

**20 Ray Avenue,
Busselton**
Residential Care Facility
Retirement Village
Community Services
Adult Day Centre

Our Mission

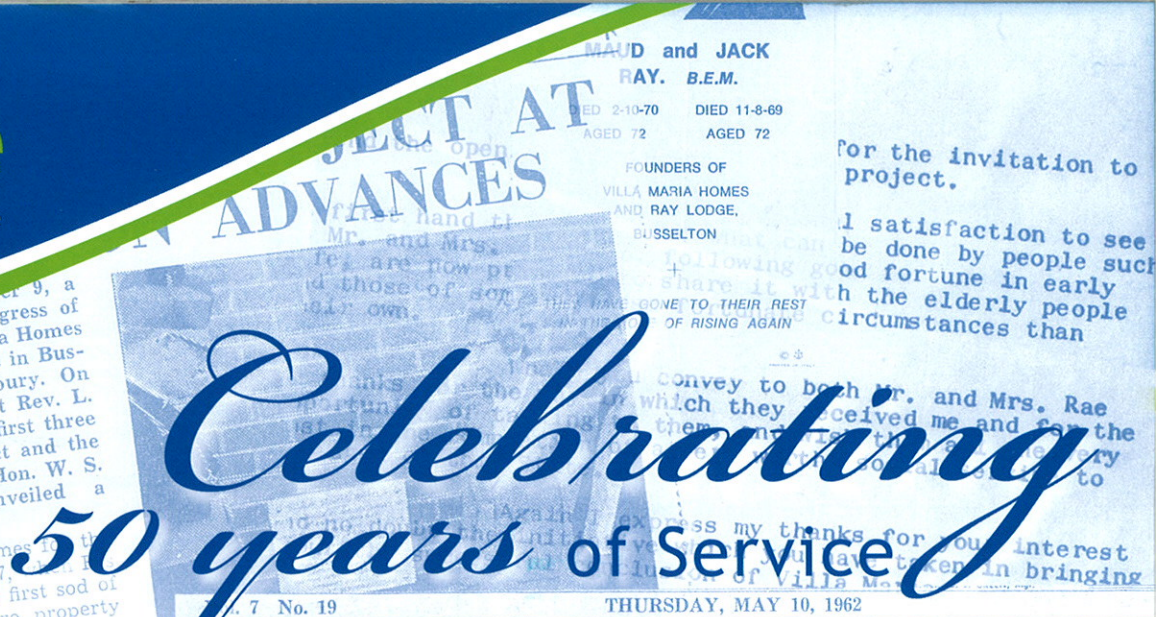
"To provide efficient, accessible, high quality aged care for the people of the South West"

Our Vision

"To continuously develop and improve our organisation, its staff and its services so that it is at the forefront of aged care in our region, both now and in the future"

Our Values

*"We believe we should -
Value all people highly,
Treat them with respect and dignity,
Be caring and empathetic,
Be professional
Show true hospitality"*



Annual Report 2010 - 2011

REPORT BY BOARD CHAIRMAN - John Reid

My report covers a number of significant topics that relate to the past year and also the future years. None more significant than that of the review by the Productivity Commission entitled "Caring for Older Australians". The recommendations contained in the report will radically change the way that age care is funded by Government and the whole industry is anxiously waiting a final decision by the Federal Government on its implementation.

I am sorry to have to report that we are losing Joanne Penman, our wonderful Director Care Services. Jo, after 6 years of tireless and dedicated service is moving to a new role with Medicare Local. Everyone at CapeCare thanks Jo for her service and we wish her great success in her new position.

We are celebrating 50 years of service to the community this year and can assure all older members of our community that we look forward to caring for them for another 50. To coincide with our 50 years serving the community, the Board took the decision to "freshen" up the CapeCare brand. This included updating our logo, a major upgrade of our website and signage on our buses and at the entrance to the Ray Village site. As can be seen from this report, CapeCare can truly avow to be Your One Link for South West Aged Care.

THE BOARD:

In the year since my last annual report there have been a number of changes to the Board. CapeCare was fortunate that the commitments which had caused Max Jensen to resign from the Board had eased, making him available to rejoin the board and fill a vacancy.



Homes For The Aged

FOUNDATION STONE UNVEILED

The Villa Maria Homes project for aged people was advanced a further stage last Sunday afternoon, when the foundation stone on the first of the three duplex cottages was unveiled by the Minister for Lands, Hon. W. S. Bovell, M.L.A., in the presence of a representative gathering of town and district members.

the generosity of Mr. and Mrs. Ray and the keenness of Monsignor Cunningham, who enlisted the aid of others, that the project had reached the present stage. On behalf of the Government he expressed thanks to Mr. and Mrs. Ray and said he was pleased to have been given the opportunity to be associated with the project.

Bishop Goody said it was one of the happiest occasions

CHARITY BUSSINESS

On Sunday, September 11, 1911, a further step in the progress of the proposed Villa Maria Homes for the Aged was made when the foundation stone was laid by the Hon. W. S. Bovell, M.L.A., in the presence of a representative gathering of town and district members.

In April, long serving member, Ian Meiklejohn decided after 20 years of service to retire from the Board. Ian had been a member of the Board since 1991 and held the position of Deputy Chairman since October 2008. As a Practising Accountant, Ian's advice and assistance to the professional staff over the past 20 years was invaluable in developing the financial management of the organisation.

In June the vacancy left by Ian was filled by Mrs Nadine Carter. Nadine, whose father had been a resident in Ray Lodge Hostel, has a background in Human Resource Management and will add valuable expertise to the Board. The Board as at September 2011 is as listed in this report.

SENIOR MANAGEMENT:

Since the last report we have obtained the services of Mrs Julie Jones who has taken up the role of Area Manager in the Nursing Home. Julie is an experienced Clinical Care Coordinator and a Facility Manager. The Area Manager position was previously shared by Mrs Karen Jones and Mrs Elise Parker. Karen resigned due to family commitments and Elise has taken up the very important resident assessment role as ACFI Officer.

Senior staff as at September 2011 is as follows:

- Mr Des Campbell - Chief Executive Officer
- Mr David Mottram – Director Business Services
- Mrs Joanne Penman - Director Care Services (resigned October 2011, recruitment underway)
- Mr Dominic Trombetta – General Manager Operations
- Mrs Julie Jones - Area Manager, Cunningham Nursing Home
- Mrs Tracey McMulkin – Area Manager, Ray Lodge Hostel

FINANCE:

After a year of heavy expenditure in 2009/10 and with the aid of increased Government funding, Capecare has returned to the levels of profitability in 2010/11 that will help facilitate future planned major capital expenditure programs.

A summarised financial statement is included on the back cover of this report. Full audited accounts are available from the Administration Office and have been circulated to all Board Members.

AGED CARE REFORM:

The final report of the "Caring for Older Australians" public enquiry by the Productivity Commission was released on 8 August 2011. The Terms of Reference of the enquiry included to develop options for further structural reform of the aged care system, including regulatory and funding alternatives for residential and community aged care.

The final extent of the reforms is still to be determined by the Government. The reforms will be implemented over 5 years and have the potential to be the most far reaching of any reforms of the last 20 years. The Board has kept and will continue to keep abreast of the process and the likely effect on Capecare.



ESTABLISHED 1956

The following report, covering the second year of the Villa Maria Homes (Inc.), which are established on the coast 4 miles west of Busselton, was submitted by the chairman, Mr. C. W. Cunningham.

"In my last report I referred to the arduous work of organising, planning and developing the scheme, but today it is very satisfying to record the successful fulfilment of these early planning and organising efforts. Today six very happy and contented people are domiciled in homes equal to none for their comfort, style and peaceful surroundings. You must visit and talk with these people to fully realise just how much Villa Maria means to them. Their happiness, security and well being must be realised.

The first significant step dur-

piest since I have taken over the Diocese of Bunbury. I have always hoped to see such a charitable work started and now, due to the generosity of Mr. and Mrs. Jack Ray, here it is in the Homes for the Aged at Villa Maria, Busselton."

"We advertised for married and single people and received six applications, all single. So when the Homes were ready for occupation, these same six people were accepted and they took up residence early in April.

"They are Mesdames Harrison, Doble, Smythurst and Berryman and Messrs. Armstrong and MacKillop. Further applications have since been received. Mrs. Harrison has been appointed to collect the weekly contributions and other monies from time to time. Mr. MacKillop has proved a tremendous

"To our many friends and benefactors who are increasing every day we express our appreciation, and record the hope that this benevolent work will develop and embrace a very wide field of charity for old people to the greater glory of God."

"I must mention in particular Mr. and Mrs. J. Ray, without whose generosity this project would not have been instigated; the Commonwealth Government for its financial assistance to the extent of £12,105; the State Government in making available the services of the State Housing Commission for plans, specifications and supervision of the entire buildings; the State Lotteries Commission for the donation of £2900 for furnishings; Mr. J. Mahoney, our tireless secretary; Mr. K. Bussell, our efficient

More units, nursing home at Villa Maria

RETIREMENT VILLAGE LIVING

Since the last report, we have sold 8 units made up of 2 new units from Stage 3 and 6 resales that had become vacant. Interest in the Village remains strong but the local housing market which continues to be very flat has created ongoing difficulties for the sale of our retirement units. There have been a number of prospective residents who have signed contracts subject to the sale of their existing home but those contracts have become void when their home did not sell.

At the time of writing this report 3 new units and 6 existing (resale units) were vacant.

COMMUNITY CARE

Capecare's belief in the importance of community services as part of a continuum of care has been reinforced by the Productivity Commission's recently released report into aged care. The report highlights that over the next few decades Australia's ageing population will require the provision of aged care services to much larger numbers of people with increasing diversity in their care needs and preferences.

Capecare's community services, as part of a range of services offered to our clients, will help put us in a unique position to meet these challenges. With future growth in mind, Capecare has applied for an additional 10 high care community packages (known as EACH packages). If successful this will take the total number of these packages to 21, in addition to the 35 low care community packages we provide.

DUNSBOROUGH:

The ongoing process of achieving the environmental approval required for the land on Naturaliste Terrace, Dunsborough is continuing. In September 2009 the EPA assessed the proposal as requiring a Public Environmental Review after Capecare appealed against the initial assessment. This process requires us to prepare an Environmental Scoping Document (ESD) and to have this approved by the Environmental Protection Authority (EPA). The ESD is required to contain, among other things, the key environmental factors associated with the project, the potential environmental impacts and their management, and any proposed further studies and investigations on the site. Three versions of the document have been forwarded to the EPA and final approval has now been given to proceed with the Public Environmental Review. The document which will be advertised for public comment should be on display by March next year.

HUMAN RESOURCES:

As an organisation providing care, the calibre of our staff is our most important asset. While recruiting in aged care remains one of the sectors biggest challenges, Capecare



Board Members:

John Reid
Chairman

Max Jensen
Deputy Chairman

Coralie Tarbotton

Dr John Caldw

Linda Nixon OAM

Kristine Carter

Barbara Jeffery

Dr John Mulligan

Rob Davis

Nadine Carter



celebrating 40 years of 'Ray' aged care TO BEGIN HOME FOR THE AGED

age celebrates its 40th birthday...
 id Brand said in 1967 when he...
 late Premier, it was a personal...
 done by people such as...
 Maud Ray, who...
 good fortune in...
 were prepared to...
 10th elderly people...
 circumstances...
 own...
 Maud Ray...
 founders of...
 ge or as it was...
 in Villa Maria...
 idless couple...
 Busselton in...
 ter spending...
 rried life as...
 in Kunmin...
 arin from 1925...
 following the...
 ur farm gave 20...
 beachfront land to...
 start a retirement...
 be the aged. There...
 was matched by grants...
 Commonwealth...
 Social...
 State Housing and State...
 Communities which enabled...
 Ray Village Aged Services to...
 ed Maud and...
 Maud's brother...
 became a farming...
 in 1925...
 Maud Cunningham...
 1925...
 Maud Cunningham...
 1925...
 Maud Cunningham...
 1925...

In 1964 Jack and Maud visited Rome...
 where they were awarded the Pap Cross...
 for "Church and People" by the Pope. Six...
 years later they were again recognised with...
 a British Empire Medal in the Queen's...
 Honours List.
 Plans never stopped for extensions...
 and improvements and in 1967...
 plans for an aged persons...
 hostel to house 32 frail...
 aged residents were...
 drawn up.
 Unfortunately just prior to the...
 opening of the hostel in October...
 1969, Jack Ray died and in his...
 memory the hostel was...
 named Ray Lodge.
 Jack Ray had been a...
 World War I...
 veteran and...
 served overseas...
 in the Light...
 Horse Regiment.
 He went to...
 work for a farmer...
 in Toodyay after the...
 war ended and waited...
 for his block of land...
 through the Repatriation...
 Department. An uncleared...
 block at South Kunmin...
 was allotted to him and after...
 clearing his 120 acres he...
 began by farming it.



Jack Ray

Kunmin farm and bought a property in...
 Karlgarin in the wheat area where they...
 worked hard until their retirement in 1960.
 Following Jack's death Maud continued...
 to work tirelessly for the project but she...
 passed away in October 1970 leaving their...
 legacy well established but one that...
 has continued to grow in the...
 intervening years.
 In December 1990 a...
 tender was accepted for...
 the construction of...
 an extension to Ray...
 Lodge and a 24...
 bed nursing...
 home. In 1981...
 this project was...
 named in a...
 memory of...
 Charles Cunningham...
 Nursing Home...
 in honour of...
 the founding...
 chairman, Monsignor...
 Cunningham.
 He passed...
 away while...
 living in the...
 nursing home in...
 1987, only nine...
 months after its...
 official opening.
 Over the years...
 additional extensions and...
 upgrades have followed and...
 in June last year the first...
 stage of an upgrade of a new...
 20-bed wing to replace the...
 original building took place successfully.



Maud Ray

A WESTERN Australian...
 couple, who contented...
 themselves only with "our clothes...
 and furniture," recently saw a...
 further stage reached with the...
 opening of extensions to a home...
 for the aged for which they...
 gave up 10 acres of land and...
 their beachfront house.
 The \$28,000 "Villa Maria"...
 for the aged recently blessed by...
 Bishop Goody of Bunbury and...
 officially opened by the W.A...
 Premier, Mr. Brand, was inaugurated...
 five years ago by...
 Karlgarin farmers, Mr. and...
 Mrs. J. Ray at Busselton.
 Coincident with the opening...
 of the Villa Maria with a...
 Bishop Goody announced plans for...
 further extensions to the...
 Villa Maria with a...
 Campbell...
 Ray...
 important to...
 Mr Campbell said a great deal of the...
 success of Ray Village is due to the...
 generosity of the donors who...
 have made it possible to...
 provide a home for the aged...
 in Busselton.

\$120,000 frail-aged centre for...
 32 people.
 He said the frail-aged centre...
 would be Villa Maria's most...
 ambitious project. It would...
 comprise separate bedrooms...
 but residents would share other...
 facilities.
 A hospital matron would be...
 in charge of care for residents.
 The bishop praised the Karlgarin...
 farmers for their generosity...
 and said Pope Paul had...
 honored them with the Cross...
 Pro Ecclesia Et Pontifice in...
 recognition of their "...generosity...
 and extraordinary works...
 for charity."
 Project chairman Monsignor...
 Charles Cunningham—a brother...
 of Mrs. Ray—said work

would start on the new centre...
 as soon as possible. Eventually...
 100 people would live at Villa...
 Maria.
 He said Villa Maria was a...
 non-profit organisation...
 Unlike some other age...
 homes schemes, applicants are...
 not required to pay "ke...
 money."
 Mr. Brand praised Mr. and...
 Mrs. Ray for their "initiative...
 and dedication," saying, in...
 words of the Gospel, the...
 "had gone that extra mile."
 Asked what had prompted...
 them to start Villa Maria...
 Mr. and Mrs. Ray said "we...
 simply wanted to help those...
 in a less fortunate financial...
 position."

continues to be fortunate in maintaining good levels of high quality staff. Predictions of a return to the extremely difficult environment felt at the height of the mining boom have, fortunately, not been realised.

A special mid-winter function was held in August to say thank you to our staff and acknowledge significant milestones of service. This year we acknowledged five staff members from four different areas of the organisation for achieving 15 years of service. These were Brent Panizza (Strelley), Rita Pursell (Nursing Home), Kerry Rickert (Services), Sue Coverley (Services) and Tracey McMulkin (Hostel). In addition one staff member, Robyn Pearce, was acknowledged for achieving her Certificate IV in Aged Care.

ACCREDITATION:

In September we saw the fourth round of accreditation for Cunningham Nursing Home and Ray Lodge Hostel. Capecare continually strives to meet and exceed the high standards set by the Commonwealth Government and measured by the Aged Care Accreditation Agency through the Accreditation process. Both Cunningham Nursing Home and Ray Lodge Hostel were compliant in all 44 Standards.

Our success in achieving full accreditation once again is a testament to the dedication of our Director Care Services, Joanne Penman and her team, our General Manager Operations, Dominic Trombetta and of course all our staff.

50 YEARS OF SERVICE:

Capecare is celebrating its 50th anniversary during 2011, having been incorporated in 1961 under the name of Villa Maria Homes (Inc). The initial task of the organisation was to manage the 20 acre site that was donated by Jack and Maud Ray to be used for charitable purposes, especially in care for the aged. Mrs Ray said of the organisation, "It could grow into something quite big. Our object is to look after aged people but later we may find that we want to do something else".

Development of the site commenced very soon after incorporation with the building of retirement units in 1962, a hostel in 1969 and the nursing home in 1980.

The organisation has grown over the years to include a 112 residential age care facility and a community care service that assists over 300 people to continue to live in their own homes. Construction of the retirement village commenced in 2002 and now contains 55 units.

Capecare employs over 180 staff and is assisted by over 100 volunteers. It has remained a community based incorporated entity with Board members and management drawn from the local community. Our founders, Jack and Maud Ray and inaugural Chairman, Monsignor Charles Cunningham would have been proud of the progress made over the past 50 years and delighted with the plans we have made for the future.

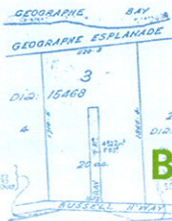
IN CONCLUSION:

2012 will present plenty of challenges for Capecare, however, as always it will be interesting and exciting and I know that all of us at Capecare - our staff, volunteers and Board members will continue to play their roles in providing quality care to our community. For their ongoing efforts my grateful thanks.

John Reid
 Chairman, Board of Management.

Certificate of Title

The Transfer of Land Act, 1893 (44 Vic. 14, Sec. 5).
 Busselton, Farmer, is now the proprietor of an estate
 comprised of the following parcels of land, the boundaries of which are
 described as follows:—
 1. A parcel of land containing twenty acres or thereabouts, being portion
 of the estate of the late J. G. Busselton, deceased, and being the same as
 described in the Certificate of Title No. 15468 of the 10th day of July 1962.



Balance Sheet as at 30th June 2011

Last Year

11,978,767
 11,768,116
 23,746,883

Accumulated Funds

Revaluation and Grant Funding Reserves
 Accumulated Surplus (Retained Earnings)
TOTAL FUNDS

Represented By:

35,522,641
 12,744,042
 5,353,253

Fixed Assets
 Current Assets
 Non-Current Assets

53,619,936

TOTAL ASSETS

10,277,621
 19,595,432

Current Liabilities
 Non-Current Liabilities

29,873,053

TOTAL LIABILITIES

23,746,883

TOTAL NET ASSETS

This Year

11,840,581
 12,843,258
 24,683,839

Profit & Loss Account for the year to 30th June 2011

This Year

2,114,724
 5,685,736
 7,800,460

INCOME

Customer charges
 Govt funding

This Year

2,345,211
 6,385,520
 8,730,731

Less: EXPENDITURE

6,212,798
 2,512,000
 8,724,798
 -924,338

Wages and wage related expenses
 Other Expenses

6,881,888
 2,415,219
 9,297,107
 -566,376

OPERATING LOSS

2,010,681
 (905,600)
 1,105,081

NON OPERATING ITEMS

Income
 Expenses
NON OPERATING PROFIT

2,426,428
 (923,096)
 1,503,332

180,743

NET PROFIT

936,956

er 20, 1962 THE BUSSELTON SENIORS EXTENSION
ABLE PROJECT AT BUSSELTON ADVANCES
BUSSELTON SENIORS EXTENSION
CIVIC CENTRE, MARCH 6

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 gress of
 ia Homes
 e in Bus-
 ury. On
 t Rev. L.
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 on. W. S.
 eiled a



Long waiting list for seniors
 Villa Maria and at Ray Village

THE waiting list for residential care at Ray Village is at an all-time high. Such is the huge demand for hostel and unit accommodation that new only applicable to those entering the hostel and units who are not financially disadvantaged. Nursing home admissions are exempt from any entry charge.



OCCUPATIONAL SAFETY AND HEALTH:

The Board continued its strong commitment to the health and safety of all our staff and is committed to ensuring all equipment, resources and systems required are available. Maintaining the health and safety of our staff has been guided by the OSH Committee which meets monthly throughout the year. The Committee is chaired by the Director Care Services and includes Board Member, Linda Nixon and representatives of staff and management.

BUILDING WORKS:

Work to improve facilities for residents and clients has continued during the period and planning for future upgrading is ongoing.

Extension to Monks Wing

Since the last Annual Report the construction of the 4 bed extension to Monks wing has been completed and the four residents from the Boxsell wing transferred to their new accommodation. The project provided private ensuites and larger bedrooms for these residents and is a major improvement in their standard of accommodation.

Refurbishment of Boxsell Wing

Once the Boxsell wing was vacated work commenced on refurbishing this area and converting it to centralise a number of services for the organisation. This work was completed in August 2011 and the area now houses the administration offices, podiatry, occupational therapy, physiotherapy and a hair dressing salon. The upgrade has also allowed us to house care management staff from Strelley Grange and Ray Village under one roof allowing for more efficient management of our operations.

New Village Centre and Adult Day Centre

After more than 6 years of planning and obtaining approvals, work finally commenced on construction of our new Adult Day Centre and Village Centre on the Ray Village site. Pindan were the successful tenderers for the new building which will, when completed, provide the long awaited Village Centre for the retirement unit residents and the much needed replacement of the Strelley Grange Adult Day Centre.

The new building will cost in the order of \$3 million and will be situated on the vacant land at the highway end of the Ray Village site. Clearing work commenced on the site in September and construction should go through to July 2012.

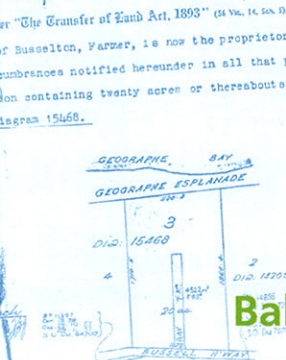
In addition to the construction of the buildings, a significant amount of work has been required in relation to stormwater management. This will involve the excavation of a drainage basin and the laying of pipe along the western boundary of Ray Village to the beachfront reserve.

Replacement of Hostel

Planning work for the replacement of the original hostel buildings is progressing. The project will encompass the rebuilding of 54 bedrooms and ensuites as well as all lounge, dining and services room requirements. The rebuild will be the largest and most costly undertaking by the organisation and will complete the upgrade of the residential care facilities on the Ray Village site.



Certificate of Title



Balance Sheet as at 30th June 2011

Last Year		This Year
	Accumulated Funds	
11,978,767	Revaluation and Grant Funding Reserves	11,840,581
11,768,116	Accumulated Surplus (Retained Earnings)	12,843,258
23,746,883	TOTAL FUNDS	24,683,839
	Represented By:	
35,522,641	Fixed Assets	35,553,812
12,744,042	Current Assets	18,272,273
5,353,253	Non-Current Assets	2,439,141
53,619,936	TOTAL ASSETS	56,265,226
10,277,621	Current Liabilities	11,378,943
19,595,432	Non-Current Liabilities	20,202,444
29,873,053	TOTAL LIABILITIES	31,581,387
23,746,883	TOTAL NET ASSETS	24,683,839

Profit & Loss Account for the year to 30th June 2011

This Year		This Year
	INCOME	
2,114,724	Customer charges	2,345,211
5,685,736	Govt funding	6,385,520
7,800,460		8,730,731
	Less: EXPENDITURE	
6,212,798	Wages and wage related expenses	6,881,888
2,512,000	Other Expenses	2,415,219
8,724,798		9,297,107
-924,338	OPERATING LOSS	-566,376
	NON OPERATING ITEMS	
2,010,681	Income	2,426,428
(905,600)	Expenses	(923,096)
1,105,081	NON OPERATING PROFIT	1,503,332
180,743	NET PROFIT	936,956