



# ABOUT CHIA VIC

As the peak body for Victoria’s diverse not-for-profit community housing sector, we support our members to grow and thrive and advocate for a housing system that can meet the needs of all Victorians.

## Our Vision

That all Victorians have the dignity of an appropriate, secure and affordable home.

## Our Mission

To lead and enable a dynamic community housing sector so it can build and manage more homes, deliver high-quality services to renters and be central to the creation of a fairer housing system in Victoria.



### Acknowledgement of Country

CHIA Vic acknowledges the Traditional Custodians of the lands on which we live and work. We pay our respects to Aboriginal and Torres Strait Islander cultures; and to Elders past, present and emerging.

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# OUR YEAR IN NUMBERS



Members managed  
**22,000+** TENANCIES



**53** FULL MEMBERS  
**31** ASSOCIATE MEMBERS



**34**  
LOCAL COUNCILS  
TRAINED

Tenancy Practice Advice



**329**  
VCAT/RTA HELPLINE REQUESTS

Training

**1,000**  
PARTICIPANTS



**84**  
COURSES

CHIA Vic conference



**362**  
ATTENDEES

## CHAIR & CEO REPORT



**Trudi Ray**  
Chair, CHIA Vic



**Sarah Toohey**  
CEO, CHIA Vic



**Jason Perdriau**  
Acting CEO, CHIA Vic

It has been a huge year for CHIA Vic and our sector. With the \$5.3 billion Big Housing Build well underway, we have been scaling up like never before, delivering thousands of new homes across the state.

The community housing sector is committed to ensuring recent social housing investment acts as a catalyst for change. We want to move beyond the historic peaks and troughs in social housing supply, and towards the ongoing investment that is needed to give all Victorians a safe, affordable place to call home.

This focus is central to CHIA Vic's new [strategic plan](#), which sets out a range of initiatives aimed at supporting continued sector growth and a fairer housing system. Our 10-year objective is for the community housing sector to deliver at least 30,000 additional homes that meet the diverse needs of renters. To achieve this, we have identified three key strategic initiatives, which align with the main chapters in this report.

This year we welcomed more formal engagement processes with the state government, including with the CEO of Homes Victoria and the Minister for Housing. This allowed us to more easily maintain dialogue on key issues. We also outlined solutions to grow social housing over the next decade via our state election platform and budget submission.

We engaged and consulted with our sector throughout the year to inform our policy positions on the Housing Australia Future Fund and our advocacy around the Big Housing Build. We also worked closely with the Housing Registrar on a review of community housing regulatory expectations.

CHIA Vic developed new training programs, leading practice resources and a workforce strategy this year, so members have the tools they need to continually improve services and attract and support staff as their organisations grow.



Professional development was also a focus of the CHIA Vic conference in April, as we added practical learning opportunities for frontline workers to an inspiring program of policy, advocacy and thought leadership sessions. We were thrilled to welcome more than 360 people to the conference, our biggest event yet.

To support the growth in CHIA Vic’s operations this year, we focused on reviewing our governance processes and building our foundational policies and processes.

As we reflect on a year in which the rental crisis has worsened,

it is heartening to see a growing understanding that social housing is the most effective way to ensure people priced out of the private rental market can access safe, affordable housing.

Thanks to Homes Victoria for their continued support of CHIA Vic, to the CHIA Vic team for their dedication and hard work and to our Board for their leadership and guidance. Thanks also to CHIA Vic’s members. We exist to support our members and it is a privilege to represent a sector that is building homes, creating communities and changing lives.

## Our Board 2022-2023

<b>Trudi Ray</b>	Chair
<b>Jeanette Large</b>	Deputy Chair
<b>Roberta Buchanan</b>	Secretary
<b>Michael Deschepper</b>	Treasurer
<b>Chris Karagiannis</b>	Board member
<b>James King</b>	Board member & CHIA National representative
<b>Grant McNeill</b>	Board member
<b>Giovanna Savini</b>	Board member
<b>David Schreuder</b>	Board member
<b>Darren Smith</b>	Board member
<b>Liz Thomas</b>	Board member



Botanical Apartments, one of three properties at Homes of Hope, St Kilda. Image: Housing First

# MORE HOMES IN A BETTER HOUSING SYSTEM

CHIA Vic engages with government and the media to advocate for a fairer housing system and a strong community housing sector.

## Advocating with government

With the Victorian state election taking place in November 2022, we developed a comprehensive election platform to advocate for a range of initiatives that would boost social housing supply. This included a proposal for a Social Housing Investment Fund that would support the construction of 20,000 new social homes over the next 10 years. We also proposed

ways to better use the planning system and state and local government-owned land to help fill the remaining housing supply gap.

Our State Budget submission reiterated the need for these reforms, as well as suggesting other ways to grow the capacity of the community housing sector and end chronic homelessness.



We continue to advocate with MPs from all sides of politics on the critical need for these reforms.

Through newly established quarterly meetings with the Housing Minister, as well as regular meetings with Homes Victoria, we discuss how we can all work towards the goal of a fairer housing system. Last year, we provided feedback on the design and review of housing programs, funding and regulatory arrangements. This included providing expert advice on Big Housing Build procurement approaches, Residential Tenancy Act changes, Victorian Housing Register reform and the review of regulatory performance measures. This advice is informed by our discussions with our members.

We also worked collaboratively with other peaks and community services on collective advocacy campaigns to drive the development of nation-leading policy, investment and systems reform that will deliver equitable social and economic outcomes for Victorians.

### Media engagement

Our media engagement over the past year has helped raise the profile of community housing in Victoria as well as highlighting our advocacy on key social housing issues.

We leveraged the results of CHIA National's [Quantifying Australia's Unmet Housing Need](#) report to shine a light on the 100,000 Victorians who are in rental stress and advocate for more investment in community housing. Our campaign achieved strong media results across television, radio, print and online.

CHIA Vic also garnered strong media interest for our 2023-24 State Budget submission via stories that highlighted the impact of growing rental and interest rate rises on the community. The resulting stories ran in the Herald Sun,



Housing Choices resident Tristan and his dog Scooter.  
Image: Housing Choices Australia

ABC Melbourne and regional radio and commercial radio.

We also collaborated with our members and the Council to Homeless Persons to advocate for the retention of the From Homelessness to a Home program, which offered support services to help people maintain their tenancies. The resulting ABC TV, radio and online stories showed how impactful a safe home and appropriate support can be for vulnerable renters.

Other media over the past year included stories on planning reform, the Commonwealth Games, homelessness data and the CHIA Vic conference.

### Working with local government to deliver more social housing

In 2022-23, CHIA Vic continued its work to upskill local councils and support them to partner with the community housing sector. Through training delivery, resource development and presentations, we helped

build the capacity of council officers and Councillors to facilitate the delivery of more social and affordable housing.

Newly developed resources include community housing organisation [project case studies](#), [videos](#) about community housing, and introductory [training sessions](#) on community housing and affordable housing planning agreements. We distributed our resources to 74 of the 79 Victorian councils and delivered training to representatives from 34 councils.

To help ensure council policies and plans work for community housing organisations, we responded to dozens of council enquiries and provided feedback in council consultation processes through workshop participation and written submissions. We helped facilitate partnerships by directly connecting councils with community housing organisations and sharing council collaboration opportunities with the sector.

### Co-designing a 10-year sector Roadmap

In line with our Strategic Plan 2022-27, CHIA Vic this year began the process of co-designing a 10-year Roadmap for the community housing sector, to help us realise our goal of delivering 30,000 more homes over the next 10 years that meet the needs of renters. In March 2023, our initial sector workshops attracted more than 30 representatives from over 15 member organisations, who helped shape the vision and workplan of the Roadmap.

Through this engagement with our members, we developed a set of eight projects that will help inform the final Roadmap. These projects include: modelling sector growth opportunities from delivering different housing programs; and looking at how we ensure our sector provides what renters need.

The final Roadmap, due out in early 2024, will outline how the sector can achieve its shared vision of a strong community housing sector operating in a fairer housing system.



A Housing Choices resident showcases her artwork at the annual Art Show. Image: Housing Choices Australia



### Nightingale Village

Women's Property Initiatives (WPI) was thrilled to open nine social homes in [Nightingale Village](#), Brunswick, for women and their children in 2022. Nightingale Village comprises six neighbouring buildings with a mix of social and affordable housing alongside privately owned properties. Each building in the village is architect-designed following social, environmental and financial sustainability principles. They have minimum 7-star energy ratings and feature recycled timbers, hydronic heating and solar power. The development also includes communal facilities such as bike storage, rooftop gardens, barbecues and gathering places.

The WPI homes provide renters with an opportunity to be part of an eclectic, inclusive and vibrant community.

“

With affordable rent it is so good not to worry constantly about money and to know that you've got a roof over your head for as long as you need it, and you're not going to go hungry. I look forward to having a long, happy life.”

– Val, WPI renter, Nightingale Village



Housing Choices resident Ray enjoys Melbourne city living. Image: Housing Choices Australia

## PROVIDING WHAT RENTERS NEED

CHIA Vic supports its members to improve processes, practices and policies so they can provide what renters need.

### Leading Practice resources

CHIA Vic's leading practice work helps members to continuously improve the way they deliver services and support renters. To achieve this, CHIA Vic partners with its members, renter advocates, government, Homes Victoria and other relevant stakeholders to develop leading practice tenancy resources, such as model policies, assessment tools and fact sheets.

This year, we developed resources on digital transformation, human rights and ending tenancies, accessibility modifications, complaints, antisocial behaviour, rent arrears, hardship, maintenance, neighbours, renter damage and transitional housing. These customisable resources have been made available to members on the new Member Hub on our website. The resources will ultimately assist renters by ensuring our members are providing clear policies, procedures and feedback options.



Human Rights Project

The community housing sector is committed to ethical, client-focused decision-making and to ensuring eviction is the avenue of last resort, in line with the Charter of Human Rights and Responsibilities Act 2006 (Vic).

CHIA Vic’s Human Rights project supported leading practice in this area by creating training, resources and tools that community housing organisations can use to ensure a professional, ethical, efficient and documented approach to human rights assessments. In particular, the resources encourage members to explore avenues to help renters engage with support services to sustain their housing.

CHIA Vic worked collaboratively with the sector, sought feedback from tenancy advocates and engaged legal advice to ensure that the resources developed meet the needs of renters and the sector.



PassivHaus Sunshine - an Australian first in social housing design.  
Image: Baptcare Affordable Housing

Rent Project

Rent policies in the community housing sector can be complicated and this can lead to misunderstandings on how rent is calculated. To address this issue, CHIA Vic, in collaboration with Today Design, consulted with renters and the sector to develop resources that will help members set clear rent policies that reflect their policy decisions as well as meeting legal and regulatory requirements. The resources also help organisations communicate about those policies in a way that makes sense to renters.

Housing Singles Successfully

This year we began work on our Housing Singles Successfully project, which is investigating the housing challenges faced by single people and the options available to service this cohort better. The research and analysis to date has confirmed that singles are the largest group waiting for social housing in Victoria and cost more to house than non-single households.

The project findings will support CHIA Vic and its members to better advocate for policy and funding arrangements that will help house more single people successfully.



Doug in his new unit in regional Victoria. Image: Wintringham



Driving implementation of the Aboriginal Cultural Safety Framework

For the past three years, CHIA Vic has been working to improve Aboriginal cultural safety across the community housing sector and break down the barriers that often prevent Aboriginal people from accessing housing and homelessness services. This year, we engaged consultants Jenny Samms and the team at Bundyi Girri to provide training and workshop facilitation to guide the CHIA Vic team through the steps needed to implement the Community Housing Aboriginal Cultural Safety Framework at our organisation.

We also encouraged our members to adopt the Framework’s practical tools in order to reflect on their practices and adopt strategies and actions to embed cultural safety across key areas of their business. CHIA Vic partnered with the Victorian Aboriginal Community Services Association Ltd (VACSAL) to deliver Aboriginal cultural awareness training to members and worked with Aboriginal Housing Victoria to establish a committee that encourages dialogue and partnership between mainstream community housing organisations and Aboriginal Community Controlled housing providers.



The Aboriginal Housing Victoria team at their annual NAIDOC Family Day at the Farm event.  
Images: Bernard Wright Photography



## Providing expert advice to members

CHIA Vic continued to support its members to operate under Victorian tenancy law, responding to 329 requests for tenancy practice advice via our VCAT/RTA Helpline.

We provided members with detailed guidance on how to adapt their policies and practices to meet leading practice standards. Themes and issues identified through the helpline also inform our advocacy on tenancy law reform and assist us in developing new leading practice resources for members.

## Delivering professional development courses

Community housing staff need to be across complex legal and regulatory requirements, as well as leading practice, to ensure that high-quality services can be provided to renters. To support this, CHIA Vic develops and delivers specialist training that helps organisations provide person-centred services.

Last year, CHIA Vic delivered 84 training courses to almost 1000 people, including community housing staff, local government planners and policymakers. New courses offered in 2022-2023 included training on the Charter of Human Rights, privacy, affordable housing planning agreements and new laws around gaining access to properties for inspections and safety checks.

Feedback has been very positive. CHIA Vic's training program is continually evolving, informed by consultations with our members and other stakeholders, feedback from past courses and monitoring of critical issues and changes affecting the sector. Resources developed by CHIA Vic's Leading Practice team are also being adapted for use in training and our new Workforce Development Strategy

(see below) will increasingly inform the direction of our offerings.

## Developing a Workforce Strategy for the sector

During 2022-23 CHIA Vic worked with Nous Group to develop a [Community Housing Workforce Strategy](#). The Strategy provides a clear framework for actions to develop a strong, skilled and supported workforce that meets renters' needs and delivers high quality housing services.

Community housing organisations were deeply involved in the development of the Workforce Strategy through stakeholder meetings, interviews and a sector-wide survey. The project was guided by a Workforce reference group made up of sector representatives.



Housing Choices resident Bobby and his daughter Annie at their home in Melbourne. Image: Housing Choices Australia

The Workforce Strategy was released in April 2023 and work is now underway on key actions, including the development of a new induction program for tenancy workers and other training improvements.

## Helping members transform their digital technology

In 2022-23 CHIA Vic partnered with CHIA NSW to deliver the Digital Transformation project - a suite of resources designed to guide and support our members on their digital journey. With our sector rapidly growing, these tools will help community housing organisations improve and streamline their business processes and technologies so they can continue providing quality services to renters.

Our partnership with CHIA NSW allowed us to maximise funding and expand the breadth of the digital transformation resources now available to members. These resources include guides on how to:

- Develop an information technology strategy
- Assess IT improvements and digital readiness
- Start and implement digital transformation
- Consider cyber security requirements
- Prepare for software improvements

CHIA Vic will be encouraging the take-up of these resources within the Victorian sector and working with members who need our support on their journey.

## Rooming houses reimaged

Rooming houses are an important part of the social housing system. They are often home to vulnerable residents with complex needs and the properties typically feature shared facilities, which provided challenges during the COVID-19 pandemic.

In light of this, CHIA Vic launched the Rooming Houses Reimagined project, which looked at ways in which rooming houses owned and managed by community housing organisations might be upgraded or reconfigured to better meet renters' needs. CHIA Vic worked closely with five of our members and engaged architects, town planners, heritage experts and quantity surveyors to assess properties for potential future use. Asset intent reports for eight properties were developed which put

forward options for refurbishment, redevelopment or rebuilding.

These initial planning and costing reports will assist the rooming house providers in considering their plans for the properties over the next five years.

## Keeping children and adults safe

CHIA Vic received funding this year from the Department of Education and Training to develop resources that help community housing organisations implement reforms designed to protect children and adults experiencing violence.

The Victorian Government reforms are integral to reducing family violence and promoting child wellbeing; they allow authorised organisations to legally share information about their clients with other agencies if there are safety or wellbeing concerns. Community housing providers are authorised to share this information.

CHIA Vic's Child Information Sharing Scheme (CISS) resources include a comprehensive toolkit that explains the three interrelated reforms, provides case studies and fact sheets, and helps frontline workers know when to share renter information.

These materials ensure that community housing staff working with children and people experiencing family violence can gain a complete view of renters they work with, making it easier to identify wellbeing or safety needs earlier, and to act on them sooner.



## Viv's Place

Based on a highly successful New York housing model, **Viv's Place** in Dandenong provides permanent homes and on-site wraparound support services for up to 60 women and 130 children at risk of or escaping family violence and homelessness. Operated by Launch Housing, Viv's Place offers beautifully designed apartments ranging from studios to 4-bedroom units, as well as a communal kitchen and living spaces, children's play spaces and a nature-play courtyard. From the first day families move in, they have a safe and permanent home in which to recover and rebuild, access the support services they need and engage with fellow residents and their community.

“

At Viv's Place, children are supported to attend school, maintain healthy relationships with family, friends and community, and lead a happy and healthy life.”

—Bevan Warner, Launch Housing CEO



A resident at Haven Frankston. Image: Mind Australia and The Haven Foundation

## BUILT ON STRONG FOUNDATIONS

Establishing the right systems, tools and ways of working to support effective CHIA Vic service delivery.

### A new strategic plan

A priority for this year was the development of a new strategic plan. Working with Social Ventures Australia, we ran extensive consultations with members, stakeholders and our Board to develop a five-year strategic plan and refreshed purpose statement for our organisation.

Our 10-year objective towards our long-term vision is for Victoria to have a fairer housing system and for the community housing sector to have delivered 30,000 or more additional homes that meet the diverse needs of renters. Our new strategic plan identifies a range of initiatives that we will prioritise to achieve this aim.

### Growing our team

In line with CHIA Vic's growing services, advocacy and aspirations for the sector, and thanks to an increase in core funding from Homes Victoria, we increased the size of our team and restructured our organisation.

The new roles are delivering projects and managing corporate services, while the new structure includes a small leadership team of three Directors who report to the CEO.

### Working to boost our cyber security

With an increasing number of businesses in Australia and globally experiencing data breaches, cyber security has become a top 10 risk for most organisations. This year, CHIA Vic worked with an external auditor to perform an assessment and gap analysis of our existing cyber security environment, rating it against best practice industry standards.

The supported process helped us identify areas for improvement, including solutions we can implement immediately as well as middle and long-term goals for enhanced protections.







Images: Haven Home Safe and Aluline

## New Epping

Haven Home Safe welcomed residents to 151 new social and affordable homes in the **New Epping** precinct, an urban regeneration project developed by Riverlee in the City of Whittlesea. The 78 one-bedroom apartments and 73 two-bedroom apartments are located across three buildings that have a host of environmental features to improve energy consumption, communal areas including spaces with barbecues and edible gardens, and are designed to support residents as they age.

Part of Haven Home Safe's approach to building strong communities is the inclusion of a placemaking strategy, developed in partnership with Village Well. This initiative builds thriving tenancies by supporting renters when they move in, linking them to local services and organising community-building events to support community connection.

“

I absolutely love it (living here), it is just great, very easy to get around, people are nice and the community around me makes such a difference.”

-Rex, renter at Haven Home Safe New Epping



The Hon. Julie Collins MP, Federal Housing Minister, talks with CHIA Vic Acting CEO Jason Perdriau at the CHIA Vic conference. Images: CHIA Vic

## 2023 CHIA Vic conference

We were thrilled with the turnout and positive response to our CHIA Vic conference in April, where we hosted 362 people over two days at the Melbourne Convention and Exhibition Centre.

With more than 50 speakers across 19 sessions, the conference provided a wealth of information, practical know-how and future-focused thinking on how to approach the many opportunities and challenges facing the sector. Speakers included the Federal housing minister Hon. Julie Collins MP, State housing minister Hon. Colin Brooks MP, as well as experts and leaders from academia, local government, community housing, social services and more.

For the first time, our conference also included dedicated leading practice sessions which provided professional development opportunities for operational and frontline staff.







Images: YWCA

## YWCA East Bendigo

YWCA was thrilled to hand over the keys to five three-bedroom townhouses in [East Bendigo](#), which were offered at below-market rates to women and their families, including those who have experienced family violence. All homes in the development are six-star energy rated and have environmentally friendly features that reduce costs for renters, including solar panels, double-glazed windows, energy efficient appliances and a water tank. The project was fully funded by YWCA, who purchased the land and engaged Melbourne's DKO Architects to design the homes, which are well located close to shops, transport and education.



“

I cried when I got this place. I'd applied for a number of places and kept getting turned down... If I hadn't gotten this place, I'd probably be relying on family for a couch or spare room.”

– Gretel, renter at YWCA East Bendigo

## FINANCIALS

### Treasurer's Report

The 2023 financial year presented a period of continued growth for CHIA Vic with the delivery of more projects and more training than any previous year, and our largest ever conference.

With thanks to Homes Victoria, the Department of Families, Fairness and Housing, and the Department of Education and Training, CHIA Vic was able to deliver a range of projects informed by the needs of our members that will assist the sector and renters for years to come.

Revenue for the 2023 financial year was \$2,924,556 and total expenditure was \$2,423,004.

The outcome is a surplus of \$501,552 for the year which is an unprecedented outcome for CHIA Vic. This abnormally large surplus was largely driven by an accounting requirement to recognise specific project income in the year of receipt, with related expenditure not to be incurred or recognised until the project is finalised in the following financial year. CHIA Vic secured funding and commenced a number of projects in the 2023 financial year and will incur the majority of their expenditure in the 2024 financial year which will result in a deficit for the 2024 financial year. The Board expects revenue and expenditure will broadly align across the two financial years.

At year-end CHIA Vic held \$1,765,747 in cash; of this balance, \$782,373 represents



monies received in advance for projects and services to be delivered in subsequent financial years. An assessment of relative financial health can be achieved by considering the current ratio (current assets less current liabilities) and this has increased from \$320,378 to \$770,370 over the year. Whilst we are pleased with an increase on this measure, it is expected that with additional expenditure budgeted for the 2024 financial year, our net asset level of \$805,094 will reduce back to a level where the organisation will not hold significant financial reserves, and our success will continue to rely on the support of all stakeholders.

It is great to have Sarah Toohey back in the office and, along with Jason, Jess and Lisa, I thank the entire CHIA Vic team for their excellent financial management over the past financial year.

**Michael Deschepper**



## Income & Expenditure

	2023 \$	2022 \$
<b>INCOME</b>		
Funding	1,130,848	550,938
Projects	1,232,572	836,823
Training Income	247,999	206,235
Member Fees	98,743	83,448
Sponsorship	7,483	8,004
Conference Income	200,095	290
Interest received	6,816	2,875
<b>TOTAL INCOME</b>	<b>2,924,556</b>	<b>1,688,613</b>
<b>EXPENDITURE</b>		
Administration Expenses	45,404	30,259
Communications	3,505	5,801
Conference Expenses	189,172	-
Consultancy	177,334	112,424
Depreciation	24,241	128
Employment Expenses	1,250,827	821,365
Marketing & Promotion	4,963	3,700
Office Expenses	3,931	419
Rent	78,725	74,182
Repair and Maintenance	8,794	8,129
Seminars, Training & Projects	619,687	543,574
Staff Development	14,715	11,946
Travel & Accommodation	1,706	386
<b>TOTAL EXPENDITURE</b>	<b>2,423,004</b>	<b>1,612,313</b>
<b>Net Surplus/(Deficit) for the Year</b>	<b>501,552</b>	<b>76,300</b>

## Assets & Liabilities

	2023 \$	2022 \$
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	1,765,747	2,109,412
Trade and Other Receivables	86,079	20,290
Prepayments	18,447	19,091
<b>TOTAL CURRENT ASSETS</b>	<b>1,870,273</b>	<b>2,148,793</b>
<b>NON CURRENT ASSETS</b>		
Plant and Equipment	60,115	569
<b>TOTAL NON-CURRENT ASSETS</b>	<b>60,115</b>	<b>569</b>
<b>TOTAL ASSETS</b>	<b>1,930,388</b>	<b>2,149,362</b>
<b>CURRENT LIABILITIES</b>		
Trade and Other Payables	202,081	149,443
Income Received in Advance	782,373	1,604,358
Provisions	115,449	74,614
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,099,903</b>	<b>1,828,415</b>
<b>NON-CURRENT LIABILITIES</b>		
Provisions	25,391	17,405
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>25,391</b>	<b>17,405</b>
<b>TOTAL LIABILITIES</b>	<b>1,125,294</b>	<b>1,845,820</b>
<b>NET ASSETS</b>	<b>805,094</b>	<b>303,542</b>
<b>EQUITY</b>		
Accumulated Funds	805,094	303,542
<b>TOTAL EQUITY</b>	<b>805,094</b>	<b>303,542</b>



## Independent Auditor's Report

### 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 2023, 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. a true and fair view of the company's financial position as at 30 June 2023 and of its performance and cash flows for the year ended on 30 June 2023; 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 30th day of October 2023**

## THANK YOU

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**Community Housing**

INDUSTRY ASSOCIATION

VICTORIA

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