

Australasian **Housing** Institute

Annual Report

*Supporting Social
Housing Professionals*



AHI ANNUAL REPORT 2008-09

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Presidents welcome



It seems only a few weeks ago that I was penning last year's President's message. The pace and breadth of activity in the social housing sector has seen the year race by. In Australia, the significant raft of reforms and the tempo at which policy has had to be developed,

stimulus initiatives and growth in the community housing sector, have seen housing practitioners challenged in very exciting, yet demanding, ways.

In New Zealand it has also been a busy year with a change of government in November 2008 and the attendant shifts in policy direction.

Over the past year the Board has also been working on some reforms within the AHI.

We have been running an Awards Program since 2004, which has recognised excellence in the housing profession across Australia and New Zealand. However, the administration of the Awards had become burdensome due to the growing success of these events. To ensure their relevance into the future, and to simplify the application process, the Board established a committee an Awards Review Committee. The outcomes of this review are excellent and will lead to a better system for recognising the achievements of our sector.

In relation to our publications, *Housing People* and *Housing WORKS*, I want to thank our CEO Joan Ferguson and the editors for the quality of the publications this year.

This year members have been involved in preparing a submission to Government on the Carbon Pollution Reduction Scheme and in workshops about the future of Indigenous housing. The enthusiasm of participants, whilst not surprising, is a credit to our members. On behalf of the Board I would like to thank all those who participated so passionately and willingly.

Our finances are again in a relatively healthy state for an organisation that is still growing its membership and corporate sponsor and supporter base. The AHI's current financial position is due to the excellent work of our staff and Branch Committees in New Zealand and Australia. Your Board has worked hard to position the organisation to grow with the challenges and opportunities facing our sector in the current environment and into the future, as volatile as it will certainly be.

Future activities will include the hosting of a housing conference in New Zealand this December following a number of Institute events at the Australian National Housing Conference in November. The AHI Branch in New Zealand has put together a great program that covers the key themes of the impact of the global financial crisis on housing, service integration and transformation of housing estates – to name a few.

Another body of work that will be completed in the near future is the rolling out of a new e-learning component of our professional development program. This initiative will provide members with a '24 by 7' portal to attend workshops and presentations at times that suit them, in packages that suit their busy lives. The first stage of the development program for the certification of Practicing Housing Professionals will also be concluded in the new year.

On that note, looking to the future, I would like to sincerely acknowledge the exceptional commitment of serving and outgoing Board members and thank them. I also welcome those new to the Board.

The often tireless work of those who participate in our Branch Committees is testimony to the commitment of members to the organisation. Thank you for all your efforts – our Branch network is the plinth of the AHI.

It has been a pleasure to serve as President for the last two years and I thank all those members who have been so welcoming and supportive.

All the very best to you all in your future housing endeavours.

Shane Edmonds

President

From the CEO



Housing matters. People need a decent home they can afford in a community they are proud of.

Our role, as the professional association for people involved in housing, is to support our members to make a real difference to people's lives.

Social housing is enjoying the best of times and the most challenging of times. The Australian Government's Nation Building and Jobs Plan brings investment in social housing not seen in a generation, but this investment comes with a reform tag. This reform is highly likely to be fundamental and systemic. A change of national government in New Zealand also inevitably carried with it significant policy shifts.

The Australasian Housing Institute is looking to the future and how best to support housing professionals in this new environment. We will continue our focus on professional development; recognise the achievements of housing professionals; influence policy and practice; and build a strong housing profession.

Our members are the driving force behind the vision, objectives and strategies of the organisation. Membership of the Institute continues to grow, with people involved in Indigenous housing and in homelessness being a significant new group of members. We have forged important links with housing people around the world, particularly in the UK.

The Board of Directors, members from around Australia and New Zealand, govern the organisation and provide strategic direction for our work. Branch committees, whose members give freely of their time and expertise, play an important role in supporting the work of the Institute. During the year branch committee members have helped build important local relationships with other organisations; recruited new members; hosted events; and most importantly provided local networking opportunities for members.

We appreciate the financial and business support we receive from housing organisations – our colleagues in supporting a vibrant and self confident housing profession.

We are particularly proud of our expanding professional development program.

This year it featured eight training courses and an impressive line-up of networking seminars and prominent speakers, including four ministers. The Institute is now keen to take the next step up to formal recognition and accreditation of our members' expertise. Indeed, a major strategic initiative for the AHI in the coming years will be to develop a 'Certified Practicing Housing Professional' program. The initial step will be to conduct a feasibility study which will investigate options, address critical issues, consult with members and then more broadly with the sector.

In 2008 we established a Maori, Aboriginal and Torres Strait Islander Working Group to look at critical issues in Indigenous housing and shape the Institute's advice to policy and practice leaders. The group was led by Tom Slockee and Nicole Moore and held forums on the future of Aboriginal housing in Melbourne, Sydney and Perth in the second half of the year. We were also pleased to meet with Minister Macklin to brief her about their work and to hear from her about future directions. Paul Price was seconded from Housing NSW to begin this important work by supporting the work of our members with an interest in Indigenous housing matters.

This year as usual a small delegation from the AHI attended Europe's biggest housing conference – the UK Chartered Institute of Housing Annual Conference and Exhibition held in June 2009. The visit was extremely important in terms of raising our profile and developing the AHI's international network, leading to the establishment of the Institute's International Committee a few months later.

The Institute's priorities for the year ahead are to:

- equip housing professionals for the challenges ahead
- deliver top quality professional development services for our members and other customers
- recognise excellence in housing practice
- inform and connect housing professionals around housing practice and policy
- improve our business sustainability, especially by growing the membership base and offering a broader range of services.

The Institute is very fortunate in its small, but dedicated staff team. I would like to thank Kerry Nicholls, Kelly Badewitz and Martin Blaszczyk for their contribution. I would also like to thank our contractors and temporary staff, who play such an important role in bringing their expertise to a small team: Philippa Lawrence for her layout and design skills; Naomi Mawson for her photography; Jude Ridinsky for her editing of *Housing Works*; John Flanagan, Steve Morgan and Raichel Green for their training and facilitation; and Angela Lemon and Tracey Acton for their professional development work.

Joan Ferguson CEO

Our Work, Our Vision

Housing people are no ordinary professionals. They combine the skill sets of social workers, asset managers and business people to put and maintain roofs over the heads of those most in need. Our goal is to support, develop and celebrate this important profession by giving its members the opportunity to belong to a professional association and make connections with colleagues in the sector.



Because the expertise required of housing people is unique, we wish to recognise professional standing against a set of defined standards and accredit courses which assist housing workers achieve those standards. Our members strive for informed policy development, and we aim to provide them with a voice in the public conversation about social housing and be influential in the policy environment.



Our professional development program, publications and other activities support the building and sharing of housing practice skills, ideas and approaches. We inform members about topical policy and practice issues and encourage their input on issues affecting their profession.

The Australasian Housing Institute is the professional association of people working and volunteering in the multi-disciplinary social housing industry. We support our members to achieve excellence in social housing and the best possible outcomes for their organisations, clients and communities.



2008-09 Highlights

Professional Development and Learning

The AHI offers a comprehensive range of learning and development products and services to housing professionals and their organisations. This year, we ran more than 73 events across Australia and New Zealand, which attracted over 1164 participants. In 2008-2009 we delivered thirteen 1 and 2 day courses (open to members and others) and twenty-nine courses in-house for social housing organisations in a total of 51 days training.

The Institute's training program has grown substantially in the last twelve months and we have plans to accelerate that growth in the years ahead. Evaluation of our training shows a consistently high level of satisfaction from participants. The training is relevant to their work environment and stretches their knowledge and skills development. Members of the Planning Institute of Australia in Victoria and South Australia receive CPD points for approved AHI events.

The courses included: Working with complex clients; Working with clients with drug and/or alcohol dependency; Mental health first aid; Negotiation and conflict resolution; Advanced communication and interviewing skills; Client focused team management; and Effectively engaging customers. Nearly 70% of our training sessions were provided in-house. This delivery option is proving popular with larger housing organisations as they can organise training to suit their needs and budgets. We also facilitated two National Practitioner Forums for senior housing executives.

Evaluation scores for our courses consistently average in the range of four-five out of five points, across all courses, trainers and jurisdictions. It is not uncommon for participants to give a course straight fives, and for the average score for an event to be in the high fours. It is pleasing to note that many participants remark that our training is the best and most relevant to their work they have ever attended. The greatest dissatisfaction expressed has been with venues, and we are learning from our mistakes in this area to ensure the learning environment does not let down what is a high quality product delivered by excellent trainers.

We work in challenging times, with a ceaseless demand for improved housing practice. The Institute hosted a number of seminars and workshops to assist housing professionals to explore new work methods. Members and guests enjoyed hearing from a smorgasbord of speakers at more than thirty one breakfast, lunch and afternoon tea events. Prominent speakers included Dr Owen Donald, Chair of the

National Housing Supply Council, Minister Heatley (New Zealand), Minister Borger (NSW) and Minister Rankine (SA).

More than one hundred and twenty people turned out to hear from New Zealand's housing affordability experts in Waitakere in July 2008. We were fortunate to have two housing ministers, the opposition's housing spokesperson and members of the Greens to contribute to a politicians' panel.

The Institute also led a concerted effort by the social housing sector to influence the shape of the Community Services Training Package being reviewed by the Industry Skills Council. In previous years the social housing sector was fragmented and as a result was not well heard in the process. A substantial effort by the Institute and other social housing organisations meant that we played a more prominent role in this review. The Institute's CEO chaired the relevant Review Industry Reference Group and was supported by an advisory group made up of social housing training experts. While we did not get all we wanted from the review, our presence means that the Industry Skills Council has a focal point for future engagement.

Policy and Practice

The Institute made a brief submission to the federal government's Green Paper on the Carbon Pollution Reduction Scheme in October 2008.

The submission was informed by the depth and breadth of our members' experience in social housing – as practitioners, researchers, policy makers, service users and advocates. The Institute held two workshops with members, one in Melbourne and the other in Sydney, and members suggested two key carbon pollution reduction strategies for the social housing sector:

1. *Retrofitting social housing dwellings for energy and water efficiency* to minimise carbon emissions, saving 2.8m tones of CO₂ per year and costing \$11,000 per dwelling. The submission proposed funding this from the Emissions Trading Scheme as part of measures to assist low and middle income earners, and contained firm targets to reach this goal by 2030.
2. *Carbon neutral new-build social housing* along the lines of the Californian and UK approaches to newly-built dwellings, achieving carbon neutral housing that will reduce emissions and feed energy into the grid. We proposed a target of 2020 for all new social housing to achieve zero-carbon performance.

Publications

Housing WORKS is the Institute's quarterly journal and is the only publication of its type in Australasia. The magazine highlights a range of practice initiatives and policy debates; contributors from the sector are supported by an editor.

During the year *Housing WORKS* featured articles from social housing professionals from around Australia, New Zealand and from colleagues overseas. The Australian housing minister has a regular column where she responds to questions from the Institute's members. In 2008-09 four editions were published, in August, November, April and May, the last issue being a special joint edition with *Parity* – journal of the Victorian Council to Homeless Persons.

Our member e-newsletter *Housing People* comes out approximately every six weeks and features news and views from the AHI's members. The newsletter was published six times during this year. The Institute's website was also updated, enhanced and significantly re-vamped during the year.

Consulting

The Institute is in a unique position to provide consulting services. We are experienced housing professionals with high level facilitation, evaluation and housing practice skills. The Institute is the only organisation in the social housing field bridging the community, public and homelessness sectors within the housing industry. We are a facilitator of best practice in a sometimes imperfect operating environment, rather than an advocate for policy change.

The Institute completed two major consulting projects during the year. One project was to evaluate the implementation of a new service delivery model in a large regional area. The second project was to undertake some industry development work to assist community housing organisations identify capacity gaps and develop organisational strategies to address those gaps.

We also facilitated two National Practitioner Forums and a number of practice workshops, on topics including voids management, disruptive behaviours and anti-social behaviour.

Recognising excellence in social housing practice

Professional Excellence in Social Housing Awards

The Australasian Housing Institute Awards provide an opportunity to showcase social housing success stories. The Awards formally recognise and reward excellence in professional practice, from the grass roots to the most senior levels. They promote to our colleagues and the community at large the difference that social housing professionals make to people's lives. In late 2008, for the first time, the Institute set itself a goal of holding the Professional Excellence in Social Housing Awards in every jurisdiction.

The AHI largely succeeded in achieving this goal, with an awards ceremony held in all locations bar Queensland, the Australian Capital Territory and the Northern Territory. There was a record of more than 200 nominations received across the categories of the awards, held in November and December last year – representing exponential growth in the scale, recognition and prestige of the event.

In early 2009 we reviewed the program, as entries had outgrown early expectations and the systems and processes were not coping with the volume. A panel of experts is due to report in the next financial year and will make recommendations about how we might enhance the program.



WA Award Winners 2008

2008 Award Winners

	NSW	VIC	TAS	NZ	SA	WA
Outstanding Achievement in Social Housing	Lynden Esdaile	Debra Shortis	Peter Willans	Blair Badcock	Doorways to Construction	Nadeem Khan
Inspirational Colleague	Khoder (Karl) Saleh Mark Singer	Andrew Macgregor	Mercia Bresnehan Angela Percy	Rosie Gallen Judith Le Harivel	Molly Wakely Shirley Trebilcock Matthew Woodward	Gary Ellender Vincentcare
Member of the Year	Interim Common Access St George CH Philip Bockos	OOH Wodonga Team		Christchurch City Council	Doorways to Construction	
Housing Management	Jenny Stewart		Centacare	Whangarei Accessible Housing Trust	Phillippa Aston	Vincentcare
Asset Management	Silvana Guerra		Michael Maher		Marlene Littlewood Afton House Redevelopment Team	South Hedland New Living Program
Support Solutions	John Paszek	Christine Ferguson			John Keipert	
Resident- led initiative	Housing NSW		Youth Futures Inc			
Community Renewal	NSW FHA	Ooh service improvement team		Christchurch City Council	Lea Rebane	Neila Penny
Environmental Sustainability						
Professional Development						



Tasmanian Award Winners 2008

Photographic Exhibition



The Institute's travelling photographic exhibition visited the nation's capital during the year. *Facing up to the challenge: Images of social housing people* is a collection of 50 or so portraits of housing professionals from around Australia – members of the Australasian Housing Institute – taken by Brisbane photographer Naomi Mawson. Developed in collaboration with graphic artist Philippa Lawrence, they seek to debunk the myth of 'faceless bureaucrats' by capturing the passion and individuality of volunteers, housing workers, public servants, academics and community builders.

The exhibition was graciously opened in March by federal housing minister Tanya Plibersek and remained on show at Parliament House for over two weeks – revealing the faces of those at the forefront of delivering the social housing component of the Australian Government's stimulus package



Naomi Mawson and Tanya Plibersek

Board of Directors

The Australasian Housing Institute is governed by a Board of Directors of up to eighteen people who are elected for a one-year term. The Board of Directors governs the work of the organisation, adopts an annual budget, makes organisational policy and represents the organisation in a wide range of public forums. The board's committees examine relevant issues in detail and advise the full board of critical issues. At 30 June 2009 the AHl's board comprised:

President: Shane Edmonds

Branch Representatives

New South Wales: Neil Sandall

New Zealand: Roger Jameson

Northern Territory: Garry Gardiner

Queensland: Jennifer Clark

South Australia: Shirley Trebilcock

Tasmania: Lynden Pennicott

Victoria: Andrew MacGregor

Western Australia: Terry Daly

Chief Executive Officer: Joan Ferguson

Sector Representatives

Community Housing: Matthew Woodward

Indigenous Housing: Garry Gardiner

Volunteer: Tony Rantell

Finance and Risk Management Committee

Chair – Shane Edmonds

Roger Jamieson

Lynden Pennicott

Matthew Woodward

Education and Practice Committee

Neil Sandall

Roger Jameson

Terry Daly

Member Services Committee

Tony Rantell

Shirley Trebilcock

Corporate Information

Corporate Information

The Australasian Housing Institute Ltd (AHI) is a company limited by guarantee that is incorporated in Australia. Members undertake to contribute \$10 each to the property of the company if it is wound up while they are a member or within one year after they cease to be a member.

Corporate Governance

The Board of Directors met on 6 occasions during the year. The Board met by teleconference for four meetings and two face to face meetings. The first was in Sydney on the 12th February 2009 followed by a planning meeting in Adelaide in May 2009. Directors' attendance at Board meetings is noted in the table below.

Director		Number of Meetings	Attended	
Jennifer	Clark	5	5	Appointed 12/11/2008
Terry	Daly	5	4	Appointed 12/11/2008
Malcolm	Downie	1	0	Resigned 12/11/2008
Shane	Edmonds	6	6	
Garry	Gardiner	6	2	
Roger	Jameson	6	6	
Andrew	MacGregor	6	4	
Garry	Mallard	1	1	Resigned 12/11/2008
Wendy	Malycha	1	0	Resigned 12/11/2008
Lynden	Pennicott	6	6	
Therese	Quinlivan	1	1	Resigned 12/11/2008
Nicole	Randall	1	0	Resigned 12/11/2008
Tony	Rantell	5	5	Appointed 12/11/2008
Neil	Sandall	5	5	
Sheila	Shenton	1	0	Resigned 28/09/2008
Laurie	Tiller	1	0	Resigned 12/11/2008
Shirley	Trebilcock	5	5	Appointed 12/11/2008
Matthew	Woodward	5	5	Appointed 12/11/2008

Indemnification and Insurance of Directors and Officers

In the reporting period, the company has paid premiums in respect of a contract insuring all the Directors of the Australasian Housing institute Ltd through Association Liability Insurance, against costs incurred in defending the proceedings for conduct involving wrongs in the course of professional duty or as Office Bearers and all matters covered in policy no. 08MUL558383.

The total amount of premiums paid was \$2075.60 to which the Directors were not asked to contribute. No indemnities have been given or insurance premiums paid, during or since the end of the financial year for any person who is or has been an officer or auditor of the company. No person has applied for leave of court to bring proceedings on behalf of the company, or intervene in any proceedings to which the company is party, for the purpose of taking responsibility on behalf of the company for all or any part of those proceedings during the year.

Acknowledgements

The Australasian Housing Institute very much appreciates the financial assistance we receive from our corporate supporters and sponsors. Without their assistance we would not be able to deliver many of our projects and programs. We are also truly grateful to our members who provide in-kind help in so many ways – running branch committees, helping to organise local events and being the public face of the organisation.

Corporate Supporters for the 2008-2009 financial year were:

Housing NSW:	\$109,091
Department of Housing QLD:	\$40,000
Office of Housing VIC:	\$40,000
Housing SA:	\$40,000
Housing Tasmania:	\$10,000
Housing New Zealand Corp.:	NZ\$25,000
Dept. of Housing and Works WA:	\$22,500
Territory Housing:	\$10,000
Housing ACT:	\$10,000

Event Sponsors for the 2008-2009 financial year were:

Housing Tasmania: Homelessness, "It's not who you think" Forum	\$2,000
Housing SA: SA Professional Excellence Awards	\$2,000
Defence Housing SA: SA Professional Excellence Awards	\$ 200
Homestart Finance SA: SA Professional Excellence Awards	\$2,000
Office of Housing VIC: Housing Week 2008	\$10,000

Financial Report

The financial statements for the year ending 30 June 2009 were very encouraging with a 32% increase in profit. We were fortunate to maintain a level of funding from our corporate supporters that covers core costs of the Institute. There was also an increase in membership fees by 18% and our consultation and sponsorship fees saw a dramatic increase to assist in securing our financial viability for the future.

With the absence of a professional development coordinator for six months of the year we were only marginally down on seminar and conference fees as a result of this. Increased costs of facilitation were offset by lower costs of venue and catering.

An increase in salaries was due to the addition of a Communications Officer at the beginning of 2009.

Trade receivables in the balance sheet include funding invoiced in advance which also accounts for the increase in GST owing. There are no significant liabilities other than the appropriate leave provisions accrued for staff.

In 2009-2010 we have increased our staff levels in order to consolidate our profits and viability into a professional association that tirelessly performs for the benefits of its members.

***AUSTRALASIAN HOUSING INSTITUTE
LIMITED***

***FINANCIAL STATEMENTS FOR THE YEAR ENDED
30TH JUNE 2009***



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AUSTRALASIAN HOUSING INSTITUTE LIMITED
A.C.N. 097 565 387

DIRECTORS' REPORT

Your directors submit their report on the company for the year ended 30th June 2009.

Directors

The names of the directors in office at any time during or since the end of the year are:

Shane Edmonds	<i>President(appointed 05/12/07)</i>
Malcolm Downie	<i>Member (resigned 12/11/08)</i>
Nicole Randall	<i>Member (resigned 12/11/08)</i>
Gary Mallard	<i>Member (resigned 12/11/08)</i>
Garry Gardiner	<i>Member(appointed 19/11/04)</i>
Roger Jameson	<i>Member(appointed 04/11/05)</i>
Lawrence Tiller	<i>Member(resigned 12/11/08)</i>
Kevin Sandall	<i>Member (appointed 05/12/07)</i>
Sheila Shenton	<i>Member(resigned 28/09/08)</i>
Therese Quinlivan	<i>Member (resigned 12/11/08)</i>
Wendy Malycha	<i>Member (resigned 12/11/08)</i>
Andrew Macgregor	<i>Member (appointed 05/12/07)</i>
Lynden Pennicott	<i>Member(appointed 05/12/07)</i>
Terry Daly	<i>Member (appointed 12/11/08)</i>
Anthony Rantell	<i>Member (appointed 12/11/08)</i>
Matthew Woodward	<i>Member (appointed 12/11/08)</i>
Shirley Trebilcock	<i>Member (appointed 12/11/08)</i>
Jennifer Clark	<i>Member (appointed 12/11/08)</i>

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

Principal activities

The principal activities of the company during the financial year were to provide support and services for its members working in the social housing sector throughout Australia and New Zealand.

No significant change in the nature of these activities occurred during the year.

Operating Results

The profit of the company for the financial year amounted to \$47,075.

Income Tax

The company is exempt from income tax.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
A.C.N. 097 565 387

DIRECTORS' REPORT (Continued)

Dividends Paid or Recommended

No dividends were paid or declared since the start of the financial year. No recommendation for payment of dividends has been made.

Review of Operations

Total income increased by 32.17% to \$670,979 and expenses increased by 12.83% contributing to an overall profit of \$47,075.

Significant Changes in State of Affairs

No significant changes in the company's state of affairs occurred during the financial year.

After Balance Date Events

No matters or circumstances have arisen since the end of the financial year, which significantly affected or may significantly affect the operations of the company, the results of those operations, or the state of affairs of the company in future financial years.

Future Developments

The company expects to maintain the present status and level of operations and hence there are no likely developments in the company's operations.

Environmental Issues

The company's operations are not regulated by any significant environmental regulation under a law of the Commonwealth or of a state or territory.

Options

No options over issued shares or interests in the company were granted during or since the end of the financial year and there were no options outstanding at the date of this report.

Indemnifying Officers or Auditor

No indemnities have been given during or since the end of the financial year for any person who is or has been an officer or auditor of the company.

Proceedings on Behalf of the Entity

No person has applied for leave of court to bring proceedings on behalf of the company or intervene in any proceedings to which the company is a party for the purpose of taking responsibility on behalf of the company for all or any part of those proceedings.

The company was not a party to any such proceedings during the year.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
A.C.N. 097 565 387

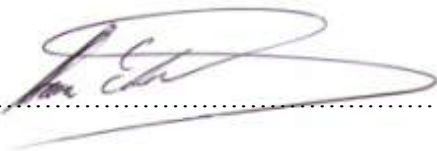
DIRECTORS' REPORT (Continued)

Auditor's Independence Declaration


The auditor's independence declaration for the year ended 30 June 2009 has been received and can be found on page 5 of the directors' report.

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

Director:


.....

Director:


.....

Dated at Perth on the 22nd day of October 2009.

AUSTRALASIAN HOUSING INSTITUTE LIMITED

A.C.N. 097 565 387

AUDITORS' INDEPENDENCE DECLARATION UNDER SECTION 307C

OF THE CORPORATIONS ACT 2001

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2009, there have been:

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

Haywards
Chartered Accountants



.....
John G. Newton
Partner

Dated this 22nd day of October 2009

AUSTRALASIAN HOUSING INSTITUTE LIMITED
A.C.N. 097 565 387

INCOME STATEMENT

FOR THE YEAR ENDED 30 JUNE 2009

	Notes	2009	2008
		\$	\$
Revenue	2	670,979	507,665
Seminar & conference expenses		(185,355)	(149,831)
Employee benefits expenses		(281,470)	(233,699)
Property expenses		(11,062)	(11,444)
Bad debts		(391)	(1,698)
Depreciation		(2,983)	(3,200)
Consultancy fees		(40,133)	(43,632)
Printing, postage & stationery		(22,766)	(21,665)
Telephone, faxes & internet		(8,759)	(9,946)
Travelling & accommodation		(43,271)	(49,300)
Other expenses		(27,714)	(28,530)
Net profit / (loss) before income tax	3	47,075	(45,280)
Income tax expense		-	-
Net profit / (loss) after income tax		47,075	(45,280)

The accompanying notes form part of these financial statements.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
A.C.N. 097 565 387

BALANCE SHEET
AS AT 30 JUNE 2009

	NOTE	2009	2008
		\$	\$
<i>CURRENT ASSETS</i>			
Cash and cash equivalents	4	78,635	107,021
Trade and other receivables	5	246,416	62,591
Financial assets	6	105	105
Other current assets	7	2,081	4,502
TOTAL CURRENT ASSETS		327,237	174,219
 <i>NON-CURRENT ASSETS</i>			
Plant and equipment	8	6,651	7,009
Intangible assets	9	450	450
TOTAL NON-CURRENT ASSETS		7,101	7,459
		334,338	181,678
 <i>TOTAL ASSETS</i>			
 CURRENT LIABILITIES			
Trade and other payables	10	81,517	113,463
Income in advance	11	209,000	80,000
Short-term provisions	12	34,855	26,324
TOTAL CURRENT LIABILITIES		325,372	219,787
 TOTAL LIABILITIES		325,372	219,787
 NET ASSETS		8,966	(38,109)
 <i>EQUITY</i>			
Retained earnings (deficit)		8,966	(38,109)
 <i>TOTAL EQUITY</i>		8,966	(38,109)

The accompanying notes form part of these financial statements.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
A.C.N. 097 565 387

STATEMENT OF RECOGNISED INCOME AND EXPENDITURE
FOR THE YEAR ENDED 30 JUNE 2009

	Retained (Deficit)/ Earnings	Total
	\$	\$
Balance at 1 July 2007	7,171	7,171
Loss attributable to the entity	(45,280)	(45,280)
Balance at 30 June 2008	<u>(38,109)</u>	<u>(38,109)</u>
Profit attributable to the entity	47,075	47,075
Balance at 30 June 2009	<u>8,966</u>	<u>8,966</u>

CASH FLOW STATEMENT
FOR THE YEAR ENDED 30 JUNE 2009

	NOTE	2009	2008
		\$	\$
<i>CASH FLOW FROM OPERATING ACTIVITIES</i>			
Receipts from grants		458,789	212,394
Receipts from membership fees and other income		214,789	367,521
Payments to suppliers and employees		(700,526)	(577,446)
Interest received		1,931	2,705
Interest paid		-	(34)
Unrealised loss / (gain) on exchange		(372)	2,346
Net cash generated from/(used in) operating activities	13(b)	<u>(25,389)</u>	<u>7,486</u>
<i>CASH FLOW FROM INVESTING ACTIVITIES</i>			
Payment for property, plant & equipment		<u>(2,625)</u>	<u>(3,180)</u>
<i>Net cash used in investing activities</i>		<u>(2,625)</u>	<u>(3,180)</u>
Net increase/(decrease) in cash held		(28,014)	4,306
Cash at beginning of year		107,126	100,474
Effect of exchange rate loss		(372)	2,346
Cash at end of year	13(a)	<u>78,740</u>	<u>107,126</u>

The accompanying notes form part of these financial statements.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
A.C.N. 097 565 387

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

The directors have prepared the financial statements on the basis that the company is a non-reporting entity because there are no users who are dependent on its general purpose financial reports. This financial report is therefore a special purpose financial report that has been prepared in order to meet the requirements of the *Corporations Act 2001*.

The financial report has been prepared in accordance with the mandatory Australian Accounting Standards applicable to entities reporting under the *Corporations Act 2001* and the significant accounting policies disclosed below, which the directors have determined are appropriate to meet the needs of members. Such accounting policies are consistent with the previous period unless stated otherwise.

The financial statements have been prepared on an accruals basis and are based on historical costs unless otherwise stated in the notes. The accounting policies that have been adopted in the preparation of this report are as follows:

Accounting Policies

a) Revenue

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

Grant revenue is recognized in the income statement when it is controlled. When there are conditions attached to grant revenue relating to the use of those grants for specific purposes it is recognized in the balance sheet as a liability until such conditions are met or services provided.

Donations and sponsorship are recognized as revenue when received unless they are designated for a specific purpose, where they are carried forward as prepaid income on the balance sheet.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

Accounting Policies

a) Revenue (Continued)

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

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

b) Income Tax

The company is exempt from company income tax.

c) Plant and Equipment

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

Plant and equipment are measured on the cost basis less depreciation and impairment losses.

The carrying amount of plant and equipment is reviewed annually by directors to ensure it is not in excess of the recoverable amount from those assets. The recoverable amount is assessed on the basis of the expected net cash flows, which will be received from the assets employment and subsequent disposal. The expected net cash flows have not been discounted to present values in determining the recoverable amount.

Plant and equipment that have been contributed at no cost or for nominal cost are valued at fair value of the asset at the date it is acquired.

Depreciation

The depreciable amount of all fixed assets are depreciated on a diminishing value basis over their useful lives to the company commencing from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

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

Plant and equipment	20% to 50%
Low value asset pool	100%

The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at each balance sheet date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
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NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2009

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

c) Plant and Equipment (Continued)

Depreciation (Continued)

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains or losses are included in the income statement. When revalued assets are sold, amounts included in the revaluation reserve relating to that asset are transferred to retained earnings.

d) Leases

Leases of fixed assets, where substantially all the risks and benefits incidental to the ownership of the asset, but not legal ownership, are transferred to the company are classified as finance leases.

Finance leases are capitalised by recording an asset and a liability at the lower of the amounts equal to the fair value of the leased property or the present value of the minimum lease payments, including any guaranteed residual values. Lease payments are allocated between the reduction of the lease liability and the lease interest expense for the period.

Leased assets are depreciated on a diminishing-value basis over their estimated useful lives where it is likely that the economic entity will obtain ownership of the asset or over the term of the lease.

Lease payments for operating leases, where subsequently all the risks and benefits remain with the lessor, are charged as expenses in the periods in which they are incurred.

Lease incentives under operating leases are recognized as a liability and amortised on a diminishing value over the life of the lease term.

e) Financial Instruments

Initial recognition and measurement

Financial assets and financial liabilities are recognised when the entity becomes a party to the contractual provisions to the instrument. For financial assets, this is equivalent to the date that the company commits itself to either purchase or sell the assets (ie trade date accounting is adopted). Financial instruments are initially measured at fair value plus transactions costs except where the instrument is classified 'at fair value through profit or loss in which case transaction costs are expensed to profit or loss immediately.

Classification and subsequent measurement

Finance instruments are subsequently measured at either; fair value, amortised cost using the effective interest rate method or cost. *Fair Value* represents the amount for which an asset could be exchanged or a liability settled, between knowledgeable, willing parties. Where available, quoted prices in an active market are used to determine fair value. In other circumstances, valuation techniques are adopted.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

e) Financial Instruments (Continued)

Amortised cost is calculated as:

- i. the amount at which the financial asset or financial liability is measured at initial recognition;
- ii. less principal repayments;
- iii. Plus or minus the cumulative amortisation of the difference, if any, between the amount initially recognised and the maturity amount calculated using the *effective interest method*; and
- iv. less any reduction for impairment.

The *effective interest method* is used to allocate interest income or interest expense over the relevant period and is equivalent to the rate that exactly discounts estimated future cash payments or receipts (including fees, transaction costs and other premiums or discounts) through the expected life (or when this cannot be reliably predicted, the contractual term) of the financial instrument to the net carrying amount of the financial asset or financial liability. Revisions to expected future net cash flows will necessitate an adjustment to the carrying value with a consequential recognition of an income or expense in profit or loss.

The entity does not designate any interest in subsidiaries, associates or joint venture entities as being subject to the requirements of accounting standards specifically applicable to financial instruments.

(i) Financial assets at fair value through profit or loss

Financial assets are classified at 'fair value through profit or loss' when they are held for trading for the purpose of short-term profit taking, or where they are derivatives not held for hedging purposes, or when they are designated as such to avoid an accounting mismatch or to enable performance evaluation where a group of financial assets is managed by key management personnel on a fair value basis in accordance with a documented risk management or investment strategy. Such assets are subsequently measured at fair value with changes in carrying value being included in profit or loss.

(ii) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are subsequently measured at amortised cost.

(iii) Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets that have fixed maturities and fixed or determinable payments, and it is the entity's intention to hold these investments to maturity. They are subsequently measured at amortised cost.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

e) Financial Instruments (Continued)

(iv) Available-for-sale financial assets

Available-for-sale financial assets are non-derivative financial assets that are either not capable of being classified into other categories of financial assets due to their nature, or they are designated as such by management. They comprise investments in the equity of other entities where there is neither a fixed maturity nor fixed or determinable payments.

(v) Financial liabilities

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost.

Fair Value

Fair Value is determined based on current bid prices for all quoted investments. Valuation techniques are applied to determine the fair value for all unlisted securities, including recent arm's length transactions, reference to similar instruments and option pricing models.

Impairment

At each reporting date, the entity assesses whether there is objective evidence that a financial instrument has been impaired. In the case of available-for-sale financial instruments, a prolonged decline in the value of the instrument is considered to determine whether an impairment has arisen. Impairment losses are recognised in the Income Statement.

Derecognition

Financial assets are derecognised where the contractual rights to receipt of cash flows expires or the asset is transferred to another party whereby the entity no longer has any significant continuing involvement in the risks and benefits associated with the asset. Financial liabilities are derecognised where the related obligations are either discharged, cancelled or expired. The difference between the carrying value of the financial liabilities, which is extinguished or transferred to another party and the fair value of consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
A.C.N. 097 565 387

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

f) Impairment of Assets

At each reporting date, the entity reviews the carrying values of its tangible and intangible assets to determine whether there is any indication that those assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the asset's carrying value. Any excess of the asset's carrying value over its recoverable amount is expensed to the Income Statement.

Where the future economic benefits of the asset are not primarily dependent upon the asset's ability to generate net cash inflows and when the entity would, if deprived of the asset, replace its remaining future economic benefits, value in use is determined as the depreciated replacement cost of an asset.

Where it is not possible to estimate the recoverable amount of an assets class, the entity estimates the recoverable amount of the cash-generating unit to which the class of assets belong.

Where an impairment loss on a revalued asset is identified, this is debited against the revaluation reserve in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation reserve for that same class of asset.

g) Employee Benefits

Provision is made for the company's liability for employee benefits arising from services rendered by employees to balance date. Employee benefits that are expected to be settled within one year have been measured at the amounts expected to be paid when the liability is settled, plus related on-costs. Employee benefits payable later than one year have been measured at the present value of the estimated future cash outflows to be made for those benefits.

h) Provisions

Provisions are recognized when the company has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

i) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within short-term borrowings in current liabilities on the balance sheet.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

j) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office. In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

Cash flows are presented in the cash flow statement on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

j) Unexpended Grants

The entity receives grant money to fund projects either for contracted periods of time or for specific projects irrespective of the period of time required to complete those projects. It is the policy of the entity to treat grants monies as unexpended grants in the balance sheet where the entity is contractually obliged to provide the services in a subsequent financial period to when the grant was received or in the case of specific project grants where the project has not been completed.

k) Critical Accounting Estimates and Judgments

The directors evaluate estimates and judgments incorporated into the financial report based on historical knowledge and best available current information. Estimates assume a reasonable expectation of future events and are based on current trends and economic data, obtained both externally and within the group.

Key Estimates – Impairment

The company assesses impairment at each reporting date by evaluating conditions specific to the entity that may lead to impairment of assets. Where an impairment trigger exists, the recoverable amount of the asset is determined. Fair value less costs to sell or current replacement cost calculations performed in assessing recoverable amounts incorporate a number of key estimates

m) Economic Dependence

Australasian Housing Institute Limited is dependent on State Government Housing Departments for a major part of its revenue used to operate the business. At the date of this report the Board of Directors has no reason to believe the departments will not continue to support Australasian Housing Institute Limited.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

	2009	2008
	\$	\$
2. REVENUE		
Seed funding	301,630	194,894
Membership fees	56,652	47,859
Seminar and conference fees	212,725	225,641
Project and consulting fees	89,182	28,491
Interest received	1,931	2,705
Unrealised (loss)/gain on exchange	(372)	2,346
Journal subscriptions	673	692
Rental income	6,145	4,264
Miscellaneous income	2,413	773
	670,979	507,665
3. PROFIT		
<i>Expenses:</i>		
Depreciation expense	2,983	3,200
Amortisation	90	90
Rental expense	11,062	11,444
Bad debts	391	1,698
Remuneration of auditor - audit review 2008 & 2009	5,600	6,105
4. CASH AND CASH EQUIVALENTS		
Cash at bank	78,531	106,916
Petty cash	104	105
	78,635	107,021
5. TRADE AND OTHER RECEIVABLES		
Trade receivables	247,016	62,848
Less: Memberships not considered collectible	(700)	(357)
	246,316	62,491
Financial assets	100	100
	246,416	62,591
6. FINANCIAL ASSETS		
Sandhurst Trustees	105	105
	105	105
7. OTHER CURRENT ASSETS		
Prepayments	2,081	4,502
	2,081	4,502

AUSTRALASIAN HOUSING INSTITUTE LIMITED
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

	2009	2008
	\$	\$
8. PLANT AND EQUIPMENT		
Low value asset pool – at cost	2,630	2,630
Less: Accumulated depreciation	(2,364)	(2,289)
	266	341
Plant and Equipment – at cost	24,995	22,370
Less: Accumulated depreciation	(18,610)	(15,702)
	6,385	6,668
	6,651	7,009
9. INTANGIBLE ASSETS		
Trade Marks	450	450
	450	450
10. TRADE AND OTHER PAYABLES		
Trade payables	1,005	34,393
Membership fees in advance	30,585	28,216
Seminar fees in advance	5,059	6,470
Sponsorship in advance	3,500	12,000
Other payables	3,121	19,199
GST payable	38,247	13,185
	81,517	113,463
11. INCOME IN ADVANCE		
Seed funding in advance	209,000	80,000
	209,000	80,000
12. SHORT-TERM PROVISIONS		
Provision for annual leave	34,855	26,324
	34,855	26,324
13. CASH FLOW INFORMATION		
(a) Reconciliation		
Cash at the end of the financial year as shown in the Statement of Cash Flows is reconciled to the related items in the balance sheet as follows:		
Cash at bank	78,531	106,916
Cash on hand	104	105
Term deposit	105	105
	78,740	107,126
	78,740	107,126

AUSTRALASIAN HOUSING INSTITUTE LIMITED
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

13. CASH FLOW INFORMATION (Continued)

(b) Reconciliation of cash flow from operations with (loss)/profit after income tax

(Loss)/profit after income tax	47,075	(45,280)
Non-cash flows in (loss)/profit		
Depreciation	2,983	3,200
<i>Amortisation</i>	90	90
<i>Unrealised loss/(gain) on exchange</i>	372	(2,346)
<i>Changes in assets and liabilities:</i>		
<i>(Increase)/Decrease in receivables and other assets</i>	(181,837)	18,541
Increase/(Decrease) in provision for uncollectible fees	343	(2,889)
<i>Increase in trade and other payables</i>	97,054	27,830
<i>Increase in provisions</i>	8,531	8,340
	(25,389)	7,486
<i>Cash flows provided by/(used in) operations</i>		

14. MEMBERS GUARANTEE

The entity 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 \$10 each towards meeting any outstandings and obligations of the company. As at 30 June 2009, the number of members was 654. (2008: 625)

15. ENTITY DETAILS

The registered office of the company is:
Suite 4/187 Carp Street
BEGA NSW 2550

AUSTRALASIAN HOUSING INSTITUTE LIMITED
A.C.N. 097 565 387

DIRECTORS' DECLARATION

The directors of the company declare that:

- A. The financial statements and notes, as set out on pages 6 to 18, are in accordance with the Corporations Act 2001:
- i) comply with Accounting Standards and the Corporations Regulations 2001; and
 - ii) give a true and fair view of the financial position as at 30 June 2009 and the performance for the year ended on that date of the company.
- B. 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:



.....

Director:



.....

Dated at Perth on the 22nd day of October 2009.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
A.C.N. 097 565 387

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS

Report on the Financial Report

We have audited the accompanying financial report, being a special purpose financial report, of Australasian Housing Institute Limited, which comprises the balance sheets as at 30 June 2009, and the income statement for the year then ended, a summary of significant accounting policies, other explanatory notes and the directors' declaration.

Directors' Responsibility for the Financial Report

The directors of the company are responsible for the preparation and fair presentation of the financial report and have determined that the accounting policies described in Note 1 to the financial statements, which form part of the financial report are appropriate to meet the financial reporting requirements of the company's constitution and are appropriate to meet the needs of the members. The directors' responsibilities also include establishing and maintaining internal control relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. No opinion is expressed as to whether the accounting policies used, as described in Note 1, are appropriate to meet the needs of the members. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors. As well as evaluating the overall presentation of the financial report.

The financial report has been prepared for distribution to members for the purpose of fulfilling the directors' financial reporting under the company's constitution. We disclaim any assumption of responsibility for any reliance on this report or on the financial report to which it relates to any person other than the members, or for any purpose other than that for which it was prepared.

Independence

In conducting our audit, we have complied with the independence requirements of the Corporation Act 2001. We confirm that the independence declaration required by the Corporations Act 2001, provided to the directors as set out on page 5 of the financial report, has not changed as at the date providing our audit opinion.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
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INDEPENDENT AUDITORS REPORT

(continued)

Qualification

As can be common for organisations of this type, it is not practicable to maintain an effective system of internal control over income until their initial entry in the accounting records. Accordingly, our audit in relation to income was limited to amounts recorded

Qualified Audit Opinion

As is common for organizations of this type, it is not practicable for Australasian Housing Institute Limited to maintain an effective system of internal control over membership fees, publication and conference income, until their initial entry in the accounting records. Accordingly, our audit in relation to these items was limited to amounts recorded.

In our opinion, except for the effects of such adjustments, if any, as might have been determined to be necessary had the limitation discussed in the qualification paragraph not existed, the financial report of Australasian Housing Institute Limited is in accordance with the Corporations Act 2001, including:

- i. giving a true and fair view of the company's financial position as at 30 June 2009 and their performance for the year ended on that date in accordance with the accounting policies described in Note 1; and
- ii. complying with Australian Accounting Standards to the extent described in Note 1 and complying with the Corporations Regulations 2001.

Haywards
Chartered Accountants



John G. Newton
Partner

Dated this 22nd day of October 2009