2019 20 ANNUAL REPORT

Enhancing the health, wellbeing & lifestyle of people who are ageing.

Christian Homes Tasmania Inc

Front cover: John Wright.
Resident, Snug Village.

Our vision, mission, values & philosophy

Our Vision

Christian Homes Tasmania... delivering Christian care that is based on Christian values.

Our Mission

Christian Homes Tasmania... enhancing the health, wellbeing and lifestyle of people who are ageing.

Our Values

Christian Homes Tasmania... demonstrating our Christian faith by enacting our values:

Compassion: have sympathy for the suffering of others and a desire to help

Honesty: be morally upright and truthful

Respect: show admiration and esteem towards people

Integrity: steadfastly adhere to moral principles and professional standards

Service: with care and cheerfulness, meet the needs of our customers

Truth: faithfulness to our customers, founded on our Vision, Mission, Values and Philosophy

Our Philosophy

Christian Homes Tasmania... providing Christian care and Christian accommodation.

Contents

Mark Hochman
President

President's report

It is commonly said the word "unprecedented" is now the most overused word in the English language. Yet, it is the best word to describe Christian Homes Tasmania (CHT) over the last 12 months. The COVID-19 pandemic has forced all of us to adopt protective measures that would have seemed unenforceable even at the beginning of 2020 – the response of staff, residents and family members to restrictions and new controls has been magnificent and we are thankful that there has been no COVID-19 outbreak in our facilities. At the time of writing this report we see the effect of COVID-19 on like facilities in Victoria. It is a reminder of the need for continued vigilance at all levels in our organisation.

I reported last year that national benchmark data shows that more than 60% of regional/rural aged care facilities operate at a loss. CHT recorded a cumulative deficit of more than one million dollars over the previous two years– clearly an unsustainable position. I am very pleased to announce that this has been turned around with the organisation recording a positive operating margin of more than $840,000 in 2019/2020. Even allowing for increased government funding to maintain operations through COVID-19 our underlying operating margin is in the order of $640,000

Thanks for this unprecedented turnaround must go to our CEO, Mr Glenn Hardwick for his introduction of a budget model which allows close tracking of income and expenditure and his active management of finances. Glenn is the man of God's choosing for this time and both I and the Board are extremely thankful for his diligence and acumen. Our very sincere thanks must also go to the many staff in management and operational positions who have risen magnificently to the challenge of a new budget model and continued to place service to our residents as their first and foremost priority.

Before leaving the subject of finances I must also report on a matter which arose this last year and had the potential to damage our position drastically. At the end of 2019 we were presented with an invoice from the State Revenue Office for over $800,000 being apparent unpaid stamp duties owed on our purchase of Roches Beach Living some four and a half years previously. Continued correspondence with the SRO failed to resolve this issue and it was only a direct plea to the Premier and Treasurer, The Hon Peter Gutwein that resulted in an ex-gratia payment to discharge this liability. I must pay tribute and extend my deepest gratitude to The Hon Eric Abetz and The Hon Jacqui Petrusma for their support through this process and advocacy on our behalf – I have no doubt that their advocacy was instrumental in the eventual waiving of this liability which could have had serious financial effects on CHT.

Elaine Macdonald. Resident, Hawthorn Village.

At the time of writing this report we see the effect of COVID-19 on like facilities in Victoria. It is a reminder of the need for continued vigilance at all levels in our organisation.

This year has been a watershed year in many ways with the introduction of new aged care standards which have necessitated a major revamp of policies and procedures; the introduction of new technologies for our carers and the operation of our new governance model including an Audit Risk and Finance Committee, a Clinical Governance Committee and a Development Committee. We are well placed to grow in future years, and I hope to report on some exciting opportunities in my next report. All this of course depends on our ability to manage the COVID-19 threat and emerge unscathed at the end of this pandemic!

Finally, I would like to thank my fellow Board members, our committee volunteers, senior headquarters staff and all facility and community care staff for their support and dedication this year. We are in challenging times and it is essential that we maintain a spirit of unity and sense of purpose. As a Christian based organisation we value the support and prayers of each one of you.

Mark Hochman
September 2020

Glenn Hardwick
CEO

CEO's report

To state that this financial year has been challenging would clearly be an understatement.

The Board, Management and staff of CHT entered the financial year addressing some financial challenges whilst continuing to deliver high quality care and services. Funding of the aged care sector has continued to be extremely challenging with the majority of the sector returning negative results according to nationally acknowledged financial analyst Stewart Brown. These financial pressures have required operators to review their financial operations in order to remain viable whilst at the same time, deliver quality services under the requirements of the Aged Care Quality and Safety Commission and the new Aged Care Quality Standards.

Many stories circulated throughout the industry of providers being found non-compliant to one or more of the quality standards which resulted, in some cases, in sanctions from the Commission placing even greater pressure on already constrained financial positions. Some within the industry commented that the non-compliances and resultant sanctions were unjustified and based on idyllic conditions where funding constraints were not a consideration. Clearly such an idyllic position does not exist resulting in a combative relationship between the providers and the Commission rather than the supportive relationship which would lead to improved services to the aged within our community.

Whilst this relationship was constrained, the industry was also scrutinised by the Aged Care Royal Commission. No one within the industry or the wider community would disagree that inappropriate care of our elderly should not be tolerated. The media widely reported on cases of poor or inadequate care to elderly residents and clients which were presented in evidence to the Commission. Each and every case of inadequate care should be highlighted however there also needs to be recognition of the wonderful care and services provided on a daily basis throughout the industry to the many individuals receiving aged care services throughout Australia. The media attention on the individual cases of inadequate care have placed the industry under an unfair banner of criticism as all being tarnished with the same brush. This additional pressure on staff has been unjustified and unfair.

In this situation, the industry and the whole community was then confronted with the COVID-19 pandemic. As this pandemic unfolded throughout the country and stringent and necessary restrictions were placed upon society, the aged care industry assumed responsibility for protecting some of the most vulnerable from this pandemic. Whilst there were some homes throughout Australia falling victim to the virus, the industry as a whole responded very quickly and effectively to protect our residents and clients from the pandemic. The measures taken by CHT to protect our residents and clients were considered, well managed, delivered by tremendous staff and ultimately effective to prevent the virus from entering our facilities and clients' homes.

Deanne Ayers. Resident, Snug Village.

"Our staff throughout this year have been under unprecedented pressures and scrutiny however have continued throughout to deliver professional, high quality and effective care and services."

Our staff throughout this year have been under unprecedented pressures and scrutiny however have continued throughout to deliver professional, high quality and effective care and services. To each and every one of our staff I say a big thank you for your dedication and commitment. Our staff should be rightly proud of the care they provide.

I also pay tribute to the Executive Team who have committed time and effort well beyond the normally accepted practices. The efforts by Janine and Julie have been extraordinary and have been given without hesitation to keep our staff, residents, clients and the broader community safe in these unprecedented times.

Throughout the year the relationship between the Board and management has continued to cement itself as a productive and supportive one which has delivered an organisation which is focused on its vision, mission, values and philosophy. As a dedicated and committed Board, the individual efforts and contributions by each Director are to be acknowledged and I thank each of them for their work. I particularly thank the President, Mark Hochman, and Vice-President, Ruth Feeger, for their support and guidance throughout the year.

Glenn Hardwick
Chief Executive Officer

COVID-19

When the COVID-19 pandemic was announced in Australia, CHT implemented the *CHT COVID-19 Risk Minimisation Strategy* which included all of the restrictions introduced by the Government plus additional precautions that CHT deemed necessary to ensure the protection of our residents, clients and staff.

An internal COVID-19 Management Team was established and regular meetings continue to be held to review the continuous updates and advice received from Aged Care Services Australia (ACSA), the Department of Health (Federal Government), Department of Health and Human Services (State Government) and other relevant advisories.

The CHT Respiratory Outbreak Management Plan and Infection Control Policy were reviewed and preparations were put into place to manage any potential outbreaks of an infectious disease.

All staff completed training including the online training released by the Department of Health which covered the fundamentals of infection prevention and control for COVID-19.

A central stock list was developed to ensure that all areas of the organisation could access the PPE required and additional cleaning regimes were implemented.

Without a doubt the most difficult restrictions for everyone were the visitation restrictions. While additional communication methods such as Facetime, letters and phone calls were enjoyed, the smiles on the faces of residents said it all when the restrictions were reduced and loved ones were allowed to visit again.

"While additional communication methods such as Facetime, letters and phone calls were enjoyed, the smiles on the faces of residents said it all when the restrictions were reduced and loved ones were allowed to visit again."

Doris Ashworth.
Resident, Hawthorn Village.

Board

Mark Hochman
President

CHT Board President Mark Hochman has been on the Board of Management of CHT for 6 years, and has been President for 3 years. Mark works in research management and consultancy, both here in Australia and also in America. Mark is a member of the CHT Development Committee and as Board Chair also participates in Audit Finance and Risk Committee and Clinical Governance Committee meetings.

Ruth Feeger
Vice President

Ruth Feeger has been a member of the Board of Management since 2015. Ruth is an Occupational Therapist and business owner, and specialises in rehabilitation and return to work therapy. Ruth serves as Board Vice President, and also as Chair of the CHT Clinical Governance Committee.

Andrew Glover
Treasurer

Andrew joined the Board of Management in 2017 as a Director, and has been Treasurer since mid 2019. Andrew has a long history in the insurance and finance industries, and operates his own business as a Financial Advisor. As Treasurer, Andrew is Chair of our Audit Finance and Risk Committee.

Christine Sward
Secretary

Board Secretary Christine Sward has a long history with CHT, becoming a Director in 2002. Christine is an active volunteer assisting with activities at our facilities, and also provides Pastoral care to our residents and their loved ones. Christine is a member of our Clinical Governance Committee.

Brian Bosveld
Director

Director Brian Bosveld joined the CHT Board of Management in 2017. Brian is a Business Manager specialising in finance and business functions. Brian is a member of our Audit Finance and Risk Committee.

Skye Drake
Director

Skye Drake joined the CHT Board of Management in 2016. Skye has extensive experience in sales, marketing, and business management and development. Skye is a local small business owner specialising in promotional products and manufacturing.

Ashley Dales
Director

Joining CHT in January 2019, Director Ashley Dales is a business owner and manager with extensive experience in construction and design. Fittingly, Ashley is Chair of the CHT Development Committee.

Marian Kemp
Director

Marian Kemp has over 30 years' experience in financial services, and is Principle of a local Accountancy firm. Marian recommenced on the Board of Management in 2019, having previously been elected in 2011.

Natalie Verdouw
Director

Natalie Verdouw joined the CHT Board in 2017. Natalie has extensive experience in risk management, assurance, insurance, legal services, banking and finance, investigations and review. Natalie works in an Executive role in clinical governance for an interstate aged care provider.

CHT and CHML Board Attendance 2019-20

Board of Management	Jul	Aug	Sep	AGM	Oct	Nov	Jan	Feb	Mar	Apr	May	Jun
Mark Hochman	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ruth Feeger	✓	✓	✗	✓	✓	✓	✓	✓	✓	✓	✗	✓
Christine Sward	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Andrew Glover	✓	✗	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓
Marian Kemp					✓	✓	✓	✗	✗	✓	✗	✓
Skye Drake	✓	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓
Natalie Verdouw					✓	✗	✓	✓	✓	✓	✓	✓
Brian Bosveld	✓	✓	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓
Andrew van der Schoor	✗	✗	✗									
Ashley Dales	✗	✓	✓	✓	✓	✓	✗	✗	✓	✓	✓	✓
Glenn Hardwick (CEO)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

✓ In attendance ✗ Apology ▒ Not a Board member

Executive Management Team

Glenn Hardwick
Chief Executive Officer

Glenn joined CHT in 2019 as CEO. He has over 15 years' experience in senior executive roles in aged care. Glenn has a background in corporate services and finance with previous roles including Forensic Accountant, Official Receiver in Bankruptcy, Project Manager for major infrastructure projects, and senior positions within the health sector in both Tasmania and New South Wales.

Julie Manning
Executive Manager People and Culture

Julie joined CHT in 2019 as part of our Executive Team. She has worked in Human Resources for over twenty years with fifteen years in the not-for-profit sector. Julie has extensive experience in industrial relations, change management, learning and development, work health and safety, recruitment and performance development & management. She is excited to join a progressive organisation and lead our approach to workforce management.

Janine Fyfe
Executive Manager Care Services

Janine has extensive experience in the aged care sector starting out as a Carer 17 years ago, and within 12 months had commenced her university degree in Nursing. Janine has experienced many different roles within the sector including Clinical Nurse, Clinical Nurse Manager, ACFI personnel, and Facility Manager. Now as Executive Manager Care Services, Janine leads our Residential and Community Care Services and remains as passionate as ever about the sector.

Anita Sigrist-Wikart. Resident, Snug Village.

Our Leaders

Denise Oates
Manager Snug Village

Becky Sherring
Manager Hawthorn Village

Heather Rainbird
Manager Community Care

Leanne Nugent
Manager Quality & Innovation

Paul Byers
Manager Property & Capital Projects

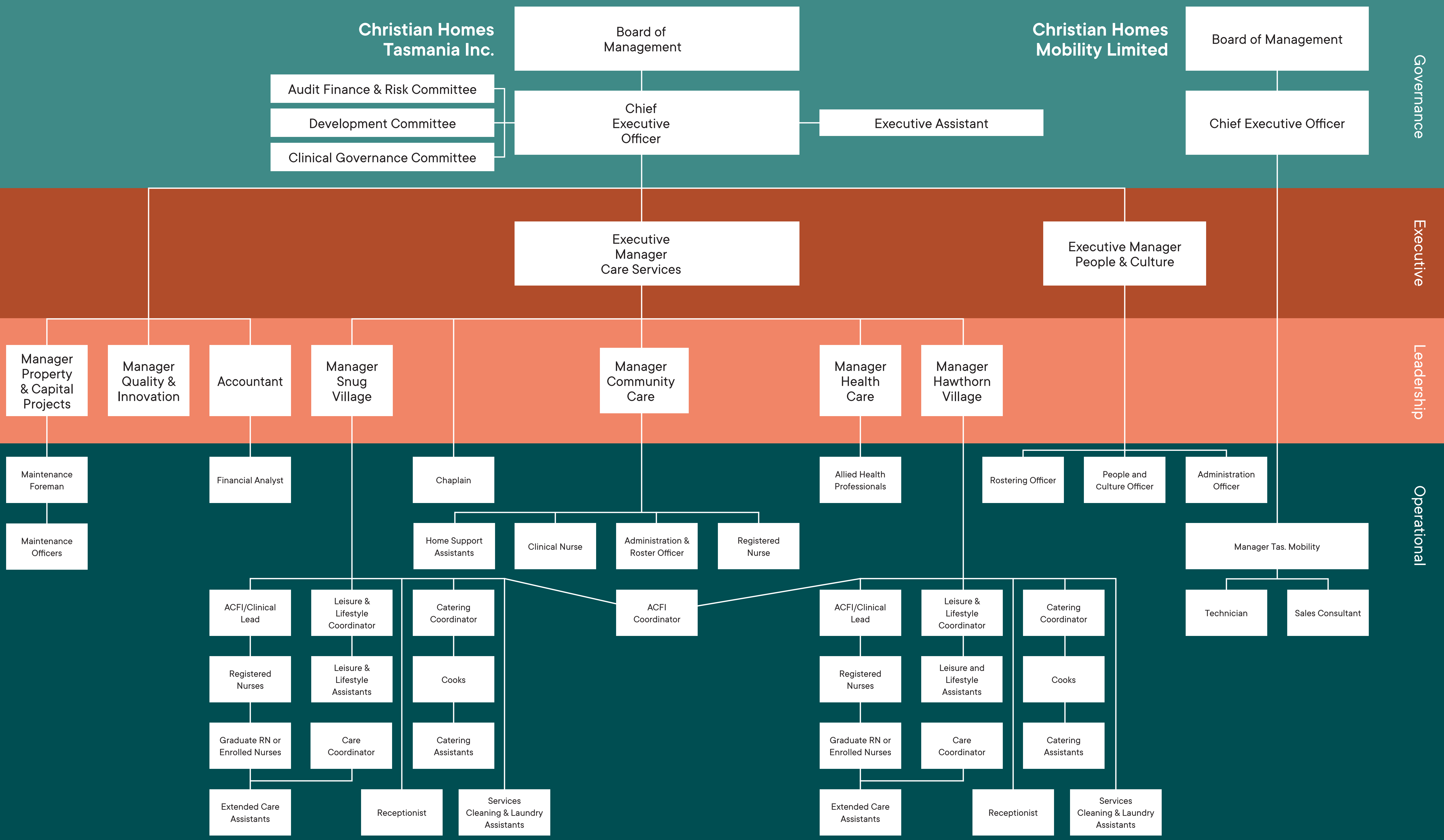
Shona Manning
Manager Health Care

Robert Groom
Accountant

Martin Howell
Chaplain

Sandie Wiggins
Manager Tas Mobility

Organisational structure



Strategic blueprint

Christian Homes Tasmania Inc Strategic Blueprint January 2019 – December 2022

Strategic Initiative One:

Strengthen Our Governance, Enhance Our Organisation

The Directors, Chief Executive Officer and Executives/ Managers of Christian Homes Tasmania Inc. will develop, implement and monitor a range of Enabling Strategies and associated projects which should significantly strengthen the Board's governance and organisational structures and positions as well as systems and processes with a specific focus on the following enabling descriptors and respective strategies and projects:

Our Enabling Strategies

1.1 Enhancing the Board's Governance & Leadership

1.2 Strengthening Our Defining Christian Culture

1.3 Professional Staff; A Planned Workforce

1.4 Engaging Aged Care & Health Care Reforms

1.5 Creating Financial Sustainability & Success

1.6 Delivering Organisational-wide Performance Management

1.7 Integrating Organisational Systems, Comprehensive Digital & Assistive Technologies

Strategic Initiative Two:

Grow Our Business, Develop Our Services

The Christian Homes Tasmania Inc Board, Chief Executive Officer and Executives/ Managers will adopt a focused and disciplined approach to strategic business development and growth, including business intelligence, research and planning, the growth of existing services and the development of new services with a specific emphasis on the following growth descriptors and growth strategies:

Our Growth Strategies

2.1 Engaging & Educating Customers, Their Carers, Partners, Families & Communities

2.2 Co-designing A New Business Model

2.3 Advancing Christian Homes Tasmania Inc, An Iconic Brand, A Pre-eminent Organisation

2.4 Facilities Fit For Purpose

2.5 Developing & Growing Home Care, Health Care & Medical Care Services

2.6 Strengthening Mutually Beneficial Contacts, Networks & Partnerships

Reginald Jackson.
Resident, Snug Village.

Elaine Mawer.
Resident, Snug Village.

Our occupancy stats

Hawthorn (year average)

54%
RESPITE

98%
PERMANENT

97%
OVERALL

Snug (year average)

56%
RESPITE

99%
PERMANENT

98%
OVERALL

Retirement Villages (year average)

99%
TOTAL AVERAGE OCCUPANCY

100%
DENISON

98%
ROCHES

99%
VISTA

100%
FREEMAN

100%
SNUG

98%
WELLS

Average age of residential consumers

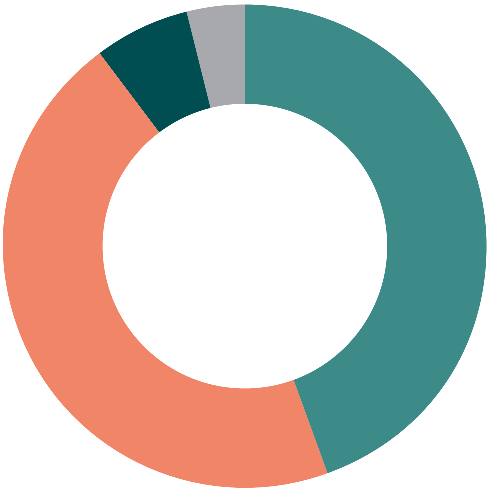
85

Value of Property, Plant and Equipment

$69.2M

Key financial results

Sources of income



Residential Care: $10,492,677
Independent Living Units: $10,649,368*
Community Care: $1,456,331
Other: $904,587

Sources of income

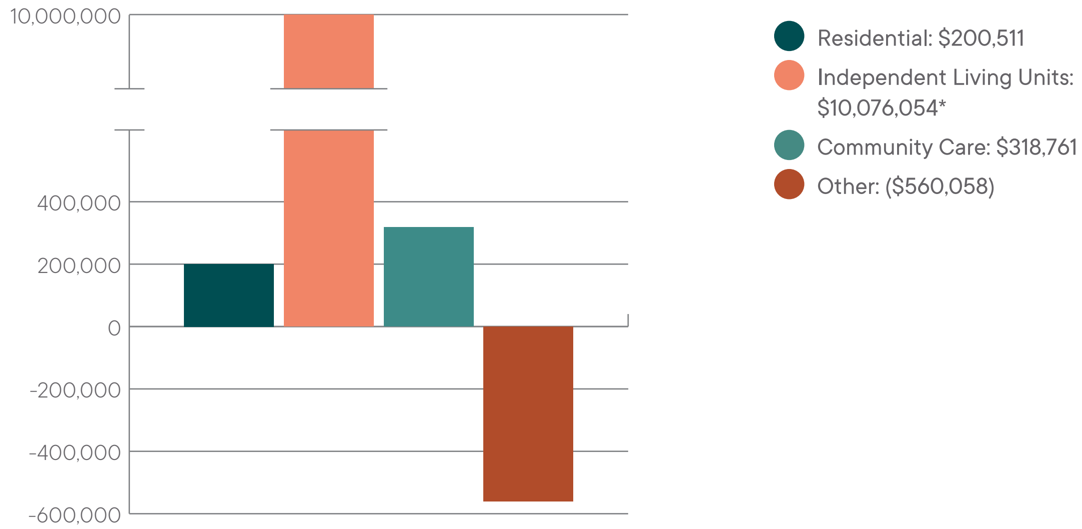
Residents and Community Care: $5,352,355
Government: $7,598,149
Deferred Management Fees: $1,287,169
Other: $ 8,764,324*

Expenditure by nature of expense

Employee expenses $9,610,976
Property & Maintenance expenses $1,202,669
Utilities and Council $448,416
Administration expenses $634,971
Depreciation, Impairment and Amortisation $926,963
Cleaning Laundry and Catering expenses $709,089
Other expenses $115,345
Residential costs $482,400

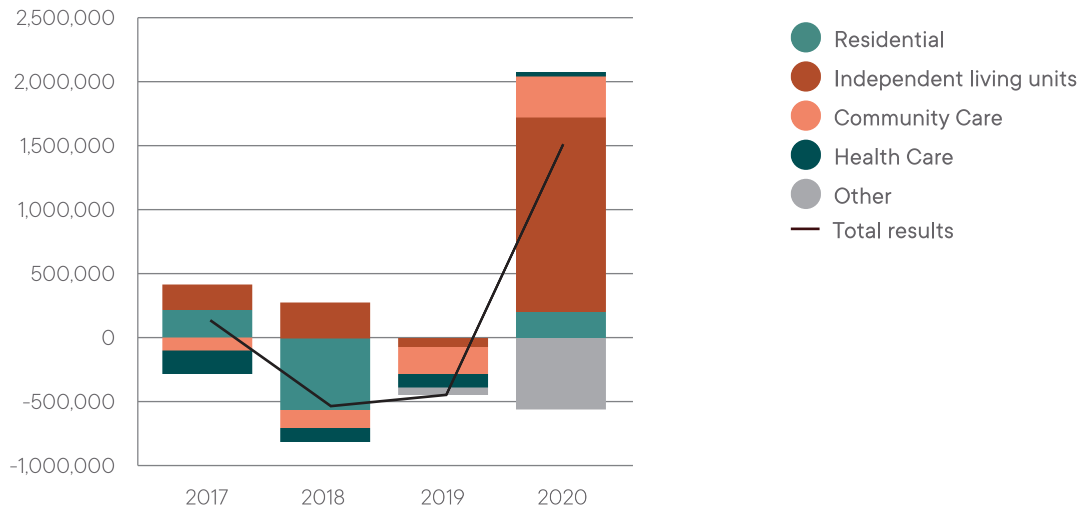
* includes $8,549,255 revaluation of investment properties.

Statutory reporting 2020



Segment operating results 2017 to 2020

(Excludes non-operating results)



* includes $8,549,255 revaluation of investment properties.

People and culture

At Christian Homes Tasmania Inc. (CHT) we continue to recognise that it is our dedicated and committed workforce that allow us, as an organisation, to deliver safe and quality care and services to our residents and clients. This has never been more evident than throughout this period.

Our staff continue to demonstrate that they are knowledgeable, capable and caring people by working with our residents and clients, treating them with dignity and respect and allowing them to live the life they choose. We recognise and thank our staff for this.

The importance of diversity amongst our workforce continues to be recognised and is embraced by both our residents and clients and amongst the workforce itself. Diversity amongst our workforce is allowing us to be exposed to fresh perspectives and increased innovation.

With the value of a comprehensive recruitment process being recognised throughout the organisation, the opportunity to enhance our processes in this space was well received. The focus of our recruitment process shifted to include an initiative that would allow us to be better informed about what prospective employees had to offer to our residents and clients. This was achieved by reviewing our recruitment strategy, resulting in the implementation of a recruitment assessment and revised approach to interviewing. This allowed us to gain an understanding of how a prospective employee would work 'with' our residents and clients, enabling them to make informed choices about their care and services and the prospective employees ability to consider the identity, culture and diversity or our residents and clients and their ability to demonstrate flexibility, treating our resident and clients as individuals and recognising that they each have their own life experiences, preferences, needs and abilities.

A strategy to enable 100% of our residential roster to be filled with permanent staff members was achieved and is proving to offer benefits for our residents with increased opportunity to develop rapport with staff, while offering our workforce increased job security and structure with a consistent roster. This does not negate the important role our casual staff members play in being available to assist with leave coverage and when recruitment is occurring to ensure we maintain excellent levels of care and a degree of flexibility. In addition, our Community Care rosters have continued to evolve with the growth that has been experienced in Community Care.

A strong focus on learning and development has continued, with opportunities for training and education being facilitated both on-site, off-site and interstate. Education and training was delivered by experts in their field, both clinical and non-clinical. Some staff members have had the opportunity to commence new qualifications, showing a commitment to their role at CHT and their own professional development. By CHT not only investing in, but recognising the necessity of, education, training and continuing professional development the organisation is well placed to deliver care and services in a way that gives residents and client's confidence in the abilities of our staff.

Work health and safety is recognised as a critical component of enabling safe and quality care and services. Our commitment as an organisation, in this space is evidenced by the active participation in the Work Health and Safety Committee (Committee) that is inclusive of employee and employer nominated representatives, allowing knowledge and learnings to be shared. The purpose of our Committee being to act as a forum for health, safety and wellbeing through a consultative process that recognises continuous improvement of its work health and safety performance for the benefit of our workforce, residents, clients and visitors.

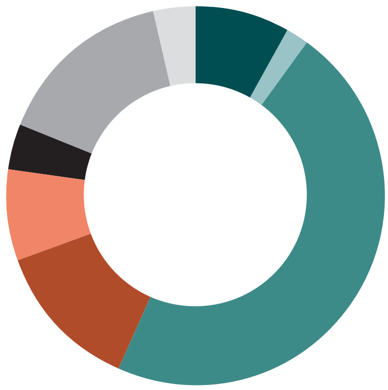
After joining CHT in 2019, I am excited to be part of a progressive, professional and inclusive organisation that continues to evolve while maintaining a commitment to our vision, mission and values.

Julie Manning
Executive Manager, People and Culture

Our staff stats

Workforce by Employment Type

Workforce by Employment Area



Remuneration

3-3.5% increase

in remuneration was received by all CHT staff in 2019.

Volunteers

41 volunteers

are willing to contribute their time to CHT residents and clients.

Key Staff Survey Results

96% of staff

agreed or strongly agreed that people from different backgrounds and cultures are valued in our workplace.

95% of our workforce

indicated that they understand how the new Aged Care Quality Standards support residents/clients in having more choice about the quality of their life.

Learning and Development

1972 training hours

completed in 2019/2020. Based on a workforce of 208 that is an average investment of 9 hours per staff member

Aged Care Experience

A leadership team that collectively has 109.5 years of experience in Aged Care working with a much wider team that also have significant years of experience in Aged Care

Aline Paley. Resident, Hawthorn Village.
(& Theo the therapy dog).

Residential

For Snug and Hawthorn Villages, though the outside world saw a slowing down in 2020 because of COVID-19 life within both the facilities took on a whole new meaning. Many of our resident's experienced for the first time modern technology, social media, and learnt the term 'face time'. Life indeed can and certainly did change rather quickly for all, but those within their respected areas of Christian Homes Tasmania excelled and took on the challenge to ensure life with compassion, quality and variety continued on for those within our care.

Social media within the facilities became a regular feature, ensuring our Facebook page was filled with many colourful, fun pictures and messages from residents to their loved ones during visitor restrictions. Undoubtedly this page became popular with family members and gave a sense of connection and reassurance their loved ones were in safe hands.

Both facilities have seen some significant changes which have attributed to ensuring we remain in-line with the new Aged Care Quality Standards which came into effect on 1 July 2019. Our paper based audit system went electronic and moved across to QPS which gave benchmarking and intricate risk analyses' across the clinical domain. Moving forward we recently updated our clinical system to one which was developed around person centred care. A system which allows care staff to document on the move from an app based programme, giving more time spent on the 'floor' with residents within our care.

Janine Fyfe
Executive Manager Care Services

"Social media within the facilities became a regular feature, ensuring our Facebook page was filled with many colourful, fun pictures and messages from residents to their loved ones during visitor restrictions"

Snug Village

This last 12 months have shown significant changes for not only Christian Homes Tasmania Inc. as an organisation, but also individually for each residential aged care facility site. Due to senior management role changes and the development of the Executive Management Team, this has contributed to changes in the management of Snug Village.

Last year Snug Village was nominated in the 2019 Tasmanian Community Achievement Awards. Many were nominated across the state in these awards and we are proud to say Snug Village became a semi-finalist.

Below is an extract of communication received along with our Certificate of Achievement 2019:

"It's such a privilege to be nominated in these prestigious Awards alongside many other inspiring people from Tasmania. Your nomination is a great example of the strength of our communities."

Snug has continued to be a central point within the local community and certainly we look forward to reconnecting in new ways. Snug Village has a very active Leisure and Lifestyle program, and all residents are encouraged and assisted by staff to attend as desired. Activities are held both in house and off site with outings in the Daisy bus to various destinations including lunch excursions, and a rather cold trip to the mountain which residents thoroughly enjoyed (pre COVID-19).

Snug Village residents and staff continue to be grateful for the involvement of volunteers and our own Friends of Snug Village group whom assist with not only their valuable time, but also with fundraising. They have recently assisted with the purchase of various craft items that have been used for craft activities during the recent visitor restrictions.

As we receive, so also do we give to others in return. We continue to be creative in finding ways to raise money for many different charities through-out the year. This aspect is always a winner with both staff and residents on the day.

Denise Oates
Manager Snug Village

Hawthorn Village

It is hard to believe that we are already half way through 2020. There is no doubt this year has made a memorable impression for everyone.

July 2019 saw the roll out of the new Aged Care Quality Standards. Hawthorn Village bought in CareLynx to bring the documentation away from the old standards and in line with the new. We have subsequently looked at a number of software programs for documenting and decided to implement Person-Centered Software.

Hawthorn Village has faced a numerous amount of changes within the past 7 months. Several key staff changes have occurred, which has included a new manager, and a temp Clinical Lead while our permanent member is off on maternity leave.

We introduced a new linen service, which has had a positive flow on effect for both our staff and residents. The new sheets have very much been appreciated, with one resident actually stating "it's like staying at a hotel", which is quite ironic as our new laundry service also supplies hotels.

COVID-19 has definitely provided Hawthorn Village with a constant amount of unforeseen challenges, this experience however has given us the blessing of building staff-resident relationships and becoming closer than ever. It has been emotionally hard for everyone but has at times brought out some very rewarding experiences. The residents and staff have cherished the fun dress up days and we have enjoyed watching the village fill with their light and joy. We had regular visits from Theo the Samoyed, as we recognise that pet therapy is so important for mental health.

Coming into Hawthorn Village for the first time last year was an incredibly memorable day. Walking around the village to meet everyone I had never felt so welcomed. It was clear to me that Hawthorn Village had a very homely and loving energy around it. I was honoured to participate in Hawthorn Village's 30th Anniversary celebrations at the end of November. We had guest speakers ranging from our very first CEO to our current CEO, past and present volunteers', all of which have seen the many changes that have occurred at Hawthorn Village over the last 30 years. We had a walk-through history on one of our hallways that had progressive photos from when the first concrete foundations were laid to our current buildings and residing residents, it was a fascinating history walk. We also set up a flower arbor with access to costumes and a photo shoot opportunity, the day was thoroughly enjoyed by all.

As anyone could imagine the last few months have been incredibly strenuous on everyone, but with the great care that we strive to provide and constant positivity around the halls we are continuing to brighten the environment here at Hawthorn Village.

Becky Sherring
Manager Hawthorn Village

Community Care

CHT Community Care Program has continued to grow over the 2019/2020 period with approximately 69 consumers currently receiving support in their own home.

Of the 69 consumers currently in the Community Care Program we have 50 receiving support with Home Care Packages ranging from Level 1 to Level 4. Our consumers are supported in suburbs ranging from Roches Beach all the way through to Cygnet.

Due to the growth in Community Care Services we have extended our clinical team and currently have two Registered Nurses job sharing in order to maintain our quality of service in care management and clinical care to our consumers.

Consumers continue to benefit from the introduction of a Physiotherapist. The Physiotherapist is involved in aspects of mobility assessments, post fall follow up, exercise programs and recommending appropriate equipment for our clients. Moving forward, our Health Care Team will expand and branch out offering access and services to the wider community.

Consumer feedback highlights our friendliness, reliability, flexibility, consistency with staff, quality care, timely problem solving and over-all excellent customer service.

We look forward to further expanding our services in order to make a difference within the lives of those whom we serve.

Heather Rainbird
Manager Community Care

Consumer feedback highlights our friendliness, reliability, flexibility, consistency with staff, quality care, timely problem solving and over-all excellent customer service.

Health Care

The past year has been a busy year for the Health Care team. We welcomed another Physiotherapist (PT) to the team who has extensive experience in cardiorespiratory rehabilitation. She is based predominantly at Hawthorn Village and has introduced some exciting new exercise programs to individuals. Our Occupational Therapist (OT) has attended courses on home modifications and will start providing in-house OT services to Community Care consumers in the coming year. Our other Physiotherapist completed her course in dry needling which has proven to be a popular treatment for individuals. We continue to deliver falls assessments, mobility assessments, equipment recommendations, pain treatments and musculoskeletal physiotherapy services to all consumers across CHT.

Together the team has continued to further develop and run the wellness programs with the addition of small rehabilitation groups at Hawthorn Village for both residents and community consumers. We have the Otago program at Snug Village as well as regular walking programs at Snug and Hawthorn to help consumers meet their personal wellness goals.

CHT was successful in a grant application with Tasmanian Community Fund which has introduced two small Toyota Commuters as transport options to both residential clients and Community Care consumers for general outings and medical appointments. The aim of this transport program is to promote outings for consumers who may find it difficult to get into the community with the current transport that is available and reduce their risk of social isolation. This service offers consumers a wheelchair accessible vehicle with a support staff member to assist in any emotional, physical or social needs.

COVID-19 has resulted in an adjustment to the way allied health services was delivered with more telehealth occurring and the use of internet videos to increase the variety of exercise programs available to keep people moving, engaged and meeting their health goals.

Looking forward, the Health Care Team are looking to expand to provide more opportunities to both residential and community consumers.

Shona Manning
Manager Health Care

Dorothy Goodwin.
Resident, Snug Village.

Mavis Gordon.
Resident, Snug Village.

Independent Living Units

CHT provides 170 independent living units across seven separate sites. The size of the complexes range from two at our Hawthorn Residential Facility to 53 units at our Roches Beach Living complex at Lauderdale. The majority of these units are occupied under a leasehold arrangement however some of the units are occupied under rental arrangements.

As with the general community, residents within our ILU facilities were impacted by COVID-19 and strict protocols were implemented for the access into the community centres within complexes. In addition, contractors accessing the sites to undertake essential and routine maintenance services were required to comply with necessary infection control and COVID-19 safety measures.

CHT Management appreciate the support and cooperation of residents, visitors and contractors during this challenging period and are grateful that no cases of COVID-19 were reported during this period.

Ongoing measures for social distancing and virus protection continue however it is hoped that residents will be able to return to safe social gatherings and events in the near future.

Christian Homes Mobility Limited

The 2019 -2020 financial year has been another challenging year for TasMobility. Since acquiring the business in 2017 the store at Main Road, Moonah has been upgraded and the range of products available to assist individuals with mobility and independence has been increased.

In addition to the supply of products and advice, the store also has an extensive range of hire equipment available to those recovering after surgery or injury, those visiting the State or individuals wishing to try mobility products before purchasing. Our technician also provides a repair and maintenance service. Deliveries of items sold, hired or repaired is also available.

The impact of the COVID-19 pandemic has had a large impact on the store as the community and individuals were required to isolate to reduce the spread of the virus. The reduced level of activity resulted in staff working reduced hours and we were supported with the Government's JobKeeper payments.

Pat Hunt.
Resident, Snug Village.

Consolidated Financial Report of the Christian Homes Tasmania Group

For the Year Ended 30 June 2020

Christian Homes Tasmania Inc. ABN: 18 218 156 752

Contents

Board Report

30 June 2020

Your Board members submit this financial report of the Group for the financial year ended 30 June 2020.

1. General information

Principal activities

The principal activities of the Group during the financial year were:

- providing residential aged care;
- providing independent living services;
- providing community care; and
- provide mobility equipment and aids to support the elderly, disabled and those undergoing rehabilitation.

Significant Changes

No significant change in the nature of these activities occurred during the year.

Operating results

The consolidated surplus/(deficit) of the Group amounted to $10,070,904 (2019: $ (470,299)).

Events after the reporting date

The Coronavirus (COVID-19) pandemic continues to impact both communities and businesses throughout the world, including Australia, and the community where the Group operates. The scale, timing and duration of the potential impacts on the Group is unknown, as are any future mitigative factors. The Board continues to closely monitor the impacts of COVID-19 and will respond as appropriate.

Subsequent to the end of the financial year the Board has decided to pursue sale of Christian Homes Mobility as a going concern. At this stage no indication of value can be disclosed.

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

Signed in accordance with a resolution of the Board:

Chairman: MBHodman Treasurer: [signature]

Dated this 25th day of August 2020.

Board's Declaration

per section 60.15 of the Australian Charities and Not for profits Commission Regulation 2013

The Board declare that in the Board's opinion:

- there are reasonable grounds to believe that Christian Homes Tasmania Group is able to pay all of its debts, as and when they become due and payable; and
- the financial statements and notes satisfy the requirements of the *Australian Charities and Not for profits Commission Act 2012 (Cth).*

Signed in accordance with subsection 60.15(2) of the Australian Charities and Not for profit Commission Regulation 2013.

Signed in accordance with a resolution of the Board:

Chairman: ______________________ Treasurer: ______________________

Dated this 26th ______________ day of August ______________ 2020.

Consolidated Statement of Comprehensive Income

For the Year Ended 30 June 2020

	Note	2020 $	2019 $
Income			
Revenue from operating activities	3(a)	15,331,765	14,877,349
Non-operating activities	3(b)	1,143,189	100,687
Fair value gains on investment properties	1(g)	8,549,255	-
Total income		25,024,209	14,978,036
Less: Expenses			
Administration expenses		134,599	137,516
Advertising		51,354	69,485
Bad debts		2,976	7,587
Catering		472,102	481,405
Cleaning and laundry		241,329	216,023
Consulting and professional fees		179,086	185,170
Cost of goods sold		474,922	514,921
Council rates		39,842	149,270
Depreciation		543,423	1,388,199
Finance costs		47,559	268,009
Fire safety expenses		23,071	13,681
Impairment		225,005	-
Impairment/loss on disposal of equipment		191,132	433
Insurance		372,692	249,129
IT and communication		268,367	311,861
Motor vehicle expenses		57,304	54,461
On-charged expenses		216,438	209,515
Property costs		1,133,378	269,056
Residential		330,662	475,134
Salaries and wages		9,457,021	9,885,135
Sundry expenses		33,850	76,922
Utilities		412,923	445,582
Waste disposal		44,270	39,841
Total expenses		**14,953,305**	**15,448,335**
Net surplus/(deficit) for the year		**10,070,904**	**(470,299)**
Other comprehensive income			
Revaluation of property		5,695,616	-
Total comprehensive income		**15,766,520**	**(470,299)**

Consolidated Statement of Financial Position

As At 30 June 2020

	Note	2020 $	2019 $
Assets			
Cash and cash equivalents	4	5,997,745	3,886,036
Trade and other receivables	5	175,783	231,322
Inventories		71,299	130,098
Other financial assets		44,685	55,182
Prepayments		322,402	170,380
Intangible assets	8	340,000	565,005
Investment properties	7	49,895,000	-
Property, plant and equipment	6	19,277,148	55,395,682
Total assets		**76,124,062**	**60,433,705**
Liabilities			
Trade and other payables	9	693,077	599,621
Employee benefits	10	1,056,118	998,284
Provisions	11	180,046	315,046
Borrowings	12	5,096	3,000,000
Other liabilities	13	47,507,845	44,605,394
Total liabilities		**49,442,182**	**49,518,345**
Net assets		**26,681,880**	**10,915,360**
Equity			
Reserves	14	6,156,221	2,907,248
Accumulated surpluses		20,525,659	8,008,112
Total equity		**26,681,880**	**10,915,360**

Consolidated Statement of Changes in Equity

For the Year Ended 30 June 2020

2020

	Note	Accumulated Surpluses $	Asset Revaluation Reserve $	Capital Improvements Reserve $	Total $
Balance at 1 July 2019		8,008,112	2,707,372	199,876	10,915,360
Net surplus/(deficit) for the year		10,070,904	-	-	10,070,904
Transfer to reserve		(30,728)	-	30,728	-
Revaluation increment (decrement)		-	5,695,616	-	5,695,616
Transfer asset revaluation reserve on investment properties to accumulated surpluses		2,477,371	(2,477,371)	-	-
Balance at 30 June 2020		**20,525,659**	**5,925,617**	**230,604**	**26,681,880**

2019

	Note	Accumulated Surpluses $	Asset Revaluation Reserve $	Capital Improvements Reserve $	Total $
Balance at 30 June 2018 as originally reported		9,053,749	2,707,372	-	11,761,121
Net surplus/(deficit) for the year		-	-	-	-
Prior period restatement		(610,338)	-	193,852	(416,486)
Restated equity as at 30 June 2018	16	8,443,411	2,707,372	193,852	11,344,635
Net surplus/(deficit) for the year		(470,299)	-	-	(470,299)
Prior period restatement		35,000	-	6,024	41,024
Balance at 30 June 2019	**16**	**8,008,112**	**2,707,372**	**199,876**	**10,915,360**

Consolidated Statement of Cash Flows

For the Year Ended 30 June 2020

	Note	2020 $	2019 $
Cash from operating activities:			
Receipts from residents and home care		3,089,371	4,259,681
Receipts from government subsidies and grants		7,346,621	7,711,049
Receipts from independent living units		2,467,290	1,136,420
Receipts from members		2,590	4,679
Receipts from donations		1,013,868	14,155
Receipts from other sources		17,891	61,773
Receipts from sales		933,557	913,060
Interest received		604,378	87,053
Payments to suppliers and employees		(14,043,489)	(13,424,519)
Interest paid		11,138	(280,638)
Net cash provided by operating activities	**20(a)**	**1,443,215**	**482,713**
Cash flows from investing activities:			
Proceeds from the sale of plant and equipment		25,578	4,888
Purchase of property, plant and equipment		(291,108)	(5,317,111)
Net cash (used in) investing activities		(265,530)	(5,312,223)
Cash flows from financing activities:			
Proceeds from borrowings		-	4,132,291
Payments of loans		(2,994,904)	(5,636,715)
Accommodation deposits received		7,380,987	2,660,867
Leasehold deposits received		3,782,500	8,822,500
Accommodation deposits refunded		(4,478,470)	(4,602,427)
Leasehold deposits refunded		(2,781,275)	(2,395,652)
Rental bond (paid)/received		25,186	(1,680)
Net cash provided by financing activities		**934,024**	**2,979,184**
Net cash increase in cash and cash equivalents		2,111,709	(1,850,326)
Cash and cash equivalents at beginning of year		3,886,036	5,736,362
Cash and cash equivalents at end of year	**4**	**5,997,745**	**3,886,036**

Notes to the Consolidated Financial Statements

For the Year Ended 30 June 2020

This financial report covers Christian Homes Tasmania Inc and controlled entities (the Group).
Christian Homes Tasmania Inc is an Association incorporated in Tasmania.

1 Summary of Significant Accounting Policies

(a) Basis of Preparation

The financial report is a general purpose financial report that has been prepared in accordance with Australian Accounting Standards Reduced Disclosure Requirements (including Australian Accounting Interpretations) of the Australian Accounting Standards Board.

Christian Homes Tasmania Inc is a not for profit group and these statements have been prepared on that basis. Some of the requirements for not for profit entities are inconsistent with the International Financial Reporting Standards.

Material accounting policies adopted in the preparation of the financial statements are presented below and have been consistently applied unless otherwise stated.

The financial statements, except for the cash flow information, have been prepared on an accruals basis and are based on historical costs modified, where applicable, by the measurement at fair value of selected fixed assets, financial assets and financial liabilities. The amounts presented within the financial statements have been rounded to the nearest dollar.

(b) Basis for consolidation

The consolidated financial statements include the financial position and performance of controlled entities from the date on which control is obtained until the date that control is lost.

Intragroup assets, liabilities, equity, income, expenses and cashflows relating to transactions between entities in the consolidated entity have been eliminated in full for the purpose of these financial statements.

Appropriate adjustments have been made to a controlled entity's financial position, performance and cash flows where the accounting policies used by that entity were different from those adopted by the consolidated entity. All controlled entities have a June financial year end.

The wholly owned controlled entity for the purpose of consolidation is Christian Homes Mobility Ltd.

Subsidiaries

Subsidiaries are all entities (including structured entities) over which the parent has control. Control is established when the parent is exposed to, or has rights to variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity.

(c) Comparative Figures

When required comparative figures have been adjusted to conform to changes in presentation for the current financial year.

(d) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short term highly liquid investments which are convertible to a known amount of cash and subject to an insignificant risk of change in value, and bank overdrafts. Bank overdrafts are shown within borrowings under liabilities on the consolidated statement of financial position.

(e) Trade and other receivables

The Group provides an allowance for losses and expected credit losses on trade receivables based on a review of the current status of existing receivables.

(f) Property, Plant and Equipment

Each class of property, plant and equipment is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Where the cost model is used, the asset is carried at its cost less any accumulated depreciation and any impairment losses. Costs include purchase price, other directly attributable costs and the initial estimate of the costs of dismantling and restoring the asset, where applicable.

Assets measured using the revaluation model are carried at fair value at the revaluation date less any subsequent accumulated depreciation and impairment losses. Revaluations are performed periodically, at least every five years, or whenever there is a material movement in the value of an asset under the revaluation model. Increases in the carrying amount arising on revaluation are credited to a revaluation reserve in equity. Decreases that offset previous increases of the same class of assets are charged against fair value reserves directly in equity; all other decreases are charged to the statement of comprehensive income. Any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

Land and buildings

Land and buildings are measured using the revaluation model.

An independent valuer's opinion of land and buildings was obtained as at 30 June 2020 from Ernst & Young. In the current environment with the uncertainty around the impact COVID-19 is having on the valuations, interest rates, travel restrictions and other factors surrounding property, valuations of property may change significantly and unexpectedly over a relatively short period of time. Given this uncertainty noted, in determining the property values, the valuer has taken into account only factors and conditions that were present at the date of valuation and not factors that have occurred since this date.

In periods when the land and buildings are not subject to an independent valuation, the Board conduct an assessment to ensure that the carrying amount is not materially different to the fair value of the underlying assets.

Plant and equipment

Plant and equipment are measured on the cost basis less depreciation and impairment losses.

The carrying amount of plant and equipment is reviewed annually by the Board to ensure it is not in excess of the recoverable amount from these assets. The recoverable amount is assessed on the basis of the expected net cash flows that will be received from the asset's employment and subsequent disposal. The expected net cash flows have been discounted to their present values in determining recoverable amounts.

Plant and equipment fixed assets constructed

The cost of fixed assets constructed within the Group includes the cost of materials, direct labour, borrowing costs and an appropriate proportion of fixed and variable overheads.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the expenditure during the financial period in which they are incurred.

Depreciation

The depreciable amount of all fixed assets including buildings and capitalised leased assets, is depreciated on a straight line basis over the asset's useful life commencing from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

Depreciation rates

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

Class of Fixed Asset

Buildings	2%	
Plant and Equipment	10%	33%
Motor Vehicles	20%	25%

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the statement of comprehensive income. When revalued assets are sold, amounts included in the revaluation surplus relating to that asset are transferred to accumulated surpluses.

(g) Investment property

Independent living units have been reclassified as investment properties from 1 July 2019. Investment property is carried at fair value, determined annually. Changes to fair value are recorded in the statement of comprehensive income as other income/expenses.

An independent valuer's opinion of investment property was obtained as at 30 June 2020 from Ernst & Young. In the current environment with the uncertainty around the impact COVID-19 is having on the valuations, interest rates, travel restrictions and other factors surrounding property, valuations of property may change significantly and unexpectedly over a relatively short period of time. Given this uncertainty noted, in determining the property values, the valuer has taken into account only factors and conditions that were present at the date of valuation and not factors that have occurred since this date.

(h) Fair Value Measurement

When an asset or liability, financial or non financial, is measured at fair value for recognition or disclosure purposes, the fair value is based on the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date; and assumes that the transaction will take place either: in the principal market; or in the absence of a principal market, in the most advantageous market.

Fair value is measured using the assumptions that market participants would use when pricing the asset or liability, assuming they act in their economic best interest. For non financial assets, the fair value measurement is based on its highest and best use. Valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, are used, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

Assets and liabilities measured at fair value are classified, into three levels, using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. Classifications are reviewed each reporting date and transfers between levels are determined based on a reassessment of the lowest level input that is significant to the fair value measurement.

(i) Impairment of Assets

At the end of each reporting period, the Group reviews the carrying values of its tangible and intangible assets to determine whether there is any indication that those assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the asset's carrying value. Any excess of the asset's carrying value over its recoverable amount is expensed to the statement of comprehensive income.

(j) Financial Instruments

Financial assets and financial liabilities are recognised when the entity becomes a party to the contractual provisions to the instrument. For financial assets, this is the equivalent to the date that the Group commits itself to either the purchase or sale of the asset (i.e. trade date accounting is adopted).

The Group does not designate any interests in subsidiaries, associates or joint venture entities as being subject to the requirements of accounting standards specifically applicable to financial instruments.

Initial recognition and measurement

Financial instruments are recognised initially on the date that the Group becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

Financial assets

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Classification

On initial recognition, the Group classifies its financial assets into the following categories, those measured at:

- amortised cost
- fair value through profit or loss FVTPL
- fair value through other comprehensive income equity instrument (FVOCI equity)
- fair value through other comprehensive income debt investments (FVOCI debt)

Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets.

Amortised cost

Assets measured at amortised cost are financial assets where:

- the business model is to hold assets to collect contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows are solely payments of principal and interest on the principal amount outstanding.

The Group's financial assets measured at amortised cost comprise trade and other receivables and cash and cash equivalents in the consolidated statement of financial position.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment.

Interest income, foreign exchange gains or losses and impairment are recognised in profit or loss. Gain or loss on derecognition is recognised in profit or loss.

Fair value through other comprehensive income

Financial assets through profit or loss

All financial assets not classified as measured at amortised cost or fair value through other comprehensive income as described above are measured at FVTPL.

Net gains or losses, including any interest or dividend income are recognised in profit or loss.

Impairment of financial assets

Impairment of financial assets is recognised on an expected credit loss (ECL) basis for the following assets:

- financial assets measured at amortised cost
- debt investments measured at FVOCI

When determining whether the credit risk of a financial asset has increased significant since initial recognition and when estimating ECL, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on the Group's historical experience and informed credit assessment and including forward looking information.

The Group uses the presumption that an asset which is more than 30 days past due has seen a significant increase in credit risk.

The Group uses the presumption that a financial asset is in default when:

- the other party is unlikely to pay its credit obligations to the Group in full, without recourse to the Group to actions such as realising security (if any is held).

Credit losses are measured as the present value of the difference between the cash flows due to the Group in accordance with the contract and the cash flows expected to be received. This is applied using a probability weighted approach.

Trade receivables and contract assets

Impairment of trade receivables and contract assets have been determined using the simplified approach in AASB 9 which uses an estimation of lifetime expected credit losses. The Group has determined the probability of non payment of the receivable and contract asset and multiplied this by the amount of the expected loss arising from default.

The amount of the impairment is recorded in a separate allowance account with the loss being recognised in finance expense. Once the receivable is determined to be uncollectable then the gross carrying amount is written off against the associated allowance.

Where the Group renegotiates the terms of trade receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

Other financial assets measured at amortised cost

Impairment of other financial assets measured at amortised cost are determined using the expected credit loss model in AASB 9. On initial recognition of the asset, an estimate of the expected credit losses for the next 12 months is recognised. Where the asset has experienced significant increase in credit risk then the lifetime losses are estimated and recognised.

Financial liabilities

The Group measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

The financial liabilities of the Group comprise trade payables, bank and other loans.

(k) Trade and other payables

Trade and other payables represent the liability outstanding at the end of the reporting period for goods and services received by the Group during the reporting period which remain unpaid. The balance is recognised as at liability with the amounts normally paid within 30 days of recognition of the liability.

(l) Borrowings

Secured loans have been obtained. Carrying amounts therefore represent amount expected to be repaid at settlement.

(m) Borrowing Costs

Borrowing costs directly attributable to the acquisition, construction or production of assets that necessarily take a substantial period of time to prepare for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

All other borrowing costs are recognised in the statement of comprehensive income in the period in which they are incurred.

(n) Employee Benefits

Provision is made for the Group's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits that are expected to be settled within one year have been measured at the amounts expected to be paid when the liability is settled.

Employee benefits payable later than one year have been measured at the present value of the estimated future cash outflows to be made for those benefits. In determining the liability, consideration is given to employee wage increases and the probability that the employee may satisfy vesting requirements. Those cashflows are discounted using market yields on corporate bonds with terms to maturity that match the expected timing of cashflows.

(o) Provisions

Provisions are recognised when the Group has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions Licence to Occupy Contracts (Capital Refunds)

The Group has recognised there is a future cost to the organisation when current residents depart from their independent living unit. The provision recognises the resident's portion of any future capital gain on increase in the value of the retirement village leases. The portion of gain entitlement varies from contract to contract. The resident's portion varies from 0% 100% of any future capital gain. The Group has used current valuations and selling prices to determine the liability as at financial year end. This liability is reviewed annually based on the best available information at financial year end.

(p) Accommodation Deposits

Accommodation deposits are non interest bearing deposits made by aged care facility residents to the Group upon their admission to accommodation. The liability is carried at the amount that would be payable on departure or transfer of the resident. This is the amount received on entry of the resident less deductions for fees and retentions pursuant to the *Aged Care Act 1997*. Once a refunding event occurs the receivable becomes interest bearing. The interest rate varies according to Department of Health rates.

These funds are guaranteed under the Accommodation Bond (Guarantee Scheme) which came into operation on the 31 May 2006. The Guarantee Scheme enables the Commonwealth to step in and refund accommodation deposit or entry contribution balances to residents if the approved provider has defaulted on its financial obligations due to bankruptcy or insolvency. After the refunds have been made, the Commonwealth becomes the creditor (unsecured) for those amounts. The Commonwealth then pursues the defaulting approved provider for recovery of funds through normal insolvency procedures. The Guarantee Scheme is established under the *Aged Care (Bond Security) Act 2006 (Bonds Security Act).*

Based on the immediate past payment history of the Group the reality is that the number of amounts repayable varies from year to year. It has been estimated that 19 (2019: 19) accommodation deposits will be repayable to residents over the next 12 months. This results in an estimated amount payable of $4,570,040 (2019: $4,066,000), less any refunds clearing. Should any variables change or the pattern of movement within the Group's aged care facilities change, then the amount estimated to be payable in the next 12 months could vary by a material amount.

(q) Leasehold deposits

Leasehold deposits represent the amount payable to a resident on termination of the resident's occupation rights to an independent living unit in a retirement village. The liability is measured as the principal amount less accrued retention amounts.

Based on the history of the Group; the reality is that the number of amounts repayable varies from year to year. It has been estimated that 12 (2019: 12) of the Leasehold deposit can be expected to be paid to residents over the next 12 months. This is represented by an amount of $3,295,528 (2019: $3,324,000), less any amounts currently clearing, which will be largely funded by contributions from incoming residents. Should any variables change, or the pattern of movement within the Group's villages change, then the amount estimated to be payable in the next 12 months could vary by a material amount.

Deferred management fees are not settled in cash until such time as the resident departs, accordingly a deferred management fee receivable is recognised on the statement of financial position. In accordance with the retirement village residency agreement, the Group has a legally enforceable right to set off the deferred management fee receivable with the resident leasehold deposit. In practice the settlement of the asset and liability occur simultaneously. Accordingly, the asset and liability are offset and the net amount presented in the statement of financial position as a (net) resident leasehold deposit liability. There is no credit risk because there is a legal right to set off against the resident leasehold deposits owing. No impairment is recognised for these amounts.

(r) Leases

Leases of fixed assets where substantially all the risks and benefits incidental to the ownership of the asset, but not the legal ownership that are transferred to entities in the Group, are classified as finance leases.

Finance leases are capitalised by recording an asset and a liability at the lower of the amounts equal to the fair value of the leased property or the present value of the minimum lease payments, including any guaranteed residual values. Lease payments are allocated between the reduction of the lease liability and the lease interest expense for the period.

Lease payments for operating leases, where substantially all of the risks and benefits remain with the lessor, are charged as expenses on a straight line basis over the life of the lease term.

(s) Revenue and Other Income

Revenue - prior to 1 July 2019

Government subsidies are recognised as revenue on an accrual basis in accordance with the requirements and conditions of the *Aged Care Act 1997.*

Revenue for resident fees and charges are recognised in accordance with the legislation governing these amounts.

Revenue from the sale of goods is recognised on delivery of the goods to the customer.

Interest revenue is recognised over the period for which the funds were invested.

Rental income is recognised in the period to which the rent relates.

Donations and bequests are recognised as revenue when received.

All revenue is stated net of the amount of goods and services tax (GST).

Revenue from contracts with customers from 1 July 2019

The core principle of AASB 15 is that revenue is recognised on a basis that reflects the transfer of promised goods or services to customers at an amount that reflects the consideration the Group expects to receive in exchange for those goods or services. Revenue is recognised by applying a five step model as follows:

1. Identify the contract with the customer
2. Identify the performance obligations
3. Determine the transaction price
4. Allocate the transaction price to the performance obligations
5. Recognise revenue as and when control of the performance obligations is transferred

Generally the timing of the payment for sale of goods and rendering of services corresponds closely to the timing of satisfaction of the performance obligations, however where there is a difference, it will result in the recognition of a receivable, contract asset or contract liability.

None of the revenue streams of the Group have any significant financing terms as there is less than 12 months between receipt of funds and satisfaction of performance obligations.

Income for Not for profit entities from 1 July 2019

Other revenue falls within the scope of AASB 1058 Income for Not for profit Entities. Assets arising from revenue in scope of AASB 1058 (i.e agreements that are not enforceable or do not have sufficiently specific performance obligations) are recognised at their fair value when the asset is received. These assets are generally cash, but may be property which has been donated or sold to the Group at significantly below its fair value. The Group then considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard. Once the assets and liabilities have been recognised, then income is recognised for any difference between the recorded assets and liability.

(t) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Tax Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the consolidated statement of financial position are shown inclusive of GST.

Cash flows are presented in the consolidated statement of cash flows on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

(u) Income Tax

No provision for income tax has been raised as the Company is exempt from income tax under Div 50 of the *Income Tax Assessment Act 1997.*

(v) Adoption of new and revised accounting standards

The AASB has issued new and amended Accounting Standards and Interpretations that have mandatory application dates for future reporting periods. The Group has adopted AASB 15 Revenue from contracts with customers, 1058 income for not for profit entities and AASB 16 Leases and there has been no significant impact on the financial report and no requirement for any reclassification or restatement of comparatives.

2 Critical Accounting Estimates and Judgments

The preparation of the financial statements in conformity with Australian Accounting Standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. By their nature, these estimates are subject to measurement uncertainty and the effect on the financial statements of changes in such estimates in future periods could be significant.

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including reasonable expectations of future events. Management believes the estimates used in preparing the financial statements are reasonable.

The significant estimates and judgments made have been described below.

(a) Key estimates - impairment

The Group assesses impairment at the end of each reporting period by evaluating conditions specific to the Group that may be indicative of impairment triggers. Recoverable amounts of relevant assets are reassessed using value in use calculations which incorporate various key assumptions.

(b) Key estimates - provisions

As described in the accounting policies, provisions are measured at management's best estimate of the expenditure required to settle the obligation at the end of the reporting period. These estimates are made taking into account a range of possible outcomes and will vary as further information is obtained.

The provision for capital gains refunds is calculated on an individual unit basis using the specific conditions from each residents agreement. The original ingoing price is compared with the best available current data from either comparable sales or building valuations within the same village. The gain is then multiplied by the relevant percentage of between 0% and 100% to determine the residents share to be provided for.

(c) Key estimates - property held at fair value

An independent valuation of property (land and buildings) carried at fair value was obtained on 30 June 2020. In the intervening periods, the Board review the valuation and update, where appropriate, based on information available, such as, valuation indexes for the area in which the property is located.

In the current environment with the uncertainty around the impact COVID-19 is having on the valuations, interest rates, travel restrictions and other factors surrounding property, valuations of property may change significantly and unexpectedly over a relatively short period of time. Given this uncertainty noted, in determining the property values, the valuer has taken into account only factors and conditions that were present at the date of valuation and not factors that have occurred since this date. The estimates and judgements are based on the best available information at the time of preparing the valuers report, however, as additional information is known then the actual result may differ from the estimates.

(d) Key judgments - long service leave

The liability for long service leave is recognised and measured at the present value of the estimated cash flows to be made in respect of all employees at the reporting date. In determining the present value of the liability, estimates include probabilities of reaching future entitlements have been taken into account.

(e) Key estimates - revenue recognition

For many of the grant agreements received, the determination of whether the contract includes sufficiently specific performance obligations was a significant judgement involving discussions, review of the grant documents and consideration of the terms and conditions. Grants received by The Group have been accounted for under AASB 15 and/or AASB 1058 depending on the terms and conditions and decisions made. If this determination was changed then the revenue recognition pattern would be different from that recognised in this financial report.

(f) Key estimates - estimation of useful lives of assets

The Group determines the estimated useful lives and related depreciation and amortisation charges for its property, plant and equipment and finite life intangible assets. The useful lives could change significantly as a result of technical innovations or some other event. The depreciation and amortisation charge will increase where the useful lives are less than previously estimated lives, or technically obsolete or non strategic assets that have been abandoned or sold will be written off or written down.

3 Revenue

(a) Revenue from continuing operations	2020 $	2019 $
Resident charges	2,665,183	2,877,045
Government charges for care delivery	7,598,149	7,711,050
Bond retention	1,004,048	725,776
Rent and levies	1,404,402	1,127,313
Deferred management fees	283,121	356,259
Supported residents and home care services	1,282,770	1,150,569
Sundry	185,071	15,972
Sales income	909,021	913,364
	15,331,765	**14,877,348**

(b) Non-operating activities	2020 $	2019 $
Donations	18,291	14,154
Interest on investments	61,399	66,052
Member subscriptions	2,591	4,679
Sundry income	46,386	15,801
Profit on disposal of property, plant and equipment	656	-
Grants	1,013,868	-
	1,143,191	**100,686**

4 Cash and Cash Equivalents

	2020 $	2019 $
Cash on hand	18,728	21,953
Cash at bank	5,979,017	3,864,083
	5,997,745	**3,886,036**

5 Trade and Other Receivables

	2020 $	2019 $
Trade receivables	166,783	238,243
Provision for impairment	-	(7,331)
Net trade receivables	166,783	230,912
GST receivable	-	410
Other receivables	9,000	-
	175,783	**231,322**

The carrying value of trade receivables is considered a reasonable approximation of fair value due to the short-term nature of the balances.

(a) Impairment of receivables

	2020 $	2019 $
Balance at beginning of the year	-	(7,331)
Movement in provision	-	7,331
Balance at end of the year	**-**	**-**

6 Property, Plant and Equipment

	2020 $	2019 $
Land and buildings		
Freehold land		
At cost	5,257,000	10,210,560
Total land	**5,257,000**	**10,210,560**
Leasehold improvements		
At cost	91,565	91,565
Accumulated amortisation	(46,815)	(32,305)
Total leasehold improvements	**44,750**	**59,260**
Buildings		
At valuation	13,480,726	51,559,507
Accumulated depreciation	(267,726)	(7,948,833)
Total buildings	**13,213,000**	**43,610,674**
Total land and buildings	**18,514,750**	**53,880,494**
Plant and equipment		
Furniture, fixture and fittings		
At cost	2,389,107	3,507,242
Accumulated depreciation	(1,768,808)	(2,181,417)
Total furniture, fixture and fittings	**620,299**	**1,325,825**
Motor vehicles		
At cost	430,318	446,523
Accumulated depreciation	(309,671)	(273,869)
Total motor vehicles	**120,647**	**172,654**
Computer software		
At cost	10,174	-
Total computer software	**10,174**	**-**
Hire equipment		
At cost	21,657	22,176
Accumulated depreciation	(10,379)	(5,467)
Total hire equipment	**11,278**	**16,709**
Total plant and equipment	762,398	1,515,188
Total property, plant and equipment	**19,277,148**	**55,395,682**

6 Property, Plant and Equipment

Movements in Carrying Amounts

Movement in the carrying amounts for each class of property, plant and equipment between the beginning and the end of the current financial year:

	Land $	Buildings $	Leasehold improvements $	Furniture, Fixtures & Fittings $	Motor Vehicles $	Computer Software $	Hire equipment $	Total $
2020								
Balance at the beginning of year	10,210,560	43,610,674	59,260	1,325,825	172,654	-	16,709	55,395,682
Transfer to investment property	(6,512,212)	(34,119,772)	-	(638,144)	-	-	-	(41,270,128)
Additions	-	-	-	190,171	7,409	10,174	-	207,754
Transfers	(25,427)	51,820	-	(26,393)	-	-	-	-
Disposals - written down value	-	-	-	51	(19,343)	-	(519)	(19,811)
Depreciation expense	-	(251,802)	(14,510)	(231,211)	(40,073)	-	(4,912)	(542,508)
Impairment	(189,456)	-	-	-	-	-	-	(189,456)
Revaluation increment	1,773,535	3,922,080	-	-	-	-	-	5,695,615
Balance at 30 June 2020	**5,257,000**	**13,213,000**	**44,750**	**620,299**	**120,647**	**10,174**	**11,278**	**19,277,148**

7 Investment Properties

	2020 $	2019 $
At fair value		
Investment property	49,895,000	-
Balance at end of the period	**49,895,000**	**-**

(a) Movement in Carrying Amounts	2020 $	2019 $
At fair value		
Investment Property		
Balance at beginning of year	-	-
Additions	82,403	-
Disposals	(6,786)	-
Transfer from Property, plant and equipment	41,270,128	-
Revaluation	8,549,255	-
Balance at end of year	**49,895,000**	**-**

8 Intangible Assets

	2020 $	2019 $
Goodwill		
At cost	-	225,005
	-	**225,005**
Bed licences		
At cost	340,000	340,000
	340,000	**565,005**

9 Trade and Other Payables

	2020 $	2019 $
Trade payables	684,855	599,621
GST payable	8,122	-
Other payables	100	-
	693,077	**599,621**

All amounts are short term and the carrying values are considered to be a reasonable approximation of fair value.

10 Employee Benefits

	2020 $	2019 $
Expected to be settled within 12 months		
Annual leave	749,185	704,688
Long service leave	235,674	202,609
	984,859	907,297
Not expected to be settled within 12 months		
Long service leave	71,259	90,987
	71,259	90,987
	1,056,118	**998,284**

11 Provisions

	Note	2020 $	2019 $
Provision for resident share of capital gain	1(o)		
Expected to be settled within 12 months		68,000	135,000
Not expected to be settled within 12 months		112,046	180,046
		180,046	**315,046**

12 Borrowings

	2020 $	2019 $
Expected to be settled within 12 months		
Bank loan - secured	5,096	3,000,000
	5,096	3,000,000
	5,096	**3,000,000**

Loans are secured by first registered mortgages over certain freehold property to which the borrowings relate.

13 Other Liabilities

	Note	2020 $	2019 $
Expected to be settled within 12 months			
Accommodation deposits	1(p)	4,570,041	4,066,000
Leasehold deposits	1(q)	2,809,342	3,040,710
Bank overdraft - secured		539,406	445,416
		7,918,789	**7,552,126**
Not expected to be settled within 12 months			
Accommodation deposits	1(p)	8,177,967	5,779,491
Leasehold deposits	1(q)	31,411,089	31,273,777
		39,589,056	37,053,268
		47,507,845	**44,605,394**

14 Reserves

Asset Revaluation Reserve

The asset revaluation reserve arises on the revaluation of land and buildings. Where a revalued asset is sold, that portion of the asset revaluation reserve, which relates to that asset, and is effectively realised, is transferred directly to accumulated surpluses.

15 Financial Risk Management

The Group's financial instruments consist mainly of deposits with banks, short term investments, accounts receivable and payable, and loans.

The totals for each category of financial instruments, measured in accordance with AASB 9 as detailed in the accounting policies to these financial statements, are as follows:

	Note	2020 $	2019 $
Financial Assets			
Cash and cash equivalents	4	5,997,745	3,886,036
Trade and other receivables	5	176,250	235,444
Total Financial Assets		**6,173,995**	**4,121,480**
Financial Liabilities			
Trade and other payables	9	693,543	603,742
Borrowings and overdrafts	12	5,096	3,000,000
Total Financial Liabilities		**698,639**	**3,603,742**

Financial Risk Management Policies

The Group's Board are responsible for, among other issues, monitoring, managing financial risk exposures of the Group. The Board monitor the Group's transactions and reviews the effectiveness of controls relating to credit risk, liquidity risk and market risk consisting interest rate risk, foreign currency risk and price risk. Discussions on monitoring and managing financial risk exposures are held monthly.

Liquidity risk

The Group manages liquidity risk by monitoring forecast cash flows and ensuring that adequate facilities are maintained.

Liquidity risk is the risk that an entity will encounter difficulty in raising funds to meet cash flow commitments associated with financial instruments.

The Group manages liquidity risk by monitoring forecast cash flows and ensuring that adequate underutilised borrowing facilities are maintained. A Liquidity Management Strategy has been implemented in accordance with the Prudential Requirements included in the Aged Care Amendments (2005 Measures No. 1) Act 2006. The Liquidity Management Strategy specifically addresses the Group's ability to meet its liquidity obligations in relation to the refund of Accommodation Bonds. The Group currently maintains a line of credit in accordance with their Liquidity Management Strategy. The average accommodation deposit refunded during the 2020 financial year was $227,000 (2019: $217,000).

16 Retrospective restatement

Government Loan – Wellington Vista

The Group received funds from the State and Federal Governments in 2010 to assist with construction of community housing units at Wellington Vista. These funds are being converted to a non repayable grant over 30 years. The unconverted balance is repayable if the Group breaches the conditions of the grant, being principally the provision of community housing.

Previous accounting treatment of these funds was to recognise the unconverted balance as a liability and the amount converted each year as income. This treatment has been retrospectively amended as at 1 July 2018 to recognise the whole amount as revenue and to note a contingent liability for the amount not yet converted to a non repayable grant. This has been done on the basis that the funds satisfied the definition of a contribution under AASB 1004 and therefore should be treated as income. Comparative result for the year ended 30 June 2019 and accumulated surpluses at 1 July 2018 have been restated to reflect the retrospective implementation of this change. The impact on reported deficit for last year is disclosed in the statement of changes in equity. The impacts of the change on the statement of financial position are shown in the table below.

Accrued Net ILU Capital Gains

A number of agreements with ILU residents include provision for sharing of capital gain or loss at the time of departure. This is determined by the difference between the market value of their unit at the time of departure and the amount of the bond paid. Previously a gain paid to a departing resident was disclosed as an expense when paid and a loss paid by a departing resident was disclosed as revenue when received. The Group's accounting policy has changed to recognise a liability for the estimated gains, net of estimated losses, owing to existing residents if they were to leave on balance date. This estimate is based on the current market value of the units and will be adjusted each balance date with any adjustment being reported as a gain or loss through the income statement. Realised gains or losses will be reported as movements in the liability with any difference between this amount and the previously estimated gain or loss being reported in the income statement.

Comparative result for the year ended 30 June 2019 and accumulated surpluses at 1 July 2018 have been restated to reflect the retrospective implementation of this change. The impact on reported deficit for last year is disclosed in the Statement of Changes in Equity. The impacts of the change on the statement of financial position are shown in the table below.

Roches Beach Capital Improvement Reserve

Under the terms of some agreements with residents of Roches Beach, there is a requirement to contribute to a capital improvement fund upon their departure from residence. These funds are to be used at the discretion of the Group for future maintenance or improvement of the facility. Previous accounting treatment has been to recognise a liability for the unspent funds. This accounting treatment is being changed as a prior period adjustment to recognise the contributions as revenue and the expenditure of the funds as an expense in the income statement. The difference between contributions received and funds spent will be transferred between accumulated surpluses and a new reserve entitled Roches Beach Capital Improvement Reserve. Comparative result for the year ended 30 June 2019 and accumulated surpluses at 1 July 2018 have been restated to reflect the retrospective implementation of this change. The impact on reported deficit for last year is disclosed in the statement of changes in equity. The impacts of the change on the statement of financial position are shown in the table below.

Roches Beach Goodwill

The Group has carried goodwill of $1,256,956 since the acquisition of the Roches Beach Living facility in 2015. Goodwill must be assessed each year for indications that the carrying value exceeds the ongoing value of that goodwill. The Group has formed the view that with the passage of time since acquisition and the gradual entry of new residents on new agreements, the goodwill acquired has been diminishing in ongoing value and should be written off. This assessment has been made in retrospect and has been applied as a prior period adjustment to the 2019 financial statements.

The aggregate effect of the error on the annual financial statements for the year ended 30 June 2020 is as follows:

	30-Jun-19			1-Jul-18		
	Previously stated $	**Adjustments $**	**Restated $**	**Previously stated $**	**Adjustments $**	**Restated $**
Consolidated Statement of Financial Position						
Goodwill	1,256,956	(1,256,956)	-	1,256,956	(1,256,956)	-
Government loan	953,330	(953,330)	-	996,664	(996,664)	-
Accrued ILU capital gains	-	315,046	315,046	-	350,046	350,046
Capital improvements fund	199,876	(199,876)	-	193,582	(193,582)	-
Roached beach capital improvement reserve	-	199,876	199,876	-	193,852	193,852
Accumulated surpluses	8,626,794	(618,682)	8,008,112	9,053,749	(610,338)	8,443,411

17 Auditors' Remuneration

	2020 $	2019 $
Remuneration of the auditor of the Christian Homes Tasmania Group, Crowe Audit Australia (2019: Benedict Leung), for:		
- audit of the financial report and associated assurance services.	19,000	16,390
- audit of the Villa financial report and associated assurance services	1,400	-
	20,400	**16,390**

18 Fair Value Measurement

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a level in the fair value hierarchy as follows:

Level 1 Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2 Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3 Unobservable inputs for the asset or liability.

The table below shows the assigned level for each asset and liability held at fair value by the Group:

30-Jun-20	**Level 1** **$**	**Level 2** **$**	**Level 3** **$**	**Total** **$**
Property, plant and equipment				
Land and Buildings	-	18,470,000	-	18,470,000
Investment properties				
Investment properties	-	49,895,000	-	49,895,000

30-Jun-19	**Level 1** **$**	**Level 2** **$**	**Level 3** **$**	**Total** **$**
Property, plant and equipment				
Land and Buildings	-	53,821,234	-	53,821,234
Investment properties				
Investment properties	-	-	-	-

19 Related Party Transactions

Transactions with related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

Subsidiaries:

Christian Homes Mobility Ltd is a controlled subsidiary of Christian Homes Tasmania Inc. These consolidated financial statements include the financial statements of Christian Homes Tasmania Inc and its subsidiaries, including Christian Homes Mobility Ltd.

(a) Other related parties

Other related parties include close family members of key management personnel and entities that are controlled or significantly influenced by those key management personnel or their close family members.

20 Cash Flow Information

(a) Reconciliation of result for the year to cashflows from operating activities

Reconciliation of net income to net cash provided by operating activities:	2020 $	2019 $
Surplus/(deficit) for the year	10,070,904	(470,300)
Cash flows excluded from profit attributable to operating activities		
Non-cash flows in profit:		
- depreciation	542,508	1,388,199
- net gain on disposal of property, plant and equipment	1,021	432
- impairment of loan/receivables	419,518	2,200
- retentions	(954,425)	(719,752)
- deferred management fees	(283,121)	(356,259)
- (gain)/loss on revaluation of investment property	(8,549,255)	-
Changes in assets and liabilities:		
- (increase)/decrease in trade and other receivables	28,438	236,046
- (increase)/decrease in inventory	58,799	(19,582)
- (increase)/decrease in other assets	(138,454)	39,676
- increase/(decrease) in trade and other payables	189,447	232,467
- increase/(decrease) in employee benefits	57,835	149,586
Cashflows from operations	**1,443,215**	**482,713**

21 Key Management Personnel

Total remuneration paid to key management personnel of the Group is 596,759 $ (2019: 477,940).

22 Contracted Commitments

There are no contracted commitments as at 30 June 2020 (2019: Nil).

23 Contingent Liabilities and Contingent Assets

Liabilities

The Group has received, over time, capital grants. These grants may have conditions attached that require repayment of all, or part, of the grant to the funding provider if they are used or disposed of in a manner inconsistent with the original intended purpose. At the date of this report the amount and the probability of repayment being required can not be reliably determined.

There are no other contingent liabilities or contingent assets as at reporting date to be disclosed.

24 Events After the End of the Reporting Period

The Coronavirus (COVID-19) pandemic continues to impact both communities and businesses throughout the world including the community where the Group operates. The scale, timing and duration or any potential impact on the Group into the future is unknown, as are any future mitigating factors. The Board continues to closely monitor the impacts of COVID-19 and will respond as appropriate.

Subsequent to the end of the financial year the Board has decided to pursue sale of Christian Home Mobility as a going concern. At this stage no indication of value can be disclosed.

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

25 Economic Dependency

The ongoing viability of the Group as a going concern is dependent upon the ongoing receipt of Federal Government funding.

26 Association Details

The registered office of the Group is:

Christian Homes Tasmania Inc.
52 Channel Highway
Kingston TAS 7050

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Christian Homes Tasmania Inc

Auditors' Independence Declaration under Section 60-40 of the *Australian Charities and Not-for-profits Commission Act 2012 (Cth)*

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2020 there have been:

(i) no contraventions of the auditor independence requirements as set out in the *Australian Charities and Not-for-profits Commission Act 2012 (Cth)* in relation to the audit; and

(ii) no contraventions of any applicable code of professional conduct in relation to the audit.

Crowe Audit Australia

Alison Flakemore
Senior Partner

Dated this 28 day of August 2020.

Hobart, Tasmania.

Crowe

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Christian Homes Tasmania Inc

Independent Audit Report to the Board of Christian Homes Tasmania Inc

Opinion

We have audited the financial report of Christian Homes Tasmania Inc and controlled entity (the Group), which comprises the consolidated statement of financial position as at 30 June 2020, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and the Board's Declaration.

In our opinion, except for the effects of such adjustments, if any, as might have been determined to be necessary had the limitation discussed in the qualification paragraph not existed, the accompanying financial report of the Association has been prepared in accordance with Division 60 of the Australian Charities and Not-for-profits Commission Act 2012 (Cth), including:

- giving a true and fair view of the Group's financial position as at 30 June 2020 and of its financial performance and cash flows for the year then ended; and
- complying with Australian Accounting Standards - Reduced Disclosure Requirements and Division 60 of the *Australian Charities and Not-for-profits Commission Regulation 2013*.

Basis for Qualified Opinion

The comparative 2019 financial year figures for land and buildings have not been subject to audit. As a result our audit and audit report is limited to the 2020 value of land and buildings. Accordingly, no opinion is expressed on the accuracy of the 2019 financial information relating to land and buildings, nor its consistency with the accounting policies outlined in the Notes to the Financial Statements.

Given that opening valuations of Properties enter into the determination of the financial performance, we were unable to determine whether adjustments might have been necessary in respect of the Revaluation of Property (other comprehensive income) or Fair value gains on Investment Properties (income) for the current year reported in the Statement of Comprehensive Income.

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the Association in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

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

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Christian Homes Tasmania Inc

Independent Audit Report to the Board of Christian Homes Tasmania Inc

Other Information

The Board is responsible for the other information. The other information comprises the Board Report the year ended 30 June 2020, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Board for the Financial Report

The Board is responsible for the preparation and fair presentation of the financial report in accordance with the financial reporting requirements of the applicable legislation and for such internal control as the Board determines is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Board is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the Board either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Association's financial reporting process.

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Christian Homes Tasmania Inc

Independent Audit Report to the Board of Christian Homes Tasmania Inc

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board.

- Conclude on the appropriateness of the Board use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Association to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

Crowe

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Christian Homes Tasmania Inc

Independent Audit Report to the Board of Christian Homes Tasmania Inc

We communicate with Board regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during the audit.

Crowe Audit Australia

Crowe Audit Australia

Alison Flakemore
Senior Partner

Dated this.........28th...............day of...........August...........2020.

Hobart, Tasmania.

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Tasmania Inc

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Tas Mobility
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52A Main Road Moonah

Snug Village
03 6267 9966
10a Torpy Avenue Snug

Hawthorn Village
03 6229 1397
23a Wells Parade Blackmans Bay

Community Care
03 6239 3514
23a Wells Parade Blackmans Bay