# COMMUNITY HOUSING CENTRAL AUSTRALIA

# ANNUAL REPORT 2024 / 2025

CENTRAL AUSTRALIAN AFFORDABLE HOUSING COMPANY LTD

ABN: 82 136 070 829 ACN: 136 070 829

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**Front Cover Image:**
CHCA Team
**Inside Front Cover Image:**
Part of CHCA Team

# ABOUT US

Community Housing Central Australia (CHCA) is an Aboriginal-controlled, not-for-profit, Tier 2 registered community housing provider.

We assist vulnerable people in central Australia to access safe, affordable, and high-quality housing solutions to enhance their quality of life.

We collaborate with government, community, and industry stakeholders to advise on and facilitate the delivery of high-standard tenancy and property management services.

# OUR VISION AND PURPOSE

Our vision is for better lives, happy homes, and stronger communities through safe and affordable housing.

Our purpose is to help vulnerable people in central Australia access safe, affordable, high-quality housing to enhance their quality of life. We collaborate with government, community, and industry to advise on and support the delivery of high-standard tenancy and property services.

## OUR VISON IS

*Better lives, happy homes and stronger communities through safe and affordable housing.*

## OUR STRATEGIC PILLARS

**1. Customers and Communities**
Empower and support our customers and communities to thrive.

**2. Growth and Security**
Grow the supply of social and affordable housing.

**3. Business Excellence**
Ensure the financial sustainability of our business.

**4. Sustainability**
Deliver a high performing and inclusive team culture.

**5. Leadership**
Communicate with influence and impact.

NATIONAL REGULATORY SYSTEM COMMUNITY HOUSING
REGISTERED PROVIDER

CHCA is a registered Tier 2 Provider through the National Regulatory System for Community Housing (NRSCH).

# CHAIRPERSON'S REPORT

This year was once again a time of considerable progress for CHCA. But before I get to that I record the Board's gratitude to (now former) CEO Frances Paterson-Fleider who we were very sorry to lose when she completed her contract and retired. She has our very best wishes for the future.

We were fortunate to have Frances' services during a period of both consolidation and of new initiatives to increase our capacity to provide and manage affordable housing in Alice Springs. Often working very long hours, she steered CHCA adroitly to taking advantage of opportunities to obtain funding and land transfers for construction of new dwellings enabled by Commonwealth housing programmes.

I also extend our sincere appreciation to Ken Marchingo, who gave up a lot to temporarily relocate to Alice Springs as Acting CEO while we recruited a new CEO. He brought a wealth of knowledge and experience in community housing and was invaluable in guiding and facilitating the recruitment and appointment of our new CEO. Thank you, Ken, and you also have our best wishes.

In March this year, I had the pleasure of attending a ground-breaking ceremony for five new dwellings built on land transferred to CHCA by the NT for housing funded under the Commonwealth's Social Housing Accelerator Payment (SHAP). The event was attended by three NT Ministers – Steve Edgington, Bill Yan, and Josh Burgoyne. The project demonstrates the shared commitment of CHCA and the NT to get more people into safe, affordable housing.

Further land transfers by the NT will enable CHCA to provide four transitional housing units for Older Women and Children experiencing family or domestic violence, funded under the Commonwealth's Crisis and Transitional Accommodation Program (CTAP), which is part of the Housing Australia Future Fund (HAFF). CHCA has also successfully applied for separate HAFF funding to deliver a further 14 dwellings for affordable housing.

Additionally, this year CHCA took on management of a further 100 public housing units leased from the NT. While this does not detail all the new initiatives CHCA is involved in, it highlights the company's long-term commitment to providing safe and affordable housing in Alice Springs and developing the expertise needed to deliver and oversee these projects over time.

While those are CHCA's goals we are also conscious that funds for the construction of new housing also make a significant contribution to our local economy and the wider community. Once again, I thank our CHCA team, my fellow board members and all of our stakeholders for their respective commitments and support during this year.

**DAVID AVERY**

Chairperson

# CEO'S REPORT

The 2024–2025 year has been one of growth, consolidation, and continued delivery for Community Housing Central Australia (CHCA). This period saw the organisation achieve significant milestones in expanding and strengthening our housing portfolio while continuing to improve the quality and consistency of services to tenants across Central Australia.

CHCA successfully completed the transfer of 100 public housing units in Alice Springs, advanced the construction of new dwellings, and secured additional development funding. These outcomes reflect the sustained effort of our dedicated staff, whose commitment to CHCA's purpose to provide safe, affordable, and culturally appropriate housing has remained unwavering through a period of considerable organisational and sector change.

Our partnership with Tangentyere Council Aboriginal Corporation remains central to CHCA's operations and purpose. Together, we are refining the delivery of housing services to town camp residents and strengthening the community-controlled model that underpins our work.

A particular highlight this year has been the evolution of the My Place Program, which continues to provide an innovative response to local housing needs. The transition from privately leased properties to purposebuilt, high-quality homes has been made possible through strong collaboration with CentreCorp as our institutional partner and investor. We also acknowledge the continued support of the Northern Territory Government, whose investment and engagement remain essential to CHCA's growth and impact.

As the Territory Government and the Commonwealth refine their housing and infrastructure priorities, CHCA is well positioned to bring forward new models and partnerships that align with public policy directions. Through mechanisms such as the Housing Australia Future Fund, CHCA can help attract new capital investment to renew and expand the affordable and social housing stock in Central Australia.

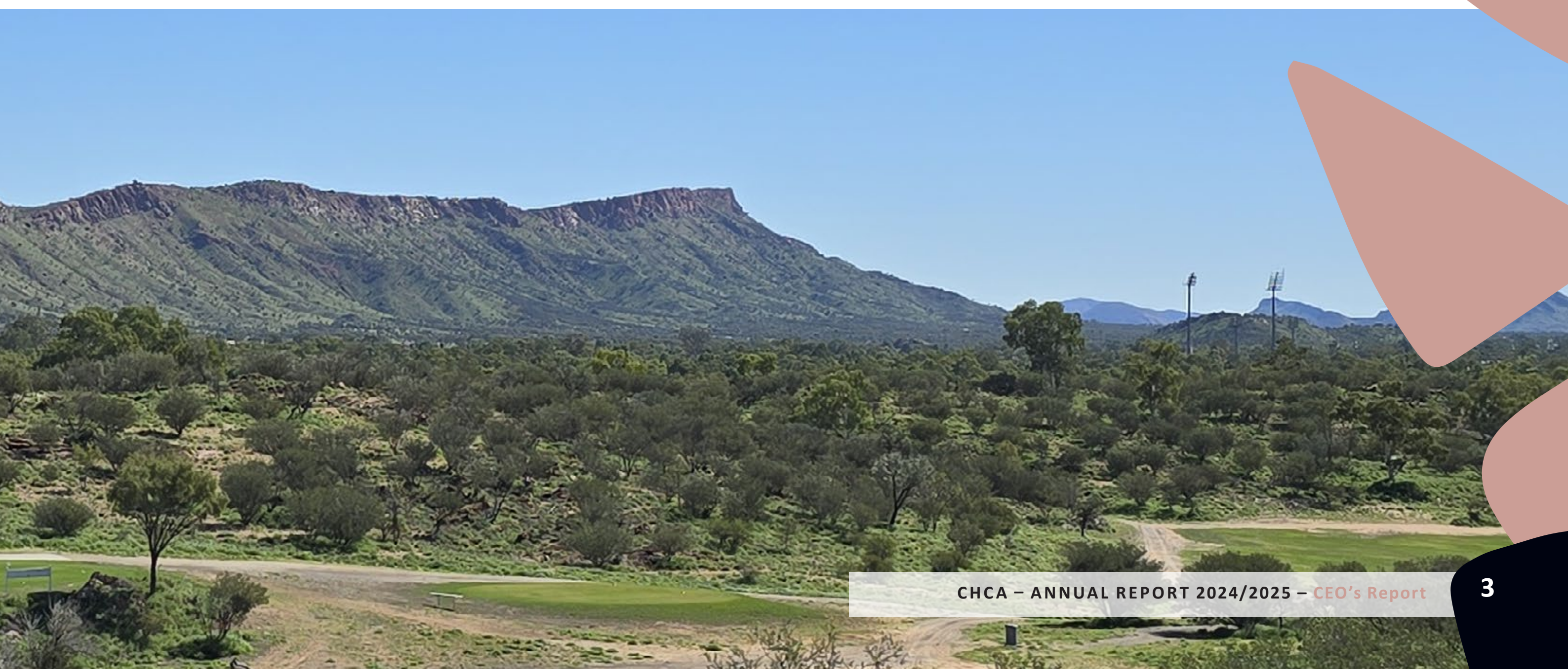
Operating in the Red Centre presents ongoing challenges in recruitment and retention, yet CHCA has maintained strong staffing levels throughout the year. This stability reflects the professionalism and commitment of our team in delivering consistent services across the region. I extend my sincere thanks to all employees for their hard work, adaptability, and deep commitment to our tenants and communities.

Serving as Interim CEO from April to October showed me CHCA's resilience and capability. With over four decades in housing and homelessness and three as a CEO across diverse organisations, I believe CHCA's work is among the most demanding and meaningful in Australia. The organisation operates in a challenging social, cultural, and geographic environment, serving communities under immense pressure but showing remarkable strength.

CHCA's team of employees, managers, and Directors approach this work with purpose, compassion, and professionalism. It has been a privilege to work alongside them and witness their commitment to improving housing outcomes for Aboriginal people in Central Australia.

**KEN MARCHINGO AM**

Interim Chief Executive Officer



# DIRECTORS

## DAVID AVERY (Chairperson)

David is long term resident of Alice Springs since 1986. He has been practising as a Barrister and Solicitor since 1971 in the Northern Territory. After a short period at the Bar, David joined the Central Land Council (CLC) as Manager of its Legal Services in 1986. David was involved in the development of CLC policies and responses to proposed legislative initiatives and has spent decades working with Traditional Owners to access their own land.

## MAXINE CARLTON


Maxine is an Indigenous woman and is a NAATI Accredited Walpiri Interpreter. Maxine has worked within the legal system while at CAALAS for almost 20 years, assisting people who are going through the court system with understanding legal issues. Whilst at NAAJA, Maxine was awarded the NT Human Rights Award and is a previous recipient of the Trevor Christian Award. Maxine is heavily involved with the Town Camps of Alice Springs and is the president of Anthelk-Ewlpaye (Charles Creek) Town Camp and is a member of the Board of Directors of Tangentyere Council, and a current Director with Centrecorp, AHNT and CHCA. Maxine is passionate about speaking out for rights, specifically for the rights of families, mothers and children and wants to help with every day issues and problems and in turn, involvement in Local Decision Making.

## PETER MARIN

Peter has over 20 years experience working with Aboriginal people, previously working for the Indigenous Land Corporation assisting groups in developing enterprises on their lands. With experience in business planning, Peter joined MLCS Corporate in 2008 and is currently a Director of MLCS and Independent Director for a number of Aboriginal Corporations. Peter currently consults across a broad range of industries including agriculture, retail, construction, tourism and mining.

## BARB MCKENNA

Barb brings 35 years of experience in social housing in both government and not for profit sectors. Throughout her career, Barb has worked in a range of frontline services, project management, program development and policy roles including coordinating the handover of properties from government to the community housing sector. Barb's most recent role was as the General Manager, Customer and Communities at SGCH, a Sydney base CHP that manages over 6,000 housing assets.

## DAVID DONALD

David is an architect working in a private practice based in Newcastle NSW. He formerly managed the Housing Division of Tangentyere Council prior to it being transformed into CHCA. David works with Healthabitat and NSW Health managing 'Housing for Health' programs for Local Aboriginal Land Councils across NSW. David is currently the Program Manager for Healthabitat overseas, managing housing, water and sanitation projects in Nepal and South Africa.

## ROZ MARDEN

Roz worked at the Tangentyere Council for 23 years as accountant and Chief Financial Officer. Prior to that, Roz gained experience in a number of bookkeeping roles and teaching in business management. In addition to her Commerce degree, Roz has qualifications in Education and Business Systems Design and Management. Roz is now enjoying her retirement in Queensland.

## PATRICK MCDONALD

Patrick is an accountant who trained at the University of Adelaide where he completed a Bachelor of Economics with Honours and a Bachelor of Commerce. He has spent the last 15 years working for Tangentyere Council in senior positions including two years as Chief Financial Officer and four years as Chief Operating Officer. Patrick is a Certified Practicing Accountant (CPA) and a Member of the Australian Institute of Company Directors.

## EILEEN HOOSAN

Eileen is a descendant of the Yankunytjatjara / Luritja people NT and Ganggalida people of Burketown Qld and was raised by an Arrernte family in Alice Springs. Eileen is a Traditional Owner of Uluru Traditional Owners Association, Yankunytjatjara Kutu.

Eileen is a member of the Executive of the Tangentyere Council and has served on the Board of Congress and is a current Director of Centrecorp, AHNT and CHCA. Eileen also served as a local ATSIC Councillor and was the Chairperson of the Alice Springs Regional Council from 1998 through to 2001.

Eileen is a long-term resident of Mt Nancy Town Camp in Alice Springs and is a strong advocate for Women's issues, serving on the NT Women's Advisory Council and the Tangentyere Women's Council.

## SARAH BROWN

Sarah Brown AM is the Chief Executive Officer of Purple House and has been helping the Indigenous Directors to run the organisation since its inception more than twenty years ago.

In 2017 she was HESTA Australia's Nurse of the Year. In 2018 she made it to the BOSS magazine's 'True Leaders' list.

Sarah holds a Master of Nursing, a Graduate Diploma in Aboriginal Education and a Graduate Diploma in Health Service Management. Prior to joining Purple House, she was a remote area nurse, youth worker and university lecturer. She loves a good Sunday arvo snooze!

# A YEAR IN REVIEW

## SHAP SOD TURNING – ALICE SPRINGS SOCIAL HOUSING PROJECT

Construction is set to begin on five new homes in Alice Springs as part of a Northern Territory Government project to deliver up to 100 new social housing properties across the Top End.

Minister for Housing, Local Government and Community Development, Steve Edgington; Treasurer, Bill Yan; and Minister for Lands, Planning and the Environment, Josh Burgoyne, attended a sod-turning event in Gillen to mark the official start of building work in Alice Springs.

“These new homes in Alice Springs will provide safe, secure housing for low-income households while also creating jobs for local workers during the construction,” said Mr Edgington.

The Northern Territory has received $50 million from the Federal Government’s Social Housing Accelerator Payment (SHAP) funding to support building these homes over the next five years.

Of this, $12.5 million has been allocated to Community Housing Providers, with the remaining funds managed by the Territory Government to construct the homes.

Mr Yan said that increasing access to safe and affordable housing remains a key priority for the NT Government.

“By working with longstanding community housing providers like CHCA, this funding is resulting in tangible, on-theground outcomes—ensuring more people have access to safe, secure housing when they need it most,” said Mr Yan.

CHCA successfully applied for SHAP funding to deliver five new properties in Gillen, including three one-bedroom homes on Nicker Crescent and two two-bedroom dwellings on Ashwin Street.

CEO of CHCA, Frances Paterson-Fleider, expressed her delight in securing the funding for the delivery of these homes.

“This project will bring around $2.5 million in direct investment into housing and create benefits for the local economy through the construction program and local jobs,” she said.

“All properties will be architecturally designed with suitable landscaping and will blend seamlessly into the existing streetscape.”

Mr Burgoyne said the Government provided land for the developments, reaffirming its commitment to increasing social housing availability.

“We collaborate with community housing providers to build and manage social housing on allocated land,” said Mr Burgoyne.

“Importantly, this project will deliver much-needed new social housing for Alice Springs.”

Construction is already underway on eight SHAP-funded homes in Darwin’s northern suburbs, with work starting in December 2024.

Bill Yan, Minister Josh Burgoyne, Frances Paterson-Fleider, and Minister Steve Edgington.

## 5 NEW HOMES COMING TO ALICE SPRINGS!

Alice Springs is set to welcome five new social housing dwellings as construction begins, part of a broader initiative that will deliver up to 100 new homes across the Northern Territory.

The NT has secured $50 million through the Federal Government's Social Housing Accelerator Payment (SHAP) to fund the construction of these homes, addressing the need for safe and affordable housing for low-income households.

Our teams are working closely with Community Housing Central Australia (CHCA), who has been awarded the contract to build these one- and two-bedroom homes in the suburb of Gillen - featuring 3 one-bedroom homes on Nicker Crescent and 2 two-bedroom dwellings on Ashwin Street.

In addition to increasing social housing availability, this project will provide substantial benefits to the local economy.

It is expected to deliver approximately $2.5 million in direct investment into the housing sector, creating local jobs and driving regional growth.

With the land provided by the NT Government, the properties have been architecturally designed and will blend into the existing streetscape.

The homes are scheduled for completion in 2026.

### A Fresh Start: Shaun's Journey with Mission Australia:

Shaun moved into Percy Court Transitional Housing on 8 February 2022, supported through the Aherlkeme Development Centre program. Not long after settling in, he secured stable employment with Territory Jerky, working out bush during the week and returning to town on weekends.

Through commitment and financial discipline, Shaun was able to repay a $4,000 rental debt in a single lump sum, a significant milestone in his housing journey. During his time at Percy Court, he maintained his unit to a high standard, with no repairs required upon exit, and consistently communicated with respect to both staff and fellow residents.

"Shaun has been an incredibly respectful and self-motivated tenant. He took every opportunity to improve his situation and was always a pleasure to work with," said Case Manager Jackie.

With the support of Mission Australia, Shaun was successfully transitioned into long-term housing through a partnership with Community Housing Central Australia. That same week, he proudly purchased his first Ute, a personal goal that marked the beginning of a new chapter.

Shaun now hopes to maintain his tenancy and continue building a strong rental profile as he works towards long term independence. His journey reflects the power of perseverance and the impact of genuine collaboration between services."


## Community Engagement Session

This was our first event at Musgrave, marking the start of our efforts to introduce ourselves to the tenants and explain our roles within CHCA as tenancy support staff. The next photos show our networking events held at Musgrave, organised by Lutheran Care. We engaged with Lutheran Care and provided a one-stop shop for tenants to access Lutheran Care's financial assistance programme, NILS loans, for any interested tenants.

We made this available to all SHMT tenancies, not just those at Musgrave. Corina and I door-knocked weeks beforehand and put up posters at all SHMT complexes. We had a really good turnout for these events, and we ended up organising two, as the first was so successful. The HEIC attachment is the only photo I have of our pest control BBQs during preventative maintenance days. Corina has more photos on her phone but is off this week.

It was decided that all SHMT properties would have pest control sprays, so we organised BBQs to educate tenants on proper rubbish disposal, maintaining cleanliness of units, and so on, to support the pest control efforts. Overall, we cleaned common areas at the complexes before pest control arrived on-site.

Tenants were encouraged to continue weekly cleaning of common areas to take pride in their surroundings and ownership of the spaces, especially regarding visitors they invite. (However, this upkeep has mostly been maintained only when staff are on-site and initiate the process.)

Here is a photo of our inaugural winner of the Vacate of the Year award for town camps. Chris Forrester received a $250.00 Bunnings voucher, which they proudly advised that They have purchased plants and equipment to beautify their current property.

Chris and Rachel were in the transitional property for about 12 months whilst works were Undertaken at their home.

## SOCIAL HOUSING MANAGEMENT TRANSFER (SHMT)

In October 2024, CHCA formally commenced management of 100 urban public housing homes across Alice Springs under the SHMT. This transition required an enormous cross-organisational effort, with teams across Tenancy, Asset Management, Finance, and Community Engagement working together to ensure CHCA was equipped to take on the complexities of public housing management.

Our focus over the year remained on building the systems, relationships, and internal capacity required to deliver consistent, high-quality housing services. This included:

- Implementing new tenancy workflows aligned with NT Government policies
- Strengthening allocation processes, including weekly roundtable meetings with the Department's housing teams, PHSOs, neighbourhood officers, and Aboriginal liaison officers
- Establishing clear communication channels between CHCA and the Department's regional teams
- Developing transparent processes for maintenance, rent calculations, tenant debt management, and complaints
- Building strong internal collaboration between our SHMT team and CHCA's broader program areas

### Right Tenant, Right House, Long-Term Stability

One of the key achievements of this year has been the strengthening of allocation processes. The complexity of matching households to suitable homes balancing vulnerability, safety, neighbourhood dynamics, and Departmental requirements cannot be understated.

CHCA took an active leadership role in this space by:

- Participating in weekly joint allocation meetings, ensuring robust discussion and shared decision-making
- Bringing forward local knowledge about community dynamics, past tenancy histories, and safety considerations
- Working closely with the Department to place tenants into homes that genuinely support stability and long-term success
- Advocating for safer neighbourhoods and more appropriate placements to reduce future tenancy breakdown

The result has been improved tenancy suitability, reduced unmanaged risk, and more confidence for both partners in the allocation process.

### Tenancy Management & Support

With 100 properties comes a diverse range of tenancy needs. SHMT tenants have presented with complex challenges including overcrowding, mental health, neighbourhood conflict, hoarding and squalor, and family violence impacts. CHCA's tenancy and support teams have worked closely to ensure:

- Early intervention through home visits, health and safety checks, and proactive conversations
- Improved complaints handling, neighbourhood management, and safety planning
- Clear and compliant processes for breaches, rent arrears, and NTCAT matters
- Strong connections with local support providers, ensuring wrap-around responses where needed

A specific management focus this year has been NTCAT preparedness, with CHCA managing multiple complex cases. Staff have worked hard to ensure meticulous documentation, appropriate evidence gathering, and fair, legally sound decision-making on behalf of both tenants and the organisation.

### Maintenance and Asset Management

With the transfer came significant asset challenges. Many homes have aged infrastructure, long-term wear, and varying quality in past maintenance work. CHCA responded by:

- Conducting property condition reviews
- Prioritising urgent repairs and safety-related maintenance
- Managing contractor engagement and quality assurance
- Building maintenance tracking systems that seamlessly integrate with Chintaro

Despite high demand and limited budgets, CHCA ensured timely responses to urgent repairs and worked closely with the Department to navigate areas where asset responsibility sits with government.

### Building a Foundation for the Future

This first year of SHMT implementation has required strong leadership, adaptability, and persistence across CHCA. We are proud of what has been achieved, including:

- Creating a stable operational base for SHMT delivery
- Strengthening our working relationship with the Department
- Embedding consistent tenancy management practice
- Supporting tenants through challenging circumstances
- Maintaining accountability, transparency, and compliance

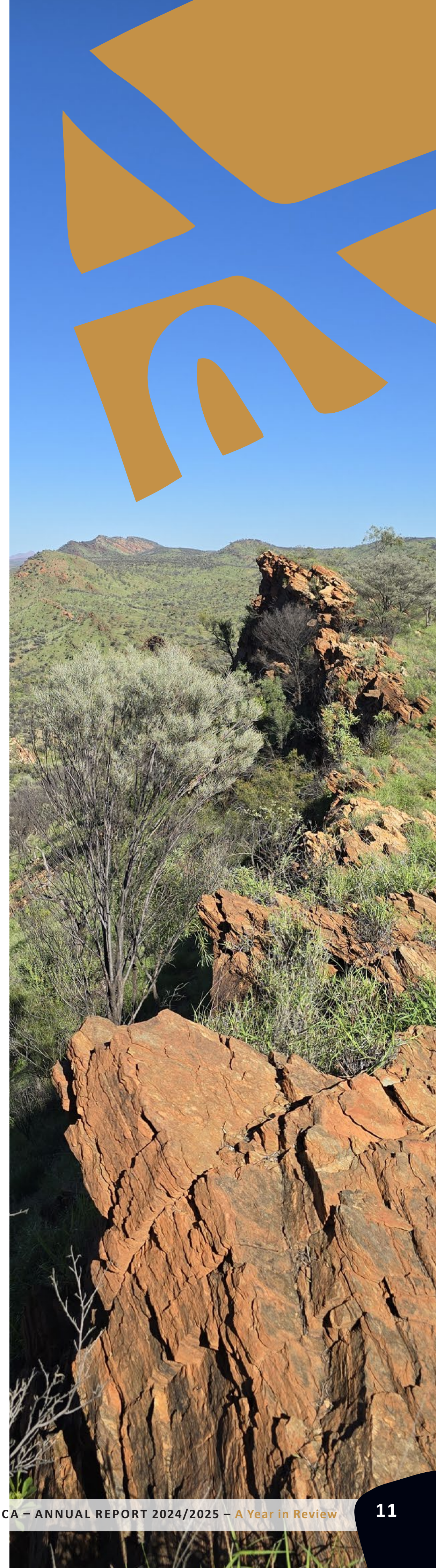
The SHMT program is a long-term investment in the housing future of Alice Springs. CHCA is deeply committed to continuing this partnership and ensuring the homes we manage are places of safety, dignity, and connection.

### Looking Ahead

As we move into the next phase of the program, CHCA will continue focusing on:

- Strengthening internal staffing and operational capacity
- Improving neighbourhood management and tenant wellbeing
- Ensuring compliance with the Residential Tenancies Act and SHMT contractual requirements
- Deepening collaborative relationships with the Department and community partners
- Advocating for long-term strategies that support safer, healthier communities

CHCA is proud to play a key role in this transformational reform, and we acknowledge the dedication of our staff, the trust of our tenants, and the support of our government and community partners.



# COMMUNITY HOUSING CENTRAL AUSTRALIA STRATEGY 2023-2026

COMMUNITY HOUSING CENTRAL AUSTRALIA

## OUR VISION

Better lives, happy homes, stronger communities

## OUR PURPOSE

Help vulnerable people in central Australia access safe, affordable and high quality housing to improve their quality of life.
We work with government, community and industry to advise on and facilitate the delivery of high standard tenancy and property services

## STRATEGIC PILLARS

### 1. CUSTOMERS & COMMUNITIES

Empower and support our customers and communities to thrive

### 2. GROWTH & SECURITY

Grow the supply of social and affordable housing

### 3. BUSINESS EXCELLENCE

Ensure the financial sustainability of our business

### 4. SUSTAINABILITY

Deliver a high performing and inclusive team culture

### 5. LEADERSHIP

Communicate with influence and impact

## HOW WILL WE ACHIEVE THEM

**1. Customers & Communities**

**C1 - Secure, quality and affordable housing:** Our customers are valued and have a high rate of satisfaction with our service and their home

**C2 - Engaged local communities:** We have a strong connection to the communities we work with and we offer more than tenancy management

**C3 - Housing for health:** We will provide services that promote the 9 healthy living practices and housing for health principles

**2. Growth & Security**

**G1 - Short term security:** We will lock in our current contracts and funding agreements to support our long term growth strategies

**G2 - Portfolio growth:** We will increase the number of properties we manage through partnerships and by undertaking smaller, low risk developments

**G3 - Brand:** We will grow our brand and our partnerships with government and the Aboriginal housing industry

**3. Business Excellence**

**B1 - Governance:** We will have a strong Board and governance practices

**B2 - Financial & Risk:** We will have strong financial and risk management systems that ensure regulatory and contract compliance

**B3 - Asset management:** We have high quality, well maintained, functional and healthy homes with a focus on cyclical and preventive maintenance

**4. Sustainability**

**S1 - Communication:** We will communicate clearly and respectfully

**S2 - Learning:** We build a strong learning culture based on continuous improvement

**S3 - Safety:** We will have a focus on safety and wellbeing

**S4 -** We will build capability across the business and ensure succession planning in place for business continuity

**5. Leadership**

**L1 - Government:** We will be the social and affordable housing provider of choice for government in central Australia

**L2 - Policy:** We will work with industry peak bodies to influence social and affordable housing policy

**L3 - Innovation:** We will be leaders of innovative housing solutions

## HOW WILL WE MEASURE SUCCESS

| 1. Customers & Communities | 2. Growth & Security | 3. Business Excellence | 4. Sustainability | 5. Leadership |
|---|---|---|---|---|
| Customer satisfaction | Portfolio Growth, Long-Term Contracts and New Business | Governance and Risk; Financial Performance | Employee engagement | Reputation |

## SUCCESS LOOKS LIKE

**1. Customers & Communities**
- High customer satisfaction
- Strengthened engagement with customers

**2. Growth & Security**
- Increased number of properties
- Increased number of partnerships

**3. Business Excellence**
- Increased cash flow
- Decreased arrears
- Reduced debt
- High quality assets

**4. Sustainability**
- Strong staff engagement score
- High staff retention rate
- WHS incidents decreased

**5. Leadership**
- Strong corporate reputation
- Maintain compliance and meet industry benchmarks

# FINANCIAL STATEMENTS

**CENTRAL AUSTRALIAN AFFORDABLE HOUSING COMPANY LIMITED**
**(A COMPANY LIMITED BY GUARANTEE)**
**ABN 82 136 070 829**

**FINANCIAL REPORT**
**FOR THE YEAR ENDED**
**30 JUNE 2025**

CENTRAL AUSTRALIAN AFFORDABLE HOUSING COMPANY LIMITED

## Statement of Profit and Loss and Other Comprehensive Income

For the Year Ended 30 June 2025

| | Notes | 2025 | 2024 |
|---|---|---|---|
| | | $ | $ |
| **REVENUE** | | | |
| Grant income | 3 | 3,386,591 | 1,705,546 |
| Management fees | | 1,454,856 | 1,227,150 |
| Rental income | | 2,634,497 | 1,455,932 |
| Recovery of expenses | | 443,181 | 142,355 |
| Interest income | | 120,377 | 36,358 |
| Other income | | 63,919 | 45,597 |
| | | 8,103,421 | 4,612,938 |
| **EXPENSES** | | | |
| Depreciation | | 348,328 | 376,835 |
| Finance charges | | 29,836 | 28,942 |
| Employee benefits | 4 | 2,524,962 | 1,913,018 |
| Office expenses | | 128,774 | 121,120 |
| Other expenses | | 817,992 | 513,108 |
| Property related expenses | | 2,658,367 | 1,447,250 |
| | | 6,508,259 | 4,400,273 |
| **Net surplus/(deficit) for the year** | | **1,595,162** | **212,665** |
| Other comprehensive income for the year | | - | - |
| **Total comprehensive income/(loss) for the year** | | **1,595,162** | **212,665** |

*The above statement of profit and loss and other comprehensive income should be read in conjunction with the accompanying notes.*

CENTRAL AUSTRALIAN AFFORDABLE HOUSING COMPANY LIMITED

## Statement of Financial Position

As at 30 June 2025

| | Notes | 2025 | 2024 |
|---|---|---|---|
| | | $ | $ |
| **Current Assets** | | | |
| Cash and cash equivalents | 6 | 6,502,081 | 3,322,041 |
| Trade and other receivables | 7 | 35,368 | 190,209 |
| Other assets | 8 | 115,296 | 105,995 |
| Total Current Assets | | 6,652,745 | 3,618,245 |
| **Non-Current Assets** | | | |
| Intangible assets | 9 | 6,243 | 7,450 |
| Property, plant & equipment | 10 | 27,709 | 14,571 |
| Investment property | 11 | 10,894,821 | 9,743,602 |
| Right of use assets | 12 | 361,079 | 444,420 |
| Total Non-Current Assets | | 11,289,852 | 10,210,043 |
| **Total Assets** | | **17,942,597** | **13,828,288** |
| **Current Liabilities** | | | |
| Trade and other payables | 13 | 1,200,354 | 599,874 |
| Provisions | 14 | 153,954 | 132,305 |
| Other liabilities | 15 | 3,265,059 | 1,296,686 |
| Lease liabilities | 17 | 130,976 | 123,167 |
| Total Current Liabilities | | 4,750,343 | 2,152,032 |
| **Non-Current Liabilities** | | | |
| Provisions | 14 | 19,396 | 15,306 |
| Lease Liabilities | 17 | 253,162 | 336,416 |
| Total Non-Current Liabilities | | 272,558 | 351,722 |
| **Total Liabilities** | | **5,022,901** | **2,503,754** |
| **Net Assets** | | **12,919,696** | **11,324,534** |
| **Equity** | | **12,919,696** | **11,324,534** |

*The above statement of financial position should be read in conjunction with the accompanying notes.*

CENTRAL AUSTRALIAN AFFORDABLE HOUSING COMPANY LIMITED

## Statement of Changes in Equity

For the Year Ended 30 June 2025

| | Accumulated Surplus<br>$ | Reserves<br>$ | Total<br>$ |
|---|---|---|---|
| Balance at 1 July 2023 | 11,074,462 | 37,407 | 11,111,869 |
| Total comprehensive income for the year | 212,665 | - | 212,665 |
| Transfer to reserve | (67,271) | 67,271 | - |
| Balance at 30 June 2024 | 11,219,856 | 104,678 | 11,324,534 |
| Total comprehensive income for the year | 1,595,162 | - | 1,595,162 |
| Transfer to reserve | - | - | - |
| **Balance at 30 June 2025** | **12,815,018** | **104,678** | **12,919,696** |

*The above statement of changes in equity should be read in conjunction with the accompanying notes.*

CENTRAL AUSTRALIAN AFFORDABLE HOUSING COMPANY LIMITED

## Statement of Cash Flow

For the Year Ended 30 June 2025

| | Notes | 2025 | 2024 |
|---|---|---|---|
| | | $ | $ |
| **Cash flows from operating activities** | | | |
| Receipts from: | | | |
| Government grants and contracts | | 7,052,816 | 3,108,268 |
| Tenants | | 2,613,041 | 2,581,882 |
| Interest received | | 120,377 | 36,358 |
| Other | | 63,920 | 45,597 |
| Payment to suppliers and employees | | (5,563,364) | (4,829,676) |
| Net cash provided by operating activities | | 4,286,790 | 942,429 |
| **Cash flows from investing activities** | | | |
| Acquisition of Investment Property | | (918,673) | (24,295) |
| Net cash used in investing activities | | (918,673) | (24,295) |
| **Cash flows from financing activities** | | | |
| Repayment of lease liabilities | | (159,745) | (149,690) |
| Interest on lease liabilities | | (28,333) | (28,942) |
| Net cash used in investing activities | | (188,078) | (178,632) |
| **Net increase in cash and cash equivalents held** | | 3,180,040 | 739,502 |
| Cash at beginning of the year | | 3,322,041 | 2,582,539 |
| **Cash and cash equivalents at the end of the year** | 6 | **6,502,081** | **3,322,041** |

*The above statement of cash flow should be read in conjunction with the accompanying notes.*

Elna Dry
Trading as Elna Dry Audit
A.B.N. 40 604 646 245

P O Box 304
Alice Springs, NT
0871

Tel: 0400 727 762

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CENTRAL AUSTRALIAN AFFORDABLE HOUSING LIMITED**

**Report on the Audit of the Financial Report**

*Opinion*

I have audited the financial report, being a general purpose financial report, of Central Australian Affordable Housing Limited (the "Entity") which comprises the statement of financial position as at 30 June 2025, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information, and the directors' declaration, as set out on pages 3 to 21.

In my opinion, the accompanying financial report of the Entity is in accordance with Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012* (the "ACNC Act"), including:

(i) giving a true and fair view of the Entity's financial position as at 30 June 2025 and its financial performance for the year then ended; and
(ii) complying with Australian Accounting Standards to the extent described in Note 2 (a), and Division 60 of the *Australian Charities and Not-for-profits Commission Regulation 2022*.

*Basis for 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 Entity in accordance with ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code.

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

*Responsibilities of Management and the Directors for the Financial Report*

Management of the Entity is responsible for the preparation of the financial report that gives a true and fair view and has determined that the basis of preparation and accounting policies described in Note 1 to the financial report is appropriate to meet the requirements of the ACNC Act and the needs of the Members. Management's responsibility also includes such internal control as management determine is necessary to enable the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CENTRAL AUSTRALIAN AFFORDABLE HOUSING LIMITED (continued)**

In preparing the financial report, management is responsible for assessing the ability of the Entity 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 intend to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

The Directors are responsible for overseeing the Entity'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 my 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 the 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 Entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management'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 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 Entity to cease to continue as a going concern.

EDA
ELNA DRY AUDIT

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CENTRAL AUSTRALIAN AFFORDABLE HOUSING LIMITED (continued)**

- 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 management and the Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

EDry

E Dry
Registered Company Auditor

Alice Springs, 21 / 11 / 2025.

COMMUNITY HOUSING
CENTRAL AUSTRALIA

A MEMBER OF ...

NTShelter

Community Housing
INDUSTRY ASSOCIATION

Aboriginal Housing
Northern Territory

ACCREDITED BY ...

REGISTERED CHARITY
acnc.gov.au/charityregister

NATIONAL REGULATORY SYSTEM
COMMUNITY HOUSING
REGISTERED PROVIDER

COMMUNITY HOUSING
CENTRAL AUSTRALIA

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