

MAREEBA COMMUNITY HOUSING COMPANY LTD



ANNUAL REPORT 2022

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BOARD OF DIRECTORS

Hello and on behalf of my fellow Directors, welcome to the Annual General Meeting of Mareeba Community Housing Company, 2022.

This past year had been one of expansion with Mason Street coming on-line as well as the purchase of acceptable and realistic properties. It is hoped that in the future more of these purchases will be added to the Company's portfolio and in doing so; we will continue to honour our Mission Statement.

Many thanks must be given to the great staff we have attracted to work for us. The many hours they have expended to contact, assist and nurture our varied clients is to be commended. Congratulations to all.

Congratulations is extended also to both Cherié and Rob for the completions of their individual studies in their different fields. These studies benefit the Company as well as themselves. If any other member of the staff would like to do similar, please discuss it with our General Manager, Trish, who will be happy to advise.

Mareeba Community Housing Company has always had and continues to hold a high value in the Mareeba Shire as well as in the Tablelands Regional Council area, by attending many community events.

The number of seminars, webinars, workshops and meetings attended by members who always show the usual dedication and professionalism that is expected of and given by all. The Board is most appreciative of your enthusiasm.

We now look forward to up-dating and revising some of the computer databases melding many different systems into one cohesive whole, therefore making it easier and more acceptable to access for our Financial Officer, saving many hours of unnecessary work.

The Board is in awe of the time and dedication of the all the staff members, in particular, our General Manager, Patricia Goldfinch whose energy, enthusiasm, and common sense is a lesson for us. Thank you seems so little to say how we admire you and how much we look forward to serving and assisting on the Board for another year.

Sincerely,

Helen Kindt

GENERAL MANAGER REPORT 2022

Strategic Highlights

- Partnering for growth project - Mason Street Mareeba unit development completed
- QHIGI - spot purchase grant application successful - purchase 2 properties
- Community Benefit Fund Grant - \$15k grant to improve fencing affordable housing

Financial Highlights

- Audit report unqualified 2021

Operating Highlights

- COVID safe action plan completed
- Support Program outputs achieved 100%
- Trial complete integrated tenancy and financial management system
- Staff professional development - social housing, community services

No matter what people tell you, words and ideas can change the world.

Looking Ahead

- Increase tenancy and property management opportunities
- QHIGI - build and develop opportunities
- Retain qualified workforce and increase professional development across teams

Patricia Goldfinch
General Manager

2022 has proven to be our year of opportunity and growth working in a controlled environment of continual change and responding to COVID and the housing crisis effecting all states across Australia.

Housing, housing crisis, affordable housing, homelessness has been on the face and focus of media campaigns and meetings this year and there must be a commitment on all levels of government to build and invest in social and affordable housing.

We have retained majority of our head leased housing stock in this market of high demand and increasing rent increases due to our high level of tenancy and property management and dedicated housing team. A small number of properties have been sold again due to the high demand from buyers and the rental law changes have also impacted on the rental market for many investors.

Building project at 96 Mason Street Mareeba was completed on time and budget this year under the project management of Darren Davison and builder Brendon Grant Homes who made our first building experience very positive. The project added one-bedroom accessible unit to the land that in 2008 built 2 disability units under the Stimulus Funding Package.

The company applied under the Queensland Housing and Investment Grant Initiative QHIGI to purchase 2 x 3-bedroom properties with the first purchase completed in September this year. We are working on the 2nd purchase to meet terms of the grant initiative and development of vacant block of land for 5-unit construction. These properties will all be managed under the Long-Term Housing Program.

Specialist Homeless Services continue to exceed the program outputs with the Homestay program experiencing a high demand for assistance with rent arrears due to increased rent increases and lack of rental properties across the region. Our teams have travelled over 39,000 klms this year to service our region.

Street to Home:

In the last financial year Mareeba Community Housing Company's Street to Home program assisted 691 homeless people across both the Tableland Regional and Mareeba Councils shires, an area that encompasses Mt Garnett, Chillagoe, Dimbulah, Mt Molloy, Kuranda Millaa Millaa, Ravenshoe, Mareeba, and Atherton.

In 2022, 461 new referrals were actioned with 340 (73.75%) of clients attending appointments. In total we achieved housing outcomes for 196 persons with 139 remaining in housing at the time of this report.

Homestay:

Homestay team has travelled across the Tableland Regional and Mareeba Shire Councils supporting 109 clients to sustain their tenancies. Of the 109 clients supported 100 (91.7%) had their tenancies sustained and remain in their rental properties.

We continue to represent the Company in the role as the secretary and regional representative for the Mareeba and Tablelands Housing and Homelessness Network and advocate strongly for our region in Brisbane.

Attendance at number of community agency meetings continue to be attended and where possible due to the number and location teams meeting is becoming popular method to ensure work schedules are being met and those meetings relevant to our services are honored.

The company has maintained a steady workforce with minimum changes across the program areas. We have welcomed 3 new staff members in the past 12 months undertaking studies in certificate IV and diploma of social services and certificate social housing.

Group training this year included cultural communication and conversations hosted by David and Cindy Hudson providing a perspective into our daily work operations and client conversations.

MCHC Men's group have commenced with the work this year focusing on recycling. We have been very well supported by local business donating our group power tools and materials to create plant stands and herb stands for our aged tenants and clients who cannot build gardens at their properties from old pallets.

Community cleanup will be implemented in the coming months our annual skip bin collection conducted prior to cyclone clean up to assist tenants and clients prepare their back yards in the event of a natural disaster. There is a heightened focus by agencies on the impending wet season and impacts on our vulnerable community members due to the predication of high rain events this year.

Activity and event attendance in the community this year have been limited with minimum staff available and change of dates and venues. In November 2021 we partnered with the Mareeba Cricket Club to host one day cricket match for White Ribbon Day which was a lot of fun for those who participated. This year the company is again taking part in White Ribbon Day with a production video by Robert Larkin our talented Housing Co-Ordinator that will be hosted on our website.

Homelessness Awareness Week was promoted with a different approach in 2022 we partnered with local business to display our banner for the week detailing the current number of homeless persons in Queensland and the need for a plan.

Employees continue to support local charities with inhouse recycle program this year raising \$250 donating the proceeds to the men's shed in Mareeba.

I take this opportunity to end my annual report by acknowledging the workforce at the company who I have the privilege of guiding under the leadership of our board of directors and members. Our workforce commitment to providing highest level of service to our tenants and clients are to be commended with achieving amazing housing results in these tumultuous times.

MCHC Board of Directors support and guidance to my role and corporate team members is highly valued, your direction, experience and leadership is the key to achieving our goals of growth and stability.

In ending my report for 2022 I acknowledge the Department of Communities, Housing and Digital Economy and the working partnership we hold with our contact management team in Cairns and the QHIGI Implementation Team in Brisbane who have assisted in delivering our program objectives.

COMMUNITY ENGAGEMENT - PROJECTS



Senior Housing Officer Bernadette promoting Homelessness Week 2022 in Mareeba



New - 1 bedroom unit 96 Mason Street Mareeba

Long Term Housing Program
Spot Purchase DCHDE Grant



TENANT AND CLIENT ENGAGEMENT

2022 Men's Group - wood works



Men's Group Site Supervisor



Hungry Pug support 2022 with purchase of sleeping bags for the homeless



Mareeba CWA committee and members community project to help the homeless



Sheridan Sleep Safe Program 2022



FINANCIAL STATEMENTS

Directors Report

Auditors Independence Declaration

Statement of Profit or Loss and Other comprehensive Income

Detailed Statement of Financial Position

Statement of Changes in Equity

Statement of Cash Flows

Notes to the Financial Statements

Directors Declaration

Divisional Profit and Loss Statement

FINANCIAL OVERVIEW 2022

Balance Sheet

As of 30 June 2022

Current assets

Cash and cash Equivalents	\$501334
Debtors	\$18158
Tax Assets	\$56178
Other Assets	\$805626
Total current assets	\$1381296

Non -current assets

Property, plant equipment	\$1269121
Other - right of use assets	\$38003

Total assets **\$2688420**

Current liabilities

Payables	\$142975
Financial - lease liabilities	\$39368
Tax Liabilities	\$0
Provisions	\$1276259
Other liabilities	\$9008

Noncurrent liabilities

Lease liabilities \$0

Total liabilities **\$1467610**

Net assets **\$1220810**

Equity retained earnings **\$1220810**

Income Statement Year ended

30 June 2022

Revenue

Grants	\$1649504
Rental Income	\$1225338
Repairs	\$98025
Interest	\$4185
Management fees	\$233121
Other	\$27697

Total Revenue **\$3237870**

Expenses

Administration	\$159566
Brokerage	\$126432
Centre operating	\$145096
Depreciation	\$73068
Management fees	\$370031
Rates/maintenance	\$346211
Rental Expenses	\$308338
Employee Expenses	\$1402646
Special Projects	\$5775
Lease liabilities	\$3321
Provisions	\$80817
Total Expenses	\$3021303

Surplus/deficit **\$216567**