



# ANNUAL REPORT 2015



**Women's Housing Ltd.**

### **Our Vision**

All women will have safe, secure, affordable housing choices

### **Our Purpose**

Effective provision of specialist housing services

### **Our Values**

Respect, Communication, Innovation, Justice, Integrity

### **Our People**

Board, Staff and Volunteers

## **Contents**

<b>2015 Message from the Chair</b>	<b>1</b>
<b>Chief Executive Officer Report</b>	<b>3</b>
<b>WHL – Directors and Management</b>	<b>5</b>
<b>Expo – May 2015</b>	<b>8</b>
<b>Concise Annual Report</b>	<b>9</b>
<b>Acknowledgements</b>	<b>23</b>



## 2015 Message from the Chair



**Valerie Mosley**  
Chairperson

For more than 16 years, Women's Housing Ltd (WHL) has focused on providing affordable, safe and secure housing in Victoria for women (and their children) in need.

Over this time, the organisation has developed substantial resources and expertise to continue to meet its mission of helping those who would not otherwise have access to one of life's most fundamental needs – housing.

Domestic and family violence continues to be the major driver of homelessness and escaping violence is the most common reason provided by people who seek help from specialist homelessness services. Without a safe place to call home, no victim of family violence can hope to rebuild her life, or the lives of her children. So while support and justice initiatives are clearly essential, housing must be the other central plank in any successful response.

For this reason, Women's Housing welcomed the *Victorian Royal Commission into Family Violence* and provided a submission outlining the issues we considered of vital importance in relation to the role played by housing. In particular, we advised that housing in a variety of tenures (crisis, transitional and long-term) will be essential if we are to provide these most vulnerable citizens with real options for escape from violence and pathways to a better future.

Victoria, with its rich history of innovative social housing, has a portfolio of proven housing options that provide a robust foundation for expansion of the supply. Some options for consideration include:

- Capital funding of purpose-built, safe community housing;
- Stock transfer of public housing targeted at women escaping family violence; and
- Housing estate renewal.

On behalf of our tenants, we appreciated the opportunity to participate in this vital initiative and look forward to its findings.

### Progress Made During 2014-15

Another exciting development in the affordable housing landscape for Women's Housing was the successful achievement of planning permission for the proposed Bradley Street, Newport development.

I would particularly like to thank our legal representatives for their unparalleled professional support in this matter. The team was led by Michelle Quigley, QC and supported by Marita Foley, Of Counsel along with Michelle Keen, Katie Pryor and Breigh Smith from Herbert Smith Freehills Solicitors. Their invaluable pro bono work will result in the creation of much needed affordable housing for women in the metropolitan Melbourne area.



In the coming year, WHL will continue to focus on:

- Growing affordable housing by development of appropriate new projects, such as a major new facility at Newport;
- Positioning the organisation to receive as appropriate stock transfers from Government to grow its asset base;
- Continuing to provide transitional housing to those most in need;
- Building its relationship with the Victorian and wider philanthropic community;
- Investigating new opportunities for fund raising activities to support future growth;
- Continuing to provide operationally efficient support services that meet the varied needs of its clients.

We recognise that the best housing programs also link women to support services, including education and employment services, which can help them rebuild their lives and enhance their social and economic participation. Our organisation has continued to ensure that it remains fully integrated with other support networks for the benefit of the people we assist.

Our support work is provided through vital partnerships and relationships with the Victorian State Government, our lenders, our advisors, and our volunteers. We continue to work together to support community housing.

## Thanks

I would like to thank our Chief Executive Officer, Judy Line, our Chief Financial Officer, Adrian McKenzie, and our Operations Manager, Lindy Parker, for their leadership and dedication throughout a busy and demanding year. I also wish to thank the tireless staff at Women's Housing for its commitment and professionalism in directing the organisation's resources towards those who need it most.

On behalf of the board, many thanks to each of you. We recognise that the work you do can be both challenging and frustrating at times, but also makes a significant impact on the lives of so many.

I would also like to acknowledge the significant contribution of my fellow board members, in particular, the Audit and Financial Risk Management Committee, which has undertaken important governance work over the course of this year.

A special thanks to Don Farrands, who retired from the board, for bringing together a group of professionals who have steered the organisation in a commercial direction for a sustainable future. We appreciate his valuable contribution.

## Our Capacity and Commitment

Revenue was in excess of \$4.2m for the year ending 30 June 2015, and we now have an asset base of housing facilities valued at \$34M.

Today we are the lead agency in the provision of female-specific housing (and the delivery of aligned services) including:

- The management of 96 WHL-owned dwellings;
- The operation of eight rooming houses and twelve detached units (200 tenancies) under lease from the Department of Human Services; and
- The operation of 108 dwellings and associated homelessness services under the Transitional Housing Program agreement with the Department of Human Services.

With our strong board and staff, the ongoing support of stakeholders and the cooperation of our partners, we will continue to strive to provide vulnerable women and children with affordable and secure housing and a stepping stone to a happier, more sustainable future.

**Valerie Mosley**  
Chair



## Chief Executive Officer Report



**Judy Line**  
Chief Executive Officer

In 2015, WHL reviewed its operations and organisational structure and signed the General Lease (replaces the Housing Provider Framework Lease).

Our key achievements this year:

- Housed over 500 women and children in a mix of Transitional and Community Housing;
- Assisted 10 families in finding long-term stable accommodation;
- Provided financial assistance to 655 women experiencing a housing crisis;
- Assisted 102 women exiting prison in securing accommodation;
- Submitted a planning application to replace the seven aged units at Bradley Street Newport with 21 new apartments;
- Reviewed all WHL policies and procedures;
- Conducted an organisational review.

### Transitional Housing and Women's Services

This year the women's services team assisted 655 women with Housing Establishment Funds (HEF), the average payment being \$338. In the Transitional Housing Program (THM), the average length of stay increased slightly from 18.05 months to 18.76 months which is reflective of the difficult private rental market and lack of affordable housing options.



Homelessness Services Data

	2014-2015	2013-2014
<b>Intake Assessment and Planning Services</b>		
Number of Client Contacts	7,410	6,018
Housing Establishment Funds Distributed	\$221,605	\$183,776
Average HEF Payment	\$338	\$303
Total HEF Assists	655	606
Rent In Advance	287	246
Rent In Arrears	255	245
Crisis/Overnight Accommodation	94	88
Relocation Costs	17	20
Bond	-	-
Whitegoods	2	12
<b>Tenancy Administration Services</b>		
Transitional Properties as at 30 June	110	106
Total Households Accommodated	135	141
Exits	38	48
Average Length of Tenancy	18.76 months	18.05 months

**Community Housing and Rooming House**

WHL housed 390 tenants this year. Once again, this is reflective of the lack of affordable housing choices, particularly for low income single women and men. We expect this trend to continue while rents remain high and vacancies low in the private rental market.

	2014-2015	2013-2014
<b>Households Accommodated</b>		
Rooming House Tenancies	282	359
Community Housing Tenancies	108	116

**Financial Performance**

Revenue for the financial period 2014/15, excluding capital grants and fair value property adjustments, increased 3% to \$4.2m from \$4.1m. Operating surplus for the financial period 2014/15, excluding capital grants and fair value property adjustments, increased 48% to \$147k from \$99k. The total assets for the company increased 1% to \$34.1m from \$33.8m over the financial year.

**Judy Line**  
**Chief Executive Officer**



# WHL – Directors and Management

## Valerie Mosley

Chair, Company Secretary

Valerie Mosley is an independent consultant. Her previous experience includes Director of IT, KPMG Management Consulting, where she managed an international team that provided enterprise solutions for delivering corporate and financial information. She has also worked as a financial consultant for Merrill Lynch as well as General Manager of an international consulting group that provided advisory services to governments in developing nations in the areas of economic policy and financial reform.

### Qualifications:

- BS Business Education, University of Houston (USA);
- Leadership Victoria Alumni



Profession preventative health and wellbeing strategy for the Victorian legal community. She has also been a Senior Solicitor for Herbert Smith Freehills and held senior HR Manager roles with Comalco and Minter Ellison.

### Qualifications:

- Bachelor of Laws
- Bachelor of Arts (Economics and History), University of Melbourne
- Fellow, Australian Institute of Company Directors

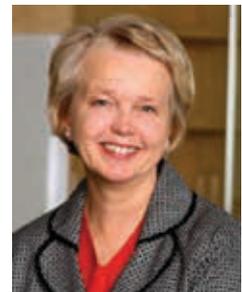
## Peggy O'Neal

Board Member

Peggy O'Neal has worked as a lawyer in the superannuation and financial services industry for more than 20 years. She is currently a part-time consultant for Landers and Rogers Lawyers. Previously Peggy was a partner at Herbert Smith Freehills. She presently serves as a non-executive director on several boards including the Commonwealth Superannuation Corporation and is President of the Richmond Football Club. She has been named by the AFR peer review survey as one of the "Best Lawyers" in Australia in 2010, 2011, 2012 and 2013. In 2014, she was named as one of Westpac's 100 Women of Influence and one of Women's Weekly 50 Most Powerful Australian Women.

### Qualifications:

- Bachelor of Arts, Virginia Polytechnic Institute and State University (USA)
- Juris Doctor, University of Virginia (USA)
- Fellow, Australian Institute of Company Directors



## Erica Edmands

Board Member

Erica Edmands has worked as a lawyer and senior HR practitioner for over 20 years. Her business experience spans law, human resources, mental health and diversity. She is currently a founding director of Inclusion@work, an independent workplace investigation and mental health training specialist, and an associate director at mh@work, a successful mental health education company. Erica is an experience NFP Board member and is currently President of Kidsafe Victoria. She recently acted as a consultant to the Law Institute of Victoria in the design and development of the Mental Health and the Legal





## Andrew Cronin

### Board Member

Andrew Cronin has over 19 years experience in the professional services sector. He is currently a partner with PricewaterhouseCoopers, where he specialises in providing assurance and advisory services to public companies. He works across a range of industries, including the property and construction sectors, and he is experienced in advising companies on appropriate governance and internal control frameworks. Andrew has worked in a number of countries, including over two years in the United States. Andrew also sits on an Advisory Board for a financial planning business.



### Qualifications:

- Bachelor of Commerce, University of Melbourne
- Chartered Accountant, ICAA
- Fellow, Financial Services Institute of Australia
- Registered Company Auditor, ASIC

## Judy Line

### Chief Executive Officer

Judy Line has worked in the housing and homelessness sector since 1986 and has been CEO at Women's Housing Limited since 2005. Prior to her position with Women's Housing Limited, Judy worked in women's refuges, a youth service and was the state project officer for the Victorian Public Tenants Association. Judy is a passionate housing advocate and committed to supporting the growth of community housing stock and advocacy for the housing needs of women and children. Since joining Women's Housing Limited, the agency has grown from a small transitional housing manager to a



housing company that now provides long term social housing and specialises in building new affordable housing for women and their children. She is currently on the board of the Community Housing Federation Victoria and a member of Power Housing.

### Qualifications:

- Masters of Business Administration, La Trobe University
- Post Graduate Management, La Trobe University
- Diploma Community Services (Community Development), Wodonga College

## Adrian McKenzie

### Chief Financial Officer

Adrian McKenzie has over 25 years experience in senior finance roles working both in professional services sector and ASX listed environments. He is currently the Chief Financial Officer and Company Secretary of Women's Housing Limited having joined the organisation in 2013. Adrian reached senior management roles with PricewaterhouseCoopers in over a decade with the firm specialising in assurance and corporate advisory roles. He worked across a wide range of industries including property and construction industries and spent a number of years working overseas in the UK and USA. Adrian worked as Chief Financial Officer and Company Secretary of ASX Listed companies, IDT Australia Ltd (Pharmaceutical) for over 10 years and Q Technology Group (Security) for 3 years before joining Women's Housing Limited.



### Qualifications:

- Bachelor of Applied Economics, Deakin University
- Chartered Accountant, ICAA
- Associate Member, Governance Institute of Australia



## Lindy Parker

### Operations Manager

Lindy Parker spent some time working for the former Department of Immigration and Ethnic Affairs. During that time, Lindy worked with emerging ethnic communities. She then ventured into the community housing sector, first joining Community Housing Limited working as the Coordinator of the transitional and long term teams in the South Eastern region before joining Women's Housing Limited as the Operations Manager in 2006.



Since joining Women's Housing Limited, Lindy has worked to achieve full accreditation through QICSA and registration as a housing provider with the Office of Housing. She has overseen a total overhaul of the operations of Women's Housing Limited to ensure its readiness to assume greater opportunities in the community housing sector.

### Qualifications:

- Diploma of Teaching, Burwood State College
- Certificate of Social Housing (IV), RMIT
- Diploma of Business Management, CWCC



## Expo – May 2015

On 5 May 2015, Women's Housing Limited hosted an expo for its tenants and clients at the Richmond Town Hall. The aim of the expo was to:

- Assist our tenants in developing life skills such as cooking nutritional food on a budget, stress relief and relaxation techniques.
- Increase participation in the community by linking our tenants to local community groups.
- Link our tenants to support groups and local community services to support any specific or emerging needs.
- Develop stronger, more confident and self-respecting tenants to help build healthy, respectful relationships within our rooming houses.
- Promoting mental health and wellbeing with a particular focus on women's health.

Women's Housing Limited organised guest speakers, information stalls, workshops, wellness zones and loads of giveaways. The workshops included yoga, meditation, nutritional health tips, simple exercise tips, art therapy, stress management and conflict resolution. Lunch and free hand, neck and shoulder massages were provided.

The Mayor of the City of Yarra, Phillip Vlahogiannis opened the event.



"I had a wonderful time. Thanks!"

"Fantastic initiative. Liked the variety of topics covered"

"Women's Housing Ltd have always produced great newsletters. Interesting activities and events! Thanks for going strong. All the effort is really worth it. Thank you to Volunteers"

"Thankyou - wonderful space, well organised - very supportive, very grateful to be involved. Art therapy was fantastic!"



# Concise Annual Report

Women's Housing Limited

ACN: 080 116 883

Concise Financial Report for the Year Ended 30 June 2015

## Information on Concise Financial Report

The concise financial report and disclosures have been derived from the Women's Housing Limited Financial Report for the year ended 30 June 2015. The discussion and analysis are provided to assist members in understanding the concise financial report. The concise financial report cannot be expected to provide a full understanding of the financial performance, financial position and financing and investing activities of the company as the full financial report, which is available upon request.

## Financial Performance

Operating income for the 2015 financial period is \$617k compared to a surplus of \$1.8m for the previous financial year. Revenue for the period totaled \$4.6m (2014: \$5.8m). The decrease is due to a reduction in the fair value adjustment for the investment properties in 2015, \$0.5m compared to \$1.7m in the prior year. This decrease is the major factor in the reduction in operating income for the 2015 financial year from the previous year.

## Financial Position

The total assets of the company at 30 June 2015 are \$34.1m (2014: \$33.8m) which is an increase of 1% on the prior period. The total liability of the company at 30 June 2015 is \$4.9m (2014: \$5.2m) which is a decrease of 6% on the prior period. The major movements in the assets for the period were valuation increases relating to investment properties.

## Cash Flows

There has been a decrease in cash held for the 2015 financial period of \$175k compared to \$160k. These decreases have occurred whilst the company has been able to pay down debt of \$318k each year.

**WOMEN'S HOUSING LIMITED**

ACN: 080 116 883

## STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2015

	Note	2015 \$	2014 \$
Revenue	2	4,151,089	4,039,302
Other Income	2	501,119	1,711,672
Depreciation and Amortisation Expense		(8,000)	(11,468)
Interest Expense		(293,128)	(319,613)
Fair Value Loss on Financial Derivative		(16,980)	(20,816)
Emergency Housing Assistance		(324,651)	(203,511)
Staffing and Development		(1,425,199)	(1,368,300)
Property Costs		(1,559,338)	(1,618,540)
Occupancy Costs		(102,517)	(102,429)
Administration		(166,596)	(195,396)
Other Expenses		(84,652)	(57,592)
Motor Vehicle Expenses		(54,188)	(71,737)
<b>Current Year Surplus Before Income Tax</b>		616,959	1,781,572
Income Tax Expense		-	-
<b>Net Current Year Surplus</b>	3	616,959	1,781,572
<b>Other Comprehensive Income:</b>			
<b>Items that will not be reclassified subsequently to profit or loss:</b>			
<b>Other Comprehensive Income for the Year</b>		-	-
<b>Total Comprehensive Income for the Year</b>		616,959	1,781,572
Total Comprehensive Income Attributable to Members of the Entity		616,959	1,781,572

The accompanying notes form part of these financial statements.



## WOMEN'S HOUSING LIMITED

ACN: 080 116 883

### STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2015

	Note	2015 \$	2014 \$
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Cash and Cash Equivalents		385,736	561,586
Accounts Receivable and Other Debtors		98,794	109,563
Other Current Assets		20,095	8,042
<b>TOTAL CURRENT ASSETS</b>		504,625	679,191
<b>NON-CURRENT ASSETS</b>			
Investment Properties	4	33,550,000	33,080,000
Property, Plant and Equipment		40,774	23,427
<b>TOTAL NON-CURRENT ASSETS</b>		33,590,774	33,103,427
<b>TOTAL ASSETS</b>		34,095,399	33,782,618
<b>LIABILITIES</b>			
<b>CURRENT LIABILITIES</b>			
Accounts Payable and Other Payables		526,948	554,666
Borrowings	5	155,916	318,576
Employee Provisions		186,947	162,632
<b>TOTAL CURRENT LIABILITIES</b>		869,811	1,035,874
<b>NON-CURRENT LIABILITIES</b>			
Borrowings	5	3,835,591	3,991,506
Employee Provisions		5,781	4,961
Derivative Financial Instruments		145,234	128,254
<b>TOTAL NON-CURRENT LIABILITIES</b>		3,986,606	4,124,721
<b>TOTAL LIABILITIES</b>		4,856,417	5,160,595
<b>NET ASSETS</b>		29,238,982	28,622,023
<b>EQUITY</b>			
Retained Surplus		29,238,982	28,622,023
<b>TOTAL EQUITY</b>		29,238,982	28,622,023

*The accompanying notes form part of these financial statements.*



**WOMEN'S HOUSING LIMITED**

ACN: 080 116 883

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED JUNE 2015

	<b>Retained Surplus</b>	<b>Total</b>
	<b>\$</b>	<b>\$</b>
<b>Balance at 1 July 2013</b>	26,840,451	26,840,451
<b>Comprehensive Income</b>		
Surplus for the Year Attributable to Members of the Entity	1,781,572	1,781,572
Other Comprehensive Income for the Year	-	-
<b>Total Comprehensive Income Attributable to Members of the Entity</b>	1,781,572	1,781,572
<b>Balance at 30 June 2014</b>	28,622,023	28,622,023
<b>Comprehensive Income</b>		
Surplus for the Year Attributable to Members of the Entity	616,959	616,959
Other Comprehensive Income for the Year	-	-
<b>Total Comprehensive Income Attributable to Members of the Entity</b>	616,959	616,959
<b>Balance at 30 June 2015</b>	29,238,982	29,238,982

*The accompanying notes form part of these financial statements.*



## WOMEN'S HOUSING LIMITED

ACN: 080 116 883

### STATEMENT OF CASH FLOWS FOR THE YEAR ENDED JUNE 2015

	Note	2015 \$	2014 \$
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>			
Receipts from grants and customers		4,151,690	3,988,661
Payments to suppliers and employees		(3,700,699)	(3,509,817)
Interest received		10,209	18,608
Interest paid		(293,128)	(319,613)
Net cash generated from operating activities	7	<u>168,072</u>	<u>177,839</u>
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>			
Purchase of properties		-	-
Payment for property, plant and equipment		(25,347)	(19,609)
Net cash used in investing activities		<u>(25,347)</u>	<u>(19,609)</u>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>			
Proceeds from borrowings		-	-
Repayment of borrowings		(318,575)	(318,626)
Net cash used in financing activities		<u>(318,575)</u>	<u>(318,626)</u>
Net decrease in cash held		(175,850)	(160,396)
Cash and cash equivalents at the beginning of the financial year		561,586	721,982
Cash and cash equivalents at the end of the financial year		<u>385,736</u>	<u>561,586</u>

*The accompanying notes form part of these financial statements.*



## WOMEN'S HOUSING LIMITED

ACN: 080 116 883

NOTES TO THE FINANCIAL STATEMENT FOR THE YEAR ENDED 30 JUNE 2015

### Note 1: Summary of Significant Accounting Policies

#### *Basis of Preparation*

The company applies Australian Accounting Standards – Reduced Disclosure Requirements as set out in AASB 1053: Application of Tiers of Australian Accounting Standards and AASB 2010-2: Amendments to Australian Accounting Standards arising from Reduced Disclosure Requirements.

The financial statements are general purpose financial statements that have been prepared in accordance with the requirements of *Australian Charities and Not-for-Profits Commission Act 2012*, Australian Accounting Standards – Reduced Disclosure Requirements of the Australian Accounting Standards Board. 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 report is prepared on a going concern basis despite current liabilities exceeding current assets by \$365,186. The shortfall is primarily due to employee benefits and loan repayments which will be due progressively through the next financial year. These will be funded through ongoing operational cash flow and monthly contracted government funding. This will provide adequate assurance of the company's status as a going concern and ability to pay debts as they fall due.

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. The amounts presented in the financial statements have been rounded to the nearest dollar.

The financial statements were authorised for issue on 20 October 2015 by the directors of the company.

The accounting policies adopted are consistent with those of the previous financial year



## Note 2: Revenue and Other Income

	2015 \$	2014 \$
Rents	2,649,339	2,632,908
Interest Received	10,209	18,608
Operating Grants	1,491,541	1,387,786
Capital Grants	-	-
<b>Total Revenue</b>	<b>4,151,089</b>	<b>4,039,302</b>
Fair Value Adjustment to Investment Property	470,000	1,682,250
Other Income	31,119	29,422
<b>Total Other Income</b>	<b>501,119</b>	<b>1,711,672</b>
<b>Total Revenue and Other Income</b>	<b>4,652,208</b>	<b>5,750,974</b>

## Note 3: Surplus for the Year

### Expenses

	2015 \$	2014 \$
Employee Benefits Expense		
- contributions to defined contribution superannuation funds	106,922	102,432
<b>Total Employee Benefits Expense</b>	<b>106,922</b>	<b>102,432</b>
Depreciation and Amortisation		
- motor vehicle	2,000	-
- furniture and equipment	6,000	11,468
<b>Total Depreciation and Amortisation</b>	<b>8,000</b>	<b>11,468</b>
Interest expense on financial liabilities not at fair value through profit and loss	293,128	319,613
Bad and Doubtful Debts	45,000	38,765
Rental Expense on Operating Leases		
- minimum lease payments	166,252	187,703
<b>Total Rental Expenses</b>	<b>166,252</b>	<b>187,703</b>
Auditor Fees		
- audit services	17,500	15,000
- taxation services	-	-
<b>Total Auditor Fees</b>	<b>17,500</b>	<b>15,000</b>

**Note 4: Investment Properties**

	<b>2015</b>	<b>2014</b>
	<b>\$</b>	<b>\$</b>
NON-CURRENT		
Opening Balance at 1 July	33,080,000	31,397,750
Net gain from fair value adjustment	470,000	1,682,250
Closing Balance at 30 June	<u>33,550,000</u>	<u>33,080,000</u>
Investment Properties Held:		
Meadow Heights	2,600,000	2,600,000
Werribee	1,725,000	1,725,000
Bayswater	8,555,000	8,555,000
Newport	2,450,000	2,450,000
Bentleigh	18,220,000	17,750,000
Closing Balance at 30 June	<u>33,550,000</u>	<u>33,080,000</u>

**(a) Amounts recognised in profit and loss for investment properties**

	<b>2015</b>	<b>2014</b>
	<b>\$</b>	<b>\$</b>
Rental Income	1,076,684	1,074,280
Direct operating expenses from the property that generated rental income	(352,936)	(288,829)
	<u>723,748</u>	<u>785,451</u>

**(b) Valuation Basis**

The company obtains independent valuations for its investment properties at least bi-annually. At the end of each reporting period the directors update their assessment of the fair value of each property, taking into account the most recent independent valuations. The directors determine a property's value within a range of reasonable fair value estimates.

The best evidence of fair value is current prices in an active market for similar investment properties. Where such information is not available the directors consider information from a variety of sources including:

- (i) current prices in an active market for properties of different nature or recent prices of similar properties in less active markets, adjusted to reflect those differences;
- (ii) capitalised income projections based upon a property's net market income and a capitalisation rate derived from an analysis of market evidence.

At the end of the reporting period the key assumptions used by the directors in determining the fair value were in the following ranges for the company's portfolio of properties:

	<b>2015</b>	<b>2014</b>
Capitalisation Rate	4.5-6.4%	4.5-6.4%
Expected Vacancy Rate	0-1%	0-1%



#### Note 4: Investment Properties (Continued)

All of the above key assumptions have been taken from the last independent valuation report for the assets in the portfolio.

##### (c) Security Interest

The Director of Housing has registered his interest on the title of all of the company's properties. A registration of the Director's interest under the provisions of the *Housing Act 1983* has the effect of preventing dealings in the title without the consent of the Director of Housing. The registration of the Director's interest does not prevent the asset from being used as mortgage security against borrowings.

##### (d) Secured Liabilities and Assets Pledged as Security

Security is held for the bank loans as detailed in note 5. These loans are secured by first mortgages over all the investment properties excluding the Werribee and Newport properties.

#### Note 5: Borrowings

	2015	2014
	\$	\$
<b>CURRENT</b>		
Bank Loans – Secured	155,916	318,576
	<u>155,916</u>	<u>318,576</u>
<b>NON-CURRENT</b>		
Bank Loans – Secured	3,835,591	3,991,506
	<u>3,835,591</u>	<u>3,991,506</u>
Total Borrowing Liabilities	<u>3,991,507</u>	<u>4,310,082</u>

The Bank loans total consists of:

(a) MECU Loan \$2,656,787

(b) Bendigo Bank Loan \$ 1,334,720

The bank loans are both long-term facilities with both having repayments schedules going out to September 2023 for the Bendigo bank loan and March 2032 for the MECU Loan.

##### Financing Arrangements

The company has fully utilised all financing facilities with the bank loans detailed in the note. The only unused facility is a \$209,000 overdraft facility through the MECU Bank which the company has not utilised.

##### Assets Pledged as Security

MECU holds a registered 1<sup>st</sup> mortgage over the Bentleigh property which is valued at \$18,220,000.

Bendigo Bank holds registered 1<sup>st</sup> mortgages over the Meadow Heights and Bayswater properties which have a combined value of \$11,550,000.

No other assets are pledged as security.



### Note 6: Events after the Reporting Period

In September 2015 the company received approval of a grant for \$5.5m from the Victorian Property Fund for the redevelopment of the Bradley Street, Newport site. Construction of this site will occur in the 2016/17 financial year. The directors are not aware of any other significant events that have occurred since the end of the reporting period.

### Note 7: Cash Flow Information

Reconciliation of Cash Flow from Operating Activities with Current Year Surplus

	<b>2015</b>	<b>2014</b>
	<b>\$</b>	<b>\$</b>
Profit After Income Tax	616,959	1,781,572
Non Cash Flows		
- Depreciation and amortisation expense	8,000	11,468
- Fair value loss on financial derivative	16,980	20,816
- Fair value gains on investment properties	(470,000)	(1,682,250)
- Bad and doubtful debts	35,000	-
Changes in Assets and Liabilities		
- (Increase) in accounts receivable and other debtors	(25,772)	(52,501)
- (Decrease)/Increase in accounts payable and other payables	(26,179)	74,876
- Increase in provisions for employee benefits	25,135	22,466
- (Increase)/Decrease in prepayments	(12,051)	1,392
	<u>168,072</u>	<u>177,839</u>



## Note 8: Corporate Information

The registered office of the entity is:

Women's Housing Limited  
Suite 1, Level 1  
21 Cremorne Street  
Cremorne, Victoria 3121

The principal place of business is:

Women's Housing Limited  
Suite 1, Level 1  
21 Cremorne Street  
Cremorne, Victoria 3121

Bankers:

Commonwealth Bank  
214 Swan Street  
Richmond 3121

Auditor:

Hayley Underwood  
ShineWing Australia  
Level 10  
530 Collins Street  
Melbourne 3000

## Note 9: Members' Guarantee

The entity is incorporated under the *Corporations Act 2001* and is an entity limited by guarantee. If the entity is wound up, the constitution states that each member is required to contribute a maximum of \$50 each towards meeting any outstandings and obligations of the entity. At 30 June 2015 the number of members was four.



## WOMEN'S HOUSING LIMITED

ACN: 080 116 883

### DIRECTORS' DECLARATION

The directors declare that in their opinion, the concise financial report of the company for the year ended 30 June 2015 as set out on pages 9 to 19 complies with Accounting Standards AASB 1039 *Concise Financial Reports*.

The concise financial report is an extract from the full financial statements for the year ended 30 June 2015. The financial statements and specific disclosures including the concise financial report have been derived from the full financial report.

The concise financial report cannot be expected to provide a full understanding of the financial performance, financial position and financing and investing activities of the company as the full financial report, which is available on request.

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

Director

A handwritten signature in black ink, appearing to read 'V. Mosley', is written over a light blue circular graphic element.

Valerie Mosley

Dated:

26 November 2015



ShineWing Australia  
Accountants and Advisors  
Level 10, 530 Collins Street  
Melbourne VIC 3000  
T +61 3 8635 1800  
F +61 3 8102 3400  
[shinewing.com.au](http://shinewing.com.au)

## INDEPENDENT AUDITOR'S REPORT TO THE DIRECTORS OF WOMEN'S HOUSING LIMITED

### Report on the Concise Financial Report

We have audited the accompanying concise financial report of Women's Housing Limited which comprises the Statement of Financial Position as at 30 June 2015, the Statement of Comprehensive Income, the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, derived from the audited financial report of Women's Housing Limited for the year ended 30 June 2015. The concise financial report does not contain all the disclosures required by the Australian Accounting Standards, and accordingly, reading the concise financial report is not a substitute for reading the audited financial report.

### *Directors' Responsibility for the Financial Report*

The directors are responsible for the preparation and presentation of the concise financial report in accordance with Accounting Standard AASB 1039 *Concise Financial Reports* and the *Australian Charities and Not-for-profits Commissions Act 2012*, and for such internal control as the directors determine are necessary to enable the preparation of the concise financial report.

### *Auditor's Responsibility*

Our responsibility is to express an opinion on the concise financial report based on our procedures which were conducted in accordance with Auditing Standard ASA 810 *Engagements to Report on Summary Financial Statements*. We have conducted an independent audit, in accordance with Australian Auditing Standards, of the financial report of Women's Housing Limited for the year ended 30 June 2015. We expressed an unmodified audit opinion on that financial report in our report dated 22 October 2015. The Australian Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report for the year is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the concise financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the concise financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the concise financial report in order to design audit procedures that are appropriate in circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Our procedures included testing that the information in the concise financial report is derived from, and is consistent with, the financial report for the year, and examination on a test basis, of audit evidence supporting the amounts, discussion and analysis, and other disclosures which were not directly derived from the financial report for the year. These procedures have been undertaken to form an opinion whether, in all material respects, the concise financial report complies with AASB 1039 *Concise Financial Reports* and whether the discussion and analysis complies with the requirements laid down in AASB 1039 *Concise Financial Reports*.



The concise financial report and the audited financial report do not reflect the effects of events that occurred subsequent to the date of the auditor's report on the audited financial report.

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

#### *Independence*

In conducting our audit, we have complied with the independence requirements of the *Australian Charities and Not-for-profits Commissions Act 2012*. We confirm the independence declaration required by the *Australian Charities and Not-for-profits Commissions Act 2012* which has been given to the directors of Women's Housing Limited would be in the same terms if given to the director's as at the time of this auditor's report.

#### *Opinion*

In our opinion, the concise financial report including the discussion and analysis of Women's Housing Limited for the year ended 30 June 2015 complies with Accounting Standard AASB 1039 *Concise Financial Reports*.

*ShineWing Australia*

SHINEWING AUSTRALIA (FORMERLY MOORE STEPHENS)  
Chartered Accountants

Hayley Underwood  
Partner

Melbourne

26 November 2015



# Acknowledgements

## Pro Bono Support

Michelle Quigley – QC Barrister  
 Marita Foley – Barrister  
 Jane Hodder – Partner – Herbert Smith Freehills  
 Michelle Keen – Special Counsel – Herbert Smith Freehills  
 Breigh Smith – Solicitor – Herbert Smith Freehills  
 Katie Pryor – Solicitor – Herbert Smith Freehills  
 Aiden Nuttal – Waterfield

## Women’s Housing Ltd Supporters

Anonymous X  
 Brighton North Rotary  
 Brighton Red Cross  
 ERMHA  
 Footpath Library  
 Intuit  
 Melbourne Period Project  
 North Balwyn Baptist Church  
 Pinchapoo  
 Second Bite  
 Theodora House

## Victorian Government

Martin Foley Minister for Housing  
 Anthony Hardy Housing Registrar

## Consultants

David Osborn – Director – Pelorus Solutions Pty Ltd  
 Karen Janiszewski – Director – Urbanxchange Pty Ltd  
 Maree Davenport  
 Chris Arnold – Director – Equeltaux Pty Ltd  
 Catherine Heggen – Message Consultants Australia  
 Toby Lauchlan – Clarke Hopkins Clarke  
 Don Robertson – Traffix Group  
 Joseph Connellan – Director – MC Two Pty Ltd  
 Wendy Austin – Wendy Austin Consulting

## Organisational Support

Jacob Edwards – Personal Banking Service Manager – MECU Ltd  
 Steve Lynch – Community Banking Manager – MECU Ltd  
 Steve Maher – CEO – Wombat Housing & Support Services  
 Staff – Wombat Housing & Support Services  
 Tony McLynskey – Business Banking Manager, Community Sector Banking – Bendigo Bank  
 Helene Levin – Mindscape Counselling  
 Herbert Smith Freehills  
 Moores  
 Catherine Curtain, Sally Hasler, Jo Konstandinou, Fabiene Lui – Volunteers  
 Julie Beveridge, Chantal Blake, Emma Butler, Lynne Valour, Sarah Weatherstone – Students

