



Illustration – Annie Paliwal

KOROROIT CREEK NEIGHBOURHOOD HOUSE INCORPORATED

**KOROROIT CREEK
NEIGHBOURHOOD HOUSE**

Together for a
sustainable future

AGM REPORT 2024/2025



1.0 Vision

Our goal is an environmentally-focused neighbourhood house, which allows for activities, events, practical learning, volunteer and recreational activities and a place where members of the community have an opportunity to meet, contribute and participate.

2.0 Governance

The Kororoit Creek Neighbourhood House Incorporated was incorporated under the Associations Incorporation Reform Act 2012 (Victoria) on the 21 November 2016

Our Statement of Purposes includes the following:

- The management of an Eco-Living Centre located in proximity to the Kororoit Creek, which allows for activities, events, practical learning, volunteer and recreational activities and a place where members of the community have an opportunity to meet, contribute and participate.
- The provision of community services for communities within Albion, Ardeer and those who have a connection with the Kororoit Creek.
- The provision of community services to over twenty key interest groups.
- The provision of opportunities to develop skills, share knowledge and learn.
- The provision of a meeting place, forum and conduit for action regarding issues affecting the local community.
- Facilitation of collaborative projects between community groups, educational institutions, government agencies, and the corporate sector to fulfil any of the purposes of the Association.
- Addressing sustainability issues, desired behaviours or themes of interest that should be targeted through education, research and engagement programs ... and including general awareness as well as how to respond to issues.
- The Kororoit Creek and surrounds, including local flora and fauna populations and their habitats.
- To raise any funds or commit to any ancillary actions which are non-profit in nature and seek to achieve any of the purposes of the Association.

3.0 Committee 2024/25

Members of the Committee of Management (CoM)

| | |
|---------------------------|-----------------------|
| President/Chair | – David Lughermo |
| Vice President | – Neil Head |
| Treasurer | – Asif Shah |
| Secretary/Minute Recorder | – Helen Rzesniowiecki |

Committee of Management Responsibilities

Neighbourhood houses are governed by community-based committees of management (CoM), they are autonomous and take responsibility for their own good governance.

The committee of management is:

- responsible for good governance
- responsible for strategic planning
- accountable for funds received.

The Committee of Management have achieved their key goals in 2024/25

3.0 Committee 2024/25 continued

The Committee has continued to maintain its' key goals –

- Successful management of the Eco-Living Centre.
- Sustainability of KCNH Inc into the future – maintain funding support from Brimbank City Council and the State Government for Neighbourhood House funding – these major funders support our Coordination.
- Continual development and delivery of a successful Environmental Education Program;
- A successful online presence;
- Service existing groups and encourage new initiatives;
- Continual development of additional programs in consultation with users and the wider community;
- Maintain relationships with Stakeholders, funding bodies, Community organisations, The Communities of Albion/Ardeer, and other interested parties.

4.0 Community Relationships

The Kororoit Creek Neighbourhood House has a wide number of stakeholders and users, and welcomes support from a number of funding bodies and supporters.

Our programs would not be as successful without assistance from the wider community as well as volunteers.

Kororoit Creek Neighbourhood House acknowledges the support of Brimbank City Council and the Department of Families, Fairness and Housing for core funding.

Thank you to the following organisations for their support or project funding - Brimbank Community Fund, VicHealth, Lord Mayor's Charitable Foundation, Australian Communities Foundation, Neighbourhood Houses Victoria, Australian Neighbourhood Houses & Community Centres Association, Network West and Centre for Multicultural Youth.

5.0 President's Report 2024/25

The Committee of Management and Coordinator have continued to meet regularly online throughout the year to ensure policies and procedures are implemented and have managed processes in a responsible manner. We remain responsible for management of funding, payroll, report writing and support and feedback to our very capable Coordinator.

We have included an excerpt from a report from the Neighbourhood House Survey annual reporting cycle which demonstrates that Kororoit Creek Neighbourhood House Incorporated provided in excess of \$638,564 of value to the community for 2024. [This community value equates to \$3.61 for every \$1 of income; \$6.47 for every \$1 of Neighbourhood House Coordination Program funding and over \$255.53 for every hour the Neighbourhood House is in use].

I would like to take this opportunity to thank members of the Committee, the Coordinator, Project Officers and other Community Members who have volunteered their time and resources to ensure the ongoing success of the Kororoit Creek Neighbourhood House.

I wish to thank all Funding bodies who have contributed to our ongoing success.

David Lughermo
President – KCNH Committee of Management

6.0 History

Kororoit Creek Neighbourhood House Inc acknowledge the Traditional Owners of the Land and surrounds - the Wurundjeri tribe of the Woiwurung speaking group. They lived and managed the area including nearby Kororoit Creek for over 40,000 years up until European settlement in the late 1700s.

The Albion Eco-Living Centre is a council-owned asset located at 61A Selwyn Street, Albion. The house is managed by the Kororoit Creek Neighbourhood House Incorporated Association and with assistance from Brimbank City Council and the Victorian State Government, we facilitate a Neighbourhood House Program from the site. In conjunction with this program we are particularly motivated to include and auspice programs which have a sustainability and environmental focus at the Eco-Living Centre.

This house has been utilised by the local community for many years – initially as club rooms for both Albion and North Sunshine Tennis Clubs, and then the Albion Community House Committee came into being, providing playgroups, holiday programs, youth groups, community groups and a local meeting place for residents. The house was then solely managed by Council as a “hall for hire” facility.

For over 10 years Albion & Ardeer Community Club (AACC) had established and maintained a vegetable garden which was located at the rear of the property, and held a number of neighbourhood festivals and events in the area. The garden area, and connection to community, originally established by AACC continues to receive additions and renovations, and is the site for other programs operating in the local community.

In 2012 Brimbank City Council entered into a partnership with Victoria University, with support from the Victorian Government's Sustainability Fund and other partners, to retrofit the 1950s-weatherboard house into an Eco Living Centre. The renovation included the installation of sustainable technologies and practices that demonstrate the benefits of sustainable living to Brimbank residents. This newly renovated Eco Living Centre was launched on June 14, 2013.

In 2016, Brimbank City Council gave in-principle support for Albion Eco Centre to transition from a council operated venue to an environmentally focused neighbourhood house managed by a local, incorporated Committee of Management.

In 2017 Brimbank City Council agreed to support the committee and this resulted in start up funding to run a Neighbourhood House Program.

Since 2018 Brimbank City Council have continued to support the committee through it's Neighbourhood House funding support Program. The Victorian State Government have provided ongoing resources through the Neighbourhood House funding program - and Kororoit Creek Neighbourhood House Inc continue to provide a community-managed Neighbourhood House at the Albion Eco-Living Centre site.

During the “Covid years” we were continued to support the local community and maintained programs using modified formats – and pride our methods to operate community connections.

Our programs and partnerships continue to expand, and we continue to support the identified needs and requests of the local community.

During 2024/25 we have once again expanded our programs and reach with and to the local community.

Whilst continuing ongoing activities we have also had some additions to programs – Plant, Grow, Harvest, Share – KCNH Community Garden; KCNH Multicultural Carers Group;

We continue to promote initiatives which assist community members to develop strategies and adaptation techniques to the ongoing challenge of climate change.

7.0 Financial Reports 2024/25

Balance Sheet

Balance Sheet

Kororoit Creek Neighbourhood House Incorporated

As at 30 June 2025

| Account | 30 June 2025 | 30 June 2024 |
|--------------------------------------|-------------------|-------------------|
| Assets | | |
| Bank | | |
| KCNH Incorporated Transaction | 259,210.16 | 199,628.54 |
| KCNH Petty Cash Account | 2,449.25 | 982.43 |
| Total Bank | 261,659.41 | 200,610.97 |
| Current Assets | | |
| Accounts Receivable | 79.50 | 22.48 |
| Program Equipment | 9,615.01 | 9,433.22 |
| Venue Hire Bond | (200.00) | (200.00) |
| Total Current Assets | 9,494.51 | 9,255.70 |
| Fixed Assets | | |
| Computer Equipment | 3,148.63 | 3,148.63 |
| Office Equipment | 5,248.77 | 5,248.77 |
| Total Fixed Assets | 8,397.40 | 8,397.40 |
| Total Assets | 279,551.32 | 218,264.07 |
| Liabilities | | |
| Current Liabilities | | |
| Accounts Payable | 1,440.42 | 1,559.59 |
| GST | 9,664.72 | 9,198.18 |
| PAYG Withholdings Payable | (2,506.00) | 1,260.00 |
| Portable Long Service Leave Payable | (1,343.02) | (1,343.02) |
| Rounding | (0.10) | (0.07) |
| Superannuation Payable | 127.04 | 127.01 |
| Suspense | 1,650.30 | 1,671.30 |
| Wages Payable - Payroll | 11,114.19 | 11,114.19 |
| Total Current Liabilities | 20,147.55 | 23,587.18 |
| Non-current Liabilities | | |
| Lise Kaufman | (992.00) | (992.00) |
| Total Non-current Liabilities | (992.00) | (992.00) |
| Total Liabilities | 19,155.55 | 22,595.18 |
| Net Assets | 260,395.77 | 195,668.89 |
| Equity | | |
| Current Year Earnings | 64,726.88 | (27,928.75) |
| Retained Earnings | 195,668.89 | 223,597.64 |
| Total Equity | 260,395.77 | 195,668.89 |

Profit and Loss

Profit and Loss

Kororoit Creek Neighbourhood House Incorporated

For the year ended 30 June 2025

| Account | 2025 | 2024 |
|---------------------------------|-------------------|--------------------|
| Trading Income | | |
| Grants - BCC NH Funding | 35,000.00 | 35,000.00 |
| Grants - Core Funding | 100,334.00 | 96,889.00 |
| Grants - Project Related | 53,910.05 | 39,756.24 |
| Other Revenue | 9.09 | 0.00 |
| Program Sales | 187.95 | 0.00 |
| Room Hire | 15,878.19 | 5,080.94 |
| Total Trading Income | 205,319.28 | 176,726.18 |
| Gross Profit | 205,319.28 | 176,726.18 |
| Operating Expenses | | |
| Advertising | 1,369.94 | 4,682.18 |
| Bank Fees | 6.35 | 6.69 |
| Cleaning | 4,113.43 | 3,711.20 |
| General Expenses | 40.00 | 0.00 |
| Insurance | 2,956.02 | 2,792.74 |
| Interest Expense | 0.00 | 1,154.93 |
| Light, Power, Heating | 1,004.06 | 875.34 |
| Office Expenses | 45.46 | 436.72 |
| Portable Long Service Leave | 1,659.25 | 2,101.06 |
| Printing & Stationery | 0.00 | 167.27 |
| Professional Development | 67.82 | 865.82 |
| Program | 12,304.42 | 31,812.69 |
| Rent | 90.91 | 90.91 |
| Repairs and Maintenance | 179.73 | 98.92 |
| Reversed Payments | (13.50) | 0.00 |
| Subscriptions | 2,153.58 | 1,857.68 |
| Superannuation | 10,989.01 | 14,951.38 |
| Telephone & Internet | 1,147.14 | 886.11 |
| TUTORS | 3,896.13 | 0.00 |
| Volunteer Support | 55.54 | 2,476.77 |
| Wages and Salaries | 95,555.87 | 134,537.85 |
| Water | 2,971.24 | 1,148.67 |
| Total Operating Expenses | 140,592.40 | 204,654.93 |
| Net Profit | 64,726.88 | (27,928.75) |

Statement of Cash Flows

Statement of Cash Flows

Kororoit Creek Neighbourhood House
Incorporated

For the year ended 30 June 2025

| Account | 2025 | 2024 |
|--|-------------------|--------------------|
| Operating Activities | | |
| Receipts from customers | 218,565.72 | 189,252.49 |
| Payments to suppliers and employees | (143,634.31) | (212,455.57) |
| Cash receipts from other operating activities | (9,914.18) | (225.05) |
| Net Cash Flows from Operating Activities | 65,017.23 | (23,428.13) |
| Investing Activities | | |
| Payment for property, plant and equipment | 0.00 | (1,730.45) |
| Other cash items from investing activities | (181.79) | (599.97) |
| Net Cash Flows from Investing Activities | (181.79) | (2,330.42) |
| Financing Activities | | |
| Other cash items from financing activities | (3,787.00) | (7,164.38) |
| Net Cash Flows from Financing Activities | (3,787.00) | (7,164.38) |
| Net Cash Flows | 61,048.44 | (32,922.93) |
| Cash and Cash Equivalents | | |
| Cash and cash equivalents at beginning of period | 200,610.97 | 233,533.90 |
| Net change in cash for period | 61,048.44 | (32,922.93) |
| Cash and cash equivalents at end of period | 261,659.41 | 200,610.97 |

This financial report provides the overall financial position of Kororoit Creek Neighbourhood House Incorporated as at 30 June 2025.

All grant funds have been used for the purpose intended, and we have complied with conditions of all Funding Agreements.

The organisation is financially viable and is able to continue providing programs and services.

Financial reports are generated by our accounting package.

The content of this Financial Report is lodged with the Australian Charities and Not-for-profits Commission (ACNC).

Asif Shah
Treasurer

8.0 Coordinator's Report 2024/25

Coordinator's Report

It has been a productive and rewarding year for the team at Kororoit Creek Neighbourhood House Incorporated (KCNH), with the launch of several new initiatives and the strengthening of many of our core programs — all aimed at achieving meaningful outcomes for our community.

Our Operations Project Officers, Sandy and Bridey, have done an incredible job balancing the demands of day-to-day operations while supporting community through delivery of programs, planning and management of community events, and supporting community to access services such as the community pantry and library of things.

In February we welcomed Pina as Community Garden Project Officer to support garden volunteers and engage visitors to the community garden. Pina's passion for food growing has been a central ingredient to the success of this program over the past year. Thanks also to Jerusha and Jean who facilitated the KCNH Homework Club based at Albion Primary School over the past year, their combined efforts have contributed to the growing impact of this program with numbers of children participating from local schools continuing to grow.

This year we began new partnerships with several organisations to deliver new programs including the Brotherhood of St Laurence with the development and delivery of KCNH Multicultural Carers Group and Oz Harvest in delivery of the NEST program. These programs have expanded our reach and enabled us to connect with groups previously not engaged directly in programs at the House.

A huge thank you to our volunteers whose generosity with their time and expertise is a vital support to staff and is integral to the House being able to provide the programs and supports that it does. Our Committee of Management are volunteers who do the work behind the scenes - managing financial and strategic governance of our organisation. Volunteers are also central to delivery of many of our other programs, including the Community Garden, Sunshine Repair Café, KCNH Homework Club and KCNH Multicultural Carers Group. As well as volunteers supporting us with administration work, maintenance and everyday operations.

Thank you to Volunteer West, Oz Harvest, Network West for their support over the past year. The Department of Families Fairness and Housing and Brimbank City Council continue to provide funding as well as other ongoing support of KCNH.

We have also received funding from the Lord Mayors Charitable Foundation, Centre for Multicultural Youth - Australian Communities Foundation, Brimbank Community Fund, ANHCA, VicHealth to assist to deliver community programs.

Volunteer Thank You

A big thank you to our Volunteers who have contributed time in supporting programs and day to day operations at KCNH over the past 12 months:

Ngoc, Pina, Tania, Alan, Margaret, Chris, Yvonne, Voula, Lily, Nymka, Aidan, Sarish, Maree, Shereen, Kalae, Grace, Jenneli, Joeline, Jolie, Adriana, Ivanka, Vy, Ivy, Carl, Annie, Nu, Mike, Jenneli, Trevor, Simon, Peter, Manny, Nina, Troy, Greg, Sue.

Thanks also to Sunny and Eknoor who worked with us on student placement and were key supports for staff during their time with us.

Danielle Whelan
Coordinator

9.0 Projects Report 2024/25

Plant, Grow, Harvest, Share – KCNH Community Garden



Our community gardens have continued to thrive through the efforts of garden volunteers who come along to our Monday and Tuesday working bees, as well as managing to complete the various season dependent tasks which need to happen as edible gardens never sleep.

A VicHealth Growing Healthy Communities grant has assisted us to set up a community composting hub to turn our green waste and drop off from surrounding residents into compost to power our produce growing efforts. This in turn has created a resource hup enabling exchange of equipment, cuttings and seeds. Our worm farm is thriving. Potted plants are being rehomed. We have also had participation from a group from Yooralla joining us for a morning of gardening on a fortnightly rotation to help volunteers with a range of tasks in the garden.

Throughout the year, we've had wonderful engagement from community in workshops aimed at growing community skills and knowledge in producing their own food and gardening sustainably. We also delivered a series of workshops supporting nature-based play/exploration for preschool aged children including terrarium making, decorating and planting out terracotta pots and a weaving workshop using nature-based materials. Highlights have included an eye-opening soil workshop with Craig Castree, as well as a Bonsai workshop supporting community to begin their own bonsai using native tea tree.

A big thank you to everyone who has contributed to the garden over the past year, special thanks to our volunteers Pina, Tania, Yvonne, Margaret, Chris, Voula, Nymka, Lily and Sue.



9.0 Projects Report 2024/25 continued

Walking Group



Our walking group celebrated one year of walking together along the beautiful Kororoit Creek. Every Thursday, our group meets in the community garden before setting off on an hour's walk to stay fit and healthy, welcoming walkers of all ages and abilities. Getting together every week to walk with others has also contributed to the wellbeing of our members as we have built friendships and stayed socially connected with each other.

We receive check in phone calls when someone in our group is running late or is sick and can't join in. Following the walk it is back to the house to keep chatting over a cuppa and biscuits.

Walking group has also allowed our members to stay connected to our beautiful creek. Not only do we enjoy nature when we walk, but we also look after it. Our group got access to litter pickup sticks and bags so that on some weeks, people could pick up litter along our regular route if they wanted to. We also act as stewards of our creek, often reporting issues via Council's Snap Send Solve.

Homework Club

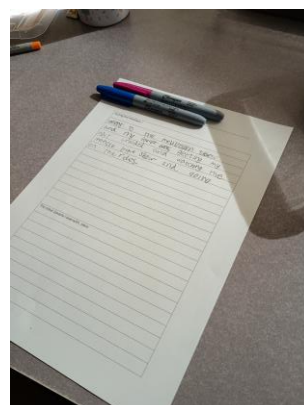


Homework Club @ Albion Primary School continues to be a very successful and well attended program. We have participants from both Albion PS and St Theresa's.

The homework club runs every Tuesday afternoon during school terms and provides homework help, as well as running special activities for events such as Science Week.

The homework club is supported by a diverse and dedicated group of volunteers who bring a range of skills to the program.

We thank the Centre for Multicultural Youth through the Australian Communities Foundation Homework Club Partnership Fund for their support in delivering the program in 2024/25.



9.0 Projects Report 2024/25 continued

Sunshine Repair Café



Sunshine Repair Café is an ongoing monthly event with a volunteer base supporting community with free repairs each month. This ongoing program encourages knowledge sharing, community building and behaviour change, and aims to support people to learn skills in reducing waste and creating social connection opportunities.



Workshops & Events



Community Activities



9.0 Projects Report 2024/25 continued

Community Pantry



Commencing in September 2024 we invited community members to “take what you need, give what you can. We supplemented the pantry items available with fresh garden produces – from the community garden.

The beginning of 2025 saw an uptake in the service and this created a challenge, due to the low funds we had available for the program. We had a favourable response to a callout for community donations.

We have had some generous donations from community members with cereal, pasta, sauces, rice and muesli bars. We have also had donations of toiletries, which have been a help to families.

We started to see some regular attendees and whilst getting to know these families, found that they began seeking help and advice in accessing other relief/financial aid services. One of our placement students put together a list of relief services in Brimbank and surrounding areas to hand out to pantry attendees.

We now operate with a registration process, with criteria for assistance, so that we are able to target those most in need.

We have discovered that some families can utilize fresh produce for nutritious cooking. Others are looking for familiar, easy or readily prepared meals and snacks.

We have been able to respond to community requests including school snacks, packets of popcorn, fruit cups as families need to access familiar, easy foods that their children will eat.

Due to homelessness, some of our clients have been unable to access cooking facilities and needed foods that could be prepared with a microwave or even just a kettle.



9.0 Projects Report 2024/25 continued

KCNH Multicultural Carers Group

The KCNH Multicultural Carers Group supports the mental and physical wellbeing of unpaid carers living in Brimbank. The group recognises the vital contribution of unpaid carers in our community and the unique challenges they face in balancing their caring roles with their own wellbeing. Unpaid carers are people in our community who provide care for a partner, child, family member or friend who needs help with daily activities due to a disability, illness or mental health issue.

Running monthly since December 2024, the group developed in partnership with the Brotherhood of St Laurence, following feedback from local carers about the need for a space focused on wellbeing, social connection and peer support.

Carers have helped shape the activities, which have included art and craft, Tai Chi, line dancing, cultural cooking demonstrations, and information sessions with Carers Victoria and Carer Gateway.



Special thanks to Hang from the Brotherhood of St Laurence for her support in establishing this group, as well as students Sunny and Eknoor for early contributions. We have since welcomed Annie and Nu as Carers Program volunteers who help support and facilitate this group each fortnight.

With the support of a Supporting Stronger Communities Grant from ANCHA, the group will move to twice-monthly sessions in the coming year — creating more opportunities for carers to take a break, enjoy meaningful activities, connect with peers, and build friendships in a supportive environment.



Other Community Impacts –



With the support of Brimbank City Council and St John Ambulance Victoria we wish to remind everyone that we have a Defibrillator located at the front door of the Neighbourhood House.

| <h1><u>Kororoit Creek</u> <u>Neighbourhood House</u></h1> <p>2024 - Real Impact. Real Value.</p> | |
|---|--|
| INCOME | \$176,726 |
| VALUE | \$638,564 |
| <p>This figure includes the value of:</p> <p>Improved quality of life through social connection: \$502,631</p> <p>Volunteer contributions: \$107,638</p> <p>Emergency relief provided: \$12,744</p> <p>Services provided: \$15,552</p> | <p><u>Emergency relief value includes:</u></p> <ul style="list-style-type: none">• Food and groceries: \$12,744 <p><u>Services value includes:</u></p> <ul style="list-style-type: none">• Facilities use or hire: \$15,552 |
| <p>This community value equates to:</p> <p>\$3.61 for every \$1 of income</p> <p>\$6.47 for every \$1 of Neighbourhood House Coordination Program funding</p> <p>Over \$255.53 for every hour the neighbourhood house is in use</p> | <p>Employment value</p> <p>1.4 FTE jobs</p> <p>including 1.0 direct and 0.4 indirect Full Time Equivalent positions</p> <p><small>These values are produced by Neighbourhood Houses Victoria based on data provided by Kororoit Creek Neighbourhood House in the 2024 Neighbourhood Houses Survey. Only a limited range of activities where a determinable valuation method exists are included.</small></p> |

The Kororoit Creek Neighbourhood House provided in excess of \$638,564 of value to the community for 2024. This is based on data provided through the Neighbourhood House Survey 2024.

Kororoit Creek Neighbourhood House is a community-managed Eco-Living Centre providing a diverse range of programs, workshops, activities and events to the communities of Albion, Ardeer and surrounding suburbs. KCNH offers community meeting space for all community members to contribute and participate.

Kororoit Creek Neighbourhood House is based in Melbourne's West on the lands of the Marin-bulluk clan of the Wurundjeri people.

We acknowledge the Wurundjeri people as the traditional and continuing custodians of these lands and waterways. We value the vast scientific, ecological and cultural knowledge of First Nations people and their unique cultural practices which have maintained this area for millennia. We acknowledge that sovereignty of these lands was never ceded and pay respects to Elders past, present and emerging.

Committee of Management

David Lughermo – President
Neil Head – Vice President
Helen Rzesniowiecki – Secretary
Asif Shah – Treasurer

Our Staff

Danielle Whelan – Coordinator
Bridey Lokhorst-Blight – Project Officer
Pina Avelino – Project Officer – from February 2025
Sandra (Sandy) Gonzalez – Project Officer
Jerusha Toonen – Project Officer [Homework Club] to December 2024
Jean Middleton – Project Officer [Homework Club] from May 2025

Contact us at coordinator@kcnh.org.au

Kororoit Creek Neighbourhood House acknowledges the support of Brimbank City Council and the Department of Families, Fairness and Housing for core funding. Thank you to the following organisations for their support or project funding - Brimbank Community Fund, VicHealth, Lord Mayor's Charitable Foundation, Australian Communities Foundation, Neighbourhood Houses Victoria, Australian Neighbourhood Houses & Community Centres Association, Network West and Centre for Multicultural Youth.

