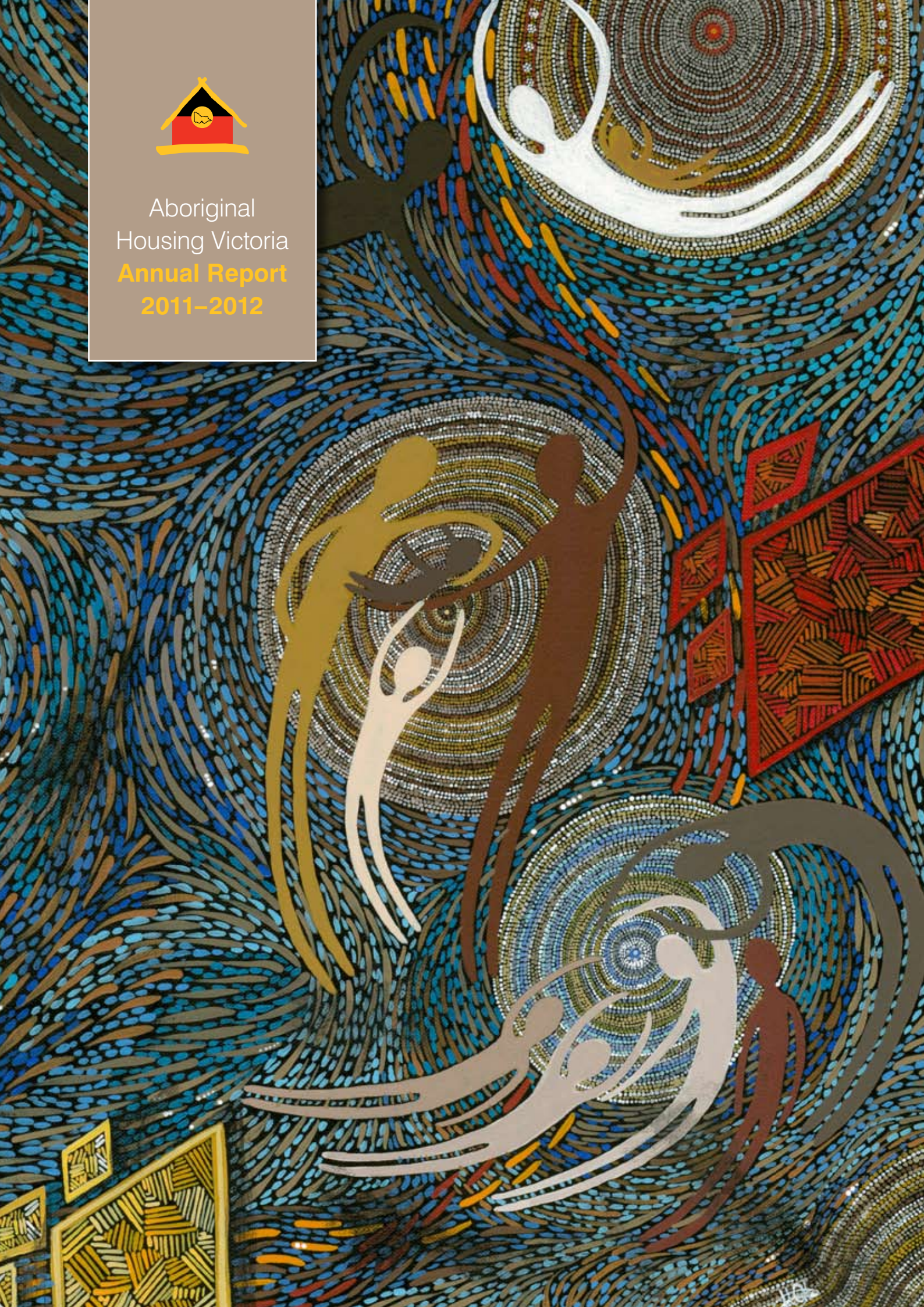




Aboriginal
Housing Victoria
Annual Report
2011–2012



About the artist

Artist: Kate Oates

Tribe: Wiradjuri

Kate was commissioned on behalf of Aboriginal Housing Victoria to create the artwork for the cover of this annual report.

Kate is a full time artist living in Melbourne. She studied a Bachelor of Communication (Design) at James Cook University. Her first art exhibition, at the Rockhampton Art Gallery, was sold out.

Art defines Kate. For her it is a way to communicate and gain acceptance within the wider community.

About the artwork

Title: Empowerment of our people

Kate uses her unique style to create a beautiful display of intricate design, pattern and colours.

When we have a home we feel surrounded and protected. A home is a safe place where we feel secure and safe giving us the opportunity to grow and prosper. Growth of an individual or family means positive movement flowing to the wider indigenous and non-indigenous community. When barriers are removed amazing things can happen, the impossible becomes possible.



Our Vision

Aboriginal Housing Victoria will develop and manage the provision of housing assistance to the Aboriginal Community in a manner that delivers accessible, affordable, appropriate and secure housing that meets the social, cultural and economic aspirations of the Victorian Aboriginal Community.

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Our Values

Aboriginal Housing Victoria's Board of Directors seeks to ensure that they add value by guiding, assisting and supporting management of the company to achieve the company's goals.

Aboriginal Housing Victoria is committed to the following values and principles.

Empowerment

AHV is committed to the belief that improved outcomes for tenants and their families will be achieved as they are empowered to act on their own behalf, and have access to adequate resources to do so.

Access, equity and participation

AHV operates in an open and responsive manner to ensure maximum possible access for members and tenants to information and decision-making within the organisation; and by referral to other service providers for assistance, information and practical support.

Representation

AHV represents its membership to work towards achieving a fair distribution of resources to services which are relevant and accessible to tenants and their families. AHV collects, collates and represents the views of its membership in advocating on behalf of tenants and their families and in contributing on their behalf to policy development and resource allocation.

Collaboration and co-operation

AHV works together with stakeholders (including its membership, networks of community-based organisations, service providers and funding sources) to ensure best possible service delivery.

Information dissemination for empowerment

AHV collects, collates, interprets and distributes information about community housing and related matters to members and tenants. Such information may be gathered as a result of research, discussion or consultation, or through individual advocacy or support. This information is treated as a valuable resource to be disseminated through a variety of media and in an easy-to understand format as a means of empowering members and tenants and their families.

Respect for people and their individual rights

AHV respects and promotes the individual rights of tenants, staff and all persons with whom we come into contact and will treat all in accordance with the Housing (Housing Agencies) Act 2004, National Community Housing Standards, the Homelessness Assistance Standards, Indigenous Governance Principles, and other legislation of the Commonwealth of Australia and the Parliament of Victoria. AHV respects the privacy of clients and staff and will protect the confidentiality of personal information in accordance with the law.

Chairperson's Overview

I am very pleased to present the 2011/2012 Annual Report. We have now been in operation for over 30 years and as I look back over my time as Chairperson for the past 5 years, I feel honoured and rewarded on the achievements and constant improvements the organisation has made.



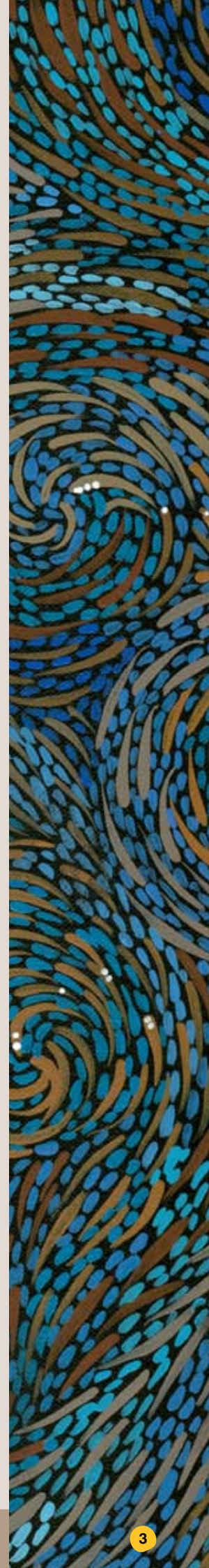
Tim Chatfield
Chairperson

The AHV Board and Committees

Your Board has met every month to oversee the good Governance of the company. The challenges faced and the decisions made by your Board give clear direction to the Managers and staff so that they can deliver on a whole range of services and develop new and exciting programmes for growth. The Board has a range of advisory committees and consultants to assist in this process. I acknowledge the work undertaken over the past 12 months by these very important bodies and also note that the establishment of a new Business Development Committee was formed with Mr. Bill Scrivenor as Chair. The function of this committee is to conduct investigations and deliver reports to the Board on any possible new business initiatives, property development opportunities and financial commitments entailed in these projects for the Board's review. Working in close association is the Finance, Audit and Risk Committee also chaired by Mr. Scrivenor, charged with carrying out the role of financial oversight and all budget, audit and cash flow. The revamped Policy Committee with Ms. Julia Canty-Waldron as Chair has begun the enormous task of a complete review of our documents and procedures that have required updating and is a priority project. Mr. Kennedy Edwards stood down as a Director to head up the newly established Tenancy Facilitation Team. An interim appointment of Mr. Ricky Mullett was accepted by the Board until the next AGM in November 2012. Expressions of Interest will be called for later in the year.

As Chair, I would like to take this opportunity to thank my fellow Board members for their support and dedication to the roles and responsibilities they have undertaken over the past 12 months. I appreciate the commitments made to attend the meetings and planning sessions held this year and look forward to continuing our good work into 2013.

The Representative Committee chaired by Mr. Trevor Edwards also met throughout the year and I welcome the newly elected representative for Loddon Mallee, Ms. Karen Milne. I also must give my condolences to the family and friends of Mr. Rex Atkinson who passed away in July this year. Uncle Rex has been associated with AHV going back to its earliest days. Uncle Rex was a highly respected member of his community and a valued Representative member of AHV since the early 90s. I am sure all who knew Uncle Rex will miss his energy and compassion as a family man. A very important part of what makes AHV a housing provider of choice is our strong relationship back to community with our community elected representatives across the 8 regions. Your representatives act as the voice and local knowledge holders across the state, all our members should know their local representative and be in touch with them with their concerns.





Some Highlights from 2012

As the largest provider of Aboriginal Housing in Victoria and one of the largest Social Housing Providers in Australia, the pressure on the Board to be pro active in its relationship with community has always been at the forefront of our minds. I am very pleased to announce the establishment of our Tenancy Facilitation Team headed up by Mr. Kennedy Edwards and supported by Ms. Nadu Dove. This is a great step forward for AHV and comes as a result of a pilot study on Intensive Case Management last year in Mildura and Robinvale. The Board fully supports this very complex and demanding new role and is hoping to expand it across all of Victoria over the next 12 months. In essence, what I hope to see is all of our clients having access and support at every level to assist them in their tenancy and more importantly, to improve their whole of life experience. Our commitment for this programme to be delivered by Aboriginal Elders and provide all the support and systems they need will be important to the success of this new service. I hope all community members who need support will use this as a first step towards finding good workable outcomes.

On the Tenancy Management team's performance this year, it has been a wonderful year of systems review, new initiatives around policy and procedures, the acquisition of some excellent new staff and a team that is working very well together. The Board has felt a great sense of satisfaction in the team's delivery of results. The Board is also very appreciative of the commitments made by all but especially the Housing Officers in supporting the Tenancy Facilitation Team to be an effective new arm within AHV. Our Team Leaders provide support and direction and another new role in a dedicated Training Officer was also implemented this year.

The Asset Management team has had a watershed year. Aboriginal Housing is now assuming responsibility for all maintenance and upgrades on our properties. The first transfer for the Metropolitan region for over 500 properties began in January 2012. After exhaustive testing of all systems and the establishment of procedures, the full maintenance capability of AHV is now ready for the final stage to accept maintenance for the 1,000 properties remaining in all regional areas across the State. The Call Centre and maintenance function handled by the Office of Housing will also be completely transferred across to our Asset Management team. This is the last stage in the transition to full management responsibility of all properties and I feel confident that the Asset team will provide a service of the highest standard.

Of particular note, I must congratulate the Finance Management team and note the elevation of Mr. Peter Richardson to the position of Chief Financial Officer. Peter has provided the highest standards of accounting and reporting to the Board and gives great support and advice in our decision making. The financial accounts enclosed within this report highlight all of the accountancy and fiscal management achievements over the past year and provide a very stable and sound platform for AHV in 2012/13.

The first World Indigenous Housing Conference, Vancouver Canada.

In an effort to give your Board a greater understanding of the bigger picture around the huge challenges faced by similar organisations around the world, the Aboriginal Directors of AHV attended the first World Indigenous Housing Conference in Vancouver Canada in June 2012. Attended by over 1000 delegates representing Indigenous people from

across the globe, the knowledge gained and solutions and experience felt by your Board has given a higher understanding of the Social Housing space we work in. It is my belief that your Board need to expand its involvement and understanding of best practice and the exciting developments some of these Indigenous organisations are delivering.

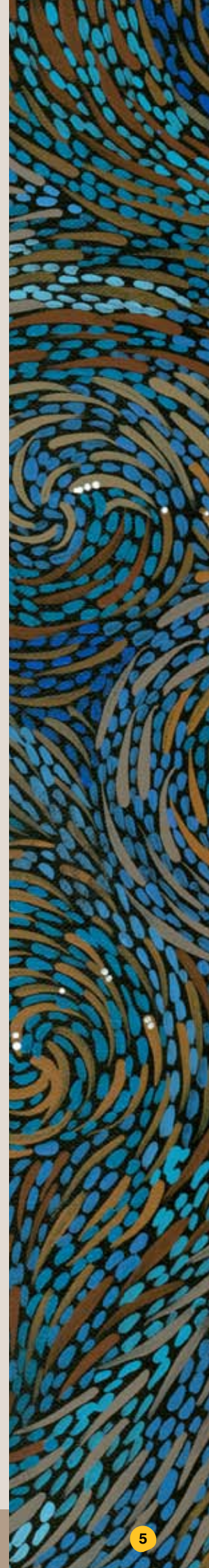
All this effort has a real meaning for AHV, the decision to become a Registered Housing Association was made earlier in the year. This is a huge task for AHV to undertake and is the final step we can take to be a Peak Body and allow the organisation to achieve Tier 1 Status as a Nationally Registered Association. I believe once achieved, our ability to be at the forefront of all initiatives that deliver Social Housing solutions for Aboriginal people will have been met.

We are then in the best position possible to begin the process for full title transfer, the last step towards self determination, the ambition set down 30 years ago and now another step closer.

In Conclusion

I would like to take this opportunity to thank the commitments made by the Department of Human Services, the Housing Registrar, Department of Treasury and the Office of Housing, all of whom have been instrumental in continuing to support AHV in achieving its ambitions.

I would also like to thank the Management and Staff of the company for their professional delivery of all AHV services. The dedication shown this past 12 months has seen our operational ability to be a Peak Body in the provision of Social Housing become a reality. I recognise both the individual efforts of all staff and their collective delivery of a much improved standard of services to all valued clients of Aboriginal Housing Victoria.



Chief Executive Officer's Report

In a year that has proven that change sometimes creates more challenges than can be envisaged, the Social Housing sector we operate in has been no exception.



Michael Calvert
Chief Executive
Officer

The Bigger Picture

Aboriginal Housing Victoria has taken up this new landscape we find around us and begun the task of ensuring the ongoing delivery of affordable housing remains our key objective.

Both Federal and State Governments are finding that Budget constraints and a long history of under-resourcing to our sector is creating an environment of great concern. Aging stock, undercapitalised investment in property maintenance and an increase in demand for Social Housing are all a reality that must be faced.

The Board and Management of Aboriginal Housing Victoria has spent the past 12 months exploring every opportunity to ensure we continue to be a successful and financially stable company, one that has the capacity to take up the Social Housing needs of Aboriginal people and continues to grow and develop across the State. As the last of any major capital investment through the Federal Government's Stimulus Package draws to a close and no new initiatives are likely given the current financial environment, we must now look to our own ability to use very limited capital resources to continue to build more housing and continue to provide the best maintenance and upgrade programmes we can afford.

I am very proud to report that your company has been able to do all of this and continue to grow our housing stock. In the past year we have developed working relationships with major construction companies to source opportunities to build new housing and the first of these projects will roll out in 2012/13.

The AHV Management Team

The expansion of the Asset maintenance team has allowed us to begin the complete transfer of all maintenance functions previously delivered by the Office of Housing. I am very confident that AHV will be able to provide a responsive and timely maintenance solution to all our tenants at a level second to none. As this new area of responsibility has taken a considerable effort to get right, the last stage of accepting full responsibility across the regional areas will be completed by the end of 2012. So far the response back from every property we have worked on has been positive, and I am confident that all our tenants will see the management of this very important part of our service to the community as a great step forward. We have also expanded our internal structure to employ qualified property inspectors so that a complete assessment of every property from the ground up will be undertaken. This huge task will in turn provide the information urgently required for AHV to begin budgeting for the longer term ongoing upgrades that every property will require in the coming years.

I am also pleased to report that our Tenancy Management team has worked very hard over the past year to streamline our systems and procedures and has worked tirelessly to deliver best practice for all our tenants. A notable change this year has been the Board's endorsement of changing from a twice yearly rent review process that has been the standard for many years to a once yearly review. I am sure every tenant of AHV welcomes this change and appreciates that this was done in the best interests of the tenancy to hopefully reduce the amount of administrative disruption we impose on your quiet enjoyment of your home.

A New Initiative

One of the greatest challenges we face is to guarantee that Aboriginal Housing Victoria remains the communities Housing Provider of choice. It must always be our aim and we must constantly remind ourselves of the Vision that drives this obligation. As CEO, I must ensure that as we develop and grow, we do not lose sight of the history and challenges this company has faced and why it was established and supported by Aboriginal people going back from the early 1980s. As a commitment to this, AHV has begun to establish a whole new area of service to our tenants. The Tenancy Facilitation Team concept is something that I believe will provide a workable solutions based and community engagement capacity at a level not previously achievable. AHV understands that the pressures placed on families sometimes puts them at risk of losing their homes and at times it seems there is just no answer and nowhere to turn to for help. The Tenancy Facilitation Team is our commitment to be there when you need this support. We are also engaging

with a whole range of agencies that deliver specialist solutions to Aboriginal people. AHV is now firmly committed to being an important cornerstone of every service that is provided. It is my view that Housing is the most important part of a healthy and stable family. We will look to every opportunity to ensure that Housing is seen as the basic human right that every Aboriginal person is entitled to.

AHV Staffing and Professional Development

With the recruitment of a specialist in training to AHV, I can report that all employees now have the opportunity to undertake personal development training across a wide variety of courses. AHV funded and supported many of our staff to undertake professional development and AHV in association with Swinburne University is delivering the Cert IV Tenancy Management course to 22 participants from various Housing Providers and our own staff. During the year training courses and workshops were delivered internally as well, focusing on skills development.

Looking to The Future

As the company grows and we begin to be a property developer in our own right, the need to engage with banks, project managers, planners, councils and construction companies will require a higher level of management skills and expertise. As we explore the strategies needed to grow our housing portfolio, the re drafting of our Business Plan is a priority. In a market place of uncertainty and the new financial marketplace as a consequence of the latest Global Financial Crises, AHV will need to be very prudent in its appetite for risk. Couple this with



the knowledge that our waiting list and demand for Housing grows every day, the pressure mounts to find solutions. AHV is capable and willing to take on these new challenges and is investigating a range of business investment opportunities. We also have a need to expand our Head Office in Nth Fitzroy. We reside in a Heritage listed building and the need to be sensitive to the site has seen us work closely with our Heritage Architect and the Yarra City Council to develop a workable solution. The AHV Board were very clear that if at all possible we should remain in our current location and I hope to be able to deliver on this in 2013.

We are constantly striving to improve our systems, improve our policies and further develop our range of services. In order to achieve this AHV is making considerable investments into new technology and in particular the complete renewal of the management operating software that is the central system for all our functions. I can report that the past year saw us conduct a complete review, engage an external consultancy to manage a tendering process and by the middle of 2013 we will have in place the most advanced software available to our industry.

In Closing

I am pleased to present the 2012 Annual Report. Within its pages you will find much information about the capacity of the organisation to be a Peak Housing Provider. AHV is the 10th largest Social Housing Provider in Australia and the 4th

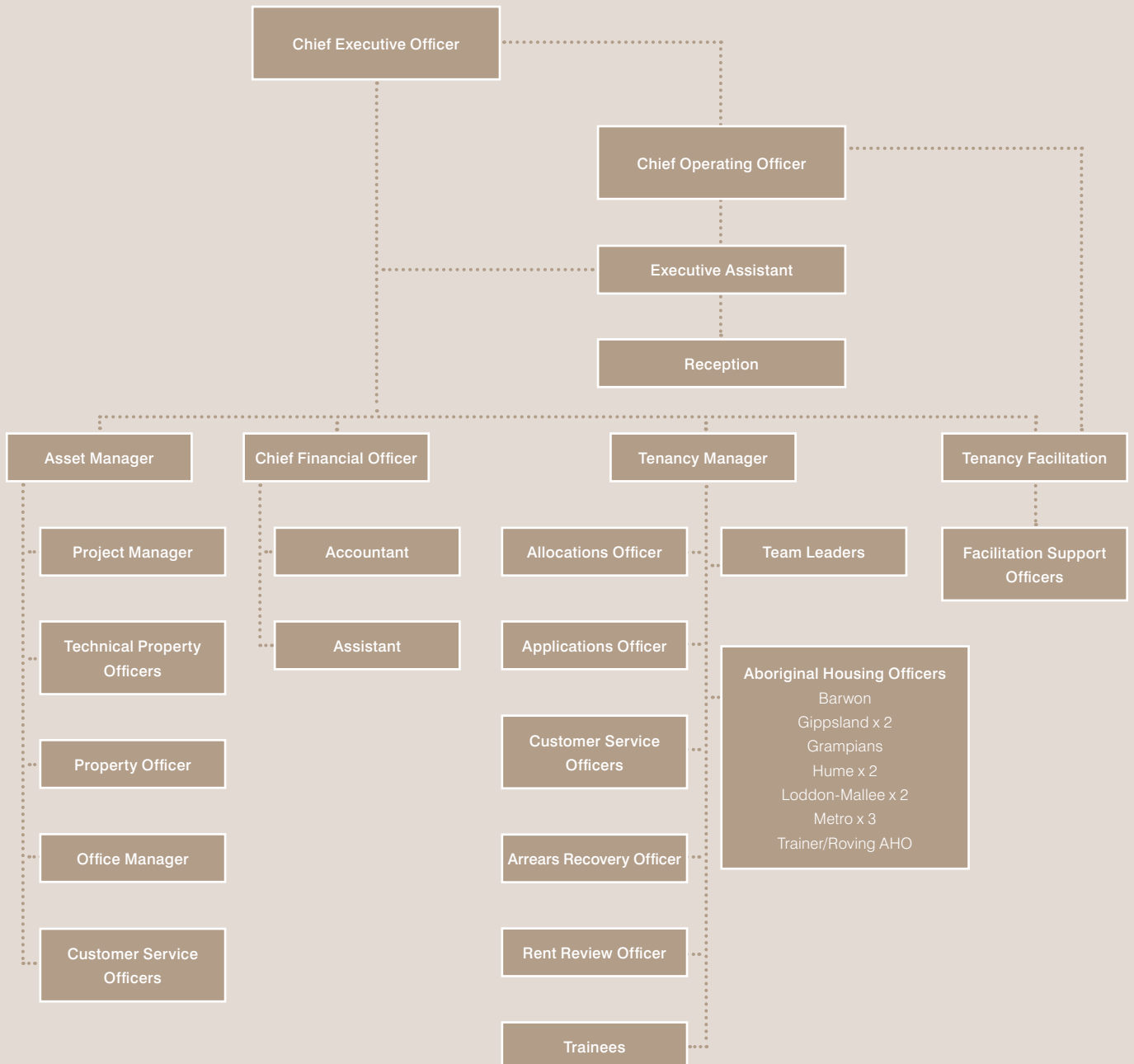
largest in Victoria with close to 1,500 properties under management. We intend to continue to grow our housing portfolio and focus all our resources towards this end. My role and the role of your Board is to ensure we do this with the best Governance, Management and Staffing that can be provided. I am also very focused on ensuring the organisation remains entirely driven by its relationship and understanding of the Aboriginal Community it strives to support. The past year is in my opinion the year that AHV laid down the foundations to prosper as an Aboriginal Housing Provider completely self determined and independent of the Government. I must also state that it is our hope that all political persuasions will see that the provision of Social Housing in Australia is an important responsibility of the Government and must be one of their highest priorities to find innovative ways to support.

Organisational Chart

Board of Directors and Community Representatives



AHV Staff



Company Directors



Top row left:
Tim Chatfield
Top row right:
Graeme Austin
Middle row left:
Trevor Edwards
Middle row right:
Jacqualyn Turfrey
Bottom row left:
Julia Canty-Waldron
Bottom row right:
Bill Scrivenor



Tim Chatfield

- Current Chairperson of Aboriginal Housing Victoria; (7 years)
- Current Member Aboriginal Cultural Heritage Council Victoria; Current Shareholder/Member Framlingham Aboriginal Trust;
- Former Tumbukka Chairperson;
- ATSIIC and former Ministerially appointed Taskforce Member;
- Victorian Indigenous Family Violence Strategy;
- Current Chairperson Martang Pty Ltd;
- Member sitting on the PAAC.

Graeme Austin

- Current Deputy Chairperson Aboriginal Housing Victoria;
- Current Bringing Them Home (BTH) Worker, Victorian Aboriginal Health Service;
- Court appointed Respected Person, Koori Court Division of County Court of Victoria and Broadmeadows Magistrates Court;
- Deputy Chairperson, MAYSAR (Melbourne Aboriginal Youth, Sport and Recreation);
- Member of Fitzroy Stars Football, Netball, Basketball, Softball, Athletics, Boxing, Self Defence and Fitness;
- Former CEO of Victorian Aboriginal Health Service;
- Former Chairperson of Tumbukka Regional Counsel (ATSIIC)

Trevor Edwards

- Current and longest serving Director Aboriginal Housing Victoria (28 years) and Chairperson of the Regional Representative Committee;
- Active in the Aboriginal community for over 35 years and a strong advocate for social economic outcomes for the Aboriginal community, particularly low income earners;

- Former Director and Current Member, Native Title Services,
- 20 years service as Wathaurong Community Justice Panel;
- Founding member of Wathaurong Aboriginal Co-operative;
- Former CEO, Wathaurong Aboriginal Co-operative
- Has a strong interest in Governance and Self Determination.

Ricky Mullett

- Current Director Aboriginal Housing Victoria and Deputy Chairperson of the Regional Representative Committee;

Jacquelyn Turfrey

- Current Director Aboriginal Housing Victoria;
- LLB (Hons) University of Melbourne, Grad Dip (EO Admin) Swinburne University;
- Currently practising law as a Barrister at the Victorian Bar;
- Admitted to practice as a legal practitioner in 2000;
- Extensive experience as both a Company Secretary and in multiple Directorship roles;
- Has worked in Federal Government agencies, private law firms, banking industry and Aboriginal not-for-profit organisations

Julia Canty-Waldron

- Current Director Aboriginal Housing Victoria and Chairperson of the Policy Committee;
- 20 years experience in health and welfare, specifically social housing and homelessness in positions of executive leadership, program management, policy development and direct service delivery; across Government and not-for-profit organisations.

- BA in Sociology,
- Grad Cert in Social Sciences (Housing Policy and Management);
- Cert IV in Training and Assessment;
- Masters in Management (Strategic Foresight);
- Oxford University, Saïd Business School, Scenarios Program
- Currently an independent consultant with Government and not-for-profit organisations.

Bill Scrivenor

- Current Director Aboriginal Housing Victoria and Chairman of Finance, Audit and Risk Committee and Business Development Committee
- B. Commerce, Chartered Accountant, Certified Practising Accountant, Registered Tax Agent
- 39 years finance, business and management experience including not-for-profit organisations
- Career started in Audit at Price Waterhouse, followed by a move into various accounting and management positions in manufacturing, retailing, construction, transport and financial services
- Previously at Lowell Capital Ltd: Compliance Committee member, Director of accounting and taxation subsidiary companies
- Previously Internal Auditor for a Federal Government law enforcement agency
- From 2002 Compliance Committee member for Convexity Ltd, Chairman of the Committee since 2008.
- Currently provides accounting services and taxation advice to individual and business clients, financial planning, corporate capital funds raising, investment management and administration of public unit trusts
- Director of a wholesale capital markets business



Aboriginal Housing Victoria's Regional Representative Committee Members



Pat Ockwell

- Long serving Board member and Chairperson Aboriginal Housing Victoria and current Southern Regional Representative Committee member, Aboriginal Housing Victoria (22 years);
- Community Director for Aboriginal Community Elders Service (ACES);
- Deputy Chairperson, Dandenong Aboriginal Co-Operative;
- Member, Koori Children's Court (Melbourne);
- Member Koori Adult Court (Broadmeadows).



Brendan Edwards

- Current Grampians Regional Representative Committee member, Aboriginal Housing Victoria;
- Active Aboriginal Community Member for more than 25 years;
- Current Chair of Kuuyang Marr Aboriginal Corporation and Warramyee Aboriginal association
- Health Worker, Budja Budja Aboriginal Co-Operative;
- Former Board Member on various Aboriginal Co-Operative organisations including: Gunditjmara Aboriginal Co-Operative, Wathaurang Aboriginal Co-Operative and Current Chairperson, Budja Budja Aboriginal Co-Operative;
- Former Housing Officer, Wathaurong Aboriginal Co-Operative.



Top row left:
Pat Ockwell
Top row right:
Brendan Edwards
Middle row left:
Joey Chatfield
Middle row right:
Garry McGuinness
Bottom row left:
Karen Milne

Joey Chatfield

- Current Barwon Regional Representative Committee member, Aboriginal Housing Victoria;
- Respected member South West Community with over 18 years experience in cultural Heritage and other community service;
- Former Director and Committee Representative on various organisations including Gunditjmara Aboriginal Co-Operative, Museum Victoria and Brambuk;

- Currently self employed as a consultant for Boonta Consultants, past 3 years.
- Founder of the Elders Retreat Centre, Warrnambool

Garry McGuinness

- Current Northern Regional Representative Committee member, Aboriginal Housing Victoria;
- Active Aboriginal Community Member for over 31 years representative on various Community Organisations, Koori Radio Station 3KND, Aboriginal Affairs Victoria, Victorian Aboriginal Health Service.
- Certificate III and IV in Radio Broadcasting;
- Official Prison Visitor, Corrections Victoria

Karen Milne

- Current Loddon Mallee Regional Representative Committee member, Aboriginal Housing Victoria;
- Active member of the Aboriginal community in Bendigo for 33 years
- Currently employed as an Intake Team Leader at Bendigo and District Aboriginal Co-Op.
- Karen is a Barundjii woman from the Darling river in NSW, Barkindjii (meaning River) Language. Her Totem is the Black Wedge Tail eagle and the tribe is Matriarchal meaning all the Laws are handed down through the females.

Regional Representative Committee

The Regional Representative Committee is the conduit between the Aboriginal community (including tenants, applicants and other community members) and the Board of Directors of AHV. Each Representative member is a community representative for their geographical region, elected by community members of the region in which they reside.

The objectives of the Representative Committee are:

1. To represent Aboriginal Housing Victoria at community forums;

2. To ensure regular communication with community and Aboriginal service providers;
3. To ensure that tenants and applicants of the VARHP have a process of participation and feedback to the Board of Directors; and
4. To ensure regular liaison and consultation with the Aboriginal Housing Officers in the regions.

The Membership of the Representative Committee consists of the following:

- Mr. Trevor Edwards, (Board appointed Chairperson)
- Mrs. Patricia Ockwell, Southern Metropolitan Region
- Mr. Garry McGuinness, Eastern/Northern Metropolitan Region
- Mr. Brendan Edwards, Grampians Region
- Mr. Joey Chatfield, Barwon/South West Region
- Ms. Karen Milne, Loddon Mallee Region
- Vacancy, Western Metropolitan Region
- Vacancy, Gippsland Region
- Vacancy, Hume Region

Finance, Audit and Risk Committee

The key role of the FAR Committee is to assist the Board of Directors in fulfilling its Corporate Governance, monitoring and evaluation responsibilities in relation to AHV's financial reporting, internal control system, risk management system and the internal and external audit functions.

The Membership of the Finance, Audit and Risk (FAR) Committee consists of the following;

- Mr. Bill Scrivenor (Chairperson)
- Mr. Tim Chatfield (Director)
- Mr. Graeme Austin (Director)





Policy and Planning Committee

The purpose of the Policy and Planning Committee is to support and enhance the Board's Governance role in regards to policy-making and planning and reviewing the implementation of all policies and the organisation's strategic plan.

The membership of the Policy and Planning Committee consists of the following:

- Ms. Julia Canty-Waldron (Chairperson)
- Mr. Trevor Edwards (Director)
- Mr. Graeme Austin (Director)

Business Development Committee

The key roles of the Business Development Committee are to oversee the transition to Housing Association status, advise the Board on appropriate corporate structures for the organisation, establish the investment policy and investigate and analyse investments, and establish a financing policy and investigate and analyse financing opportunities.

The membership of the Business Development Committee (BDC) consists of the following members:

- Mr. Bill Scrivenor (Chairperson)
- Mr. Tim Chatfield (Director)
- Mr. Graeme Austin (Director)
- Ms. Jacquelyn Turfrey (Director)

Arrears Committee

The purpose of the Arrears Committee is to ensure that the level of rental arrears is reduced through appropriate, innovative and realistic tenancy management approaches.

The membership of the Arrears Committee consists of the following:

- Ms. Julia Canty-Waldron (Chairperson)
- Mr. Graeme Austin (Director)
- Mr. Trevor Edwards (Director)

Corporate Governance

Aboriginal Housing Victoria is committed to abiding by all relevant laws and regulations and providing employees with a safe and rewarding working environment. In its deliberations, it will consider the broader community, external and internal stakeholders and the company's responsibilities as a corporate citizen of good standing.

Aboriginal Housing Victoria is committed to abiding by all relevant laws and regulations and providing employees with a safe and rewarding working environment. In its deliberations, it will consider the broader community, external and internal stakeholders and the company's responsibilities as a corporate citizen of good standing.

Day to day management of the groups affairs and the implementation of the corporate strategy and policy initiatives are delegated by the Board to the Chief Executive Officer and the Management Team.

Aboriginal Housing Victoria strives to comply with essential Corporate Governance principles.

Aboriginal Housing Victoria has a strong sense of its obligations to the wider community as a whole, and its Corporate Governance incentives comply with this overarching objective of serving the community to the best of its ability.

What is Corporate Governance?

Corporate Governance refers to adopting appropriate standards and encouraging ethical behaviour and compliance with the Company's own governing documents. It includes monitoring the Company's compliance with Corporate Governance standards.

Laying Solid Foundations for Management and Oversight

The Board operates in accordance with the broad principles set out in its charter, available on the company website (www.ahvic.org.au).

This charter details the composition and responsibilities of the Board as follows:

Composition

- The Board is comprised of non-executive directors that bring a fresh perspective to the Board's

consideration of strategic, risk and performance matters and are best placed to exercise independent judgement and review and constructively challenge the performance of management.

- The Chairperson is elected by the full Board and is required to meet regularly with the Chief Executive Officer.
- The company is to maintain a mix of Directors on the Board from different backgrounds with complementary skills and experience.
- The Board considers the appropriate mix of skills required by the organisation to maximise its effectiveness and its contribution.

Responsibilities

The responsibilities of the Board include:

- Strategic Planning
- Risk Management
- Reporting and Disclosure
- Management
- Performance
- Corporate Governance

The Board has established committees to assist in the execution of its duties and to allow detailed consideration of complex issues. Current committees of AHV are:

- Finance, Audit and Risk Committee
- Arrears Committee
- Policy and Planning Committee
- Representative Committee
- Business Development Committee

The committee structure and membership is reviewed on an annual basis.



Each committee has its own written charter setting out its roles and responsibilities, composition, structure, membership requirements and the manner in which the committee is to operate. All of these charters are reviewed on an annual basis and are available on the company website. All matters determined by committees are submitted to the full Board as recommendations for Board ratification. Minutes of committee meetings are tabled at the following Board meeting.

The Board, through its charter, and subject to certain exceptions, delegates authority to the Chief Executive Officer for the management of the company, and to ensure all appropriate decisions are adequately determined. The Board strives to maintain a high level of accountability.

Structuring the Board to Add Value

The Board seeks to ensure that:

- At any point in time its membership represents an appropriate balance between Directors with experience and knowledge of the organisation and Directors with specialist expertise or fresh perspective.
- The size of the Board is conducive to effective discussion and efficient decision making.

Appointment of Directors

In accordance with the company's constitution the number of Directors comprising the Board is no less than 4 and no more than 7.

- **Terms of Office**
The company's constitution specifies that Directors hold office for a term commencing on the date

from which he or she is appointed and concluding at the expiration of the third Annual General Meeting of the Company following appointment.

- **Commitment**

The number of meetings of the company's Board of Directors and of each Board Committee held during the year ended 30 June 2009, and the number of meetings attended by each Director is disclosed under "Board of Directors".

Prior to appointment or being considered, each non Executive Director is required to specifically acknowledge that they have and will continue to have the time available to discharge their responsibilities to the company.

- **Conflicts of Interest**

Directors and Board Committees have the right, in connection with their duties and responsibilities, to seek independent professional advice at the company's expense. Prior written approval is required however, this will not be unreasonably withheld.

In light of the above, it is important to note the Company restructure and revised Constitution which was created and administered by the CEO and Lawyers. Aboriginal Housing Victoria, acknowledges the need for modification to meet evolving needs of the community at large.

Promote Ethical and Responsible Decision Making

In performing the responsibilities of the Board, Directors should act at all times in a manner designed to create and continue to build sustainable value in accordance with the duties and obligations imposed on them by the organisation's constitution and law.

Safeguard Integrity in Financial Reporting

The company and Finance, Audit and Risk Committee follow policy to appoint external auditors who clearly demonstrate quality and independence. The performance of the external auditor is reviewed annually and applications for tender of external audit services are requested as deemed appropriate, taking into consideration assessment of performance, existing value and tender costs.

The external auditor is requested to attend the Annual General Meeting and be available to answer questions about the conduct of the audit and the preparation and content of the audit report.

The CEO and the Chief Financial Officer have made the following certifications to the Board:

That the company's financial reports are complete and present a true and fair view, in all material respects, of the financial condition and operational results of the company and are in accordance with relevant accounting standards.

That the above statement is founded on a sound system of risk management and internal compliance and control and which implements the policies adopted by the Board and that the company's risk management and internal compliance and control is operating efficiently and effectively in all material respects.

Make Timely and Balanced Disclosure

Disclosure is aimed to take place in a timely and reasonable time-frame with transparency being the over-arching aim.

Encourage Enhanced Performance

The Board will undertake a regular self assessment of its collective performance, the performance of the CEO, Chairperson and of its Committees. Management is invited to contribute to the appraisal process which will be facilitated by an independent third party. The Board seeks to approve the criteria for assessing performance of senior management and for monitoring and evaluating the performance of senior management generally.

Remunerate Fairly and Responsibly

The responsibilities of the previous Remuneration Committee are now undertaken by the Finance, Audit and Risk Committee. Such responsibilities include monitoring matters outstanding with auditors, the ATO, ASIC and financial institutions as well as monitoring compliance with the Corporations Act 2001.

Recognise the Legitimate Interest of Stakeholders

The Board acknowledges its responsibilities to external stakeholders and the wider community at large. This includes their most impotent stakeholder, the Aboriginal community members.





Tenancy Management

Aboriginal Housing Victoria (AHV) has now tenancy managed its properties for three years. What a journey this has been!

In this time we have learnt a lot about tenancy management and the best way to achieve the right results for AHV and the Aboriginal community.

We continue to strive hard to manage our tenancies in a way that is respectful and professional and will endeavour to engage with the community and provide advice wherever possible.

The current AHV Tenancy team is as follows:

Debra Shortis – Tenancy Manager

Tracey Winmar – Team Leader

Julie-Anne Jenkins – Team Leader

Priscilla Williams – Allocations Officer

Vacant – Trainer/Roving Aboriginal Housing Officer

Pauline Smith – Aboriginal Housing Officer Grampians

Danny Chatfield – Aboriginal Housing Officer Barwon

Kevin Atkinson & Steve James – Aboriginal Housing Officers Hume

Stephanie McStay & Steve Esler – Aboriginal Housing Officers Gippsland

Rex Rudd & Alan Jones – Aboriginal Housing Officers Loddon Mallee

Laurie Gatto – Aboriginal Housing Officer Northern Metropolitan

Dilek Dezwart – Aboriginal Housing Officer Southern Metropolitan

Naomi Fletcher – Aboriginal Housing Officer Eastern/Western Metropolitan

Tashiana Chengubraydoo – Applications and Waiting List Coordinator

Kym Williams – Rent Review Officer

Maria Scerri – Customer Service Officer

Lulu Chung – Customer Service Officer

Lina Miao – Arrears Recovery Officer

Waiting Times

As AHV receives more applications for housing and our current tenants continue to stay in their properties longer, the waiting times continue to increase. AHV's housing stock has increased in 2011/12 via the Nation Building Program in the following areas:

- North Metro = 4
- Grampians = 1
- West Metro = 8
- South Metro = 9
- Loddon Mallee = 2
- Gippsland = 1

Waiting List

AHV continue to receive applications from the Office of Housing through the internal consent process. This means that any Aboriginal person who applies for housing directly with the Office of Housing and who tick the box on the application form that states that also want to be considered for housing with AHV, have their application details sent to AHV for inclusion on our waiting list. All applications that are sent to AHV via this process are sent a letter requesting Confirmation of Aboriginality prior to them being added to the AHV waiting list.

In July 2012, AHV moved away from the Office of Housing broad banded areas and have now moved back to suburb waiting lists. This means that all current applications will be moved onto a suburb waiting list as advised on their original application. This move back to suburb waiting lists will assist our clients in being able to be housed in areas that are close to family and support.

Policies

The Tenancy Team has just completed an exhaustive process of updating its current Tenancy Management policies. All policies have been scrutinised and recommended changes provided the Policy Review Committee and AHV Board of Directors for approval. All the new policies will be loaded on to the AHV website.

Fixed Rent Review

AHV have moved from conducting six monthly fixed rent review to annual fixed rent review. This means that tenants will only be required to complete a subsidy form once a year. Remember though – if you have ANY changes in your household you must advise AHV within 28 days.

Six Monthly Home Visits

Over the past six months AHV have commenced a new process of six monthly home visits to all our tenants. This process is to assist us in establishing a better relationship with our tenants and the early identification of any reasons for concern by our tenants.

Certificate IV Social Housing

A number of AHV staff and Indigenous housing workers from the community sector are currently studying the Certificate IV in Social Housing through Swinburne University. This course is funded by AHV and was developed to meet the specific needs and enhance the skills and knowledge of Indigenous Housing Officers who provide Social Housing services within their communities.





Asset Management

AHV has commenced Stage 3 of the Transition to Independence where AHV will take full management of all repairs and maintenance works.

For all your repairs and maintenance needs please call the AHV Maintenance Call Centre on 03 9403 2166 or for regional areas call 1300 664 392 or contact your Aboriginal Housing Officer who will gladly assist you with your enquiry.

This is an exciting and challenging time for AHV; we are committed to developing, preparing and implementing a thorough maintenance program that meets all statutory requirements and suits the needs of our communities. With AHV moving to Stage 3 this allows us to have direct involvement with contractors and ensures all maintenance repairs are carried out and completed in a timely and professional manner.

Forward planning of our assets is very important we are committed to ensure all properties have regular property condition reports to identify upgrades, redevelopments and cyclic maintenance and ensure these works are included in future works programs.

You will receive a letter giving you advanced notice advising when the AHV representative will be coming. Please call the number provided if the nominated time does not suit and an alternative time can be arranged. When a representative of AHV visits please advise them of any outstanding maintenance issues and make them welcome. In most cases your local Housing Officer will also come along and introduce themselves. If you have any tenancy questions this is a great time to ask them.

On 1 February 2012 AHV commenced repairs and maintenance of all the AHV properties in the Metropolitan area (509 properties) and will commence the repairs and maintenance in all the Regional areas (1000 properties) in the very near future. All maintenance calls now come through to the AHV Maintenance Call Centre where our maintenance team is eagerly waiting to assist you. This process has assisted tenants in getting maintenance works done correctly and on time, also it enables us to know what you need and assists us to provide a better service. To date there has been a great

improvement in the Metro area in regard to the standard of work and getting works done within time frames.

AHV maintenance has introduced a customer satisfaction survey to help us provide a better service. You may receive a phone call from the maintenance hot line requesting information regarding the level of service you received. Your responses to AHV will assist us to provide a better service to you. AHV staff also provides direct support in the provision of home visits to determine maintenance requirements if work required cannot be assessed over the phone.

Major upgrade works will still be done by the Office of Housing and AHV will continue to liaise between the Office of Housing, consultants, contractors and clients for access and support in the preparation stage and during the upgrade works.

All requests for disabled modifications are to be referred to AHV Asset management division and a supporting letter from your Doctor and Occupational Therapist is required to advise of individual requirements.

Aboriginal Housing Victoria Fully Owned and Managed Properties

AHV presently fully asset manages 60 properties spread between Bendigo, Northern Metro and Gippsland. AHV has used the maintenance on these properties as a pilot maintenance program using four head contractors to carry out responsive maintenance and vacated maintenance on these properties. An after hours emergency maintenance system has been implemented. For all emergency after hours repairs, between 4.30pm and 8.30am call 9403 2171 if you live in the metropolitan area and 13 11 72 for regional areas. Over the past twelve months these properties were inspected to identify upgrade works required. These repairs will be carried out over the next three months.

Asset Management Achievements 2011/12

AHV has completed three Elders Garden upgrades. This program was designed to develop Elders-friendly low maintenance gardens and provide safer outdoor areas at the same time creating on site work experience for indigenous students from local TAFE colleges. If you are an Elder or know of an Elder that would benefit from this program please contact your local Housing Officer or enquire directly to the asset team on 03 9403 2166.

AHV has a Spot Purchase program that over the past twelve months has added 12 new properties to its portfolio. These properties were purchased in areas that displayed a shortage of properties and were in high demand.

AHV has commenced a new construction program that will redevelop properties that have reached the end of their economical life and build new homes that will fully utilize the land and provide more suitable accommodation. In many cases the sites are fully utilized with several dwellings being built on one site. Fifteen new houses were built on this program during this period.

AHV works with the Office of Housing to identify properties for upgrade programs. Fifty properties were upgraded through this program.

AHV also identifies properties that are in poor condition and located in areas of no demand. The properties are sold and funds returned to the Spot Purchase program.

AHV meet monthly with the Office of Housing Property Services and Asset Management to monitor and report on Spot Purchase, upgrade programs, new construction and asset planning.

Nation Building has now provided 200 new properties to AHV right across Victoria. These have been very well received and our tenants report back a high level of satisfaction. The Nation Building project is now complete.

If you have further interest in AHV's Asset Management programs or ideas and suggestions that could improve our service to you please contact us on 03 9403 2166.

Employment Opportunities

If you are a student that requires work experience placement and are interested in the building trade or landscape gardening please arrange for your careers co-ordinator to contact the Asset Manager on 03 9403 2166.

AHV Asset Services will be running a Cadet Training Program commencing February 2013. This will comprise employment for two days per week based at AHVs Head Office in North Fitzroy and will incorporate all aspects of Asset Management. If you are interested in this position or know someone that is interested please contact the Asset Manager on 03 9403 2166.

AHV presently employs qualified tradespeople and companies for our maintenance requirements. If you are a tradesperson or know of a contractor that wishes to be added to our contractors register please contact the Asset Manager on 03 9403 2166.



Introducing the Tenant Facilitation Team



Uncle Kennedy Edwards and Nadu Dove are the first two members of AHV's new Indigenous Tenant Facilitation Team.

The Facilitation Team is developing new ways of working with our tenants and the agencies that our tenants use.

AHV know that secure housing is the foundation for health and well-being and that we need to work together as a team to help keep our tenants in their homes.

The Facilitation Team is concentrating on building relationships with local tenants and community agencies to help design what the new models of support will look like.

We will be travelling around Victoria to speak with and listen to communities, so look out for us and come join us for a cuppa and a yarn.

As this is a brand new project we are always happy to get further suggestions - let us know what you think by emailing tft@ahvic.org.au or call us at AHV on 9403 2100.

Tenant Facilitation Team Project update:

Key parts of Stage 1:

- Developing relationships with agencies and the community
- Getting out and about waving the AHV flag
- LISTENING to concerns about AHV
- Developing processes to report our activities and visits
- Delivering presentations at various agency staff meetings

Key parts of Stage 2:

- Designing Tenant Self-Assessment forms
- Visiting a range of tenants
- Developing new systems that will work alongside the current systems
- Providing access to the TFT through referral from other agencies
- Now working directly with families and their support services

One of the key things we have learned so far is how valuable it is to have an Elder as a member of the Facilitation Team.

Quick summary of how AHV Tenant Facilitators work:

1. Build relationships
2. Get to know community members
3. Listen actively
4. Communicate clearly
5. Create opportunities for access
6. Make kitchen table discussion count
7. Capture evidence of success

NAIDOC Event



NAIDOC Theme 2012 - Spirit of the Tent Embassy - 40 Years on.

Aboriginal Housing Victoria's annual NAIDOC Family Day event was held on Thursday 5 July 2012 at the Collingwood Children's Farm with well over a thousand people attended throughout the day contributing to another successful year.

Michael Calvert, CEO, Aboriginal Housing Victoria officially opened the day, and Uncle Kennedy Edwards, (Indigenous and Respected Elder) provided a traditional Welcome to Country, which was followed by a welcome from the City of Yarra Mayor, Geoff Barbour and from the Collingwood Children's Farm Manager, Alex Walker.

A barbeque lunch and fresh fruit accompanied a full program of activities, featuring Indigenous, artists, dancers, face painting, boomerang painting, emu feather, beading craft and Jumping castle. New editions to the day were fairy floss and pop corn machines, free competitions and raffles, which have proven to be the big highlight for the children. This year children were still around to receive their prizes, as they were drawn earlier this year, which proved to be well received.

Visitors to the NAIDOC event enjoyed free entry into the Farm and once again everything was provided at no cost. The event was proudly sponsored by the City of Yarra and reinforced the wonderful partnership between Aboriginal Housing Victoria and The Collingwood Children's Farm.

Sponsors and Supporters

We gratefully acknowledge the financial and professional support and advice we have received over the past year by our sponsors and supporters. Your valuable support has endured that financially we are able to reinvest our profits into ensuring our program maintains its Social Housing objectives.



City of Yarra

The City of Yarra is an inner metropolitan municipality which is home to a diverse community of over 69,000 people. Yarra is one of Australia's smallest inner city municipalities at 19.5 kilometers and features lively arts and entertainment precincts, vibrant shopping and café strip, and numerous sports and recreational facilities.

The City of Yarra remains an important meeting place for Indigenous people and is a proud partner with Aboriginal Housing Victoria supporting activities in celebration of NAIDOC week.



Collingwood Children's Farm

Established in 1979, The Collingwood Children's Farm is a Not for Profit community resource providing country experiences for city people.

The Collingwood Children's Farm along with the City of Yarra forms a partnership with Aboriginal Housing Victoria to provide a free family day to celebrate NAIDOC Week.

On family days there are free pony rides, a BBQ and activities matching the theme.

Joel Harris Office Supplies - Collingwood

Kindly donated pencils, pens and colouring books.

Marino Bros Fruit Supply

Marino Bro's is a family owned and family run business. They provided fresh fruit for the day.

Financial Report for the Year Ended 30 June 2012

Directors' Report

Your directors present this report on the company for the financial year ended 30 June 2012.

Directors

The names of each person who has been a director during the year and to the date of this report are:

- Tim Chatfield
- Graeme Austin
- Trevor Edwards
- Kennedy Edwards (leave of absence from 17 February 2012 and resigned 17 August 2012)
- Ricky Mullett (appointed to fill leave of absence on 20 April 2012, resigned 17 August 2012)
- Jacquelyn Turfrey
- Julia Canty-Waldron
- William Scrivenor

Directors have been in office since the start of the financial year to the date of this report unless otherwise stated.

Principal activities

The principal activity of the company during the financial year was the provision of affordable social housing to the Aboriginal community in Victoria.

The company's short-term objectives are to move to the next stage of transition and take over the asset management and maintenance of the properties currently being managed by the Office of Housing.

The company's long-term objective is to achieve full independence from the Office of Housing with the transfer of ownership of all rental properties.

Key performance indicators

The company has a Business Plan for the period 2011 to 2016 and has established Key Performance Indicators in relation to the goals established in that plan. Performance is reported to the Board on a monthly basis.

As a Registered Housing Provider the company is required to report annually on its performance against the reporting standards of the Office of the Register of Housing Agencies. In addition the company is required to meet the requirements of the Housing Provider Framework under the terms of a lease with the Department of Human Services.



Information on directors

Tim Chatfield

Chairman

Qualifications

Grad Diploma Governance (AICD)

Experience

A wide range of positions within the Aboriginal community including Aboriginal Heritage Council, ATSIC, Framlingham Aboriginal Trust and many others.

Graeme Austin

Deputy Chairman

Experience

Victorian Aboriginal Health Service, Court appointed Respected Person and a wide range of other community activities including youth work and sports.

Trevor Edwards

Chairman of the Representative Committee

Experience

Actively involved in the Aboriginal community for over 30 years and is Aboriginal Housing Victoria's longest serving director. Director of Victorian Indigenous Seafood Committee.

Ricky Mullett

Qualifications

BA in Archaeology

Experience

A wide range of positions within the Aboriginal community including fifteen years as Chair of Gippsland and East Gippsland Aboriginal Co-operative.

Jacquelyn Turfrey

Qualifications

LLB (Hons), Grad Dip EOA, CSA

Experience

Barrister, 13 years experience as a commercial lawyer, extensive experience in director and company secretariat roles and in senior management and Governance roles in the banking and finance sector.

Julia Canty-Waldron

Chairman of the Policy Committee

Qualifications

Masters in Management (Strategic Foresight), BA in Sociology, Grad Cert Housing Policy and Management, Cert IV Training and Assessment.

Experience

Over 20 years experience in health and welfare, specifically social housing and homelessness.

William Scrivenor

Chairman of the Finance, Audit and Risk Committee and Business Development Committee

Qualifications

B.Com, C.A, C.P.A, Reg. Tax Agent

Experience

Over 39 years financial, audit, compliance and management experience in commercial, government, and not for profit sectors.

Meeting of directors

During the financial year eleven board meetings were held as well as meetings for the various board committees. Board members sit on the Finance Audit and Risk Committee (FAR), Arrears Sub-committee (Arrears), Business Development Committee (BDC), Policy and Planning Committee (Policy), Steering Committee (Steer) and Representative Committee (Rep). In addition to the committee meetings there were also other meetings attended.

The meetings that each Director was eligible to attend during the year were:

	Board	FAR	Arrears	BDC	Policy	Steer	Rep	Other	Total
Total planned	11	11	2	6	4	7	9	18	68
Tim Chatfield	11	11		6		7	1	9	45
Graeme Austin	11	11		6	3	7		8	46
Trevor Edwards	11				3	7	9	7	37
Kennedy Edwards	7				1			6	14
Ricky Mullett	3	1		1	1		1	2	9
Jacquelyn Turfrey	11			4				5	20
Julia Canty-Waldron	11		2		4			5	22
William Scrivenor	11	11		6				5	33

The meetings that each Director actually attended during the year were:

	Board	FAR	Arrears	BDC	Policy	Steer	Rep	Other	Total
Total attended	11	11	2	6	4	7	9	20	68
Tim Chatfield	11	9		5		5	1	9	40
Graeme Austin	11	11		6	3	7		8	46
Trevor Edwards	11				3	7	9	7	37
Kennedy Edwards	7				1			6	14
Ricky Mullett	2	1		1	1		1	2	8
Jacquelyn Turfrey	9			3				5	17
Julia Canty-Waldron	10		2		4			5	21
William Scrivenor	11	11		6				5	33

FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2012

The fees that directors received for the meeting attendance and/or consulting services delivered to the company during the year were:

	Board	FAR	Arrears	BDC	Policy	Steer	Rep	Other	Total
Tim Chatfield	16,500	5,000		2,500		2,500	500	4,500	31,500
Graeme Austin	16,500	5,500		2,500	1,500	3,500		4,000	33,500
Trevor Edwards	16,500				1,500	3,500	4,500	4,000	30,000
Kennedy Edwards	10,500				500			4,000	15,000
Ricky Mullett	3,000	1,000		500			500	1,000	6,000
Jacquelyn Turfrey	13,500			2,000				2,500	18,000
Julia Canty-Waldron	15,000		1,000		2,000			12,100	30,100
William Scrivenor	16,500	5,500		2,500				5,537	30,037
Total	108,000	17,000	1,000	10,000	5,500	9,500	5,500	37,637	194,137

Other fees include attendance at meetings with tenants, government agencies and AHV management and staff as well as the provision of consulting services to the company.

The company is incorporated under the Corporations Act 2001 and is a company limited by guarantee. If the company is wound up, the constitution states that each member is required to contribute a maximum of \$50 each towards meeting any outstanding obligations of the company. At 30 June 2012, the total amount that members of the company are liable to contribute if the company is wound up is \$650 (2010: \$600).

Auditor's Independence Declaration

The auditor's independence declaration for the year ended 30 June 2012 has been received and can be found on page 29 of the financial report.

Signed in accordance with a resolution of the Board of Directors.



Director: Tim Chatfield

Dated 28 September 2012

AUDITOR'S INDEPENDENCE DECLARATION
UNDER S 307C OF THE CORPORATIONS ACT 2001
TO THE DIRECTORS OF ABORIGINAL HOUSING VICTORIA

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2012 there have been:

- i. no contraventions of the auditor independence requirements as set out in the Corporations Act 2001 in relation to the audit; and
- ii. no contraventions of any applicable code of professional conduct in relation to the audit.



LBW Chartered Accountants

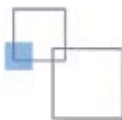


Sripathy Sarma
Partner

Dated 28 September 2012



Chartered Accountants



LBW
Chartered Accountants

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Statement of Comprehensive Income for the Year Ended 30 June 2012

	Note	2012 \$	2011 \$
Revenue			
Rental revenue	2	12,669,165	11,133,498
Other revenue	2	653,688	898,969
Total revenue		13,322,853	12,032,467
Expenses			
Cost of housing		5,548,026	5,608,668
Tenancy related costs		(29,029)	898,854
Employees		2,460,879	1,629,362
Board and representatives		340,181	225,537
Building and equipment		111,969	47,464
Travel and motor		252,061	192,335
Communication		99,444	107,862
Information technology		342,153	306,498
Administration		193,335	210,634
Projects		385,050	43,934
Total expenses		9,704,069	9,271,148
Surplus before income tax		3,618,784	2,761,319
Income tax expense	1h	-	-
Surplus for the year	3	3,618,784	2,761,319
Other comprehensive income			
Net gain on revaluation of non-current assets	7	-	1,175,087
Other comprehensive income for the year		-	1,175,087
Total comprehensive income for the year		3,618,784	3,936,406
Total comprehensive income attributable to the company		3,618,784	3,936,406

The accompanying notes form part of these financial statements.

Statement of Financial Position as at 30 June 2012

	Note	2012 \$	2011 \$
ASSETS			
Current assets			
Cash and cash equivalents	4	4,586,111	4,785,118
Term deposits		2,072,022	-
Trade and other receivables	5	307,870	357,215
Other current assets	6	140,106	416,290
Total current assets		7,106,109	5,558,623
Non-current assets			
Office property	7	2,174,722	2,187,361
Rental property	7	13,017,109	10,543,376
Office furniture and equipment	7	55,020	63,213
Total non-current assets		15,246,851	12,793,950
Total assets		22,352,960	18,352,573
LIABILITIES			
Current liabilities			
Trade and other payables	8	1,035,946	706,194
Short-term provisions	9	125,681	82,212
Deferred grant income	10	12,851	12,492
Total current liabilities		1,174,478	800,898
Non-current liabilities			
Long-term provisions	9	29,343	21,320
Total non-current liabilities		29,343	21,320
Total liabilities		1,203,821	822,218
Net assets		21,149,139	17,530,355
EQUITY			
Retained earnings		19,434,841	15,816,057
Reserves	16	1,714,298	1,714,298
Total equity		21,149,139	17,530,355

The accompanying notes form part of these financial statements.

Statement of Changes In Equity for the Year Ended 30 June 2012

	Retained earnings	Revaluation surplus	Total
	\$	\$	\$
Balance at 1 July 2010	13,054,738	539,211	13,593,949
Surplus attributable to the company	2,761,319	-	2,761,319
Total other comprehensive income for the year	-	1,175,087	1,175,087
Balance at 30 June 2011	15,816,057	1,714,298	17,530,355
Surplus attributable to the company	3,618,784	-	3,618,784
Balance at 30 June 2012	19,434,841	1,714,298	21,149,139

Statement of Cash Flows for the Year Ended 30 June 2012

	Note	2012	2011
		\$	\$
Cash flow from operating activities			
Rentals received		12,900,054	11,170,737
Grants received		3,781	12,492
Other receipts		742	648
Payments to suppliers and employees		(9,318,394)	(8,198,152)
Interest received		258,110	200,201
Net cash generated from operating activities	15b	3,844,293	3,185,926
Cash flow from investing activities			
Proceeds from sale of property, plant and equipment		319,912	198,998
Receipt on maturity of term deposits		-	92,159
Receipt on release of quarantined funds		-	39,954
Payments into term deposits		(2,072,022)	-
Payment for property, plant and equipment		(2,291,190)	(4,294,914)
Net cash used in investing activities		(4,043,300)	(3,963,803)
Cash flow from financing activities			
Net cash used in financing activities		-	-
Net increase in cash held			
		(199,007)	(777,877)
Cash and cash equivalents at beginning of the financial year		4,785,118	5,562,995
Cash and cash equivalents at the end of the financial year	4,15a	4,586,111	4,785,118

The accompanying notes form part of these financial statements.

The financial statements are for Aboriginal Housing Victoria as an individual entity, incorporated and domiciled in Australia. Aboriginal Housing Victoria is a company limited by guarantee.

Note 1. Summary of Significant Accounting Policies

Basis of preparation

The financial statements are general purpose financial statements that have been prepared in accordance with Australian Accounting Standards (including Australian Accounting Interpretations) and the *Corporations Act 2001*.

The company is a not-for-profit entity for financial reporting purposes under Australian Accounting Standards.

Australian Accounting Standards set out accounting policies that the AASB has concluded would result in financial statements containing relevant and reliable information about transactions, events and conditions. Material accounting policies adopted in the preparation of these financial statements are presented below and have been consistently applied unless otherwise stated.

The financial statements have been prepared on an accruals basis and are based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

The financial statements were authorised for issue on 28 September 2012 by the directors of the company.

Accounting policies

a. Revenue

Grant revenue is recognised in the statement of comprehensive income when the company obtains control of the grant and it is probable that the economic benefits gained from the grant will flow to the company and the amount of the grant can be measured reliably. If conditions are attached to the grant which must be satisfied before it is eligible to receive the contribution, the recognition of the grant as revenue will be deferred until those conditions are satisfied.

Aboriginal Housing Victoria receives non-reciprocal contributions of assets from the government and other parties for zero or a nominal value. These assets are recognised at fair value on the date of acquisition in the statement of financial position, with a corresponding amount of income recognised in the statement of comprehensive income.

Donations and bequests are recognised as revenue when received.

Interest revenue is recognised using the effective interest rate method, which for floating rate financial assets is the rate inherent in the instrument.

Revenue from the rendering of a service is recognised upon the delivery of the service to the customers.

All revenue is stated net of the amount of goods and services tax (GST).

b. Property, plant and equipment

Each class of property, plant and equipment is carried at cost or fair values as indicated, less, where applicable, accumulated depreciation and impairment losses.

Office property

Freehold office properties are shown at fair value based on periodic, but at least triennial, valuations by external independent valuers, less subsequent depreciation for buildings.

In periods when the freehold properties are not subject to an independent valuation, the directors conduct directors' valuations to ensure the carrying amount for the land and buildings is not materially different to the fair value.

Increases in the carrying amount arising on revaluation of office properties are recognised in other comprehensive income and accumulated in the revaluation surplus in equity. Revaluation decreases that offset previous increases of the same class of assets are recognised in other comprehensive income under the heading of revaluation surplus. All other decreases are charged to the statement of comprehensive income.

Any accumulated depreciation at the date of the revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

Note 1. Summary of Significant Accounting Policies (Continued)

Freehold office properties that have been contributed at no cost, or for nominal cost are valued and recognised at the fair value of the asset at the date it is acquired.

Rental property

Freehold rental property is measured on the cost basis less depreciation and impairment losses.

Freehold rental properties that have been contributed at no cost, or for nominal cost are valued and recognised at the fair value of the asset at the date it is acquired.

Office furniture and equipment

Office furniture and equipment is measured on the cost basis less depreciation and impairment losses.

Depreciation

The depreciable amount of fixed assets including buildings and capitalised lease assets, but excluding freehold land, is depreciated on a straight line basis over the asset's useful life to the company commencing from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

The depreciation rates used for each class of depreciable assets are:

Class of Fixed Asset	Depreciation Rate
Office buildings	1.5%
Rental buildings	1.5%
Office furniture and equipment	7.5-33.3%

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Asset classes carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains or losses are included in the statement of comprehensive income. When revalued assets are sold, amounts included in the revaluation reserve relating to that asset are transferred to retained earnings.

c. Leases

Leases of fixed assets, where substantially all the risks and benefits incidental to the ownership of the asset, but not the legal ownership, are transferred to the company are classified as finance leases.

Finance leases are capitalised, recording an asset and a liability equal to the present value of the minimum lease payments, including any guaranteed residual values.

Leased assets are depreciated on a straight-line basis over their estimated useful lives where it is likely that the company will obtain ownership of the asset. Lease payments are allocated between the reduction of the lease liability and the lease interest expense for the period.

Lease payments for operating leases, where substantially all the risks and benefits remain with the lessor, are charged as expenses on a straight-line basis over the lease term.

Lease incentives under operating leases are recognised as a liability and amortised on a straight-line basis over the life of the lease term.

d. Impairment of assets

At the end of each reporting period, the company reviews the carrying values of its tangible and intangible assets to determine whether there is any indication that those assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the asset's carrying value. Any excess of the asset's carrying value over its recoverable amount is expensed to the statement of comprehensive income.

Note 1. Summary of Significant Accounting Policies (Continued)

Where the future economic benefits of the asset are not primarily dependent upon the asset's ability to generate net cash inflows and when the company would, if deprived of the asset, replace its remaining future economic benefits, value in use is determined as the depreciated replacement cost of an asset.

Where it is not possible to estimate the recoverable amount of an asset's class, the company estimates the recoverable amount of the cash-generating unit to which the class of assets belong.

Where an impairment loss on a revalued asset is identified, this is debited against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

e. Employee benefits

Provision is made for the company's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits that are expected to be settled within one year have been measured at the amounts expected to be paid when the liability is settled. Employee benefits payable later than one year have been measured at the present value of the estimated future cash outflows to be made for those benefits. In determining the liability, consideration is given to employee wage increases and the probability that the employee may not satisfy vesting requirements. Those cash outflows are discounted using market yields on national government bonds with terms to maturity that match the expected timing of cash flows.

Contributions are made by the company to an employee superannuation fund and are charged as expenses when incurred.

f. Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at-call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within short-term borrowings in current liabilities on the statement of financial position.

g. Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of expense. Receivables and payables in the statement of financial position are shown inclusive of GST.

h. Income tax

Aboriginal Housing Victoria is an income tax exempt charitable entity under subdivision 50-B of the Income Tax Assessment Act 1997. AHV is also endorsed by the Australian Taxation Office as a Deductible Gift Recipient under subdivision 30-BA of the aforementioned Act.

i. Provisions

Provisions are recognised when the company has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured. Provisions recognised represent the best estimate of the amounts required to settle the obligation at the end of the reporting period.

j. Comparative figures

Where required by Accounting Standards comparative figures have been adjusted to conform with changes in presentation for the current financial year.

k. Trade and other payables

Trade and other payables represent the liability outstanding at the end of the reporting period for goods and services received by the company during the reporting period which remain unpaid. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.



Note 2. Revenue

	2012	2011
	\$	\$
Rental revenue		
<i>Operating activities</i>		
Rental revenue	12,669,165	11,133,498
Other revenue		
<i>Revenue from government and other grants</i>		
FaHCSIA grant revenue – Certificate IV funding	-	12,277
FaHCSIA grant revenue – Dja Dja Wrung liquidation funds	-	41,222
FaHCSIA grant revenue – Property upgrade program	-	471,900
Other organisations	-	-
	-	525,399
<i>Other revenue</i>		
Interest income	278,034	210,276
Profit on sale of property, plant and equipment	-	4,646
Profit on sale of held-for-sale properties	34,912	-
Market value of rental property contributed	340,000	158,000
Other revenue	742	648
	653,688	373,570
Total other revenue	653,688	898,969

Note 3. Surplus for the Year

	2012	2011
	\$	\$
Expenses		
Depreciation and amortisation		
Office buildings	12,639	12,639
Rental buildings	103,501	69,469
Office furniture and equipment	27,902	32,962
Total depreciation and amortisation	144,042	115,070
Impairments to rental properties held-for-sale	5,982	163,816
Loss on demolition of rental buildings	-	78,413
Loss on disposal of office furniture and equipment	-	1,810
Bad and doubtful debts expense	(52,749)	879,639
Rental expense on operating leases		
Housing Provider Framework	5,036,012	5,155,874
Office equipment and motor vehicles	153,442	108,890
Auditor remuneration		
Audit services	30,000	41,300
Other services	-	-
Total auditor remuneration	30,000	41,300

Note 4. Cash and Cash Equivalents

	2012	2011
	\$	\$
Cash at bank and in hand	3,078,242	1,785,118
Short-term term deposits	1,507,869	3,000,000
Total cash and cash equivalents	4,586,111	4,785,118

Note 5. Trade and Other Receivables

	2012	2011
	\$	\$
Rental receivables	767,396	1,266,428
Provision for impairment	(525,861)	(928,453)
	241,535	337,975
Other receivables	66,335	19,240
Total current trade and other receivables	307,870	357,215

Note 6. Other Current Assets

	2012	2011
	\$	\$
Prepayments	88,557	127,930
Accrued income	23,284	3,360
Assets under construction	28,265	-
Rental properties held-for-sale	-	285,000
Total other current assets	140,106	416,290

Note 7. Property, Plant and Equipment

	2012	2011
	\$	\$
Office property		
Freehold land at fair value		
Independent valuation at 30 June 2010	1,585,000	1,585,000
Buildings at fair value		
Independent valuation at 30 June 2010	615,000	615,000
Less accumulated depreciation	(25,278)	(12,639)
Total buildings	589,722	602,361
Total office property	2,174,722	2,187,361
Rental property		
Freehold land		
At cost	5,761,740	4,955,067
Buildings		
At cost	7,731,179	5,960,618
Less accumulated depreciation	(475,810)	(372,309)
Total buildings	7,255,369	5,588,309
Total rental property	13,017,109	10,543,376
Office furniture and equipment		
Office furniture and equipment		
At cost	176,328	156,619
Less accumulated depreciation	(121,308)	(93,406)
Total office furniture and equipment	55,020	63,213
Total property, plant and equipment	15,246,851	12,793,950

Movements in carrying amounts

Movement in the carrying amounts for each class of property, plant and equipment between the beginning and the end of the current financial year:

	Office property	Rental property	Office furniture and equipment	Total
	\$	\$	\$	\$
2011				
Carrying amount at 1 July 2010	1,024,913	6,389,121	91,244	7,505,278
Additions at cost	-	4,315,405	6,741	4,322,146
Additions at fair value	-	158,000	-	158,000
Disposals	-	(272,765)	(1,810)	(274,575)
Depreciation expense	(12,639)	(69,469)	(32,962)	(115,070)
Reallocation of capital grant to income	-	471,900	-	471,900
Impairment of held-for-sale assets	-	(163,816)	-	(163,816)
Transfer to held-for-sale assets	-	(285,000)	-	(285,000)
Revaluation	1,175,087	-	-	1,175,087
Carrying amount at 30 June 2011	2,187,361	10,543,376	63,213	12,793,950
2012				
Carrying amount at 1 July 2011	2,187,361	10,543,376	63,213	12,793,950
Additions at cost		2,243,216	19,709	2,262,925
Additions at fair value		340,000		340,000
Depreciation expense	(12,639)	(103,501)	(27,902)	(144,042)
Impairment		(5,982)		(5,982)
Carrying amount at 30 June 2012	2,174,722	13,017,109	55,020	15,246,851

Asset revaluations

The office property was independently valued at 30 June 2010 by Marketline - Opteon. The valuation was based on the fair value. The valuation resulted in a revaluation increment of \$1,175,087 being recognised in the revaluation surplus for the year ended 30 June 2011.

Interests on properties

Aboriginal Affairs Victoria holds a mortgage of \$710,000 secured on the office property at Scotchmer Street, North Fitzroy. Repayment of the mortgage can only be demanded upon the sale of the property or in the event of the winding up of Aboriginal Housing Victoria.

The Director of Housing has a registered interest in the title of the rental properties. Aboriginal Housing Victoria cannot dispose of, use as security for borrowings, or otherwise transact using the rental properties without the prior consent of the Director of Housing.

Note 8. Trade and Other Payables

	2012	2011
	\$	\$
Trade payables	111,492	26,766
Rental payments in advance	423,625	341,925
Other current payables	474,980	322,886
Employee benefits	25,849	14,617
Total trade and other payables	1,035,946	706,194

Note 9. Provisions

	2012	2011
	\$	\$
Analysis of total provisions		
Current	125,681	82,212
Non-current	29,343	21,320
Total provisions	155,024	103,532

Provision for long-term employee benefits

A provision has been recognised for employee entitlements relating to long service leave. In calculating the present value of future cash flows in respect of long service leave, the probability of long service leave being taken is based on historical data. The measurement and recognition criteria relating to employee benefits have been included in Note 1 to this report.

Note 10. Deferred Grant Income

	2012	2011
	\$	\$
FaHCSIA – NAIDOC funding	1,500	2,250
City of Yarra – NAIDOC funding	11,351	10,242
Total deferred grant income	12,851	12,492

Note 11. Capital and Leasing Commitments

Operating lease commitments

Non-cancellable operating leases contracted for but not capitalised in the financial statements. Minimum lease payments for motor vehicles and office equipment, payable:

	2012	2011
	\$	\$
within one year	143,005	74,435
between one and five years	98,696	17,220
after five years	-	12,150
	241,701	103,805

The motor vehicle lease commitments are non-cancellable finance leases contracted for with a two year term. The office equipment lease commitments are non-cancellable finance leases contracted for with a five year term. No capital commitments exist in regards to the lease commitments at the 30 June 2012.

Minimum lease payments under the Housing Provider Framework, payable:

	2012	2011
	\$	\$
within one year	2,527,910	5,299,175
between one and five years	-	1,630,515
after five years	-	-
	2,527,910	6,929,690

The Housing Provider Framework Lease expires on 31 December 2012.

Note 12. Events After The Reporting Period

There were no significant events after the reporting date which require disclosure in the financial statements at 30 June 2012.

Note 13. Contingent Liabilities and Assets

There were no contingent liabilities or contingent assets at 30 June 2012.

Note 14. Related Party Transactions

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

Note 15. Cash Flow Information

	2012	2011
	\$	\$
a. Reconciliation of cash		
Cash at bank and in hand	3,078,242	1,785,118
Short-term term deposits	1,507,869	3,000,000
Total cash and cash equivalents	4,586,111	4,785,118
b. Reconciliation of surplus after income tax to cash flow from operating activities		
Surplus after income tax	3,618,784	2,761,319
Non cash flows		
Depreciation and amortisation	144,042	115,070
Impairments on rental properties held-and-sale	5,982	163,816
Loss on disposal of office furniture and equipment	-	1,810
Loss on demolition of rental buildings	-	78,413
Surplus on sale of property, plant and equipment	-	(4,646)
Surplus on sale of held-for-sale properties	(34,912)	-
Rental property contributed	(340,000)	(158,000)
Interest earned on non-cash accounts	-	(6,715)
Reallocation of capital upgrades	-	(498,132)
Changes in assets and liabilities		
Decrease in receivables	49,345	764,451
Decrease/(Increase) in prepayments and accrued income	19,449	(119,297)
Increase in payables	329,752	129,150
Increase/(Decrease) in deferred provisions	51,492	(306)
Increase/(Decrease) in grants carried forward	359	(41,007)
Cash flow from operating activities	3,844,293	3,185,926

Note 16. Reserves

The revaluation surplus records the revaluation of the office property. At 30 June 2010 the office property was revalued to its fair value of \$2,200,000 giving rise to a revaluation surplus of \$1,175,087.

Note 17. Company Details

The registered office and principal place of business of the company is:

Aboriginal Housing Victoria
 125–127 Scotchmer Street
 North Fitzroy VIC 3068



Directors' Declaration

The directors of the company declare that:

1. The financial statements and notes, as set out on pages 25 to 43, are in accordance with the *Corporations Act 2001*:
 - a. comply with Australian Accounting Standards; and
 - b. give a true and fair view of the financial position as at 30 June 2012 and of the performance for the year ended on that date of the company.
2. In the directors' opinion there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors.



Director: Tim Chatfield

Dated 28 September 2012

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
ABORIGINAL HOUSING VICTORIA

We have audited the accompanying financial report of Aboriginal Housing Victoria which comprises the statement of financial position as at 30 June 2012, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration.

Directors' Responsibility for the Financial Report

The directors of the company are responsible for the preparation of the financial report and have determined that the accounting policies described in Note 1 to the financial report are appropriate to meet the requirements of the *Corporations Act 2001* and are appropriate to meet the needs of the members. The directors' responsibility also includes such internal control as the directors determine is necessary to enable the preparation of a financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We have conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit, we have complied with the independence requirements of the *Corporations Act 2001*. We confirm that the independence declaration required by the *Corporations Act 2001*, provided to the directors of Aboriginal Housing Victoria on 28 September 2012, would be in the same terms if provided to the directors as at the date of this auditor's report.

Opinion

In our opinion the financial report of Aboriginal Housing Victoria is in accordance with the *Corporations Act 2001*, including:

- a. giving a true and fair view of the company's financial position as at 30 June 2012 and of its performance for the year ended on that date; and
- b. complying with Australian Accounting Standards to the extent described in Note 1 and complying with the *Corporations Regulations 2001*.




LBW Chartered Accountants


Sripathy Sarma
Dated 28 September 2012



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