



Annual Report to December 2013

E: mandjah.boodjah@hotmail.com

ABN 71 464 763

Founders – Managing Director, Sharon Joy Collins
Chairman of Directors, Patrick Hume

The Mandjah Boodjah Community Housing Project is a not for profit, Indigenous seniors housing project promoting the values of living in harmony, reconciliation and co-existence.



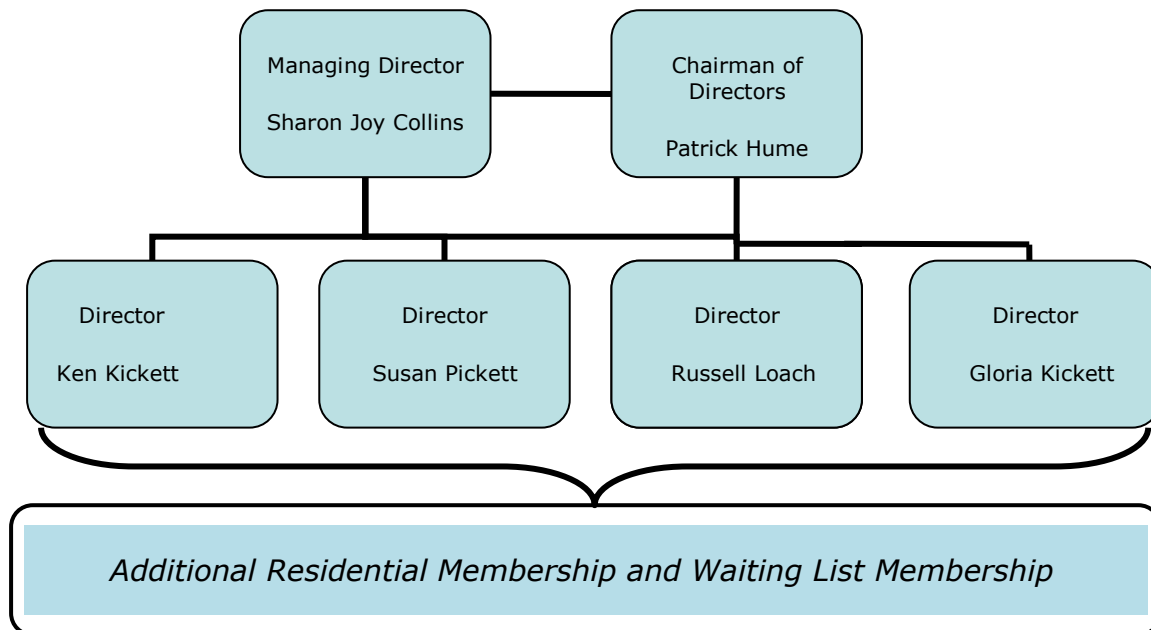
ACHIEVEMENTS

- ***Bridging The Gap*** (improving Indigenous mortality rates)
- ***Building Cross-cultural capacity***
- ***Culturally appropriate planning and delivery***
- ***Not -for -Profit Enterprise development***
- ***Promoting self-determination***
- ***Transformation and regeneration***
- ***Building collaboration***
- ***Sustainable development with far reaching benefits***
- ***Financial self-sufficiency***

BACKGROUND

In 2004, Mandjah Boodjah submitted a detailed Property Management Plan and Land Acquisition application to the Indigenous Land Corporation for the purchase of 10 lots of the former Fremantle Bypass Road Reserve, the up-grade of 5 existing houses and the construction of 2 Department of Housing units for Indigenous seniors. In November 2006, the ILC approved the application and since then the Mandjah Boodjah Board and Management have worked tirelessly to negotiate land use agreements, work programmes and the engagement and supervision of property up-grades including essential repairs and maintenance, housing construction and tenancy agreements, private and corporate financial contributions to the project as well as organizational restructuring and business management training certificates towards meeting the ILC's conditions for divestment

MBAC Organisational Structure



Recent Changes



Our Sympathies to the Cox family.

The Mandjah Boodjah Board and Residents sadly report the recent passing of Mr Michel Cox, former Director and resident of Mandjah Boodjah Village in October 2013.

Welcome Russell



The Mandjah Boodjah Board and Residents would like to welcome Indigenous senior, Russell Loach as the new resident at 30 Curedal Street. Russell a short-term resident at Sister Kate's Village in Queens Park facing homelessness.



Welcome Lyn

The Mandjah Boodjah Board and Residents would like to welcome Indigenous senior, Lyn Odegard as the new resident at 18 Curedale Street following the departure of Clem Riley.

Land -Divestment Negotiations

The ILC requested that MBAC review its constitution to ensure stamp duty exemption as a condition of divestment. The Department of Housing confirmed in writing that Stage 2 funding for the construction of additional housing would be determined within 3 months of these constitutional amendments registered and once the ILC confirmed with DHW, its financial contribution towards site preparation for stage 2 construction



Government of Western Australia
Department of Housing

Contact: Megan Green
Direct Line: 9440 2367
Our Ref: 2010/02796

Joy Collins
Capacity Development Manager
Mandjah Boodjah Village
24 Curedale Street
BEACONSFIELD WA 6162

Dear Joy

JOINT VENTURE HOUSING PROGRAM


Thank you for your application of 19 January 2010, seeking Joint Venture Housing Program funding for the construction of five, two bedroom units in Davies and Curedale Street, Beaconsfield.

Your application was considered at the senior officer's group panel on the 21 September 2011 however, it was decided to defer a decision pending the review of the Mandjah Boodjah Aboriginal Corporation constitution to allow the Corporation to seek stamp duty exemption. Once this has been completed the Department would like the Indigenous Land Corporation to confirm the total cash contribution it will be contributing towards the total project construction cost.

Once these matters have been clarified, the proposal will be presented to the panel within three months, for a final decision.

Proposal Assessment Officer Megan Green will be available to assist you in this process. Please contact Megan on 9440 2367.

Yours sincerely


Ivor Byrde
Manager
Development and Performance

7 October 2011

MBAC has provided the ILC with a projected 3 year budget, undertaken property inspections in conjunction with the ILC, provided a draft Trust Agreement, Maintenance Programme and an activity statement and succession plan (see attachment)

Future Directions

Following divestment, MBAC will proceed with negotiations with the Department of Housing for 5 additional dwellings to be constructed according to the approved submission of 2010. MBAC will also proceed with securing a lotteries grant for the construction of a Community Cultural Centre . See attached Brochure.

Mandjah Boodjah Aboriginal Corporation - Succession Plan

Business & succession details

Question/Field	Explanation	More information
Business name	Mandjah Boodjah Aboriginal Corporation	ABN 71 464 763 ICN 4502
Business structure	Not for profit registered Indigenous Corporation ICN: 4502 According to the Constitution Rules of Mandjah Boodjah Aboriginal Corporation. A Board of Directors is elected by the membership of the organisation at an annual AGM. See Consolidated Rule Book for details	Staff can be employed according to the rules of the corporation. Agencies such as Access Housing can be engaged in a partnership to Property Manage Department of Housing constructed dwellings
Current owner(s) covered	The membership of the Corporation is covered by the succession plan	—
Planned succession type	Successive Directors of the corporation must be members and currently residents of Mandjah Boodjah Community Village who up-hold the objectives outlined in the MBAC Rule Book registered with the ORIC	—
Successor details	Recommendation for successors as Directors will be long-standing residents of MBAC village who are internally elected by the membership/residents of the village.	
Succession timeframe	Succession occurs annually according to MBAC rule book of appointment of Directors	
Restrictions	Non-members of MBAC according the requirements stipulated in the Rule Book are not eligible for Director positions.	

MANDJAH BOODJAH VILLAGE –

Property maintenance schedule

PROPERTY 18 CUREDALE STREET
BEACONSFIELD

Inspection
Date -

Resident -

Frequency	Task	Why it's important	Last completed	Next due
Weekly	Regular cleaning and housework	Regular cleaning helps to prevent mould and permanent staining, and will give pests less of an incentive to move in with you.		
Monthly	Clean airconditioner filters	Remove and clean airconditioner filters as recommended by the manufacturer – clean filters will help your airconditioner to operate more efficiently.		
	Test smoke alarms	(How often this needs to be done will depend on how much use your airconditioners get, and how dusty it is where you live). Once a month you should do a quick test of all of the smoke alarms in your house by pressing the 'TEST' button to make sure they're still able to make an ear-piercing scream. If an alarm isn't working, try a new battery and if that doesn't work, you'll have to replace the whole unit.		

Flush unused drains

Plumbing traps work by 'trapping' a small amount of water, which prevents sewer gases from entering your home. When they're not used, this water can evaporate, which allows gases through. Occasionally flushing some water through will replenish the trap and keep sewer gases contained.

Test temperature and pressure valve on your hot water tank

Hot water release valves help to release steam from your hot water tank when the temperature's too hot or the pressure's too high. If they're not working, this can cause the tank to split or explode. A monthly test may also help to keep the valve from seizing. Follow safety instructions when testing your valve.

Six monthly

Clean windows

Clean windows allow more light in and look far better – depending on where you live and how much rain you get, you may need to clean your windows once every three months.

Check / test water pumps

Pool pumps – and more importantly water supply pumps if you're on tank or bore water – should be regularly serviced according to the manufacturer's instructions.

Clean exhaust fan covers and rangehood filters

Cleaning fan grilles and rangehood filters will reduce the stress on the exhaust fans and extend their lifespan.

Clean and oil decks

A well cared-for timber deck will look new, and resist rotting, cracking or warping. You can clean your deck with a high-pressure hose before reapplying deck oil. Composite and PVC decks normally don't require the same

treatment.

Inspect large trees on your property

Regularly inspect trees so that you have an idea of whether they might threaten powerlines, foundations, plumbing, roofs or retaining walls – also to see if they're sick or dying. If so, they may need to be removed.

Check for holes that may act as entry points for pests

Check eaves, walls and under-floor spaces for holes that may act as an entry point for pesky birds, rats, mice or possums.

Check termite barriers for evidence of infestation

If you see any signs of infestation, whatever you do don't disturb the termites! call a pest controller as soon as possible. Disturbing termites can cause them to disperse, and make them harder to get rid of.

Clean washing machine hose filter and mixer tap aerators

Over time small impurities will be caught by the filter in your washing machine's inlet hose, and by the small aerator screen on your mixer tap outlet. Both are normally easily removed for cleaning.

Yearly

Clean exterior walls

Keeping the exterior of your house clean will help to protect your walls and keep your house looking good. If you live near the sea or near heavy industry, you may need to clean your home as frequently as once every three months.

Sweep chimneys and flues

Particularly important if you have wood fires due to creosote build-up. A blocked chimney or flue can lead to carbon monoxide poisoning or

fires.

Clean fireplaces and slow-combustion wood heaters	<i>Cleaning fireplaces or slow combustion burners properly will remove build-ups of creosote and soot, and ensure that everything operates properly.</i>
Steam clean carpets	<i>Steam cleaning helps to kill germ and disinfect your carpet. Vacuuming regularly will also help to keep your carpet in good condition, removing small dirt particles that might otherwise wear against carpet fibres.</i>
Clean ceiling fans	<i>Mostly a matter of hygiene – over time, ceiling fans collect dust and grime.</i>
Clean light bulbs	<i>Cleaning your light bulbs can improve their light output by up to 20%.</i>
Change batteries in smoke alarms	<i>Regardless of how well they seem to be working, you should replace your batteries once a year to ensure smoke alarms are always working.</i>
Restain your deck	<i>If you have a timber deck, restaining will ensure that it maintains its lustre and appeal. How often you need to restain it will depend on the stain you use – some need to be restained annually, others can be done once every two years. Composite decks don't need to be stained.</i>
Check steel around home, prepare/prime/replace as necessary	<i>If you catch rust early, it's much easier to control. Replace rusted screws to prevent them from either failing, leaving stains, or corroding surrounding metals.</i>

Check for signs of concrete cancer	<i>Concrete cancer can occur when the steel reinforcements inside concrete become rusted due to water getting in through cracks, or as a result of certain chemical conditions or water in cracks freezing and then thawing. Over time this can cause the concrete to spall and degrade.</i>
Check weather seals around doors and windows	<i>Weather seals can have a big impact on the efficiency of your home's heating and cooling systems.</i>
Clear guttering, traps and drainpipes	<i>Blocked up guttering, as well as being a fire risk, can cause water to overflow into your roof.</i>
Check the subfloor	<i>If you have a stump sub-floor, it's a good idea to keep an eye on whether – and by how much – settling soil has affected your stumps. Likewise, whether or not your concrete slab foundations need stabilisation or minor repairs.</i>
Service air conditioners	<i>Regular servicing at the intervals recommended by the manufacturer will help to ensure that your airconditioners are always working properly.</i>
Flush hot water tanks	<i>Sediment can build up in hot water tanks, and to keep them operating properly tanks should be periodically flushed. How often this needs to happen will depend on the manufacturer's recommendations, and on the water quality where you live.</i>

**Every 5
years**

Replace the sacrificial anodes in hot water tanks (not necessary for continuous flow systems)

Hot water tanks contain sacrificial anode rods which collect the minerals from the water and prevent them from degrading the sides of the tank. It's normally necessary to have a plumber replace these at least once every five years. Ensuring that your sacrificial anode is changed on time will dramatically increase the service life of your hot water tank.

Paint walls (exterior and interior) – as necessary

Paint, as well as making your home look good, helps to protect your wall cladding from the elements.

Reseal timber or stone floors

Resealing stone or timber floors will help to protect them from damage, as well as making them look 'fresh' again.

Every 10 years

Replace smoke alarms

Smoke alarms are generally designed to have a 'rated' service life, after which they should be replaced.

Check ceiling insulation

Over time, batt-type insulation may settle and become less effective – at which point you may want to replace it or top it up.

Replace vinyl flooring (as necessary)

Vinyl flooring wears down over time, and may need to be replaced after a decade or so to keep it safe and looking good.

Replace carpet (as necessary)

The longevity of your carpet will depend on its quality, how well it's been cared for and how much foot traffic it's seen. Most carpets in homes should last a minimum of about 10 years – others will last much longer.

As required

Replace light globes	<i>Proper lighting is important for comfort, safety and security. Even if you don't need to use a light immediately, changing blown or depreciated globes when you notice them is a good idea. Although they normally don't just stop working, over time CFL globes and LEDs gradually put out less light, and will need to be replaced.</i>
Lubricate door and gate hinges	<i>If doors or gates become stiff, apply some penetrating oil to the hinges and work them back and forth a bit to let the oil seep in.</i>
Service door locks and handles	<i>A bit of graphite from a pencil on the key will normally help to keep locks working nicely – and if that doesn't work, a tiny drop of mineral oil may also help.</i>
Repair tile grouting / reapply silicone sealing in bathrooms	<i>Grouting and silicone help to contain water in your shower and protect your tiles and walls. Fix cracks or crumbling grouting as soon as you notice them, ideally with the same colour and style of grouting. If you're reapplying silicone, ensure that the area you're applying it to is thoroughly clean, free from mould and perfectly dry first.</i>
Inspect your roof, particularly after heavy storms and strong winds	<i>Strong winds or heavy rain can easily dislodge or damage roof tiles or guttering. Ideally, you should keep an eye on your roof whenever there's been serious weather and have any damage repaired immediately by a roofing specialist.</i>
Call pest controllers or pest exterminators, or lay baits where	<i>Rats, birds, possums, termites, ants, cockroaches, bees and wasps can cause damage to your home and pose a health risk. Best to take</i>

necessary

*care of them early if
you're able.*

**Call plumbers to
deal with water
hammer**

*Water hammer is caused
by movement of pipes
that should otherwise be
firmly braced. As well as
being annoying, it can
also cause damage to
pipes or walls over time –
which can lead to leaks,
and consequently rot.*

**Deal with leaks
and water
marks**

*Small leaks or water
stains anywhere in your
home should be dealt with
immediately. Leaks have
the potential to cause rot,
and the full extent of the
problem may not even be
visible. In most cases, the
person to talk to about
this is a plumber.*

Property Manager _____

Resident _____

Signature _____

Signature _____



Mandjah Boodjah INC 4502- Co-operative Housing

LIVING IN
HARMONY

CERTIFICATION: THE ACTIVITIES AND DATA DOCUMENTED
IN THIS REPORT ARE AN ACCURATE REFLECTION OF THE OPERATIONS OF
THE MANDJAH BOODJAH ABORIGINAL CORPORATION FOR THE 2012 -
2013 FINANCIAL YEAR

Managing Director Sharon Joy Collins

Signature: _____ Date: _____

Chairman of Directors Patrick Hume

Signature: _____ Date: _____

Director Kenny Kickett

Signature: _____ Date: _____

Director Susan Pickett

Signature: _____ Date: _____ -

