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2016  
Annual  
Report

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belong  
explore  
grow

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# Chair's Report

The Kew Student Residence is a ministry of the Kew Baptist Church with its origins commencing in April 1961 inspired by the Rev. Arthur Wilkins. In October 1961 the deacons of the church appointed the first committee of management. The ministry is now overseen and managed by the Hostel Association. The Hostel Association elects, on an annual basis, a Committee of Management of the residence for the following year. The Committee of Management plays an important role in supporting the Kew Student Residence managers and overseeing the ministry, the finances and operational matters, including property and maintenance issues.

At the Annual General Meeting of 17 April 2016, the Hostel Association elected the following to the Committee of Management:

*Chairman*, Peter Todd

*Secretary*, Sheila King

*Treasurer*, Ryan Harper

*Committee Member*, Amy Hunter

*Committee Member*, James Hayes

The Committee of Management meets on a monthly basis with the managers Stephen and Anouchka Chatelier and is supported by Senior Pastor Nicholas Tuohy who attends in his role of senior pastor of Kew Baptist Church. I have been pleased with the attendance, dedication and commitment of each of the Committee members. The Committee works well together as a team and has matured in its approach to strategic leadership of the Residence.

The Committee provided significant and well considered input into the review of the

church property with a focus on the ministry of the Kew Student Residence. Stephen Chatelier and I both attended discussions with the Deacons and Studio B during 2016 as part of this process.

The Kew Student Residence 2016 – 2020 Strategic Plan is serving the ministry well and providing guidance and priorities in planning and implementation. Work has continued on the development of the Alumni and work commenced in 2016 about opportunities for members of the association to be more directly involved in the ministry. This included an “open-house” on one Sunday morning to allow association members and Kew Baptist Church attendees to look over the property. Work is continuing on further involvement and contribution opportunities for member of the association and the Church.

As advised in last year's report Alexandra McMullen has taken on the part-time role of Administrative Assistant. This has worked very well in 2016 as Alex has brought a new level of organisation to the office and freed Stephen and Anouchka to focus on the leadership and pastoral elements of the managers' role.

The Committee continues to ensure there is a long term approach to the management and stewardship of the property and buildings. There is an ongoing program of repairs and painting. Planning during 2016 has focussed on refurbishment of some of the bathrooms and a longer term plan for replacing bedroom furniture. These are likely to multi-year projects. Planning and budgeting will continue into 2017. The annual working bee at the beginning of the year is a great way to get lots of important maintenance and cleaning tasks done prior to the arrival of students at the commencement of 1<sup>st</sup> semester. Thanks to everyone who comes along and helps.

Stephen and Anouchka have continued to grow in maturity as the Kew Student Residence managers and we have been blessed by their caring, thoughtful and gentle but strong approach in leadership. We are grateful to Stephen, Anouchka, Malachi, Eloise and Jude as a family and their contribution to the ministry of the Kew Student Residence during 2016.



**Peter Todd**

Chair, KSR, Committee of Management

### **KSR shared values**

To be part of the community means that you accept what it means to share in the following values and to strive to live accordingly:

#### Respect

Good, healthy societies are built on respect. At KSR, we seek to respect others, the environment and ourselves. This means that we assume that other people and the world around us are deserving of dignity. We choose life-giving words and deeds that encourage and sustain people and our natural world.

#### Care

We live in the kind of society that is often criticised for being individualistic and selfish. At Kew Student Residence we believe that adopting an attitude of care helps us to focus on the needs of others. When we see someone struggling, whether at Res or elsewhere, we want to be a people who seek to provide practical support or a listening ear.

### Openness

Part of the student residential experience is exploring our beliefs and values. We expect – and assist – students at KSR to consider what they think and feel about political, social and spiritual matters. We do not seek conformity and nor do we think that views accepted now should be set forever. It is the commitment to being open-minded and applying one's opinions to rigorous reflection and respectful debate that is part of the KSR way.

### Serve

We believe that living a life of service is more fulfilling than self-indulgence. Part of the rhythm of life at KSR is to serve each other and the wider community. We urge every person – both staff and students – to choose at least one service opportunity in which to participate as part of the KSR experience. By developing this rhythm now, we hope it will continue to be foundational to each student's life in the future.

### Learn

We are a learning community. Our commitments to open-mindedness, to respect and to service are all ways in which we affirm that we are here to learn. This is a place where it is hoped that all members of the community choose an attitude of learning whether it be academically, socially, emotionally or spiritually. An attitude of learning means that we expect both mistakes and, subsequently, growth.



# Managers' Report

We are so pleased to be able to report on another excellent year at KSR in 2016. It has been a year in which we have: continued to make excellent improvements to the facilities, consolidated our strong financial position to give us some confidence about the viability of the ministry into the future, and have made further progress in developing a culture based on our shared values as well as the stated aim to provide opportunities for our residents to belong, explore and grow.

## Student Life

This is the core of our ministry. Everything else that we do ultimately comes back to the influence that Res life has on our residents. We cannot force the kind of culture we want at KSR, nor can we guarantee outcomes for Res life as a whole or for individual students. But we can seek to influence these things through the policies, procedures, activities, discussions and treatment of each other.



A lovely touch to student life this year was the creation by one of our Art students of "name plates" for each bedroom door. The time and effort put into creating these, as well as the touch of beauty that they added to the place was a wonderful example of the kind of community we want KSR to be.

Our annual social events are key markers of time passing at Res. From the nerves and excitement of the Welcome Day and O'Week, to the enjoyment of sharing a slice of life in Melbourne with their families on Family Day. Many themed dinners mark other special occasions; Easter, Christmas in August, the Formal, Birthdays, St. Patricks Day, and the Olympics to name a few. Sporting occasions have long been a highlight and often bring together the Res and Church communities. This was the case with the huge success again this year of mixed netball, SYG, Footy Day and the Ping Pong A-Thon. The Res Road Trip in the middle of the year and the upcoming "Maddogging" trip also greatly enhance the connections and memories between students.

## Volunteers and Staff

Each year we see some changes to those serving the Res ministry through being a Residential Life Coordinator (RLC) or member of 'the House'. Marny Croot moved from her role as a RLC and entered the House. Her experience and dedication to care of the residents was so important to us that we really didn't want to lose her. Rachel Bakker, Bree Monahan and Sam Taylor remained in the House for a second year. Having this continuity was really useful in being able to further develop initiatives such as the care groups for new students, developed the previous year. Graeme Younger, having previously spent two years as a RLC, left the House to take up a teaching job outside of Ballarat. Tim Lloyd, a student leader from 2015, took over from Graeme. Janine Hindle also left the House to become a RLC and was joined by Stefan van Boxtel. We were so fortunate to have such a talented and committed group to support us and, most importantly, support the students in a variety of ways.

We rejoiced with our administrator, Alex McMullen, at the news of her pregnancy. She will be taking maternity leave in 2017, and we look forward to being able to welcome her back and meet the new addition to the family!

### Connections with the church

It was really pleasing to see a large number of students become regularly involved in the life of Kew Baptist Church. While the Res exists as a Christian home for anyone – no matter what their view of, or commitment to, faith might be – the opportunity for our residents to enter a welcoming church continues to be a hugely important part of the Res package.



### Major initiatives

Many new initiatives in marketing, communication and strategic maintenance took place this year. It began with the renovation of the dining room and continued with the restoring of the tower and repainting of the common areas. We are now working with Richard Middleton Architects on plans and designs to carry on refitting and updating the bathrooms and bedrooms over the coming few years.

The new website launched in June and inaugural “Open House” days in August helped continue spreading knowledge of the Res to a wider public.

Most recently, the launch of “The Mary St Post” is bringing together our past and present communities and giving the opportunity to remember and to celebrate what a special place the Res is.

### Shared values

We continue to strive to embed our values into all that we do. We believe that the Res values need to be shared and lived, even if this happens in small and ordinary ways. We have included these values at the end of the Chair’s report above.

### Into the future

We are excited about what the future will hold for the Res.

As mentioned, planning for major bathroom and bedroom refurbishment over the medium term has begun. We have ideas in place to further strengthen and broaden our alumni program – Friends of KSR – and will establish a scholarship fund in 2017 to provide assistance to residents whose financial circumstances may otherwise prevent them from venturing to Melbourne and attending university. We hope that many of our Association members, alumni and other Friends of KSR will contribute to this.

With property changes afoot at the church, we will undertake a thorough review of the House ministry to discern what might be the best way forward into the future.

We believe passionately in the work of the Res and finish 2016 confident that there is a great basis for the further growth and strengthening of the ministry.

Two handwritten signatures in blue ink. The first signature is on the left and the second is on the right.

**Anouchka and Stephen Chatelier**

Managers, Kew Student Residence

# Treasurer's Report

## 2016 Kew Student Residence Financial Summary

	2016				2015
<b>Income</b>	\$565,127	Up	\$15,588	From	\$549,539
<b>Expenses</b>	\$540,602	Up	\$73,303	From	\$467,299
<b>Net Profit</b>	\$24,525	Down	\$57,715	From	\$82,240
<b>Maintenance</b>	\$57,884	Up	\$14,003	From	\$43,881
<b>Loan Debt</b>	\$604,014	Down	\$7,620	From	\$611,634

## 2016 Financial Summary

2016 was another solid year for the Residence.

The Res was full again at the start of year for the second year running, and as always, student numbers shifted slightly throughout the year and we averaged 47-48 students for the year. A great result.

### Expenses

Expenses did increase this year, which was anticipated and budgeted for, we did come in slightly over budget on expenses, but still produced a solid profit of \$24,525. Cash flow was strong and positive at \$85,560.

The increase in expenses is largely due to an additional staff member being employed by the Res in 2016. The Res now employs a permanent administration assistant on a 2 day per week basis. This has added to the salary expenses incurred by the Res.

Other notable increases in expenses were the maintenance (as shown above), and the catering budget. The contract catering was something that was strategically identified as a key weakness for the Res in previous years, and the budget was increased to improve the quality of the food and dining experience for the students.

We now have no complaints about the food for the first time in a long time.

### Capital Improvements and Maintenance

In 2016 we undertook several significant projects to improve and maintain the buildings.

- The dining room was completely overhauled with the help of an outsourced design consultancy. The thorough and successful renovation will service the dining room for many years to come.
- The staff flat received a well needed freshen up, with new kitchen facilities and flooring.
- The tower was restored as part of the capital levy program.
- Several areas of the res were painted



## Looking forward to 2017 and Beyond

A Scholarship Fund subcommittee has been formed to assist the committee in implementing a new Scholarship Initiative through the Australian Communities Foundation.

The scholarship ultimately aims to provide young adults with access to tertiary education, where normal financial circumstances would otherwise preclude them from further studies.



### Ryan Harper

Treasurer, Kew Student Residence, Committee of Management

### Student Fees 2017

Semester fee = \$6032.66
Annual fee = \$12065.32
Bond = \$400
Cap Levy = \$100

### 2017 Budget

	2017 Projected	2016 Actual
<b>Income</b>		
Student Fees	535,077	530,735
Rental Operations	21,500	21,072
Other Income	8,000	13,320
<b>Total Income</b>	<b>564,577</b>	<b>565,127</b>
<b>Expenditure</b>		
Accountancy	6,000	5,980
Advertising	3,068	5,784
Audit Fees	5,055	3,454
Bank Charges	1,597	1,504
Cleaning	29,568	28,702
Contract Catering	150,000	142,945
Depreciation	43,554	42,439
Emergency Services	4,278	2,708
Gardening	2,782	3,613
Insurance	10,507	9,127
Internet Expenses	6,596	8,543
Interest Paid Bank	24,874	24,147
Light and Power	17,564	16,709
Provisions	3,205	7,307
Rates and Taxes	12,927	12,430
Repairs and Maintenance	50,000	49,780
Residence Levy	38,500	36,450
Salaries	63,760	59,052
Salary Sacrifice Expenses	21,809	22,235
Superannuation Contribution	12,000	10,976
Telephone	1,984	788
Waste Disposal	4,152	4797
<i>Sub Total</i>	522,908	499,470
Other Expenses	25,388	41,132
<b>Total Expenses</b>	<b>539,176</b>	<b>540,602</b>
<b>Net Profit</b>	<b>28,905</b>	<b>24,525</b>

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