MAREEBA COMMUNITY HOUSING COMPANY LTD

ANNUAL REPORT 2023

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MCHC

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BOARD OF DIRECTORS

Hello and behalf of the Board of Directors, welcome to the Annual General Meeting of the Mareeba Community Housing Company, 2023.

This year has seen many projects commenced and some completed with an interesting and much needed undertaking well on the way to be finished early in the new year. This build caught the attention the Minister of Housing who professed a deep interest in our endeavours, we look forward to inviting her to open our project when completed.

Mareeba Community Housing Company has always had an excellent reputation amongst not only the public but also by our peers, mainly due to the hard work by the staff but also by our General Manager, M/s Patricia Goldfinch.

Over the past year Patricia and most of the staff have attended many meetings, workshops, and seminars to update skills and keep abreast of the many changes that Government loves to do.

The Company works well with all levels of Government with many milestones met.

The whole year has been one of considerable movement, all upward and all rather exciting. With technology booming especially AI, further training may be accessed as digital security is becoming a concern. So much is going on in the cyber world, which is constantly on the move. While AI could be a strong influence, it may also cause some concerns.

Our General Manager, Patricia Goldfinch has a great influence on all members of the staff and is an excellent mentor to any staff members who feels they need a helping hand. Do not hesitate to ask for assistance.

The goals for the annual plan have been achieved and the general chatter in the region is that this organisation is amazing, held not only by the public but also by our peers. An accolade well deserved.

Other members of the Board of Directors join me in thanking each and everyone involved in the Company of a well worked, interesting and important year. Let's keep this motion ongoing.

As usual, I am personally very proud to be part of such a forward moving, thinking, caring hard-working group of powerful people and I look forward another year of exciting projects and working with all.

Sincerely,

Helen Kindt – Senior Board Director

GENERAL MANAGER REPORT 2023

Strategic Highlights

- Partnering for growth project – 96 Mason Street Mareeba unit development completed
- QHIGI grant – purchase one 3-bedroom property
- Partnership and QHIGI grant – build 5-bedroom unit complex design and construct
- Community Housing Growth Grant – Growth Strategy grant

Financial Highlights

- Audit report unqualified 2022 - 2023

Operating Highlights

- Specialist Homeless Services – new contract 2023/2024
- Integrated tenancy and financial management system BASIX
- Staff professional development – investing in our workforce and workplace
- Staff attendance AHURI conference 2023

The secret of change is to focus all your energy not attacking the past but building the new

Future Projects

- Triparte agreement Mareeba Shire Council, Housing Qld and MCHC – design and construct new 2 x 2-bedroom unit for seniors
- Grant applications for safe house program – design and construct 4 universal units

Patricia Goldfinch
General Manager

GENERAL MANAGER REPORT - OPERATIONS

The growth of the company and our workforce continues at sustainable rate with 3 new employees joining our team in 2023 due to the retirement and career progression of prior employees and members. We wish them the best in their new careers and contribution to the company. I am very excited to be part of the team at the company with a new housing management team, qualified accountant and experienced team of administrators and support officers leading the work in the company. Change and recruitment has been particularly challenging for our sector these past years, our commitment to professional development and flexible workplace is a must for the future.

Later this year we will undertake Growth Readiness Assessment with the successful grant application under the Community Housing Futures to work with the board of directors and management to determine our capacity for growth and development. This grant has been made possible with support from Qld Shelter and funding from the Department of Housing.

Due to the high demand for services in the southern tablelands we relocated to larger premises with improved visual presentation and accessibility for our clients and staff members. This new Atherton office location will provide areas for group work with our clients and space for our management team.
There has been an increase across Mareeba and the Tablelands of rough sleepers with several camps providing shelter for women and children escaping family and domestic violence our priority group in the sector.

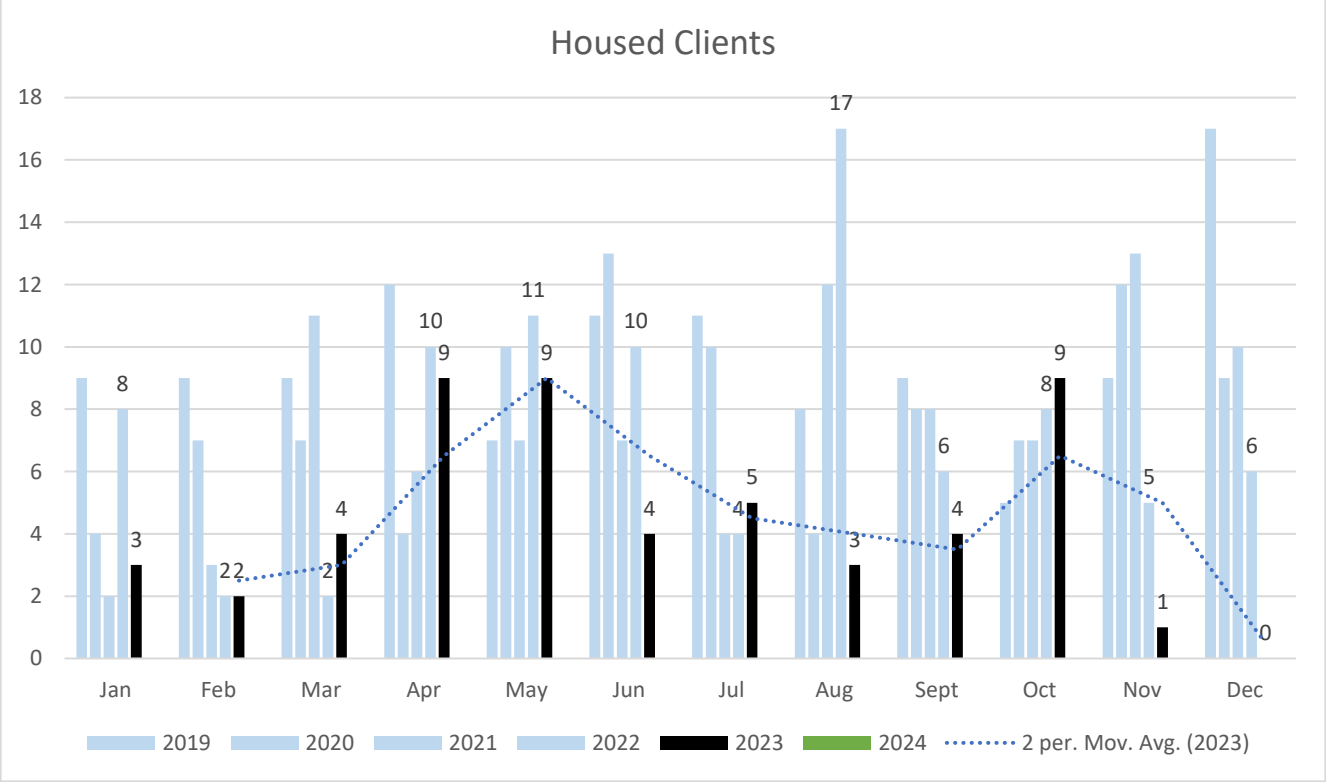
This year we have continued in our leadership role with the Housing and Homelessness Rural Network and representative to the Qld Shelter Regional representative to ensure we have a voice and recognition in Far North Queensland. The network is very important to our role in the specialist homelessness sector with members representing Port Douglas, Innisfail, Atherton, and Mareeba to develop local action plans. Next year we will commence the development of our new plan.

The board acknowledges over the past 12 months the demand for our services and these increases and supports the application under the safe places application to work in partnership with the sector to increase housing supply. We have engaged external consultants to assist with the application to produce quality submission and thank the community sector for their support and engagement on this proposal.

SPECIALIST HOMELESS SERVICES

MCHC has a highly motivated and skilled workforce. Our Homeless service team are an asset to the company and the community with the outcomes they have achieved in the last 12 months during the housing shortage.
Our current workforce for our specialist programs is 10 employees including our community engagement officer working with the teams to meet the gap for those clients who do not meet the Street to Home or Homestay program. This role assists clients to apply for private rentals, completing online applications and information in gathering documentation and working close with clients and families for support to access the aged care system.

Support from the private rental sector, short term accommodation providers including caravan parks in our region is essential in times of housing need, although temporary accommodation is not suited for everyone, we value the contribution they make to working with MCHC.



Street to Home

Clients registered in the past 12 months for assistance 461 with our support team housing 69 households during this period.

Our network extends from Mareeba, Kuranda, Atherton Tablelands encompassing the towns of Malanda, Ravenshoe, and Mt Garnet. We are seeing an increase across the region in rough sleeping, and this is not being alleviated with the increased population into FNQ.

Homestay

Our homestay team worked with 68 referrals for assistance sustaining 64 of these referrals, this figure in the times of housing crisis was essential for our community to ensure 64 families were supported to retain their homes.

Sustaining tenancies

New funding was provided to the company a result of the Qld Housing Summit outcomes with the monies to employ additional one full time employee and brokerage funds to assist in maintaining tenancies. During the past 9 months we have assisted 63 clients to sustain their tenancies.

HOUSING PROGRAMS

The CRS program – head leases from the private sector has been a real challenge with a number of our long-term lessors selling their properties due to retirement, property sales and impacts of the new rental reforms. We continue to advocate strongly for this program which we continue to manage under the transitional banner. I also take this opportunity to thank our lessors who continue to support the CRS program many have been with us for years.

Affordable Housing has not attracted new investors to the sector in Mareeba with our main investor continuing to support the work we do and hold his properties under our management allowing opportunities for many low income and young people to rent for the first time and build a positive tenancy history.

Long Term Housing numbers remain strong and pleasing to see the improvements we are making to these properties to ensure they meet the community housing standards. The management of the Mareeba Shire Council senior properties has passed the 2 years mark this year. July 2023, we commenced the capital works projects under the contract and expanding our skill base in tenders and contracts.

COMMUNITY ENGAGEMENT - PROJECTS

Men's Group 2023 creative woodworks – new table for the office

Revival of senior mailboxes – starting product

2023 MCHS staff recycle recipient Rosies Mareeba

Finished product – mailboxes complete

BUILDING PROJECTS 2023-2024

39 Strattman Street Mareeba – 5-unit complex

Units due for completition December 2023 helping house local families.

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 2022-2023

Balance Sheet

As of 30 June 2023

Current Assets	
Cash and cash equivalents	$1,324,503.46
Debtors	$29018.39
Tax assets	$18,153.97
Other assets	$667,029.24
Total current assets	**$2,038,705.06**
Non-current assets	
Property, plant equipment	$2,011,205.05
Other right of use assets	
Total assets	**$4,049,910.11**
Current liabilities	**$1,646,967.21**
Payables	$17,452.02
Financial -lease liabilities	
Tax liabilities	$22,575.00
Provisions	$1,592,456.73
Other liabilities	$14,483.46
Non-current liabilities	
Lease liabilities	$414,550.00
Total liabilities	**$2,061,517.21**
Net assets	**$1,988,392.90**
Equity retained earnings	**$1,988,392.90**

Income Statement Year ended

30 June 2023

Revenue	
Grants	$2,300,529.22
Rental Income	$1,572,106.40
Repairs	$57,370.60
Interest	$11,279.26
Management fees	$188,445.04
Other	$71706.89
Total revenue	**$4,201,437.41**
Expenses	
Administration	$229,371.75
Brokerage	$156,032.80
Centre operating	$140,211.36
Depreciation	$110,890.31
Management fees	$402,861.54
Rates/maintenance/repairs	$652,270.14
Rental expenses	$318,542.07
Employee expenses	$1,122,560.67
Projects	$6705.42
Lease liabilities - insurance	$70,809.80
Provisions	$209,805.00
Other/fees/refunds	$13,793.46
Total Expenses	**$3,433,854.32**
Surplus/deficit	**$767,583.09**