



Jubilee Housing Inc.

ANNUAL REPORT

2012-2013



Jubilee Housing Inc

Jubilee Housing Inc is a community housing initiative of the Box Hill and Newhope Baptist Churches and South Croydon Anglican Church

President's Report

The past year has brought continued reminders of the critical shortage of affordable housing in Melbourne's eastern suburbs. Callers at our own offices confirm the evidence of social surveys that increasing numbers of people are now unable to find secure housing. Regrettably, both the supply of public housing and the state funding previously available to enable social housing providers like Jubilee Housing to build more housing units have diminished. A recent state government study has confirmed the extent of the problem without offering clear policies to meet it.

Our tenants confirm our belief that Jubilee Housing's model of secure affordable housing within a supportive community environment is widely admired and appreciated. Over the past year, we have investigated ways of extending our provision, most recently by carrying out a feasibility study for a new development on the property we recently acquired in East Ringwood. Over the course of the year, prompted in part by the anticipated requirements of the ACNC (Australian Charities and Not for Profit and Commission), the Committee of Management has carefully reviewed several aspects of its activities, including occupational health and safety, financial reporting and its own constitution. Thanks to the dedicated and efficient work of our professional officers, Lynette Bridger and Carol Hands, Jubilee Housing continues to operate at a modest surplus, while making timely provision for maintenance and responding promptly and humanely to the needs of tenants. As always, we are grateful for the interest of our sponsoring church communities, especially of our volunteer visitors. During the course of the year we welcomed Stephen Lockrey as a new member of our Committee of Management, replacing Libby Klein, a representative of the New Hope Church Community. I conclude by thanking the members of the Committee of Management whose enthusiasm and practical care for people is a constant inspiration

Graeme Davison

President, Committee of Management

2012-2013 Financial Statements

The audited financial statements again confirm that Jubilee Housing Inc. continues its long history of sound fiscal management by achieving a solid surplus from normal business operations in the 2012-2013 Financial Year.

Most of our income received comes from rent. The highest items of expenditure are council rates, responsive maintenance, insurance, grounds maintenance and planned refurbishment in respect of the 40 properties Jubilee Housing manages.

The Committee of Management (COM) and staff remain conscious of the need to balance our income with current and future expenditure. Given that maintenance costs tend to increase with the age of the properties, the COM continues to maintain reserves sufficient to provide for timely repair and refurbishment.

The COM continues to examine opportunities for the development of the property in Ringwood East it acquired (without debt) in the previous Financial Year. At this early stage the site would appear to have potential to provide more than 10 units of affordable housing.

Don Hands

Treasurer

Auspice and History

- **1986** - Jubilee Housing Inc. is a community housing management organisation, initiated in 1986 by Box Hill Baptist Church and Newhope Baptist Church. Jubilee Housing is an incorporated association that manages property on behalf of participating organisations, and is currently responsible for three "joint venture" projects.
- **1987** - Jubilee Place, located in Box Hill North, was opened in November, with 10 units of accommodation for families and singles.



- **1997** - Figtree Lane, located in Burwood, was opened in November, with 10 units of accommodation for singles and families.
- **2003** - Changes in our Constitution were adopted to enable other organisations or churches to participate in the program, and representatives from the Emmaus Christian Community Ltd. joined the Committee of Management.
- **2004** - In April the building of 19 units, for families and singles, was completed at Emmaus, on land in Bayswater North, held by the Emmaus Christian Community Ltd. of the South Croydon Anglican Church.
- **2011** - A property was purchased in Ringwood East with a land area of 1398 square metres, with a vision of building units when finances are available.

Mission and Vision

THE MISSION of Jubilee Housing is to provide appropriate, secure and affordable housing for people who have connection with the local community and are unable to secure adequate housing from the private market.

We have a VISION that persons who are impoverished because of low income should not be excluded, disadvantaged or discriminated from the housing market by providing an affordable and comfortable home in a supportive community environment which enables independence.

Residents

Jubilee Housing properties are available only to low income households. When a vacancy occurs allocation is made to someone on the applicant waiting list, giving consideration to the length of time a person has been on the waiting list, the needs of applicants, and our overall aim of developing supportive and harmonious communities. Jubilee Housing welcomes formal and informal input from residents on any issue relating to their housing or tenancy.

Finance

The accounts of Jubilee Housing Inc. for the year 2012-13 have been audited, and a copy of the financial statements and auditor's report is available upon request.

Jubilee Housing receives no on-going government funding or grants and is financially responsible for maintenance, renovations and upgrades, insurance, rates, administration, provision for future building projects, and other costs. For income we are entirely dependent upon the rentals paid by tenants, and donations.

Tax Deductible Donations

Jubilee Housing was endorsed as an income tax exempt charitable entity in August 2000, and awarded Public Benevolent Institution Status (PBI) in 2003. Donations made to Jubilee Housing are tax deductible.

Jubilee Housing Thanks

VOLUNTEERS: Jubilee Housing appreciates the excellence of volunteers who assist the staff, and acknowledges that their ministries do make a real difference in the lives of our Tenants. They offer friendship, pastoral care and practical support. We thank Joyce Milne, Greta Carter, Don Hands, Nola Mills, Anne Leng, Joy Braybrook, Maureen Forrester, Jessie Glover, Mary Johnson, Joan and Peter Latham for the time and care they invest in the lives of others.

REAL ESTATE AGENTS: We thank Ted Shackleton of Noel Jones, Box Hill and Neil Rhodes of Carter Real Estate, Ringwood for their continued support and contribution to our ministry. Their assistance in estimating market rent values for our properties enables us to ensure that no Jubilee Housing tenant pays more than 90% of market rent value.

Challenges for Jubilee Housing Inc.

- Balancing the need to maintain and upgrade our current properties against the urgent need to secure more housing stock
- Being sensitive to the ever increasing struggle our residents experience in meeting basic living costs
- Constant enquiries for affordable housing, as well as urgent requests for housing where current housing is about to end, or rents have become prohibitive
- Careful selection when a vacancy occurs to ensure balanced communities

Because the need for affordable housing in Victoria is increasing the Committee of Management continues to seek ways to increase our housing stock. Natural turnover is very low:

2008-2009	No vacancies
2009-2010	One vacancy
2010-2011	One vacancy
2011-2012	Three vacancies
2012-2013	Three vacancies

For the many applicants on our waiting list there is little hope of being offered a unit with Jubilee Housing unless we are able to secure funding to build on the land we own in Ringwood East. We are very aware of the need for increased affordable and secure housing and see growth as an essential element of our Mission.

Description ...

Jubilee Place comprises 10 units in Box Hill North. The units are a mix of 1, 2, 3 and 4 bedroom dwellings; each has a private backyard and there is open space on site, with a children's playground.

Legal Agreement ...

Jubilee Place is a joint venture between the Director of Housing and the Baptist Union of Victoria, acting in trust for the Box Hill and Newhope Baptist Churches under an agreement which continues for 55 years, expiring in 2041.

Residents ...

Jubilee Place had one vacancy during 2012-2013. Susan chose to move to an inner city co-operative which she felt would be more appropriate for her future needs.

Finances ...

Jubilee Housing Inc manages a Jubilee Place Management Account. A copy of the auditor's report and financial statement for the year are available upon request.

Highlights and Challenges ...

Jubilee Place enjoys stability and a sense of community. A Christmas Party was held in December, at Jubilee Place, with most residents, staff and some Committee members attending. Members of Box Hill Baptist again provided Christmas gifts for the children, and we thank them for their caring and practical support.

Jubilee Place is now 26 years old so the need for repairs and renovations is ongoing. During 2012-13 we replaced vinyl in two units. We also used the vacancy to do a comprehensive renovation including new carpet and vinyl, a new kitchen, repainting throughout and a new vanity. The improvements to these three units cost approximately \$19,000. Responsive maintenance costs were over \$8,000.



Description ...

Figtree Lane, opened in 1997, comprises 10 units located in Burwood. This project also comprises a mix of 1, 2, 3 and 4 bedroom units. Figtree Lane is situated opposite a village green, which provides ample playground space for children.

Legal Agreement ...

Figtree Lane is a joint venture between the Director of Housing and the Baptist Union of Victoria, also in trust for the two Baptist churches. The agreement between the parties is perpetual.

Residents ...

In July 2012 we were saddened by the death of Alan who died suddenly and unexpectedly in hospital. He had been a resident for ten years. Alan was always friendly, co-operative and helpful and kept his unit in an immaculate condition.

Finances ...

Jubilee Housing Inc. manages the finances for Figtree Lane. The auditor's report and financial statements are available upon request.

Highlights and Challenges ...

Jubilee Housing thanks Les and Judith for many years of maintaining the gardens and lawns at Figtree Lane. Their dedication, commitment and hard work has been greatly appreciated by residents and staff. Their endeavours have made Figtree Lane a very attractive development.

Figtree Lane is sixteen years old, but the only renovations needed were the replacement of carpet and vinyl and repainting in the vacated unit. At Figtree Lane the responsive maintenance costs for 2012/13 were over \$11,000.

Christmas party was held in December with the residents, staff and Committee members enjoying time together. We thank Box Hill Baptist for the Christmas gifts they graciously provided for the tenant families. The residents at Figtree Lane enjoy a sense of community and continue to offer hospitality and care to one another, helping one another with transport and in other ways.



Description ...

Emmaus comprises 19 units in Bayswater North, with a mix of units suitable for singles up to large families. Each home has a rear grassed garden with an area suitable for outdoor furniture, accessed through a sliding glass door from either the lounge or family room. There is also a large common area which is often enjoyed by the children.

Legal Agreement ...

Emmaus is a joint venture between the Director of Housing and Jubilee Housing Inc. acting in trust for the Emmaus Christian Community. The agreement continues for 40 years, expiring on September 30, 2043.

Finances ...

Jubilee Housing Inc. is responsible for all financial management for Emmaus. The auditor's report and financial statements are available upon request.



Residents ...

Emmaus is our largest complex with 19 units. During 2012-2013 just one vacancy occurred. Sadly we lost one of our long-term tenants, Colin, earlier this year after a long battle with cancer. His wife Joan has been well supported by our pastoral care team, as have other tenants.

Highlights and Challenges ...

Emmaus is now in its ninth year. The stability provided by long-term affordable housing has produced many positive outcomes for families and individuals, from education and employment, to physical health and general well-being. We have seen young children progress from primary into secondary school and beyond in that time.

The close proximity of South Croydon Anglican Church has enabled an extended neighbourhood relationship to develop between pastoral workers and Emmaus residents. The annual Christmas party in the Emmaus Park is well attended by both residents and the congregation, with the church youth organising games. During the year, members of the youth team have also provided free tutoring for some of the young residents.

Responsive maintenance costs were lower this year at \$20,000 for 2012-13. The only planned maintenance cost was the replacement of vinyl in one unit.



Committee of Management

Member	Responsibility	Representation
Graeme Davison	Chairperson	Box Hill Baptist Church Appointed as Chairperson 2nd February, 2012
Don Hands	Treasurer	Emmaus Christian Community Ltd. Appointed 4th May, 2006
John Thiessen	Public Officer	Newhope Baptist Church Appointed as Representative 12th November, 2011 Appointed as Secretary 2nd February, 2012
John Hodge	Property Officer	Co-opted
Chris Kennedy	Representative	Box Hill Baptist Appointed as Representative 12th February, 2009 Resigned as Secretary 2nd February, 2012
Meredith Beaton	Representative	Co-opted
Elizabeth Churchward	Representative	Emmaus Christian Community Ltd. Appointed 3rd February, 2011
Stephen Lockrey	Representative	Newhope Baptist Church Appointed 8th November, 2012

***Each of the Committee of Management members are volunteers.
The Committee is responsible for the oversight, mission and future growth of Jubilee Housing.***

Committee of Management

The Jubilee Housing Constitution states that the Committee of Management shall be comprised of:

- Two members nominated by each of the participating organisations
- One member nominated by Baptcare
- Co-opted members, who bring relevant expertise to the Committee

Staff

Carol Hands	Housing Officer (0.6 EFT)
Lynette Bridger	Finance & Administration Officer (0.4 EFT)





Jubilee Housing Inc

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