

WELCOME



IN COLLABORATION WITH



AND



VISION OF HOPE CHRISTIAN HOMES LTD

To purchase and manage homes
in which people with disabilities will be:

Safe, Known, Celebrated and Loved

INTRODUCING THE PEOPLE BEHIND THE VISION



Chair

Rod Thompson

Directors

Andrew Adams

Ian Fryer

Robert Johnston

Wendy Wheatley

THE PEOPLE BEHIND THE VISION



Chair

Rod Thompson

Directors

David Bailey

Jenny Bawden

Ian McGilvray

Kirk Patston

Lisa Patston

Simon Shead

Sam Wan

Ambassador Jerrah Patston

THE PEOPLE BEHIND THE VISION



Chair

Kirk Patston

Directors

Stephanie Dunk

Lisa Patston

Helen Stevens

Keith Walker

Vivian Walker

OUR PURPOSE TONIGHT

- To report back and update one year on from starting
- The vision taking shape
- To introduce our first property
- To reveal the plans of our first property and to take you on a tour
- To update you on fundraising to date
- To outline our next steps
- To invite your ongoing support and partnership
- To set realistic targets for 2022 and beyond

ARTICLE 19

UN CONVENTION ON RIGHTS OF DISABLED

... Parties to the present Convention recognize the equal right of all persons with disabilities to live in the community, with choices equal to others, and shall take effective and appropriate measures to facilitate full enjoyment by persons with disabilities of this right and their full inclusion and participation in the community, including by ensuring that:

ARTICLE 19 CONTINUED...

a) Persons with disabilities have the opportunity to choose their place of residence and where and with whom they live on an equal basis with others and are not obliged to live in a particular living arrangement;

ARTICLE 19 CONTINUED...

b) Persons with disabilities have access to a range of in-home, residential and other community support services, including personal assistance necessary to support living and inclusion in the community, and to prevent isolation or segregation from the community;

ARTICLE 19 CONTINUED...

c) Community services and facilities for the general population are available on an equal basis to persons with disabilities and are responsive to their needs.

2021 AT A GLANCE

What's been accomplished to date?

- Incorporation in June 2020
- Registered as a Charity
- Tax deductibility status approved
- Launched fundraising - nearly \$400,000 to date
- Searched for suitable properties in local area
- Developed a Business Plan for our first home
- Sourced potential partners for our vision

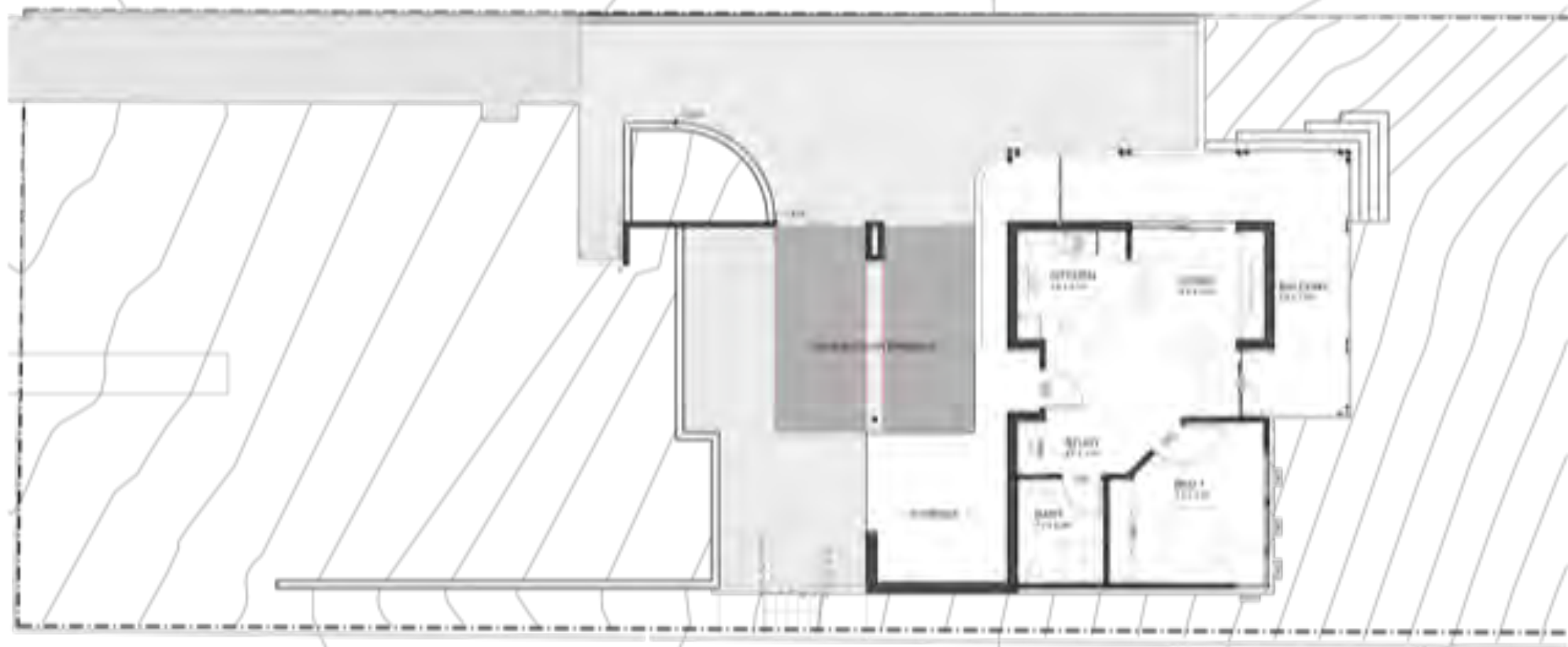
2021 AT A GLANCE – CONTINUED...

- Selected the preferred property for development as our first home
- Engaged building inspector to assess the property
- Agreed on the sale price
- Engaged architect to advise on potential development of the site as a home for residents with disabilities
- Settled on plans for development and costing by local builders
- Identified potential lenders to finance the development

WHY IS THIS YOUR PREFERRED PROPERTY IN SPRINGWOOD?

- Benefits of having an existing building - purchase and occupy sooner
- An existing home feels part of the community
- Staged development allows staged financing
- Phase 1 - Freshen up existing home with help of volunteers and provide new bathroom for our first residents
- Phase 2 - Proceed with Stage 1 approval and construction behind existing building
- Phase 3 - Proceed with Stage 2 of construction - connecting new to old and completing renovation of front (original) home
- All residents occupy the completed home and the vision becomes a reality in full





REPORTING ON FINANCES

- Funds raised to date - \$400,000
- Costs to date - \$20,000
- Current bank balance - \$380,000
- Long-term loan - \$100,000
- Bank loan will provide the balance to purchase the house

FINANCIAL MODELLING

Phase 1 (Purchase and preliminary refurbishments)

- Rental income per annum - \$28,000
- Loan servicing per annum - \$10,000
- Maintenance and admin costs per annum - \$6,000
- Surplus per annum - \$12,000

An additional \$15,000 (approx.) will be required to install a new bathroom which will be funded from further donations and surplus.

FINANCIAL MODELLING

Phase 2 (Building – First Stage) – About \$600,000

Fundraising target

\$200,000 by end of financial year 2022 to limit construction loan to \$400,000

Phase 3 (Building – Second Stage) – About \$200,000

Construction loan extended to \$600,000 which would convert to a P&I loan of about \$800,000 at completion (including initial loan)

FINANCIAL MODELLING

Final state (a rough guide)

- Rental income per annum - \$62,000
- Loan servicing per annum (\$800k loan) - \$41,000
- Maintenance & admin costs per annum - \$15,000
- Surplus per annum - \$6,000

FUTURE FUNDRAISING TARGETS

\$200,000 in 2021-22 – Donations to assist with building Stage 1

\$200,000 in 2022-23 – Donations and/or investments towards Stage 2

The 2022-23 donations and investments will make the final bank loan more manageable and easier to service long term, providing a buffer in the event of higher interest rates or reductions in rental income.

OPPORTUNITIES TO SUPPORT HCH

A Community Enterprise

- Share the vision of HCH/WHS/OPCC in your conversations
- Volunteer to engage in community-building activities and events
- **Volunteer** your time for working bees at the HCH property
- If you own a local business, offer to **sponsor** building activities at the HCH property
- If you are a tradesman, consider offering to **donate your services**
- Become a regular **donor** or a one-off donor to the cause
- Become a regular **participant** in the support community of OPCC

THANK YOU

- Joshua Andren – for architectural expertise and design services
- Warren Hole – for printing
- Thelma Lyell – for admin services in getting this event off the ground
- Graham Martin – for accounting and incorporation services
- Paul McPhee – for legal advice and services
- Cameron Phillips – for making his family home available for sale
- Rosie Wheeler – for graphic design support and advice