

## EVANGELICAL LUTHERAN CHURCH IN SOUTHERN AFRICA (N-T)

Report by the Directors of German Seniors Residence NPC to the Synod 2019 for the Years 2017 and 2018.

### **Background**

The German Seniors Residence NPC (GSR) is an organisation that cares for senior citizens from all walks of life at its premises in Richmond/Auckland Park, Johannesburg and also from its direct involvement with the German Retirement Village Trust (GRVT) situated in Douglas Park, Sandton. At its Auckland Park premises up to 100 residents can be catered for with about 25 residents who require frail care in the Frail Care section of the GSR. The GRVT has established 50 housing units and provides for life rights for about 50 senior families.

### **Organisation**

The GSR is a registered company and is subject to the provisions of the Companies Act and also the various legislation regarding the care for senior citizens. Its affairs are directed by a Board of Directors and a management team. The promoters of the GSR are ELKSA (N-T), the Deutscher Frauenverein Johannesburg, and the Johanniterorden, Subkommende Südliches Afrika. The GRVT is a trust and administered by six trustees who are appointed by the GSR and the Trusts Deed can only be changed by GSR in a general meeting of promoters.

Since inception of the Trust, the appointment of trustees was never actually done in line with the Trust Deed and during 2017 the directorate of GSR decided to appoint some new trustees and this resulted in the resignation of all trustees at that time. Now the trustees of the GRVT are all appointed by the directorate of the GSR as is required in terms of the Trust Deed. The Trust was registered with its original Trust Deed in 2000, but the trustees, contrary to the provisions of the Trust Deed, changed it to the effect that the GSR as beneficiary had been changed as the objective of the GRVT is now defined as being for charitable purposes of a public character. The directors of the GSR have already resolved that the Trust Deed be redrawn to more directly reflect the original purpose of the Trust. This is still in progress.

The residents are represented by a Residents' Committee, as is required by law.

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### **Operations**

The GSR is managed by a team of highly competent team of managers headed up Michaela Thomas as general manager and her deputy Britta Maré and Sr Makalema Thumi, the matron. The kitchen that supplies all the meals to residents, either on an inclusive basis or on a restaurant basis against a nominal charge, has been successfully outsourced in 2017 to a specialist catering company.

### **Administration**

#### 1. General

- a. The directorate of the GSR meets quarterly and works through an agenda that covers strategy, budgeting, finances, maintenance, operations, residents' matters and deals generally with the administration.
- b. The Trustees of the GRVT also meet quarterly. Their main concerns are addressing and responding to issues raised by the Douglasdale Property Management Committee (DPMA), the statutory residents' committee, advising on a new trust deed, attending to the sale of life right agreements, financial matters, trust administration matters and others.

#### 2. Finance

- a. GSR prepares monthly finance reports with budget comparison which are analysed in detail at each quarterly meeting. Annual financial statements are prepared which are audited and are presented top promoters at an annual general meeting. Budgets are approved by the board in the month before the new financial year.
- b. GRVT is currently catching up on financial matters. The annual financial statements for the year ended 31 March 2017 were audited and have been approved by the Board. In order to have identical year ends, the GRVT change its year end to 30 June from 2017 and the accounting records for the Trust are currently

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being compiled. There is some catch up work to be done, but this should be completed in the next three to four months, then audit financial statements will be prepared for the 15 months ended 30 June 2018. The 2019 annual financial statements will be presented to the Board of GSR together with the annual financial statements of GSR for that year. The delays arose because of the difficulties with the Master to acknowledge the new trustees and now technical difficulties have been raised by the bank which prevents the current trustees, even though duly appointed, from accessing the banking records of the Trust.

### 3. Occupancy

- a. GSR has a waiting list and vacancies are filled quickly when they arise. The frail care section is usually 80% occupied so that there is capacity to accommodate cases as and when they arise.
- b. GRVT has always been able to sell its available life rights and there is constant demand. The turnover is cyclical, and the average duration of a life right is in excess of ten years.

### 4. Maintenance

- a. During the last few years GSR has spent considerable amounts of money on the maintenance and improvement of the infrastructure. This related to structural movements of housing, electrical connections, safety improvements, regulatory compliance, and water supplies. While this work will continue, the intensity of the activities in prior years will be slowing down.
- b. At the GRVT the general maintenance of the buildings and supply of water and electricity is in the hands of the DPMA. Structural maintenance is in the hands of the trustees, but currently there are no matters to report.

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### 5. Capital projects

- a. No capital projects are in planning for either of the GSR and GRVT.

### 6. Income, fund raising and reserves

- a. GSR charges monthly fees for accommodation, frail care and food and that is sufficient to generate a small surplus. Donations are used to finance the major maintenance projects. The annual Bazaar raises about R100 000. At 30 June 2018 total reserves amounted to R9 million. We are also received small amounts from the 'My School' project which is run by retail organisations and any social institution can register with them.
- b. GSR receives donations from individual and every year an amount has been received from the Olthaver Trust. These donations latterly have been used to support the maintenance activities described above.
- c. GRVT's sole income is from the sale of life rights. From each sale it received 25%. Any surplus will be available to the GSR as support, once the Trust Deed has been changed to its original purpose. At 31 March 2017 the reserves of the trust amounted to R2.5 million.

### **Directors and trustees**

#### 1. GSR - Current

- a. HCOF Herrmann
- b. HH. Kohlmeyer
- c. I Lemon
- d. H Müller
- e. AE Petty
- f. U Schäckermann,
- g. H Schwäcke
- h. T Thormeyer
- i. CC von Flemming

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### 2. GSR – Change

- a. During the synodal period Traute Riester, who had been member and chaired the Board of the GSR for many years, retired. Her commitment to service to the GSR was exemplary and will be remembered for years to come. The community and the board of GSR thank her for her the years of service she gave and the very positive influence she had on everything that is the this organisation is today
- b. Pastor Wernecke, served as director and later as chairman of the Board , and resigned after his retirement and his move to the Cape Province. His dynamic approach to the leadership of the Board was appreciated by all and during this terms as board member the general maintenance programme was started and the GRVT was brought back to close relationship it was intended between the Trust and GSR from inception.

### 3. GRVT – Current

- a. Angela de Bruyn
- b. Kay Schröder – Chair
- c. Hans-Heinrich Kohlmeyer
- d. Helga Schwäcke
- e. Peter Schultheiss
- f. Andreas Wernecke

### 4. GRVT – Changes

- a. R Hank
- b. E Köstlin – Chair
- c. H Köstlin
- d. W Reiff
- e. ML Schütte – Secretary and Treasurer
- f. A von Eckhardstein

These trustees served for many years, some from the beginning of the trust in 1999, and the directors are grateful for the work done by them all.

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### **A View to the future**

The support of our promoters is greatly appreciated and the directors are fulfilling their functions as representatives of these promoters, some for very many years. The ELKSA (N-T) recently assisted with the solutions to some areas of concern between the GRVT and the GSR, the Deutscher Frauenverein Johannesburg never hesitates to provide people, power, and financial support when called upon, such as the acquisition of four units in the GRVT project and its continuous concern for the elderly at GSR, The Johanniterorden with its project to educate and train South Africans, in Germany, which helps to have student nurses available at the GSR and to create a pool of trained staff that could be employed in the future.

We have adopted as one of our values that guide us in our daily commitment to support the GSR, the value of Teamwork, and we looking forward to the continuous support from our promoters.

Dublin 16 June 2019