

ANNUAL REPORT 2000.1



ANNUAL REPORT 2000·1

Cover

Work is well underway on the redevelopment of Wintringham's Lionsville Estate at Williamstown.

Wintringham recently relinquished ownership of Lionsville's 48 units and assumed the role of tenancy managers for the site. In return the Office of Housing took over ownership of the property and agreed to redevelop the existing buildings, most of which were nearing 40 years of age and posing practical difficulties for residents.

The three-year redevelopment will replace the current accommodation with 60 fully wheelchair accessible one-bedroom units fitted with fire sprinkler security systems.

This project represents what Wintringham believes is a revolutionary approach to managing the challenges of providing high quality accommodation for the elderly homeless. The rebuilt Lionsville recognises the increasing frailty of its residents and ensures that they will be able to age in peace.

President's Report **R. 3**

Chief Executive Officer's Report **R. 6**

Financial Statements **F. 1**

Wintringham

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Christa Duff

McLean Lodge resident

Christa Duff's life story is as intriguing as the Tarot cards she loves to read. From volunteering alongside Mother Teresa to help India's poorest, to six years driving a Melbourne cab, Christa can boast a wealth of experiences.

After a career in nursing, teaching and medical administration, Christa studied to obtain a Diploma in Metaphysics and also numbers computers, reading, TV, baking and bingo among her many interests.

Christa Duff



ANNUAL REPORT 2000·1



The year 2000/2001 has been another great year for Wintringham.

I extend to my fellow directors my appreciation for the time and energy that they volunteer to Wintringham.

On behalf of the Board we want to record our appreciation of the total commitment of Bryan Lipmann in his role as the Chief Executive Officer, Harry Georgalas as the Director of Finance and Frances Mirabelli as the Director of Services who continue to lead by example the dedicated team of committed managers and their staff.

Each year I am involved, I realise how fortunate I am to be part of such a focussed organisation.

The year 2000/2001 has again been a continuation of the development of Wintringham.

Some of the activities during the year include:

- Commencement of the construction of units at Lionsville in Williamstown.
- Review of a site for the construction of our 45 bed nursing home.
- State Government providing capital grant for our nursing home.
- Launching Wintringham's website.
- Extremely successful accreditation results.

- Commencement of the East Bentleigh housing development project with State Government.
- McLean Lodge celebrating its 8th birthday.
- Continuation of successful funding applications.
- Continuation of support from the Philanthropic Trusts.

These are just part of the work undertaken in the year – and which is continuing.

The nursing home project is progressing well, and it is important that Wintringham will be able to provide for its residents currently at McLean Lodge in Flemington, Port Melbourne Hostel, Lionsville in Williamstown, our hostel in Williamstown, Ebsworth House and Guildford Lane in the City of Melbourne and Atkins Terrace in Kensington Banks, with this additional service.

Wintringham continues to provide outreach services and community aged care packages for our client groups, and continues to expand these services within the community.

The Board extends its appreciation to the people and the organisations that allow us to exist, and to continue to provide an expanded range of services to our client groups.

We again want to thank the Honourable Bronwyn Pike, MP, the Minister for Housing and Aged Care and Minister assisting the Minister for Health.

Continues over

ANNUAL REPORT 2000·1

We also thank all other government departments that we are involved with and who provide support to Wintringham, together with their Ministers, Members of Parliament, Heads of Department and their staff. They continue to support us and enable us to provide services to our client groups.

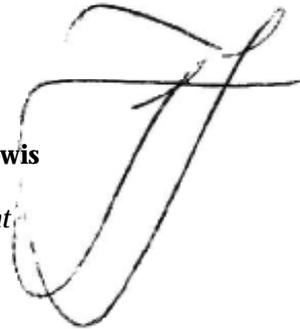
Wintringham benefits from a team of committed and loyal staff, without whom we could neither, function effectively, nor maintain the high level of service and commitment for our client groups.

On behalf of the Board of Directors of Wintringham, I again thank Bryan Lipmann, Harry Georgalas and Frances Mirabelli and all of their staff for the continued dedication and commitment during the past year, and which continues each day.

On behalf of the Board of Directors of Wintringham, I commend this report to you.

Jame Lewis

President

A handwritten signature in black ink, appearing to be 'Jame Lewis', written over a faint circular stamp or watermark.

Jack Horvat

Williamstown resident

After emigrating from Croatia at the age of 22, Jack Horvat spent his working life painting houses in many parts of Melbourne, as he and his wife raised two daughters

A stroke six years ago spelled the end of his working life, but Jack can still be found with paint brush in hand. Nowadays he's turned his attention to landscapes at weekly art classes.

Jack Horvat





The past year has been one of celebration and continued growth for Wintringham. Demand for our unique residential aged care, community care, outreach and housing services are at an all time high. We have continued to meet the demand for our services through the dedication and commitment of our staff.

Residential Services

The year commenced with Veronica (Ronnie) Schapel, the Manager of our McLean Lodge and Wintringham Port Melbourne hostels, receiving the Aged and Community Services Australia (ACSA) National Personal Carer's Award for 2000. Ronnie has had a long and extensive career in aged care and has been an invaluable part of Wintringham's services for 9 years. She joined Wintringham as a Care Co-ordinator and has worked her way up to her current role of manager at McLean Lodge and our Port Melbourne facilities. Her strong work ethic, management style and commitment to Wintringham, and her work in homelessness earned her the award. We congratulate Ronnie on her achievement and we wish her well for her continued career success here at Wintringham.

In October, 2000, Wintringham underwent the arduous but valuable process of accreditation. Our continuous improvement system was assessed against the Commonwealth government's new aged care standards. I am pleased to announce that Wintringham obtained nine out of a possible twelve ratings of 'commendable' for our efforts. In recognition of the company's performance, and to congratulate us on these outstanding results, the Federal Minister for Aged Care, the Hon. Bronwyn Bishop visited our Port Melbourne Hostel where she officially presented

the company's certificates from the Aged Care Standards and Accreditation Agency. We celebrated this achievement with a party for both residents and staff at Port Melbourne.

Atkins Terrace was the venue for our annual general meeting in November 2000. More than 100 people were present to hear our guest speaker, the State Minister for Aged Care and Housing, the Hon. Bronwyn Pike MP. This was Mrs Pike's first significant contact with Wintringham and since that time she has become a staunch supporter and an invaluable ally in our dealings with government. Wintringham would like to acknowledge her contribution to our development in the past 12 months.

With the backing of the State and Federal Governments, Wintringham in January this year announced plans to build what we believe will be the world's first nursing home dedicated specifically to serving the needs of the elderly homeless. We believe this \$5.4million project, when completed, will fill a service gap in the aged care sector which has been created through the historic reluctance of mainstream providers to offer services to the elderly homeless. Wintringham will now be able to provide a continuum of care from the time people enter our housing, right through till "stumps".

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Community Care

In the last financial year Wintringham was successful in winning a further 175 Community Aged Care Packages (CACP) for the Western and Southern Regions of Melbourne. This has increased our total number of packages to 250. As 160 of the packages are located in the Southern Region, we decided to open an office in McKinnon. The Older Persons' Outreach Program was also relocated to this office.

The office has been a successful venture and has created a base for further expansion in the Southern Region in the future.

Housing

Each year Wintringham is involved in the closure of low cost hotels and supported residential services. This year the notable closures were the Hollywood Hotel in St Kilda and the Hotham Hotel in the central business district. Each time a low cost hotel closes, the need for affordable housing is highlighted. It is a further setback for people seeking inexpensive short- or long-term housing. It has been a great concern to Wintringham that the number of options available to people wishing to live in the inner regions of Melbourne is rapidly decreasing for the homeless.

In an effort to address this continuously growing need, Wintringham is pleased to announce that after several years of negotiation with the Office of Housing, site work began in mid-2000 on the redevelopment of Wintringham's Lionsville estate at Williamstown.

This project represents what Wintringham believes is a revolutionary approach to managing the challenges of providing high quality aged care accommodation for the elderly homeless. The site, comprising 48 units originally erected in the 1960s by an offshoot of the local Lions Club, was signed over to Wintringham in 1989. Under the terms of the deal recently struck with the Office of Housing, Wintringham relinquished ownership of Lionsville and assumed the role of tenancy managers for the site.

In return the Office of Housing took over ownership of Lionsville and agreed to redevelop the existing buildings, many of which were approaching obsolescence and posing practical difficulties in the accommodation of older people. The redevelopment, which is to be staged over three years, will involve the replacement of the current 48 units with 60 fully wheelchair accessible one-bedroom units fitted with fire sprinkler security systems. The Office of Housing deserves great credit for accepting Wintringham's argument that the design of public housing for older people needs to recognise the increasing frailty of its residents. By agreeing to make the units accessible and fully sprinkled, the Department has ensured that our residents will be able to age in peace.

The community room is a signature trademark in Wintringham developments. We have found that it gives the residents an area where they can get together and develop a sense of community. The concept has been particularly successful at Atkins Terrace where residents now run a pool competition every Tuesday night.

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The residents of Lionsville are thrilled with the redevelopment and are eagerly awaiting the completion of their units.

As part of the continued growth of our housing, Wintringham, with the Office of Housing, unveiled plans for 20 independent living units on a former school site in East Bentleigh. This development, when complete, will address a significant shortage of low-cost housing for elderly people in the area. The development is well located and we will be able to provide ongoing care for our residents with the use of our Community Aged Care Packages.

Wintringham is committed to the project and to ensuring that the service provision to our future residents will be to Wintringham's acclaimed standard. It was to our dismay that at the announcement of the development, the proposal was greeted with community outrage and resistance, notably from those who live close to the proposed site.

A community education campaign was mounted, which included a letterbox drop and a public meeting between local people and representatives of Wintringham and the Department of Human Services. Unfortunately the "Not In My Backyard" syndrome continued to grow throughout the planning period, with local politicians and councillors being drawn into the controversy.

Eventually the issue was settled at a meeting of the City of Glen Eira, where councillors voted to support the East Bentleigh project. However, the council's decision may yet be subject to appeal in the Victorian Civil and Administrative Tribunal.

In conclusion, I would like to thank Wintringham's Chief Executive Officer, Bryan Lipmann, an inspirational leader without whom none of this would have occurred. I would like to thank Harry Georgalas, our Director of Finance, for his dedication and hard work throughout the year. All our staff members have displayed incredible loyalty and dedication both to Wintringham and to their work, and for this I would like to thank and congratulate them. Without them, Wintringham would not be what it is today - an acknowledged world leader in the provision of housing and aged care services to those who need them most.



Frances Mirabelli

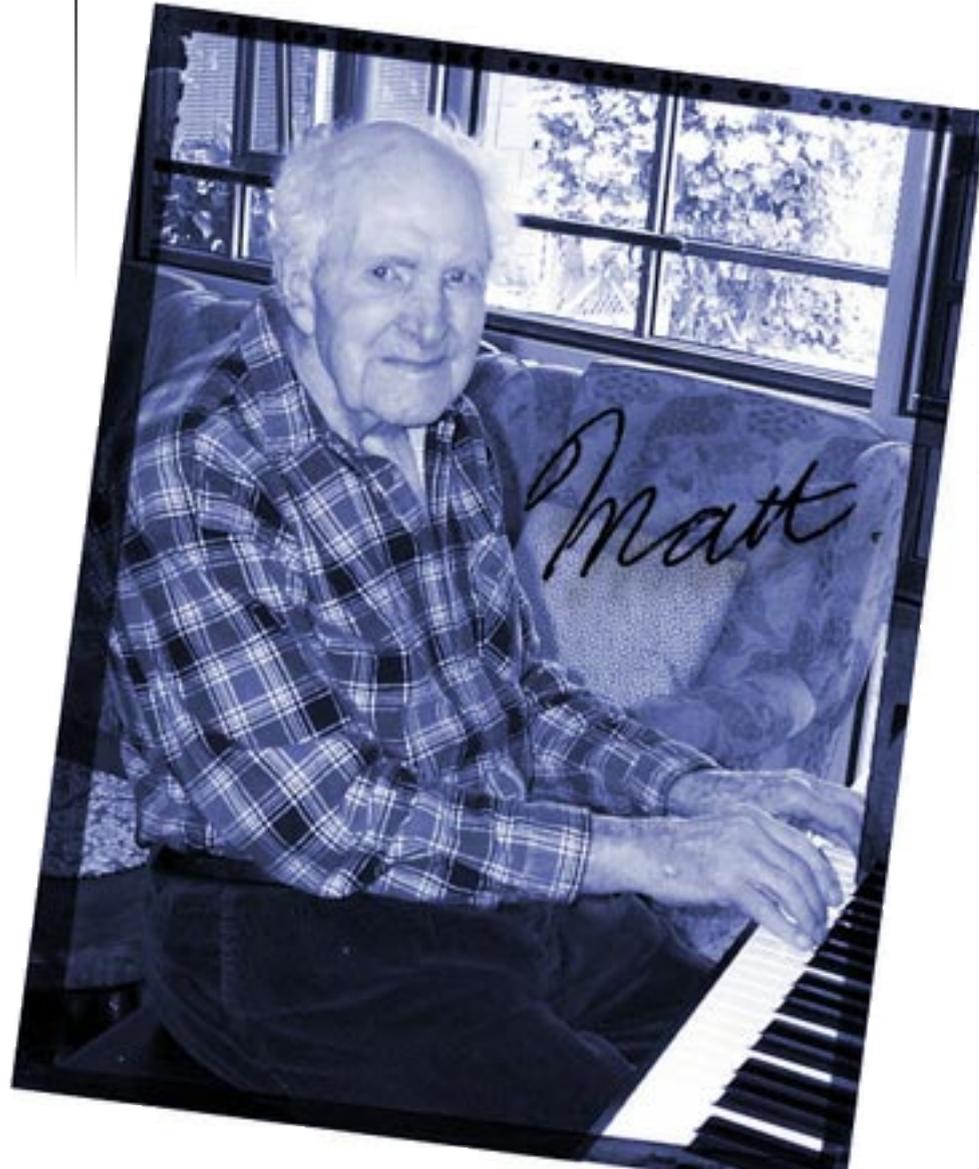
Acting Chief Executive Officer

Matthew Nicholas

Williamstown resident

Matthew Nicholas was born on England's rugged southwest coast, and the sea has remained a constant throughout his life. After sailing to Australia in 1922, he found work as a shipbuilder with the Melbourne Harbour Trust. In his spare time he served the community as Group Scoutmaster for the Williamstown Sea Scouts.

More recently he's provided musical accompaniment for churchgoers around Newport, and still enlivens Williamstown with a sea shanty or two on the organ!



Nicholas.

ANNUAL REPORT 2000·1

CONTENTS

Directors' Report	F. 2
Statement by Acting Chief Executive Officer	F. 8
Auditor's Report	F. 9
Directors' Declaration	F. 11
Statement of Financial Performance	F. 12
Statement of Financial Position	F. 13
Statement of Cash Flows	F. 15
Notes to the Financial Statements	F. 16
Other Information	F. 30

ANNUAL REPORT 2000·1

DIRECTORS' REPORT

The Directors present their report on the Company for the financial year ended 30 June 2001.

DIRECTORS

The names of directors in office at any time during or since the end of the year are:

Mr Jame Lewis
Ms Netty Horton
Mr Graham Shotter
Dr Brendan Hyland
Mr Ross Cooke
Dr Elizabeth Ozanne
Mr Peter Wilson (resigned 4 June 2001)
Mr Howard Whittaker

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

PRINCIPAL ACTIVITIES

The principal continuing activity of the organisation is the provision of residential accommodation for homeless aged persons. There has been no change in the nature of the Company's principal activity during the year.

RESULTS

The operating surplus after abnormal items and income tax for the year ended 30 June 2001 was \$162,242 (30 June 2000, (\$144,570) deficit).

ANNUAL REPORT 2000·1

REVIEW OF OPERATIONS

The Company's operating performance in 2000/2001 was a result of continued growth in our community care and outreach services as well as existing Hostel facilities.

Growth in operating turnover continued with an increase of 22% to \$5,669,226 whilst operating costs rose by 16% over the same period to \$5,507,024.

DIVIDENDS

The Constitution expressly prohibits the distribution of any surplus to the members of the Company and accordingly no dividend shall be paid.

DIRECTORS' BENEFITS

Neither since the financial year or during the financial year has a director of the Company received or become entitled to receive a benefit by reason of a contract made by the Company or a related corporation with the Director or with a firm of which he or she is a member, or with a Company in which he or she has a substantial financial interest.

LIKELY DEVELOPMENTS

The likely developments in the operations of the Company and the expected results of those operations in future financial years are as follows:

On the 30 June 2001 the Company entered into an agreement with the Victorian Department of Human Services securing their financial commitment to the development of a 45 bed nursing home.

It is anticipated that construction on the nursing home will commence in the 2001/2002 financial year with expenditure totalling \$6.0 million and be completed within 2 years.

STATE OF AFFAIRS

There has been no significant change in the state of affairs of the Company during the year.

ANNUAL REPORT 2000·1

INFORMATION ON DIRECTORS

Jame Lewis

President

Llb. B.Comm.

Commercial Lawyer

Appointed Director April 1995

Member: Executive Committee

Graham Shotter

Vice President

Managing Director, Royal Freemasons' Homes of Victoria Ltd

Secretary, The Taylor Foundation

Secretary, Gunbar Pastoral Company Pty Ltd

Treasurer, Victorian Association of Health and Extended Care Ltd

Former Group Manager, Australian Unity Retirement Villages, 1988-1995

Previously Director, Royal Melbourne Zoological Gardens 1974 - 1988

Appointed Director October 1996

Member: Executive Committee

Ross Cooke

Bachelor of Commerce (Melbourne University)

Extensive experience with financial consulting in Healthcare industry

Appointed Director November 1998

Member: Executive Committee

Netty Horton

BA (Hons) MA Public Policy

Chief Executive Officer of Council to Homeless Persons

Appointed Director May 1998

Continues over

ANNUAL REPORT 2000·1

Dr Brendan Hyland

MBBS - Psychiatry
Psychogeriatrician
Appointed Director November 1999

Elizabeth Ozanne

Head of Ageing and Long Term Care Research Unit and Chair of Research and Graduate Studies
School of Social Work, University of Melbourne.
Appointed Director September 1994

Howard Whittaker, OAM

J.P., Retired Company director;
Ex-Mayor Williamstown City Council;
Past President Williamstown Lionsville Elderly Persons Village Committee;
Fellow Royal Historical Society;
Williamstown Citizen of the Year, 1991.
Appointed Director October 1990.

ANNUAL REPORT 2000·1

MEETINGS OF DIRECTORS

During the financial year, fourteen meetings of Directors (including committees) were held.

Attendances were:

DIRECTOR'S NAME	Director's Meetings		Executive Committee Meetings	
	NUMBER ELIGIBLE TO ATTEND	NUMBER ATTENDED	NUMBER ELIGIBLE TO ATTEND	NUMBER ATTENDED
Jame Lewis	10	9	4	4
Graham Shotter	10	10	4	1
Ross Cooke	10	9	4	3
Netty Horton	10	7	0	
Elizabeth Ozanne	10	10	0	
Howard Whittaker	10	8	0	
Brendan Hyland	10	6	0	
Peter Wilson	10	6	0	

AFTER BALANCE DATE EVENTS

No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the Company, the results of those operations, or the state of affairs of the Company in future financial years.

ANNUAL REPORT 2000·1

INDEMNIFYING OFFICER OR AUDITOR OF THE COMPANY

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

- * indemnified or made any relevant agreement for indemnifying against a liability incurred as an officer or auditor, including costs and expenses in successfully defending legal proceedings; or
- * paid or agreed to pay a premium in respect of a contract insuring against a liability incurred by an officer or auditor for the costs or expenses to defend legal proceedings.

With the exception of the following matters:

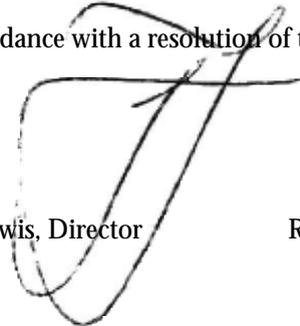
During the financial year the Company has paid premiums to insure each of the following persons against liabilities for costs and expenses incurred by them in defending any legal proceedings arising out of their conduct while acting in the capacity of officers of the Company, other than conduct involving a wilful breach of duty in relation to the Company.

Jame Lewis
Ross Cooke
Howard Whittaker
Peter Wilson
Bryan Lipmann

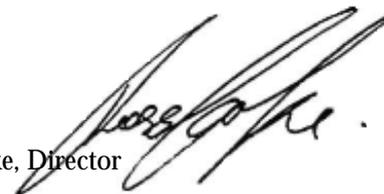
Graham Shotter
Netty Horton
Elizabeth Ozanne
Brendan Hyland

Signed at Melbourne, this 17th day of October 2001.

In accordance with a resolution of the Directors.



Jame Lewis, Director



Ross Cooke, Director

ANNUAL REPORT 2000·1

STATEMENT BY THE ACTING CHIEF EXECUTIVE OFFICER

I, Frances Mirabelli, being responsible for the preparation of the attached accounts and notes of Wintringham for the year ended 30 June 2001 declare that, to the best of my knowledge and belief, the accounts give a true and fair view of the matters required by the Corporations Law.

Signed at Melbourne, this 15th day of October 2001.

A handwritten signature in black ink, appearing to read 'F. Mirabelli', written in a cursive style.

Frances Mirabelli, Acting Chief Executive Officer

INDEPENDENT AUDIT REPORT TO THE MEMBERS**SCOPE**

We have audited the financial report of Wintringham comprising the Directors' Declaration, Statement of Financial Performance, Statement of Financial Position, Statement of Cash Flows and notes to and forming part of the financial statements for the year ended 30 June 2001. The Company's Directors are responsible for the financial report. We have conducted an independent audit of this financial report in order to express an opinion on it to the members of the Company.

Our audit has been conducted in accordance with Australian Auditing Standards to provide reasonable assurance whether the financial report is free of material misstatement. Our procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial report, and the evaluation of accounting policies and significant accounting estimates. These procedures have been undertaken to form an opinion as to whether, in all material respects, the financial report is presented fairly in accordance with Accounting Standards and other mandatory professional reporting requirements and statutory requirements so as to present a view which is consistent with our understanding of the Company's financial position, and performance as represented by the results of its operations and its cash flows.

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

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ANNUAL REPORT 2000·1

AUDIT OPINION

In our opinion, the financial report of Wintringham is in accordance with:

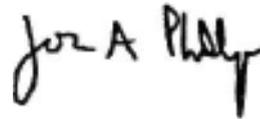
a the Corporations Law, including:

i giving a true and fair view of the Company's financial position as at 30 June 2001 and of its performance for the year ended on that date;

ii complying with Accounting Standards and the Corporations Regulations; and

b other mandatory professional reporting requirements.

C W Stirling & Co.
Chartered Accountants



John A Phillips, Partner

Signed at Melbourne, this 15th day of October 2001.

ANNUAL REPORT 2000·1

DIRECTORS DECLARATION

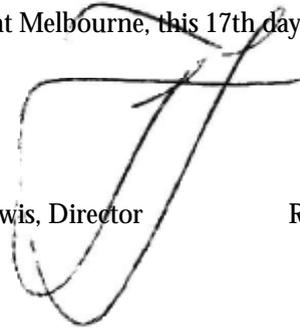
The Directors of the Company declare that:

- 1 The financial statements and notes, as set out on pages 9 to 21:
 - a comply with Accounting Standards and the Corporations Law; and
 - b give a true and fair view of the Company's financial position as at 30 June 2001 and of its performance for the year ended on that date;
- 2 In the opinion of the Directors, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

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

Signed at Melbourne, this 17th day of October 2001.

Jame Lewis, Director



Ross Cooke, Director



ANNUAL REPORT 2000 · 1

	NOTE	2001 \$	2000 \$
STATEMENT OF FINANCIAL PERFORMANCE			
Revenue from ordinary activities	2	5,669,266	4,628,354
Expenses from ordinary activities			
Employee benefits expense		3,535,322	3,020,802
Client residential services		526,792	449,028
Outreach and support services		137,469	2,259
Other expenses from ordinary activities		875,820	848,360
Depreciation		431,621	452,475
Total expenses		5,507,024	4,772,924
Surplus (deficit) from ordinary activities before Income tax expense		162,242	(144,570)
Income tax expense relating to ordinary activities		-	-
Surplus (deficit) from ordinary activities after income tax expense		162,242	(144,570)

This part of the Financial Statements should be read in conjunction with the accompanying notes.

ANNUAL REPORT 2000·1

	NOTE	2001 \$	2000 \$
STATEMENT OF FINANCIAL POSITION			
CURRENT ASSETS			
Cash assets		273,753	114,166
Receivables	5	254,945	328,688
Investments	6	2,709,776	2,385,727
TOTAL CURRENT ASSETS		3,238,474	2,828,581
NON-CURRENT ASSETS			
Property, plant and equipment	7	15,484,579	15,510,244
TOTAL NON-CURRENT ASSETS		15,484,579	15,510,244
TOTAL ASSETS		18,723,053	18,338,825
CURRENT LIABILITIES			
Accounts payable	8	547,110	496,782
Provisions	9	256,047	261,942
Other	10	171,720	214,225
TOTAL CURRENT LIABILITIES		974,877	972,949
NON-CURRENT LIABILITIES			
Provisions	9	99,281	60,066
Other	10	1,943,211	1,762,368

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ANNUAL REPORT 2000·1

	NOTE	2001 \$	2000 \$
TOTAL NON-CURRENT LIABILITIES		2,042,492	1,822,434
TOTAL LIABILITIES		3,017,369	2,795,383
NET ASSETS		15,705,684	15,543,442
ACCUMULATED FUNDS AND RESERVES			
Asset revaluation reserve	11	3,507,554	3,507,554
Accumulated funds	12	12,198,130	12,035,888
TOTAL ACCUMULATED FUNDS AND RESERVES		15,705,684	15,543,442

This part of the Financial Statements should be read in conjunction with the accompanying notes.

ANNUAL REPORT 2000·1

	NOTE	2001 \$	2000 \$
STATEMENT OF CASH FLOWS			
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash receipts in the course of operations		5,385,142	4,188,192
Interest received		146,647	131,160
Cash payments in the course of operations		(4,881,369)	(3,998,559)
Net cash provided by operating activities	18(ii)	650,420	320,793
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds on sale of non-current assets		105,317	74,010
Payments for property, plant and equipment		(497,663)	(594,201)
Net cash used in investing activities		(392,346)	(520,191)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from capital subsidies		42,300	231,300
Net receipts (payments) from accommodation bonds		166,679	(115,656)
Net cash provided by financing activities		208,979	115,644
Net increase (decrease) in cash held		467,053	(83,754)
Cash at the beginning of the financial year		2,428,238	2,511,992
Cash at the end of the financial year	18(i)	2,895,291	2,428,238

This part of the Financial Statements should be read in conjunction with the accompanying notes.

NOTES TO THE FINANCIAL STATEMENTS**1 STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES**

The financial report is a general purpose financial report that has been prepared in accordance with Accounting Standards, Urgent Issues Group Consensus Views and other authoritative pronouncements of the Australian Accounting Standards Board. The financial report has been prepared on an accruals basis and is based on the historical costs and does not take into account changing money values, or except where stated, current valuations of non-current assets. Cost is based on the fair values of the consideration given in exchange for assets. The accounting policies have been consistently applied, unless otherwise stated.

The following is a summary of the material accounting policies adopted by the Company in the preparation of the financial statements.

a Acquisitions of Assets

Fixed assets are included at cost or at Directors' valuation. Cost is determined as the fair value of the assets given at the date of acquisition plus costs incidental to the acquisition.

b Property, Plant and Equipment

Depreciation is calculated on a diminishing value basis so as to write off the net cost of each item of property, plant and equipment over its expected useful life commencing from the time the asset is held ready for use. The carrying amounts of all non-current assets are reviewed at least annually to determine whether they are in excess of their recoverable amount. If the carrying amount of a non-current asset exceeds the recoverable amount the asset is written down to the lower value. In assessing the recoverable amounts the relevant cash flows have not been discounted to the present value.

Continues over

ANNUAL REPORT 2000·1

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

Class of Fixed Asset	Depreciation Rate
Buildings	2.5%
Office equipment	6-50%
Fixtures and fittings	9-18%
Motor vehicles	22.5%

c Land and Buildings

Land and Buildings are revalued as a minimum at three yearly intervals. Directors have revalued land and buildings at 30 June 2000 in accordance with the above mentioned policy.

d Income Tax

Wintringham is exempt from income tax under Item 1.1 Section 50-5 of the Income Tax Assessment Act 1997.

e Company Status

The Australian Securities Commission pursuant to Section 150 of the Corporations Law has authorised Wintringham to be registered as a Company with limited liability without the addition of the word "Limited" to its name.

f Employee Entitlements

Provision is made for the Company's liability for employee entitlements arising from services rendered by employees to balance date. Employee entitlements expected to be settled within one year together with entitlements arising from wages, salaries and annual leave which will be settled after one year have been measured at their nominal amount. Other employee entitlements payable later than one year have been measured at present value of the estimated future cash outflows to be made for those entitlements.

Contributions are made by the Company to employee superannuation funds and are charged as expenses when incurred.

ANNUAL REPORT 2000·1

g Unearned Accommodation Bonds

In accordance with the Commonwealth Department of Health and Aged Care guidelines, Hostels are entitled to retain a portion of a resident's accommodation bond. The amount which may be retained depends on the amount of the contribution and the length of time the resident has stayed in the Hostel. Unearned accommodation bonds represent that sum of accommodation bonds as yet unearned and payable to residents at year end should they leave the Hostel.

h Cash

For purposes of the statement of cash flows, cash includes:

- a Cash in hand and in at call deposits with banks or financial institutions, and
- b Investments in money market instruments as these are considered as readily convertible to cash on hand.

i Revenue

Revenue from the delivery of personal care services is recognised upon the delivery of services to residents based on Commonwealth funding levels.

Resident fees are calculated in accordance with the Aged Care Act 1997.

Interest revenue is recognised on a proportional basis taking into account the interest rates applicable to financial assets.

j Comparatives

Where necessary, comparative information has been reclassified to achieve consistency in disclosure with current financial year amounts and other disclosures.

ANNUAL REPORT 2000-1

	NOTE	2001 \$	2000 \$
2 REVENUE			
Operating activities			
Client income		1,160,756	1,046,302
Government operating subsidies		3,623,725	2,614,902
Accommodation bond retentions		85,392	77,988
Other income		302,031	408,737
		<u>5,171,904</u>	<u>4,147,929</u>
Non operating activities			
Investment earnings		153,723	133,780
Government capital grants		42,300	69,920
Donations		195,005	187,343
Proceeds on disposal of plant and equipment	3	105,317	74,010
Other non-operating income		1,017	15,372
		<u>497,362</u>	<u>480,425</u>
Total revenue		<u>5,669,266</u>	<u>4,628,354</u>
3 SURPLUS (DEFICIT) FROM ORDINARY ACTIVITIES BEFORE INCOME TAX EXPENSE			
Surplus (deficit) from ordinary activities before income tax expense includes the following revenues and expenses whose disclosure is relevant in explaining the financial performance of the entity:			
Revenue from sale of plant and equipment		105,317	74,010
Expense from sale of plant and equipment		(91,709)	(69,284)
		<u>13,608</u>	<u>4,726</u>

ANNUAL REPORT 2000·1

	NOTE	2001	2000
		\$	\$
4 OPERATING SURPLUS			
The operating surplus (deficit) has been determined after:			
a Expenses			
Auditors remuneration			
auditing accounts		12,035	14,100
other services		-	-
Depreciation			
buildings		257,098	290,291
plant		174,523	162,184
Long service leave		39,215	6,503
Annual leave		268,408	222,928
Loss on disposal of non-current assets		-	15,371
Rental expense operating lease-minimum lease payments		14,300	-
b Crediting as Income			
Interest received or receivable		153,723	133,780
Profit on sale of non-current assets		13,608	20,097
5 RECEIVABLES			
Accommodation bonds receivable		191,743	220,084
Trade debtors		35,650	45,418
Prepayments		6,306	41,568
Sundry debtors		21,246	21,618
		254,945	328,688

ANNUAL REPORT 2000·1

NOTE	2001	2000
	\$	\$
6 INVESTMENTS		
Cash management trusts	617,920	525,276
Commercial bills	2,091,856	1,860,451
	<u>2,709,776</u>	<u>2,385,727</u>
7 PROPERTY, PLANT AND EQUIPMENT		
Land at Directors' valuation: (30 June, 2000)		
Administration	250,000	250,000
Williamstown	553,802	553,802
Atkins Terrace	763,777	763,777
McLean Lodge	1,587,656	1,587,656
Port Melbourne	1,274,726	1,274,726
	<u>4,429,961</u>	<u>4,429,961</u>
Buildings at Directors' valuation:		
Administration	250,000	250,000
Williamstown	3,500,000	3,500,000
Atkins Terrace	1,700,000	1,700,000
McLean Lodge	2,400,000	2,400,000
Port Melbourne	2,400,000	2,400,000
	<u>10,250,000</u>	<u>10,250,000</u>

Continues over

ANNUAL REPORT 2000·1

	NOTE	2001	2000
		\$	\$
Subsequent additions at cost:			
Williamstown		26,964	-
Atkins Terrace		3,828	-
McLean Lodge		101,835	-
Port Melbourne		50,099	-
		<hr/> 182,726	<hr/> -
Total land and buildings - at cost and valuation		14,862,687	14,679,961
Less accumulated depreciation on buildings		(257,098)	-
		<hr/> 14,605,589	<hr/> 14,679,961
Plant and equipment		6,306	6,306
Less accumulated depreciation		(5,716)	(5,323)
		<hr/> 590	<hr/> 983
Fixtures and fittings		1,019,980	923,757
Less accumulated depreciation		(564,116)	(496,978)
		<hr/> 455,864	<hr/> 426,779
Office equipment		199,650	209,719
Less accumulated depreciation		(116,251)	(131,206)
		<hr/> 83,399	<hr/> 78,513

Continues over

ANNUAL REPORT 2000·1

	NOTE	2001 \$	2000 \$
Motor vehicles		486,640	447,005
Less accumulated depreciation		(147,499)	(122,997)
		339,141	324,008
Total		16,575,263	16,266,748
Less accumulated depreciation		(1,090,684)	(756,504)
		15,484,579	15,510,244

- a Land and buildings were revalued as at 30 June 2000 in accordance with a resolution of the Board of Directors dated 3 October 2000.

The revaluation was made in accordance with a policy of regular revaluation of property, plant and equipment. The valuation used by the Directors was based on a continuation of existing use.

No provision for deferred income tax is raised in respect of any potential capital gains tax, as Wintringham is exempt from income tax (Refer notes 1c and 1d).

- b The Williamstown Hostel is built on land owned by the Victorian Government.

Wintringham was appointed as Committee of Management for the Williamstown Homes for the Aged Reserve under Section 14 of the Crown Land (Reserves) Act 1978 effective from 1 March 1990.

As the property represented a resource utilised by Wintringham in the carrying out of its activities, it was included in the balance sheet. The inclusion of this asset in the balance sheet was also consistent with the definition of an asset in the Statement of Accounting Concepts SAC4: "Definition and Recognition of the Elements of Financial Statements".

ANNUAL REPORT 2000·1

NOTE	2001	2000
	\$	\$
8 ACCOUNTS PAYABLE		
Trade creditors	78,894	54,019
Other creditors and accruals	366,442	168,993
Resident's fees received in advance	13,537	24,668
Subsidies received in advance	-	177,449
Residents' funds in trust	88,237	71,653
	<hr/>	<hr/>
	547,110	496,782
	<hr/>	<hr/>
9 PROVISIONS		
Current		
Superannuation	-	16,195
Tax liability	15,748	41,166
Employee entitlements	240,299	204,581
	<hr/>	<hr/>
	256,047	261,942
	<hr/>	<hr/>
Non-current		
Employee entitlements	99,281	60,066
	<hr/>	<hr/>

ANNUAL REPORT 2000·1

	NOTE	2001 \$	2000 \$
10 OTHER LIABILITIES			
Current			
Accommodation bonds		171,720	214,225
Non-current			
Accommodation bonds		1,943,211	1,762,368
11 ASSET REVALUATION RESERVE			
Balance at year end		3,507,554	3,507,554
Represented by the following movements:			
Balance at beginning of year			2,855,472
Movement for year:			
Revaluation increment arising on Directors' revaluation of land and buildings at 30 June 2000		-	652,082
Balance at end of year		3,507,554	3,507,554
12 ACCUMULATED FUNDS			
Accumulated funds at the beginning of the financial year		12,035,888	12,180,458
Surplus (deficit) from ordinary activities		162,242	(144,570)
Accumulated funds at the reporting date		12,198,130	12,035,888

ANNUAL REPORT 2000·1

13 REMUNERATION OF DIRECTORS

The names of each person holding the position of Director of Wintringham during the financial year are, J Lewis, B Hyland, N Horton, P Wilson, E Ozanne, G Shotter, H Whittaker and R Cooke.

Amounts received or due and receivable by the Directors of the Company

2001	2000
\$	\$
.....
Nil	Nil

14 RELATED PARTY TRANSACTIONS

During the year ended 30 June 2001 Mr Jame Lewis provided legal services to Wintringham Hostels as a principal of Lewis Holdway, Commercial Lawyers. These services were provided at no cost to Wintringham.

Netty Horton is a member of the Wintringham Board and an employee of the Council to Homeless Persons. During the year ended 30 June 2001 Wintringham provided accounting services to the Council to Homeless Persons at commercial rates.

No other related party transactions took place during the year.

15 SEGMENT REPORTING

The Company provides welfare services in Melbourne, Australia.

16 CONTINGENT LIABILITIES

- a On the 18 September, 1996 the Director of Housing gifted land valued at \$720,000 to Wintringham as part of the Victorian Government's contribution to the construction of the Port Melbourne Hostel. As part of this contribution, on the 30 January, 1997 a first mortgage was created over the property located at Port Melbourne by the Director of Housing, which will become payable should Wintringham cease to provide for the needs of frail older people who are homeless or at risk of homelessness.
- b On 16 July 1998, the Director of Housing made a grant totalling \$1,645,000 to Wintringham as part of the Victorian Government's contribution to the development of 20 one bedroom independent living units at Kensington. In February 1999 a first mortgage was created over the property located at Kensington by the Director of Housing which will become payable should Wintringham cease to provide for the needs of frail older people who are homeless or at risk of homelessness.
- c Common Law claims have been made against Wintringham and its WorkCover agent, Royal Sun Alliance Workers Compensation, pursuant to Section 135A of the Accident Compensation Act 1985 by two previous employees. Solicitors appointed by Wintringham's WorkCover agent are defending these actions. The Directors consider that the claims against Wintringham will not be successful, however, the Company's insurers would cover any loss.

17 MEMBERS' GUARANTEE

The Company is limited by guarantee. If the Company is wound up, the Constitution states that:

Every member of the Company undertakes to contribute to the assets of the Company in the event of the Company being wound up while he or she is a member, or within one year of ceasing to be a member such amount as may be required not exceeding twenty dollars (\$20.00), for the payment of the debts and liabilities of the Company contracted whilst the member or past member as the case may be was a member of the Company, and the costs, charges and expenses of winding up and for the adjustment of the rights of the contributories among themselves. At 30 June 2001 the number of members was 58.

ANNUAL REPORT 2000·1

18 NOTES TO THE STATEMENT OF CASH FLOWS

i Cash as at the end of the financial year is reconciled as follows:

	NOTE	2001 \$	2000 \$
Cash (excluding resident Trust monies)		185,515	42,511
Investments	6	2,709,776	2,385,727
		<u>2,895,291</u>	<u>2,428,238</u>
 <i>ii</i> Reconciliation of cash flow from operations with operating profit after income tax			
Operating surplus (deficit) after income tax		162,242	(144,570)
Non-cash flows in operating profit			
Depreciation		431,621	452,475
Write off fixed assets		-	52,961
Loss (profit) on sale of property , plant and equipment		(13,608)	4,726
Add (less) items classified as investing / financing activities			
Amounts received for financing purposes		(42,300)	(231,300)
Increase (decrease) in provisions		40,145	13,212
Increase (decrease) in debtors and receivables		45,402	(24,501)
Increase (decrease) in trade creditors and accruals		26,918	207,242
Cash flow from operations		<u>650,420</u>	<u>320,793</u>

ANNUAL REPORT 2000·1

19 EVENTS SUBSEQUENT TO BALANCE DATE

No other matter has arisen since the end of the financial year that significantly affected or may effect the operations of Wintringham, the results of those operations, or the state of affairs in subsequent years.

20 BED LICENCES

At 30 June 2001, Wintringham held licences to provide accommodation to residents at facilities operated by the Company. The Directors have valued these licences at \$3,870,000 reflecting a current market valuation at 30 June 2001. It is the Director's intention to assess the valuation of bed licences on a three yearly basis.

ANNUAL REPORT 2000-1

21 FINANCIAL INSTRUMENTS

a Interest Rate Risk

The Company's exposure to interest rate risk, which is the risk that a financial instrument's value will fluctuate as a result of changes in market interest rates and the effective weighted average interest rates on those financial assets and financial liabilities, is as follows:

Fixed Interest Rate Maturing

	WEIGHTED AVERAGE EFFECTIVE INTEREST RATE		FLOATING INTEREST RATE		WITHIN 1 YEAR		1 TO 5 YEARS		NON-INTEREST BEARING		TOTAL	
	2001	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001	2000
FINANCIAL ASSETS	%	%	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cash at bank	4.89	4.67	273,753	114,166	-	-	-	-	-	-	273,753	114,166
Receivables	9.88	9.04	191,743	220,084	-	-	-	-	63,202	108,604	254,945	328,668
Deposits at call	6.15	5.43	617,920	525,276	2,091,856	1,860,451	-	-	-	-	2,709,776	2,385,727
Total Financial Assets			<u>1,083,416</u>	<u>859,526</u>	<u>2,091,856</u>	<u>1,860,451</u>	<u>-</u>	<u>-</u>	<u>63,202</u>	<u>108,604</u>	<u>3,238,474</u>	<u>2,828,561</u>
FINANCIAL LIABILITIES												
Payables			-	-	-	-	-	-	547,110	496,782	547,110	496,782
Provisions			-	-	-	-	-	-	355,328	322,008	335,328	322,008
Other			-	-	-	-	-	-	2,114,931	1,976,513	2,114,931	1,976,513
Total Financial Liabilities			<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,017,369</u>	<u>2,795,383</u>	<u>3,017,369</u>	<u>2,795,383</u>

ANNUAL REPORT 2000·1

b Credit Risk

The maximum exposure to credit risk, excluding the value of any collateral or other security, at balance date to recognise financial assets is the carrying amount, net of any provisions for doubtful debts of these assets, as disclosed in the balance sheet and notes to the financial statements.

The Company does not have any material credit risk exposure to any single debtor or group of debtors under financial instruments entered into by the Company.

c Net Fair Values

The net fair values of listed investments have been valued at the quoted market bid price at balance date adjusted for transaction costs expected to be incurred. For other assets and other liabilities the net fair value approximates their carrying value. No financial assets and financial liabilities are readily traded on organised markets in standardised form other than listed investments. Financial assets where the carrying amount exceeds net fair values have not been written down as the Company intends to hold these assets to maturity.

The aggregate net fair values and carrying amounts of financial assets and financial liabilities are disclosed in the balance sheet and in the notes to and forming part of the accounts.