

# **Women's Housing Limited**

ABN 93 080 116 883

## **Financial Statements**

For the Year Ended 30 June 2024

# Women's Housing Limited

ABN 93 080 116 883

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For the Year Ended 30 June 2024

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# Women's Housing Limited

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## Directors' Report For the Year Ended 30 June 2024

The directors present their report on Women's Housing Limited ("the Company") for the financial year ended 30 June 2024.

### Information on Directors

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

Valerie Mosley

Qualifications                      BS Business Education  
University of Houston (USA)  
Leadership Victoria Alumni

Experience                              Valerie Mosley is a consultant whose 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.

Special responsibilities              Chair of the Board; Member of the Audit and Financial Risk Committee

Erica Edmands

Qualifications                      Bachelor of Laws  
Bachelor of Arts (Economics and History)  
University of Melbourne  
Graduate, Australian Institute of Company Directors  
NMAS Nationally Accredited Mediator  
Diploma of Governance (Institute of Community Directors)

Experience                              Erica Edmands has over 20 years' experience as an equity and diversity lawyer, nationally accredited mediator, HR Director, facilitator and workplace investigator in the private and public sector. Commencing at Herbert Smith Freehills, she is presently a Director of Inclusion@work, an independent workplace investigation, mediation and diversity and inclusion specialist, and a Partner at En Masse. An experienced NFP board member, Erica is President of Kidsafe Victoria, Deputy Chair of CAPFA and a CEO mentor at Kilfinan Australia.

Peggy O'Neal AO

Qualifications                      Bachelor of Arts, Virginia Polytechnic Institute and State University (USA)  
Juris Doctor, University of Virginia (USA)  
Doctor of Laws (Hon), Swinburne University  
Fellow, Australian Institute of Company Directors

Experience                              Peggy O'Neal AO 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 Lander & Rogers Lawyers. Previously Peggy was a partner at Herbert Smith Freehills. She presently serves as a non executive director on several boards. Peggy is a past President of the Richmond Football Club and Chancellor of RMIT University.

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# Directors' Report

## For the Year Ended 30 June 2024

### Information on Directors (Continued)

Andrew Cronin

Qualifications

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

Experience

Andrew Cronin has more than 29 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.

Special responsibilities

Chair of the Audit and Financial Risk Committee; Member of the Project Control Group

Judy Line

Qualifications

Graduate, Australian Institute of Company Directors (2014)  
Master of Business Administration (2001)  
Post Graduate Management (1999)  
Diploma Community Services (Community Development) (1998)

Experience

Judy Line has worked in the housing and homelessness sector since 1986 and has been CEO at Women's Housing Ltd since 2005. Prior to her position with WHL, Judy worked in women's refuges, a youth service and was the state project officer for the Victorian Public Tenant's Association. Judy is a passionate housing advocate and works within a community development framework. Since joining WHL, the agency has grown from a small transitional housing manager to a housing association that now provides long term social housing and specialises in building new affordable housing for women and their children.

Special responsibilities

Member of the Project Control Group; Member of the Audit and Financial Risk Committee

Daniel Khong

Qualifications

Master of Business Administration, MIT Sloan School of Management, 2011  
Master of Architecture, University of Melbourne, 2002  
Bachelor of Planning and Design, University of Melbourne, 1998

Experience

Daniel Khong has 20 years' experience of project development, in the property and infrastructure sectors, in a career that spans architectural practice, public sector management and private sector development and finance. Daniel is a Director of Capella Capital where he works on major infrastructure projects in NSW and Victoria, with a focus on the social and affordable housing sector. His core skill is working across disciplines, navigating complex multi-stakeholder projects and engaging with government, housing associations and financiers. Daniel resigned on 6 February 2024 and was reappointed on 23 April 2024 while the Company was engaged with Capella Capital, refer to the disclosure in note 17b for more information.

Special Responsibilities

Chair of the Project Control Group

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

## Women's Housing Limited

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# Directors' Report

## For the Year Ended 30 June 2024

### Information on Directors (Continued)

Company Secretary                      Adrian McKenzie resigned from his position as Company Secretary in November 2023 and Chris Carlier has held the position since November 2023.

### Sub-committees

The Company has an Audit and Financial Risk Committee (AFRC). This committee consists of Andrew Cronin (Chair), Judy Line and Valerie Mosley as members. The committee assists the Board with its fiduciary responsibilities relating to accounting, internal control systems, financial risk management systems and reporting practices.

The Company has a Project Control Group (PCG). This committee consists of Daniel Khong (Chair), Andrew Cronin and Judy Line as members. The PCG assists the Board with its fiduciary responsibilities relating to housing projects and project risk management.

From time to time the board may establish other ad-hoc committees to assist the Board with its fiduciary responsibilities. No other committees were established during the financial year and at the date of this report.

### Review of Operations

The Company recorded a surplus of \$38,117,366 in the current year (2023: \$21,180,559). The current year's result was largely impacted by capital grant income of \$37,081,693 (2023: \$22,988,845) associated with the Big Housing Build and a revaluation increment of \$1,203,610 (2023: revaluation decrement of \$2,092,503) in respect of the Company's investment properties.

The Company continued to progress its Big Housing Build construction program, which has an original capital budget of \$131 million to build 309 new properties across metropolitan and regional Victoria. In accordance with the requirements of Australian Accounting Standards (AAS), capital grant income related to the Big Housing Build of \$18,335,744 (2023: \$11,009,927), which was received and not spent during the year was recorded as deferred capital income on the balance sheet as a current liability.

In accordance with the Company's governance and oversight processes, the Project Control Group, as a sub-committee of the Board has oversight in respect of the Big Housing Build project and proactively communicated with the Victorian Government regarding construction and other risks as they arose, and it engaged with lawyers and other external consultants and experts to mitigate such risks.

### Principal Activities

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

- The provision of transitional accommodation for homeless and at-risk women across Victoria;
- The provision of housing information and referral services for women across Victoria; and
- The development and management of community housing for homeless or disadvantaged women across Victoria.

No significant changes in the nature of the Company's activity occurred during the financial year other than those outlined in the Review of Operations section.

### Short Term and Long Term Objectives

The Company's objectives are to:

- Operate and manage long-term and transitional affordable and affordable and social housing;

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## Directors' Report For the Year Ended 30 June 2024

### Short Term and Long Term Objectives (continued)

- Increase the supply of affordable housing through acquisition and development; and
- Provide affordable and social housing services to homeless, at risk, and disadvantaged women.

### Strategy for Achieving the Objectives

To achieve its stated objectives, the Company has adopted the following strategies:

- Seek capital contributions from government;
- Build cash reserves and surpluses to fund new development opportunities;
- Develop a business structure that raises debt through financial institutions to build affordable housing;
- Operate and manage effective and efficient affordable housing services; and
- Raise philanthropic funding to the extent practicable.

### Key Performance Measures

The Company measures its performance (including any key performance indicators) by:

- Measuring service delivery performance against specified criteria and operational requirements, including those set by the Housing Registrar;
- Performing against an annual business plan, operating plans for specific projects, and capital project budgets; and
- Monitoring and evaluating individual capital projects progressively against agreed budgets until completion.

### Members' Guarantee

Women's Housing Limited is a company limited by guarantee. In the event of, and for the purpose of winding up of the company, the amount capable of being called up from each member and any person or association who ceased to be a member in the year prior to the winding up, is limited to \$50 for all members, subject to the provisions of the Company's constitution.

At 30 June 2024 the collective liability of members was \$300 (2023: \$300).

### Meeting of Directors

During the financial year, the following number of meetings of the Board of Directors, Audit & Financial Risk Committee (AFRC) and Project Control Group (PCG) were held. Attendances by each director during the year were as follows:

	Directors' Meetings		AFRC Committee		Project Control Group	
	Number eligible to attend	Number attended	Number eligible to attend	Number attended	Number eligible to attend	Number attended
Valerie Mosley	9	8	5	3	-	-
Erica Edmands	9	7	-	-	-	-
Peggy O'Neal	9	8	-	-	-	-
Andrew Cronin	9	8	5	5	6	5
Judy Line	9	9	5	5	6	6
Daniel Khong	7	5	-	-	6	5

**Women's Housing Limited**

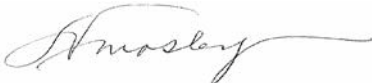
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**Directors' Report  
For the Year Ended 30 June 2024**

**Auditor's Independence Declaration**

The auditor's independence declaration in accordance with Section 60.40 of the Australian Charities and Not-for-profits Commission Act 2012 for the year ended 30 June 2024 has been received and can be found on page 6 of the financial report.

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



Director: .....  
Valerie Mosley

Dated this 29<sup>th</sup> day of October 2024

**Auditor's independence declaration**

We declare that, to the best of our knowledge and belief, there have been no contraventions of any applicable code of professional conduct in relation to the audit of the financial report of Women's Housing Limited for the year ended 30 June 2024.



**HLB Mann Judd  
Chartered Accountants**

Melbourne  
29 October 2024



**Jude Lau  
Partner**

[hlb.com.au](http://hlb.com.au)

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## Women's Housing Limited

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### Statement of Profit or Loss and Other Comprehensive Income For the Year Ended 30 June 2024

		2024	2023
	Note	\$	\$
Income	4(a)	44,188,520	29,382,381
Other income	4(b)	80,819	62,158
Staffing and development		(3,116,079)	(2,591,643)
Depreciation expense	5	(122,542)	(217,087)
Emergency housing assistance		(843,344)	(895,374)
Property costs		(2,176,153)	(1,797,251)
Property development bid costs		(348,695)	(23,959)
Administration		(366,594)	(329,789)
Net gain/(loss) on revaluation of investment properties	9	1,203,610	(2,092,503)
Other expenses		(129,370)	(108,223)
Finance expenses	5	(252,806)	(208,151)
<b>Net profit/(loss) before income tax</b>		<b>38,117,366</b>	<b>21,180,559</b>
Income tax expense		-	-
<b>Net profit/(loss) for the year</b>	16	<b>38,117,366</b>	<b>21,180,559</b>
<b>Other comprehensive income, net of income tax</b>			
Items that will not be reclassified subsequently to profit or loss		-	-
Items that will be reclassified to profit or loss when specific conditions are met		-	-
<b>Total comprehensive income for the year</b>		<b>38,117,366</b>	<b>21,180,559</b>

The accompanying notes form part of these financial statements.

# Women's Housing Limited

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## Statement of Financial Position

As At 30 June 2024

	Note	2024 \$	2023 \$
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	6	6,824,264	6,363,019
Trade and other receivables	7	869,705	509,953
Other assets	10	206,704	163,698
<b>TOTAL CURRENT ASSETS</b>		<b>7,900,673</b>	<b>7,036,670</b>
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	8	88,290	127,897
Investment properties	9	167,780,531	120,343,922
Right-of-use assets	11(a)	235,209	320,097
<b>TOTAL NON-CURRENT ASSETS</b>		<b>168,104,030</b>	<b>120,791,916</b>
<b>TOTAL ASSETS</b>		<b>176,004,703</b>	<b>127,828,586</b>
<b>LIABILITIES</b>			
<b>CURRENT LIABILITIES</b>			
Trade and other payables	12	3,284,455	3,548,475
Lease liabilities	11(b)	89,805	106,319
Employee benefits	14	404,571	466,766
Other financial liabilities	15	18,602,521	11,215,526
<b>TOTAL CURRENT LIABILITIES</b>		<b>22,381,352</b>	<b>15,337,086</b>
<b>NON-CURRENT LIABILITIES</b>			
Borrowings	13	12,002,739	8,893,757
Lease liabilities	11(b)	137,950	227,755
Employee benefits	14	16,215	20,907
<b>TOTAL NON-CURRENT LIABILITIES</b>		<b>12,156,904</b>	<b>9,142,419</b>
<b>TOTAL LIABILITIES</b>		<b>34,538,256</b>	<b>24,479,505</b>
<b>NET ASSETS</b>		<b>141,466,447</b>	<b>103,349,081</b>
<b>EQUITY</b>			
Retained earnings	16	141,466,447	103,349,081
<b>TOTAL EQUITY</b>		<b>141,466,447</b>	<b>103,349,081</b>

The accompanying notes form part of these financial statements.

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### Statement of Changes in Equity For the Year Ended 30 June 2024

2024

		Retained Earnings	Total
	Note	\$	\$
<b>Balance at 1 July 2023</b>	16	103,349,081	103,349,081
Net profit/(loss) for the year	16	38,117,366	38,117,366
<b>Balance at 30 June 2024</b>	16	<u>141,466,477</u>	<u>141,466,477</u>

2023

		Retained Earnings	Total
	Note	\$	\$
<b>Balance at 1 July 2022</b>	16	82,168,522	82,168,522
Net profit/(loss) for the year	16	21,180,559	21,180,559
<b>Balance at 30 June 2023</b>	16	<u>103,349,081</u>	<u>103,349,081</u>

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### Statement of Cash Flows For the Year Ended 30 June 2024

	2024	2023
Note	\$	\$
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Receipts from grants and customers (inc GST)	11,133,304	8,668,922
Receipts from capital grants - Big Housing Build	44,407,510	20,080,319
Payments to suppliers (inc GST) and employees	(12,291,317)	(6,604,245)
Interest received	267,593	292,107
Interest paid	(236,404)	(185,402)
<b>Net cash from/(used in) operating activities</b>	<u>43,280,686</u>	<u>22,251,701</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Land deposits refunded	-	200,000
Proceeds from term deposit	-	9,503,397
Payment for capital works - Big Housing Build	(22,052,089)	(26,624,469)
Payment for investment properties - Big Housing Build	(23,647,910)	(3,292,503)
Payment for capital works - investment properties	(63,302)	-
Purchase of plant and equipment	(42,400)	(86,546)
<b>Net cash from/(used in) investing activities</b>	<u>(45,805,701)</u>	<u>(20,300,121)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>		
Loan drawings	3,097,176	-
Repayment of lease liabilities	(110,916)	(148,791)
<b>Net cash from/(used in) financing activities</b>	<u>2,986,260</u>	<u>(148,791)</u>
Net increase/(decrease) in cash and cash equivalents held	461,245	1,802,789
Cash and cash equivalents at beginning of year	6,363,019	4,560,230
<b>Cash and cash equivalents at end of financial year</b>	<u>6(a) 6,824,264</u>	<u>6,363,019</u>

## Women's Housing Limited

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# Notes to the Financial Statements

## For the Year Ended 30 June 2024

The financial report covers Women's Housing Limited as an individual entity. Women's Housing Limited ("the Company") is a not-for-profit Company limited by guarantee, incorporated and domiciled in Australia.

The functional and presentation currency of Women's Housing Limited is Australian dollars.

The financial report was authorised for issue by the Directors on 2024.

When required by Accounting Standards, or when deemed appropriate by management for financial reporting clarity, comparative figures have been adjusted to conform to changes in presentation for the current financial year.

### 1. Basis of Preparation

The financial statements are general purpose financial statements that have been prepared in accordance with the Australian Accounting Standards – Simplified Disclosures issued by the *Australian Accounting Standards Board (AASB)* and the *Australian Charities and Not-for-profits Commission Act 2012*.

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.

Material accounting policies information adopted in the preparation of these financial statements are presented below and are consistent with prior reporting periods unless otherwise stated.

#### (a) Going concern

The company has a net current asset deficiency of \$14,480,679 as at 30 June 2024 due to capital grant income received in advance (deferred liability of \$18,335,743 as at 30 June 2024). To meet its future capital commitments, the Company has access to \$20 million in undrawn debt facilities, \$4.5 million in net cash reserves, unbilled capital grant income of \$6,271,829, and the Company is refinancing its debt facilities to gain access to an additional \$7 million. The Company is confident to have the new debt facilities in place by December 2024.

### 2. Material Accounting Policies Information

#### (a) Revenue and other income

##### Revenue from contracts with customers

The core principle of AASB 15 is that revenue is recognised on a basis that reflects the transfer of promised goods or services to customers at an amount that reflects the consideration the Company expects to receive in exchange for those goods or services. Revenue is recognised by applying a five-step model as follows:

1. Identify the contract with the customer
2. Identify the performance obligations
3. Determine the transaction price
4. Allocate the transaction price to the performance obligations
5. Recognise revenue as and when control of the performance obligations is transferred

## Women's Housing Limited

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# Notes to the Financial Statements

## For the Year Ended 30 June 2024

### 2. Material Accounting Policies Information (Continued)

#### (a) Revenue and other income (continued)

Generally, the timing of the payment for sale of goods and rendering of services corresponds closely to the timing of satisfaction of the performance obligations, however where there is a difference, it will result in the recognition of a receivable, contract asset or contract liability.

#### Revenue from rendering of services

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

None of the revenue streams of the Company have any significant financing terms as there is less than 12 months between receipt of funds and satisfaction of performance obligations.

#### Operating grant income

Operating grants are recognised as income where there is reasonable assurance that the grant will be received and all grant conditions will be met. The Company recognises a deferred income liability when consideration is received for grants where there is not reasonable assurance that all grant conditions will be met.

#### Capital grant income

Where the Company receives a capital grant, it recognises a liability for the excess of the initial carrying amount of the financial asset received over any related amounts recognised under other Australian Accounting Standards. Income is recognised progressively as the asset is constructed which aligns with the Company's obligation to construct the asset. The progressive percentage of costs incurred is used to recognise income, as this most accurately reflects the stage of completion.

#### Rental income

Investment property income is recognised in accordance with the terms outlined in the tenancy agreements and is accrued on a straight-line basis over a period of the lease term so as to reflect a constant periodic rate of return on the net investment.

#### Interest income

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

#### Donations and bequests

Donations and bequests are recognised as revenue when received.

#### Other income

Other income is recognised on an accruals basis when the Company is entitled to it.

#### (b) Income Tax

The Company is exempt from income tax under Division 50 of the *Income Tax Assessment Act 1997*.

## Women's Housing Limited

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# Notes to the Financial Statements

## For the Year Ended 30 June 2024

### 2. Material Accounting Policies Information (Continued)

#### (c) Goods and Services Tax (GST)

Revenue, expenses, assets and liabilities are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST. Cash flows in the statement of cash flows are included on a gross basis and the GST component of cash flows arising from investing and financing activities which is recoverable from, or payable to, the taxation authority is classified as operating cash flows.

#### (d) Cash and Cash Equivalents

Cash and cash equivalents comprises cash on hand, demand deposits and short-term investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

Bank overdrafts also form part of cash equivalents for the purpose of the statement of cash flows and are presented within current liabilities on the statement of financial position Financial instruments.

#### (e) Investments and Other Financial Instruments

Investments and other financial assets are initially measured at fair value. Transaction costs are included as part of the initial measurement, except for financial assets at fair value through profit or loss. Such assets are subsequently measured at either amortised cost or fair value depending on their classification. Classification is determined based on both the business model within which such assets are held and the contractual cash flow characteristics of the financial asset unless an accounting mismatch is being avoided.

Financial assets are derecognised when the rights to receive cash flows have expired or have been transferred and the Company has transferred substantially all the risks and rewards of ownership. When there is no reasonable expectation of recovering part or all of a financial asset, its carrying value is written off.

##### *Financial assets at fair value through profit or loss*

Financial assets not measured at amortised cost or at fair value through other comprehensive income are classified as financial assets at fair value through profit or loss. Typically, such financial assets will be either: (i) held for trading, where they are acquired for the purpose of selling in the short-term with an intention of making a profit, or a derivative; or (ii) designated as such upon initial recognition where permitted. Fair value movements are recognised in profit or loss.

##### *Financial assets at fair value through other comprehensive income*

Financial assets at fair value through other comprehensive income include equity investments which the Company intends to hold for the foreseeable future and has irrevocably elected to classify them as such upon initial recognition.

##### *Impairment of financial assets*

The Company recognises a loss allowance for expected credit losses on financial assets which are either measured at amortised cost or fair value through other comprehensive income. The measurement of the loss allowance depends upon the Company's assessment at the end of each reporting period as to whether the financial instrument's credit risk has increased significantly since initial recognition, based on reasonable and supportable information that is available, without undue cost or effort to obtain.

## Women's Housing Limited

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# Notes to the Financial Statements

## For the Year Ended 30 June 2024

### 2. Material Accounting Policies Information (Continued)

#### (e) Financial Instruments (continued)

Where there has not been a significant increase in exposure to credit risk since initial recognition, a 12-month expected credit loss allowance is estimated. This represents a portion of the asset's lifetime expected credit losses that is attributable to a default event that is possible within the next 12 months. Where a financial asset has become credit impaired or where it is determined that credit risk has increased significantly, the loss allowance is based on the asset's lifetime expected credit losses. The amount of expected credit loss recognised is measured on the basis of the probability weighted present value of anticipated cash shortfalls over the life of the instrument discounted at the original effective interest rate.

#### (f) Trade and Other Receivables

Trade receivables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less any allowance for expected credit losses. Trade receivables are generally due for settlement within 30 days. The Company has applied the simplified approach to measuring expected credit losses, which uses a lifetime expected loss allowance. To measure the expected credit losses, trade receivables have been grouped based on days overdue.

Other receivables are recognised at amortised cost, less any allowance for expected credit losses.

#### (g) Trade and other payables

These amounts represent liabilities for goods and services provided to the Company prior to the end of the financial year and which are unpaid. Due to their short-term nature they are measured at amortised cost and are not discounted. The amounts are unsecured and are usually paid within 30 days of recognition.

#### (h) Borrowings

Loans and borrowings are initially recognised at the fair value of the consideration received, net of transaction costs. They are subsequently measured at amortised cost using the effective interest method.

#### (i) Plant and Equipment

Each class of plant and equipment is carried at cost less, where applicable, any accumulated depreciation and impairment.

Items of property, plant and equipment acquired for significantly less than fair value have been recorded at the acquisition date fair value.

### Depreciation

Property, plant and equipment, excluding freehold land, is depreciated on a straight-line basis over the assets useful life to the Company, commencing when the asset is ready for use.

The depreciation rates used for each class of depreciable asset are shown below:

Fixed asset class	Depreciation rate
Motor Vehicles	20 - 25%
Furniture and equipment	20 - 30%



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# Notes to the Financial Statements

## For the Year Ended 30 June 2024

### 2. Material Accounting Policies Information (Continued)

#### (i) Plant and Equipment (Continued)

##### Depreciation (continued)

At the end of each annual reporting period, the depreciation method, useful life and residual value of each asset is reviewed. Any revisions are accounted for prospectively as a change in estimate.

Gains or losses on disposals are determined by comparing proceeds with the carrying amount. These gains or losses are recognised as income in profit or loss in the period which they arise.

#### (j) Investment Property

Investment properties principally comprise of freehold land and buildings held for long-term rental and capital appreciation that are not occupied by the Company. Investment properties are initially recognised at cost including transaction costs. The Company obtains independent valuations for its entire portfolio of investment properties on a biennial basis to determine the fair value of investment properties. At the end of each reporting period, the Directors update their assessment of the fair value of each property, considering the most recent independent valuations and consideration of other relevant data including market-based evidence. Investment properties are neither depreciated nor tested for impairment. Investment properties also include properties under construction for future use as investment properties. They are recorded at cost during the construction phase.

For investment properties measured at fair value, the current use of the asset is considered the highest and best use.

Movements in fair value are recognised directly to profit or loss. Investment properties are derecognised when disposed of or when there is no future economic benefit expected.

Transfers to and from investment properties to property, plant and equipment are determined by a change in use of owner-occupation. The fair value on the date of change of use from investment properties to property, plant and equipment are used as deemed cost for the subsequent accounting. The existing carrying amount of property, plant and equipment is used for the subsequent accounting cost of investment properties on the date of change of use.

#### (k) Leases

At inception of a contract, the Company assesses whether a lease exists - i.e. does the contract convey the right to control the use of an identified asset for a period of time in exchange for consideration. This involves an assessment of whether:

- The contract involves the use of an identified asset - this may be explicitly or implicitly identified within the agreement. If the supplier has a substantive substitution right then there is no identified asset.
- The Company has the right to obtain substantially all of the economic benefits from the use of the asset throughout the period of use.
- The Company has the right to direct the use of the asset i.e. decision making rights in relation to changing how and for what purpose the asset is used.

##### Lessee accounting

The non-lease components included in the lease agreement have been separated and are recognised as an expense as incurred.

## Women's Housing Limited

ABN 93 080 116 883

# Notes to the Financial Statements

## For the Year Ended 30 June 2024

### 2. Material Accounting Policies Information (Continued)

#### (k) Leases (Continued)

##### Right of use asset

At the lease commencement, the Company recognises a right-of-use asset and associated lease liability for the lease term. The lease term includes extension periods where the Company believes it is reasonably certain that the option will be exercised.

The right-of-use asset is measured using the cost model where cost on initial recognition comprises of the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration less any lease incentives received.

The right-of-use asset is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of assets accounting policy.

##### Lease liability

The lease liability is initially measured at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then the Company's incremental borrowing rate is used.

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is remeasured where there is a lease modification, change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI) or a change in the Company's assessment of lease term.

Where the lease liability is remeasured, the right-of-use asset is adjusted to reflect the remeasurement or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

##### Adoption of short term leases or low value asset exception

###### *Exceptions to lease accounting*

The Company has elected to apply the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. The Company recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

#### (l) Impairment of non-financial assets

At the end of each reporting period the Company determines whether there is any indication that an asset may be impaired.

Where an indicator exists and regardless for indefinite life intangible assets and intangible assets not yet available for use, the recoverable amount of the asset is estimated.

Where assets do not operate independently of other assets, the recoverable amount of the relevant cash-generating unit (CGU) is estimated.

The recoverable amount of an asset or CGU is the higher of the fair value less costs of disposal and the value in use. Value in use is the present value of the future cash flows expected to be derived from an asset or cash-generating unit.

Where the recoverable amount is less than the carrying amount, an impairment loss is recognised in profit or loss.

Reversal indicators are considered in subsequent periods for all assets which have suffered an impairment loss.

## Women's Housing Limited

ABN 93 080 116 883

### Notes to the Financial Statements

For the Year Ended 30 June 2024

#### 2. Material Accounting Policies Information (Continued)

##### (m) 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 wholly settled within one year have been measured at the amounts expected to be paid when the liability is settled, inclusive of on-costs.

Employee benefits expected to be settled more than one year after the end of the reporting period 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 satisfy vesting requirements. Cashflows are discounted using market yields on national government bonds, with terms to maturity that match the expected timing of cashflows. Changes in the measurement of the liability are recognised in profit or loss.

Obligations for contributions to defined contribution superannuation plans are recognised as an employee benefit expense in profit or loss in the periods in which services are provided by employees.

##### (n) New or amended Accounting Standards and Interpretations adopted

The company has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period.

Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

## Women's Housing Limited

ABN 93 080 116 883

# Notes to the Financial Statements

## For the Year Ended 30 June 2024

### 3. Critical Accounting Estimates and Judgements

The directors make estimates and judgements during the preparation of these financial statements regarding assumptions about current and future events affecting transactions and balances.

These estimates and judgements are based on the best information available at the time of preparing the financial statements, however as additional information is known then the actual results may differ from the estimates.

The significant estimates and judgements made have been described below.

#### Measuring deferred capital grant income

Where the Company has received capital grant income to construct an identifiable non-financial asset, such income is recognised as deferred capital grant income until the underlying asset is constructed. The Company applies significant judgement when measuring the deferred capital grant income balance, which references the estimated stage of completion at the end of each financial year.

#### Fair value of investment properties

The investment properties were valued by Directors based on independent valuations commissioned by the Company. The valuation was based on the fair value utilising market rentals and recent sales data. The critical assumptions adopted in determining the valuation included the location of the land and buildings, the current demand for land and buildings in the area and recent sales data for similar properties. The valuation resulted in a revaluation increment of \$1,203,610 (2023: decrement of \$(2,092,503)) being recognised for the year ended 30 June 2024.

For the properties which were revalued as at 30 June 2023, the Directors have reviewed the key assumptions adopted by the valuers, other market data points as at 30 June 2024 and do not believe there has been a significant change in the assumptions at 30 June 2024. Therefore, Directors believe the carrying amount of the freehold land and buildings reflects their fair value at 30 June 2024.

## Women's Housing Limited

ABN 93 080 116 883

### Notes to the Financial Statements For the Year Ended 30 June 2024

#### 4. Income and Other Income

##### (a) Income

	2024	2023
	\$	\$
- rent	3,684,559	3,034,082
- interest received	267,593	292,107
- operating grants	3,154,675	3,067,347
- capital grants	37,081,693	22,988,845
<b>Total income</b>	<u>44,188,520</u>	<u>29,382,381</u>

##### (b) Other Income

- other income	22,269	10,749
- donations	58,550	51,409
<b>Total other income</b>	<u>80,819</u>	<u>62,158</u>
<b>Total income and other income</b>	<u>44,269,339</u>	<u>29,444,539</u>

#### 5. Result for the Year

The result for the year includes the following specific expenses:

	2024	2023
	\$	\$
<b>Employee benefits expense</b>		
- Contributions to defined contribution superannuation funds	303,270	243,213
<b>Depreciation expense</b>		
- Motor vehicles	18,182	20,147
- Furniture and equipment	19,472	51,079
- Right-of-use assets	84,888	145,861
<b>Total depreciation expense</b>	<u>122,542</u>	<u>217,087</u>
<b>Finance costs</b>		
- Interest expense	236,404	185,402
- Interest – Cremorne lease	4,597	10,944
- Loan amortisation	11,805	11,805
<b>Total finance costs</b>	<u>252,806</u>	<u>208,151</u>
Bad debts written off	70,000	80,000
Auditor remuneration - audit services	52,600	54,210

##### (a) Interest capitalised

Interest paid during the year of \$46,680 was recognised as capital work in progress.

## Women's Housing Limited

ABN 93 080 116 883

### Notes to the Financial Statements For the Year Ended 30 June 2024

#### 6. Cash and Cash Equivalents

	2024	2023
Note	\$	\$
Cash at bank	6,824,264	6,363,019
<b>Total cash and cash equivalents</b>	<u>6,824,264</u>	<u>6,363,019</u>

##### (a) Reconciliation of cash

Cash and cash equivalents reported in the statement of cash flows are reconciled to the equivalent items in the statement of financial position as follows:

Cash and cash equivalents	6,824,264	6,363,019
Balance as per statement of cash flows	<u>6,824,264</u>	<u>6,363,019</u>

#### 7. Trade and other receivables

	2024	2023
	\$	\$
CURRENT		
Trade receivables	218,887	173,381
Provision for impairment	(170,000)	(140,000)
	<u>48,887</u>	<u>33,381</u>
GST receivable	677,895	338,903
Deposits	24,676	124,674
Government subsidies receivable	105,251	-
Other receivables	12,996	12,995
Total current trade and other receivables	<u>869,705</u>	<u>509,953</u>

##### (a) Reconciliation of changes in the provision for impairment of receivables is as follows:

Balance at beginning of the year	140,000	120,000
Additional impairment loss recognised	100,000	20,000
<i>Amounts written off as uncollectible:</i>		
Directly to P&L	(70,000)	-
Balance at end of the year	<u>170,000</u>	<u>140,000</u>

## Women's Housing Limited

ABN 93 080 116 883

### Notes to the Financial Statements For the Year Ended 30 June 2024

#### 8. Property, plant and equipment

	2024	2023
	\$	\$
<b>Motor vehicles</b>		
At cost	158,334	131,334
Accumulated depreciation	(94,529)	(76,347)
<b>Total motor vehicles</b>	<u>63,805</u>	<u>54,987</u>
<b>Furniture and equipment</b>		
At cost	287,867	316,820
Accumulated depreciation	(263,382)	(243,910)
<b>Total furniture and equipment</b>	<u>24,485</u>	<u>72,910</u>
<b>Total property, plant and equipment</b>	<u><u>88,290</u></u>	<u><u>127,897</u></u>

#### (a) 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:

	Motor Vehicles	Furniture and Equipment	Total
	\$	\$	\$
Year ended 30 June 2024			
Balance at beginning of year	54,987	72,910	127,897
Additions	27,000	17,867	44,867
Transfer to capital improvements and investment properties	-	(46,820)	(46,820)
Depreciation expense	(18,182)	(19,472)	(37,654)
Balance at the end of the year	<u><u>63,805</u></u>	<u><u>24,485</u></u>	<u><u>88,290</u></u>

## Women's Housing Limited

ABN 93 080 116 883

### Notes to the Financial Statements For the Year Ended 30 June 2024

#### 9. Investment Properties

	2024	2023
Note	\$	\$
Investment properties, at fair value		
Opening balance at 1 July	66,850,000	65,650,000
Transfers from capital work in progress	74,213,736	3,292,503
Capital improvements	107,654	-
Net gain (loss) from fair-value adjustment	1,203,610	(2,092,503)
Closing balance at 30 June	<u>142,375,000</u>	<u>66,850,000</u>
Investment properties - Capital work in progress, at cost		
Opening balance at 1 July	53,493,922	26,515,329
Land acquisition and construction costs	46,125,345	26,978,593
Transfer to investment properties	(74,213,736)	-
Closing balance at 30 June	<u>25,405,531</u>	<u>53,493,922</u>
Total investment properties	<u><u>167,780,531</u></u>	<u><u>120,343,922</u></u>

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

Rental income	2,339,619	1,657,755
Direct operating expenses from the property that generated rental income	(989,627)	(642,752)
Total amounts recognised in profit and loss for investment properties	<u><u>1,349,992</u></u>	<u><u>1,015,003</u></u>



## Women's Housing Limited

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# Notes to the Financial Statements

## For the Year Ended 30 June 2024

### 9. Investment Properties (continued)

#### (b) Valuation basis

It is the Company's policy to obtain independent valuations for a proportional percentage of its completed investment properties annually, so that on a biennial basis, all of its completed properties have been subject to an independent valuation to enable the Directors to determine the fair value of investment properties. 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 and consideration of other relevant data. The Directors determine a property's value within a range of reasonable fair value estimates. For investment properties, the fair values are based on directors' valuation which take into consideration recent external independent valuations performed using comparable market data for similar properties and other market data points as at each year end.

Fair value is determined by reference to market-based evidence, which are the amounts for which the assets could be exchanged between a knowledgeable willing buyer and a willing seller in an arm's length transaction as at the valuation date.

For the properties not subject to a full revaluation, the Directors have determined that the independent valuations performed on the investment properties as at 30 June 2023 were not materially different as at 30 June 2024 based on a review of market conditions and movements to warrant a change to the recorded value of these properties as at 30 June 2024.

#### (c) Director of Housing securities

The Director of Housing ("DoH") has registered their interest on the title of 5 of the company's properties and the family violence properties. The registration of the DoH's interest under the provisions of the *Housing Act 1983* has the effect of preventing dealings in the title without the consent of the DoH. The registration of the DoH's interest does not prevent the asset from being used as mortgage security against borrowings.

The DoH has registered a mortgage over 8 of the company's properties. The registration of the DoH's mortgage over these properties does not prevent the asset from being used as mortgage security against borrowings.

The DoH has registered a mortgage over the land acquired at 5 Big Housing Build development sites. The registration of the DoH's mortgage over the land acquired at 5 Big Housing Build development sites 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 13. These loans are secured by first mortgages over 5 of the company's investment properties and land acquired at 10 Big Housing Build development sites and a priority deed is in place between the Company, Housing Australia, Bank Australia and the DoH.

#### (e) Covenant - Nelson Street Box Hill

The property at Nelson Street, Box Hill, has a S173 Agreement under the *Planning and Environment Act 1987* on all titles which restricts the site to be used for social housing only for a period of 15 years from the date of acquisition in February 2020. This has the effect of restricting who could buy the properties if the Company wanted to sell this property. The Company has planned to hold the property as a long-term investment and the Company's valuation reflects the impact of this covenant.

## Women's Housing Limited

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### Notes to the Financial Statements For the Year Ended 30 June 2024

#### 10. Other Assets

	2024	2023
	\$	\$
CURRENT		
Prepayments	154,024	119,968
Accrued income	52,680	43,730
<b>Total current other assets</b>	<u>206,704</u>	<u>163,698</u>

#### 11. Company as a lessee

The Company has a lease over its office premises.

Information relating to the lease in place and associated balances and transactions are provided below.

##### *Terms and conditions of lease*

The Company has a lease over its office and parking spaces in Cremorne, which expires in December 2026.

##### (a) Right-of-use assets

	Office Premises	Total
	\$	\$
Year ended 30 June 2024		
Balance at beginning of year	320,097	320,097
Depreciation expense	(84,888)	(84,888)
Balance at end of year	<u>235,209</u>	<u>235,209</u>
Year ended 30 June 2023		
Balance at beginning of year	194,775	194,775
Modifications	271,183	271,183
Depreciation expense	(145,861)	(145,861)
Balance at end of year	<u>320,097</u>	<u>320,097</u>

##### (b) Lease liabilities

	2024	2023
	\$	\$
CURRENT		
Lease liability payable within 1 year	89,805	106,319
NON-CURRENT		
Lease liability payable within one to five years	137,950	227,755
<b>Total lease liabilities</b>	<u>227,755</u>	<u>334,074</u>

## Women's Housing Limited

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### Notes to the Financial Statements For the Year Ended 30 June 2024

#### 11 Company as a lessee (continued)

##### (b) Lease liabilities (continued)

	2024	2023
	\$	\$
<i>Future lease payments</i>		
Future lease payments related to lease liability at period end are as follows		
Within one year	(90,559)	(110,916)
More than one year and less than five years	(138,884)	(231,475)
Total future lease payments	<u>(229,443)</u>	<u>(342,391)</u>

##### (c) Statement of Profit or Loss and Other Comprehensive Income

The amounts recognised in the statement of profit and loss and other comprehensive income relating to leases where the Company is a lessee are shown below:

	2024	2023
	\$	\$
Interest expense on lease liabilities	(4,597)	(10,944)
Depreciation of right-of-use assets	(84,888)	(145,861)
	<u>(89,485)</u>	<u>(156,805)</u>

##### (d) Statement of Cash Flows

Total cash outflow for leases	<u>(110,916)</u>	<u>(148,791)</u>
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#### 12. Trade and Other Payables

	2024	2023
	\$	\$
CURRENT		
Trade payables	1,214,023	788,677
Accrued expenditure – Big Housing Build	1,622,037	2,392,325
Employee benefits	62,966	52,354
Other payables	385,429	315,119
Total current trade and other payables	<u>3,284,455</u>	<u>3,548,475</u>

## Women's Housing Limited

ABN 93 080 116 883

### Notes to the Financial Statements For the Year Ended 30 June 2024

#### 13. Borrowings

	2024	2023
	\$	\$
NON-CURRENT		
<i>Secured liabilities:</i>		
Bank loans	12,097,176	9,000,000
Loan establishment costs	(94,437)	(106,243)
Total non-current borrowings	<u>12,002,739</u>	<u>8,893,757</u>

##### (a) Bank loan facility

The bank loan is a \$9 million banking facility that was secured through Housing Australia in June 2020. The banking facility is an interest-only loan (being a fixed interest rate of 2.06%) and is for 12 years. The Company has drawn down all financing facilities available under the Housing Australia facility.

The Company entered into an agreement with Bank Australia for construction finance of \$23 million which came into effect in December 2021. The agreement has a term of 5 years from the date of the first drawing on the facility which was triggered in August 2023, and the interest rate is based on the quarterly index rate plus a 2.5% margin. The Company has drawn down \$3 million at 30 June 2024.

##### (b) Assets pledged as security

Housing Australia holds a registered first mortgage over 3 properties which are valued at \$32,060,000. Housing Australia also has a general security agreement over the assets of the Company (whether by way of collateral or otherwise). No other assets are pledged in respect of this facility.

There were no defaults during the year ended 30 June 2024 (2023: NIL).

The key financial covenants imposed by Housing Australia in the current year are:

- a minimum actual and forecast interest cover ratio of 1.5;
- a minimum security pool interest cover ratio threshold of 1.5; and
- LVR not to exceed 45%.

The Company has budgeted that it will meet the minimum ICR of 1.5 in the 2025 year. However there are several variables beyond the control of the Company that remain a risk to the Company's ability to meet a minimum ICR of 1.5 in the 2025 year.

The significant non financial covenants imposed by Housing Australia are:

- production of audited financial statements and other financial information; and
- all mortgaged properties are to be valued at least every 3 years.

Bank Australia holds a registered first mortgage over two properties which are valued at \$22,430,000.

Bank Australia holds a registered first mortgage over BHB land acquired to the value of \$14.8 million. Bank Australia has a finance direct deed in place with the Company, the DoH and itself. Bank Australia holds a general security interest over all present properties and any properties acquired in the future.

The key financial covenants imposed by Bank Australia are:

- a minimum interest cover ratio threshold of 1.5 at all times following completion of Big Housing Build construction phase;
- a minimum security pool interest cover ratio threshold of 1.5 following completion of Big Housing Build construction phase; and
- LVR not to exceed 50% during and after completion of the Big Housing Build construction phase.

## Women's Housing Limited

ABN 93 080 116 883

### Notes to the Financial Statements For the Year Ended 30 June 2024

#### 13. Borrowings (continued)

##### (b) Assets pledged as security (continued)

The significant non financial covenants imposed by Bank Australia are:

- production of audited financial statements and other financial information; and
- requests for valuations of mortgaged properties at any time (but only once every 3 calendar years).

No other assets are pledged as security.

The Company complied with all financial covenants throughout the financial years ended 30 June 2023 and 30 June 2024.

##### (c) Priority deed

A priority deed is in place between the Company, Housing Australia, Bank Australia and the DoH. The agreement sets out that:

- Housing Australia holds first priority over all properties mortgaged to them and holds first ranking general security agreement, subject to other mortgages;
- Bank Australia holds first priority over all properties mortgaged to them and holds second ranking general security agreement, subject to other mortgages; and
- the DoH holds second ranking security over all properties mortgaged to the DoH.

#### 14. Employee Benefits

	2024	2023
	\$	\$
CURRENT		
Annual leave	292,357	308,774
Long service leave	112,214	157,992
<b>Total current employee benefits</b>	<u>404,571</u>	<u>466,766</u>
NON-CURRENT		
Long service leave	16,215	20,907
<b>Total non-current employee benefits</b>	<u>16,215</u>	<u>20,907</u>

##### (a) Employee benefits

Employee benefits represent amounts accrued for annual leave and long service leave.

The current portion for this provision includes the total amount accrued for annual leave entitlements and the amounts accrued for long service leave entitlements that have vested due to employees having completed the required period of service. Based on experience, the Company does not expect the full amount of annual leave or long service leave balances classified as current liabilities to be settled within the next 12 months. However, these amounts must be classified as current liabilities since the Company does not have an unconditional right to defer the settlement of these amounts in the event employees wish to use their leave entitlement.

The non-current portion for this provision includes amounts accrued for long service leave entitlements that have not yet vested in relation to those employees who have not yet completed the required period of service.

## Women's Housing Limited

ABN 93 080 116 883

### Notes to the Financial Statements For the Year Ended 30 June 2024

#### 15. Other Financial Liabilities

	<b>2024</b>	<b>2023</b>
<b>Note</b>	<b>\$</b>	<b>\$</b>
<b>CURRENT</b>		
Capital grants deferred – Big Housing Build	18,335,744	11,009,927
Government grants	115,238	81,993
Rent received in advance	151,539	123,606
Total current other financial liabilities	<u>18,602,521</u>	<u>11,215,526</u>

#### (a) Capital grants deferred – Big Housing Build

	<b>2024</b>	<b>2023</b>
<b>Note</b>	<b>\$</b>	<b>\$</b>
<b>Opening balance of capital grants deferred – Big Housing Build</b>	11,009,927	13,918,453
Grant consideration for capital works received during the year	44,407,510	20,080,319
Capital grant income recognised on completion of capital works during the year	4 (a) (37,081,693)	(22,988,845)
<b>Closing balance of capital grants deferred – Big Housing Build</b>	<u>18,335,744</u>	<u>11,009,927</u>

#### 16. Retained Earnings

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
Retained earnings at the beginning of the financial year	103,349,081	82,168,522
Net profit/(loss) for the year	38,117,366	21,180,559
Retained earnings at end of the financial year	<u>141,466,447</u>	<u>103,349,081</u>

## Women's Housing Limited

ABN 93 080 116 883

### Notes to the Financial Statements

#### For the Year Ended 30 June 2024

#### 17. Key Management Personnel

##### (a) Total remuneration paid

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the Company, directly or indirectly, including any director (whether executive or otherwise) is considered key management personnel.

The total remuneration paid to key management personnel of the Company is \$1,002,896 (2023: \$811,290).

None of the non-executive directors were entitled to receive any remuneration.

##### (b) Director-related transactions

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

An entity related to Daniel Khong, Capella Capital, was engaged with the Company on a success fee basis during the year. Daniel Khong resigned from the Board during the time Capella Capital was engaged, and the Company did not make any payments to Capella Capital.

There were no other director-related transactions in the current year.

##### (c) Other related parties

Other related parties include close family members of key management personnel and entities that are controlled or significantly influenced by those key management personnel or their close family members. Transactions between other related parties are on normal commercial terms and conditions no more favorable than those available to other persons unless otherwise stated.

#### 18. Fair Value Measurement

The Company measures the following assets at fair value on a recurring basis after their initial recognition. The Company does not have any other assets or liabilities that are measured at fair value on a non-recurring basis.

	<b>Note</b>	<b>2024</b> <b>\$</b>	<b>2023</b> <b>\$</b>
Recurring fair value measurements			
Investment properties	9	142,375,000	66,850,000
Total assets at fair value on a recurring basis		<u>142,375,000</u>	<u>66,850,000</u>

## Women's Housing Limited

ABN 93 080 116 883

### Notes to the Financial Statements For the Year Ended 30 June 2024

#### 19. Capital Commitments

Capital expenditure contracted for at the reporting date but not recognised as liabilities is as follows:

##### Apartment purchase - Brunswick West

	2024	2023
	\$	\$
Payable - minimum payments		
Within one year	2,536,900	-
Between one year and five years	-	2,536,900
Total capital commitments	<u>2,536,900</u>	<u>2,536,900</u>

##### Big Housing Build capital works

	2024	2023
	\$	\$
Payable within one year	29,855,797	66,070,961
Payable between one year and five years	-	5,425,522
Total Big Housing Build capital works commitments	<u>29,855,797</u>	<u>71,496,483</u>

Total capital commitments for the Big Housing Build as at 30 June 2024 is \$105,179,303 (2023: \$104,257,915).

#### 20. Members' Guarantee

The Company is incorporated under the *Corporations Act 2001* and is a Company limited by guarantee. If the Company is wound up, the constitution states that each member is required to contribute a maximum of \$50 each towards meeting any outstanding obligations of the Company. At 30 June 2024 the number of members was 6 (2023: 6).

#### 21. Contingencies

The Company has exercised its rights under contract, for two separate matters, to claim liquidated damages for delays to construction that was caused by the builders for a combined value of circa \$160,000 before costs. As at the date of this report, these matters are still being negotiated with the relevant parties.

In the opinion of the Directors, the Company did not have any other contingencies at 30 June 2024 (30 June 2023: None).

#### 22. Events after the end of the Reporting Period

The Company is refinancing its debt facilities to gain access to an additional \$7 million. The Company is confident to have the new debt facilities in place by December 2024.

No other matter or circumstance has arisen since 30 June 2024 that has significantly affected, or may significantly affect the company's operations, the results of those operations, or the company's state of affairs in future financial years.



## **Women's Housing Limited**

ABN 93 080 116 883

# **Notes to the Financial Statements**

## **For the Year Ended 30 June 2024**

### **23. Statutory Information**

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

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

# Women's Housing Limited

ABN 93 080 116 883

## Directors' Declaration

The directors of the Company declare that:

1. The financial statements and notes, as set out on pages 7 to 31, are in accordance with the *Australian Charities and Not-for-profits Commission Act 2012* and:
  - a. comply with Australian Accounting Standards – Simplified Disclosures and the *Australian Charities and Not-for-profits Commission Regulation 2022*; and
  - b. give a true and fair view of the financial position as at 30 June 2024 and of the performance for the year ended on that date of the Company.
2. In the directors' opinion, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

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



Director .....

Valerie Mosley

Dated this 29<sup>th</sup> day of October 2024

## Independent Auditor's Report to the Members of Women's Housing Limited

### Opinion

We have audited the financial report of Women's Housing Limited ("the Company") which comprises the statement of financial position as at 30 June 2024, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information, and the directors' declaration.

In our opinion, the accompanying financial report of the Company has been prepared in accordance with Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012*, including:

- (a) giving a true and fair view of the Company's financial position as at 30 June 2024 and of its financial performance for the year then ended; and
- (b) complying with Australian Accounting Standards – Simplified Disclosures and Division 60 of the *Australian Charities and Not-for-profits Commission Regulations 2022*.

### 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 Company in accordance with the auditor independence 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 Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012*, which has been given to Board of Directors, would be in the same terms if given 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.

### Information Other than the Financial Report and Auditor's Report Thereon

The directors are responsible for the other information. The other information comprises the information included in the Company's annual report for the year ended 30 June 2024, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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## **Responsibilities of Management and the Directors for the Financial Report**

Management is responsible for the preparation of the financial report that gives a true and fair view in accordance with the Australian Accounting Standards – Simplified Disclosures and the *Australian Charities and Not-for-profits Commission Act 2012* and for such internal control as management determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, management is responsible for assessing the Company'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 management either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

The directors are responsible for overseeing the Company'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 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 Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's 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 Company'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 Company 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 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.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



**HLB Mann Judd**  
**Chartered Accountants**

Melbourne  
29 October 2024



**Jude Lau**  
**Partner**