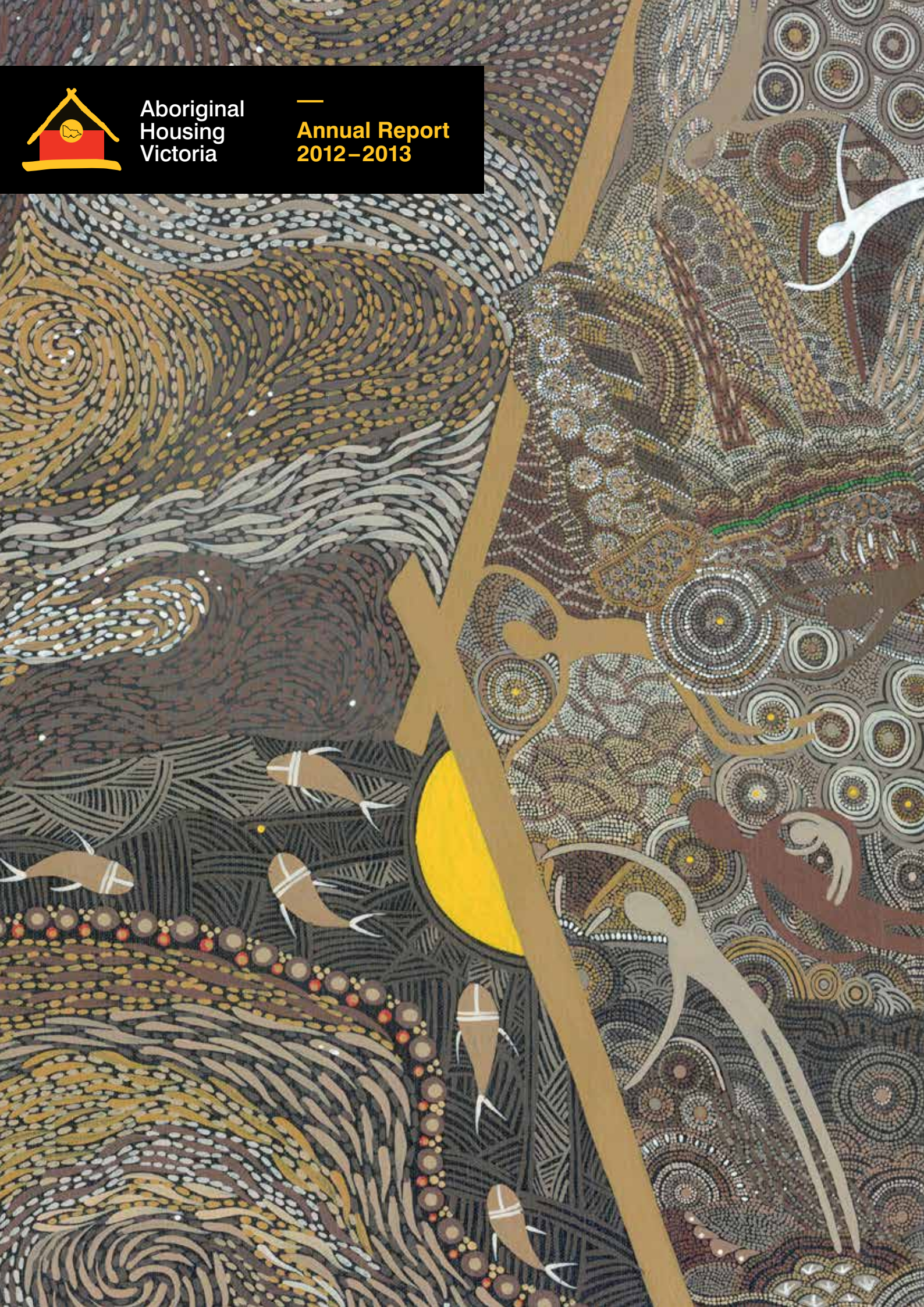




Aboriginal  
Housing  
Victoria

—  
Annual Report  
2012–2013







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## ABOUT THE ARTIST

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**Artist:** Kate Oates

**Tribe:** Wiradjuri

Kate was commissioned on behalf of AHV to create the artwork for the cover of this annual report for the second time.

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

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## ABOUT THE ARTWORK

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**Title:** Empowerment of our people

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

The artwork shows the continuing commitment to housing for indigenous Victorian people. The connection between AHV and the community is demonstrated through the pattern and a house surrounded by Koorie and non-Koorie people working together to respectfully provide housing for those without a home. The commitment of AHV to the indigenous community is shown by the overflowing of the house into the rest of the community while respecting and acknowledging the original owners of this land.





## — 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



**Tim Chatfield** Chairperson

This financial year has been a challenging year in respect to governance as a result of significant changes in direction for AHV, as a result of changes in government policy and approaches to the provision and management of social housing in Victoria.

## The AHV Board

This year, as a part of an extensive strategic and business planning process adopted by the Board, the Constitution has been amended and an extensive review of AHV's policy documentation has been undertaken. The Board is developing a business model for the purposes of delivering long-term stability and growth of AHV's housing portfolio and improving tenancy services to Aboriginal Victorians.

As Chair, I would firstly 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 year. I appreciate the commitment made to attend meetings and planning sessions and look forward to our continued efforts over the next twelve month period.

Thank you, also, to those Directors who retired from the Board this year: Mr Trevor Edwards, who is now a member of AHV's Tenant Facilitation Team; Mr Ricky Mullett, who is now the Chief Operating Officer; Mr Kennedy Edwards and Ms Julia Canty-Waldron.

A special thank you to Mr Kennedy Edwards. Uncle Kennedy has had a long association with AHV, including the Aboriginal Housing Board of Victoria (AHBV) where he was an inaugural Board Member for Benalla Region in the early 1980s and was Chair between 1981-86 and 1989-90. Uncle Kennedy was also until recently a member of AHV's Tenant Facilitation Team. We are indebted to Uncle Kennedy for his many contributions to AHV.

In adopting our new Constitution, we have moved away from the Representative Committee structure. In that regard, I'd like to give a special acknowledgment and thank you to all those who served on the Representative Committee under the old constitution structure: Aunty Pat Ockwell, Joey Chatfield, Brendan Edwards, Karen Milne and Garry McGuinness, all of whom have made a valuable contribution to AHV and who continue to make valuable contributions within our Community.

I offer a warm welcome to our two newest Board Members: Mr Brendan Edwards, formerly a Board member of AHBV and Representative Committee member. Mr Brendan Edwards is well-known for his work in the Aboriginal Community; and Mr Ian Hamm, who comes to AHV with a wealth of experience and leadership across various indigenous and non-indigenous roles.





### Highlights and Achievements

To ensure AHV's status as one of the largest Social Housing Providers in Australia and the largest in Victoria is maintained, the Board must continue to innovate.

In that regard I am very pleased to report that the introduction of AHV's Tenant Facilitation Team (TFT) has proved successful. The TFT operates under the guidance of our Tenancy Manager. With the wisdom and assistance of our Elders, our strategy in integrating this service as part of our Tenancy Team is aimed at providing a safety net for tenants who are experiencing difficulty in meeting rental obligations. It also offers streamlined coordination with the wider Tenancy Team. The augmentation and further development of the TFT is part of AHV's broader tenancy management strategy.

The Tenancy Management team's performance this year again has been exemplary, particularly from a change management point of view. It's a credit to all in Tenancy that changes over the past year have been implemented seamlessly - from management, to Housing Officers right through to Customer Service Officers. Our Team Leaders continue to provide support and direction with ongoing achievements from staff who are completing their studies in Certificate IV in Social Housing through Swinburne University.

Our Asset Management Team has gone from strength to strength this financial year. Not only have they assumed full maintenance and Call Centre responsibilities of all combined 1,500 properties of both the Office of Housing and AHV's own portfolio, but have also added to AHV's property portfolio by growing it from 50 to 72 dwellings this financial year. Another five homes are under construction across the state which properties will be available for

tenancy in 2014. This completes the transition to full management of all properties to the Asset Team. An achievement they, and whole of AHV, can be very proud of.

Our Finance Team has worked tirelessly throughout the year and has played an important role not only in the management of the day-to-day financial transactions of AHV, but also in the advice and expertise provided in organising and monitoring expenditure for housing purchases and development projects. The financial accounts enclosed within this report highlight the strength of the accountancy and fiscal management over the past year which provides a very stable and sound financial platform for AHV for 2013/14.

Regrettably, I note that Mr Peter Richardson our Chief Financial Officer after 3 years of service to AHV has decided it is time to take up an exciting new opportunity in the aged care sector. I would like to thank Peter for his fantastic contribution to the Finance Team and wish him well in his new venture.

### Our New Constitution

AHV's trajectory has been marked by continuous change both in management and operational structure over the last 5 years, necessitating AHV to be flexible and responsive in adapting to the rigors and challenges of striving to deliver the transition to full ownership of titles from the Director of Housing.

In 2008, the state government's "transition to independence" initiative, provided an impetus that has seen us transform our management structure from one of a government-monitored Housing Provider based primarily on advocacy, to a totally independent not-for-profit company. Operationally AHV has had to restructure, augment staff and develop specialty teams.

The change to our business model has given rise to a need to reflect these changes both within our Constitution, governance and management structures. This financial year, AHV embarked upon a process to align it's Constitution and policy documentation to the management and operational structure requirements.

The key strategy at the centre of these changes is to grow the social housing portfolio for the benefit of Aboriginal people in Victoria.

It will be the Board's role to ensure the success of AHV's business model and management into the future.

### **Conclusion**

In summing up, I'd like to again 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 supported AHV through the extended period of transition. There is still a lot of work to be done in order to achieve the full transition to AHV ownership of titles and we will all continue to work together to finalise this commitment.

I would also like to thank the Management and Staff of AHV for their professional delivery of AHV's services. I know that our staff's dedication to provide excellent service often means they go over and above their regular duties. For that, the Board is extremely grateful. The fact that AHV continues to grow and maintain its reputation as a peak housing body is testimony to the collective efforts of all. I recognise both individuals and teams for their delivery of a high standard of service to all valued clients of Aboriginal Housing Victoria.





# Ian Hamm has a vision for our future



**Ian Hamm** Board Member

**We are moving away from being defined by disadvantage, dispossession and so on, to a more affluent community, a more confident community, one that has greater ambition and hope for the future than ever before.**

An early impact of our new Constitution will be the change to its membership inclusion definition. One that draws on leadership and expertise from wider Aboriginal Community groups and organisations.

Ian Hamm, our newest Board Member, is a perfect example of that new strategy embodied in our Constitution.

As a young Yorta Yorta boy, Ian was adopted and is one of the Stolen Generations children. Later in his adult life Ian was involved in, and provided evidence for the National Inquiry into the forced removal of Aboriginal children from their families. More recently, he has become Chair of Connecting Home (a service for the stolen generations).

Raised on his traditional lands, in the regional town of Yarrawonga, Ian is very proud of his heritage and descends from the Yorta Yorta James Clan from Shepparton. He has been involved in Aboriginal affairs and community from his early 20s.

Professionally, Ian is a career public servant, starting with the Victorian Equal Opportunity and Human Rights Commission (VEOHRC) early in his working life, back in the 90s. As Executive Director of Aboriginal Affairs Victoria (AAV) in recent years, he developed strong leadership qualities and is currently the Director of Indigenous Economic Development for the Department of State Development, Business and Innovation (DSDBI).

Another important aspect of Ian's personal and leadership development has been his involvement in sport. As a young man he played football for the Rennie Football Club in New South Wales and later in Bendigo, but had his sporting career cut short due to knee injury.

In the 90s, when the VEOHRC were working with the Australian Football League on racial discrimination issues, the local Western Region Football League (WRFL) approached Ian in 1999 to liaise with and speak at their respective clubs, ultimately setting up governance processes to deal with these issues.

The WRFL were so impressed by Ian's contribution, they invited him to stand for a position on their Board. It's testament to Ian's leadership ability that he attained presidency of the WRFL just two years later. Of the nine years of service to the League, Ian held the office of President for six of those.





Ian believes his tenure at the WRFL was a key learning exercise in a range of leadership skills. From the change management of a sporting body with an outdated style of operating, to developing strong people relationships with players, their families and friends. He cites his Aboriginality as giving him a firm grounding in handling the interests of multiple stakeholders - Ian estimates that at that time there were 35,000 to 40,000 people with connections to the WRFL on any given footy weekend. Summarising his development experience, Ian notes, "it's not just about outcome, it's about bringing people with you," and that, "it taught me about, people, politics, heading a big organisation, how to get change ... and about leadership".

In elaborating on his eight years at Aboriginal Affairs Victoria (AAV), Ian outlines his toughest challenge as bringing a broader purview to government of the Aboriginal Community. Ian notes that "the ability to have vision and to strategically approach it, is a very rare thing." The toughest barriers during this tenure, were ones of entrenched pragmatism. As Ian puts it, "the biggest thing I found was people's difficulty in re-imagining things completely." In some instances, he was disappointed that challenges were made even tougher through what he perceived as 'entrenched attitudes'.

But Ian's approach is one of positivity and forward thinking, he nominates several proud contributions at AAV, including reshaping the structure of Aboriginal Affairs within government, contributing a visionary approach and pathways to a variety of agendas and objectives; and lastly he believes contributed to building a collegiate approach to public service.

AHV warmly welcomes Ian Hamm. He will bring energy and fresh ideas to our organisation. We recently asked Ian some salient questions on his thoughts about Aboriginal Social Housing and his vision for AHV into the future.

**Ian, what can your Board experience with other influential Indigenous Community Organisations and Government, bring to the table at AHV?**

It certainly gives me a good feel for how the Aboriginal organisational sector is operating and how it views its relationship with Government. For example I'm working on a key strategy at the moment as Director of Aboriginal Economic Development at DSBDI, but it's always good to see things from the other side of the fence. By being involved in a range of organisations you get to see how they run on fairly tight budgets, their relationships with Government, and it gives me insight in my professional life, into how I can make Government work better with organisations.

By being on a range of Boards you actually get to see how things mix together. My experience with First Nations Foundation, for example, which is about financial literacy in our Community, will add to the mix at AHV. We can look at how that will be good for our Tenants, how financial literacy and housing needs fit together.





My experience with Stolen Generation issues will remind me that there are sub-groups in the Aboriginal Community. There's traditional owners, there's contemporary populations, there's city, there's country, there's stolen gens, there's non-stolen gens and so on. There's even generational differences that need to be taken into account.

By being on a range of different boards, it is a bit of a workload, but I enjoy it and it keeps you across a range of different things. Rather than focussing on a single issue it allows me to try and move the whole thing forward.

**Do you see a significant link between Aboriginal health and housing?**

I see a link with it, but no different to a lot of other links. The housing people live in has an impact on their health, that's a fairly clear and obvious one. But, does people's physical health affect the housing that they have? Well, yes it can - if you're not healthy, you can't work. If you can't work, then your housing options become narrower. That can then in turn, have an impact on the type of housing you can access, which can feedback to your health - it becomes a cause and effect spiral.

Equally, education has an impact on housing. Social and/or economic status can have a very big impact on people's capacity for housing. On a linked subject, I have seen documents where people are putting housing and economic participation in exactly the same space. But it's not that simple. Adequate housing is one of the key factors in a person being able to participate in the economy. I agree with that, however that's different from home ownership. Having good housing can lead to the consequence of participation in the economy - as in, if you have a sound house and are comfortable, you're healthy and able to participate in the economy.

In turn, instead of home occupancy, this can actually lead to home ownership, which is as a consequence of participating in the economy. So they are two different things - access to housing and ownership of housing.

**How important is the growth of AHV to the Aboriginal Community?**

I actually think it's critical at this point in time. When we look at the economic statistics of where Aboriginal Victoria is at the moment, you can split the Victorian economy into basically three layers. You've got the extremely well-off, at the top, where the bulk of Victorians aren't. You've got the middle bit, which is where the bulk of Victorians are, and then you've got the lower bit, which is those who are, what I would call, lower middle-class or old working class - right through to completely disengaged. The bulk of Aboriginal people fit within that bottom of the middle class, top of the old working class. That's where the issue of home ownership and social welfare is right at the margins. That sector of people might be earning an income but it's not enough to own their own home and on the general rental market, they're priced out of a lot of housing.

So I think the role for AHV at this point in time and probably over the next ten to fifteen years, is to provide that option of decent housing at an affordable rent for people who are participating in the economy, allowing them to accumulate some some wealth to be able to eventually move into either better rental accommodation outside the Aboriginal provider sphere; or, in fact, move into home ownership. As that group of severely disadvantaged reduces, AHV should then refocus on an expanding group of those in what I would call the "economic possibility" stage, who are able to take that next step forward and transition into home ownership.



### What is your vision for AHV into the future?

I think the real opportunity exists for AHV to become more independent of Government. When we look at the things we have going for us, we've actually got quite a solid asset base. I mean an asset base in terms of skills, capacity and potential.

AHV is a large scale community housing provider and although we don't own the vast majority of our properties, we do have runs on the board and are able to manage our business effectively. We do it well, we have a good structure. Like all organisations, you go through hiccups - that happens - but our long term stability is quite sound.

So for me, the next iteration of AHV, and where it should be, is moving away from being as dependent on Government as we are on an annual basis, in a financial sense. To reduce that dependency by drawing our income from other places. One of the keys to that is getting access to ownership of the housing stock we manage. Government wants to get out of this space of providing services and so forth, but if it's going to do that it has to contribute the capital to start with, to enable the sector it thinks should be taking these services forward, do so on a sound basis.

In AHV's case, there are 1,500 properties we manage on behalf of the State Government of Victoria. I would like to see the transfer of title, unincumbered, to Aboriginal Housing Victoria - who then take the responsibility on behalf of the State of Victoria for providing housing to Aboriginal people as much as we can. Moreover, being responsible for growing our

portfolio to provide increased housing to our people. So it removes the safety net of government but gives us greater control. This would therefore effectively provide a check and balance. Not only do we assume the right of self management, we have the responsibility of it - and I believe the responsibilities far outweigh the rights in that circumstance.

I think that fits generally with where the Aboriginal Community is going. We are moving away from being defined by disadvantage, dispossession and so on, to a more affluent Community, a more confident Community, one that has greater ambition and hope for the future than ever before.

The biggest challenge for the Aboriginal Community in Victoria in the future is not a single thing. If you ask me, the biggest challenge for us is everything. That is, working a path forward around defining who we are over the next 20 years. And the subsets of health, education and housing all contribute to that.

In conclusion, can I say, I look forward to my time as a Board member of AHV and also look forward to those challenges that lie ahead.





# Company Directors



**Tim Chatfield** Top row left  
**Graeme Austin** Top row right  
**Ian Hamm** Middle row left  
**Jacquelyn Turfrey** Middle row right  
**Bill Scrivenor** Bottom row left  
**Brendan Edwards** Bottom row right



## **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).

## **Ian Hamm**

- Career public servant for Commonwealth and State governments;
- Currently Director Indigenous Economic Development - DSDBI (Vic Govt);



- Current directorships:  
Aboriginal Housing Victoria  
Connecting Home (Chair)  
Koori Heritage Trust  
Tigers in Community Foundation  
First Nations Foundation;
- Member:  
Forest Sustainability Council - Victorian Association of Forest Industries;  
Camps Committee - Sport and Recreation Victoria;
- Former President and Board member -  
Western Region Football League;
- Fellow - Institute of Public Administration Australia (Vic).

#### **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.

#### **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.

#### **Brendan Edwards**

- Current Director Aboriginal Housing Victoria;
- Active Aboriginal Community Member for more than 25 years;
- Current Chair of Kuuyang Maar Aboriginal Corporation, Warramyee Aboriginal Association and Budja Budja Aboriginal Co-Operative;
- Senior Health Worker, Budja Budja Aboriginal Co-Operative;
- Former Board Member on various Aboriginal Co-Operative organisations including:  
Gunditjmara Aboriginal Co-Operative and Wathaurung Aboriginal Co-Operative.







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# Aboriginal Housing Victoria's Committees

## 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. Tim Chatfield
- Mr. Graeme Austin
- Mr. Ian Hamm
- Ms. Jacquelyn Turfrey
- Mr. Brendan Edwards
- Mr. Bill Scrivenor

## 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:

- Mr. Tim Chatfield
- Mr. Graeme Austin
- Mr. Ian Hamm
- Ms. Jacquelyn Turfrey
- Mr. Brendan Edwards
- Mr. Bill Scrivenor

## 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.

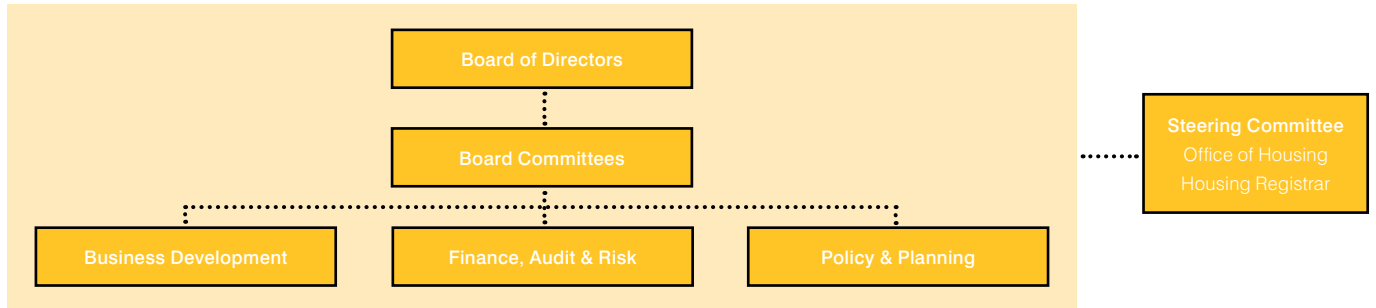
### The membership of the Business Development Committee (BDC) consists of the following members:

- Mr. Tim Chatfield
- Mr. Graeme Austin
- Mr. Ian Hamm
- Ms. Jacquelyn Turfrey
- Mr. Brendan Edwards
- Mr. Bill Scrivenor

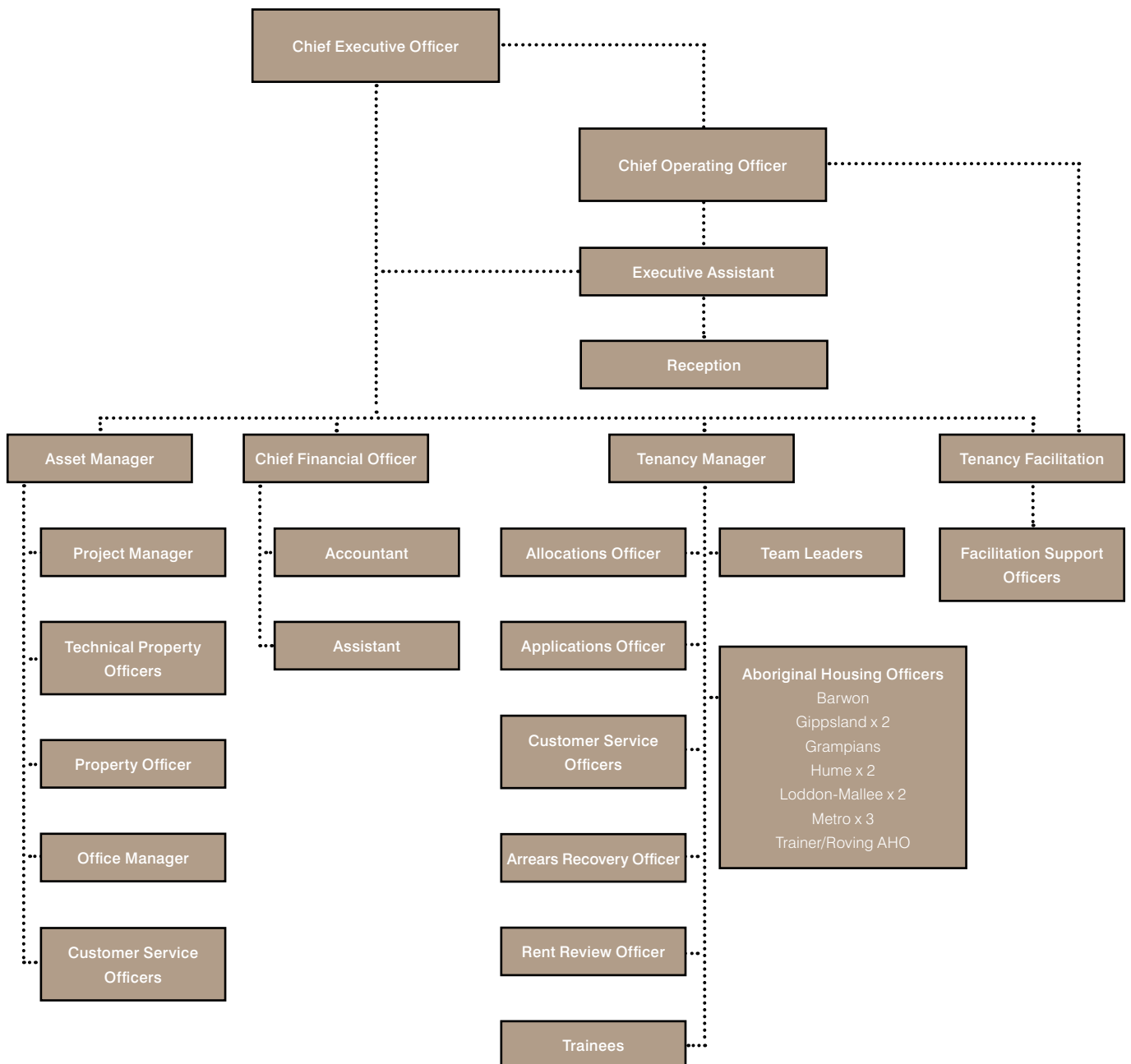


# Organisational Chart

## Board of Directors and Community Representatives



## AHV Staff



# Tenancy Management

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

The introduction in 2013 of the Tenant Facilitation Team (TFT), which now forms part of the Tenancy team, has seen AHV's engagement with tenants, community and both Aboriginal and mainstream services dramatically increase. The TFT is still in its infancy and we continue to develop protocols and policies as we grow. We employ Aboriginal Elders and Aboriginal case managers to engage with the community and in the most part the best work is done around a conversation and a coffee around the kitchen table.

The role of the TFT is to actively engage at an early stage with tenancies at risk and internally provide a support mechanism for AHV staff.

**The current AHV Tenancy team is as follows:**

**Debra Shortis** – Tenancy Manager

**Julie Anne Jenkins** – Team Leader

**Tracey Winmar** – Team Leader

**Priscilla Williams** – Allocations Officer

**Maria Cunningham** – Trainer/Roving Housing Officer

**Pauline Smith** – Housing Officer Grampians Region

**Danny Chatfield** – Housing Officer Barwon Region

**Kevin Atkinson & Steve James** – Housing Officers Hume Region

**Stephanie McStay & Steve Esler** – Housing Officers Gippsland Region

**Rex Rudd & Alan Jones** – Housing Officers Loddon Mallee Region

**Laurie Gatto** – Housing Officer Northern Metropolitan Region

**Charlotte Dillon** – Housing Officer Southern Metropolitan Region

**Maria Scerri** – Housing Officer Eastern & Western Metropolitan Regions

**Tashiana Chengubraydoo** – Applications & Waiting List Coordinator

**Lulu Chung** – Rent Review Officer

**Lina Miao** – Arrears Recovery Officer

**Mandy Strudwick** – Customer Service Officer

## Waiting Times

Waiting times continue to increase throughout the state as AHV continue to receive more applications for housing and current tenants continue to stay in their properties longer. There are currently over 1000 approved applications on the waiting list. AHV's housing stock has increase in 2012/13 via both the Nation Building and Spot Purchase programs in the following areas:

- North Metro = 1
- Grampians = 3
- West Metro = 4
- South Metro = 1
- Eastern Metro = 1
- Loddon Mallee = 5
- Gippsland = 7
- Hume = 1



### **AFL SportsReady Trainees**

The AFL SportsReady Indigenous Employment Program is a targeted traineeship model that provides additional services such as mentoring, presentations, workshops and cultural awareness training for Indigenous youth and host employers. This program delivers trainee retention, engagement and a clear transition to employment or further education for Indigenous young people. AFL SportsReady is a leader in the delivery of career opportunities for this group.

AHV has participated in the program this past year for the first time. Our inaugural SportsReady trainees, Peita Shaw and Stephanie Baker, started with AHV in June 2012 and finished in February 2013. Peita and Steph both graduated and received certificates for that achievement. A graduation ceremony was held at the MCG on 3rd May 2013.





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# Asset Management

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**This year has also been pivotal in establishing foundations for the long term stability of both our team and organisation.**

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**For all your repairs and maintenance needs please call one of the following AHV Maintenance Lines:**  
**General metro: (03) 9403 2166**  
**Regional: 1300 664 392 (cost of local call)**  
**Emergency after hours: (03) 9403 2171**

For the Aboriginal Housing Victoria (AHV) Asset Team, the 2012-13 financial year has been a successful one - achieving our annual growth objectives laid out in Stage 3 of the Transition to Independence. This year has also been pivotal in establishing foundations for the long term stability of both our team and organisation.

The results of 2012-13 could also be viewed as the culmination of a period of three years of intense growth of our managed assets - along with a commensurate increase within our personnel numbers.

As an indicator of that growth spurt, we only need to compare assets managed and staff levels with those in 2010. At that time, AHV fully owned and managed 42 properties with only one staff member dedicated to maintenance. Today, we have 10 dedicated staff handling all property maintenance requirements and now successfully manage 1,500 properties across the state of Victoria. 1,000 of which have been added in the last 12 months.

Additionally, as part of the AHV Spot Purchase Program, the Asset Team has purchased another 30 new properties (11 this financial year) to add to our portfolio. A remarkable transition by any standards - and critical in proving our capabilities as we gear up towards total independence.

By pinpointing regional areas of priority demand for Aboriginal housing, our Spot Purchase Program has delivered new homes to Echuca, Bairnsdale, Bendigo, Halls Gap and Ballarat. Further new homes are being constructed in suburban Melbourne.

As a result of this continued growth there is an urgent necessity for ongoing training and augmentation of Asset staff to meet the housing needs of our Aboriginal Community and the expansion of our stock into the future.

Over the past 2 years we have trialled a number of pilot gardening projects, all of which have had successful outcomes both in terms of improving the appearance of our properties and also in gaining very positive feedback from tenants. As a result of these pilots, plans are now well underway in the development of a new Aboriginal Maintenance Section which will focus mainly on the gardening and cleaning aspects of our maintenance services.

We see this as the next growth stage for these services. The Aboriginal Maintenance Section will be launched early next year and will become a permanent fixture of our Asset Team. It will also create employment opportunities for indigenous workers in the form of cadetships.

To further enhance skills and qualifications of our existing staff, there will be Certificate III in Asset Management traineeship opportunities offered through an external trainer next year. This course will cover all elements of asset management, from customer service and budgeting to site visits.



These are just some of the exciting team and service initiatives we need to put into effect to be fully prepared for the new growth challenges that lie ahead.

### Property Upgrade Program

Assessment of properties is well underway and will continue throughout the next financial year. The roll out to assess and identify properties in need of repair is prioritised according to their condition of disrepair - so those properties in greater need of upgrade will be attended to first.

Last year 50 properties received full upgrade works, including painting and new carpets. Ensuring ongoing success of this program, AHV is committed to oversee upgrades on another 50 this coming year - moving us further along the road toward total autonomy of assets managed.

The quality of our property upgrades is measured through our Customer Satisfaction Surveys which encompass both the upgrades and general maintenance work. A recent example taken in April 2013, returned the following results:

<b>Satisfaction of overall maintenance</b>	<b>100%</b>
<b>Satisfaction of quality of work</b>	<b>87.5%</b>
<b>Satisfaction of timeframe completion</b>	<b>81%</b>

These surveys ensure all works, whether property upgrade or maintenance, are of a consistently high standard.

We remind tenants that we carry out upgrades while they reside at their property, having consideration for each tenant's individual circumstance. As a rough timeframe, tenants should expect works to be completed within 4-6 weeks and we ask for their utmost patience to ensure completion of a quality and timely upgrade.

### Construction Program

In meeting levels of high demand in those areas we are deficient of housing stock, AHV must look at alternatives to purchasing established homes, particularly when houses available may not be suitable for Aboriginal families in need or if price levels exceed our budgetary capacity.

In these instances our burgeoning Construction Program is another tool we have at our disposal to target areas of high demand with low available stock, thereby ensuring we have adequate stock in the right locations. It also allows us to develop our financial resources and grow our assets into the future.

The following projects are just three of those either completed or launched in the past financial year as part of our Construction Program.





## Halls Gap

### Halls Gap

Identifying a housing shortfall in Djab Wurrung country, particularly the Stawell area, AHV in partnership with Watersun Homes, has completed construction on a four-bedroom, stand alone, brick veneer home under the picturesque Grampians skyline in the Wimmera town of Halls Gap.

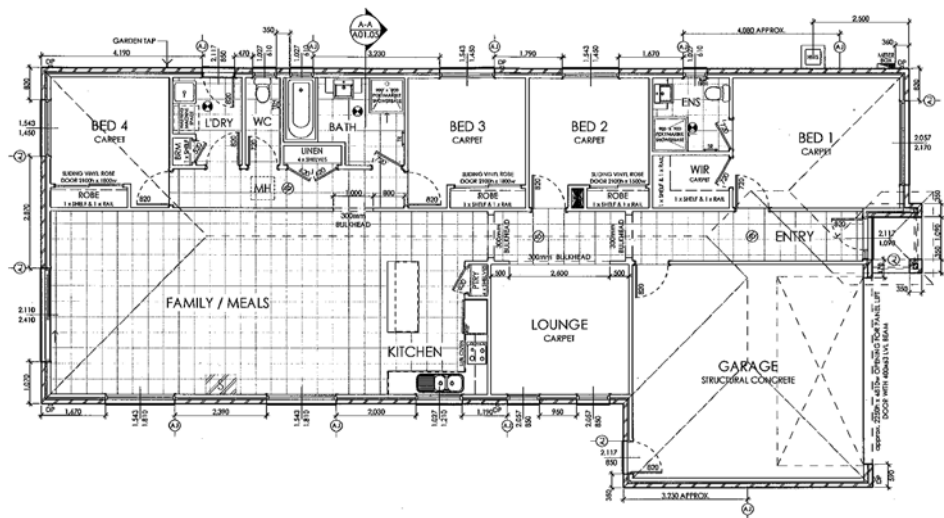
Starting in September last year, this was our first construction engagement with Watersun Homes and its success has led to further projects with that company. We anticipate an ongoing and fruitful partnership with Watersun in the years ahead.

Notwithstanding some finishing touches to landscaping, the property was completed last December and has since been tenanted.

### Bendigo

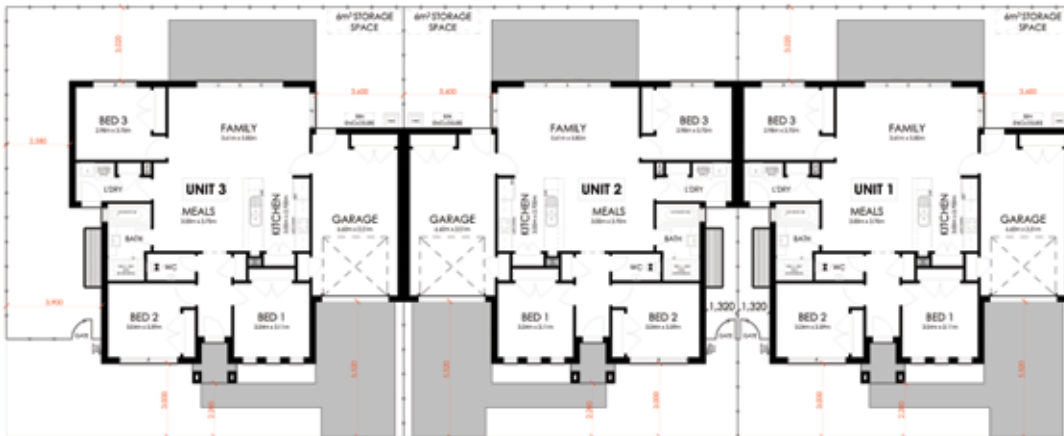
Another AHV targeted city on Dja Dja Wurrung land is Bendigo, where demand significantly outweighs stock availability. To augment our established properties purchased through the Spot Purchase Program in the area, we are undertaking the construction of two four-bedroom brick veneer homes, each featuring a master bedroom ensuite, kitchen-meals area and lock-up garage. Quality fittings are utilised on all our properties and are of a consistent type and theme to allow for streamlined and cost-effective maintenance.

Located in the Bendigo suburb of Jackass Flat, work on these projects began in May and they are due for completion by October of this year.



## Bendigo





## King William Street, Reservoir

Jackass Flat is an older, northern suburb of Bendigo that is now undergoing new real estate development. As well as being close to community facilities, nature and recreation reserves, it is also only a short drive into the Bendigo CBD.

### King William Street, Reservoir

When meeting the needs of our communities, we also take into account practical requirements for smaller families and Elders. In some instances our building strategy is better suited to apartment or unit-style dwellings. This was the approach in planning for a purchased site in King William Street, Reservoir, which included demolition of a pre-existing house. These type of projects also provide impetus to fiscal growth and stability - and can validate our organisation's creditworthiness to loan institutions.

A higher median property value in metropolitan Melbourne also contributes to a choice preference for subdivision of land and multiple unit construction over development of a solitary, standard size home.

These three residences are stand alone single-storey units. Each comprises 3 bedrooms, kitchen, family and meals area, lock-up garage and adequate garden space. The same quality fittings and fixtures are also a highlight of these additions to AHV's property portfolio. Again in partnership with Watersun, construction is due for completion late in 2013.

Located centrally in the older part of Reservoir, the units are a short drive to nearby shopping strips and a modest walk to reserves and public transport.



# 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.

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](http://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
- Policy and Planning 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 5 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 2013, 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.



# 50 Years since the Yirrkala Bark Petitions



## A Powerful Theme for NAIDOC

When Mawalan Marika and Mungurrawuy Yunupingu met at Yirrkala, in 1963 along with Elders of many other Yolngu clans from north east Arnhem Land, they could barely have imagined that their courage and actions would give rise to a wave of struggle that would realise great achievements for all Aboriginal people. From the right to vote in the 1967 referendum and then the acknowledgement of land rights in 1976, right through to the Mabo native title victory in 1992.

Concerned Yolgnu Elders in the region had come together after learning that the Menzies government of that time would grant leases to mine bauxite on the Arnhem Land Reserve - without their consultation. They were particularly upset that any mining would disturb and restrict their access to sacred sites.

Together at Yirrkala, clan Elders prepared 2 petitions typed on paper and mounted to bark, which were framed in traditional ochre paintings of clan motif designs - symbolising the traditional owners of lands in the region.

The wording, in both English and Gumatj languages, outlined both a request of recognition to traditional land ownership and also protested the decision to excise their land for mining, without the consent or knowledge of Aboriginal people at Yirrkala.

One petition point also requested the appointment of a parliamentary committee to hear the "views of the people of Yirrkala before permitting the excision of the land".

That same year, the pair of Bark Petitions were tabled separately in the House of Representatives. Each petition represented the 2 landowners of the area. As Wundjuk Marika explained: "There is land - that land is one, it look the same - but the land is divided up

to two group. Yirritja and Dhuwa. Doesn't matter if the country look the same, but there is a name and tribe living in two different area of the land - two landowners - the Yirritja on their land - and Dhuwa, we learn on our land."

Significantly, as a result of these petitions and through pressure of public support, a parliamentary committee of inquiry was established that lead to a report tabled to parliament that: acknowledged the rights of Yolngu People as stated in the petitions; claimed compensation payment for loss of livelihood; requested that all sacred sites be protected; and recommended an on-going committee be formed to ensure the protection of Yolngu rights throughout the mining project.

While these recommendations were ultimately ignored by the parliament of day, the Yolngu Elders had laid the foundations for a further legal challenge for land rights in the Supreme Court of the Northern Territory against the mining company (Nabalco) and later legal and constitutional land right victories.

The Yirrkala Bark Petitions were not only historical and culturally significant for Aboriginal people, but also, for the first time, built a bridge between Indigenous laws of the land and Commonwealth law, as it then stood. A powerful achievement for Aboriginal people in powerless and difficult times.

As the theme for NAIDOC 2013, this key historical event, helps us celebrate the unique connection that Aboriginals and Torres Strait Islanders share to country and sets an example towards greater aspirations and building a stronger Aboriginal community.

The Yirrkala Bark Petitions are on display at Parliament House, Canberra, and have become key documents in the shaping of the Australian Constitution and our parliamentary democracy.



# NAIDOC Family Day

## A Celebration of Our Culture



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“This big day of celebration, held during NAIDOC week, attracts families locally and regionally - of all backgrounds.”

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In 1999, Aboriginal Housing Victoria, launched its first ever Family Day at the Collingwood Children's Farm. Our vision was to create awareness of our organisation in the wider community, but also to bring indigenous and non-indigenous families together to celebrate our culture. The fact that the event has now been held for 15 years is testament to its success and provides the impetus for our Family Day to be bigger and better moving into the future.

This big day of celebration, held during NAIDOC week, attracts families locally and regionally - of all backgrounds. We are very proud of that achievement and therefore committed to ensuring it is a regular event on our calendar.

At this year's Family Day on 11 July at the Collingwood Children's Farm, our aim was to refocus on promotion of Aboriginal culture. With that in mind our industrious volunteers provided face and boomerang painting featuring indigenous symbols under marquees as well as emu feather craft work in the barn. We're pleased to say all were eagerly participated in, by both young and old alike.

Another regular highlight of our Family Day is Aboriginal dance. This year the Gindan Djalbu Dance Group performed to a fascinated audience and later guided children through an indigenous dance workshop.

In addition to these activities, old favourites like a jumping castle, farm animals and damper making were also popular with all. AHV provided refreshments on the day including, morning tea, coffee and cake and a lunchtime barbecue.

Our special guest this year was none other than Aboriginal Olympic hurdler, Kyle Vander Kuyp, who assisted with the raffle draw and then kindly hung around to satisfy those kids who were keen to get their hands on autographed photos of a legendary sporting idol. Kyle appeared courtesy of AFL SportsReady who have provided AHV with valuable support in recent years.

Several keynote speakers launched the day's activities, including respected Elder, Aunty Pat Ockwell; AHV's Acting CEO, Ricky Mullett; City of Yarra Mayor, Jackie Fristacky and Collingwood Children's Farm Manager, Alex Walker.

Delivering the Welcome to Country address, Aunty Pat pointed out that "NAIDOC Week is ... a celebration of our culture and identity".

Drawing on her long association with AHV and its Family Day, Aunty Pat also noted that over the years, she had "seen a lot of changes with AHV, good things for our Community and the housing issues are improving quite fast - for our people's benefit".



In expressing her pride to have served and been involved with AHV, she made special mention of “realising the shared vision” of herself and many before her, of “working towards the transition of ownership of Victorian Aboriginal rental housing.”

Acting AHV CEO, Ricky Mullett, gave recognition to the traditional owners of local land, the Wurundjeri people and went on to speak of this year’s NAIDOC Theme: the 50th anniversary of the Yirrkala Bark Petitions.

AHV would like to thank this year’s Sponsors of our event, the City of Yarra, the Collingwood Children’s Farm (who not only provided their premises and facility but also free admission on the day) and first-time Sponsor, the Public Service Ombudsman Limited.

We also extend a warm thank you to local volunteers, AHV staff and their families for their assistance, passion and drive that ensures our day is always a big success. AHV pledges to expand and improve on it’s NAIDOC Family Day in coming years, so make sure to keep reading our Mia Mia newsletter in advance of next year’s event to find out more.



# 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.



# Financial Report for the Year Ended 30 June 2013

## Directors' Report

Your directors present this report on the company for the financial year ended 30 June 2013.

### 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
- Kennedy Edwards (leave of absence from 17 February 2012 and resigned 17 August 2012)
- Trevor Edwards (leave of absence from 1 January 2013)
- Ricky Mullett (resigned 17 August 2012)
- Brendan Edwards (appointed 16 November 2012)
- Ian Hamm (appointed 21 June 2013)
- Jacquelyn Turfrey
- Julia Canty-Waldron (resigned 4 February 2013)
- 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 2012 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**

<b>Tim Chatfield</b>	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.
<b>Graeme Austin</b>	Deputy Chairman
Experience	Victorian Aboriginal Health Service, Court appointed Respected Person and a wide range of other community activities including youth work and sports.
<b>Brendan Edwards</b>	Senior Aboriginal Health Worker
Experience	Actively involved in the Aboriginal community for over 25 years. Current Chair of Budja Budja Aboriginal Co-Operative, Kuuyang Maar Aboriginal Corporation and Warramyea Aboriginal Association.
<b>Ian Hamm</b>	Senior public servant for the Victorian and Commonwealth governments. Board member of a number of both Aboriginal and Non-Aboriginal not-for-profit organisations since 2000.
<b>Jacquelyn Turfrey</b>	LLB (Hons), Grad Dip EOA, CSA.
Qualifications	
Experience	Barrister, 15 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.
<b>William Scrivenor</b>	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 40 years financial, audit, compliance and management experience in commercial, government, and not for profit sectors.



### Meetings 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), 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	BDC	Policy	Steer	Rep	Other	Total
<b>Total planned</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>9</b>	<b>4</b>	<b>2</b>	<b>18</b>	<b>66</b>
Tim Chatfield	11	11	11	4	3	1	17	58
Graeme Austin	11	11	11	9	4	1	13	60
Trevor Edwards	11			5	3	2	8	29
Kennedy Edwards								-
Ricky Mullett	2			2		1	2	7
Brendan Edwards	6	5	5	4			9	29
Ian Hamm	1	1	1	1				4
Jacquelyn Turfrey	11	5	11	4		1	8	40
Julia Canty-Waldron	6			5		1	8	20
William Scrivenor	11	11	11	4		1	14	52

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

	Board	FAR	BDC	Policy	Steer	Rep	Other	Total
<b>Total attended</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>9</b>	<b>4</b>	<b>2</b>	<b>18</b>	<b>66</b>
Tim Chatfield	11	11	11	4	3	1	17	58
Graeme Austin	11	10	10	9	4	1	13	58
Trevor Edwards	6			5	3	2	8	24
Kennedy Edwards								-
Ricky Mullett	2			2		1	2	7
Brendan Edwards	6	5	5	4			9	29
Ian Hamm	1	1	1	1				4
Jacquelyn Turfrey	9	5	6	4		1	8	33
Julia Canty-Waldron	6			5		1	8	20
William Scrivenor	11	11	11	4		1	14	52

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

	Board	FAR	BDC	Policy	Steer	Rep	Other	Consult	Total
Tim Chatfield	16,500	5,000	4,500	2,000	1,500	500	13,000	3,150	46,150
Graeme Austin	16,500	4,500	4,000	4,500	2,000	500	9,500		41,500
Trevor Edwards	9,000			2,500	1,500	1,000	5,000		19,000
Kennedy Edwards									-
Ricky Mullett	3,000			1,000		500	2,000		6,500
Brendan Edwards	9,000	2,000	1,500	2,000			4,000		18,500
Ian Hamm*	1,500	500	500	500					3,000*
Jacquelyn Turfrey**	13,500	2,000	2,000	2,000		500	4,000**	2,600**	26,600***
Julia Canty-Waldron	9,000			2,500		500	5,000	9,600	26,600
William Scrivenor	16,500	5,000	4,500	2,000		500	10,000	8,457	46,957
<b>Total</b>	<b>94,500</b>	<b>19,000</b>	<b>17,000</b>	<b>19,000</b>	<b>5,000</b>	<b>4,000</b>	<b>52,500</b>	<b>23,807</b>	<b>234,807</b>

\*Ian Hamm has elected not to receive the fees to which he is entitled due to his employment as a public servant and has received no fees from Aboriginal Housing Victoria. The \$3,000 represents the fees that would have been paid had he accepted payment.

\*\*The amounts Other (\$4,000) & Consult (\$2,600) attributed to Ms J Turfrey were attributed to her in error.

\*\*\*Only part (\$5,920) of the amended total amount being \$20,000 has been taken as payment by Ms J Turfrey. The last payment made to Ms J Turfrey was on 16/10/12.

Other fees include attendance at meetings with tenants, government agencies and internal strategy and planning meetings. The consult fees relate to additional service provided by directors to AHV in relation to policy reviews and project assessment work.

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 2013, the total amount that members of the company are liable to contribute if the company is wound up is \$550 (2012: \$650).

**Auditor's independence declaration**

The auditor's independence declaration for the year ended 30 June 2013 has been received and can be found on page 31 of the financial report.

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



**Director: Tim Chatfield**

Dated 20 September 2013



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

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2013 there have been:

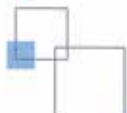
- i. no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- ii. no contraventions of any applicable code of professional conduct in relation to the audit.

LBW Chartered Accountants



Peter Landers  
Partner

Dated 20 September 2013



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35-37 Gordon Avenue  
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[www.lbwca.com.au](http://www.lbwca.com.au)

**Statement of Profit or Loss and Other Comprehensive Income for the Year Ended 30 June 2013**

	Note	2013 \$	2012 \$
<b>Revenue</b>			
Rental revenue	2	13,546,248	12,669,165
Other revenue	2	287,606	653,688
<b>Total revenue</b>		<b>13,833,854</b>	<b>13,322,853</b>
<b>Expenses</b>			
Cost of housing		6,199,720	5,548,026
Tenancy related costs		117,718	(29,029)
Employees		3,002,009	2,460,879
Board and representatives		337,979	340,181
Building and equipment		141,356	111,969
Travel and motor		317,296	252,061
Communication		174,401	99,444
Information technology		293,066	193,335
Administration		499,647	342,153
Projects		287,619	385,050
<b>Total expenses</b>		<b>11,370,811</b>	<b>9,704,069</b>
<b>Surplus before income tax</b>		<b>2,463,043</b>	<b>3,618,784</b>
Income tax expense	1h	-	-
<b>Surplus for the year</b>	<b>3</b>	<b>2,463,043</b>	<b>3,618,784</b>
<b>Other comprehensive income</b>			
Items that will not be reclassified to profit or loss:			
Net gain on revaluation of non-current assets	7	-	-
Items that will be reclassified subsequently to profit or loss when specific conditions are met:			
Fair value gains on available-for-sale financial assets, net of tax		-	-
<b>Total other comprehensive income for the year</b>		<b>-</b>	<b>-</b>
<b>Total comprehensive income for the year</b>		<b>2,463,043</b>	<b>3,618,784</b>

The accompanying notes form part of these financial statements.



## Statement of Financial Position as at 30 June 2013

	Note	2013 \$	2012 \$
<b>ASSETS</b>			
<b>Current assets</b>			
Cash and cash equivalents	4	2,974,044	4,586,111
Term deposits		3,733,452	2,072,022
Trade and other receivables	5	297,534	307,870
Other current assets	6	637,520	140,106
<b>Total current assets</b>		<b>7,642,550</b>	<b>7,106,109</b>
<b>Non-current assets</b>			
Office property	7	2,162,083	2,174,722
Rental property	7	15,466,937	13,017,109
Office furniture and equipment	7	108,986	55,020
<b>Total non-current assets</b>		<b>17,738,006</b>	<b>15,246,851</b>
<b>Total assets</b>		<b>25,380,556</b>	<b>22,352,960</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Trade and other payables	8	1,438,126	1,035,946
Short-term provisions	9	266,257	125,681
Deferred grant income	10	8,612	12,851
<b>Total current liabilities</b>		<b>1,712,995</b>	<b>1,174,478</b>
<b>Non-current liabilities</b>			
Long-term provisions	9	55,379	29,343
<b>Total non-current liabilities</b>		<b>55,379</b>	<b>29,343</b>
<b>Total liabilities</b>		<b>1,768,374</b>	<b>1,203,821</b>
<b>Net assets</b>		<b>23,612,182</b>	<b>21,149,139</b>
<b>EQUITY</b>			
Retained earnings		21,897,884	19,434,841
Reserves	16	1,714,298	1,714,298
<b>Total equity</b>		<b>23,612,182</b>	<b>21,149,139</b>

The accompanying notes form part of these financial statements.

**Statement of Changes in Equity for the Year Ended 30 June 2013**

	Retained earnings	Revaluation surplus	Total
	\$	\$	\$
<b>Balance at 1 July 2011</b>	15,816,057	1,714,298	17,530,355
Surplus attributable to the company	3,618,784	-	3,618,784
<b>Balance at 30 June 2012</b>	<b>19,434,841</b>	<b>1,714,298</b>	<b>21,149,139</b>
Surplus attributable to the company	2,463,043	-	2,463,043
<b>Balance at 30 June 2013</b>	<b>21,897,884</b>	<b>1,714,298</b>	<b>23,612,182</b>

**Statement of Cash Flows for the Year Ended 30 June 2013**

	Note	2013	2012
		\$	\$
<b>Cash flow from operating activities</b>			
Rentals received		13,560,846	12,900,054
Grants received		182,319	3,781
Other receipts		764	742
Payments to suppliers and employees		(10,798,097)	(9,318,394)
Interest received		116,205	258,110
Net cash generated from operating activities	15b	3,062,037	3,844,293
<b>Cash flow from investing activities</b>			
Proceeds from sale of property, plant and equipment		-	319,912
Payments into term deposits		(1,507,207)	(2,072,022)
Payment for property, plant and equipment		(3,166,897)	(2,291,190)
Net cash used in investing activities		(4,674,104)	(4,043,300)
<b>Cash flow from financing activities</b>			
Net cash used in financing activities		-	-
<b>Net increase in cash held</b>		<b>(1,612,067)</b>	<b>(199,007)</b>
Cash and cash equivalents at beginning of the financial year		4,586,111	4,785,118
<b>Cash and cash equivalents at the end of the financial year</b>	<b>4,15a</b>	<b>2,974,044</b>	<b>4,586,111</b>

The accompanying notes form part of these financial statements.



The financial statements are for Aboriginal Housing Victoria Limited as an individual entity, incorporated and domiciled in Australia. Aboriginal Housing Victoria Limited 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 20 September 2013 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 Limited 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.



**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 Limited 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**

	2013	2012
	\$	\$
<b>Rental revenue</b>		
<i>Operating activities</i>		
<b>Rental revenue</b>	<b>13,546,248</b>	<b>12,669,165</b>
<b>Other revenue</b>		
Interest income	286,842	278,034
Profit on sale of property, plant and equipment	-	-
Profit on sale of held-for-sale properties	-	34,912
Market value of rental property contributed	-	340,000
Other revenue	764	742
<b>Total other revenue</b>	<b>287,606</b>	<b>653,688</b>



**Note 3. Surplus for the Year**

	2013	2012
	\$	\$
<b>Expenses</b>		
Depreciation and amortisation		
Office buildings	12,639	12,639
Rental buildings	119,595	103,501
Office furniture and equipment	29,298	27,902
<b>Total depreciation and amortisation</b>	<b>161,532</b>	<b>144,042</b>
Impairments to rental properties held-for-sale	-	5,982
Bad and doubtful debts expense	86,881	(52,749)
Rental expense on operating leases		
Housing Provider Framework	4,129,950	5,036,012
Office equipment and motor vehicles	177,532	153,442
Auditor remuneration		
Audit services	18,000	30,000
Other services	-	-
<b>Total auditor remuneration</b>	<b>18,000</b>	<b>30,000</b>



**Note 4. Cash and Cash Equivalents**

	2013	2012
	\$	\$
Cash at bank and in hand	2,974,044	3,078,242
Short-term term deposits	-	1,507,869
<b>Total cash and cash equivalents</b>	<b>2,974,044</b>	<b>4,586,111</b>

**Note 5. Trade and Other Receivables**

	2013	2012
	\$	\$
Rental receivables	569,147	767,396
Provision for impairment	(381,581)	(525,861)
	187,566	241,535
Other receivables	108,968	66,335
<b>Total current trade and other receivables</b>	<b>297,534</b>	<b>307,870</b>

**Note 6. Other Current Assets**

	2013	2012
	\$	\$
Prepayments	55,347	88,557
Accrued income	39,698	23,284
Deposits paid for properties	63,300	-
Assets under construction	479,175	28,265
<b>Total other current assets</b>	<b>637,520</b>	<b>140,106</b>



**Note 7. Property, Plant and Equipment**

	2013	2012
	\$	\$
<b>Office property</b>		
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	(37,917)	(25,278)
Total buildings	577,083	589,722
<b>Total office property</b>	<b>2,162,083</b>	<b>2,174,722</b>
<b>Rental property</b>		
Freehold land		
At cost	6,856,943	5,761,740
Buildings		
At cost	9,205,399	7,731,179
Less accumulated depreciation	(595,405)	(475,810)
Total buildings	8,609,994	7,255,369
<b>Total rental property</b>	<b>15,466,937</b>	<b>13,017,109</b>
<b>Office furniture and equipment</b>		
Office furniture and equipment		
At cost	259,592	176,328
Less accumulated depreciation	(150,606)	(121,308)
<b>Total office furniture and equipment</b>	<b>108,986</b>	<b>55,020</b>
<b>Total property, plant and equipment</b>	<b>17,738,006</b>	<b>15,246,851</b>



**Note 7. Property, Plant and Equipment (Continued)**
**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
	\$	\$	\$	\$
<b>2012</b>				
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
<b>2013</b>				
Carrying amount at 1 July 2012	2,174,722	13,017,109	55,020	15,246,851
Additions at cost	-	2,569,423	83,264	2,652,687
Depreciation expense	(12,639)	(119,595)	(29,298)	(161,532)
Carrying amount at 30 June 2013	<b>2,162,083</b>	<b>15,466,937</b>	<b>108,986</b>	<b>17,738,006</b>

**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 Limited.

The Director of Housing has a registered interest in the title of the rental properties. Aboriginal Housing Victoria Limited 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**

	2013	2012
	\$	\$
Trade payables	228,227	111,492
Rental payments in advance	471,135	423,625
Other current payables	713,182	474,980
Employee benefits	25,582	25,849
<b>Total trade and other payables</b>	<b>1,438,126</b>	<b>1,035,946</b>

**Note 9. Provisions**

	2013	2012
	\$	\$
<b>Analysis of total provisions</b>		
Current	266,257	125,681
Non-current	55,379	29,343
<b>Total provisions</b>	<b>321,636</b>	<b>155,024</b>

**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**

	2013	2012
	\$	\$
FaHCSIA – NAIDOC funding	-	1,500
City of Yarra – NAIDOC funding	8,612	11,351
<b>Total deferred grant income</b>	<b>8,612</b>	<b>12,851</b>



**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:

	2013	2012
	\$	\$
within one year	139,193	143,005
between one and five years	61,612	98,696
after five years	-	-
	<b>200,805</b>	<b>241,701</b>

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 2013.

Minimum lease payments under the Housing Provider Framework, payable:

	2013	2012
	\$	\$
within one year	-	2,527,910
between one and five years	-	-
after five years	-	-
	-	<b>2,527,910</b>

The Housing Provider Framework Lease expires on 31 December 2013.

**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 2013.

**Note 13. Contingent Liabilities and Assets**

There were no contingent liabilities or contingent assets at 30 June 2013.

**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**

	2013	2012
	\$	\$
<b>a. Reconciliation of cash</b>		
Cash at bank and in hand	2,974,044	3,078,242
Short-term term deposits	-	1,507,869
<b>Total cash and cash equivalents</b>	<b>2,974,044</b>	<b>4,586,111</b>
<b>b. Reconciliation of surplus after income tax to cash flow from operating activities</b>		
Surplus after income tax	2,162,401	3,618,784
Non cash flows		
Depreciation and amortisation	161,532	144,042
Impairments on rental properties held-for-sale	-	5,982
Surplus on sale of held-for-sale properties	-	(34,912)
Rental property contributed	-	(340,000)
Interest earned on non-cash accounts	(154,223)	-
Changes in assets and liabilities		
Decrease in receivables	10,336	49,345
Decrease/(Increase) in prepayments and accrued income	16,796	19,449
Increase in payables	402,180	329,752
Increase/(Decrease) in deferred provisions	166,612	51,492
Increase/(Decrease) in grants carried forward	(4,239)	359
<b>Cash flow from operating activities</b>	<b>3,062,037</b>	<b>3,844,293</b>

**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 Limited**  
 125–127 Scotchmer Street  
 North Fitzroy VIC 3068





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# Directors' Declaration

The directors of the company declare that:

1. The financial statements and notes, as set out on pages 27 to 45, 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 2013 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 20 September 2013



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

We have audited the accompanying financial report of Aboriginal Housing Victoria Limited which comprises the statement of financial position as at 30 June 2013, the statement of profit or loss and other 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 Limited on 20 September 2013, 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 Limited 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 2013 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



Peter Landers

Dated 20 September 2013



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