon Linda Burney was the guest of honour. She not only handed out the bursaries and certificates she also stayed for the whole ceremony and made the children feel very at ease which was very special.

Two of the 2007 recipients were my son and daughter, who spoke of how the bursary had helped them not only with textbooks, but also with daily expenses and how grateful they were to be chosen. I was very proud of them. We also heard from a Year Seven student, Denise Jin, about how excited she was to be chosen.

After a wonderfully special and entertaining morning we were treated to a great lunch where students, parents and staff chatted and enjoyed each other's company. A splendid day was had by all.

As a single parent I know how difficult it is to afford a good education for my children. The St George Community Housing Bursary Scheme selected my children as well as many others to receive a bursary; it has helped make the load a little lighter indeed. I would like to take this opportunity on behalf of all the parents and student recipients to thank the Board and staff of SGCH for giving our kids this opportunity.



Kim 👝



A big "THANK YOU" to St George Community Housing and the bursary scheme for presenting my daughter with the bursary award. I just want to tell you how grateful we are for being given this opportunity. I have never received any financial assistance for my daughters' education; every bit of financial assistance goes a long way.

My daughter takes her studies very seriously and definitely wants to achieve her goals, and I know it often upsets her that I bear the financial burden in our family alone. The presentation was very well planned and we enjoyed the Aboriginal education experience. Most especially I would like to thank you all for making us feel so welcome and also a part of the community and not someone that a favour was being done for.

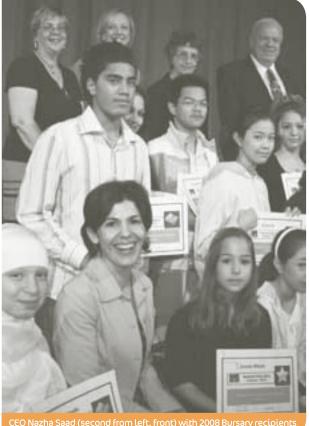




I would like to express my great thanks to the team involved in SGCH bursary scheme. I cannot tell you just how appreciative I am. Whilst I have always enjoyed expanding my knowledge and the intellectual challenge of studying, the financial costs associated with university weigh heavily on my mother and me.

I would ultimately like to take responsibility for my further education and you have provided the financial infrastructure by which I can achieve my objectives and sustain academic excellence. The bursary has assisted me with the high cost of my law textbooks and the costs of transportation from Sydney to the University of Wollongong. The bursary has reduced the financial pressure on my mother and me and for that I will always be grateful.





Local council grants

Active Seniors Project, Bankstown City Council

SGCH was successful in securing a community development grant from Bankstown City Council which was used to establish the Active Seniors Project. The aim of the project was to encourage older tenants to socialise and participate in gentle exercise on a regular basis. The tenants took part in a six-month project, which involved learning and actively participating in exercise once a week. Every Friday an instructor attended the apartment block and taught participants tai chi which simultaneously exercises the mind, body and spirit. The project had the added benefit of bringing together tenants in a social environment and forging friendships.

On I August 2008, tenants at Yagoona came together for a morning tea and were awarded certificates of participation for their ongoing commitment to the Active Seniors Project. SGCH would like to thank the Hon. Helen Westwood MP for attending the morning tea and also would like to thank Bankstown City Council for the opportunity that was provided to our tenants.

EcoWise Project, Holroyd City Council and Housing NSW

The EcoWise Project is a joint initiative with Holroyd City Council, Housing NSW, SGCH and Hewitt House Neighbourhood Centre, with funding provided by Housing NSW.

EcoWise aims to engage and educate social housing communities in the Holroyd local government area, to reduce their consumption of energy and water, and to improve generation of waste and improve local biodiversity. This will be achieved using the Sustainability Street Approach, which is a communitybased training program that encourages all aspects of sustainable living at a grassroots level.

SGCH tenants from Walpole Street met on a monthly basis to learn about all aspects of sustainability. Residents participated in activities that considered fostering a sense of community living including:

- Day-to-day actions to build positive relations with our neighbours
- Everyday ways to reduce water and energy use and prevent waste
- Project ideas for the block of units
- Planning a native garden

The tenants participated in planning the layout of a native garden, which they will be actively involved in planting. This idea will be developed at future workshops. The garden will include such things as herbs, native plants and roses and will be maintained using a rainwater tank.

Many wonderful ideas came out of the planning process from tenants, including a table with chessboard squares drawn on it - or built into it. The project has encouraged our tenants to interact on a personal as well as community level to reduce consumption, reduce waste and create a living native garden for all to enjoy.





Board of Directors





Mr. Anthony Ho B Com (UNSW), CA, FCIS, FAICD Chairman Anthony Ho joined the SGCH

board in November 2002 as treasurer

and was elected chairman in February 2003. His current positions include deputy chairman, Greenland Minerals and Energy Limited; chairman, Esperance Minerals NL; director and chairman of Audit Committee of DoloMatrix International Limited; and director, Quality Improvements Council Limited. He was previously a director of Brazin Ltd. Tony is a member of the Institute of Chartered Accountants in Australia and a fellow of both the Chartered Institute of Company Secretaries and the Australia Institute of Company Directors.



Sam Lawrence B Soc. Wk. (Sydney), Dip Soc. Sc (Welfare) Deputy chair Sam Lawrence has been a non-

executive director of the SGCH board since April 2004. Sam became the deputy chair in December 2007.

Sam works for the Department of Community Services (DOCS) and has extensive experience in social justice and welfare.



Bill Chant

B E (Mechanical) (UOW), MIEAust, P Eng, Certificate III in Photography Non-executive director Bill Chant has been a non-executive

director of the SGCH board since November 2003. Bill works as a facade engineer at Taylor Thompson and Whitting. Prior to this Bill worked for the CSIRO on major developments including the Dubai International Airport and the Tokyo Mid-Town project.



Steven Kouris

B Ec, LLB (Macq), LLM (UNSW) Non-executive director Steven Kouris joined the SGCH board as a non-executive director

in November 2005. Steven is a lawyer and commercial consultant and has worked for corporate firms such as Mallesons Stephen Jacques, Allens Arthur Robinson and as an consultant to government. His expertise includes large and complex property development transactions (including PPP projects), and commercial disputes.

Natasha Bernabei



B Arch (UNSW) Non-executive director Natasha Bernabei joined the SGCH board as a non-executive director in August 2006.

Natasha holds a degree in architecture and has extensive experience in policy development and implementation with various NSW government organisations including the Departments of Commerce and Public Works and Services.

Leslie Fuller



SGCH Tenant Advisory Group (TAG), Tenant Representative, Community Housing Tenants Network Non-executive director Leslie Fuller has been a tenant

of SGCH since 2003 and was elected a non-executive director in November 2007.

Leslie is the co-chairperson of SGCH TAG and a member of the selection panels for the SGCH Education Bursary Scheme and SGCH White Goods Loan Scheme. Leslie also represents SGCH in the Community Housing Tenants Network.

Geoff Turnbull

B Bus (CSU), CPA



Geoff was appointed to the SGCH board to fill a casual vacancy in September 2008. He is the financial controller and commercial manager for the Primary Packaging Division

of Visy Industries. Geoff has previously worked for Arthur Yates and Co Ltd and AEP Industries/Aperio Group, holding senior financial and/or commercial roles.

Geoff is a member of the Certified Practicing Accountants in Australia and has provided voluntary audit and treasury services to a number of school P&C and amateur sporting clubs.

Responsibility of the board

St George Community Housing (SGCH) adopted a formal Board Charter during the year. It details the functions and responsibilities of the Board within the Company's governance structure and distinguishes such functions and responsibilities from those which have been delegated to management from time to time. The conduct of the Board is governed by the Constitution and supplemented by the Board Code of Conduct.

Statement of Corporate Governance Practices

The board is responsible for, and has the authority to determine, all matters relating to the strategic direction, policies, practices, establishing goals for management and the operation of the company. Without intending to limit the general role of the board, the specific functions and responsibilities of the board include:

- Oversight of the Company, including its control and accountability systems
- Appointing and removing the CEO (or equivalent), including approving remuneration of the CEO and the remuneration policy and succession plans for the CEO
- Ratifying the appointment and, where appropriate, the removal of the CFO (or equivalent) and the Secretary
- Input into the final approval of management's development of corporate strategy and performance objectives
- Reviewing and ratifying systems of risk management and internal compliance and control, codes of conduct and legal compliance
- Monitoring senior management's performance and implementation of strategy, and ensuring appropriate resources are available
- Approving and monitoring the progress of major capital expenditure, capital management and acquisitions and divestitures; and
- Approving and monitoring financial and other reporting
 In performing its duties, the board takes into account the
 responsibilities of the company to meet specific obligations
 imposed either as a matter of law (contractual or otherwise)
 or any relevant regulations.

ETHICS

The purpose of the Board Charter is to promote high standards of corporate governance and clearly outline the structure of the Board and to define the role of the Board as a whole through the identification of a schedule of powers reserved solely for the Board of Directors.

Setting the Company's values and standards of conduct and ensuring that these are adhered to, in the interests of the Company's tenants, employees, partner agencies, stakeholders and the communities in which it operates and safeguarding the reputation of the Company.

Providing leadership of the Company within a framework of prudent and effective controls that enable risk to be assessed and managed.

SGCH adheres to the highest ethical standards and strives to operate to best business practices. SGCH is registered under the Housing Association's Code of Practice, and accepts the responsibility for meeting the expectations within that code. It has adopted and published a Code of Conduct, which sets out standards for appropriate ethical and professional conduct for all employees and directors, all of whom have a copy of the statement. The Code of Conduct for directors states:

- A director must act honestly, in good faith and in the best interests of the company as a whole.
- A director has a duty to use due care and diligence in fulfilling the functions of office and exercising the powers attached to that office.
- A director must use the powers of the office for a proper purpose, in the best interests of the company as a whole.
 A director must recognise that the primary responsibility is to the company's members as a whole but should, where appropriate, have regard to the interests of all stakeholders of the company.
- A director must not make improper use of information acquired as a director.
- A director must not take improper advantage of the position of director.
- A director must not allow personal interests, or the interests of any associated person, to conflict with the interests of the company.
- A director has an obligation to be independent in judgment and actions and to take all reasonable steps to be satisfied as to the soundness of all decisions taken by the board of directors.
- Pursuant to the Corporations Law, a director in the discharge of his or her duty may rely on "business judgement" provisions of the Act where directors, in good faith, can rely on advice received from executive managers of the Company.
- Confidential information received by a director in the



course of carrying out his or her duties remains the property of the company and it is improper to disclose it, or allow it to be disclosed, unless that disclosure has been authorised by the company or the person from whom the information is provided or is required by law or regulatory authorities.

- A director should not engage in conduct likely to bring discredit upon the Company.
- A director has an obligation at all time to comply with the spirit as well as the letter of the law and with the principles of this Code of Conduct.

Board composition

The Board will be comprised of no less than six and no more than 10 directors. Where it is highlighted that additional expertise is required in specific areas, or when an outstanding candidate is identified, this number may be increased in accordance with the Constitution.

In accordance with the Constitution, a director may be appointed by an ordinary resolution of the Company in a general meeting. Where a director's position becomes vacant in between such elections, the Board will appoint a replacement director. Such a replacement director will only hold office until the next annual general meeting of the Company.

The terms and conditions of the appointment and retirement of members of the Board will be set out in a letter of appointment, which shall include some or all of the following matters:

- The term of the appointment, subject to members' approval
- Time commitments envisaged
- The powers and duties of directors
- Any special duties or arrangements attached to the position
- Circumstances in which an office of director becomes
- Expectations regarding involvement with committee work
- Remuneration and expenses
- Superannuation arrangements where applicable
- The requirement to disclose directors' interests and any matters which affect the director's independence
- Fellow directors' contact details
- Policy governing no dealings in housing allocations by

- directors, including notification requirements
- Induction, training and continuous education arrangements
- Indemnity and insurance arrangements
- Confidentiality and rights of access to corporate information
- A copy of the Constitution and the Board Charter At each Annual General Meeting two or three directors are required to retire as directors, but are eligible for nomination and re-election.

The board has constituted three committees of directors to assist the board in the governance of the company.

1. Asset Committee

The committee consists of three non-executive directors and is chaired by Natasha Bernabei. Other members of the committee are Bill Chant and Steven Kouris. The chief financial officer, the asset manager and the asset officer resource the committee.

The Charter of the Asset Committee is to review asset planning and management activities to ensure that they are adequate to meet current and future requirements of the company and to make recommendations to the board on governing, directing and compliance issues including, on an annual basis, the amount necessary to reserve for future planned maintenance.

2. Audit & Compliance Committee

The committee comprises of three non-executive directors and is chaired by Steve Kouris. The other member of the committee is Tony Ho and there is one vacancy at the nonexecutive director level at the present moment. The charter requires that each committee member is to be financially literate, with at least one member having financial reporting, accounting, auditing or related financial management expertise, as the Board determines, and at least one member should have an understanding of the businesses in which SGCH operates. The chairman of the Audit & Compliance Committee may not be the chairman of the board of directors. The committee is resourced by the chief executive officer and the chief financial officer.

The charter of the committee is:

- To ensure the integrity of SGCH's external and internal financial reporting, including its compliance with applicable laws, regulations and other requirements in relation to external financial reporting;
- b) To ensure that the board and management are provided

- with high quality financial and non-financial information to make informed management decisions;
- To ensure that appropriate and effective systems of internal controls, risk management and compliance are in place;
- d) To monitor the effectiveness and integrity of any internal and the external audit functions and be a forum for communication between the board and the external auditors; and
- e) To safeguard the independence of the external auditor.

 The committee is also responsible for the company's risk management process. The committee is responsible for overseeing the performance and effectiveness of the Risk Management Plan which should include the following focus:
- · Defining, analysing and evaluating the company's risks;
- · Identifying the treatment and control of these risks; and
- Monitoring and reviewing the risk management process.
 Management is responsible for implementing and
 monitoring the treatment and control of the company's risks.

 This includes ensuring that appropriate and effective risk management systems are implemented to manage material risks, including fraud. Management shall report to the committee on the status of risk controls and any material breaches or significant risk matters including with respect to funding and other agreements' compliance with stakeholders.

The committee shall have unrestricted access to personnel, records, external auditors and senior management as deemed appropriate.

The committee is authorised, at the company's cost, to seek outside legal or other independent professional advice and to secure the attendance at its meetings of management or outsiders with relevant experience or expertise if it considers this necessary.

3. Remuneration Committee

The committee consists of three non-executive directors and is chaired by Sam Lawrence. Other members of the committee are Leslie Fuller and Bill Chant and it is resourced by the chief executive officer.

The Charter of the Remuneration Committee is to review and make recommendations to the board on senior executive remuneration and overall staff remuneration and incentive policies, including human resource policies related to salary, benefits and award-related requirements. The committee aims to ensure that remuneration and associated human resources policies properly reflect industry best practice and that the

remuneration and human resources policies are appropriate in attracting, retaining and motivating people of the highest calibre consistent with the position and remuneration relativity of the company.

Directors' rights

Directors have the right, with the approval of the chairman or a resolution of the board, to seek legal or external advice at the expense of the company, to allow them to perform their duties, or in connection with an application in relation to any proceedings in which a court grants relief to the person under the Corporations Act.

Indemnification and insurance of directors and officers

To the extent permitted by law, the company indemnifies every person who is or has been an officer of the company against any liability for costs and expenses incurred by that person in defending any proceedings in which judgement is given in that person's favour, or in which the person is acquitted, or in connection with an application in relation to any proceedings in which the court grants relief to the person under the Corporations Act.

During the financial year the company has paid an insurance premium in respect of a contract insuring each of the directors of the company named in this report and executive officers against all liabilities and expenses arising as a result of work performed in their respective capacities, to the extent permitted by law. The directors have not included details of the nature of the liabilities covered or the amount of the premium paid in respect of the directors' and officers' liability and legal expenses insurance contracts as such disclosure is prohibited under the terms of the contract.

DIRECTOR	BOARD MEETINGS ELIGIBLE TO ATTEND	BOARD MEETINGS ATTENDED
Anthony Ho	12	П
Anne Johnston	5	2
John Dorrian	8	3
Bill Chant	12	5
Steven Kouris	12	11
Sam Lawrence	12	10
Natasha Bernabei	12	10
Leslie Fuller	8	7

Leave of absence: Bill Chant (March & April), Tony Ho (March)

Summary financial statements to 30 June 2008

INCOME AND EXPENDITURE ACCOUNT

...have retained to provide for future planned

maintenance programme

...have retained for future activities

HOW MUCH WE	WHERE DOES ALL THE MONEY COME FROM?		
charged tenants for living in the properties Rents		7,720,583	6,449,043
charged tenants & landlords for utilities etc.	Services charges	347,369	285,731
received from governments	Gross Grants received	6,183,424	5,439,807
received from investment of surplus funds	Interest	229,478	176,351
received from other activities	Management fees, Port Jackson, Bonnyrigg and others	1,599,007	421,594
		16,079,861	12,772,526
	WHERE DOES ALL THE MONEY GO TO?		
contributed back to government	Capital contributions	(471,598)	(417,800)
spent renting properties	Rents paid	(7,932,028)	(7,191,414)
spent on property rates & utilities	Rates and utilities	(1,039,161)	(844,670)
spent on maintaining the properties	Maintenance	(1,063,570)	(883,266)
spent on other property & tenant expenses	Insurance, depreciation & other expenses	(1,147,758)	(794,839)
spent providing services to tenants	Management expenses	(3,411,760)	(1,997,100)
		(15,065,875)	(12,129,089)
have kept to help with future activities	Surplus for the year	1,013,986	643,437
have retained of previous years' surpluses	Retained profits brought forward	1,657,442	1,346,129
have transferred to a Reserve	Transfer to Reserve for Planned maintenance programme	(560,000)	(332,124)
have retained to help with future activities	Retained profits carried forward	2,111,428	1,657,442
BALANCE SHEET		2008 (\$)	2007 (\$)
HOW MUCH WE			
were owed by our tenants and others	Debtors	2,569,308	1,396,231
had in the bank and on deposit	Cash assets	5,278,616	5,110,892
had paid for furniture and equipment	Property, plant and equipment	934,266	160,112
owed to suppliers & others within the next year	Current liabilities	(2,138,537)	(1,219,057)
owed to funding agencies	Deferred Grants	(772,000)	
owed to funding agencies	Unexpended Grants	(1,392,035)	(1,990,774)
owed to others beyond the next year	Non current liabilities	(17,766)	(9,537)
		4,461,852	3,447,867

The above is an extract from the full audited accounts. A Concise Financial Report is included in this annual report. A copy of the full financial report and auditor's report will be sent to any member, free of charge, upon request.

Reserve

Retained profits

2,350,424

2,111,428

4,461,852

1,790,424

1,657,443

3,447,867

Director's report

our Directors present their report of St George Community Housing Co-operative Limited ("the Cooperative") for the year ended 30 June 2008.

Directors

The names of each person who has been a director during the year and to the date of this report are:

Directors have been in office since the start of the financial year to the date of this report unless otherwise stated.

Anthony Ho	
Steven Kouris	
Bill Chant	
Natasha Bernabei	
Shirley (Sam) Lawrence	
Leslie Fuller	- elected on 30/11/07
Anne Johnston	- retired on 30/11/2007
John Dorrian	- resigned on 29/04/2008
Geoff Turnbull	- appointed on 19/9/2008
•	

The principal activity of the entity during the financial year was the provision of housing services and assistance to low and moderate income earners.

The profit of the entity amounted to \$1,013,986 (2007: \$643,437).

Total income increased by 26%, \$3,307,335 compared to the previous year (2008: \$16,079,861, 2007: \$12,772,526), mainly due to increases in rents, mobilisation and management fees from the Bonnyrigg Living Communities Project, with tenancy transitioned in October 2007.

Total Expenditure increased by 24%, \$2,936,786 compared to the previous year (2008 \$15,065,875, 2007: \$12,129,089), mainly due to increases in Property Expenses and Employee Benefit Expenses.

The surplus for the financial year increased by \$370,549 compared to the previous year (2008: \$1,013,986, 2007: \$643,437), as a result of winning the Tenancy Management of Bonnyrigg Living Communities Project, the receipt of the balance of the funds from the liquidator of Dawnbreaker of \$131,000 (2007:Nil) and increases in rents.

In October 2008 the Co-operative entered into a contract for the purchase of 50 apartments. The value of the apartments inclusive of GST is \$11,500,000. The purchase will be funded from a Grant to be received of \$6,458,691, a loan from the company's banker of \$4,500,000 and from the Co-operative's financial resources. A deposit of \$575,000 was paid upon exchange of the contract.

As of 23 October 2008, the Co-operative was registered as

a company limited by guarantee under the Corporations Act. The name of the company is St George Community Housing Limited and its ACN is 133 729 503.

Other than the foregoing there has not arisen in the interval between the end of the financial year and the date of this report any item, any other transaction or event of a material or unusual nature likely, in the opinion of the directors of the entity, to affect significantly the operations of the entity, the results of those operations, or the state of affairs of the entity in future financial years.

The Co-operative purchased a house for the value of \$772,000 during the year. The house is being renovated and will be used for tenants with disabilities.

The Co-operative is involved with numerous State and Federal government agencies. Any change in the policies of these governments may impact upon the way the Cooperative performs its principal activity.

The Co-operative is expected to experience growth as a consequence of entering the affordable housing sector. The extent of the growth cannot be measured with any level of certainty at this time.

The Co-operative's operations are not regulated by any significant environmental regulation under a law of the Commonwealth or of a state or territory. The Co-operative is governed by environmental regulations managed by local government as applied to residential properties.

No indemnities have been given during or since the end of the financial year for any person who is or has been an officer or auditor of the Co-operative. Directors' and Officers' insurance premiums are paid by the Co-operative.

No person has applied for leave of Court to bring proceedings on behalf of the entity or intervene in any proceedings to which entity is a party for the purpose of taking responsibility on behalf of the entity for all or any part of those proceedings. The entity was not a party to any such proceedings during the year.

A copy of the Auditor's Independence Declaration as required under section 307C of the Corporations Act 2001, is set out on page 33.

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

Director

Anthony Ho

Director

Steven Kouris

Dated this 28 October 2008



Discussion and analysis of the Concise Financial Report



Basis of Preparation of the Concise Financial Report

The concise financial report is an extract from the full financial report for the year ended 30 June 2008. The financial statements and disclosures in the concise financial report have been derived from the Co-operative's 2008 financial report.

A copy of the full financial report and auditors' report will be sent to any member, free of charge, upon request.

The discussion and analysis is provided to assist members in understanding the concise financial report. The discussion and analysis is based on the Cooperative's financial statements and the information contained in the concise financial report.

The financial statements are presented in Australian Dollars which is the Co-operative's functional currency.

Income Statement

Total Income increased by 26%, \$3,307,335 compared to the previous year (2008: \$16,079,861, 2007: \$12,772,526), mainly due to increases in rent and tenancy management fees from the Bonnyrigg Living Communities Project, with tenancy transitioned in October 2007.

Total Expenditure increased by 24%, \$2,936,786 compared to the previous year (2008: \$15,065,875, 2007: \$12,129,089), mainly due to increases in Property Expenses and Employee Benefit Expenses.

The Surplus for the financial year increased by \$370,549 compared to the previous year (2008: \$1,013,986, 2007: \$643,437), as a result of winning the Tenancy Management of Bonnyrigg Living Communities Project, the receipt of the balance of funds from the liquidator of Dawnbreaker of \$131,000 (2007: Nil) and increases in rent.

Balance Sheet

Total assets increased by \$2,114,956 to \$8,782,190 (2007: \$6,667,234) representing an increase of 31%. The increase was due to Investment properties of \$772,000, cash and cash equivalents \$808,938 and other current assets.

Total liabilities increased by \$1,100,970 to \$4,320,338 (2007:\$3,219,368) representing an increase of 34%. The increase was mainly due to an increase in trade payables.

Statement of Cashflows

Cash flow improvements during the financial year were a result of increased government funding.

Statement of Changes in Equity

The Reserve for Future Planned Maintenance Program was increased by \$560,000 to \$2,350,424 (2007: \$1,790,424) to bring it in line with the Community Housing Provider Three year Planned Maintenance Program requirement.

Income statement for the year ended 30 June 2008

NOT	2008 (\$)	2007 (\$)
Revenue from government and other grants	6,183,424	5,439,807
Other revenue	9,896,437	7,332,719
Property expenses	(11,654,116)	(10,131,989)
Employee benefits expense	(2,490,815)	(1,400,667)
Depreciation and amortisation	(51,044)	(31,733)
Finance costs	_	(772)
Rental expenses	(124,215)	(102,566)
Loss on disposal of property, plant and equipment	(7,480)	(9,485)
Other expenses	(738,205)	(451,877)
Surplus for the financial year	1,013,986	643,437

Balance sheet as at 30 June 2008

Balance sheet as at 30 June 2008		
NOTE	2008 (\$)	2007 (\$)
ASSET		
CURRENT ASSETS		
Cash and cash equivalents	5,278,616	5,110,892
Trade and other receivables	2,166,442	1,111,631
Other current assets	402,866	284,599
TOTAL CURRENT ASSETS	7,847,924	6,507,122
NON-CURRENT ASSETS		
Property, Plant and Equipment	128,783	160,112
Intangible Assets	33,483	_
Investment Property	772,000	_
TOTAL NON-CURRENT ASSETS	934,266	160,112
TOTAL ASSETS	8,782,190	6,667,234
CURRENT LIABILITIES		
Trade and other payables	2,137,791	1,214,117
Short term borrowings	746	4,940
TOTAL CURRENT LIABILITIES	2,138,537	1,219,057
NON-CURRENT LIABILITIES		
Deferred Grants	772,000	-
Unexpended Grants	1,392,035	1,990,774
Long term provisions	17,766	9,537
TOTAL NON-CURRENT LIABILITIES	2,181,801	2,000,311
TOTAL LIABILITIES	4,320,338	3,219,368
NET ASSETS	4,461,852	3,447,866
EQUITY		
Retained earnings 3	2,111,428	1,657,442
Reserves 3	2,350,424	1,790,424
TOTAL EQUITY	4,461,852	3,447,866

Cash flow statement for the year ended 30 June 2008

•		
	2008 (\$)	2007 (\$)
CASH FLOW FROM OPERATING ACTIVITIES		
Receipts from customers	15,715,743	13,446,576
Payments to suppliers and employees	(15,069,789)	(12,956,953)
Interest received	185,687	131,553
Finance costs	(306)	(772)
Net cash generated from operating activities	831,335	620,404
CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds from sale of property, plant and equipment	_	2,076
Payment for Property, plant and equipment	(13,444)	(151,800)
Payment for Intangible Assets	(47,235)	-
Payment for Investment Property	(772,000)	-
Net cash used in investing activities	(832,679)	(149,724)
CASH FLOW FROM FINANCING ACTIVITIES		
Repayment of finance lease commitments	(4,194)	(3,759)
Receipts from government bodies	84,095	1,870,000
Interest on Government Grants	89,167	_
Net cash generated used in financing activities	169,068	1,866,241
Net increase in cash held	167,724	2,336,921
Cash at the beginning of the financial year	5,110,892	2,773,971
Cash at the end of the financial year	5,278,616	5,110,892

Auditor's Independence Declaration

TO THE DIRECTORS

ST GEORGE COMMUNITY HOUSING CO-OPERATIVE LIMITED

As lead engagement partner for the audit of St George Community Housing Co-operative Limited for the year ended 30 June 2008, I declare that, to the best of my knowledge and belief, there have been:

- a) no contraventions of the auditor independence requirements of the Co-operatives Act 1992 in relation to the audit; and
- b) no contraventions of any applicable code of professional conduct in relation to the audit. This declaration is in respect of St George Community Housing Co-operative Limited.

Tim Sydenham

Partner

Sydney Office

PKF

Dated this 28th day of October 2008

Notes to the Concise Financial Report

for the year ended 30 June 2008

1.Basis of Preparation of the Concise Financial Report

The concise financial report is an extract from the full financial report for the year ended 30 June 2008. The concise financial report has been prepared in accordance with Accounting Standard AASB 1039: Concise Financial Reports, and the Corporation Act 2001.

The financial statements are presented in Australian Dollars which is the Co-operative's functional currency.

The financial statements, specific disclosures and other information included in the concise financial report are derived from and are consistent with the full financial report of the Co-operative. The concise financial report cannot be expected to

provide as detailed and understanding of the financial performance, financial position and financing and investing activities of the Co-operative as the full financial report.

The accounting policies have been consistently applied by the Co-operative and are consistent with those of the previous financial year in their entirety. The presentation currency used in this concise financial report is Australian dollars.

The Co-operative has maintained a planned maintenance program for Capital Properties held pursuant to the funding agreement with the NSW Office of Community Housing. This program will be funded from current cash balances and anticipated future operating surpluses.

2. Revenue

2. Revenue				
NOTE	REVENUE	2008	2007	
2	REVENUE FROM GOVERNMENT AND OTHER GRANTS			
	Community Housing Leasing Program	4,764,096	4,073,634	
	Long term Lease Program	835,862	783,353	
	Boarding House Program	102,342	82,332	
	Department of Ageing, Disability & Home Care	69,469	80,801	
	Port Jackson Program	341,808	387,554	
	Other	69,847	32,133	
	Total government grants	6,183,424	5,439,807	
	OTHER REVENUE			
	Rental Income	7,720,583	6,449,043	
	Interest received from corporations	229,478	176,351	
	Reimbursement – tenant and landlords	347,369	285,731	
	Management fees – Port Jackson, Bonnyrigg and others	1,599,007	421,594	
	Total Revenue	16,079,861	12,772,526	

3. Statement of changes in equity for the year ended June 2008

REVENUE	RETAINED EARNINGS (\$)	GENERAL RESERVE	TOTAL (\$)
BALANCE AT 1 JULY 2006	1,346,129	1,458,300	2,804,429
Surplus attributable to the entity	643,437	-	643,437
Transfer to reserves	(332,124)	332,124	_
BALANCE AT 30 JUNE 2007	1,657,442	1,790,424	3,447,866
Surplus attributable to the entity	1,013,986	-	1,013,986
Transfer to reserves	(560,000)	560,000	_
BALANCE AT 30 JUNE 2008	2,111,428	2,350,424	4,461,852

Director's declaration

The directors of the Co-operative declare that the concise financial report of the Co-operative for the financial year ended 30 June 2008, as set out on pages 31 to 35.

a) complies with Accounting Standards AASB 1039: Concise Financial Reports; and

b) is an extract from the full financial report for the year ended 30th June 2008 and has been derived from and is consistent with the full financial report of the Co-operative.

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

Director:

Anthony Ho

Director:

Steve Kouris

Dated at Sydney this 28 October 2008

Independent Auditor's Report to members of St George Community Housing Co-operative Limited

Report on the concise financial report

The accompanying concise financial report of St George Community Housing Co-operative Limited comprises the balance sheet as at 30 June 2008, the income statement, statement of changes in equity and cash flow statement for the year then ended and related notes, derived from the audited financial report of St George Community Housing Co-operative Limited for the year ended 30 June 2008, and the discussion and analysis. The concise financial report does not contain all the disclosures required by the Australian Accounting Standards.

Director's responsibility for the concise financial report

The directors are responsible for the preparation and presentation of the concise financial report in accordance with Accounting Standard AASB 1039: Concise Financial Reports (including the Australian Accounting Interpretations), statutory and other requirements. This responsibility includes establishing and maintaining internal control relevant to the preparation of the concise financial report, selecting and applying the appropriate accounting policies, and making accounting estimates that are reasonable in the circumstances.

Auditor's responsibility

Our responsibility is to express an opinion on the concise financial report based on our audit procedures. We have conducted an independent audit, in accordance with Australian Auditing Standards, of the financial report of St George Community Housing Co-operative Limited for the year ended 30 June 2008. Our audit report on the financial report for the year was signed on 29 October 2008 and was not subject to any modification. The Australian Auditing Standards require that we comply with the relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report for the year is free from material misstatement.

Our procedures in respect of the concise financial report included testing that the information in the concise financial report is derived from, and is consistent with, the financial report for the year, and examination on a test basis, of evidence supporting the amounts, discussion and analysis, and other disclosures which were not directly derived from the financial report for the year. These procedures have been undertaken to form an opinion whether, in all material respects, the concise financial report complies with the requirements laid down in AASB 1039: Concise Financial Reports and whether the discussion and analysis complies with the requirements laid down in AASB 1039: Concise Financial Reports.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

We confirm that the independence declaration required by the Co-operatives Act 1992, provided to the directors of SGCH would be in the same terms if provided to the directors as at the date of the audit report.

Auditor's opinion

In our opinion, the concise financial report including the discussion and analysis of St George Community Housing Co-operative Limited for the year ended 30 June 2008 complies with Accounting Standard AASB 1039: Concise Financial Reports.

PKF

Chartered Accountants and Business Advisers

Tim Sydenham

Partner

Dated at Sydney this 29th day of October 2008

