



**Community Housing**

INDUSTRY ASSOCIATION

VICTORIA

# Annual Report 2021–22





# Our work at CHIA Vic

We support the growth of not-for-profit community housing organisations

## Our vision

A thriving Victoria where everyone has the safety, security and dignity of a home

## Mission

To lead and enable a diverse and dynamic community housing sector that is integral to the housing system

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## Key achievements

478



requests for  
tenancy practice advice  
on the **Residential  
Tenancies Act**

\$4 million

flammable cladding  
remediation **costs**  
now met by  
**Cladding Safety  
Victoria**



CHIA Vic **members**  
managed more than

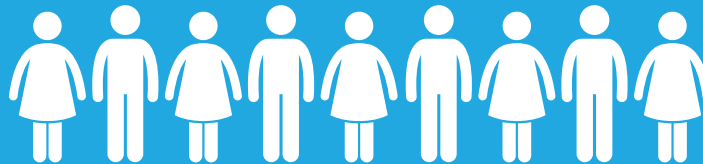
21,734

tenancies

74 training courses

attended by  
more than

800  
people



58 Full  
members

28 Associate  
members

# From the Chair



This year has been one of huge change for CHIA Vic. We farewelled long-time CEO Lesley Dredge, and on behalf of the board I want to acknowledge and thank Lesley for her work supporting the community housing sector to grow and innovate. We appointed new CEO Sarah Toohey who commenced in March and comes to CHIA Vic with a career working across the housing spectrum from peak bodies, homelessness services, community housing and as a senior advisor in the Victorian Government.

We updated the CHIA Vic constitution, extending board terms to three years to provide continuity and consistency for the organisation, and we created two new co-opted board positions to add specialist skills and expertise.

We also began developing our new strategic plan, which we will launch at this year's annual general meeting. This plan sets out the roadmap and goals for our organisation, and in turn the community housing sector, for the next five years and beyond.

I would like to thank the CHIA Vic team which continues to operate at such an incredibly high standard supporting our members and advocating for a better housing system. I'd also like to acknowledge my fellow Board Directors for their dedication, commitment and leadership.

**Trudi Ray**  
Chair, CHIA Vic

# From the CEO



It's been an exciting time to join CHIA Vic. The community housing sector is seeing its biggest growth in a decade, delivering more than 4,000 homes as part of the Victorian Government's \$5.3 billion Big Housing Build. CHIA Vic has worked hard to ensure that, as the sector's size and stock grows, it is supported to deliver the best possible homes for our renters.

CHIA Vic's small team has long punched above its weight, delivering comprehensive policy advice and advocacy to government, while supporting leading practice in the community housing sector. This work has been recognised this financial year with an increase to our core funding that will allow us to build our team and strengthen our impact and contribution.

We've begun a workforce strategy project to make sure that the community housing sector can attract and support staff with the right skills.

Looking ahead to the Victorian state election, CHIA Vic is seeking commitment from all parties to invest in social housing beyond the Big Housing Build.

With the proportion of social housing in Victoria falling well below the national average, a long-term investment pipeline is needed to ensure that more Victorians have the safety and dignity of an affordable home.

**Sarah Toohey**  
CEO, CHIA Vic

"We need to ensure that more Victorians have the safety and dignity of an affordable home"

## Our Board in 2021–2022

**Trudi Ray** Chair  
**Jeanette Large** Deputy Chair  
**Roberta Buchanan** Secretary  
**Michael Deschepper** Treasurer

**Terry Burke** (to November 2021)  
**James King** Board member & CHIA National representative  
**Chris Karagianis** Board member

**Grant McNeil** Board member  
**Stephen Nash** (to July 2021)  
**Giovanna Savini** Board member

**Darren Smith** Board member  
**Liz Thomas** Board member  
**Bevan Warner** (to November 2021)



# The Big Housing Build begins

**The State Government's historic and wide-ranging stimulus program will transform social and affordable housing over the next four years, with community housing organisations delivering more than 4,000 of the 12,000 new homes.**

In 2021–2022, contracts were signed to deliver the first homes under the Rapid Round of the Victorian Government's \$5.3 billion Big Housing Build.

A total of 2,352 units of housing were funded through 89 projects in 38 local government areas across Victoria. Worth more than \$1 billion, these projects range from a 152-home development in metropolitan Melbourne to two-home developments in regional areas.

A further four funding rounds were opened for bids this year for specific cohorts and locations – Regional Round, Youth, Mental Health, and Aboriginal Victorians – keeping Community Housing Organisations busy, developing partnerships and securing projects.

CHIA Vic has been very active in providing advice and support in the design and delivery of the Big Housing Build. We have worked closely with Homes Vic throughout the year providing insight and feedback on policy issues.

Our advocacy on behalf of the sector in relation to the Big Housing Build included:

- backing the inclusion of the community housing sector in the *Affordable Housing* tender
- reviewing legal arrangements and consolidating sector feedback for the Placement Round
- advocating for additional time for bids due to the ongoing impacts of COVID
- supporting procurement that encourages innovation to achieve the best outcomes for renters.

Right: Homes Victoria Executive Director Luke Bo'sher, Community Housing (Vic) Ltd State Manager Grant McNeil and MP Sonja Terpstra



“We have worked closely with Homes Vic throughout the year providing insight and feedback on policy issues”

# Beyond the Big Housing Build

“Victoria needs to build an additional 6,000 units a year for the next 10 years”

**While this historic investment will boost social housing by 10 per cent, it is only the beginning of the transformation needed to provide stable, affordable housing for all Victorians.**

Victoria has the lowest proportion of social housing of any state or territory in Australia.<sup>1</sup> While the Big Housing Build will lift this to 3.5 per cent, it will still fall short of the national average of 4.2 per cent<sup>2</sup>.

The significant shortfall in social housing is resulting in pressure on other service systems including homelessness, family violence, mental health, health, policing and justice.

Victorians cannot recover from trauma, stay safe or live with dignity without a stable, affordable home.

To lift the proportion of social housing in Victoria to the national average, Victoria needs to build an additional 6,000 units a year for the next 10 years.

CHIA Vic’s 2022 State Election Platform delivers a plan that would build a third of the dwellings needed to bring Victoria up to the national average over the next decade. It highlights initiatives across planning and the use of state- and local government-owned land which, along with federal government support, will be crucial to filling the remaining supply gap.

These initiatives are:

1. Social Housing Investment Fund – deliver 20,000 new homes over 10 years by expanding and reconfiguring the Government’s Social Housing Growth Fund to provide clear and long-term funding streams, and to attract external finance.
2. Planning for Inclusive Communities – amend the Planning and Environment Act to give councils the ability to meet their local housing needs by requiring social and affordable housing commitments when issuing planning permits.

3. Support to Keep a Home – help prevent and end chronic homelessness by establishing an ongoing Housing First program, reviewing and expanding the Tenancy Plus program, and embedding Aboriginal Housing Victoria’s More than a Landlord program in the social housing system.
4. Easing Regional Housing Pressure and Leaving a Commonwealth Games Legacy – use the new housing needed for the 2026 Commonwealth Games to trial a diverse housing model, and conduct an audit of under-utilised government-owned land in regional Victoria.

We will continue to work with our members to advocate for all parties to commit to these solutions that would deliver more Victorians the safety and dignity of an affordable home.

1 Source AIHW Housing Assistance in Australia, Table DWELLINGS.2: Dwellings, by social housing program and states and territories, at 30 June 2014 to 2020, <https://www.aihw.gov.au/reports/housing-assistance/housing-assistance-in-australia/data>

2 National average at 2021



# New policies and resources

**Our policy focus this year was on the design and delivery of the Big Housing Build, the review of the social housing sector and supporting our members with targeted resources.**

In 2021–2022, we provided our members’ detailed feedback to the Victorian Government on the design and delivery of Big Housing Build programs. We also supported the sector to grow its understanding of the social procurement policies that must be considered in Big Housing Build projects.

Social procurement is when organisations use their buying power to generate social value beyond the dollar value of goods, services, or construction. This might be achieved through purchasing directly from social enterprises, or designing a project to produce positive social and sustainable results.

While many members are already incorporating social procurement policies and activities in their work, the Big Housing Build requires a different approach, and new conversations with suppliers and contractors.

We developed our social procurement resources and capacity building sessions with support from the Homes Vic Community Housing Sector Development Fund.

## Social Housing Regulatory Review

The Victorian Government established an independent review of the regulation of the social housing sector. During this year-long review, CHIA Vic delivered workshops and convened members’ meetings to develop and refine responses to discussion papers. We also met with the review panel to ensure that the unique features of the community housing sector were reflected in the review’s recommendations.

CHIA Vic welcomed the review’s focus on resident voice, resident and community outcomes and transparent reporting. We have supported key recommendations of the review including ensuring renters are at the centre of the regulatory system, and establishing a single regulator for all social housing.

We also raised our concerns and proposed alternative approaches, to ensure any changes to the regulatory



“We welcomed the Social Housing Regulatory Review’s focus on resident voice, resident and community outcomes”

# “We supported the sector to grow its understanding of social procurement”

► system encourage efficiency, innovation, impact, and the continual growth and improvement of community housing.

We look forward to the release of the final report and to working with the Victorian government as it considers the review’s recommendations.

## Other policy work

**2022 State Government budget** We advocated for the ‘architecture’ of the system and the support required to maximise the benefits of the Big Housing Build.

**Funding for flammable cladding remediation** Following sustained advocacy by CHIA Vic and the sector, community housing became eligible to access Cladding Safety Victoria funding to remove flammable cladding in member-owned properties. This welcome decision means that remediation costs will now be met by Cladding Safety Victoria. The \$4 million estimated costs provisionally earmarked for this can instead be redirected to new social housing.

**New affordable housing resources** In partnership with the Municipal Association of Victoria, we developed two new resources outlining *Options for delivering and securing affordable housing* on council land as well as through the planning system. Housing Minister Richard Wynne officially launched the resources at an event in June 2022 attended by more than 60 representatives from the community housing sector, local government and state government. We acknowledge the funding

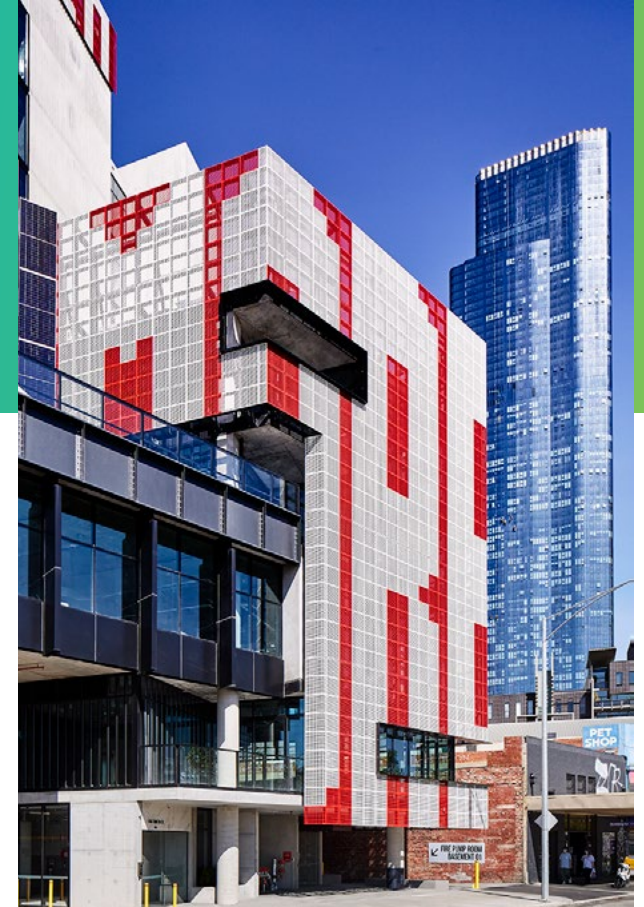
support of Homes Victoria through its Community Housing Sector Development Fund for this work.

**Templates for developments on leased land** We created two templates for members, councils and landowners to use in new social housing developments on leased land. The first template covers the development period and commits the parties to entering into a lease following construction. The second template relates to the lease that comes into effect once the housing is built. This project was funded by the National Housing Finance and Investment Corporation’s capacity building program.

**A toolkit to build support for community housing** We finalised the *Building support for community housing toolkit* in October 2021. Adapted from CHIA NSW’s



Above: CHIA Vic and MAV resources launch and networking event



Above: QVM building, Melbourne CBD. A social housing development of 49 dwellings in a prominent, high profile location next to the Queen Victoria Market. The building is located within a complex that includes council offices, community spaces, a childcare centre and retail and commercial spaces

toolkit to suit the Victorian context, it contains resources and tools to help members engage with councils and the wider community. Eighteen community housing organisations attended the October 2021 launch.

## Sustainable social housing and energy efficiency

We contributed to the AHURI 2022 National Housing Conference with a presentation on environmentally sustainable social housing as part of a panel of speakers looking at how to build energy efficient homes for the future.



## Fostering collaboration

**We provided advice and guidance to members, and supported networking and collaboration between community housing organisations to build better outcomes for the sector.**

In 2021–2022, we held regular sector group meetings for managers of transitional housing, cooperative housing and rooming houses. These meetings inform CHIA Vic’s advocacy and priorities, and provide an opportunity for peer learning and consultation.

Thirty-four sector group meetings were hosted during the year which achieved:

- improved maintenance workflows for Transitional Housing Management (THM) properties
- agreement with Homes Victoria to a process and criteria for gazetting properties as rooming houses
- sharing of tenancy management resources
- strengthening relationships with support providers
- providing feedback on sector priorities to inform the THM review, and
- identifying priorities for Leading Practice Sector Group projects such as template policies and procedures.

### Residential Tenancies Act and VCAT Assistance

CHIA Vic continued to support members to operate under the new rental laws that came into effect shortly before the start of this year. We have also advocated for changes to tenancy law to reflect the community housing operating environment.

We provided members with detailed guidance on adapting policies and practices in line with the reforms, along with expert advice on practical implementation issues.

We responded to 478 requests for tenancy practice advice from members via our VCAT/RTA Helpline, which is double the number of inquiries received prior to the changes to the RTA. ►



“We responded to 478 requests for tenancy practice advice ... double the number received prior to the changes to the RTA”

“We created tools, training and template policies that guide and document human rights assessment processes”



## ► Our Leading Practice Sector Group

CHIA Vic continued to develop its suite of templates, practice guides and other resources to support members to provide quality, safe and affordable housing that meets the needs of their renters.

Each year, the Leading Practice Sector Group identifies priorities for review and collaboration, which inform resources and training course content. This year, we developed and distributed new resources to support:

- rent setting
- rent arrears management
- dealing with goods left behind
- managing anti-social behaviour
- allocations
- inspections and accessing properties.

## Upholding human rights

The community housing sector has a strong commitment to ethical and client-focused decision-making and to ensuring eviction is a last resort. The sector is also committed to the *Charter of Human Rights and Responsibilities Act 2006 (Vic)* when making decisions that affect the lives of renters including the requirements to consider and act compatibly with the human rights of renters.

CHIA Vic has worked with members to build on leading practice approaches. With input and advice from lawyers, advocates and regulators, we created tools, training and template policies that guide and document human rights assessment processes.

We thank our members and staff who have participated in this work and acknowledge Homes Victoria for its support through the Community Housing Sector Development Fund.

## Transforming our digital world

CHIA Vic was delighted to launch the Digital Transformation Project this year in partnership with CHIA NSW.

The project follows scoping workshops with community housing organisations that showed an interest in working collectively to better understand and develop technological capabilities across the sector.

The project will deliver training, guides and tools as well as shared procurement opportunities and will:

- support organisations to understand their future IT needs and available solutions
- develop plans to upgrade IT infrastructure
- improve the client experience
- ensure data quality
- improve cyber security, and
- increase efficiency by eliminating manual processes and double handling

We acknowledge the funding support of Homes Victoria through its Community Housing Sector Development Fund, the New South Wales Department of Communities and Justice, and the National Housing Finance and Investment Corporation (NHFIC).



## ► Our training and capacity building

CHIA Vic's training program continued to evolve, informed by consultation with members and other stakeholders, course evaluations, and our analysis of the issues and changes affecting the sector, including COVID-19.

New courses included:

- Aboriginal Cultural Training
- Introduction to Property development
- Housing First training
- Trauma Informed Training
- Complaints Management in Community Housing
- Professional Boundaries
- Coaching
- Presenting at VCAT via Zoom
- Goods Left Behind

You can view CHIA Vic's training calendar [here](#).

## Supporting sector workforce planning

CHIA Vic has continued working towards better understanding and supporting the community housing sector's workforce planning and development needs. With the Big Housing Build in train and the community housing sector projected to grow by 40 per cent, effective and strategic workforce planning and development is critical.

To support this work, CHIA Vic established the Community Housing Workforce Reference Group in August 2021, bringing together Homes Victoria and community housing sector organisations. Direct input from the group

resulted in a comprehensive workforce planning and development project proposal for the sector. Homes Victoria has approved the proposal for funding and work is now underway.

In April 2022, the *Community Housing Workforce Development Project 2022–2025* formally commenced

with the appointment of a Director of Workforce Development at CHIA Vic. The project will establish a detailed workforce strategy in 2022 with implementation due to begin in 2023.

The strategy is about getting the right number of people with the right skills in the right jobs at the right time. To achieve this, it will include workforce planning, recruitment and onboarding, roles and function capabilities, workforce development and career management, as well as diversity and inclusion. Importantly, the

strategy is an opportunity to integrate and coordinate efforts within an overarching framework, supported by detailed implementation plans.

In the longer term, the strategy will enable CHIA Vic, with its members, to better drive ongoing, sector-wide, strategic workforce planning and development. Informed by the strategy's priorities and implementation plans, this will also include refreshing CHIA Vic's current training delivery into a broader, strategic learning and workforce development unit.

“Thank you, the training was very informative and some great improvements will be made to the way I work using these tools”

– Training participant

“The strategy will enable us to better drive ongoing, sector-wide, strategic workforce planning and development”

– Training participant



# New opportunities

**This year, CHIA Vic continued to strengthen its connections with local government, and developed and launched new communications tools.**

Centre image: Staff members Lisa May (L) and Holly Mullaney (R) at an industry event.

In 2021–2022, CHIA Vic strengthened its relationship with the Municipal Association of Victoria and the local government sector. We expanded our engagement activities and created new resources to support the delivery of social and affordable housing in partnership with councils.



We met with 46 of Victoria's 79 local government authorities, regional groups such as the G21, the *Homelessness and Social Housing Charter Group*, and the *Eastern Affordable Housing Alliance*.

As a trusted resource, CHIA Vic received an increasing number of queries about social and affordable housing policies. We contributed to stakeholder workshops, providing guidance and advice about how to work effectively with the community housing sector.

## New communications

In August 2021 we launched a new website with significantly improved functionality and user experience. This new build allows community housing organisations to connect with local councils and developers interested in delivering new social housing. A new members-only section is in the works and will host sector resources.

## Community housing myth busting

With funding support from the Lord Mayor's Charitable Foundation, CHIA Vic developed a series of videos to bust myths and build awareness of community housing (see residents' stories on the following page).



“Members can now use CHIA Vic’s website to connect with local councils and developers interested in delivering new social housing”



## Renters' stories

“I just can’t wait to get home” – Mick



**Home for Mick means independence, safety and access to services.**

“You couldn’t get a safer place than this; the train stop is across the road, and the shopping centre is just up the road,” he says.

Before he moved into his community housing unit 11 years ago, Mick had been ill and was living with his brother and sister-in-law.

“It’s not that I wasn’t happy living with them [but] I just love my independence,” says Mick.

“Home here for me is happiness – my domain. Sometimes I might be away for two or three days [and] I just can’t wait to get home.”

“The opportunity to live my dreams” – Carly



**Carly burst into tears the first time she walked into her new home.**

Before then she’d attended more than 250 private rental inspections but was knocked back every time she applied despite her spotless rental history and references.

“I was up against individuals and couples who didn’t have kids. When you’re a single mum it’s really hard to compete in that environment,” says Carly.

Having a home, rather than couch surfing at friends’ places, means “the opportunity to live my dreams”, says Carly.

She’s returned to university, aiming for a career she’s passionate about and to show her son that it’s possible to get through tough times.

Carly says her son is thriving too. The stability of their own home and attending the one school has made all the difference.

“I just have so much gratitude for that opportunity,” she says.

“It’s made a big difference” – Janice



**Janice and her children had been living in a caravan park and later in emergency accommodation.**

“We finally moved into this house – and wow, I’d never been in a house like this before. Four bedrooms, two bathrooms. The kids were rapt,” she says.

“I’m lucky to have a house like this, not many people do. It’s made a big difference because the kids are happy, they felt safe and they had stability – so did I for a change,” says Janice.

“This is my home. I love it and I look after it.”

See the videos on our website  
[chiavic.com.au](http://chiavic.com.au)



# Growth in scale and impact

**This year, we received substantial increases in funding for our projects as well as our day-to-day activities.**

In 2021–2022, we were able to secure significant additional project funding through Homes Victoria’s *Community Housing Sector Development Fund*, and more than doubled our ongoing core funding.

This important increase in core funding followed a 2018 review of the organisation by the then Department of Health & Human Services, now Homes Victoria. The review recognised that CHIA Vic as a peak body needed the capacity to respond to additional strategic priorities of government.

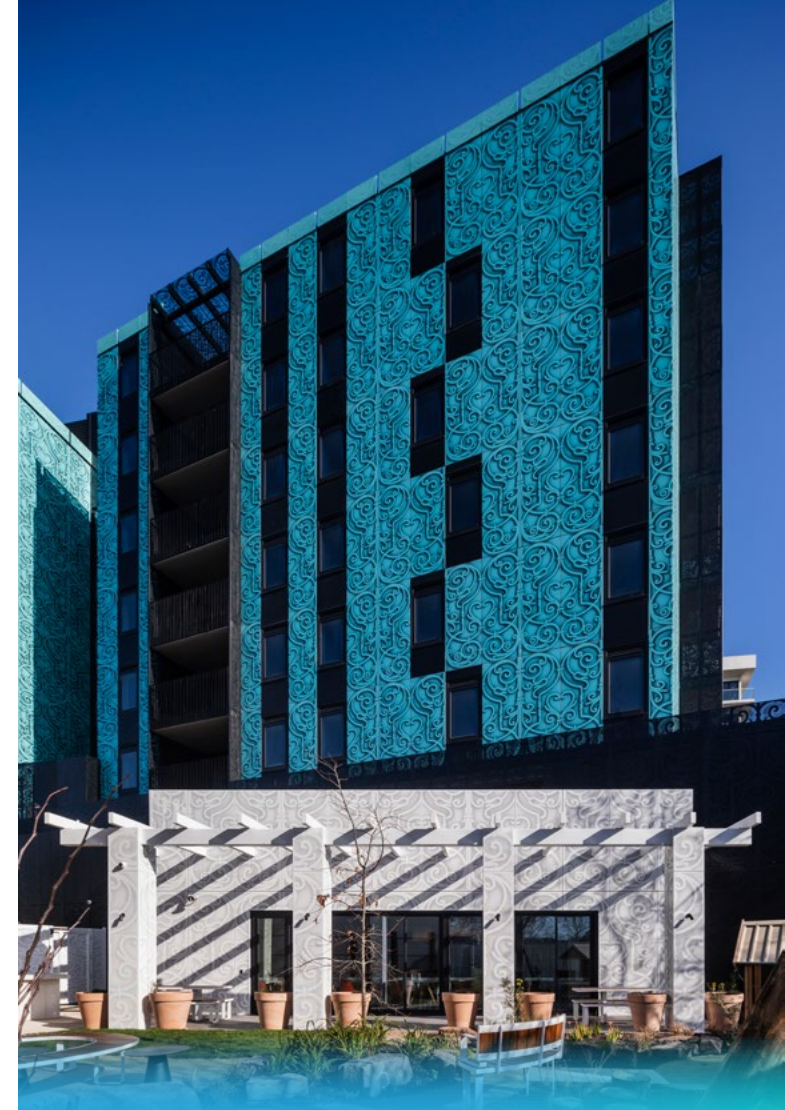
This year CHIA Vic has been very active providing advice and support in the design and delivery of the Big Housing Build.

This increase in funding has allowed CHIA Vic to grow the organisation to a new level, with the appointment of additional project officers and a Director of Workforce. This will strengthen our advocacy and policy contributions, and build our capacity to support the community housing sector as it expands.



## Our new strategic plan

CHIA Vic began developing its next strategic plan this year. We sought feedback from our members and key stakeholders across government on what CHIA Vic does well, what we could do better, and what we should focus on for the next five years. To be launched at our AGM in November 2022, the new plan will support the community housing sector to be a key part of a fairer housing system in Victoria.



“Increased funding will build our capacity to support the community housing sector as it expands”



# Treasurer's Report



The 2022 financial year presented a period of rapid growth for CHIA Vic and the community housing sector more generally. The Big Housing Build was in full swing, with CHIA Vic and members working in an environment of rapid policy

development and responding to numerous grant rounds on short timelines.

Despite a somewhat frenetic pace, CHIA Vic was able to secure funding for a number of projects that will assist members, renters and the sector more generally. This funding success highlights the high regard in which CHIA Vic is held by both member organisations and our primary funding partner, the Victorian government.

Revenue for the 2022 financial year was \$1,688,613; growth of \$187,495 (12.5%) when compared to the prior year. This represents another record level of revenue for the organisation, and was largely driven by an increase in core funding and project funding secured from the State Government. These figures are anticipated to be even higher next year as the increase to core funding and the new project income was awarded mid-way through the 2022 financial year.

Our organisational mission is to support and advocate on behalf of members, and we do this by investing all available resources in a manner that we anticipate will directly or indirectly benefit them. The result is expenditure levels that align

with revenue, and this again occurred in 2022. Total expenditure was \$1,612,313; 8% higher than the previous year. Administration, office and general overhead expenditure remained tightly managed for the year. The increase in expenditure came from a 25% increase in staff head count over the year, and consultant fees due to CHIA Vic growth and additional funded projects to be delivered.

The outcome was a surplus for the year of \$76,300 compared to a surplus of \$13,515 for 2021.

In an extremely challenging and fast-changing environment, the Board is extremely pleased with the result.

Project opportunities will carry over into the 2023 financial year. At year-end CHIA Vic held \$2,109,412 in cash however, of this balance, \$1,604,358 represents monies received in advance for projects and services to be delivered in the 2023 financial year. An assessment of relative financial health can be achieved by considering the current ratio (current assets less current liabilities) and this has increased from \$236,375 to \$320,378 over the year. Whilst we are pleased with an increase on this measure, our net asset level of \$303,542 highlights that the organisation does not hold significant financial reserves, particularly in the current economic climate, and our success continues to rely on the support of all stakeholders.

I would like to thank Lesley Dredge for her contribution to CHIA Vic. Her vision and tenacity provided a springboard for future success.

**Michael Deschepper**

# Income and expenditure

For the Year Ended 30 June 2022

	2022	2021
	\$	\$
<b>INCOME</b>		
Funding	550,938	340,622
Projects	836,823	614,266
Training Income	206,235	294,472
Member Fees	83,448	81,029
Sponsorship	8,004	12,192
Conference Income	290	121,831
Interest received	2,875	4,748
COVID-19 Government Assistance Payments	–	31,958
<b>TOTAL INCOME</b>	<b>1,688,613</b>	<b>1,501,118</b>
<b>EXPENDITURE</b>		
Administration Expense	30,259	27,448
Communications	5,801	3,613
Conference Expenses	–	99,880
Consultancy	112,424	67,679
Depreciation	128	6,884
Employment Expenses	821,365	648,287
Marketing & Promotion	3,700	7,698
Office Expenses	419	4,473
Rent	74,182	73,125
Repair and Maintenance	8,129	5,125
Seminars, Training & Projects	543,574	537,782
Staff Development	11,946	5,499
Travel & Accommodation	386	110
<b>TOTAL EXPENDITURE</b>	<b>1,612,313</b>	<b>1,487,603</b>
<b>Net Surplus/(Deficit) for the Year</b>	<b>76,300</b>	<b>13,515</b>



# Assets and liabilities

For the Year Ended 30 June 2022

	2022 \$	2021 \$
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	2,109,412	691,149
Trade and Other Receivables	20,290	255,792
Prepayments	19,091	18,790
<b>TOTAL CURRENT ASSETS</b>	<b>2,148,793</b>	<b>965,731</b>
<b>NON CURRENT ASSETS</b>		
Plant and Equipment	569	—
<b>TOTAL NON-CURRENT ASSETS</b>	<b>569</b>	<b>—</b>
<b>TOTAL ASSETS</b>	<b>2,149,362</b>	<b>965,731</b>
<b>CURRENT LIABILITIES</b>		
Trade and Other Payables	149,443	159,482
Income Received in Advance	1,604,358	460,228
Provisions	74,614	109,646
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,828,415</b>	<b>729,356</b>
<b>NON-CURRENT LIABILITIES</b>		
Provisions	17,405	9,133
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>17,405</b>	<b>9,133</b>
<b>TOTAL LIABILITIES</b>	<b>1,845,820</b>	<b>738,489</b>
<b>NET ASSETS</b>	<b>303,542</b>	<b>227,242</b>
<b>EQUITY</b>		
Accumulated Funds	303,542	227,242
<b>TOTAL EQUITY</b>	<b>303,542</b>	<b>227,242</b>

# Independent Auditor's Report

TOWARDS A VISION SHARED



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## Community Housing Industry Association Limited A.B.N. 30 388 680 258 Independent Auditor's Report To The Members

### Opinion

I have audited the accompanying financial report of Community Housing Industry Association Limited (the company), which comprises the statement of financial position as at 30 June 2022, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year ended on that date, notes comprising a summary of significant accounting policies and other explanatory information and the statement by the Board of Directors.

In my opinion, the accompanying financial report of Community Housing Industry Association Limited is in accordance with Division 60 of the ACNC Act 2012, including:

- i. giving a true and fair view of the company's financial position as at 30 June 2022 and of its performance and cash flows for the year ended on 30 June 2022; and
- ii. complying with Australian Accounting Standards and Division 60 of the Australian Charities and Not-for-profits Commission Regulation 2013.

### Basis of Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of my report. I am independent of the Company in accordance with the auditor independence requirements of the ACNC Act 2012 and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled our other ethical responsibilities in accordance with the Code.

I confirm that the independence declaration required by the ACNC Act 2012, which has been given to the directors of the Company would be on the same terms if given to the directors as at the time of this auditor's report.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion. ►



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

Management is responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

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

Those charged with governance are responsible for overseeing the Corporation's financial reporting process.

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

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

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

I also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the registered entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the responsible entities.
- Conclude on the appropriateness of the responsible entities use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the registered entity's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the registered entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying

transactions and events in a manner that achieves fair presentation.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal controls that I identify during my audit.



**Frederik Ryk Ludolf Eksteen CA**

**ASIC Auditor Registration Number 421448**

**Collins & Co Audit Pty Ltd  
127 Paisley Street  
FOOTSCRAY VIC 3011**

**Dated this 29th day of September 2022**

# Thank you

Thank you to our members, our sponsors and all advocates and supporters of community housing.



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**Community Housing**

INDUSTRY ASSOCIATION

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