



THE NATIONAL VOICE FOR COMMUNITY HOUSING

# ANNUAL REPORT 2018/19



**Community Housing**  
INDUSTRY ASSOCIATION



**Community Housing**  
INDUSTRY ASSOCIATION

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## THE COMMUNITY HOUSING SECTOR

CHIA is a truly national organisation, representing providers large and small. Our members own or manage a significant property portfolio across Australia



The Community Housing sector has doubled in size over the past decade and now manages 90,000 properties, housing one in every hundred Australians. At least 25,000 new affordable homes have been built by CHPs since 2008. CHPs own real estate assets worth over \$7.5 billion, and annually generate over \$700m in rental income.

## Our Vision and Purpose

**The Community Housing Industry Association (CHIA) is the peak industry body for the community housing sector in Australia.**

CHIA's vision is to foster a world-class community housing industry in Australia.

Our purpose is to lead, represent and advocate for the Australian community housing industry at a national level.



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## Chair Report



**MICHAEL LENNON**  
CHIA Chair

**CHIA has achieved a great deal in the past 12 months; increasing our membership from 154 organisations to 171.**

**In November CHIA launched its major strategy document: the National Plan for Social and Affordable Housing. This document sets goals and targets to guide investment and action over the next decade to meet the challenge of delivering housing affordability in Australia and was developed after extensive consultation with CHIA members.**

CHIA welcomed the development of the National Housing Finance Investment Corporation (NHFIC) and in this past financial year the NHFIC Act set up a \$1 billion special account which the NHFIC can use to lend money to community housing providers through the affordable housing bond aggregator. Previously, the legislation only allowed the NHFIC to draw on \$150 million. This amendment ensures the NHFIC will have greater resources to meet demands, while simultaneously providing confidence over the NHFIC's available finances in the upcoming years.

These goals included enough housing to meet needs, housing that is affordable for low income renters and house buyers, an efficient housing market and a diverse housing profile. This document identified four key players to help achieve this: Commonwealth Government, States and Territories, local government and the private sector. The national Plan is an important document to help shape CHIA's direction and policy over the coming years, and is available to view at [www.communityhousing.com.au/national-plan](http://www.communityhousing.com.au/national-plan). Thank you to everyone who contributed to this.

Another highlight this year was the Shaping Futures event, where CHIA and Housing Choices Australia held an essential discussion on a new economic narrative for housing at the Victorian State Library.

Professor Duncan MacLennan (University of Glasgow and UNSW) presented his work on a cross-national comparison of housing policies in Australia, Britain and Canada and, a related project, on the economic impact of housing on productivity, human capital and the functioning of cities.

This was an exciting opportunity for government, the private sector, academics and community housing providers to work together while reflecting on opportunities in the current Australian political climate. Again, thanks to everyone who was involved and/or attended.

During the year, this representation included preparing a number of submissions on key issues such as the Treasury Law Amendments (Improving the Energy Efficiency of Rental Properties) and the NRSCH review.

I have no doubt CHIA's ongoing policy input and advocacy will maintain the public focus on the need for increased affordable housing supply. Teamed with the Commonwealth's renewed interest in the sector, we can all look forward to seeing the delivery of sustainable and comprehensive solutions that work towards our shared goal of ensuring all Australians are able to afford safe, secure and appropriate housing.

CHIA would have been unable to make these significant contributions to our sector without our experienced Board Members, our colleagues in our state peaks and of course CHIA's members across the country.

I'd like to take the opportunity to express my thanks to them all for their support.

Lastly, I would like to acknowledge the outstanding work done by Peta Winzar up until her retirement and ably continued by Wendy Hayhurst in the Chief Executive role. I also recognise the work of CHIA Board Directors and the outstanding work of our State and Territory colleagues in CHIA NSW, CHIA VIC, CHIA QLD, CHIA WA and our Region Committees in ACT, NT and Tasmania.

**MICHAEL LENNON**

**...our shared goal of ensuring all Australians are able to afford safe, secure and appropriate housing.**

**MICHAEL LENNON** | CHIA Chair



## CEO Report



**WENDY HAYHURST**  
CEO

Joining CHIA as CEO in March 2019 I came on board shortly after our organisation had launched its comprehensive and extensively consulted upon National Housing Plan. Our intention was that it would stimulate all the political parties, in what was after all an election year, to take action to reduce the high and still rising levels of homelessness and rental stress, experienced by so many Australians.

Well, we can't say that housing didn't play a big role in the May Federal election campaign and the result. And a housing policy -the First Home Loan Deposit Scheme -was the signature policy offering from the New Coalition Government. Nevertheless, my job supported, by the Board and our members - the not for profit community housing industry - has and will continue to be to demonstrate the benefits (economic and social) that Federal government investment in secure social and affordable rental housing brings. And we hope as a result to secure that Federal level investment in a long-term program to incentivise other players to finance, fund and build the new homes we need.

One of the great things about this job is you are never alone when it comes to advocating for housing. Along with colleagues in the homelessness sector, Shelters the state community housing peaks, and the property and financial sectors, CHIA has led or collaborated in research to underpin our arguments. Back in February we presented the economic rationalist arguments for investing in housing -'oddly' enough building homes close to jobs, busts congestion every bit as well as transport infrastructure and also has positive results on individuals' capacity to get and then move up or on to better jobs. Even after factoring in the costs of funding affordable housing, the productivity gains that arise from these two things are mouth-watering.

Our housing and productivity 'panel' overseeing this continues to evolve and it has led to a third stage of the work where with our colleagues we intend to examine the impacts from low income households paying excess rents on their spending and savings decisions and ultimately what this means for Australia's economic performance.

At the more practical end of things CHIA was very grateful to the NSW Government for supporting the development of the very first revitalised National

Community Housing Standard in affordable housing. While our members are meticulously regulated against governance, financial management and tenancy and asset management compliance standards we want to build on these to show how we deliver against more ambitious service-based criteria. We are hoping to secure support for further standards in for example, responding to domestic and family violence, disability services and older people over the next year or two.

In my first few months, it has been a pleasure to meet and cement relationships with the Commonwealth Government and its agencies. CHIA is administering the National Housing Finance and Investment Corporation's (NHFIC) capacity building fund (ably supported by John Stott and Tony Gilmour from the Housing Action Network), participating as a member of the National Regulatory System for Community Housing (NRSCH) Review's Advisory Panel and holding regular meetings with the Department of Social Services on housing issue, not least the need for a strategic plan to manage the end of the National Rental Affordability Scheme.

And it is not only the Commonwealth government where relationships have been developed.

CHIA has benefited from membership of the Shelter National Council, the Business Alliance to End Homelessness and the Everybody'sHome campaign -three different groups but all aligned on the need for more social and affordable housing.

There are many people to thank for their support of CHIA. From the universities and AHURI who have contributed far more than we have been able to spend on them, to the members who have come forth and added time and more money to CHIA's projects. And I would also like to extend personal thanks to some individuals who have helped me navigate the first few months in CHIA; in no particular order - Stephen Anthony at Industry Super, Ian Winter, Viv Milligan, John Stott, Carrie Hamilton and Lesley Dredge at CHIA VIC.

The past year has seen major changes in our staffing. Peta Winzar my predecessor moved on and collected a lifetime achievement award at the National Housing Conference for her contribution to housing. CHIA's Media and Communications Manager, Kate Robertson finished the National Plan and her stint with us. However, she remains in the sector working part time at CHIA VIC.

We also farewelled our finance and administration officer, David Hand who did a marvellous job in keeping the back office functioning well and Mona Chatswin who well held the fort communications wise for six months. In the new financial year, we relocated our office to Sydney and appointed Joanna Forman as our new Business Manager.

Finally, my sincere thanks to the CHIA Board Chair, Michael Lennon and vice chair John Nicolades. A strength of the Board is its balance of representation from small to large organisations, east coast via the centre, to west, specialist and generalists. It has been a pleasure to have your input and support throughout my first few months.

Both Chris Glennen and Garry Ellender stepped down from the Board during the year - Chris to give all his energy to ensuring people with disability are well served in their housing and Gary somewhat coincidentally to work for the WA government as it rolls out the NDIS. We wish them all the best.

There is a big affordable housing challenge out there. CHIA and its members are ready to work with Government, our colleagues in the housing world and the private sector to do all we can to meet the challenge. Let's hope the coming year sees progress.

**...take action  
to reduce the  
high and still  
rising levels of  
homelessness  
& rental stress,  
experienced  
by so many  
Australians.**

WENDY HAYHURST | CEO



# Highlights 2018/19

## July

CHIA undertakes extensive member consultation in support of its **National Plan**



## August

**Submission: Treasury Laws Amendment (Making Sure Foreign Investors Pay Their Fair Share of Tax and Other Measures) Bill 2018**

## September

**Submission: Treasury Laws Amendment (Improving the Energy Efficiency of Rental Properties) Bill 2018 –September 2018**



## OUTSIDE the BOX

Unpacking disability housing and workforce solutions  
10-11 Sept 2018  
SMC, Sydney

## October

- ▶ CHIA speaks at **National Disability Services conference 'Outside the Box'**
- ▶ CHIA ACT welcomes new **ACT housing strategy**

## November

- ▶ AGM, with guest the **Hon Bill Shorten MP & NHFIC and AHURI Non Executive Member Adrian Harrington**
- ▶ CHIA launches its **National Plan for Social and Affordable Housing**
- ▶ CHIA meets with Federal Minister for Disability & Housing **Sarah Henderson**
- ▶ New legislation from **NHFIC for CHPs**



## National Plan for Affordable Housing

How can we meet the challenge of housing affordability?  
The report sets out goals for a National Plan for Affordable Housing and offers a range of solutions and actions to meet these goals.

## December

- ▶ HIA meets with DSS & NAHPL on NRAS

## January

CHIA announces **Wendy Hayhurst** to take up CEO role in March



## February

**Strengthening Economic Cases for Housing: Stage 2 Launch Professor Duncan McLennan, Sydney**



## March

CHIA co hosts **Shaping Futures: A new Economic story for Housing with Housing Choices** at the Victoria State Library



## April

- ▶ CHIA signs contract with NHFIC to administer its **Capacity Grants program**
- ▶ **National Community Housing Standards (NCHS)** panel convene with reps from NSW, VIC & National to feed into advisory group



## May

- ▶ CHIA submission to NRSCH review NHFIC
- ▶ CHIA begins to administer NHFIC **Capacity Grant Program**

## June

- ▶ CHIA runs its **National Stakeholder Survey**

# Community Housing Factsheet

**1** People living in community housing are ordinary Australians who just don't earn as much as others or face other barriers to getting adequate housing in the market. Community housing providers don't discriminate by race, gender, or disability.

**2** Community housing providers (CHPs) are not-for-profit organisations that re-invest any surplus revenue into new housing, better services or improving our properties – not into dividends for shareholders or executive bonuses.

**3** The community-housing sector has doubled in size over the past decade and now manages 90,000 properties, housing one in every hundred Australians. At least 25,000 new affordable homes have been built by CHPs since 2008. CHPs own real estate assets worth over \$7.5 billion, and annually generate over \$700m in rental income.

**4** Government surveys consistently show higher rates of residential satisfaction among community housing tenants than among public housing tenants.

**5** Unlike public housing agencies, CHPs can leverage their asset base and cash flows as security to attract private finance and build more affordable homes.

**6** The sector's charitable status makes it exempt from GST, land tax and stamp duty. This helps to attract philanthropic donations – enabling CHPs to expand services to tenants and/or new affordable housing output.

**7** As well as providing support services for vulnerable residents, CHPs run services for tenants such as work-readiness programs, training and counselling. This is something the private sector model is not geared up do.

**8** CHPs bring commercial disciplines to the provision of social housing. They are innovative, entrepreneurial and, unlike private landlords, they're strongly regulated to protect tenants, to safeguard public funds and to ensure they remain solvent.

**9** Developers build and flip. Community housing providers manage their housing for the long term, so design matters, and so does quality and running costs for tenants.

**10** The not-for-profit CHP model is hugely successful internationally. One in 10 Londoners live in some form of community housing. In Amsterdam it is 42%. The model is adaptable to rural districts, regional towns and large metropolitan areas.

## COMMUNITY HOUSING AT A GLANCE<sup>1</sup>

Due to management transfers from public housing CHIA estimates the community housing portfolio at October 2019 is approx. 100,000. The largest 38 providers manage 82.5% of these homes. The average size of community housing portfolios is 2357.2<sup>2</sup>

**NUMBER OF CHP DWELLINGS IN AUSTRALIA 2010 - 2018**

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018
Count	43	57	64	68	70	72	80	83	88

**LARGEST 38 CHPs - BY PORTFOLIO SIZE - 2019**

**COMMUNITY HOUSING AND WELL BEING % RESPONDING**

FEEL PART OF THE COMMUNITY	80%
IMPROVES MY JOB SITUATION	65%
BETTER ACCESS TO SERVICES	85%
MORE ABLE TO START WORK/EDU	70%
CAN COPE BETTER WITH EVENTS	85%
ENJOY BETTER HEALTH	80%
MANAGE MONEY BETTER	90%
CONTINUE LIVING IN MY COMMUNITY	85%

**COMMUNITY HOUSING AS A % OF ALL SOCIAL HOUSING - JUNE 2018**

State/Territory	AUS	NT	ACT	TAS	SA	WA	QLD	VIC	NSW
Percentage	20%	18%	10%	5%	25%	18%	15%	18%	25%

**NUMBER OF COMMUNITY HOUSING TENANTS JUNE 2018**

State/Territory	NSW	VIC	QLD	WA	SA	TAS	ACT
Count	65000	25000	18000	15000	22000	12000	5000

**8 OUT OF 10** New development projects in NSW are developed solely by Community Housing Providers without for-profit partnerships

**1791 HOMES** (represented by 8 houses icon)

**507 HOMES** (represented by 2 houses icon)

**2700 NEW HOMES** (represented by house icon)

**85%** (represented by donut chart)

**NEW DEVELOPMENT PROJECTS**

In NSW between 2012 & 2020, 18 CHPs will deliver 2,700 homes with a total value of \$963M. CHPs have contributed almost 75% in debt and equity.

What does this mean?

- \$1B in housing investment
- 1794 affordable
- 550 social
- 350 other
- NRAS, land, cross subsidy contributions

**AGE PROFILE OF PEOPLE LIVING IN COMMUNITY HOUSING JUNE 2018**

**15-55 50%**

**0-14 20%**

**55+ 30%**

13.6% of tenants living in community housing are women aged 60 plus\*

\*source AIHW

<sup>1</sup> Note that nationally consistent data on community housing is unavailable. The data is sourced primarily from the AIHW. The data is available for June 2018 and thus understates the community housing numbers, particularly in NSW where 14,000 additional homes have subsequently been transferred to the management of CHPs. Affordable housing is not included in all state and territory data.

<sup>2</sup> These figures sourced from publicly available data (e.g. AIHW), company websites and annual reports. It is generally is generally the period up to and including June 2019 unless stated otherwise. However any significant management transfers and mergers since this point have also been included to ensure this data is as accurate as possible.

## Treasurer's Report



**STEVE WALKER**  
Treasurer

During 2018/19 the membership of CHIA continued to grow and we ended the financial year with 171 members. As an organisation that relies predominantly income from membership fees this is an important result and a testament to the importance we put on providing value to the diverse range of organisations we represent.

We ended the financial year with a healthy cash balance of \$278,000 which has allowed us scope to respond to a thorough review of CHIA's back office functions by allowing for the recruitment of a Business Manager to both provide efficient day to day management and seek opportunities for growth over the next few years.

**Table A** compares how the increase in membership fees has fed through into increased income.

**TABLE A: CHIA NET REVENUE TABLE FOR COMPARISON** 30 JUNE 2019

	2019	2018
Full Membership	349,182	270,682
Associate Membership	983	3,654
	<b>350,165</b>	<b>274,336</b>
<b>Less Contributions</b>		
Regional Committees /State Peaks	24,596	54,306
<b>Net Income</b>	<b>325,569</b>	<b>220,030</b>

In 2018-19 CHIA diversified its business by taking on the management of the Strategic Chairs Leadership Network project sponsored by Beyond Bank and Grant Thornton and signing its first contract with National Housing Finance & Investment Corporation (NHFC), to manage its Capacity Grants program for Tier 2 & 3 providers.

CHIA's financial outlook remains positive. Budget forecasts done in 2016-2017 anticipated a steady increase in CHIA's membership fee income as our members grow their portfolios through programs announced by state and territory governments. Income from sources other than membership fees is steady at \$30, 915 in 2018-19 and is expected to increase further over the next few years as CHIA grows its reach and profile nationally.

I would like to acknowledge the work done by John Stott in assisting CHIA to review its back office functions and identify the scope for efficiencies -it is very much appreciated. I also recognise the pro bono help and advice given by many of our independent supporters. It is challenging operating across multiple jurisdictions and without the support offered by these organisations we could not deliver what we do.

This is my last year on CHIA's Board, it has been a pleasure to serve since its inception 4 years ago and I wish to thank all our members for their ongoing support. It has been an exceptional experience and I will continue follow CHIA's progress from afar.

## Governance

The following Board Members provided oversight for CHIA's activities in 2019/18

BOARD MEMBERS		MEETING ATTENDANCE
Michael Lennon	DIRECTOR (Chair)	11/11
John Nicolades	VICE CHAIR	10/11
Steve Bevington	DIRECTOR	9/11
Andrew Hannan	REGION DIRECTOR ACT	11/11
Stephen Nash	(appointed March 2019)	3/4
Leonie King	REGION DIRECTOR NSW	9/11
Andrew Elvin	(appointed November 2018)	7/8
Jillian Cable	REGION DIRECTOR NT	6/11
Geoff Barber	REGION DIRECTOR SA	9/11
Jed Donoghue	REGION DIRECTOR TAS	9/11
Steve Walker	REGION DIRECTOR WA	10/11
Garry Ellender	(resigned June 2018)	7/8
Frances Paterson-Fleider	(retired November 2018)	3/4
Chris Glennen	REGION DIRECTOR VIC (retired Nov 2018)	6/7

**FINANCE COMMITTEE** Steve Walker, Chris Glennen.

## Changing of the guard

The CHIA Board welcomed both new and re-elected members during the financial year with **Andrew Elvin** (Region Director QLD), **Andrew Hannan** (Region Director ACT) and **Jed Donoghue** (Region Director TAS) joining the Board at the November 2018 Annual General Meeting. **Stephen Nash** was welcomed as the Victorian Region Director in March 2019. CHIA thanks **Frances Paterson-Fleider** and **Chris Glennen** who retired in November 2018, and **Garry Ellender** who resigned in June 2019 for their contribution.



**ANDREW ELVIN**



**JED DONOGHUE**



**STEPHEN NASH**

## Income and Expenditure

### For the Year Ended 30 June 2019

	2019	2018
	\$	\$
<b>REVENUE</b>		
CHIA membership income	360,165	278,881
Other income	30,915	33,083
<b>TOTAL REVENUE</b>	<b>391,080</b>	<b>311,964</b>
<b>EXPENSES</b>		
Operational expenses	123,647	92,878
Depreciation Expenses	297	552
Loss on disposal of fixed assets	-	3420
Policy, research and advocacy	2000	19,672
Staff salaries and benefits	198,834	158,804
State branch contributions	24,596	54,306
<b>TOTAL EXPENDITURE</b>	<b>412,713</b>	<b>329,632</b>
<b>Profit/ (Loss) for the period</b>	<b>(21,633)</b>	<b>(17,668)</b>

## Assets and Liabilities

### For the Year Ended 30 June 2019

	Note	2019	2018
		\$	\$
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents		277,955	300,418
Trade and other receivables		17,698	28,808
<b>TOTAL CURENT ASSETS</b>		<b>295,653</b>	<b>329,226</b>
<b>NON-CURRENT ASSETS</b>	Plant and equipment	1,188	1,485
<b>TOTAL NON-CURRENT ASSETS</b>		<b>1,188</b>	<b>1,485</b>
<b>TOTAL ASSETS</b>		<b>296,841</b>	<b>330,711</b>
<b>LIABILITIES</b>			
<b>CURRENT LIABILITIES</b>			
Accounts payables and other liabilities		133,812	148,033
Provisions		8,989	7,005
<b>TOTAL CURRENT LIABILITIES</b>		<b>142,801</b>	<b>155,038</b>
<b>NON CURRENT LIABILITIES</b>		-	-
<b>TOTAL LIABILITIES</b>		<b>142,801</b>	<b>155,038</b>
<b>NET ASSETS</b>		<b>154,040</b>	<b>175,673</b>
<b>EQUITY</b>			
Accumulated members funds		154,020	175,470
<b>TOTAL LIABILITIES</b>		<b>154,020</b>	<b>175,470</b>

## Changes in Equity

For the Year Ended 30 June 2019

	Accumulated Funds	TOTAL
	\$	\$
<b>BALANCE AS AT 1 JULY 2017</b>	<b>193,341</b>	<b>193,341</b>
GSurplus attributable to the Company	17,668	17,668
<b>BALANCE AS AT 30 JUNE 2018</b>	<b>175,673</b>	<b>175,673</b>
Deficit attributable to the Company	(21,663)	(21,663)
<b>BALANCE AS AT 30 JUNE 2019</b>	<b>154,040</b>	<b>154,040</b>

## Cash Flows

For the Year Ended 30 June 2019

	2019	2018
	\$	\$
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Receipts from membership income	379,691	293,421
Receipts from other income	50,743	28,112
Payments to suppliers and employees	(459,074)	(261,364)
Interest received	6,177	4,971
Net cash generated from/(used in) operating activities	(22,463)	65,140
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Net cash generated by/(used in) investing activities (734)	-	(734)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Net cash generated by/(used in) investing activities	-	-
Net increase / (decrease) in cash held	(22,463)	64,406
Cash and cash equivalents at beginning of financial period	300,418	236,012
<b>Cash and cash equivalents at end of financial year</b>	<b>277,955</b>	<b>300,418</b>

## Independent Auditor's Report

### For the Year Ended 30 June 2019

#### OPINION

I have audited the accompanying financial report of Community Housing Industry Association Limited (the company), which comprises the statement of financial position as at 30 June 2019, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year ended on that date, notes comprising a summary of significant accounting policies and other explanatory information and the statement by the Board of Directors. In my opinion, the accompanying financial report of Community Housing Industry Association Limited is in accordance with Division 60 of the ACNC Act 2012, including: i. giving a true and fair view of the company's financial position as at 30 June 2019 and of its performance and cashflows for the year ended on 30 June 2019; and ii. complying with Australian Accounting Standards and Division 60 of the Australian Charities and Not-for-profits Commission Regulation 2013.

#### Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of my report. I am independent of the Company in accordance with the auditor independence requirements of the ACNC Act 2012 and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled our other ethical responsibilities in accordance with the Code. I confirm that the independence declaration required by the ACNC Act 2012, which has been given to the directors of the Company would be on the same terms if given to the directors as at the time of this auditor's report. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

#### Responsibilities of Management and Those Charged with Governance for the Financial Report

Management is responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards, 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 Corporation'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 intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so. Those charged with governance are responsible for overseeing the Corporation's financial reporting process

#### TOWARDS A VISION SHARED

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

My 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 the financial report.

As part of an audit in accordance with Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I 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 my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the registered entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the responsible entities.

- Conclude on the appropriateness of the responsible entities use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the registered entity's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the registered entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation. I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal controls that I identify during my audit.

**FREDERIK RYK LUDOLF EKSTEEN CA**  
ASIC Auditor Registration Number 421448  
Collins & Co 127 Paisley Street  
FOOTSCRAY VIC 301

The aspiration  
- safe, secure  
and affordable  
accommodation  
for all.

NATIONAL PLAN FOR AFFORDABLE  
HOUSING





5

SUBMISSIONS  
PRESENTED

46

SEPARATE  
EMAILS AND  
UPDATESFORTNIGHTLY  
MEMBER  
BULLETINS  
(SINCE MARCH 2019)

60.2k

IMPRESSIONS ON  
TWITTER  
@CHIA\_NEWS

## Your Fees At Work

### HIGHLIGHTS

1. Representation on the multiple advisory forums including the Registrars Advisory Forum, and NRAS / DSS Forum
2. CHIA submission to NRSCH review- May 2019
3. National Community Housing Standards (NCHS) panel convene with reps from NSW, VIC and National to feed into advisory group April 2019
4. Treasury Laws Amendment (Improving the Energy Efficiency of Rental Properties) Bill 2018, September 2018
5. Treasury Laws Amendment (Making Sure Foreign Investors Pay Their Fair Share of Tax and Other Measures) Bill 2018-August 2018
6. CHIA undertakes extensive member consultation in support of its National Plan –July 2018
7. Published its National Plan in November 2018
8. Acquired the IP for the National Community Housing Standards and with support from CHIA NSW starts the process of developing a new modular set of standards

YOU CAN DOWNLOAD CHIA'S SUBMISSIONS FROM OUR WEBSITE AT [COMMUNITYHOUSING.COM.AU/OUR-ADVOCACY](http://COMMUNITYHOUSING.COM.AU/OUR-ADVOCACY)

## Partners in Success



A key contributor to the success of CHIA nationally is our strong working relationships with the state and territory community housing peaks.

CHIA now has formal relationships with community housing peaks in all states and CHIA Regional Committee members represent the interests of all members in every state and territory. In addition to frequent informal liaison, CHIA participates in regular meetings with the Joint Peaks to discuss policy directions and to share resources, skills and experience.

### CHIA AND NHFIC

Highlights from the 2018-2019 year include CHIA signing a contract with NHFIC to administer its Capacity Grants program. This program is designed to provide \$20,000 in funding to Tier 2 and Tier 3 providers to help in key areas such as finance and business planning, when in conjunction with a NHFIC loan application. CHIA and NHFIC held a series of sector workshops between May and June 2019, with the program running until September 2020

PHOTO: NATALIE JOZELICH, CHIEF OF STAFF, NHFIC



