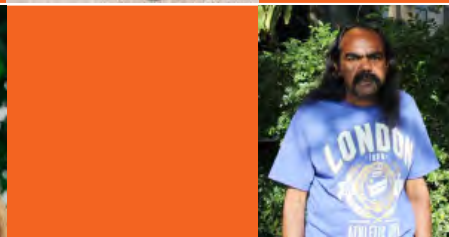
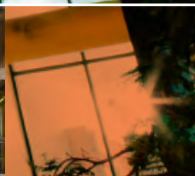
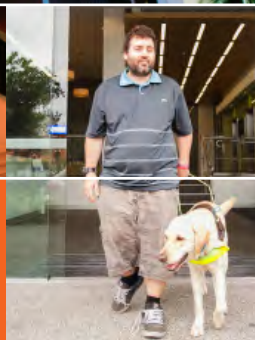


2012 | 2013



## Vision Statement

Ending homelessness in the communities in which we operate

## Mission Statement

To create supportive housing solutions through effective public, private, and community partnerships

## Objectives

- To provide affordable housing to those people who have the need and otherwise meet the criteria specified by the Company from time to time;
- To provide specialised tenancy management staff to support the tenants of the subsidised housing, to assist them to maintain their housing and establish stable and secure lifestyles, especially those tenants who have endured long term homelessness;
- To promote and seek to provide quality living environments and housing forms that reflect cultural and community values, energy efficiency and ecologically sustainable development, cost effectiveness, and access to community and retail services, transport, and employment opportunities;
- To become and remain financially self-sufficient and managed prudently in accordance with good commercial practice;
- To be accountable to the government and the community for property, assets and funds provided to the Company; and
- To report regularly on the Company's policies and performance and make these reports readily available to the wider community.

## Guiding Principles

Common Ground Queensland is committed to:

Social Justice: The right to affordable and permanent housing for the most vulnerable and chronically homeless people within our community.

Supportive Housing Philosophy: The integration of housing, support services and the community to assist people who have experienced chronic homelessness. Housing should be easy to get into and hard to fall out of.

Community: Making sustainable community connections with people who have experienced chronic homelessness.

Environment: Designing and developing housing solutions that are safe, secure and environmentally sustainable.

Accountability: Sound governance, economic, environmental and financial sustainability.

## Core Business

Advocacy  
Supportive housing development  
Property Management  
Building safety and security  
Tenancy Management (residential and retail)  
Retail tenancy management  
Venue management  
Tenant participation  
Community engagement-  
Collaboration with support service partner  
Partnerships



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## STATEMENT FROM THE CHAIRPERSON

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It is with great pride that I commend to you the 2012 – 2013 Common Ground Queensland Annual Report. Since our establishment in 2008, Common Ground Queensland has steadily progressed through a series of milestones, each bringing us closer to achieving our goal of being Queensland's first specialist supportive housing provider:

### **2008**

- Incorporation under the Corporations Act 2001 as a Company Limited by Guarantee

### **2009**

- Development of Supportive Housing Policies and Procedures
- Registration as a Housing Provider under the Housing Act 2003
- Fundraising and organisation building

### **2010**

- Contributed to design of Brisbane Common Ground
- Community advocacy, building partnerships and intensive research to support the tender

### **2011**

- February to July - open competitive tender for management of Brisbane Common Ground
- Fundraising dinner with Roseanne Haggerty, Founder of Common Ground USA

### **2012**

- January to July - negotiated contract and funding with Department of Housing and Public Works
- June - signed lease for Brisbane Common Ground and accepted handover of building
- July - accepted first tenants
- November - achieved full occupancy
- November - fundraising dinner with speaker Karen Hawke from Common Ground Adelaide

### **2013**

- Board completed Strategic Plan 2013-2017
- Successful first year review of financial and tenancy & property management targets
- October - Partnerships breakfast with speaker Becky Kanis and Minister Tim Mander

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Supportive housing  
works with the tenant  
to address their barriers to  
sustaining housing.

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These considerable achievements notwithstanding, the Common Ground Queensland Board recognises that we must continue to evolve and grow if we are to realise the organisation's vision to end homelessness in the communities in which we operate. Accordingly, our strategic plan for 2013 – 2017 focuses on strategic growth and the key result areas of strong partnerships, strong research basis to our service delivery, our financial sustainability and fundraising, communication and engagement, future projects and investing in our people to ensure our performance in each of these areas.

Moving in to full operations in November 2012, we were realistic about the challenges ahead in the first year. We would like to pay our respects to tenants Amelia Blair and Wilfred West who passed away in the last 12 months, and whose passing from health conditions exacerbated by homelessness reinforces how important Common Ground is.

While there have been some challenges, I am delighted with level of housing retention by tenants, their improved health and personal growth. The collaboration between the Common Ground Queensland and Micah Support teams has been the foundation for tenants' housing success.

I extend my gratitude to the Board for their commitment, expertise and endurance on the journey to date. On behalf of the Board, I acknowledge the persistence and skills of the Implementation Team led by Nancy Cole who, after successfully tendering for the project, then undertook commissioning and tenanting the building. I commend our current Supportive Housing team, who skilfully and sensitively manage the many elements that make Brisbane Common Ground a home for our tenants.

I am excited and confident about growing our business and reputation as a quality specialist provider of supportive housing solutions for vulnerable people.

**Penny Tarrant**

Chairperson

27th November 2013



### **Penny Tarrant – Chair**

Penny is the Network Development Manager, for LJ Hooker. Penny has extensive experience in private sector tenancy and property management and worked for 3 years in the Property Division of the Public Trustee of Queensland. Penny researched the Common Ground model extensively in the United States and Australia and was closely involved in the development of the property and tenancy management policy and procedures to guide Common Ground Queensland's specialist supportive housing service.



### **Nick Harwood – Treasurer**

Nick is a partner in Restructuring services at Deloitte, with over 20 years' experience in restructuring and insolvency in the UK, Hong Kong and Australia. Nick specialises in pre lending and business reviews for financiers, advising small to medium enterprises on performance improvement and specialised projects for Government Departments. Nick is a Registered Liquidator and an Official Liquidator and has worked across various industries, developing particular expertise in mining services, tourism and hospitality, commercial and residential property, non bank financial institutions and retail.



### **Damian Winterburn – Director, Member Future Projects Committee**

Damian is the Managing Director of Deloitte CapLand Real Estate Advisory, a national property consulting practice that provides services to the banking, accounting, government and real estate sectors for several multi-national and ASX listed companies. Damian has significant experience in the entire property and development lifecycle both locally and overseas. He has been an active member of a number of significant Australian and overseas property, housing and investment boards and organizations.



### **Jan Archer – Director, Member Fundraising Committee**

Jan previously held positions in the Senior Executive Service of the Queensland Government, including appointment as Deputy Commissioner for Fair Trading. She completed significant reform agendas within the criminal justice system and other service reform and restructure projects. In 2000, Jan was acknowledged by an award by the Australian Institute of Management. Subsequently, Jan's work in the university, public and community sectors has focused on innovation, reform and engagement by leaders of public, private and community organizations in adding value to their enterprises.



### **Karyn Walsh – Director, Member Future Projects Committee**

Karyn is the Coordinator of Micah Projects and has thirty-five years experience in the community sector. Karyn has formal qualifications in Community Management and is a Board member of the Australian Council of Social Service, and President of the Queensland Council of Social Service. Karyn was an early advocate for supportive housing to Australia and has undertaken study tours to inform the successful transfer of the model locally. In line with the Common Ground model, she represents onsite support provider Micah Projects on the Common Ground Queensland Board, to ensure that a shared vision is maintained.



**Neill Baxter – Director, Member Fundraising Committee and Future Projects Committee**

Neill holds tertiary qualifications in Project Management and Building Studies, is a qualified Quantity Surveyor, and a member of the Institute of Builders, Master Builders Association and Australian Institute of Management. Neill's career has included the management of large scale construction throughout Australia, Asia, the Middle East and the United Kingdom. Neill developed an interest in the Common Ground model when he led Queensland Operations for Grocon in Queensland. He provided invaluable expert advice to Common Ground Queensland during the building handover.



**Phillip Heraghty – Director**

Phillip is a leading specialist in Banking Law. He is a senior partner of HWL Ebsworth, Australia's 10th largest law firm, leading the firm's Banking and Finance division in Queensland. Phillip is involved in the strategic management of the firm at both State and national level and sits on the firm's national Board. His practice includes structured finance, secured and unsecured lending, syndicated loan transactions and project financing. As a long term resident of West End, Phillip values the contribution of all residents in a community and Common Ground Queensland's creation of supportive housing options for tenants previously unable to sustain a home.



**Shane Graham – Director, Member Fundraising Committee**

Shane Graham is a senior executive within the Construction Materials industry. Shane has worked across many markets within Australia and has substantial contacts within the broader construction and property industry. Shane is a graduate of the Queensland University of Technology and holds a Masters of Business Administration. Shane has served on a number of not for profit advisory boards in Brisbane.



**Susan Burke – Director, Member Fundraising Committee**

Susan has degrees in Law and Arts from the University of Queensland. Admitted to practise as a Barrister in 1983, she has practised at the private Bar since 1986, specialising in building and construction law. Susan has extensive experience in the resolution of commercial disputes through litigation, arbitration and alternative dispute resolution techniques. Her practice involves advice relating to tender processes, contract negotiation and execution, contract interpretation and claims, project management, contract administration and conflict avoidance mechanisms and dispute resolution. Susan also served as a part-time member of the Queensland Building Tribunal and the Commercial and Consumer Tribunal between 1993 and 2004.

**“Housing readiness”  
is best achieved in stable  
housing, with support.**

The opening of Brisbane Common Ground in August 2012 was a major step for Common Ground Queensland in its mission “to create supportive housing solutions through effective public, private, and community partnerships.” For the Board and our community and business supporters, it was the culmination of a five year journey, from idea to realisation.

The establishment year has rewarded and challenged staff and Board members alike, many of whom committed many hours of their own time to commissioning the building and establishing the supportive housing service, in close collaboration with Micah Projects. It has been a significant achievement by staff to recruit and settle 146 tenants in 17 weeks, at the same time getting to know a large and complex building and implementing a new housing model for Queensland.

I must acknowledge the commendable efforts of my predecessor Nancy Cole and her team in managing Common Ground Queensland’s successful tender for management of the property, negotiating funding and contracts, and the detailed commissioning and furnishing of the building. Their work built a strong platform to support the organisation’s move into supportive housing operations.

The current Common Ground Queensland team has delivered a high standard of service in a challenging year. The team is committed to delivering high quality property and tenancy management and to maintaining a close collaboration with Micah Projects, our support partner, to ensure well-coordinated supportive housing services.

I thank the Board for their guidance and support, and their management of the transition from a largely volunteer entity to the Board of a fully staffed registered housing provider.

I must also acknowledge and thank our tenants, who have made Brisbane Common Ground their home and created a rich neighbourly environment for all. While their journeys to Brisbane Common Ground have been diverse, and for some very difficult, their increasing confidence, skills and hopes attest to their resilience. They have achieved a great deal as tenants, neighbours and community members.

We have also enjoyed great support and guidance from the staff of the Department of Housing and Public Works, including Housing Programs and the Fortitude Valley Housing Service Centre.

At the end of our first year, we continue to learn and improve, at the same time scanning the horizon for potential opportunities to increase the supply of supportive housing in a context of significant social housing reform. With the continued expert guidance of the Board, the ongoing contribution of our many community and business supporters, and our partnerships with Micah Projects and our concierge provider SNM Security and Integrated Services, we look forward to consolidating Brisbane Common Ground as an exemplar of leading practice in supportive housing and building a specialist niche in the housing market.

**Sonya Keep**





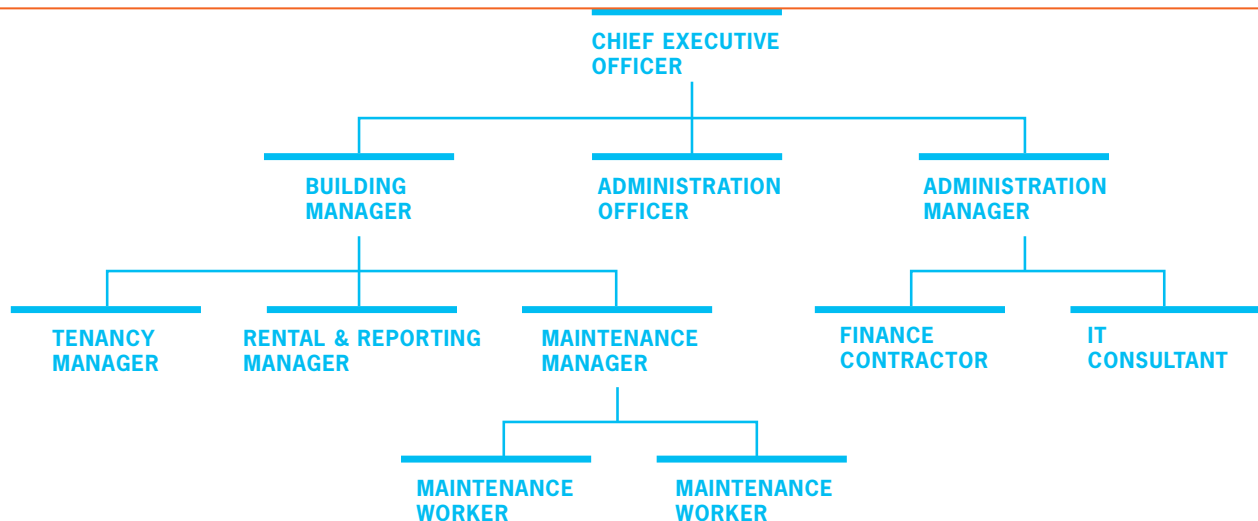


## OUR STAFF



clockwise from left:

Derek Taylor, Tenancy Manager  
Kathleen Burgen, Maintenance Worker  
Melissa Johnson, Tenancy Manager  
Janice Walters, Rental and Reporting Manager  
Rizwan, Maintenance Worker  
Tomas Bayen, Maintenance Worker  
Michael Murphy, Operations Manager  
Michelle Stanton, Building Manager  
Raechelle Croker, Administration Officer  
Erin Smith, Administration Manager  
Sonya Keep, Chief Executive Officer  
Petrina Jaeger, Finance Contractor (not pictured)  
Paul Hebinger, IT Consultant (not pictured)



## HIGHLIGHTS OF 2012–13

### First tenants

On 12 July 2012, the first tenants were welcomed to their home in Brisbane Common Ground, supported by Common Ground Queensland and Micah Projects.

Welcome Home packs of personal items and basic household goods and groceries, made possible by generous community and business donations, gave tenants the basis to ensure their house was really a home. To enable tenants to be fully supported into their new home, tenancing was staged over 17 weeks.

### Official opening

On 29th August 2012 Brisbane Common Ground was officially opened by The Honourable Bruce Flegg, Minister for Housing and Public Works and The Honourable Brendon O'Connor, Federal Minister for Housing, Homelessness and Small Business

Other dignitaries in attendance were The Honourable Kevin Rudd, Federal Member for Griffith, Councillor Helen Abrahams, Councillor for the Gabba Ward, Brisbane City Council, and Ms Felicity Reynolds, Chair of the Australian Common Ground Alliance.



### Fundraising Gala

270 supporters attended the second gala fundraising dinner, held at the Sebel Hotel in October 2012. Donations and the proceeds from a spirited auction raised \$44,000.

### Film Launch: Two Lives

Common Ground Queensland and Micah Projects jointly commissioned award-winning filmmaker Peter Hegedus to direct a documentary film Two Lives. The film traces two people's personal journey from homelessness to home in Brisbane Common Ground.

To mark the first anniversary of Brisbane Common Ground, and to thank our generous donors, the film was launched on 26th August at the Bille Brown Studio, in the Queensland Theatre Company complex in South Brisbane.

# OUR PERFORMANCE IN 2012–2013

## Snapshot of housing outcomes

We have experienced some outstanding success in our first year. Prior to being housed, the average length of homelessness for our formerly homeless tenants was 8.7 years.

- 48 formerly homeless tenants have remained housed over 10 months, 25 of them over 12 months
- 94% of formerly homeless tenants have been housed over 6 months
- By November when we reach one full year of full tenancy we are on track to have 56 people who were previously living on the streets or sleeping rough having had a home for at least 12 months.
- International experience is that between 75 and 85% of people who access supportive housing and receive the supports and health services they need, are able to remain housed. We are on track to achieve these levels of success.
- First year cost analysis shows it costs only \$50 per day to provide a home and support services to a formerly homeless person at Brisbane Common Ground. National data reported in 08/09 costed crisis accommodation at \$133 per day, for short term accommodation that is not a pathway out of homelessness.

## Achievements against goals

### Goal 1: Provide permanent, affordable and secure housing with individualised support services at Brisbane Common Ground

#### Achievements

- Building and tenant units fully furnished prior to tenant move in. For tenants who needed them, welcome home starter packs of basic household goods and appliances were provided through fundraising by support provider Micah Projects.
- Tenancing commenced on 12 July 2012, and was completed within 17 weeks. This enormous task was executed in a partnership between Common Ground Qld, Micah Projects and staff of the Fortitude Valley Housing Service Centre.
- The 50: 50 tenancy mix was achieved with formerly homeless and low income tenants who met the criteria specifically developed for Brisbane Common Ground.
- Console Tenancy and Property management system was implemented in conjunction with MYOB accounting package to support and inform tenancing and management.

### Goal 2: Deliver the Common Ground Model of supportive housing to effectively end the cycle of homelessness for those who have suffered from ongoing and chronic homelessness

#### Achievements

- Common Ground Queensland jointly developed with partner Micah Projects policies and procedures and a concierge manual for Brisbane Common Ground, to ensure effective integration of activities, agree standards and expectations and to encourage positive interaction with tenants.
- Common Ground Queensland and Micah Projects worked in partnership with tenants to develop sustaining tenancy plans that support tenants to meet the obligations of their lease and the Good Neighbour Charter.
- A standard set of integrated building indicators was developed and regularly reviewed by the partners to formulate and implement necessary responses. Key indicators have moved in positive directions over the first year of operations, demonstrating realisation of the benefits of supportive housing as a housing first response.
- The Common Ground Queensland organisational structure was developed and fully recruited to.
- Key supportive housing management performance indicators were agreed and monitored in partnership with Common Ground Queensland Board and Department of Housing and Public Works.
- Maintenance request procedure and response standards developed and communicated to tenants.
- Regular schedule of unit inspections agreed, communicated and implemented with tenants.
- Defects liability period managed to successful completion in partnership with Department of Housing and Public Works and Grocon.

**Goal 3: Ensure a strong partnership is developed between Common Ground Queensland and support provider Micah Projects.**

**Achievements**

- A formal Deed of Cooperation was agreed between Common Ground Queensland and Micah Projects
- Joint collaborative mechanisms at the management and operational levels have been developed to enable communication and consolidation of the partnership and coordination of housing and support responses.

**Goal 4: Establish community networks for Common Ground Qld to utilise for positive tenant outcomes, volunteer and supporter engagement, and fundraising initiatives.**

**Achievements**

- Neighbourhood meeting held at Brisbane Common Ground building in November 2012.
- Regular proactive one-on-one contact with neighbouring properties and businesses.
- Supported a successful application by local businesses for funding to improve safety monitoring in the area.
- Successful fundraising dinner at Sebel Citigate Hotel for 270 supporters.
- Commissioned, with Micah Projects, two documentaries about supportive housing by award winning film maker Peter Hegadus.
- Celebrated our first year of operations with a film launch and a supporter thankyou event at Queensland Theatre Company.
- Initiated quarterly tenant forums to increase tenant participation in the building.
- Involved tenants as volunteers in working bees and other activities contributing to the maintenance and improvement of the building.

**Goal 5: Deliver supportive housing in a financially sustainable and responsible manner.**

**Achievements**

- Delivered tenancy and property management services at Brisbane Common Ground below budget and within funding provided for the 2012 - 2013 financial year.
- 80% of tenants had paid their rent and utilities contribution two weeks in advance.
- Bad debts and arrears were 0.13% and 0.25% respectively, well below target
- Revenue derived from hiring of function rooms was 70% above budget

**Goal 6: Complete Common Ground Queensland strategic plan for 2010 – 2013 and develop plan for 2013 – 2017**

**Achievements**

- Strategic objectives identified in the 2010 – 2013 strategic plan were achieved, most notably the appointment of Common Ground Queensland as Tenancy and Property Manager of Brisbane Common Ground.
- A strategic plan for the period 2013 – 2017 was developed and adopted by the Common Ground Queensland Board.



## AARON'S STORY

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Aaron originally came from South Logan. When his family decided to relocate to the Sunshine Coast he picked up some temporary accommodation at a training college. When his accommodation became unsuitable for his needs, he then applied for housing with the Department of Housing. Initially his application for housing was rejected.

Then one day out of the blue Aaron received a phone call from the Department advising him there was a potential vacancy at Common Ground Queensland. He spoke with his parents about the opportunity, who decided to drive by the building to check it out. When they saw the building they became very excited about his potential placement and were supportive of Aaron moving in. Aaron explains that when he was interviewed by Common Ground he had a good feeling and knew that this was the place for him.

Aaron moved into the South Brisbane Common Ground building in July 2012 and 12 months down the track he is still enjoying the experience. Aaron states that in general he likes living here, but the main drawcard for him is the security and the visitor protocols Common Ground has in place around guests entering the building. Aaron feels that Common Ground has given him opportunities to be able to associate with many different people that he may not necessarily have had the opportunity to associate with if had not been housed in a high density building. Aaron states that it has taught him that there are many different personalities in the world and the experience has given him the tools to have a more open mind. Aaron believes that often society can place people in groups and that the minority can lose out.

Also important to Aaron is having a support person on the front desk to help assist him with the day to day tasks that he needs to get done. For example, something as simple as receiving documents in the mail can be a struggle for Aaron and having people on Concierge that he can trust to read his mail and to keep the information confidential makes his life easier. Aaron also enjoys having access to a chef in the building who is willing to teach him to cook as he explains that it would be hard for him to find this type of service somewhere else. In general, Aaron feels that the services that are provided at Common Ground are fantastic as tenants don't lack for anything if they are willing to put the effort in.

Aaron envisages himself staying on here as he has access to study opportunities and facilities that are close to home. He has formed new relationships and associates with a number of people but also states that the beauty of being here is that he can choose to associate or not associate with people as it suits him and his guide dog Barry.

Aaron feels that being at Common Ground has brought him a lot closer to finishing his studies and has given him his independence.

This is Aaron's Story.





## LISA'S STORY

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Lisa explains that before she came to live at Brisbane Common Ground she was not in a very good place within herself. A number of stresses and a divorce had sent her into a downward spiral of depression and drinking which lasted a number of years before she attended a Rehab Centre.

Unfortunately while Lisa was in Rehab she lost her home. At this point she didn't know where she would live once her time at the Centre came to an end. Lisa heard about Common Ground from another client in Rehab and with the help of a nurse who advocated on her behalf she was able to secure accommodation in the newly built South Brisbane apartment complex. This was a major turning point in Lisa's recovery, as was gaining some employment at the Rehab Centre as a Cook.

Lisa feels that Common Ground has given her a strong foundation, independence, safety, comfort and a private place to retreat to when she needs her own space. She is appreciative of the 24/7 security the building provides her and believes it is the safest building in Brisbane, as all guests have to sign in before they visit. Lisa also feels that she has easy access to support if she needs it and expressed that Micah and Common Ground staff notice if she is not feeling 100% and offer assistance. Lisa expressed that the community support in the building is very strong, that she always feels that Concierge has her back when she enters or exits the building and that the building community is like a family. In Lisa's words – "it's coming home".

This is Lisa's Story.



## EDDIE'S STORY

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Before coming to live at Common Ground Queensland, Eddie's life was very transient. Over the last few years, Eddie has moved from place to place in and around Brisbane.

He spent a couple of months working and living in a Rehabilitation Centre and also about a year living in a tent near South Bank before he finally got his own place at the Hope Street building.

One of the Micah workers helped Eddie come to Common Ground as part of the 50 Lives 50 Homes Program. Since coming to live here, Eddie shares that his life has "quietened down" and become more settled.

Eddie has a few friends in the building, but mostly likes to mind his own business.

He likes that he has a place to stay and feels safe. In Eddie's words; "It's easy".

This is Eddie's Story.

## NINA'S STORY

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Nina was born in Serbia and immigrated to Australia for a better life with greater opportunities.

Unfortunately Nina became involved in relationship that was destroyed by domestic violence, she had to leave her home and spent quite a while moving around from place to place, unable to access affordable long term accommodation.

Nina has loved living at Brisbane Common Ground, she has created a beautiful home for herself. Last year Nina's hours of work were reduced and she was concerned about being able to afford her rent. Common Ground Qld were able to reduce Nina's rent in line with her reduced income, this saved her from becoming homeless again. Nina has now found new employment and loves her new home. Nina featured in a documentary film created to show the benefits of Common Ground supportive and affordable housing. You can view the 2 Lives film and listen to Nina's full story by following the link on the Common Ground Qld website.

This is Nina's Story.



## ANONYMOUS STORY

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For the purpose of this story we will call our lady Sandra.

Before coming to Common Ground Queensland Sandra was always worried about how she would get to the Mater Hospital to access treatment for her multiple illnesses. Since coming to Common Ground Sandra is able to go the hospital daily or when needed which has relieved her stress and improved her overall health. Sandra feels that the security of the building and the safety this brings has greatly alleviated her stress.

One of the long-term benefits of being at Common Ground for Sandra is knowing that when the time comes for her to have a carer she will have the safety and security of Concierge and building cameras to monitor visitor access and protocols. Though Sandra is holding off as long as possible to get a carer, this added security has allowed Sandra to feel less vulnerable when the time comes.

Currently Sandra's health is stable and she is really happy. Sandra feels that the primary reason for this is that she has little to worry about financially and emotionally at Common Ground.

Sandra feels that Common Ground has changed the outlook of her future by giving her hope, stability and a chance at a future filled with more opportunities whereas her previous prognosis was not great. She now feels that she can do further studies because Common Ground is so close to everything.

This is Sandra's Story.





## BALANCE SHEET AS AT 30 JUNE 2013

### Assets

Current Assets	note	2013	2012
Cash at Bank & on Hand	4	1,509,137.53	147,702.24
Receivables & Prepayments	5	36,995.52	96,239.15
<b>Total Current Assets</b>		<b>1,546,133.05</b>	<b>243,941.39</b>
<b>Property Plant &amp; Equipment</b>			
Plant Equipment & Chattels	6	25,761.47	–
<b>Total Property Plant &amp; Equipment</b>		<b>25,761.47</b>	<b>–</b>
<b>Total Assets</b>		<b>1,571,894.52</b>	<b>243,941.39</b>

### Liabilities

<b>Current Liabilities</b>			
Creditors & Accruals	7	1,186,683.01	83,982.00
Provisions	8	39,790.95	22,636.17
<b>Total Current Liabilities</b>		<b>1,226,473.96</b>	<b>106,618.17</b>
<b>Non-Current Liabilities</b>			
Creditors & Accruals	7	–	–
Provisions	8	145,938.80	3,925.47
<b>Total Non-Current Liabilities</b>		<b>145,938.80</b>	<b>3,925.47</b>
<b>Total Liabilities</b>		<b>1,372,412.76</b>	<b>110,543.64</b>
<b>Net Assets</b>		<b>199,481.76</b>	<b>133,397.75</b>

### Accumulated Funds

<b>Accumulated Funds - General</b>			
Retained Earnings	9	133,397.75	15,170.17
Net Surplus (Deficit) for period		66,084.01	118,227.58
<b>Total Accumulated Funds - General</b>		<b>199,481.76</b>	<b>133,397.75</b>
<b>Reserves</b>			
Capital Reserve		–	–
Asset Revaluation Reserve		–	–
<b>Total Reserves</b>		<b>–</b>	<b>–</b>
<b>Total Accumulated Funds</b>		<b>199,481.76</b>	<b>133,397.75</b>

## INCOME STATEMENT FOR THE PERIOD ENDED 30 JUNE 2013

Operating Income	2013	2012
Trading & Fundraising Revenue	86,731.81	92,130.00
less Direct Costs / Cost of Sales	(42,627.53)	(934,200.00)
Gross Profit from Trading	44,104.28	57,930.00
Donations Received	8,459.15	48,721.00
Grants Received - Recurrent	386,265.94	-
Grants Received - Non Recurrent	72,000.00	1,193,398.48
Rental Revenue	1,045,700.09	5,000.00
Membership Revenue	11.00	-
Revenue from investments	30,839.60	22,328.40
Other revenue	581.10	24,797.33
Gross Income	1,587,961.16	1,352,175.21
Operating Expenses		
Accounting & Audit Fees	8,050.00	2,505.00
Advertising & Promotion Costs	4,978.07	-
Bad Debts	1,252.31	-
Bank Charges	2,476.18	1,522.08
Computer & Software Expenses	15,252.03	2,995.94
Consultancy, Planning & Compliance Costs	63,515.44	-
Depreciation	1,845.00	816,569.45
Employment Expenses/HR Resources Costs	851,899.52	333,258.99
Expensed Equipment	47,409.20	2,059.00
Fees, Permits, Subscriptions	3,383.82	3,003.90
Function & Meeting Expenses	8,858.84	1,906.42
Insurance	51,199.14	7,728.55
Interest Paid	2,663.02	522.54
Leasing & Hiring Charges	11,483.32	8,228.71
Light & Power - Office	3,594.52	1,327.28
Office Supplies, Printing & Stationery	7,578.39	3,425.45
Postage & Freight	366.75	21.82
Property Costs - Planned	42,383.45	10,488.56
Property Costs - Responsive	32,960.25	-
Rent & Storage	-	24,011.59
Telephone	23,802.21	2,384.54
Travel & Accommodation	721.82	-
Water Rates & Sewerage	86,599.87	-
Other Expenses	111,798.10	11,987.81
Total Operating Expenses	1,384,071.25	1,233,947.63
<b>Net Ordinary Surplus (Deficit)</b>	<b>203,889.91</b>	<b>118,227.58</b>

## INCOME STATEMENT FOR THE PERIOD ENDED 30 JUNE 2013

Other Income/Expense	2013	2012
<b>Other Income</b>		
Grants Received - Prior Years	-	-
Other Income	-	-
<b>Total Other Income</b>	-	-
<b>Other Expenses</b>		
Sundry Expenditure - Contingent Costs & Expenses	72,447.90	-
Other Expenses - Future Replacement	65,358.00	-
<b>Total Other Expenses</b>	137,805.90	-
<b>Net Other Income</b>	(137,805.90)	-
<b>Net Surplus (Deficit)</b>	66,084.01	118,227.58
Asset Revaluation	-	-
<b>Net Surplus (Deficit) attributable to members</b>	66,084.01	118,227.58
Transfers from (to) Reserves	-	-
<b>Net Surplus (Deficit) for period</b>	<b>66,084.01</b>	<b>118,227.58</b>

The goals of supportive housing  
programs are to increase tenants'  
housing stability, health,  
living skills, social connection  
and access to  
community services.

# STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 JUNE 2013

Cash Flows From Operating Activities	2013	2012
Receipts from trading, fund raising & donations	2,625,351.28	1,534,893.81
Payments to suppliers & employees including GST input credits paid	(1,126,264.58)	(575,779.02)
Interest received	30,839.60	22,328.40
Interest paid	(14,146.34)	(8,751.25)
(Payment to) refund from ATO (net GST payable or receivable)	(79,329.00)	(29,880.00)
Net cash provided by (used in) operating activities	1,436,450.96	942,811.94
Cash Flows From Investing Activities		
Proceeds from sale of property, plant & equipment	-	-
Purchase of property, plant & equipment, including expensed equipment	(75,015.67)	(818,628.45)
Net cash provided by (used in) investing activities	(75,015.67)	(818,628.45)
Cash Flows from Financing Activities		
Proceeds from borrowings / capital	-	-
Repayment of borrowings	-	-
Net cash provided by (used in) financing activities	-	-
Net increase (decrease) in cash held	1,361,435.29	124,183.49
Cash as at 1 July	147,702.24	23,518.75
<b>Cash as at 30 June</b>	<b>1,509,137.53</b>	<b>147,702.24</b>



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Common Ground Queensland would like to acknowledge and sincerely thank the following supporters, partners, and donors:

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