

AUSTRALASIAN HOUSING INSTITUTE LIMITED

ACN: 097 565 387

**Financial Report For The Year Ended
30 June 2011**

Australasian Housing Institute Limited

ACN: 097 565 387

Financial Report For The Year Ended 30 June 2011

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AUSTRALASIAN HOUSING INSTITUTE LIMITED
ACN: 097 565 387
DIRECTORS' REPORT

Your directors present this report on the company for the financial year ended 30 June 2011.

Directors

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

Lynden Pennicott
Garry Gardiner resigned (18/07/2011)
Roger Jameson resigned (3/12/2010)
Andrew Macgregor
Shirley Trebilcock
Jennifer Clark resigned (3/12/2010)
Joan Ferguson
David Matthews
Unis Goh
Kathleen Gregory appointed (1/07/2010)
Jason Cubit appointed (3/12/2010)
Elizabeth Murray resigned (11/02/2011)

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 activity of the entity 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 changes in the nature of the entity's activity occurred during the year.

Operating Results

The loss of the entity for the year amounted to \$120,523 (2010: loss of \$8,305).

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

A review of the operations of the entity during the financial year and the results of those operations show the increased total revenue by 14% to \$719,383 and increased total expense by 32% to \$839,906 resulting in the loss.

Significant Changes in State of Affairs

No significant changes in the entity'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 entity expects to maintain the present status and level of operations.

Environmental Issues

The entity'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 entity were granted during or since the end of the financial year and there were no options outstanding at the date of this report.

Information on Directors

Lynden Pennicott	—	President
Qualifications	—	Grad Certificate in Social Science (Housing Management & Policy), and member of the Australian Institute of Management.
Experience	—	Worked in banking and finance and project management and has extensive experience in leading change process both in Australia and overseas.
Special Responsibilities	—	Awards, Finance & Risk Management Committee, and Governance Review Committee
Garry Gardiner	—	
Qualifications	—	Extensive social housing experience
Experience	—	Served on the Board since January 2004 and possesses 9 years experience in social housing

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DIRECTORS' REPORT

Roger Jameson	
Qualifications	— Fellow UK Chartered Institute of Housing and member of NZ & British Computer Societies
Experience	— More than 30 years experience in providing services to the social housing sector in the UK, Australia, NZ, Hong Kong and the Netherlands.
Special Responsibilities	— Awards, and Education & Practice
Andrew Macgregor	
Qualifications	— Bachelor of Arts, Grad Dip in Social Science
Experience	— Worked in a range of positions including regional operational and central office based project management roles.
Special Responsibilities	— Finance & Risk Management Committee
Shirley Trebilcock	
Qualifications	— Graduate Diploma in Management & Business, Australian institute of Company Directors, Property Investment and Finance, and member of Australian Institute of Management
Experience	— Over 30 years experience in management and development of maintenance programs, technical services, asset management and quality management systems and processes. She also has experience in the homelessness, special needs and supported accommodation areas, and assisting other housing workers in growing the skills and capacity to support them in the challenges of dealing with vulnerable customers.
Special Responsibilities	— Education & Practice, and Membership
Jennifer Clark	
Qualifications	— BA (Hons), MBA, and Fellow of Institute of Company of Directors
Experience	— Experience in public community and affordable housing as well as funding and program management of home ownership programs.
Special Responsibilities	— Governance Review Committee and International
Joan Ferguson	
Qualifications	— Chief Executive Officer — Grad Certificate in Housing Management & Policy, and member of the Institute of Company Directors
Experience	— 30 years experience in social housing. Previously executive director of Housing Services (NSW Department of Housing) and NSW Federation of Housing Associations Inc.
Special Responsibilities	— Awards, Finance & Risk Management Committee, Education & Practice, and Governance Review Committee
David Matthews	
Qualifications	— Grad Diploma in Public Admin (Flinders University), and Advance Diploma in Government
Experience	— Experience in public housing service delivery, homelessness policy and funding, funding and regulation of community, affordable housing, children's youth and family policy and program management.
Unis Goh	
Qualifications	— PSM (Public Service Medal 2009), BA (UNSW), MA (Housing Studies)
Experience	— Extensive experience in human services in NSW government agencies, DOCS & Housing NSW and in the Not-For-Profit sector.
Special Responsibilities	— Finance & Risk Management Committee, Education & Practice, Membership, and Governance Review Committee.
Kathleen Gregory	
Qualifications	— Bachelor of Arts Urban and Regional Planning
Experience	— 25 years of working the not for profit sector as a worker, executive officer and Board member, 15 years of experience in the development and management of affordable, secure rental housing for households on low incomes, provision of effective tenancy management and support models, provision and management of appropriate housing for Aboriginal families living in urban areas.
Special Responsibilities	— CEO of Foundation Housing Ltd,

AUSTRALASIAN HOUSING INSTITUTE LIMITED
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DIRECTORS' REPORT

Jason Cubit

Qualifications
 Experience

- Double-click to delete this row
- 5 years as Manager Asset Services, various other roles within Housing Tasmania, Project Manager with various consulting engineering/building companies across Australia.

Special Responsibilities

- CEO of Horizon Housing Community, General Manager of STEPS Community Housing Solutions in Tasmania.

Elizabeth Murray

Qualifications
 Experience
 Special Responsibilities

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Meetings of Directors

During the financial year, 7 meetings of directors were held. Attendances by each director were as follows:

	Directors' Meetings	
	No. eligible to attend	No. attended
Lynden Pennicott	7	7
Garry Gardiner	7	1
Roger Jameson	2	-
Andrew Macgregor	7	7
Shirley Trebilcock	7	7
Jennifer Clark	2	-
Joan Ferguson	7	7
David Matthews	7	6
Unis Goh	7	5
Kathleen Gregory	7	4
Jason Cubit	5	4
Elizabeth Murray	2	-

Indemnifying Officers or Auditor

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 entity.

Proceedings on Behalf of the Entity

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

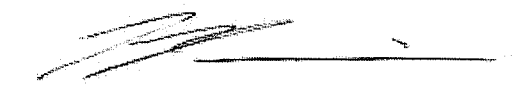
The entity was not a party to any such proceedings during the year.

Auditor's Independence Declaration

The lead auditor's independence declaration for the year ended 30 June 2011 has been received and can be found on page 4 of the financial report.

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

Director



 Lynden Pennicott

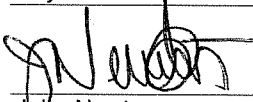
Dated this 2nd day of December 2011

AUSTRALASIAN HOUSING INSTITUTE LIMITED
ACN: 097 565 387
AUDITOR'S INDEPENDENCE DECLARATION UNDER S 307C OF
THE CORPORATIONS ACT 2001 TO THE DIRECTORS OF AUSTRALASIAN
HOUSING INSTITUTE LIMITED

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2011 there have been:

- (i) no contraventions of the auditor 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.

Name of Firm Haywards Chartered Accountants


Name of Partner John Newton

Date 2 December 2011

Address Level 8, 19-31 Pitt Street

SYDNEY NSW 2000

AUSTRALASIAN HOUSING INSTITUTE LIMITED
ACN: 097 565 387
STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2011

	Note	2011	2010
		\$	\$
Revenue	2	713,777	621,379
Other income	2	5,606	8,074
Employee benefits expense		(344,881)	(320,718)
Depreciation and amortisation expense	3	(2,518)	(2,486)
Doubtful debts expense	3	(73)	(259)
Rental expense		(16,507)	(13,562)
Consultancy fees		(40,277)	(25,460)
Printing, postage & stationery		(30,470)	(24,857)
Telephone, faxes & internet		(12,130)	(9,747)
Travelling & accommodation		(24,222)	(36,412)
Seminar & conference expenses		(287,895)	(169,115)
Other expenses		(80,933)	(35,142)
Profit before income tax		<u>(120,523)</u>	<u>(8,305)</u>
Income tax expense		-	-
Profit for the year		<u><u>(120,523)</u></u>	<u><u>(8,305)</u></u>

The accompanying notes form part of these financial statements.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
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STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2011

	Note	2011 \$	2010 \$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	4	98,504	112,616
Trade and other receivables	5	262,818	284,397
Financial assets	7	140	140
Other assets	6	6,337	18,015
TOTAL CURRENT ASSETS		<u>367,799</u>	<u>415,168</u>
NON-CURRENT ASSETS			
Property, plant and equipment	8	5,872	6,199
Intangible assets	9	180	270
TOTAL NON-CURRENT ASSETS		<u>6,052</u>	<u>6,469</u>
TOTAL ASSETS		<u>373,851</u>	<u>421,637</u>
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	10	214,246	126,460
Provisions	11	44,659	29,516
Grants in advance		222,727	265,000
TOTAL CURRENT LIABILITIES		<u>481,632</u>	<u>420,976</u>
NON-CURRENT LIABILITIES			
Provisions	11	12,081	-
TOTAL NON-CURRENT LIABILITIES		<u>12,081</u>	<u>-</u>
TOTAL LIABILITIES		<u>493,713</u>	<u>420,976</u>
NET ASSETS		<u>(119,862)</u>	<u>661</u>
EQUITY			
Retained earnings		(119,862)	661
TOTAL EQUITY		<u>(119,862)</u>	<u>661</u>

The accompanying notes form part of these financial statements.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
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STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2011

	Retained Earnings	Total
	\$	\$
Balance at 1 July 2009	8,966	8,966
Comprehensive income		
Profit for the year	(8,305)	(8,305)
Total comprehensive income	<u>(8,305)</u>	<u>(8,305)</u>
Balance at 30 June 2010	<u>661</u>	<u>661</u>
Comprehensive income		
Profit attributable to the entity	(120,523)	(120,523)
Total comprehensive income	<u>(120,523)</u>	<u>(120,523)</u>
Balance at 30 June 2011	<u><u>(119,862)</u></u>	<u><u>(119,862)</u></u>

The accompanying notes form part of these financial statements

AUSTRALASIAN HOUSING INSTITUTE LIMITED
ACN: 097 565 387
STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30 JUNE 2011

	Note	2011 \$	2010 \$
CASH FLOW FROM OPERATING ACTIVITIES			
Receipt from customers		809,453	713,523
Payments to suppliers and employees		(825,656)	(679,336)
Interest received		2,814	1,957
Unrealised gain/(loss) on exchange		689	(137)
Net cash generated from operating activities	14	<u>(12,700)</u>	<u>36,007</u>
CASH FLOW FROM INVESTING ACTIVITIES			
Payment for property, plant and equipment		<u>(2,101)</u>	<u>(1,854)</u>
Net cash used in investing activities		<u>(2,101)</u>	<u>(1,854)</u>
CASH FLOW FROM FINANCING ACTIVITIES			
Net cash used in financing activities		<u>-</u>	<u>-</u>
Net increase/(decrease) in cash held		(14,801)	34,153
Cash and cash equivalents at the beginning of the financial year		112,756	78,740
Effect of exchange rate gain/(loss)		689	(137)
Cash and cash equivalents at the end of the financial year	4	<u><u>98,644</u></u>	<u><u>112,756</u></u>

The accompanying notes form part of these financial statements.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2011

The financial statements cover Australasian Housing Institute Limited as an individual entity, incorporated and domiciled in Australia. Australasian Housing Institute Limited is a company limited by guarantee.

Note 1 Summary of Significant Accounting Policies

Basis of Preparation

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 statements have been prepared in accordance with Australian Accounting Standards (including Australian Accounting Interpretations) and the Australian Accounting Standards set out accounting policies that the AASB has concluded would result in financial statements containing relevant and reliable information about transactions, events and conditions. Material accounting policies adopted in the preparation of these financial statements are presented below and have been consistently applied unless otherwise stated.

The financial statements have been prepared on an accruals basis and are based on historical costs, modified, where applicable by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

The financial statements were authorised for issue on [insert date] by the directors of the company.

Accounting Policies

(a) Revenue

Grant revenue is recognised in the statement of comprehensive income when the entity obtains control of the grant and it is probable that the economic benefits gained from the grant will flow to the entity and the amount of the grant can be measured reliably.

If conditions are attached to the grant which must be satisfied before it is eligible to receive the contribution, the recognition of the grant as revenue will be deferred until those conditions are satisfied.

When grant revenue is received whereby the entity incurs an obligation to deliver economic value directly back to the contributor, this is considered a reciprocal transaction and the grant revenue is recognised in the statement of financial position as a liability until the service has been delivered to the contributor, otherwise the grant is recognised as income on receipt.

Donations and bequests are recognised as revenue when received.

Interest revenue is recognised using the effective interest rate method, which for floating rate financial assets is the rate inherent in the instrument. Dividend revenue is recognised when the right to receive a dividend has been established.

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

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

(b) Property, Plant and Equipment

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

Plant and Equipment

Plant and equipment is measured on the cost basis and is therefore carried at cost less accumulated depreciation and any accumulated impairment. In the event the carrying amount of plant and equipment is greater than its estimated recoverable amount, the carrying amount is written down immediately to its estimated recoverable amount. A formal assessment of recoverable amount is made when impairment indicators are present (refer to Note 1(f) for details of impairment).

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

Depreciation

The depreciable amount of all fixed assets is depreciated on a straight-line basis over the asset's useful life to the entity commencing from the time the asset is available for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

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

Class of Fixed Asset	Depreciation Rate
Plant and equipment	20% - 67%
Low value asset pool	15% - 38%

The assets' residual values and useful lives are reviewed and adjusted, if appropriate, at the end of each reporting period.

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

(c) Leases

Leases of property, plant and equipment, where substantially all the risks and benefits incidental to the ownership of the asset, but not the legal ownership, are transferred to the entity are classified as finance leases.

Finance leases are capitalised, recognising an asset and a liability equal to the present value of the minimum lease payments, including any guaranteed residual values.

Leased assets are depreciated on a straight-line basis over their estimated useful lives where it is likely that the entity will obtain ownership of the asset. Lease payments are allocated between the reduction of the lease liability and the lease interest expense for the period.

Lease payments for operating leases, where substantially all the risks and benefits remain with the lessor, are recognised as expenses on a straight-line basis over the lease term.

Lease incentives under operating leases are recognised as a liability and amortised on a straight-line basis over the life of the lease term.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2011

(d) 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 asset (i.e. 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

Financial instruments are subsequently measured at 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.

Amortised cost is the amount at which the financial asset or financial liability is measured at initial recognition less principal repayments and any reduction for impairment, and adjusted for any cumulative amortisation of the difference between that initial amount and the maturity amount calculated using the *effective interest method*.

(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 fair value (i.e. gains or losses) being recognised 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.

(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.

They are subsequently measured at fair value with changes in such fair value (i.e. gains or losses) recognised in other comprehensive income (except for impairment losses and foreign exchange gains and losses). When the financial asset is derecognised, the cumulative gain or loss pertaining to that asset previously recognised in other comprehensive income is reclassified into profit or loss.

(v) Financial liabilities

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

Impairment

At the end of each reporting period, the company 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 profit or loss. Also, any cumulative decline in fair value previously recognised in other comprehensive income is reclassified to profit or loss at this point.

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 liability, 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.

(e) Impairment of Assets

At the end of each reporting period, 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 recognised in profit or loss.

Where the future economic benefits of the asset are not primarily dependent on 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 recognised against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that class of asset.

(f) Employee Benefits

Provision is made for the company's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits that are expected to be settled within one year have been measured at the amounts expected to be paid when the liability is settled. Employee benefits payable later than one year have been measured at the present value of the estimated future cash outflows to be made for those benefits. In determining the liability, consideration is given to employee wage increases and the probability that the employee may not satisfy vesting requirements. Those cash outflows are discounted using market yields on national government bonds with terms to maturity that match the expected timing of cash flows.

Contributions are made by the entity to an employee superannuation fund and are charged as expenses when incurred.

(g) 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 statement of financial position.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2011

(h) 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.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financial activities which are recoverable from, or payable to, the ATO are presented as operating cash flows included in receipts from customers or payments to suppliers.

(i) Income Tax

No provision for income tax has been raised as the entity is exempt from income tax under Div 50 of the *Income Tax Assessment Act 1997*.

(j) Intangibles

Trademark

Trademark is recorded at cost. Trademark has a finite life and is carried at cost less any accumulated amortisation and impairment losses. It has an estimated useful life of 5 years. It is assessed annually for impairment.

(k) Provisions

Provisions are recognised when the entity has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured. Provisions recognised represent the best estimate of the amounts required to settle the obligation at the end of reporting period.

(l) Comparative Figures

Where required by Accounting Standards comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When an entity applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statements, a statement of financial position as at the beginning of the earliest comparative period must be disclosed.

(m) Trade and Other Payables

Trade and other payables represent the liability outstanding at the end of the reporting period for goods and services received by the company during the reporting period which remain unpaid. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.

(n) Critical Accounting Estimates and Judgments

The directors evaluate estimates and judgments incorporated into the financial statements 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 company.

(o) Economic Dependence

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

Note 2 Revenue and Other Income

	Note	2011 \$	2010 \$
Revenue from government grants and other grants			
— Events registration		425,845	280,364
— Membership fees		59,936	59,230
— Corporate Supporters		211,000	253,482
— Project and consulting fees		14,182	26,346
		710,963	619,422
Other revenue			
— Bank interest		2,814	1,957
		2,814	1,957
Total Revenue		713,777	621,379
Other Income			
— Net gain/(loss) on foreign exchange		689	(137)
— Rental income		-	5,082
— Journal subscriptions		-	308
— Miscellaneous income		4,917	2,821
Total Other Income		5,606	8,074
Total Revenue and Other Income		719,383	629,453

AUSTRALASIAN HOUSING INSTITUTE LIMITED
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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2011

Note 3 Profit for the Year

	2011 \$	2010 \$
(a) Expenses		
Depreciation and Amortisation		
— Furniture and equipment	2,428	2,306
— Trademark	90	180
Total Depreciation and Amortisation	<u>2,518</u>	<u>2,486</u>
Doubtful debts expense	73	259
Audit Remuneration		
— audit services	6,240	5,800
Total Audit Remuneration	<u>6,240</u>	<u>5,800</u>

Note 4 Cash and Cash Equivalents

	2011 \$	2010 \$
CURRENT		
Cash at bank	98,504	112,592
Cash on hand	-	24
Total cash and cash equivalents as stated in the statement of financial position	<u>98,504</u>	<u>112,616</u>
Total cash and cash equivalents as stated in the cash flow statement	<u>98,644</u>	<u>112,756</u>

Note 5 Trade and Other Receivables

	Note	2011 \$	2010 \$
CURRENT			
Trade receivables		262,818	284,452
Provision for impairment	5(i)	-	(155)
		<u>262,818</u>	<u>284,297</u>
Total current trade and other receivables	15	<u>262,818</u>	<u>284,397</u>

(i) Provision for Impairment of Receivables

Current trade receivables are generally on 30-day terms. These receivables are assessed for recoverability and a provision for impairment is recognised when there is objective evidence that an individual trade receivable is impaired. These amounts have been included in other expense items.

Movement in the provision for impairment of receivables is as follows:

	\$
Provision for impairment as at 1 July 2009	700
- Charge for year	155
- Written off	(700)
Provision for impairment as at 30 June 2010	<u>155</u>
- Charge for year	-
- Written off	(155)
Provision for impairment as at 30 June 2011	<u>-</u>

(ii) Credit Risk - Trade and Other Receivables

The company does not have any material credit risk exposure to any receivable of group of receivables.

The following table details the company's trade and other receivables exposed to credit risk (prior to collateral and other credit enhancements) with ageing analysis and impairment provided for thereon. Amounts are considered as 'past due' when the debt has not been settled within the terms and conditions agreed between the company and the customer or counter party to the transaction. Receivables that are past due are assessed for impairment by ascertaining solvency of the debtors and are provided for where there are specific circumstances indicating that the debt may not be fully repaid to the company.

The balances of receivables that remain within initial trade terms (as detailed in the table) are considered to be of high credit quality.

	Gross amount	Past due and impaired	Past due but not impaired (days overdue)				Within initial trade terms
			< 30	31 – 60	61 – 90	>90	
2011	\$	\$	\$	\$	\$	\$	\$
Trade and term receivables	262,818	262,818	249,939	2,623	1,935	8,322	249,939
Total	<u>262,818</u>	<u>262,818</u>	<u>249,939</u>	<u>2,623</u>	<u>1,935</u>	<u>8,322</u>	<u>249,939</u>
2010	\$	\$	\$	\$	\$	\$	\$
Trade and term receivables	284,452	284,297	253,894	10,585	16,358	3,615	253,894
Total	<u>284,452</u>	<u>284,297</u>	<u>253,894</u>	<u>10,585</u>	<u>16,358</u>	<u>3,615</u>	<u>253,894</u>

The company does not hold any financial assets whose terms have been renegotiated, but which would otherwise be past due or impaired.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2011

Note 6 Other Assets

	2011 \$	2010 \$
CURRENT		
Prepayments	6,337	18,015
	6,337	18,015

Note 7 Financial Assets

	Note	2011 \$	2010 \$
CURRENT			
Financial assets at fair value through profit or loss			
— Investments in cash management account	15	140	140
		140	140

Note 8 Property, Plant and Equipment

	2011 \$	2010 \$
PLANT AND EQUIPMENT		
Plant and equipment		
At cost	28,950	26,849
Less accumulated depreciation	(23,249)	(20,863)
	5,701	5,986
Leased motor vehicles		
Capitalised leased vehicles	2,630	2,630
Accumulated depreciation	(2,459)	(2,417)
	171	213
Total plant and equipment	5,872	6,199

Movements in Carrying Amounts

Movement in the carrying amounts for each class of property, plant and equipment between the beginning and the end of the current financial year:

	Low Value Asset Pool \$	Plant and Equipment \$	Total \$
2010			
Balance at the beginning of the year	266	6,385	6,651
Additions at cost	-	1,854	1,854
Depreciation expense	(53)	(2,253)	(2,306)
Carrying amount at end of year	213	5,986	6,199
2011			
Balance at the beginning of the year	213	5,986	6,199
Additions at cost	-	2,101	2,101
Disposals	-	-	-
Depreciation expense	(41)	(2,387)	(2,428)
Carrying amount at end of year	172	5,700	5,872

Note 9 Intangible Assets

	2011 \$	2010 \$
Trademark	450	450
Accumulated amortisation	(270)	(180)
Net carrying value	180	270
	Trademark \$	
2010		
Balance at the beginning of the year	450	
Amortisation charge	(180)	
	270	
2011		
Balance at the beginning of the year	270	
Amortisation charge	(90)	
	180	

Note 10 Trade and Other Payables

	Note	2011 \$	2010 \$
CURRENT			
Trade payables		32,319	13,693
Membership fees in advance		32,857	38,682
Seminar fees in advance		74,309	26,536
Other payables		43,481	4,624
GST payable		31,280	42,925
	10(a)	214,246	126,460

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	2011	2010
	\$	\$
(a) Financial liabilities at amortised cost classified as trade and other payables		
Trade and other payables		
— Total current	214,246	126,460
	<u>214,246</u>	<u>126,460</u>
Less annual leave entitlements	-	-
Financial liabilities as trade and other payables	15	126,460
	<u>214,246</u>	<u>126,460</u>

Note 11 Provisions

	2011	2010
	\$	\$
Analysis of Total Provisions		
Current	44,659	29,516
Non-current	12,081	-
	<u>56,740</u>	<u>29,516</u>

Provision for Long-term Employee Benefits

A provision has been recognised for employee entitlements relating to long service leave. The measurement and recognition criteria relating to employee benefits has been included in Note 1 of financial statements.

Note 12 Events After the Reporting Period

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.

Note 13 Related Party Transactions

a. Key Management Personnel

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

	2011	2010
	\$	\$
Key Management Personnel Compensation		
— Short-term benefits	115,779	110,709
— Post-employment benefits	10,420	10,202
	<u>126,199</u>	<u>120,911</u>

Note 14 Cash Flow Information

Reconciliation of Cashflow from Operations with Profit after Income Tax

	2011	2010
	\$	\$
Profit after income tax	(120,523)	(8,305)
Non cash flows		
Depreciation and amortisation	2,518	2,486
Unrealised loss/(gain) on exchange	(689)	137
Changes in assets and liabilities		
(Increase)/decrease in trade and other receivables	33,257	(53,915)
Increase/(decrease) in trade and other payables	45,513	100,943
(Increase)/decrease in provisions	27,224	(5,339)
	<u>(12,700)</u>	<u>36,007</u>

Note 15 Financial Risk Management

The company's financial statements consist mainly of deposits with banks, local money market instruments, short-term investments, accounts receivable and payable, and leases.

The carrying amounts for each category of financial instruments, measured in accordance with AASB 139 as detailed in the accounting policies to these financial statements, are as follows:

	Note	2011	2010
		\$	\$
Financial Assets			
Cash and cash equivalents	4	98,504	112,616
Loans and receivables	5	262,818	284,397
Financial assets at fair value through profit or loss			
— Held for trading	7	140	140
Total Financial Assets		<u>361,462</u>	<u>397,153</u>
Financial Liabilities			
Financial liabilities at amortised cost			
— Trade and other payables	10(a)	214,246	126,460
Total Financial Liabilities		<u>214,246</u>	<u>126,460</u>

Financial Risk Management Policies

The finance committee consists of senior committee members, and the committee's overall risk management strategy is to assist the company in meeting its financial targets whilst minimising potential adverse effects on financial performance. Risk management policies are approved and reviewed by the finance committee on a regular basis. These include credit risk policies and future cash flow requirements.

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Specific Financial Risk Exposures and Management

The main risks the company is exposed to through its financial instruments are credit risk, liquidity risk and market risk relating to interest rate risk and equity price risk.

(a) Credit risk

Exposure to credit risk relating to financial assets arises from the potential non-performance by counterparties of contract obligations that could lead to a financial loss to the company.

The company does not have any material credit risk exposures as its major source of revenue is the receipt of grants. Credit risk is further mitigated as over 100% of the grants being received from state and federal governments are in accordance with funding agreements which ensure regular funding for a period of 1 year.

Credit Risk Exposures

The maximum exposure to credit risk by class of recognised financial assets at the end of the reporting period is equivalent to the carrying value and classification of those financial assets (net of any provisions) as presented in the statement of financial position.

Trade and other receivables that are neither past due nor impaired are considered to be of high credit quality. Aggregates of such amounts are as detailed at Note 5.

The company has no significant concentrations of credit risk with any single counterparty or group of counterparties. Details with respect to credit risk of Trade and Other Receivables are provided in Note 5.

Credit risk related to balances with banks and other financial institutions is managed by the finance committee in accordance with approved Board policy. Such policy requires that surplus funds are only invested with counterparties with a Standard and Poor's rating of at least AA-. The following table provides information regarding the credit risk relating to cash and money market securities based on Standard and Poor's counterparty credit ratings.

	Note	2011 \$	2010 \$
Cash and cash equivalents			
— AA Rated	4	98,504	112,616
		98,504	112,616

(b) Liquidity risk

Liquidity risk arises from the possibility that the company might encounter difficulty in settling its debts or otherwise meeting its obligations related to financial liabilities. The company manages this risk through the following mechanisms:

- preparing forward looking cash flow analysis in relation to its operational, investing and financing activities;
- maintaining a reputable credit profile;
- managing credit risk related to financial assets;
- only investing surplus cash with major financial institutions; and
- comparing the maturity profile of financial liabilities with the realisation profile of financial assets.

The tables below reflect an undiscounted contractual maturity analysis for financial liabilities.

Cash flows realised from financial assets reflect management's expectation as to the timing of realisation. Actual timing may therefore differ from that disclosed. The timing of cash flows presented in the table to settle financial liabilities reflects the earliest contractual settlement dates.

Financial liability and financial asset maturity analysis

	Within 1 Year		1 to 5 years		Over 5 years		Total	
	2011	2010	2011	2010	2011	2010	2011	2010
Financial liabilities due for payment	\$	\$	\$	\$	\$	\$	\$	\$
Trade and other payables (excluding estimated annual leave and deferred income)	214,246	126,460					214,246	126,460
Total expected outflows	214,246	126,460	-	-	-	-	214,246	126,460
Financial Assets - cash flows realisable								
Cash and cash equivalents	98,504	112,616					98,504	112,616
Trade, term and loan receivables	262,818	284,397					262,818	284,397
Other investments	140	140					140	140
Total anticipated inflows	361,462	397,153	-	-	-	-	361,462	397,153
Net (outflow) / inflow on financial instruments	147,216	270,693	-	-	-	-	147,216	270,693

(c) Market Risk

i. Interest rate risk

Exposure to interest rate risk arises on financial assets and financial liabilities recognised at the end of the reporting period whereby a future change in interest rates will affect future cash flows or the fair value of fixed rate financial instruments.

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ii. Price risk

The entity is not exposed to any material commodity price risk.

Sensitivity analysis

The following table illustrates sensitivities to the company's exposures to changes in interest rates and equity prices. The table indicates the impact on how profit and equity values reported at the end of the reporting period would have been affected by changes in the relevant risk variable that management considers to be reasonably possible. These sensitivities assume that the movement in a particular variable is independent of other variables.

Year ended 30 June 2011	Profit \$	Equity \$
+/- 2% in interest rates	1,970	1,970

Year ended 30 June 2010	Profit \$	Equity \$
+/- 2% in interest rates	2,189	2,189

No sensitivity analysis has been performed on foreign exchange risk as the company has no material exposures to currency risk.

Net Fair Values

Fair value estimation

The fair values of financial assets and financial liabilities are presented in the following table and can be compared to their carrying values as presented in the statement of financial position. Fair values are those amounts at which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transaction.

Fair values derived may be based on information that is estimated or subject to judgement, where changes in assumptions may have a material impact on the amounts estimated. Areas of judgement and the assumptions have been detailed below. Where possible, valuation information used to calculate fair values is extracted from the market, with more reliable information available from markets that are actively traded. In this regard, fair values for listed securities are obtained from quoted market bid prices. Where securities are unlisted and no market quotes are available, fair value is obtained using discounted cash flow analysis and other valuation techniques commonly used by market participants.

Differences between fair values and carrying amounts of financial instruments with fixed interest rates are due to the change in discount rates being applied by the market since their initial recognition by the company. Most of these instruments, which are carried at amortised cost (i.e. trade receivables, loan liabilities), are to be held until maturity and therefore the net fair value figures calculated bear little relevance to the company.

	Footnote	2011		2010	
		Net Carrying Amount \$	Net Fair Value \$	Net Carrying Amount \$	Net Fair Value \$
Financial assets					
Cash and cash equivalents	(i)	98,504	98,504	112,616	112,616
Trade and other receivables	(i)	262,818	262,818	284,397	284,397
Financial assets at fair value through profit or loss					
— at fair value					
— listed investments held for trading	(ii)	140		140	140
Total financial assets		<u>361,462</u>	<u>361,322</u>	<u>397,153</u>	<u>397,153</u>
Financial liabilities					
Trade and other payables	(i)	214,246	214,246	126,460	126,460
Total financial liabilities		<u>214,246</u>	<u>214,246</u>	<u>126,460</u>	<u>126,460</u>

The fair values disclosed in the above table have been determined based on the following methodologies:

- (i) Cash and cash equivalents, trade and other receivables and trade and other payables are short-term instruments in nature whose carrying value is equivalent to fair value. Trade and other payables excludes amounts relating to the provision of annual leave which is outside the scope of AASB 139. For listed available-for-sale and held-for-trading financial assets, closing quoted bid prices at the end of the reporting period are used. In determining the fair values of the unlisted available-for-sale financial assets, the directors have used inputs that are observable either directly (as prices) or indirectly (derived from prices).
- (ii) Fair values of held-to-maturity investments are based on quoted market prices at the end of the reporting period.
- (iii) Fair values are determined using a discounted cash flow model incorporating current commercial borrowing rates. The fair value of fixed rate debt will differ from carrying values.

Financial Instruments Measured at Fair Value

The financial instruments recognised at fair value in the statement of financial position have been analysed and classified using a fair value hierarchy reflecting the significance of the inputs used in making the measurements. The fair value hierarchy consists of the following levels:

- quoted prices in active markets for identical assets or liabilities (Level 1);
- inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (as prices) or indirectly (derived from prices) (Level 2); and
- inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3).

2011	Level 1	Level 2	Level 3	Total
Financial assets:				
Held-for-trading financial assets	-	140	-	140
	-	140	-	140

2010	Level 1	Level 2	Level 3	Total
Financial assets:				
Held-for-trading financial assets	-	140	-	140
	-	140	-	140

Included within Level 1 of the hierarchy are listed investments. The fair value of these financial assets has been based on the closing quoted bid prices at the end of the reporting period, excluding transaction costs.

In valuing unlisted investments, included in Level 2 of the hierarchy, valuation techniques such as those using comparisons to similar investments for which market observable prices are available have been adopted to determine the fair value of these investments.

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Note 16 Capital Management

Management controls the capital of the entity to ensure that adequate cash flows are generated to fund its mentoring programs and that returns from investments are maximised within tolerable risk parameters. The finance committee ensures that the overall risk management strategy is in line with this objective.

The finance committee operates under policies approved by the Board of Directors. Risk management policies are approved and reviewed by the Board on a regular basis. These include credit risk policies and future cash flow requirements.

The entity's capital consists of financial liabilities, supported by financial assets.

Management effectively managed the entity's capital by assessing the entity's financial risks and responding to changes in these risks and in the market. These responses may include the consideration of debt levels.

There have been no changes to the strategy adopted by management to control the capital of the entity since the previous year. The strategy of the entity is to maintain a gearing ratio below 10%.

Note 17 Entity Details

The registered office of the entity is:

Australasian Housing Institute Limited
Suite 4/187 Carp Street
BEGA NSW 2550

The principal places of business is:

Australasian Housing Institute Limited
Suite 4/187 Carp Street
BEGA NSW 2550

Note 18 Going concern

The accounts have been prepared on a going concern basis despite the loss for the year and the deficit in retained earnings. The directors are confident that a combination of increased revenue and reduced expenditure in the 2011/2012 financial year will result in a return to profit.

As at the date of this report the Australasian Housing Institute Limited has secured funding grants from participating entities for the 2011/2012 year of approximately \$250,000. The provision of funding grants is dependent on yearly approval from these entities.

The directors are constantly monitoring forecasts and budgets.

If the company cannot continue as a going concern, adjustments may be necessary to the recoverability and classification of recorded assets or to the amounts and classification of liabilities. No adjustments have been made.

AUSTRALASIAN HOUSING INSTITUTE LIMITED
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DIRECTORS' DECLARATION

The directors of the entity declare that:

1. The financial statements and notes, as set out on pages 3 to 17, are in accordance with the Corporations Act 2001 and:
 - (a) comply with Australian Accounting Standards; and
 - (b) give a true and fair view of the financial position as at 30 June 2011 and of the performance for the year ended on that date of the entity.
2. In the directors' opinion there are reasonable grounds to believe that the entity 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



Lynden Pennicott

Dated this *2nd* day of *December* 2011

AUSTRALASIAN HOUSING INSTITUTE LIMITED
ACN: 097 565 387
INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
AUSTRALASIAN HOUSING INSTITUTE LIMITED

Report on the Financial Report

We have audited the accompanying financial report of Australasian Housing Institute Limited, which comprises the statement of financial position as at 30 June 2011, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information and the directors' declaration.

Directors' Responsibility for the Financial Report

The directors of the company are responsible for the preparation and fair presentation of the financial report that gives a true and fair value in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Corporations Act 2001 and for such internal control as the directors determine is necessary to enable the preparation of the financial report is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. Those 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 statements are 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 judgment, 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 of the financial report that gives a true and fair view 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.

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

Independence

In conducting our audit, we have complied with the independence requirements of the Corporations Act 2001. We confirm that the independence declaration required by the Corporations Act 2001, provided to the directors of Australasian Housing Institute Limited, would be in the same terms if provided to the directors as at the date of this auditor's report.

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

In our opinion, the financial report of Australasian Housing Institute Limited is in accordance with Corporations Act 2001, including:

- (i) giving a true and fair view of the company's and consolidated entity's financial position as at 30 June 2011 and of its performance for the year ended on that date; and
- (ii) complying with Australian Accounting Standards and the Corporations Regulations 2001 to the extent described in Note 1.

Basis of Accounting

Without modifying our opinion, we draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared for the purpose of fulfilling the directors' financial reporting responsibilities under the *Corporations Act 2001*. As a result, the financial report may not be suitable for another purpose.

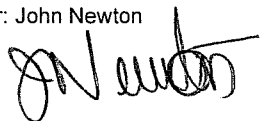
Inherent Uncertainty Regarding Continuation as a Going Concern

Without further qualification to our opinion, we draw attention to Note 18 in the financial report, which indicates that the company incurred a net loss of \$120,523 during the year ended 30 June 2011 and, as of that date, the entity's total liabilities exceeded its total assets by \$119,862. These conditions, along with other matters as set forth in Note 18, indicate the existence of a material uncertainty that may cast significant doubt about the entity's ability to continue as a going concern and therefore, the entity may be unable to realise its assets and discharge its liabilities in the normal course of business.

Name of the Firm: Haywards Chartered Accountants

Name of the Partner: John Newton

Auditor's signature:



Address: Level 8
19-31 Pitt Street
SYDNEY NSW 201

Dated this

2nd

day of

December

2011