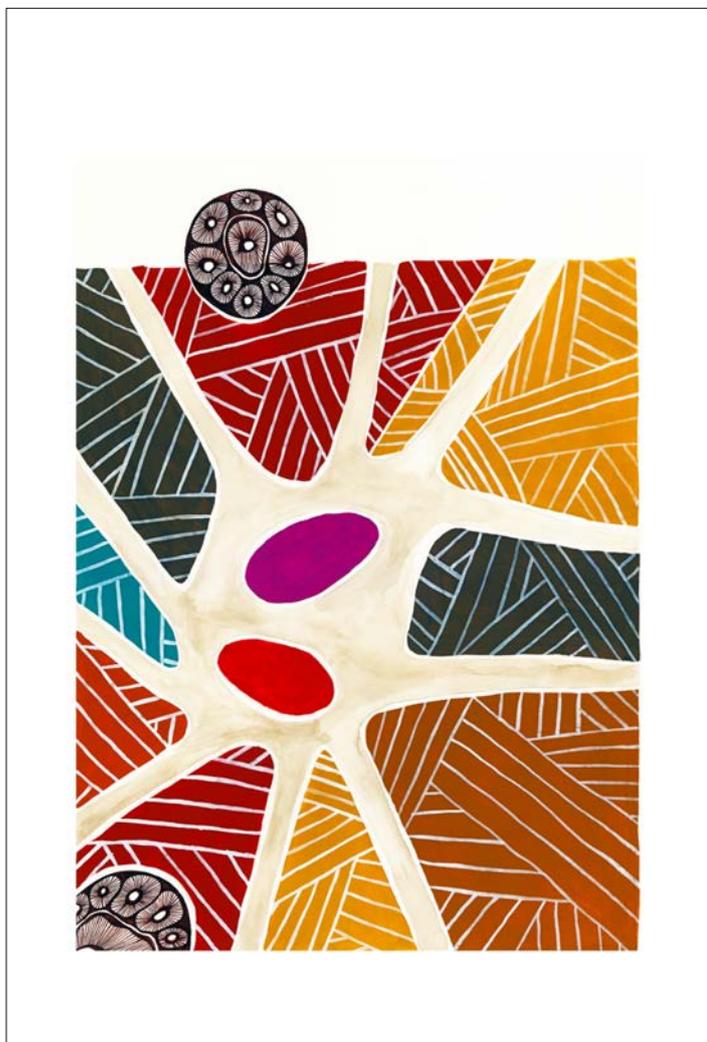


# Aboriginal Housing Victoria ANNUAL REPORT 2020-21



## Acknowledgement

Aboriginal Housing Victoria (AHV) would like to acknowledge and pay respect to the Traditional Custodians of the lands throughout Victoria. We pay our respect to the Elders past, present and emerging, for they hold the memories, the traditions, the culture and hopes of Aboriginal Australia. We acknowledge that Aboriginal and/or Torres Strait Islander Peoples continue to live in spiritual and sacred relationships with this country. Throughout this document, the term 'Aboriginal' is used to refer to both Aboriginal and/or Torres Strait Islander peoples



## Artwork

Vicki Couzens & Tarryn Love, Keerray Woorroong/Gunditjmara representing *"our rivers and bloodlines"*, acrylic paint on paper, 2019

The concept for this artwork was developed in collaboration with Uncle Kevin Atkinson and drew on key themes from an Aboriginal staff workshop at AHV. This piece depicts the interconnectedness of Aboriginal communities through travel and trade routes, "our rivers and our bloodlines" (Vicki Couzens). This is a place to come together. This design is an adaptation and inspired by a design from the Lake Condah possum skin cloak, which Vicki is Traditional Custodian. In this iteration it depicts pathways and journeys of Aboriginal people coming together in this central location and then taking support back out to the community. The artwork was painted onto the foyer floor with participation from 3 generations; Tarryn Love, Lisa Couzens, Gina Bundle, Jarrah Bundle, Marlee Bundle, Ethan Bundle Bell and Jerome Atkinson.

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## CHAIRPERSON REPORT

I present the Aboriginal Housing Victoria 2020-21 Annual Report with pride and admiration for the resilience of Victoria's Aboriginal communities, including our AHV renters. We had hoped that during 2020-21, we may have put the worst of the pandemic behind us, but unfortunately the Delta strain has forced us to continue to be physically separated from family, friends, work colleagues and our Mob.

During 2020-21, AHV continued to forge strong and positive partnerships with the Aboriginal Community controlled sector and the Victorian Government, to advance the implementation of the Aboriginal housing and homelessness policy framework, *Mana-na woom-tyeen maar-takoort-Every Aboriginal Person has a Home*.

The COVID-19 outbreak has stretched our organisation, as we worked to maintain high standards of service delivery, via remote working arrangements. However, the pandemic has presented opportunities as well as challenges. In another first for our organisation, AHV led a successful collaborative process with Aboriginal Community Controlled Organisations (ACCO), to deliver upgrades to AHV and ACCO properties, through the \$35m Aboriginal Rapid Housing Response Program. Thanks to the Victorian Government's commitment to Self-determination, AHV also received development funds through the Big Housing Build, and is well placed to further increase our property portfolio in the years ahead.

As always, I would like to thank my fellow Board Directors: Daphne Yarram, Ian Hamm, Mark Lipson, Rob Leslie, Bevan Mailman and Alan Herrman, and our first Associate Director, Duean White for their ongoing support and commitment to the achievement of AHV's objectives. I want to also acknowledge the continued efforts and commitment of AHV's management and staff, during this difficult period.

Finally, I would like to thank our renters and their families. It is the Aboriginal community that gives purpose and meaning to our organisation. We exist to serve you, and our unwavering commitment to improving housing experiences for Aboriginal people continues to guide our decision-making and work priorities.

Tim Chatfield, Chairperson

## CEO REPORT

Apart from a few all too brief periods when AHV staff were able to attend the office in small numbers, our staff effectively worked from home throughout 2020-21. Many had to juggle home schooling, significant work demands, and other caring/support responsibilities, and I thank them for their commitment to achieving their work priorities under such relentlessly challenging circumstances.

Despite these ongoing difficulties, AHV has continued to demonstrate our commitment to maintaining positive and meaningful connections with our renters, through initiatives such as More Than a Landlord and the Aboriginal Home Connect Program (AHC). Both programs have provided assistance to renters and their household members to support them through the additional difficulties presented by the pandemic, and to link them into services, as required. The AHC has also provided important opportunities for Aboriginal renters in AHV and public housing properties to have a regular yarn with one of our friendly AHCP staff members. The program has proven to be very popular with Aboriginal public housing renters, particularly Elders and other single renters, who are experiencing ongoing isolation from their family and community, during extended periods of lockdown.

I continue to be inspired by the resilience of our AHV renters. The lockdowns, home schooling and social isolation that the Victorian community has endured, have been particularly tough for our renters. However, they have risen to the challenges by staying safe, looking after their families and communities, and sustaining their tenancies.

AHV remains committed to working with all Aboriginal communities, mainstream organisations and Government to build on the momentum for change. We are determined to see better outcomes for Aboriginal Victorians, through the Federal and State Government's economic stimulus programs.

To our community, continue to stay safe and strong during these challenging times. We look forward to sharing better times ahead.

Darren Smith, CEO



## **ABOUT US**

### **Who we are**

AHV is a not-for-profit registered Housing Association and the largest non-government Aboriginal housing organisation in Australia.

We are an independent Aboriginal community organisation that provides culturally safe, affordable and secure housing to 4,000 low income Aboriginal Victorians in 1,548 housing units (as at 30 June 2019), across the State.

AHV is a proud agency: proud of the history and culture of the Aboriginal peoples of Victoria, proud of the Aboriginal people of Victoria who we serve and proud of our unique identity and heritage.

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### **Our Vision**

That Aboriginal Victorians secure appropriate, affordable housing as a pathway to better lives and stronger communities.

### **Our staff**

A review of AHV's organisational structure was undertaken to ensure that our structure aligns to our strategic priorities and future organisational growth. Implementation of the new structure commenced from December 2020.

### **What we do**

Through the provision of secure housing by an Aboriginal rental provider, AHV helps strengthen Aboriginal communities and cultural ties and aims to maintain and sustain tenancies to break the cycle of poverty and disadvantage.

Renters and residents are at the heart of our business. Acting as a responsible and innovative property owner and rental provider, we deliver culturally safe services to the Victorian Aboriginal community. We work in partnership with other agencies to assist AHV vulnerable renters; ensuring they are linked into the services they need.

This is reflected in the high percentage of tenancies maintained, which is exceptional given the unique and complex disadvantage experienced by many of AHV renters.

We continue to listen to AHV renters and partner with service providers to achieve better outcomes for our community. We strive to continue to improve the quality and range of our housing services and the voices of AHV renters and clients directly inform the ways we achieve these improvements.

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### **Our Values**

Respect and support for Aboriginal identity and culture, and for our renters and stakeholders.

Striving for excellence through our leadership in Aboriginal housing and best practice service delivery.

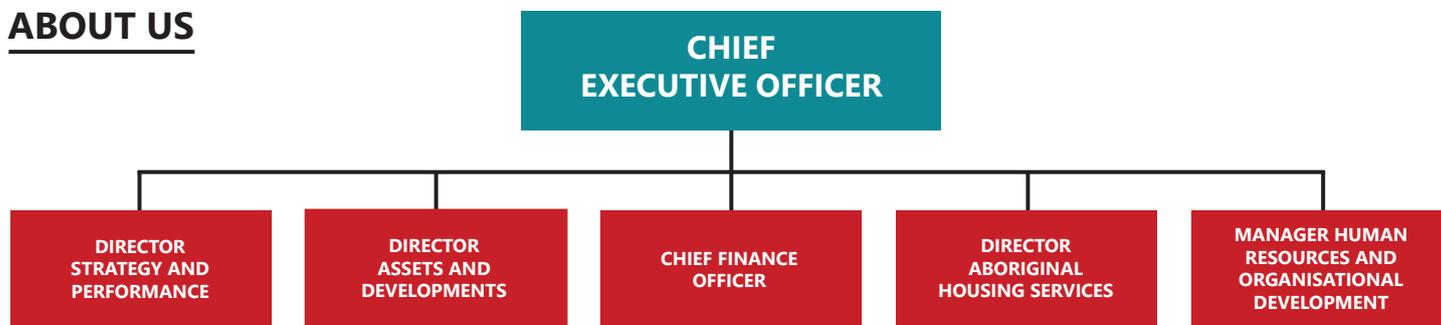
Integrity, trust and honesty in all our business activities.

Collaborative relationships with our community, renters, government and stakeholders.

Kindness, compassion, courtesy and dignity in our relationships with our clients, stakeholders and each other.



## ABOUT US



**Strategy and Performance** focuses on ensuring high quality internal governance, policy development and sector leadership. The primary role is to drive AHV's corporate governance by driving strategy and strategic alignment, supporting external and internal leadership, ensuring that AHV is meeting compliance and performance standards, and providing the highest standard of executive support to the Board.

### **Strategic Policy Advocacy and Communications**

To improve Aboriginal housing and homelessness outcomes through effective policy development, stakeholder and advocacy strategies and communications and community relationships.

### **Governance, Performance, Quality and Safety**

To ensure effective and efficient corporate governance and operations through coordinated control over and integration of organisation wide governance activities.

### **Incubator Projects**

To identify, develop, establish and embed innovative projects and programs that contribute to the vision of every Aboriginal person having a home such as the Aboriginal Home Connect program.

**Assets and Development's** core role is to lead the development and implementation of asset management strategies that align with and inform AHV's strategic directions, develop and maintain high quality policies, systems and practices to achieve optimal return on investment and effectively deploy AHV's social housing assets. It has lead responsibility for:

- Preserving and growing the value of AHV's physical assets.
- Ensuring that housing stock is appropriately located, maintained and suitable to meet AHV's social and community objectives.
- Contributing to the asset capability of the Aboriginal housing sector.

**Aboriginal Housing Service** provides front line services to our clients, including: AHV Wellbeing programs, tenancy services, compliance and systems improvement. A number of our Aboriginal Housing Services staff are based in regional Victoria; Ballarat, Bairnsdale, Bendigo, Mildura, Morwell, Shepparton and Warrnambool. Our team of staff in North Fitzroy provide services to our clients in metropolitan Melbourne.

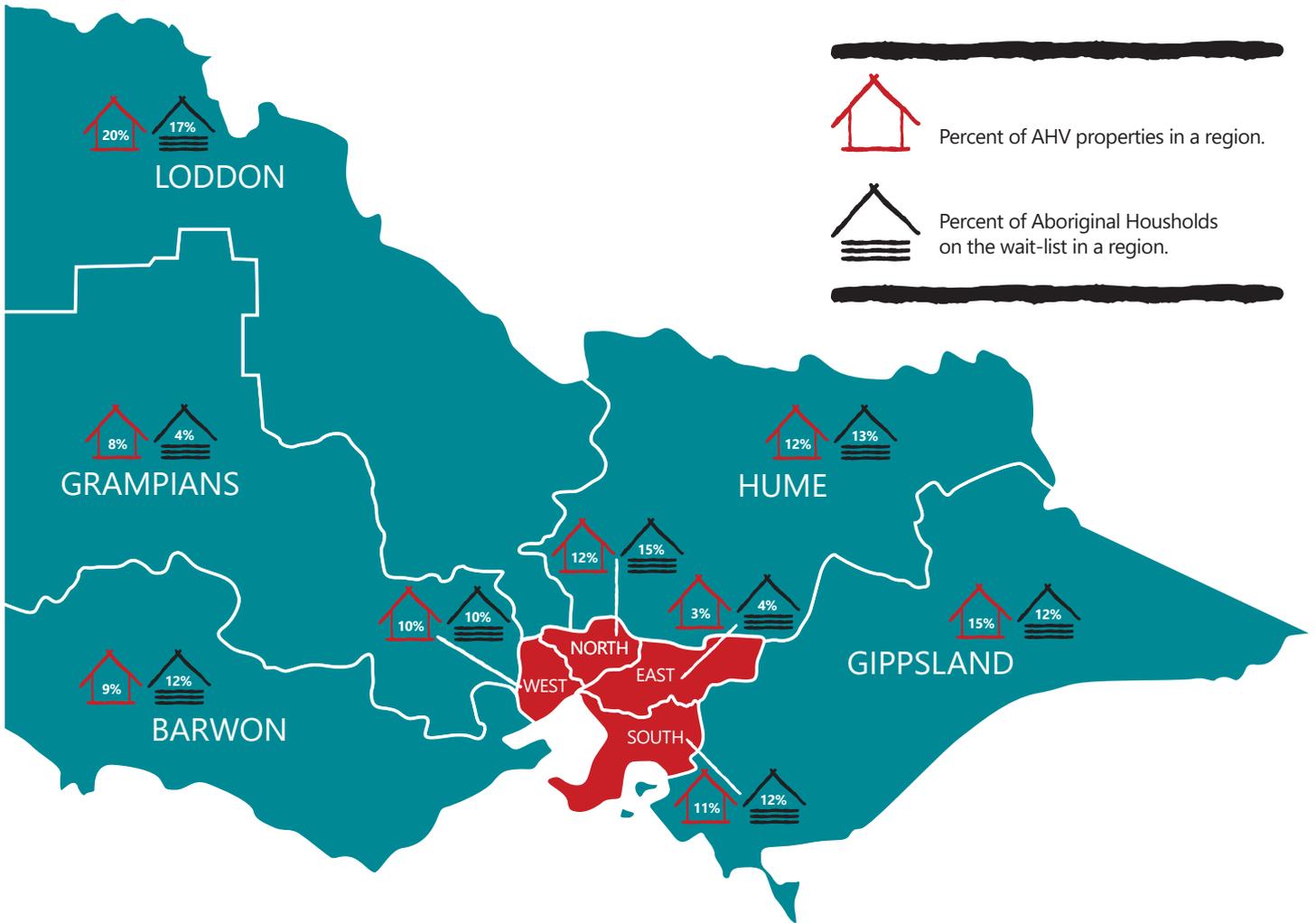
The **Finance division** takes a rigorous, systematic and strategic approach to financial management which is integrated into all aspects of the organisation's operations and which supports business plan activity. Finance is responsible for financial management systems and reporting across AHV, delivery of Corporate Services and leads technology assessment and planning across AHV to achieve optimum solutions that align with AHV's goals and objectives.

Our **Human Resources and Organisational Development Team** ensures we have the people capability to meet our objectives and coordinates training opportunities for staff in culturally appropriate practice and support functions, so that they can competently and sensitively deliver housing services to our renters, their families and the Aboriginal community.



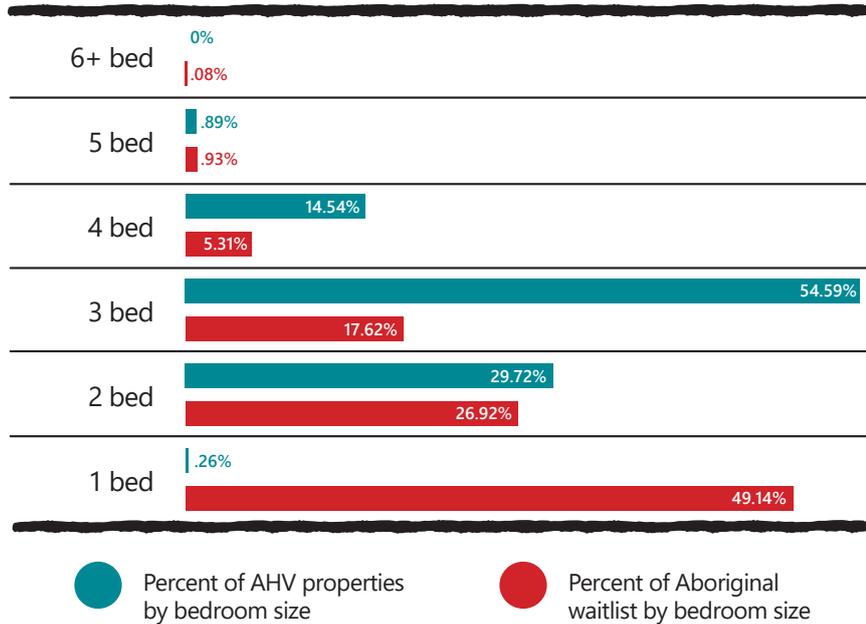
# OUR HOUSING PORTFOLIO AND DEMAND

AHV provides homes in metropolitan and regional areas across Victoria.



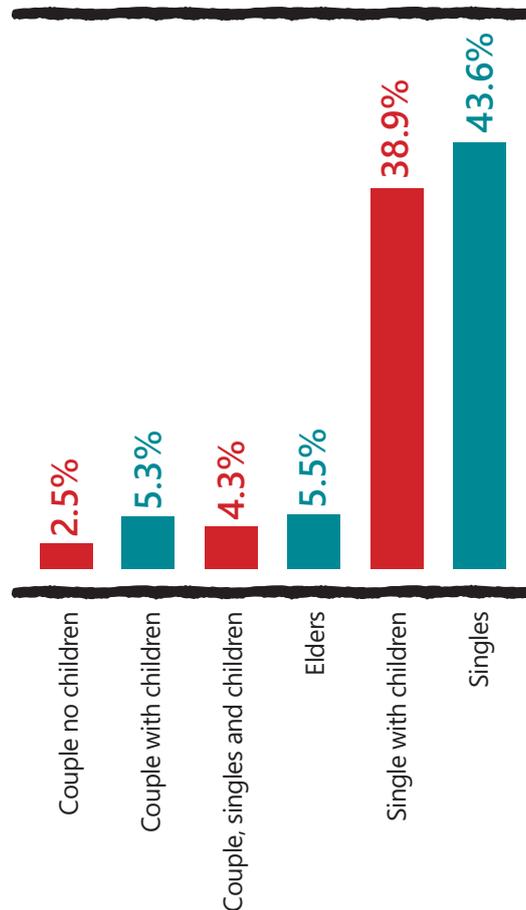
## OUR HOUSING PORTFOLIO AND DEMAND

The Aboriginal community has a growing demand for 1-bedroom properties.



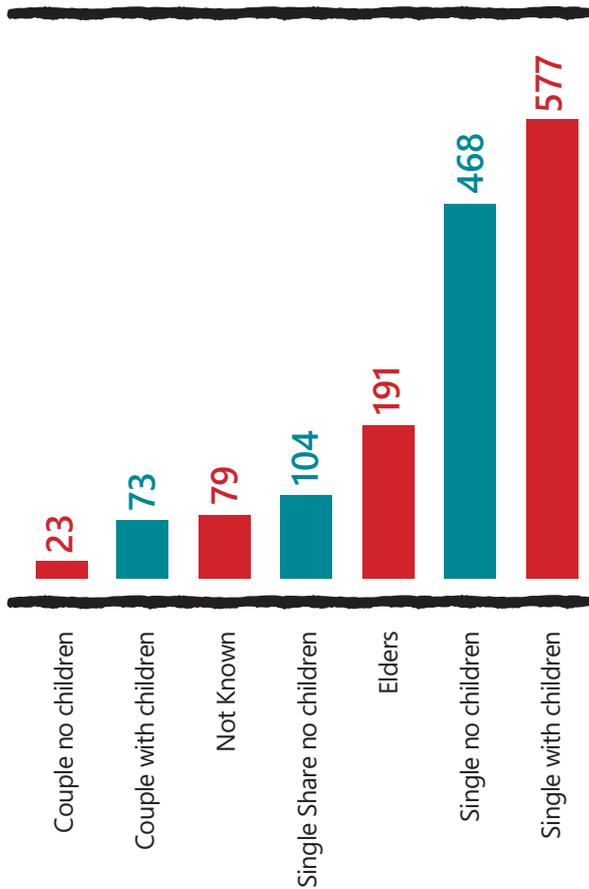
The highest demand for housing comes from 'Single' households followed by 'Singles with Children' households.

### Make up of new Aboriginal households on the VHR waitlist



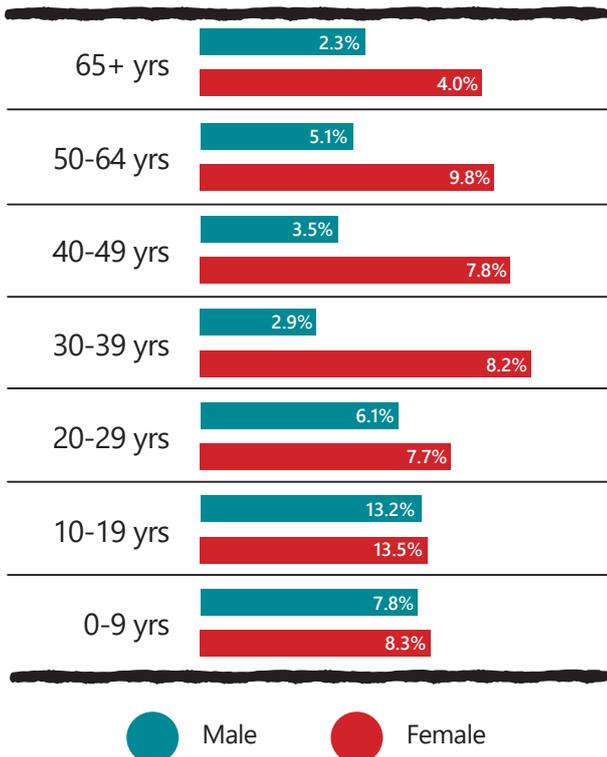
# AHV RENTERS

## Who are our renters?



The largest household type is 'Single with children'.

## AHV household members by age and gender



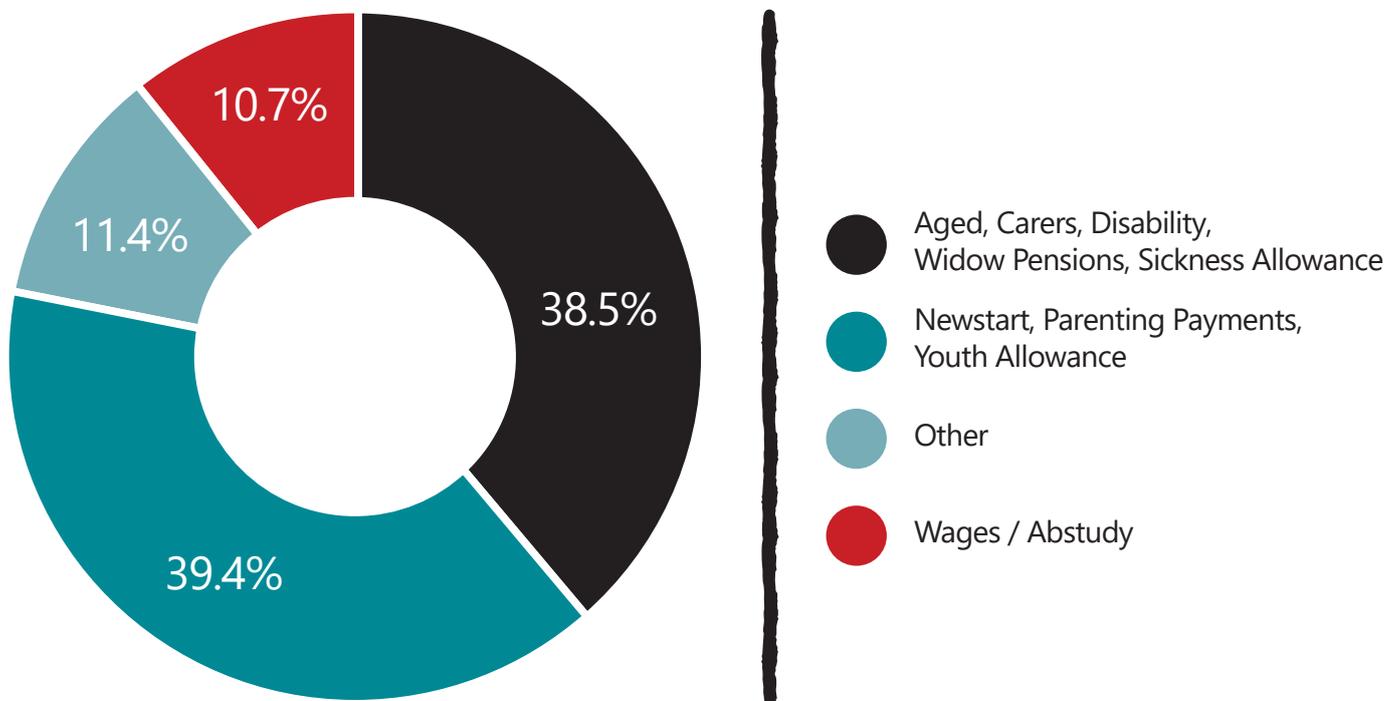
## AHV renter incomes and rental assistance statistics

The largest age group in AHV housing is youth aged 10-19. Female household members make up 59.2% of the total household population.

## AHV RENTERS

The large majority of AHV renters (76.9%) receive statutory incomes, so meeting housing and other living costs presents a significant challenge.

### Principle sources of income - main renter



## Priority 1:

**Growing our housing stock** through acquisitions, disposals and development of our asset base to ensure AHV has a viable, growing social housing portfolio that increases in value and quantity.

### 2020-2021 Highlights:

- Providing homes to 4,000+ residents in 1,568 properties.
- 21 new properties completed during 2020-21, with an additional 9 units nearing completion.
- \$35m Aboriginal Rapid Housing Response Program to refurbish housing for Aboriginal Victorians living in Aboriginal Community Controlled properties.

AHV is confident in our capacity to participate effectively in the Victorian Government's \$5.3b Big Housing Build (BHB) initiatives. We welcome the Victorian Government's commitment that 10% of all new housing from the BHB will be earmarked for Aboriginal Victorians. The commitment has the potential to make substantial progress toward the Victorian

Aboriginal Housing and Homelessness Framework objective "That every Aboriginal person has a home", and to the goals of:

- Secure housing as a means of improving life outcomes; and
- Building supply to meet the needs of a growing population.

Consistent with the principles of Aboriginal self-determination, AHV strongly supports the delivery, management and ownership of housing for Aboriginal Victorians, by Aboriginal organisations, through the BHB.

AHV is committed to sharing its experience, expertise and resources to support with Victorian Aboriginal Community Controlled Organisations (ACCOs) to participate in the opportunities presented by the BHB.



## Priority 1:

AHV has been working to develop a project pipeline to maximise access to funding opportunities under the BHB. AHV's Development Pipeline Strategic Framework will form the basis for our submissions for future funding rounds.

During 2020-2021, we successfully secured funding from grant applications and made submissions for further funding.

- **\$4.29m secured in SHGF funding to deliver 12 new units across 2 sites in Melbourne's south east.**
- **\$4.645m under the SHGF Rapid Grants Round 1, for the redevelopment of 8 AHV owned properties, to create additional housing opportunities for eligible Aboriginal households, in need of secure and affordable homes in regional Victoria.**
- **\$6.4m, as part of the general community housing stimulus package for upgrades to properties owned by registered housing agencies.**

Part of the Victorian Government's Rapid Housing Response Program included \$35m specifically earmarked for properties allocated to Aboriginal community housing renters, for building upgrades and maintenance.

This included refurbishment of vacant buildings, to deliver additional housing opportunities for Aboriginal people.

AHV led the preparation of a successful consolidated bid with ACCOs with housing portfolios, including eligible Traditional Owner groups and eligible Aboriginal Trusts. Due to the collaborative partnership approach incorporating 20 ACCOs across Victoria, and the high quality submission produced, we were able to demonstrate to government that the entire funding allocation of \$35m should be directed to the Victorian Aboriginal community sector. AHV is now leading the project management and delivery of the significant state wide refurbishment and upgrade project. AHV considers that this collaborative consortia approach provides a model for future funding partnerships across the Aboriginal community sector, consistent with the principles of self-determination.



## Priority 2:

**Strengthening governance**, probity and viability to manage the more complex business of a housing association and property owner.

As a registered housing association under the Housing Act 1983 (Vic) we are required to demonstrate to the Housing Registrar's satisfaction each year that we will remain financially viable and that we meet the performance standards of a registered Housing Association.

This involves submitting to the Housing Registrar

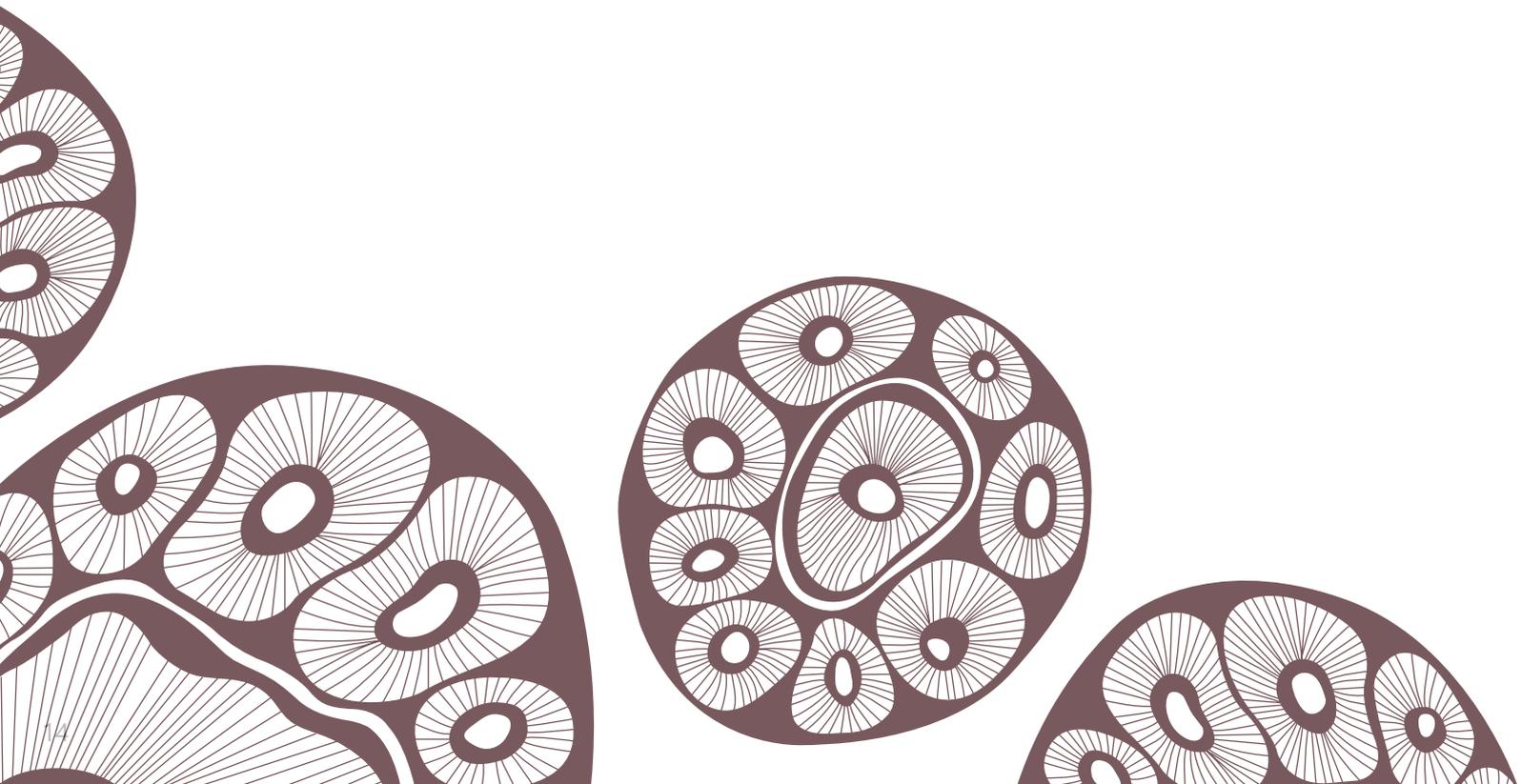
- An annual five year Business Plan;
- An annual report against the (13) Key Performance Measures established by the Housing Registrar for all registered Housing Agencies;
- An annual report against objectives and targets in the Annual business plan of the previous year;
- An annual report demonstrating how we have met the performance standards;
- Providing half yearly financial reporting including financial statements; and
- An annual financial performance report showing five years of historical data and fifteen years of financial projections.

The Victorian Housing Registrar publicly reports on registered agencies' compliance and performance results. The most recently published performance report, for 2019-20, confirmed that AHV had met performance standards, across all criteria: governance; management; probity; financial viability; tenancy and housing services; housing assets; and community engagement.

### **AICD Governance Survey**

Regular governance reviews are conducted in order to ensure that AHV maintains high standards of governance and remains well governed. In the second half of 2020, the Australian Institute of Company Directors (AICD) completed a governance review of the AHV Board and Executive, using the AICD Governance Analysis Tool.

The consultant's report noted a high level of commitment by the AHV Board and Executive to the achievement of the organisation's objectives, and to the application of good governance principles. Also noted were the positive and respectful relationships that have been established, including high levels of trust between Board Directors, and the CEO and Executive.



## Priority 2:

### AHV's Board

The following persons were Board Members of Aboriginal Housing Victoria during the 2020-2021 financial year:



#### **Tim Chatfield** Director and Chairperson

Tim Chatfield has extensive experience as an executive and non-executive Director and Chairperson within the Aboriginal community housing sector. This includes positions of leadership, strategy, corporate governance, business management and the development of culturally appropriate policies and processes. Additionally he holds the positions of CEO of Budja Budja Aboriginal Cooperative and Chairperson of Martang Pty Ltd. Tim is also an independent Director of the industry superannuation fund, First Super, and is a shareholder of the Framlingham Aboriginal Trust.

Throughout his career, Tim has held a range of membership positions on high level Aboriginal advisory councils and taskforces. Former roles include membership of the Aboriginal Cultural Heritage Council Victoria, Chairperson of Tumbukka, ATSIC membership, Ministerially appointed Taskforce membership, Victorian Indigenous Family Violence Strategy, and membership of the Premier's Aboriginal Advisory Council. Tim is a continuing AHV Board Director who was re-appointed in 2020.



#### **Daphne Yarram** Director, Deputy Chairperson and Chair of Governance Committee

Daphne has championed the cause of the Victorian Aboriginal community in voluntary, government and private sector roles for over 30 years. Daphne was instrumental in establishing Ramahyuck District Aboriginal Corporation, with the support of the Aboriginal community in Sale, Victoria, a foundation member and elected to the National Congress of Australia's First Peoples Board for three terms. Further to this, she has held the following distinguished positions, Binjirru Chairperson as part of ATSIC, Chair of the Aboriginal Family Violence Taskforce and numerous positions. More recently Daphne has reduced her participation on a range of Boards and Committees, to focus her attention on supporting the establishment of Yoowinna Wurnalung Aboriginal Healing Service, a Specialist Aboriginal Family Violence Service in East Gippsland.

Daphne is committed to supporting the Aboriginal communities in Wellington and East Gippsland Shire in bushfire recovery, health and wellbeing and to work with community to support community led responses to family violence. Daphne is a Respected Person on the Koorie Magistrates Court and Gippsland Regional Aboriginal Justice Advisory Committee, and the Dhelk Dja Family Violence Partnership Forum and other regional committees that support the aspirations and self-determination of Aboriginal people. In 2006, Daphne was appointed as the second Fellow for the Fellowship for Indigenous Leadership. Daphne was appointed to the AHV Board in October 2018.



#### **Mark Lipson** Director and Chair Finance, Audit and Risk Committee

Mark is a Forensic Accountant with over 25 years of expertise in professional account practice and family law matters and is a member of the Institute of Chartered Accountants in Australia, the Institute of Chartered Accountants in Australia Professional Conduct Tribunal, CPA Australia and Forensic Accountants Special Interest Group. He is also an Associate Member of the Institute of Arbitrators and Mediators in Australia and former part-time ordinary member of VCAT in the legal practice list. Mark is currently Forensics Director at Hall Chadwick. Mark is a continuing Board Director who was re-appointed at in 2019.

## Priority 2:



### **Alan Herrman** Director and Chair Asset Committee

Alan has extensive experience in property asset and investment management. He is currently a Partner in the Real Estate Advisory team at PwC. Alan has long been a passionate advocate of finding sustainable ways to secure appropriate and affordable housing for all members of the community. Previously a member of both the Property Council of Australia and UDIA's Victorian infrastructure advisory committees, Alan joined Aboriginal Housing Victoria's Finance and Risk Committee as a specialist Asset Management Advisor in November 2015. Alan was appointed to the AHV Board as a Casual Director in June 2018, prior to his appointment as a Board Director in October 2018.



### **Ian Hamm** Director

A Yorta Yorta man, Ian has extensive government and community sector experience, particularly at executive and governance levels. Ian has overseen major policy and strategic reforms for government and community organisations. He works with people from a vast array of backgrounds; managing complex and sensitive relationships to achieve mutually beneficial outcomes. Ian was CEO of a major Aboriginal community organisation from January to August 2018. He is now devoting himself to improving the representation of Aboriginal people on boards and other high level governance, through strategic action, advocacy and mentoring. Ian is Chair of the First Nations Foundation and a Board member of the Healing Foundation. Ian is a continuing Board Director who was re-appointed in 2019.



### **Robert Leslie** Director

Rob was Chief Executive Officer of Yarra Community Housing from 2000-2015 and has extensive community housing and development experience within the Victorian housing sector. Rob is a Churchill Fellow, Member of the Refugee Council of Australia and Member of Oxfam. He currently works as a consultant in social housing and other non-government organisations. Rob was appointed to the AHV Board as a casual Director in March 2015, and was reappointed to the AHV Board in October 2018.

## Priority 2:



### **Bevan Mailman** Director

Bevan Mailman is a corporate lawyer with expertise in commercial transactions, corporate advisory, corporate structuring and business development having held positions with leading law firms and companies. He is the Director of Mailman Law. Bevan has considerable experience in the not-for-profit/charities sector, having held several directorships. Previous peak professional bodies include the Law Council of Australia and the Law Institute of Victoria advising on numerous issues including native title, sentencing, constitutional recognition, the Northern Territory's "National Emergency Response" and the United Nations Declaration on the Rights of Indigenous Peoples. Bevan is a continuing Board Director who was reappointed in 2020.



### **Duean White** Associate Director

Duean joined the AHV Board as an Associate Director in February 2020 as part of AHV's participation in the Observership Program. Duean is the Director of Career Steer, a workforce development consultancy, consults to one of Australia's largest providers of employee assistance programs, and is a mediator with the Victorian Small Business Commission and the Gender Equality Commission. Duean has a law degree and postgraduate qualifications in Career Development, Leadership and Coaching. She is a Board Member of AFL SportsReady and Kinaway where she also serves as Company Secretary.

## Priority 3:

**Improving organisational capability** to manage and maintain a viable growing social housing portfolio.

In the past year AHV has continued to focus on improving our growing services as we responded to the COVID-19 pandemic.

As we expanded our Wellbeing program and implemented the new Aboriginal Community Home Connect Program by recruiting Aboriginal staff our headcount increased to 90.

Learning and development remains a priority at AHV. Throughout 2020-2021, 58 staff members attended more than 45 courses. Some courses focused on enhancing "soft skills" needed to effectively engage with our renters, colleagues and stakeholders. Other courses included physical and mental first aid and project management.

AHV has continued to support and invest in development of the capability of our managers and leaders. In mid-2021, 14 current and emerging team leaders successfully completed the Diploma of Leadership and Management through Melbourne Polytechnic.

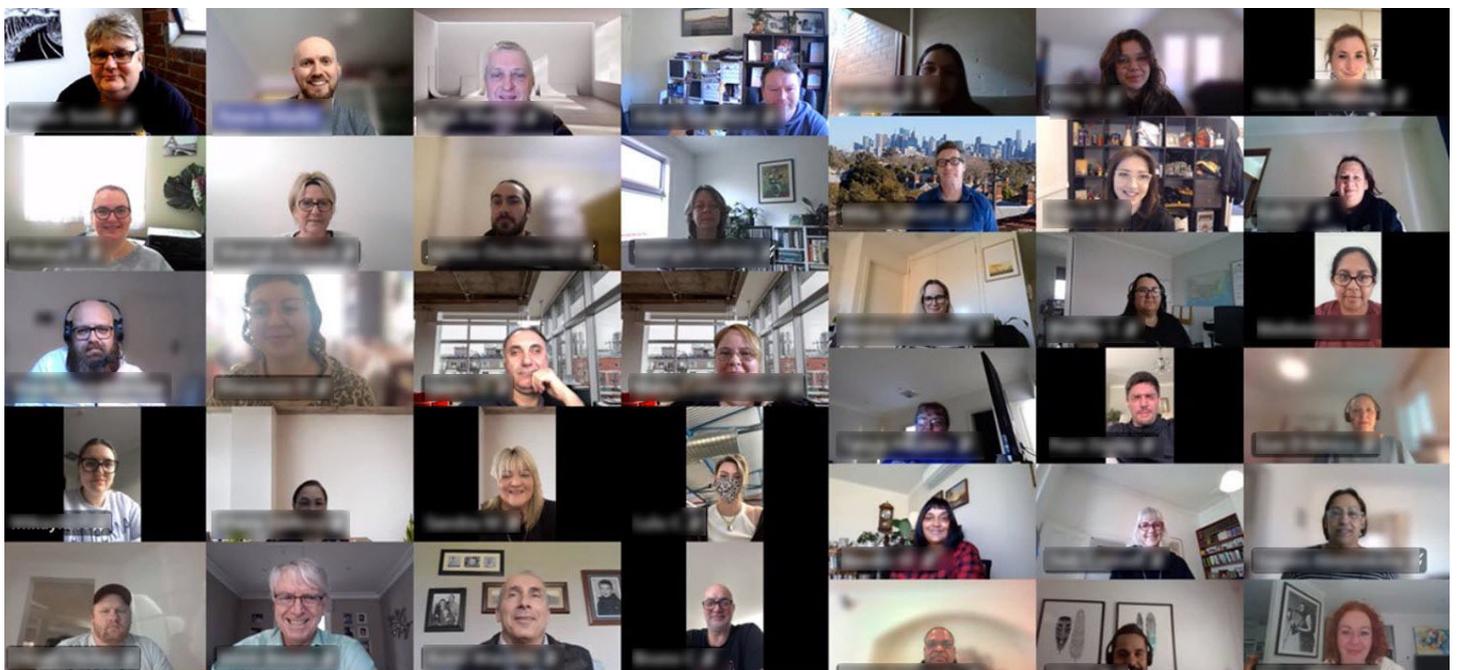
The course was funded by the Victorian Government's Aboriginal Workforce Development Initiative. Similarly, two executives undertook an Executive leadership assessment and development initiative.

The initiative provides individualised assessment and support for the executives to develop and enhance their leadership effectiveness, build leadership capability and awareness, and further contribute to a high performing team culture.

AHV developed, implemented and adapted its Emergency Management Plan and COVID Safe Plan during 2020-21, to ensure business continuity could be achieved throughout the pandemic. Complementary office and home based IT equipment and other resources were made available to enable staff to move easily and effectively between home and office work settings.

The ongoing impact of the COVID-19 pandemic during 2020-21, only heightened the requirement for consistent and timely communication to all staff. Supportive and flexible working arrangements were available, to support staff to work from home. AHV recognised the particular difficulties faced by staff who were required to juggle the competing responsibilities of home schooling, work and caring for family and community.

To provide further support our staff, AHV partnered with Victorian Aboriginal Health Service (VAHS) to deliver a culturally appropriate Employee Assistance Program (EAP). The service commences in 2021-22 and will complement the services of our existing mainstream EAP provider.



## Priority 4:

### **Improving the quality of services**

delivered by Aboriginal Housing Victoria and operational responsiveness to strategic issues.

2020-21 highlights:

- 25% response rate for the 2021 Renter Satisfaction Survey
- Funding partnership with University of Melbourne, to provide \$1.072m over 4 years to extend the MTAL service to a regional location
- Recruitment of 7 Aboriginal peer researchers to conduct the MTAL Household Aspirational survey, including 3 peer researcher aged 21 years and under.

### **Renter satisfaction**

AHV prioritises engagement with our renters and is keen to receive feedback on our performance in delivering housing services. The Renter Satisfaction Survey (the Survey) is held every two years, and provides valuable feedback on areas where we do well, and where we need to improve.

The most recent Survey was conducted in February/March 2021. A total of 1,510 households were sent surveys for completion. The survey opened on 15 February 2021. As at 30 March, CHIA NSW had received 382 valid responses, representing an overall response rate of 25%. This represents a significant improvement from the 2019 response rate of 17%, and was similar to the response rate of 27% in 2017. Disturbing levels of renters experiencing family violence (21%) and mental health problems (31%), were reported. The level of reporting of these issues may have been exacerbated by the isolation and stress caused by the COVID-19 pandemic, and the tough restrictions placed on Victorians during the extended lockdown period. However, the high levels of family violence and mental health issues within the Victorian Aboriginal population are well established and cannot be explained by the pandemic alone. In comparison to 2019 survey results, renter satisfaction levels generally improved or remained stable.

Two statistically significant increases were recorded:

- Satisfaction with the condition of the home for new renters (up by 16 percentage points); and
- Satisfaction that contractors called to make an appointment for repairs (up 8 percentage points).

Generally, survey questions relating to maintenance and repairs showed improvement in satisfaction levels compared to the previous surveys:

- Satisfaction with calls answered in a timely manner improved by 20 percentage points over the last 3 surveys.
- Similar results were achieved in relation to staff helpfulness and attentiveness.
- Satisfaction in quality of repairs improved by 19 percentage points over the 4 year period.

There was one significant decrease in satisfaction reported; satisfaction that the home is suitable to their circumstances. This may reflect the fact that AHV renters spent a lot of time at home during COVID-19 pandemic lockdowns, including extended periods of home schooling. Lack of space was likely to be a more significant issue for survey respondents, under these circumstances. Conversely, the responses could also reflect the mismatch of detached housing supply with increasing demand from smaller households, including Elders who may prefer to live in smaller housing that is more manageable and accessible, as they age. The significant development pipeline that AHV is developing will go some way to achieving more diverse stock profiles, although sustained investment will be required to achieve real improvement, over the long term.

## Renter stories – housing matters

After years of couch surfing and insecure housing, Annie\* was offered a newly constructed AHV property in south east Melbourne. The design of the unit included a “study nook”. Given that Annie now had somewhere to call home, she was able to start thinking about her future, and the achievement of her personal goals - all of which had remained impossible dreams without secure housing.

The study nook motivated Annie to enrol in training and to work towards the career she had always wanted. Annie recently completed her Certificate in Social Welfare and her dreams of working in a field where she can help and support others are now close to becoming a reality.

## More Than a Landlord Program (MTAL)

The MTAL team continued to work with vulnerable families and households during 2021-22, to assist them to gain access to the support services necessary to develop the resilience and capabilities they need to sustain their tenancies. The MTAL team also works with renters and household members to identify their personal goals and provide encouragement and support to work towards achieving same.

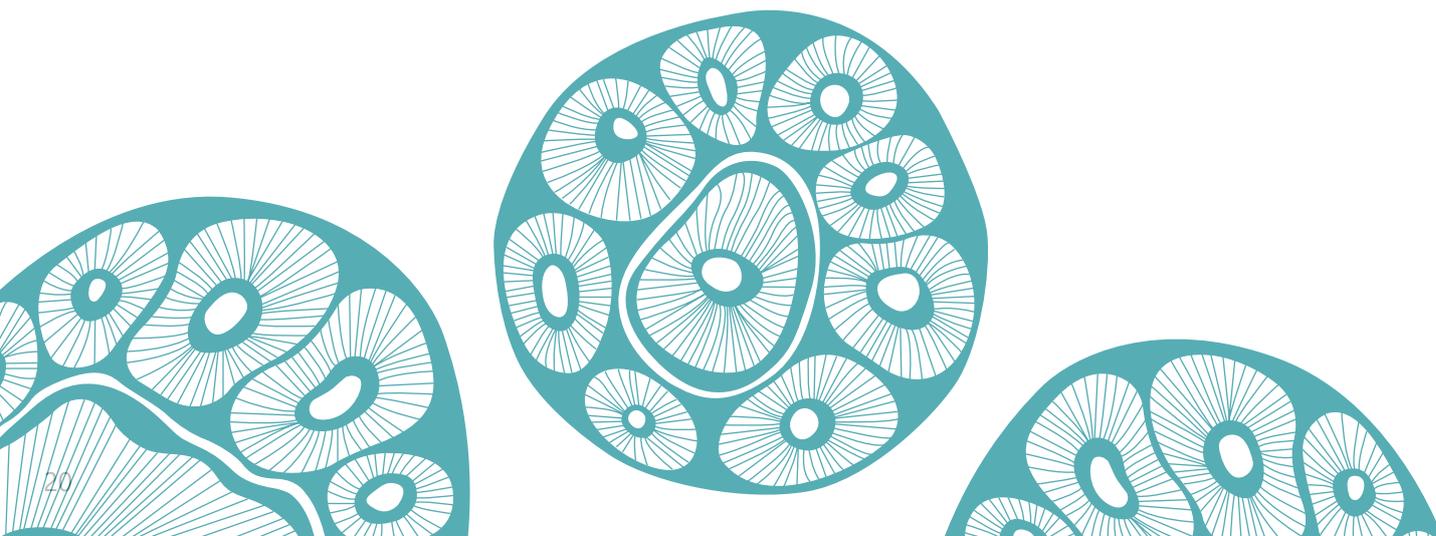
Of course, the level of disadvantage experienced by many Aboriginal renters, means that progress is unlikely to be achieved in a uniform, lineal way. Issues such as family violence and drug and other alcohol issues are often entrenched and cannot always be resolved by supporting clients to access one-off support.

Dave and Amy\* also experienced long-term, insecure housing including couch-surfing with friends and family before being offered AHV housing, in a new unit in a regional city. After so many years of having to focus on a bed for the night, the couple appreciated that secure, affordable and good quality housing provides them with the chance to live out their dreams - including finding good jobs and planning a family together, in the knowledge that they can raise their children in a secure and happy home.

\* To respect the privacy of our renters, we have not used their real names.

MTAL Life Coaches focus on building strength, resilience, and a sense of personal responsibility so that clients become empowered to take control and seek support and/or resources directly, should entrenched issues re-emerge, or new barriers to success arise. This is personal self-determination in action.

The Victorian Government provided funding of \$150,000 to AHV to continue delivery of MTAL in northern metropolitan locations, as part of its commitment to the implementation of *Mana-Na Woorrn-Tyeen Maar-Takoort*.



## More Than a Landlord Program (MTAL)

In August 2020, AHV signed an agreement with the University of Melbourne for funding of \$1.072m over 4 years, to contribute to the delivery of the MTAL program, and to extend the service to a regional location (Ballarat).

Seven Aboriginal Peer Researchers underwent a comprehensive induction and training program during March 2021, in preparation for delivery of aspirational surveys to AHV households during April/May 2021. The peer researchers included 3 young Aboriginal people aged 21 year and under, and 3 AHV renters. At the start of the survey delivery stage, surveys were able to be undertaken in person, with safe COVID-19

protocols. However, the snap lockdown in Victoria during May/June 2021, required the adoption of an alternative approach. The Peer Researchers developed innovative ways to maintain momentum and contact with AHV households, during this period.

Other activities during 2020-21 included the delivery of over 60 "Welcome Packs" to new AHV renters. A high proportion of new renters experience insecure housing or homelessness prior to an offer of housing with AHV. The Welcome Pack helps them to start to establish their new home.

### What's in an AHV "Welcome Pack"?

#### A typical Welcome Pack contains:

- Non-perishable food
- Dinner set
- Cleaning products and equipment
- Cutlery and cookware
- Basic grocery items
- Glasses and coffee mugs
- Linen (towels, tea towels, hand towels)
- Toaster and kettle
- Kitchen utensils



## Priority 5:

**Building better relationships** with our Aboriginal clients and Victorian Aboriginal communities.



### **2020-21 highlights:**

- Support for over 220 Aboriginal social housing clients under the Aboriginal Home Connect Program
- Held our 21st NAIDOC event at the Collingwood Children's Farm.
- NAIDOC Week online videos viewed over 13,500 times.
- Provided gifts to nearly 750 children in AHV households and hampers to 300+ Elders at Christmas.



## **Aboriginal Home Connect Program**

As part of the Victorian Government's Aboriginal specific COVID-19 response and recovery funding package, AHV, in partnership with the Victorian Aboriginal Child Care Agency (VACCA), was funded to develop and implement the Aboriginal Community Home Connect program (AHC). The AHC aims to deliver welfare and education checks to AHV households and Aboriginal public housing households, through regular telephone contact. The AHC was funded for a 6-month period.

The service is designed to establish positive communication with individual Aboriginal renters; to build trust; reduce social isolation; and provide effective service referrals and pathways.

AHC is coordinated through a dedicated Free Call 1800 telephone and online support service, and complements rather than replaces, existing case management arrangements.

The demand for the AHC has been overwhelming. The program became operational on 4 March 2021, when letters providing information on the new service were mailed to over 4,000 AHV and Aboriginal public housing renters. The following week, the AHC team received 128 calls for support.

By 30 June 2021, there were over 220 registered AHC clients and the AHC team had conducted over 600 phone calls.

The vast majority of initial contacts with the service were made by women (78%), with the majority of callers from rural and regional areas of Victoria (72%). 72% of AHC clients were public housing renters, compared to 28% AHV households.

AHC clients often have complex, multiple needs. On several occasions, staff have been required to liaise with emergency services to respond to immediate crisis situations or implement a case management approach to ensure complex

immediate risks are addressed to ensure client safety and/or wellbeing. Some callers are vulnerable Elders who are too frightened to go out into the community because of the pandemic and simply want a yarn with a friendly Aboriginal person.

Several of our AHC clients have a regular call booked in for three times a week, to just yarn with a friendly voice and alleviate the impact of social isolation.

The top three issues for AHC clients have remained consistent since our launch. They are: food security (44%), social isolation due to the pandemic (29%); and mental health (20%).

The AHC has highlighted the funding and resource constraints experienced by the ACCO service delivery sector. The AHC team has been working collaboratively with ACCOs to 'co-case manage' critically vulnerable people, as they languish on long waiting lists for service delivery.

Original 6-month funding for the program has been fully expended, and AHV has used internal budget savings to continue the program until November 2021. In addition, Homes Victoria is providing funding to enable the program to continue until the end of the 2021-22 financial year.

Extension of funding will allow data to be collected to establish an evidence base for a formal evaluation of the program. AHV is committed to the continuation of this important service, and is confident that a formal program evaluation will establish an economic case for long-term funding and investment in the AHC.



## Christmas Toy Appeal

Our 6th annual Christmas Toy Appeal was a drive without precedence. AHV anticipated that the COVID-19 pandemic would increase the needs of vulnerable families. At the same time, the lockdown posed significant logistical challenges for AHV staff trying to manage the collection, storage and delivery of toys.

Despite these challenges, we not only managed to conduct the appeal in a COVID-safe manner, but exceeded expectations. Gifts were delivered to 746 children in AHV households. Elder's hampers were also delivered to 313 renters, aged 60 years old and above, thanks to a generous donation from Coles supermarkets.

The appeal received significant in-kind and monetary donations, including \$30,000 worth of assorted gifts and care packs from Good 360. Online platforms Simply Giving and Give Easy, provided an avenue for contributors to donate remotely. Through the hard work of AHV staff, together with the invaluable support of our partners and donors, we delivered a toy appeal that reflected the generosity of our community and – most importantly – put a smile on faces of our AHV families.

## NAIDOC Week 2021

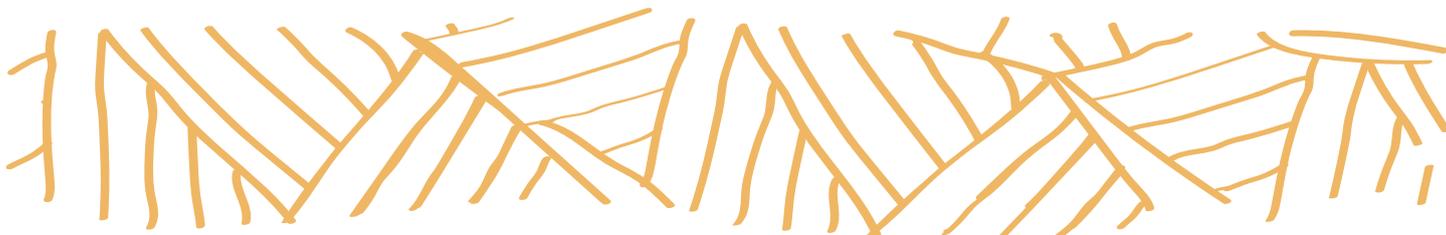
The NAIDOC Week celebrations were made possible by an exceptional collaboration between our NAIDOC Week Planning Committee and Yarra Libraries during 2020-21, along with a valued contributions of SNAICC and all of the artists and storytellers involved.

The celebrations included a COVID-safe activity day at the Collingwood Children's Farm and a series of online videos that showcased First Nations' culture and talent.

The Children's Farm activity day included face painting; bush animal weaving with Aunty Bronwyn Razem; a collaborative artwork mural with Sharyn Lovett; story time with Boori Monti Pryor; and giveaways for children.

The online videos premiered on each day of NAIDOC Week and featured a damper making workshop with Mabu Mabu; musical performances from Chasing Ghosts and Dave Arden; and story-time with Sharyn Lovett.

The videos combined were viewed over 13,500 times on Facebook and were warmly received by the community.



## Priority 6:

### **Strengthening partnerships with government,** the housing and community sectors and corporate bodies

#### ***Mana-na woorn-tyeen maar-takoort* (Every Aboriginal Person has a Home)**

AHV is the lead agency for Victoria's Aboriginal housing and homelessness policy, *Mana-na woorn-tyeen maar-takoort*, which provides a 20-year roadmap for improving Aboriginal housing outcomes in the state of Victoria. As the housing policy lead in the Aboriginal community, AHV has responsibility to work in partnership with the Government to secure the resources and reforms to implement the policy, while we support sector development to empower Victoria's Aboriginal community to determine its chosen housing future.

The Implementation Working Group (IWG) met regularly during 2020-21, to drive action on the recommendations of *Mana-na woorn-tyeen maar-takoort*. Co-chaired by AHV CEO, Darren Smith and Homes Victoria CEO, Ben Rimmer, the IWG includes senior representatives from ACCOs and Government.

The structure underpinning the IWG ensures that Aboriginal self-determination is central to IWG decision making and that Aboriginal voices inform all of its deliberations.

*Mana-na woorn-tyeen maar-takoort's* first full year of implementation saw some significant "early wins" including:

- 10% of the 8,200 Big Housing Build's new social housing units for Aboriginal Victorians.
- \$4.2m to establish an Aboriginal Private Rental Assistance Program.
- \$150K to extend the life of More Than a Landlord Program.
- Development of a Cultural safety framework with CHIA Vic.
- Project to investigate racial discrimination in the private rental market.
- \$300K to recommend reform to the homeless service system.
- \$440K for Aboriginal Home Connect Program.
- \$35m for Aboriginal Rapid Housing Response Program.



## Priority 6:

A key achievement during 2020-21 was the launch of the inaugural Annual Report Card. A small, COVID-safe launch was held on 25 May 2021 at Narrandjeri House, with some IWG members in attendance, while others participated remotely.

The inaugural Annual Report Card describes the actions taken in the first year of implementation and also reports outcomes against 20 measures of housing security; comparing the results for Aboriginal people in Victoria with results for Aboriginal Peoples Australia wide, and results for the mainstream population. Drawing on data from the ABS, the Productivity Commission, the Australian Institute of Health and Welfare

and the Department of Families, Fairness and Housing (including Homes Victoria), we believe this is the first report to present these data in an accessible form in a single place. The Report has established benchmark outcomes of housing security as a basis for measuring our performance in improving outcomes over time.

It is proposed that the Report Card will be produced and published annually, to identify progress, and non-progress, in relation to the key identified measures in *Mana-na woorn –tyeen maar-takoort*.

The Report Card can be found at:  
[https://vahhf.org.au/resources/VAHMF\\_Annual\\_Report\\_Scorecard\\_2021\\_web.pdf](https://vahhf.org.au/resources/VAHMF_Annual_Report_Scorecard_2021_web.pdf)

## A voice for the Aboriginal Housing and Homelessness Sector

AHV's CEO, Darren Smith, is the chair of the Aboriginal Housing and Homelessness Forum (AHHF) and through this role he ensures that voices of the Aboriginal community controlled housing sector are heard.

While the AHHF's terms of reference stipulate that meetings will take place 4 times per year, a number of important issues arose throughout 2020-21 financial year, necessitating ten AHHF meetings. These meetings saw strong engagement from AHHF members, with discussion topics including:

- COVID-19 impact and recovery
- Aboriginal Rapid Housing Response Program - \$35m for Aboriginal housing repairs and upgrades
- Big Housing Build
- The launch of the first Annual Report Card
- Research into discrimination in the private rental market
- Feasibility study to reform the Homelessness sector to improve outcomes for Aboriginal people.



## Priority 6:

### Advocating on issues that affect Aboriginal Victorians

In 2020-2021, our submissions and policy papers on behalf of the AHHF included:

- COVID-19: Implications for Aboriginal Homelessness and Reform Discussion Paper
- Submission on the 10-Year Social and Affordable Housing Strategy
- Submission on the National Aboriginal and Torres Strait Islander Early Childhood Strategy
- Position Paper on the Closing the Gap Implementation Plan: Housing and Homelessness Targets.

### Aboriginal Executive Council

AHV is a proud member of the Aboriginal Executive Council (AEC), which was established in 2018 to provide a self-determining collaboration, policy development and advocacy mechanism for Victoria's peak, lead and state-wide Aboriginal Community Controlled Organisations. Through our membership of the AEC, AHV has been an

active member of the Victorian Government and AEC Working Group on Closing the Gap, and played a key role informing Victoria's Closing the Gap Implementation Plan (tabled in Parliament in June 2021), specifically in relation to Outcome 9: Housing.



## OUR PERFORMANCE

### 2020-2021 Highlights

	2020-2021
Renter requested maintenance and repairs	\$1,902,562
Work orders requested	5,101
Work orders completed (on time)	4,511 (88%)
Vacant units and renter damage repairs	\$1,130,835
Capital works and planned maintenance	\$5,267,336
Council and water rates for houses	\$3,249,612
Tenancies sustained	94.5%
Tenancies created	109
Total rent charged	\$16,080,940
Rental arrears	\$314,324
Average renter rental arrears	\$955
Rent outstanding	1.95%



## **GOVERNANCE**

### **AHV Board Charter and Company Directors**

The Charter provides an overview of AHV's strategic outlook and reflects the corporate governance policy of AHV. It defines the roles, responsibilities, obligations and authorities of the AHV Board of Directors (Board), both individually and collectively.

It supplements the AHV Constitution and the governing legislation and is designed to ensure the Board provides strategic direction and effective oversight of the management of AHV and facilitates accountability as a registered housing agency to the Housing Registrar and to its stakeholders.

### **Responsibilities of the Board of Directors**

It is the Board's responsibility to provide strategic guidance and effective oversight of the management of AHV. The Board has delegated the responsibility of day-to-day management, operation and administration to the CEO, with whom it meets regularly to discuss current and future business needs.

### **Incorporation and Governance**

AHV is a not-for-profit public company, limited by guarantee registered under the Corporations Act 2001 (Commonwealth). A company limited by guarantee is a specialised public company designed for not-for-profit organisations which are formed for purposes beneficial to the community. AHV was formed to provide affordable housing and residential accommodation options for Aboriginal people in Victoria. This form of company is required to be managed by a constitution and is subject to relatively high standards of governance including financial audit and reporting requirements.

As a reflection of the high standards of governance, directors are required to comply with the same legal duties and obligations as directors of a commercial company. Directors are prohibited from receiving dividends and under this structure any surplus is required to be reinvested into the beneficial purpose the company was established to achieve.

AHV is a registered housing agency under the Housing Act 1983 (Vic); and a public benevolent institution, entitled to tax concessions under the Income Tax Assessment Act 1997 (Commonwealth).

### **Board Structure and Meetings**

Number of directors - The Board comprises no less than 5 and no more than 7 directors.

Board skills and diversity - The Board will comprise individuals who have the skills and experience relevant to the pursuit of the AHV objectives in all or any of the areas of business, social housing, governance, law, accounting and communications. All directors must live in Victoria and a majority must be Aboriginal.

Appointment of Directors - The appointment of a Director must be approved by the Board and comprise a term of approximately 3 years commencing at the end of the Annual General Meeting at which they were appointed, and expiring at the end of the third Annual General Meeting after their election, at which time they will retire.

A retiring director is eligible for re-election but may only serve a maximum of 3 consecutive terms without a break in service of at least 3 years.

The Board may also appoint a replacement director to any casual vacancy arising in the office of a director. Any director so appointed will hold office until the end of the next Annual General Meeting.

## **Board Structure and Meetings continued.**

Meeting frequency - The Board must hold at least 6 meetings a year and such additional meetings as the directors agree, in order to perform its duties.

Quorum - No business may be transacted at a Board or Committee meeting unless a quorum is present at the time the business is considered. Unless otherwise determined by the Board, a quorum for meetings of the Board is half of the directors plus one of the directors, or if the number of directors is not a multiple of 2, then the odd number nearest to and greater than half of the directors.

Voting at meetings - The Board generally operates by consensus but where a consensus cannot be reached decisions are made using the voting provisions of the Constitution. Under the Constitution decisions are decided by the majority of votes, where each director present is entitled to one vote.

Agenda and board papers - The Chair in conjunction with the CEO will settle agendas for Board meetings. The CEO will arrange meetings; distribute agendas and supporting papers to directors at least 7 days before the relevant meeting; keep and distribute minutes of each meeting; and ensure that minutes and reports are provided to the Board. The proceedings and resolutions of meetings of directors are formally recorded as minutes of a company within one month of a meeting.

## **Role of Individual Directors**

Individual directors bring specific skills and experience that add value to the Board and they are ultimately responsible for the overall successful operations of AHV. They must act in the best interest of AHV and have a duty to question, request information, raise any issue and fully canvas all aspects of any issue confronting AHV before exercising independent and reasoned judgement.

The Governance Committee regularly reviews the diversity of skills, experience, gender, age, and personal attributes of the Board to ensure an appropriate balance is maintained to increase the Board's effectiveness.

Director's Code of Conduct - AHV's directors are bound by their fiduciary duty to act in good faith and in the best interest of AHV, the Aboriginal Community and its renters. They must fulfil all of their legal obligations and provide leadership in respect to AHV's culture and values.

The Board has adopted a Code of Conduct consistent with the principles of the Australian Institute of Company Directors published Code of Conduct and which reflects AHV's culture and values.

Performance and teamwork - In performing their role directors aspire to high governance standards which include principles derived from the ASX Corporate Governance Council Principles of Good Governance. These principles include the requirement that directors work as a team and meet on a regular basis.

The AHV Board considers the ongoing development and improvement of its own performance as a critical aspect of effective governance. To this end the Board undertakes a regular evaluation of the performance of the Board, its Committees and Chair with results discussed at the Annual General Meeting.

Confidentiality - The proceedings, papers and minutes of the Board are confidential and may not be disclosed without approval of the Board, except where required to be disclosed by law. Any regular and ad hoc release of information is subject to the policies and procedures as outlined within the AHV Communication Strategy.

Networking - Developing networks and working to promote the reputation of AHV are recognised as important components of a director's role. Directors are encouraged to act as ambassadors and to develop and maintain connections for the benefit of AHV.

## The Role of the Chair

The Chair is responsible for leading the Board, ensuring that directors are properly briefed in all matters relevant to their roles and responsibilities, facilitating Board discussions and managing the Board's relationship with management.

Election of the Chair - At the first meeting of the Board after the Annual General Meeting, the directors appoint from among their number a Chair who holds office until the end of the next of the next Annual General Meeting, but who is eligible for re-election.

## The role of the Company Secretary

The Company Secretary is responsible to the Board through the Chairperson and is appointed and dismissed by the Board. The Company Secretary's duties and authorities are determined by the directors and include all company secretariat requirements under the Act and the constitution. The Company Secretary also provides secretariat and support services to the Board and its sub-committees, manages the preparation of the AHV Annual Report, and organises the Annual General Meeting of the Company.

## Board Committees

The Board has established two standing committees and one time-limited committee to support its deliberations and decision making; the Governance Committee and the Finance Audit and Risk Committee (FAR) and the Asset Committee. These committees are independent of, but accountable to the Board and comprise appropriately qualified Directors, Executive Directors and expert advisors/attendees as required.

**Governance Committee** - The role of the Committee is to assist and advise the Board on matters that seek to maintain high standards of governance. The scope of the Committee's role includes, but is not limited to, Board recruitment and training, performance and remuneration.

**Finance Audit and Risk Committee** - The role of the FAR Committee is to assist the Board to meet its responsibilities in relation to AHV financial reporting, compliance with legal and regulatory

requirements, internal control structures, risk management systems and external audit functions.

**Asset Committee** - A time-limited Asset Committee was established during 2017-18, to advise, guide and direct the review of AHV's Asset Management Strategy, in order to ensure AHV's asset portfolio best meets service delivery needs in the future.

The committee structure and membership is reviewed on an annual basis. The Terms of Reference for the Finance Audit and Risk Committee, Governance Committee and Asset Committee outline the role, responsibilities and functions of the Committees.

All matters determined by the committees are submitted to the full Board as recommendations for Board ratification. Minutes of committee meetings are tabled at the ensuing Board meeting.

## The Committees currently comprise the following members:

<b>Finance, Audit and Risk</b>	Mark Lipson (Chair) Tim Chatfield Robert Leslie Bevan Mailman
<b>Governance</b>	Daphne Yarram (Chair) Tim Chatfield Ian Hamm
<b>Asset</b>	Alan Herrman (Chair) Tim Chatfield Rob Leslie

## **Risk Management**

External audit - In accordance with the Corporations Act 2001 (Act) AHV's Board is responsible for selecting, appointing and removing a qualified external auditor, subject to the Board's approval at its Annual General Meeting. AHV's FAR Committee makes recommendations to the Board on the effectiveness and appointment of an external auditor.

### **The Auditor is entitled to:**

- attend any General Meeting
- receive all notices of and other communications relating to any General Meeting which a Member is entitled to receive, and be heard at any General Meeting which the Auditor attends on any part of the business of the meeting which concerns the Auditor in that capacity and is entitled to be heard, despite the fact that the Auditor retires at that meeting or a resolution to remove the Auditor or the agent from office is passed at that meeting.

### **Delegations of Authority**

AHV's Board has reserved all powers for itself and delegated authority to management as outlined in its Delegation of Authority. Where a delegation is not specified, the Board retains the authority, and approval to act must be sought from the Board.

### **Director Protection**

AHV's directors are expected to exercise considered and independent judgement on the matters before them. To discharge this responsibility, a director may from time to time need to seek independent professional advice. In such circumstances, AHV will consider the payment of reasonable professional fees subject to the approval of the Board.

Directors and Officers insurance - As a registered Victorian community housing agency, AHV's directors are insured for Director and Officers liability under the Victorian Managed Insurance Authority (VMIA).

### **Code of Conduct**

The directors and staff of AHV are bound by the AHV Code of Conduct. In this respect all directors must adhere to their overriding fiduciary duty to act in good faith and in the best interest of AHV, as well as their legal obligations.

### **Conflict of Interest**

AHV's directors have duties under the Act, the general law and a range of performance standards in relation to conflict of interest. They are bound by AHV's Conflict of Interest policies as outlined in its Governance Policy and are required to disclose any actual or potential conflicts of interest which may exist or might reasonably be thought to exist.

### **Director Remuneration**

The Board receives and considers advice on relevant market trends regarding remuneration and in conjunction with the CEO and Human Resources Manager reviews and makes recommendations regarding the remuneration framework of the directors, CEO and executive. Directors receive payment on a daily and half daily basis for attendance at meetings.

### **Stakeholder Interests and Communication**

AHV respects the rights of all stakeholders, including renters, applicants, employees, directors and partners and strives to facilitate the effective exercise of those rights. The Board seeks to ensure that all renters, clients (including those on the waiting list) and stakeholders have ready access to understandable and balanced information necessary to assess the performance of AHV. The Board is committed to ensuring that AHV actively engages with renters, clients and stakeholders and is responsive to community needs. In addition to the Annual Report, AHV utilises print and electronic communication options to provide effective and regular communication.

## **FINANCIALS**

### **Directors Report**

Aboriginal Housing Victoria Limited ('Aboriginal Housing Victoria') presents its Report together with the financial statements of the entity for the year ended 30 June 2021 and the Independent Audit Report thereon.

### **Company details**

The following persons were Directors of Aboriginal Housing Victoria during the 2020-2021 financial year:

- Tim Chatfield Director and Chairperson
- Daphne Yarram Director, Deputy Chairperson and Chair of Governance Committee
- Mark Lipson Director and Chair Finance, Audit and Risk Committee
- Alan Herrman Director and Chair Asset Committee
- Ian Hamm Director
- Robert Leslie Director
- Bevan Mailman Director
- Duean White Associate Director

### **Principal activities**

The principal activities of the company during the financial year were the:

- provision of affordable social housing in the Aboriginal community in Victoria;
- developing competitive submissions and managing funded projects under the government's Big Housing Build initiatives; and
- moving to the implementation phase of the comprehensive Aboriginal housing and homelessness policy framework, *Mana-na woorn-tyeen maar-takoort: Every Aboriginal Person Has A Home*.

The company's short-term objectives are to:

- further strengthen our asset management and development programs, including positioning the organisation to be well placed to respond to funding opportunities as they arise;

- continuously improve the quality and range of housing service delivery to AHV renters and Aboriginal social housing renters more broadly; and
- continue the implementation of *Mana-na woorn-tyeen maar-takoort*, in collaboration with the Aboriginal community sector and government.

The company's long-term objectives are to grow the supply of affordable housing to meet the significant unmet demand for social and affordable housing in the Aboriginal community, and to achieve improved housing opportunities for Aboriginal Victorians across all housing tenures, including home ownership.

### **Directors' meetings**

During the 2020-21 financial year, 18 Board meetings were held, including the AGM (10 scheduled; 7 out of session; and 1 extraordinary meeting). Most of the out of session meetings were convened to approve major milestone payments; significant funding submissions; or the execution of funding deeds for current and future housing construction projects.

Board Directors also sit on one of more of the following Board sub-Committees:

- Finance Audit and Risk Committee (FAR),
- the Governance Committee (Governance), and
- the Asset Committee (Asset).

**Aboriginal Housing Victoria Limited**  
**ABN 38 006 210 546**  
**Financial Report**  
**for the year ended 30 June 2021**

# Aboriginal Housing Victoria Limited

## Directors' Report

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- Finance Audit and Risk Committee (FAR),
- the Governance Committee (Governance), and
- the Asset Committee (Asset).

## Aboriginal Housing Victoria Limited

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

	Board	FAR	Governance	Asset	Total
Total meetings for 2020-21	18	11	4	10	43
Tim Chatfield	18	11	4	10	43
Daphne Yarram	18	-	4	-	22
Mark Lipson	18	11	-	-	29
Alan Herrman	18	-	-	10	28
Ian Hamm	18	-	4	-	22
Rob Leslie	18	11	-	10	39
Bevan Mailman	18	11	-	-	29
Duean White (Associate Director)	18	-	2*	-	20

The number of meetings that each Director attended during the year were:

	Board	FAR	Governance	Asset	Total
Total meetings for 2020-21	18	11	4	10	43
Tim Chatfield	17	11	4	9	41
Daphne Yarram	15	-	3	-	18
Mark Lipson	16	11	-	-	27
Alan Herrman	15	-	-	9	24
Ian Hamm	15	-	4	-	19
Rob Leslie	17	10	-	10	37
Bevan Mailman	15	8	-	-	23
Duean White (Associate Director)	17	-	2	-	19

### Contribution in winding up

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 towards meeting any outstanding obligations of the company. At 30 June 2021, the total amount that members of the company are liable to contribute if the company is wound up is \$350 (2020: \$350).

### Auditor's Independence Declaration

The auditor's independence declaration for the year ended 30 June 2021 has been received and can be found on page 4 of the financial report.

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

Director



Tim Chatfield

Dated 26 October 2021



**AUDITOR'S INDEPENDENCE DECLARATION  
TO THE DIRECTORS OF ABORIGINAL HOUSING VICTORIA LIMITED**

In accordance with the requirements of section 60-40 of the *Australian Charities and Not for Profits Commission Act 2012* for the audit of Aboriginal Housing Victoria Limited for the year ended 30 June 2021, I declare that, to the best of my knowledge and belief, there have been:

1. No contraventions of the auditor independence requirements of the *Australian Charities and Not for Profits Commission Act 2012* in relation to the audit; and
2. No contraventions of any applicable code of professional conduct in relation to the audit

LBW Chartered Accountants

Sripathy Sarma

Principal

Dated this 26<sup>th</sup> day of October 2021

## Aboriginal Housing Victoria Limited

### STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2021

	Note	2021 \$	2020 \$
<b>Revenue</b>			
Rental revenue	2	16,080,940	16,440,209
Other revenue	2	4,206,320	2,283,549
<b>Total revenue</b>		<b>20,287,260</b>	<b>18,723,758</b>
<b>Expenses</b>			
Depreciation and amortisation expenses		3,760,248	3,415,371
Employee benefit expenses		5,460,677	4,994,244
Housing program expenses		7,034,635	7,752,448
Administration expenses		856,906	1,095,164
<b>Total expenses</b>		<b>17,112,466</b>	<b>17,257,227</b>
<b>Surplus before income tax</b>		3,174,794	1,466,531
Income tax expense	1h	-	-
<b>Surplus for the year</b>	3	<b>3,174,794</b>	<b>1,466,531</b>
<b>Other comprehensive income</b>			
<b>Items that will not be reclassified to profit or loss:</b>			
Net gain/(loss) on revaluation of non-current assets	7b	(849,072)	111,655,124
<b>Items that will be reclassified subsequently to profit or loss when specific conditions are met:</b>			
Fair value gains on available-for-sale financial assets, net of tax		-	-
<b>Total other comprehensive income/(loss) for the year</b>		<b>(849,072)</b>	<b>111,655,124</b>
<b>Total comprehensive income for the year</b>		<b>2,325,722</b>	<b>113,121,655</b>

The accompanying notes form part of these financial statements.

# Aboriginal Housing Victoria Limited

## STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2021

	Note	2021 \$	2020 \$
<b>ASSETS</b>			
<b>Current assets</b>			
Cash and cash equivalents	4	18,838,539	4,778,744
Term deposits		10,054,983	10,002,708
Trade and other receivables	5	529,751	462,904
Other current assets	6	1,527,220	1,435,127
Total current assets		30,950,493	16,679,483
<b>Non-current assets</b>			
Property, plant & equipment	7	557,385,491	556,493,207
Total non-current assets		557,385,491	556,493,207
<b>Total assets</b>		<b>588,335,984</b>	<b>573,172,690</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Trade and other payables	8	3,884,116	2,394,025
Short-term provisions	9	964,678	696,801
Deferred grant income	10	12,775,818	1,517,446
Lease liabilities	11	195,289	263,364
Total current liabilities		17,819,901	4,871,636
<b>Non-current liabilities</b>			
Long-term provisions	9	55,495	39,462
Lease liabilities	11	84,051	210,777
Total non-current liabilities		139,546	250,239
<b>Total liabilities</b>		<b>17,959,447</b>	<b>5,121,875</b>
<b>Net assets</b>		<b>570,376,537</b>	<b>568,050,815</b>
<b>EQUITY</b>			
Retained earnings		452,187,615	449,012,821
Reserves	16	118,188,922	119,037,994
<b>Total equity</b>		<b>570,376,537</b>	<b>568,050,815</b>

The accompanying notes form part of these financial statements.

## Aboriginal Housing Victoria Limited

### STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2021

	Retained earnings	Revaluation surplus	Total
	\$	\$	\$
<b>Balance at 1 July 2019</b>	<b>447,546,290</b>	<b>7,382,870</b>	<b>454,929,160</b>
Surplus attributable to the company	1,466,531	-	1,466,531
Other comprehensive income	-	111,655,124	111,655,124
<b>Balance at 30 June 2020</b>	<b>449,012,821</b>	<b>119,037,994</b>	<b>568,050,815</b>
Surplus attributable to the company	3,174,794	-	3,174,794
Other comprehensive income/(loss)	-	(849,072)	(849,072)
<b>Balance at 30 June 2021</b>	<b>452,187,615</b>	<b>118,188,922</b>	<b>570,376,537</b>

### STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30 JUNE 2021

	Note	2021	2020
		\$	\$
<b>Cash flow from operating activities</b>			
Rentals received		16,112,768	16,632,125
Grants received		17,399,606	1,890,056
Other receipts		155,250	195,886
Payments to suppliers and employees		(13,716,686)	(14,546,169)
Interest received		58,625	173,608
Net cash generated from operating activities	15b	20,009,563	4,345,506
<b>Cash flow from investing activities</b>			
Proceeds from sale of property, plant and equipment		703,879	215,614
Payments into term deposits		(52,274)	(151,133)
Payment for property, plant and equipment		(6,601,373)	(6,405,675)
Net cash used in investing activities		(5,949,768)	(6,341,194)
<b>Cash flow from financing activities</b>			
Net cash used in financing activities		-	-
<b>Net (decrease) / increase in cash held</b>		<b>14,059,795</b>	<b>(1,995,688)</b>
Cash and cash equivalents at beginning of the financial year		4,778,744	6,774,432
<b>Cash and cash equivalents at the end of the financial year</b>	<b>15a</b>	<b>18,838,539</b>	<b>4,778,744</b>

The accompanying notes form part of these financial statements.

# Aboriginal Housing Victoria Limited

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

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 requirements of the *Australian Charities and Not for Profits Commission Act 2012*.

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, except for the cash flow information, 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.

#### Significant Accounting policies

##### a. Revenue

##### Revenue recognition

The Entity has applied AASB 15: Revenue from Contracts with Customers (AASB 15) and AASB 1058: Income of Not-for-Profit Entities (AASB 1058) using the cumulative effective method of initially applying AASB 15 and AASB 1058 as an adjustment to the opening balance of equity at 1 July 2019.

##### Rental Revenue

The rental revenue is recognised on accrual basis when performance obligations included in the rental agreements are satisfied.

##### Operating Grants

When the entity received operating grant revenue, it assesses whether the contract is enforceable and has sufficiently specific performance obligations in accordance with AASB 15.

When both these conditions are satisfied, the Entity:

- identifies each performance obligation relating to the grant
- recognises a contract liability for its obligations under the agreement
- recognises revenue as it satisfies its performance obligations.

Where the contract is not enforceable or does not have sufficiently specific performance obligations, the Entity:

- recognises the asset received in accordance with the recognition requirements of other applicable accounting standards (eg AASB 9, AASB 16, AASB 116 and AASB 138)
- recognises related amounts (being contributions by owners, lease liability, financial instruments, provisions, revenue or contract liability arising from a contract with a customer)
- recognises income immediately in profit or loss as the difference between the initial carrying amount of the asset and the related amount.

If a contract liability is recognised as a related amount above, the Entity recognises income in profit or loss when or as it satisfies its obligations under the contract.

# Aboriginal Housing Victoria Limited

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

### Interest Income

Interest income is recognised using the effective interest method.

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

### 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 valuations by external independent valuers at least every five years, less subsequent depreciation for buildings.

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.

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

#### Rental property

Freehold rental property is measured at fair value based on external independent valuation at least every 5 years.

Freehold rental properties that have been contributed by non-government entities at no cost, or for nominal cost are valued and recognised at the fair value of the asset at the date it is acquired. Freehold rental properties that have been contributed by government agencies at no cost, or for nominal cost are taken at the Valuer-General certified book value at the time of transfer.

#### 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:

<b>Class of fixed asset</b>	<b>Depreciation Rate</b>
Office buildings	1.5%
Rental buildings	1.5%
Office furniture and equipment	7.5 – 33.3%
Rental building fixtures	10%

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.

# Aboriginal Housing Victoria Limited

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

### c. Leases

At inception of a contract, the company assesses if the contract contains or is a lease. If there is a lease present, a right-of-use asset and a corresponding lease liability is recognised by the company where the company is a lessee. However all contracts that are classified as short-term leases (lease with remaining lease term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

Initially the lease liability is measured at the present value of the lease payments still to be paid at commencement date. The lease payments are discounted at the interest rate implicit in the lease. If this rate cannot be readily determined, the company uses the incremental borrowing rate.

Lease payments included in the measurement of the lease liability are as follows:

- fixed lease payments less any lease incentives;
- variable lease payments that depend on an index or rate, initially measured using the index or rate at the commencement date;
- the amount expected to be payable by the lessee under residual value guarantees;
- the exercise price of purchase options, if the lessee is reasonably certain to exercise the options;
- lease payments under extension options if lessee is reasonably certain to exercise the options; and
- payments of penalties for terminating the lease, if the lease term reflects the exercise of an option to terminate the lease.

The right-of-use assets comprise the initial measurement of the corresponding lease liability as per above, any lease payments made at or before the commencement date as well as any initial direct costs. Subsequent measurement of the right-of-use assets is at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated over the lease term or useful life of the underlying asset whichever is shortest.

Where a lease transfers ownership of the underlying asset or the cost of the right-of-use asset reflects that the company anticipates to exercise a purchase option, the specific asset is depreciated over the useful life of the underlying asset.

### d. Impairment of assets

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.

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.

# Aboriginal Housing Victoria Limited

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

### 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, deposits held by trust, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts (if any) 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 to 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.

# Aboriginal Housing Victoria Limited

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

	2021	2020
	\$	\$
<b>Note 2. Revenue</b>		
<b>Rental revenue</b>		
Operating activities		
<b>Rental revenue</b>	<b>16,080,940</b>	<b>16,440,209</b>
<b>Other revenue</b>		
Interest income	53,347	161,959
Profit/(loss) on sale of property, plant and equipment	99,244	26,574
Revenue from contributed rental property assets	-	1,180,000
Other revenue	4,053,729	915,016
<b>Total other revenue</b>	<b>4,206,320</b>	<b>2,283,549</b>
<b>Note 3. Surplus for the year</b>		
<b>Expenses</b>		
Depreciation and amortisation		
Office buildings	16,376	8,444
Rental buildings	3,340,084	2,992,677
Office furniture and equipment	140,091	112,010
Right of use asset	263,697	302,240
Total depreciation and amortisation	3,760,248	3,415,371
Bad and doubtful debts expense	92,223	148,805
Auditor remuneration		
Audit services	31,000	31,000
Other services – FBT compliance and other advisory services	1,954	5,950
Total auditor remuneration	32,954	36,950
<b>Note 4. Cash and cash equivalents</b>		
Cash at bank and in hand	18,838,539	4,778,744
<b>Total cash and cash equivalents</b>	<b>18,838,539</b>	<b>4,778,744</b>

## Aboriginal Housing Victoria Limited

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

	2021	2020
	\$	\$
<b>Note 5. Trade and other receivables</b>		
Rental receivables	368,969	315,409
Provision for impairment	(191,196)	(167,547)
	177,773	147,862
Other receivables	351,978	315,042
<b>Total current trade and other receivables</b>	<b>529,751</b>	<b>462,904</b>

#### **Note 6. Other current assets**

Prepayments	165,832	563,596
Accrued income	1,681	6,959
Assets under construction	1,359,707	624,572
Held-for-sale rental properties	-	240,000
<b>Total other current assets</b>	<b>1,527,220</b>	<b>1,435,127</b>

#### **Note 7. Property, plant and equipment**

##### **Office property**

Freehold land at fair value		
Independent valuation at 30 June 2020	3,550,000	3,550,000
Buildings at fair value		
Independent valuation at 30 June 2020	650,000	650,000
Less accumulated depreciation	(16,376)	-
Total buildings	633,624	650,000
<b>Total office property</b>	<b>4,183,624</b>	<b>4,200,000</b>

##### **Rental property**

Freehold land		
At fair value	349,255,009	349,255,009
Buildings		
At fair value	206,891,965	202,421,498
Less accumulated depreciation	(3,435,974)	(117,375)
Total buildings	203,455,991	202,304,123
<b>Total rental property</b>	<b>552,711,000</b>	<b>551,559,132</b>

# Aboriginal Housing Victoria Limited

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

	2021	2020
	\$	\$
<b>Note 7. Property, plant and equipment (continued...)</b>		
<b>Office furniture and equipment</b>		
Office furniture and equipment		
At cost	1,118,244	1,026,235
Less accumulated depreciation	(900,604)	(760,662)
<b>Total office furniture and equipment</b>	<b>217,640</b>	<b>265,573</b>
<b>Right of use asset</b>		
Right of use asset		
At cost	702,233	770,742
Less accumulated depreciation	(429,006)	(302,240)
<b>Total right of use asset</b>	<b>273,227</b>	<b>468,502</b>
<b>Total property, plant and equipment</b>	<b>557,385,491</b>	<b>556,493,207</b>

### Note 7a. 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	Right of use of assets	Total
	\$	\$	\$	\$	\$
<b>2020</b>					
Carrying amount at 1 July 2019	2,473,262	438,002,043	250,321	-	440,725,626
Additions at cost	1,058,828	5,810,996	127,262	770,742	7,767,828
Disposals	-	(240,000)	-	-	(240,000)
Depreciation expense	(8,444)	(2,992,677)	(112,010)	(302,240)	(3,415,371)
Revaluation	676,354	110,978,770	-	-	111,655,124
<b>Carrying amount at 30 June 2020</b>	<b>4,200,000</b>	<b>551,559,132</b>	<b>265,573</b>	<b>468,502</b>	<b>556,493,207</b>
<b>2021</b>					
Carrying amount at 1 July 2020	4,200,000	551,559,132	265,573	468,502	556,493,207
Additions at cost	-	5,240,467	97,349	68,422	5,406,238
Disposals	-	(1,333,515)	(5,191)	-	(1,338,706)
Depreciation expense	(16,376)	(3,340,084)	(140,091)	(263,697)	(3,760,248)
Revaluation	-	585,000	-	-	585,000
<b>Carrying amount at 30 June 2021</b>	<b>4,183,624</b>	<b>552,711,000</b>	<b>217,640</b>	<b>273,227</b>	<b>557,385,491</b>

# Aboriginal Housing Victoria Limited

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

### Note 7. Property, plant and equipment (continued...)

#### Note 7b. Asset revaluations

The office property was independently valued at 30 June 2020 by WBP Property Group. The valuation was based on the fair value. The valuation resulted in a revaluation increment of \$676,354 being recognised in the revaluation surplus for the year ended 30 June 2020.

The rental properties were independently valued at 30 June 2020 by WBP Property Group. The valuation was based on the fair value. The valuation resulted in a revaluation increment of \$110,978,770 being recognised in the revaluation surplus for the year ended 30 June 2020. The current year adjustments to the revaluation surplus in relation to rental buildings amounts to \$849,072.

#### Note 7c. Interests on properties

The Director of Housing (DOH) has a registered interest in the title of the rental properties that are contributed by the DOH or acquired by utilising DOH grant funds. Aboriginal Housing Victoria Limited cannot dispose of, use as security for borrowings, or otherwise transact using these rental properties without the prior consent of the DOH.

	2021	2020
	\$	\$
<b>Note 8. Trade and other payables</b>		
Trade payables	356,979	562,061
Rental payments in advance	1,275,640	1,074,578
Other current payables	2,177,430	700,915
Employee benefits	74,067	56,471
<b>Total trade and other payables</b>	<b>3,884,116</b>	<b>2,394,025</b>

### Note 9. Provisions

#### Analysis of total provisions

Current	964,678	696,801
Non-current	55,495	39,462
<b>Total provisions</b>	<b>1,020,173</b>	<b>736,263</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.

# Aboriginal Housing Victoria Limited

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

	<b>2021</b>	<b>2020</b>
	\$	\$
<b>Note 10. Deferred grant income</b>		
Capital grant funding	10,282,288	587,647
Operational grant funding	2,493,530	929,799
<b>Total deferred grant income</b>	<b>12,775,818</b>	<b>1,517,446</b>

### Note 11. Lease liabilities

Current	195,289	263,364
Non-Current	84,051	210,777
	<b>279,340</b>	<b>474,141</b>

### Note 12. Events after the reporting period

There were no significant events after the reporting date, which requires disclosure in the financial statements at 30 June 2021.

### Note 13. Contingent liabilities and assets

At the reporting date, there were no contingent liabilities.

### Note 14. Related party transactions

The Entity's related parties include its key management personnel as described on note 14.1 below. Unless otherwise stated, none of the transactions incorporates special terms and conditions and no guarantees were given or received.

#### Note 14.1 Transactions with key management personnel

Key management of the Entity are the non-executive members of the Aboriginal Housing Victoria Board. Key Personnel remuneration includes the following expenses:

	<b>2021</b>	<b>2020</b>
	\$	\$
Short term employee benefits	167,611	173,119
Long term employee benefits	-	-
	<b>167,611</b>	<b>173,119</b>

## Aboriginal Housing Victoria Limited

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

	2021 \$	2020 \$
<b>Note 15. Cash flow information</b>		
<b>a. Reconciliation of cash</b>		
Cash at bank and in hand	<b>18,838,539</b>	<b>4,778,744</b>
<b>b. Reconciliation of surplus after income tax to cash flow from operating activities</b>		
Surplus after income tax	3,174,794	1,466,531
Non cash flows		
Depreciation and amortisation	3,760,248	3,415,371
Contributed assets	-	(1,180,000)
(Profit)/Loss on sale of property, plant and equipment	(99,244)	(26,574)
Changes in assets and liabilities		
(Increase) / Decrease in receivables	(66,847)	(21,845)
(Increase) / Decrease in prepayments and accrued income	403,042	189,271
Increase / (Decrease) in payables	1,490,091	(170,738)
Increase / (Decrease) in lease liabilities	(194,802)	474,141
Increase / (Decrease) in deferred provisions	283,909	178,485
Increase / (Decrease) in grants carried forward	11,258,372	20,864
<b>Cash flow from operating activities</b>	<b>20,009,563</b>	<b>4,345,506</b>

#### Note 16. Reserves

The revaluation surplus records the revaluation of the office property. At 30 June 2020 the office property was revalued to its fair value of \$4,200,000 giving rise to a revaluation increment of \$676,354.

The revaluation surplus records the revaluation of the rental property. At 30 June 2020 the rental properties were revalued to its fair value of \$551,676,507 giving rise to a revaluation increment of \$110,978,770. This along with prior year revaluations and the current year adjustments has resulted in the current revaluation surplus of \$118,188,922.

#### 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

# Aboriginal Housing Victoria Limited

## DIRECTORS' DECLARATION

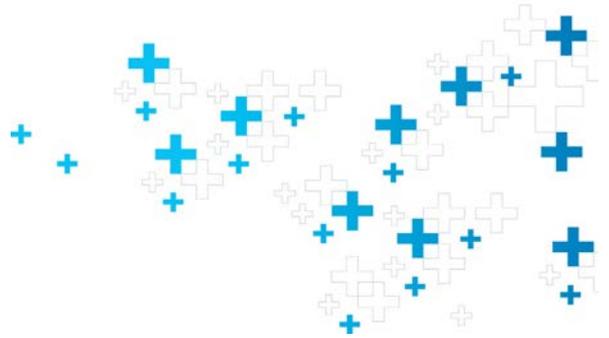
1. The financial statements and notes, as set out on pages 5 to 17, are in accordance with the *Australian Charities and Not for Profits Commission Act 2012*, including:
  - a. Giving a true and fair view of its financial position as at 30 June 2021 and of its performance for the financial year ended on that date; and
  - b. Complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Australian Charities and Not for Profits Commission Regulation 2013*; and
2. There are reasonable grounds to believe that Aboriginal Housing Victoria Limited will be able to pay its debts as and when they become due and payable.

Signed in accordance with subsection 60.15(2) of the *Australian Charities and Not-for-profit Commission Regulation 2013*.



Tim Chatfield (Director)

Dated 26 October 2021



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

**Report on the Audit of the Financial Report**

**Opinion**

We have audited the financial report Aboriginal Housing Victoria Limited, which comprises the statement of financial position as at 30 June 2021, 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.

In our opinion, the accompanying financial report of Aboriginal Housing Victoria Limited is in accordance with Division 60 of the *Charities and Not-for-profits Commission Act 2012*, including:

- (i) giving a true and fair view of the registered entity's financial position as at 30 June 2021 and of its financial performance for the year then ended; and
- (ii) complying with Australian Accounting Standards to the extent described in Note 1 and complying with Division 60 of the *Charities and Not-for-profits Regulation 2013*.

**Basis for Opinion**

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the registered entity in accordance with the auditor independence requirements of the *Charities and Not-for-profits Commission Act 2012* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the entity, would be in the same terms if given to the directors as at the time of this auditor's report.

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

**Responsibilities of the Directors for the Financial Report**

The directors of the registered entity are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Australian Charities and Not-for-profits Commission Act 2012* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the registered entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the registered entity or to cease operations, or have no realistic alternative but to do so.

The directors are responsible for overseeing the registered entity's financial reporting process.



### Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 registered entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the registered entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the registered entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

LBW Chartered Accountants

Sripathy Sarma

Principal

Dated this 26<sup>th</sup> day of October 2021



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