

Community Housing Federation
of Victoria Inc.

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Community Housing
FEDERATION OF VICTORIA

ANNUAL REPORT 2017

*Quality, affordable rental homes
for fairer and better communities.*

Congratulations due to Aboriginal Housing Victoria on major milestone



In 2016, Aboriginal Housing Victoria became the state's ninth housing association, paving the way for the first tranche of title transfers from the Director of Housing.

Once the transfers are complete, AHV will be the custodian of land and housing assets valued at almost \$500 million.

For Aboriginal Victorians, the experience of European settlement has been one of disconnection and forced

removal from land and community, forced removal of children, loss of language and culture and breakdown of traditional values. The transfer of title to properties to AHV is the first substantive act under the Victorian Government's wider self-determination agenda and AHV hopes that is an early sign of what the agenda might be able to achieve.

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CHFV Vision

Quality, affordable rental homes for fairer, better communities.

CHFV Mission

To provide representation, support and leadership to community housing organisations in Victoria.

The Community Housing Federation of Victoria acknowledges the support of the Victorian Government.



From the Chair & CEO



Haleh Homaei
CHFV Chair

Lesley Dredge
CHFV CEO

In 2016-17, housing affordability finally hit the mainstream as an issue for the whole of Victoria, and Australia, not just our tenants.

As a result, it has been a busy year for the Community Housing Federation of Victoria (CHFV) as we worked hard to ensure we are key players in the debate.

CHFV commissioned a report during the year to determine how government and other key stakeholders viewed the sector as a whole, and CHFV specifically, to ensure our messaging is cutting through. This intel has been used to redefine our positioning for maximum impact.

We have been heavily involved in discussions with the State Government on the introduction of the Victorian Housing Register, an initiative that has the potential to streamline the application process for potential tenants by enabling a single point of registration for both public and community housing. However, signing up for the VHR is not without strings, and CHFV has been vocal in advocating on behalf of our members to ensure its introduction is not to the detriment of the sector – and keeping our members up-to-date on its progress.

The VHR was one of the strategies outlined in the State Government's Homes for Victorians policy, which has set out a number of ideas to tackle the housing affordability crisis at the start of this year, including increasing and renewing social housing stock.

CHFV has been involved in negotiating with key players to keep community housing at the top of mind when instigating major public housing renewals, particularly in relation to our experience in pre and post community involvement in mixed tenure projects, with our skills in ensuring a smooth planning process to deliver optimum outcomes for tenants, neighbours and the wider community.

Other major projects have included investigating how to implement Strategic Commissioning to make sure Victorians get the most bang for their buck, and partnering in a project to reduce tenant's energy costs through increasing investment in solar power.

CHFV is lucky enough to have major sponsors who generously support our work. We'd like to acknowledge and thank Arrow Construction, Bank Australia, Moores and the Social Enterprise T2M for their ongoing commitment to promoting the community housing industry in Victoria.

Thanks are also due to all our board members for their input during the past 12 months, particularly the Board and Finance Audit Committee for its financial oversight, and the Editorial Committee, which is the brains trust behind CHFV's magazine.

Reading through this report, bear in mind the small team that has achieved so much. We would like to express our appreciation to our staff for their dedication in delivering services, advocacy and support to our growing membership.

GOAL 1 - Champion the role of community housing in increasing the supply of quality affordable and secure rental homes.

To ensure that our advocacy material was relevant and effective, CHFV employed a media firm to review our key documents. We then commissioned a *Perceptions Project* to increase our understanding of how the community housing sector is perceived by key decision makers and influencers.

The project's main finding was: 'Government does not have a strong sense of who the sector "is" and don't feel they have strong relationships. We found (and it was articulated) that the sector has not left an impression (negative or positive) on the decision makers in government. This provides excellent opportunity for the sector to shape itself in the eyes of decision makers.'

This result gave CHFV the impetus to focus greater attention on our engagement with government and key stakeholders and begin the huge task of developing a clear set of evidence-based messaging, coupled with a new organisational image. (See the Projects page for more information on our research into the undersupply of social housing.)

Our core business of representing the sector continued alongside this developmental work.

The Victorian Government's introduction of the Victorian Housing Register (VHR) was a major focus for CHFV during the year (see page 9 for details) but we also championed the role of community housing in several other key ways:

RTA Review

The State Government's review of the Residential Tenancies Act 1997, *Fairer, Safer, Housing*, continued its exhaustive consultative process in 2016-17. The review has the stated aim of ensuring rental laws protect the rights and responsibilities of tenants and landlords across all forms of rental accommodation.

In January, the review released an Options Discussion Paper that outlined potential changes to the Act. The paper included a number of suggestions that CHFV had made in previous submissions to the review, in particular, useful proposals dealing more quickly and effectively with

tenants who are causing danger, damage or acting in an anti-social manner, and in providing for housing worker and contractor safety.

CHFV had representatives on the review's stakeholder panel and took part in consultation sessions following the release of the options paper. We also developed a further three submissions, including:

- dispute resolution
- regulation of property conditions
- alternative forms of tenure.

CHFV has now presented a total of seven submissions; all were compiled with valuable input from members.

VCAT

CHFV participated in a round table of Victorian stakeholders that developed a proposal to create an internal appeals division for the Victorian Civil and Administrative Tribunal (VCAT) Residential Tenancies List.

CHFV was part of a delegation that presented the proposal to the Minister for Consumer Affairs' office for consideration.

Long-Term Tenancy Initiative

The State Government's Long-Term Tenancy Initiative plans to introduce new optional standard long-term lease agreements for landlords and tenants who would like tenancies to last more than five years. CHFV took part in consultations on the initiative and related issues around bonds.

Family Violence Information Sharing

CHFV prepared a submission to the State Government's Family Violence Information Sharing: Consultation, which arose out of the Royal Commission into Family Violence. Whilst supportive of the concept of allowing information sharing between a 'trusted circle' of prescribed organisations, CHFV highlighted issues in relation to its application by community housing organisations.

CHFV provided a submission that was supportive of the proposal to permit disclosure of information

(Continued on Page 5)

where there was a risk that was seen as 'serious or imminent', rather than the current wording of 'serious and imminent.'

Transitional Housing

With the increase of rough sleeping in the streets of Melbourne CHFV worked with the THM sector group to survey members and provide papers to DHHS on:

- *Getting More out of Transitional Housing*, which looked at how we could bring properties on stream quickly; and,
- *Shortfall in THM Property Numbers*, which identified where properties had not been replaced.

Affordable Housing Industry Advisory Group

CHFV is an active member of the Affordable Housing Industry Advisory Group, which has been engaging with the Victorian Government on planning mechanisms that could be introduced to increase the supply of affordable housing.

The group comprises of representatives from across the residential development sector, including the Urban Development Institute of Australia, the Property Council of Victoria, financiers and banking sector representatives who share a strong interest in supporting the development of viable, long-term affordable housing outcomes.

The group's work during the year included:

- a submission to the Affordable Housing delivery on surplus and underutilised government owned land
- a presentation to advisers from Department of Premier and Cabinet, Department of Treasury and Finance, Department of Health and Human Services, and Department of Environment, Land, Water and Planning, on planning scenarios and inclusionary housing
- representations and consultations on the preparation of the Infrastructure Victoria report
- partnering with UDIA to host an event featuring the Hon Tim Pallas, Treasurer of Victoria
- publishing *Enabling industry co-investment in a sustainable Victorian affordable housing system*, October 2016

- working with Department of Environment, Land, Water and Planning on Fishermens Bend planning and inclusionary housing scenarios
- facilitating the UDIA/CHFV Industry Insights Forum - Delivering Affordable Housing, February 2017
- partnering with UDIA to host the forum *'Homes for Victorians' Collaboration, Innovation and Design*, April 2017
- preparing a submission on the proposed changes to the Victorian planning provisions to facilitate the development of dwellings by public authorities (*Draft Provision 52.41 Facilitation of Public Housing*).

Representation

CHFV also represented the sector's interests on:

- the Family Violence Housing Assistance Taskforce
- the Family Violence Housing Supply Working Group (our CEO was the co-chair)
- the Launch Sites Senior Leadership Group
- Inclusionary Zoning
- the Housing Registrar review
- the Better Apartments Design Standards
- DHHS's Incident Reporting and the new Client Incident Management System
- Department of Environment, Land, Water and Planning's affordable housing agreements
- various councils consultations in relation to their affordable housing strategies
- the Victorian Government's consultation on Rights in Specialist Disability Accommodation.



National representation

CHFV meets regularly with the national housing peak, the Community Housing Industry Association (CHIA) and the other state peak community housing bodies with the aim of sharing information and lobbying for national reforms, including:

Productivity Commission

CHFV and the other peaks prepared joint submissions to the Productivity Commission's review of Human Services, which encompasses social housing.

As part of the stage two consultation, CHFV's contribution included assisting in the contracting of a consultant, Dr Tony Gilmour from the Housing Action Network, to prepare a response to the sections of the review that were relevant to social housing.

Value Capture

The Commonwealth Government released a discussion paper that covers the concept of using value capture to fund critical transport infrastructure needed for the future.

The housing peaks believe that affordable housing infrastructure must be part of the discussion to ensure that value capture is harnessed to achieve a greater supply of affordable housing.

CHFV has also worked with CHIA and our interstate counterparts to prepare joint submissions on the

National Partnership Agreement on Housing, and has been involved in consultations for the Smart Cities Plan and the National Partnership Agreement on Homelessness (NPAH).

CHFV represented our member's interests at the National Regulators Policy and Sector Forum and has been invited to attend the national meeting of Housing Registrars' on a regular basis.

GOAL 2 - Positively contribute to building the capacity and professionalism of the sector.

Training & professional development

CHFV expanded its training program with the creation of new courses, targeted at specific sections of the community housing workforce.

An induction course was designed for housing and tenancy workers who are new to the community housing industry and our first group of 12 inductees has completed the program. Participants must complete five core units and a minimum of two elective units over a six-month period.

Building on the induction program's success, we created a six-month program of training for experienced workers, which includes interactive scenarios to increase workers' confidence and competency in real-life situations.

In CHFV's general training program, we ran a total of 53 courses, which attracted 975 attendees. Most were from member organisations, with 18 from non-member bodies.

We continued to add to our suite of courses and refresh core units, including *Understanding professional responsibilities of housing and tenancy workers*; *Family violence for maintenance workers*, and *Workplace bullying and difficult conversations*.

CHFV Residential Tenancies Act & VCAT Help Line

The helpline continued to be a valued service, with members making 164 enquiries during the year. These related to procedural matters, possible courses of action and directing members to relevant parts of the *Residential Tenancies Act* and *VCAT Act*. When necessary, members were referred to law firm Russell Kennedy for free or discounted legal advice.

The most common queries continue to be in relation to problematic, and often aggressive, behaviour by tenants.

Issues raised by callers inform the content of our training courses and our feedback to the VCAT Residential Tenancies Users' Group.

Networking opportunities

In addition to our regular sector group meetings, CHFV held four significant networking events during the year.

Networking lunch

More than 80 people attended CHFV's Networking Lunch on September 22, 2016, with special guest, the Victorian Minister for Housing, Disability and Ageing Martin Foley MP.

Minister Foley updated members on the State Government's housing and homelessness reform agenda, including action on issues raised by the Family Violence Royal Commission and the roll out of the National Disability Insurance Scheme.

VHR Forum

In January, CHFV held a well-attended forum for members on the latest developments on the Victorian Housing Register, with particular emphasis on the due diligence that is required in making a decision to opt in.

Affordable Housing Industry Forum

CHFV jointly hosted an Industry Insights Forum, *Delivering Affordable Housing*, with the Urban Development Institute of Australia (Victoria).

Keynote speaker Victorian Treasurer Tim Pallas was followed by a panel discussion with representatives from superfund ISPT, community housing organisations, and a real estate developer.

In addition to our members, the event attracted attendees from the UDIA's membership (builders, investors and developers) and a number of local government representatives.

Responding to Homes for Victorians

CHFV held an industry forum on the specific measures contained in the Victorian Government's housing strategy *Homes for Victorians*, to provide an opportunity for discussion and feedback, with attendees able to work on high-level feedback to the government on four key elements of the strategy:



- inclusionary housing – surplus government land release
- public housing redevelopment
- social housing growth fund, low-cost loans, loan guarantee
- voluntary planning framework.

Sector Groups

Transitional Housing Managers Sector Group

This active group met 11 times during the year, covering topics including:

- discussions with DHHS about the future of the transitional housing program
- the potential impact of the Housing and Homelessness Launch Site reforms on transitional housing
- DHHS contractor performance of maintenance, particularly on vacated properties
- the implementation of the Victorian Housing Register
- the Residential Tenancies Act review
- issues with support agencies.

Prompted by concerns about vacancy times in transitional housing and changes to Consumer Affairs inspection resources, CHFV developed a set of best practice procedures for dealing with goods left behind by tenants. This is now available for use by all community housing programs.

The group also created a standardised THM Housing and Support Partnership Agreement.

Transitional Housing Tenancy Co-ordinators

The co-ordinators met three times during the year and focused on maintenance, dealing with goods left behind, VCAT experiences, and moving on long-term tenants.

Rooming House Sector Group

Operational matters discussed at the Rooming House Sector meetings during the year included the conversion of shared facilities to self-contained units, the introduction of the Victorian Housing Register, VCAT issues, the General Lease, the review of the Residential Tenancies Act, and management issues.

Representatives from DHHS who attended sector meetings included the Assistant Director of the Implementation support department at the Victorian Housing Register (VHR), Tony Newman, and his policy team.

Co-operative Housing Sector Group

This sector group's meetings focused on a range of policy considerations that impact on the operation of the co-operatives, namely the VHR, the General Lease, Residential Tenancies Act review, asset management and member participation.

The Co-operative Housing Sector has also been preparing for the introduction of the allocations policy, with VHR implementation representatives attending some meetings.

Employee Assistance Program

CHFV's free and confidential counselling service, the Employee Assistance Program (EAP), was widely utilised by employees of member organisations during the last 12 months.

Major projects

CHFV worked on a variety of projects, both funded and unfunded, that shared a goal of advancing the interests of the community housing industry.

Victorian Housing Register

Our most significant project in 2016/17 was working with the Department of Health and Human Services (DHHS) on the creation of a single register of applications for both public housing and community housing - the Victorian Housing Register (VHR), which went live in August 2016.

CHFV represented the sector on the department's VHR Leadership Group and VHR Working Groups. With additional departmental funding, we were able to advocate regarding proposed changes to the *Housing Act*, the Draft Operational Guidelines, and the development of the VHR allocations policy.

Amendments to the Act allow the register to be shared with participating registered agencies, including community housing organisations, if they opt-in to the system. They also allow information to be transferred from participating registered agencies to the department.

To assist our members to be compliant with the new requirements, we commissioned legal firm Moores to provide advice on the impact of the privacy and information sharing arrangements.

CHFV reviewed more than 14 Operational Guidelines and provided detailed feedback to the department and provided its staff with opportunities to consult with the various sector groups about specific conditions as they relate to co-ops and rooming houses.

With withdrawal in future government funding a possible consequence for community housing organisations failing to 'opt in' to the VHR allocations policy, keeping informed on developments was vitally important to the sector. CHFV provided members with periodic management updates, written advice and ran several forums to discuss the VHR reform to assist members considering the implications of opting in to the VHR.

Our work included:

- creating a due diligence checklist
- creating simplified policy templates on privacy, allocations, eligibility, complaints and appeals and rent setting.

CHFV also gave presentations on the VHR to the Victorian Homelessness network and regional networks.

Community Housing Explained

DHHS funded CHFV to provide a free half-day training course, *Community Housing Explained*, for workers who support clients to navigate the housing system. Attendees were primarily DHHS front line staff and homelessness workers who wanted to be able to advise clients about community housing. The successful course ran 13 times between October-December 2016, with more than 330 registrations.

Other significant projects included:

Quantifying the Shortfall of Social & Affordable Housing

We are all very aware that Victoria has a severe shortage of affordable rental stock but how much is required to meet the need? To answer this question, CHFV funded a research project by Professor Terry Burke, Swinburne University's Centre for Urban Transitions, on Victoria's Social and Affordable Housing Shortfall.

Key findings were:

- To keep Victorian social housing supply at 3.5 per cent of all housing requires an additional 30,800 dwellings by 2031 and 66,203 by 2051, or over 1,800 dwellings per year.
- To meet the needs of 53,105 households eligible for priority housing (in 2031) more than 3,000 additional dwellings per year are required.

This would still not be enough to meet the need of all of those households who would be eligible to apply for social housing in 2031 (anticipated to be 101,592).

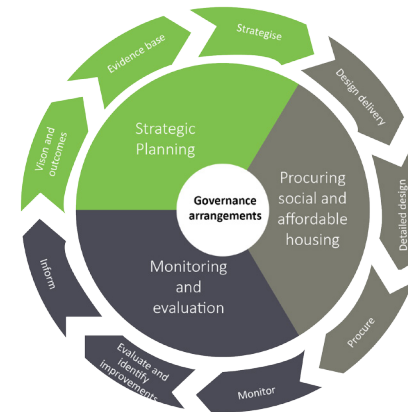
More than 6,000 additional homes a year would be required to satisfy all unmet need.

The project findings are being used to inform our new vision, due for completion in late 2017, which would see every Victorian able to afford secure and appropriate housing.

Strategic Commissioning

CHFV leveraged off a New South Wales Federation of Housing Associations (NSWFA) project, which saw SGS Economics and Planning recommend a strategic commissioning approach for planning and delivering more social and affordable housing. This was a particularly timely project given the release in February of the State Government's housing policy *Homes for Victorians*.

Strategic commissioning is 'a means to deliver efficient, effective services and to increase competition and innovation.'



New Energy Jobs Fund

With energy costs at historically high levels, and expected to continue rising, there is a need to improve the energy efficiency and reduce power bills of social housing, the vast majority of which was built prior to six-star environmental standards.

Vulnerable tenants generally spend more time at home, running older, less efficient appliances, and heating and higher electricity bills have a significant negative impact on low income tenants and registered housing associations.

CHFV was successful in securing funding from the Department of Environment, Land, Water and Planning to partner with Energy for the People and eight community housing organisations on a project to develop business cases for optimised clean energy infrastructure.

The focus was on three social housing types:

- rooming houses
- aged care facilities; and,
- apartment buildings.

The business cases primarily sought to assess solar power, but also complementary technologies including heat pumps (hot water), LED lights and battery storage. They also considered a range of commercial models for solar energy investment, including debt finance and embedded networks.

CHFV and Energy for the People have created several support systems and processes that are designed to enable community housing organisations to easily implement cost-effective business cases. A software-as-a-service platform to aid with procurement is the subject of a further application for funding.

Treasurer's Report

The Board is pleased with the financial outcome for the 2016/17 financial year. Whilst a loss of \$9,543 compares with a break even result for the prior year, the 2015/16 period benefited from a highly successful bi-annual conference, which generated a surplus of \$35,042. The next conference is scheduled for May 2018.

CHFV continues to grow our revenue base. Total income of \$757,468 was \$60,962 (9 per cent) higher than last year. Excluding the 2016 conference, revenue increased by 22 per cent year-on-year. Much of the increase was driven by projects that CHFV initiated or was a key partner in. Two such projects have been the Victoria-wide Community Housing Explained series of workshops, and the New Energy Jobs Fund (this successful project has resulted in a Phase II, which will be delivered in the 2017/18 financial year).

Whilst training income was lower than the exceptional level achieved in 2016, at \$175,754 it was more than \$25,000 higher than that budgeted for the year. We are proud of our training program; the breadth of topics and number of courses provides our members and stakeholders with a value-for-money opportunity for sector and staff development. Thank you to all organisations and staff who attended training. We will continue to seek feedback to ensure our courses are relevant and meet the needs of community housing organisations in a continually changing environment.

The financial viability of CHFV continues to be underwritten by the generous and on-going commitment of the State Government, particularly the Department of Health and Human Services (DHHS). Core DHHS funding remains stable and provides a platform for the work we do. As a Board, we are cognisant of the need to diversify our income base and, as a percentage of total income, core DHHS funding has fallen from 53 per cent to 41 per cent over the last four years.

Total expenditure for the year was \$767,011; some \$69,306 (10 per cent) higher than the previous financial year, with the increase reflecting projects undertaken by CHFV during the period. Excluding training, projects, conference and consultancy expenditure, the cost base

increased by \$8,560 (1.8 per cent) year-on-year, after a 1.4 per cent increase for the previous year.

A cumulative increase of 3.2 per cent over the last two years is below inflation, and compares with a 13 per cent increase in revenue over the corresponding period. It highlights that CHFV is doing more with less, and is ensuring that member funds are prudently managed. The fact that this has been achieved is, in no small part, due to the hard work and commitment of our Chief Executive Officer Lesley Dredge and her small but dedicated team.

At year-end, organisational net assets of \$202,215 remains relatively consistent with the position at the end of the previous financial year. The Board is satisfied with organisational viability; CHFV is in a robust position to plan for the future and respond to challenges and opportunities as they arise.

Michael Deschepper



Governance

BOARD MEMBERS 2016/17

Haleh Homaei (Chairperson)

Roberta Buchanan (Deputy Chairperson)

Stephen Nash (Secretary)

Michael Deschepper (Treasurer)

Karen Barnett (retired 16/11/2016)

Terry Burke

Chris Glennen

Heather Holst

Brett Wake

Jeanette Large (joined 16/11/2016)

Judy Line

Greg Maloney (retired 16/11/2016)

Michael Perusco

Trudi Ray (joined 16/11/2016)

FINANCE & AUDIT COMMITTEE

Michael Deschepper (Chair)

Chris Glennen

NEW TALENT JOINS THE BOARD



Trudi Ray

As Executive Director Operations South of Haven; Home, Safe, Trudi Ray is responsible for growing and managing the organisation's services and portfolio.

Trudi was elected to the CHFV Board in November

2016 and believes in advocating strongly for those most vulnerable in our community, those that are homeless, fleeing family violence or those in housing crisis.

Her passion for social justice and strong community spirit extends beyond the workplace, in 2004, she became the youngest woman to be elected a local government councillor in regional Australia. She is a Justice of the Peace, Secretary of the Victorian Branch of Australasian Housing Institute of Australia, is on the Manningham Council Healthy City Advisory Committee and has been certified to AHI housing professional Level 3.

Ranked in the top 15 per cent of all La Trobe University MBA graduates in 2013, Trudi is now mentoring other MBA students through the La Trobe Alumni.



Jeanette Large

Jeanette Large is the Chief Executive Officer of Women's Property Initiatives (WPI), a not-for-profit that builds and develops affordable long-term housing for women facing homelessness.

With a Bachelor of Behavioural Science and a Graduate Diploma in Business Management, Jeanette has extensive experience across the housing sector: from running refuges and local housing groups to management roles in government departments.

Jeanette joined the CHFV Board in 2016 with the aim of further advocating to address the housing issue for disadvantaged women by providing safe, appropriate, inclusionary and secure housing. She believes this can be achieved as Australians learn more about the benefits and outcomes of community housing.

Through affordable, long-term housing and adequate support services, Jeanette believes we can help break the cycle of intergenerational poverty, decrease dependence on welfare services and empower women to build different and productive futures. She passionately believes that the community housing is best placed to deliver good quality homes for women, with or without children.

Income & Expenditure

	2017	2016
INCOME	\$	\$
Funding	480,081	321,562
Training and Member fees	240,887	271,756
Sponsorship	27,027	17,501
Conference	-	75,498
Interest	9,208	9,936
Sundry Income	265	253
Total income	757,468	696,506
EXPENDITURE		
Seminars, Training & Projects	268,047	153,811
Conference	-	40,456
Marketing & Promotion	16,069	16,827
Communications	6,631	7,278
Travel & Accommodation	3,491	5,688
Staff Development	6,029	4,949
Office expenses	4,519	6,489
Employment expenses	360,673	350,076
Consultancy	13,498	26,532
Rent	66,343	62,228
Repair and maintenance	6,949	7,998
Administration expense	9,762	9,853
Depreciation	5,000	5,520
Total expenses	767,011	697,705
Loss before income tax	(9,543)	(1,199)
Net loss after income tax	(9,543)	(1,199)
RETAINED SURPLUS AT THE BEGINNING OF THE FINANCIAL YEAR	211,758	212,957
RETAINED SURPLUS AT THE END OF THE FINANCIAL YEAR	202,215	211,758

Assets & Liabilities

	2017	2016
CURRENT ASSETS	\$	\$
Cash and cash equivalents	524,265	370,516
Trade and other receivables	19,457	19,052
Prepayments	7,505	6,503
Total current assets	551,227	396,071
NON-CURRENT ASSETS		
Plant and equipment	6,451	9,005
Total non-current assets	6,451	9,005
Total assets	557,678	405,076
CURRENT LIABILITIES		
Trade and other payables	71,039	69,448
Income in advance	213,640	58,925
Provisions	56,544	46,939
Total current liabilities	341,223	175,312
NON CURRENT LIABILITIES		
Provisions	14,240	18,006
Total non current liabilities	14,240	18,006
Total liabilities	355,463	193,318
Net assets	202,215	211,758
MEMBERS' FUNDS		
Retained Earnings	211,758	212,957
Current year loss	(9,543)	(1,199)
Total members' funds	202,215	211,758

Independent Auditor's Report

OPINION

We have audited the accompanying financial report, being a special purpose financial report, of Community Housing Federation of Victoria Inc. (the association), which comprises the assets and liabilities statement as at 30 June 2017, the income and expenditure statement for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the certification by members of the committee on the annual statements giving a true and fair view of the financial position and performance of the association.

In our opinion, the accompanying financial report presents fairly, in all material respects, the financial position of the association as at 30 June 2017 and its financial performance for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements and the requirements of the Associations Incorporation Reform Act 2012.

BASIS FOR OPINION

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the association in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110: *Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

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

RESPONSIBILITIES OF THE COMMITTEE

The committee is responsible for the preparation and fair presentation of the financial report in accordance with the financial reporting requirements of the Associations Incorporation Reform Act 2012 and for such internal control as the committee determines is necessary to enable the preparation and fair

presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the committee is responsible for assessing the association's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the committee either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITIES

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report

As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not

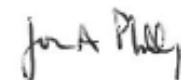
for the purpose of expressing an opinion on the effectiveness of the association's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the committee.
- Conclude on the appropriateness of the committee's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

C W Stirling & Co

Chartered Accountants
Level 13, 10-16 Queen Street, Melbourne, Vic-3000



John Phillips
Director

Dated this 27th day of September 2017

Thank you

The support of our sponsors is vital to enable the Community Housing Federation of Victoria to provide our essential services to members, provide training and undertake much needed research and projects.

The Community Housing Federation of Victoria acknowledges the support of the Victorian Government.



And we would like to thank our major sponsors:



If you would like to support the community housing sector in Victoria in 2017/18, please contact Holly Mullaney on 9654 6077 or download our Sponsors pack at chiaviv.com.au

End of an era

This year also marked the retirement of Karen Barnett, a founding member of CHFV and the CEO of Port Phillip Housing Association (PPHA). Karen's contribution to CHFV extended for almost 20 years of service on the CHFV Board.

Karen established St Kilda Housing Association (later PPHA) 'with a table and chair, portable typewriter and a second hand, four-draw filing cabinet.'

PPHA is now a leading housing association with over 1,080 tenancy units under management.



Community Housing

INDUSTRY ASSOCIATION

VICTORIA

Introducing Community Housing Industry Association Victoria

This year marks the 20th anniversary of the incorporation of the Community Housing Federation of Victoria (CHFV) and the decision to change the organisation's name to CHIA Victoria, as part of our collaboration with the Community Housing Industry Association (CHIA), the national peak body for community housing.

Whilst our organisation still relies on a small, tight-knit team, its impact has grown immeasurably.

We are working hard to increase the capacity of the industry to address Victoria's housing affordability

crisis by delivering a comprehensive suite of sector-specific training and events, and supporting our member organisations in their vital role of providing safe, appropriate and long-term accommodation for disadvantaged Victorians.

CHIA Vic will continue to represent, support and lead the industry to promote community housing as the most effective and efficient affordable housing solution.

From September 28, 2017, please update our emails to end in chiaviv.com.au and make sure to check out our new website.