



Government of South Australia

Department for Communities
and Social Inclusion

South Australian Housing Trust

ANNUAL REPORT 2012-13



Housing SA

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ISSN 0728-7933

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The Annual Report and a range of other information is available at the Department for Communities and Social Inclusion website.

www.dcsi.sa.gov.au

Letter of Transmittal



Government of South Australia
Department for Communities
and Social Inclusion

To the Honourable Tony Piccolo, Minister for Social Housing

On behalf of the South Australian Housing Trust, I have pleasure in submitting for your information and presentation to Parliament, the 2012-13 Annual Report incorporating audited financial statements for the year ended 30 June 2013 as required by Section 31 of the *South Australian Housing Trust Act 1995* and Section 15(1) of the *Housing Improvement Act 1940*.

A handwritten signature in black ink, appearing to read 'Claude Long'.

Mr Claude Long

Chair

South Australian Housing Trust Board

September 2013

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Government of South Australia
Department for Communities
and Social Inclusion

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Claude Long
Chair
South Australian Housing
Trust Board

2012-13 marked the start of a significant change to the future of the social housing sector in South Australia. In June 2013, the Premier announced a reform package that involves growing community housing by transferring up to 5000 properties to the sector. The initial property and tenancy management transfer of around 1000 properties will occur within the next 18 months. The transferred properties will be managed by selected community housing providers for an initial period of three years from January 2015. If providers demonstrate high performance during this period, they will be offered the opportunity to manage the properties for a further 20 years.

The strategic transfer of properties and tenancies to the community housing sector aims to improve overall housing outcomes within the social housing sector. Ultimately, these new arrangements should allow the sector to expand the number of affordable housing opportunities.

Redressing declining housing affordability is not solely the responsibility of governments. In addition to the direct transfer of public housing stock, the community housing sector has been invited to propose new ideas that encourage social housing growth and an improved mix of housing in our suburbs.

February 2013 saw a change of minister with the Hon Tony Piccolo taking over from the Hon Ian Hunter. I would like to acknowledge the contribution of Minister Hunter during his tenure as the Social Housing Minister. I would also like to acknowledge the work of the Hon Jennifer Rankine. I had the pleasure of working with Minister Rankine during the

Commonwealth Government's implementation of the Nation Building – Economic Stimulus Plan and the National Partnership Agreements. These two initiatives paved the way for the construction of new and affordable housing for clients on low to middle incomes.

Both Ministers Rankine and Hunter have overseen Housing SA's construction of over 1650 new dwellings, supporting 1200 new dwellings under the National Rental Affordability Scheme, and the completion of the UNO Apartments, Westwood and Mapleton Grove urban renewal projects.

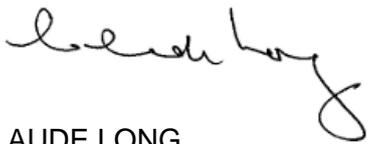
The Hon Tony Piccolo has taken the responsibility of the social housing portfolio within his stride. With a number of national agreements coming to an end over the next few years, Minister Piccolo has been able to secure highly sought after funding for the homelessness sector with the transitional National Partnership Agreement on Homelessness.

Of course, with many things changing around us, Housing SA continues to provide housing and homelessness services to people in need. Some of the many achievements include:

- maintaining a portfolio of over 50 500 lettable dwellings
- providing a rental subsidy to over 87 per cent of current public and Aboriginal housing tenants
- spending over \$125 million on various maintenance programs
- providing over 20 900 private rental bonds, including cash bonds and bond guarantees.

2013-14 will be my last year as Chair of the South Australian Housing Trust Board. I would like to take this opportunity to thank my fellow Board members for their contribution over the past few years and to thank the staff of Housing SA for their tireless commitment to providing high quality housing outcomes to South Australians.

In particular I would like to single out Mr Philip Fagan-Schmidt for his dedication to the goals and aspirations of the South Australian Housing Trust and for the great support he has been to me in carrying out my duties. Philip is most highly regarded in public housing throughout Australia and we have been lucky to have him leading our people through these challenging times.



CLAUDE LONG

CHAIR

SOUTH AUSTRALIAN HOUSING TRUST BOARD



Housing SA
Executive Director
Philip Fagan-Schmidt

On 8 August 2013, the Hon Tony Piccolo, Minister for Social Housing, launched Housing SA's strategic vision for the next five years, the Housing SA Blueprint. Underpinned by our new vision 'Connecting People to Place', the Blueprint describes the housing and homelessness system Housing SA plans to deliver with our partnering agencies into the future.

We have redefined Housing SA's principles and values, including promoting affordable housing choices, providing support to those who need it, and connecting people to their community.

Part of the future of social housing in our state includes the growth of the community housing sector. Housing SA's Better Places, Stronger Communities Program will see us working with community housing providers to build a stronger social housing sector.

The transfer of property and tenancy management of the first 1000 public housing properties to the community housing sector will occur over the next 18 months. We will also be extending an invitation for proposals that encourage social housing growth and an improved mix of housing in our suburbs through the New Ideas for Growth initiative.

Through the National Partnership Agreement on Homelessness, South Australia has led the nation in the reform of homelessness services and has broadened the range of responses from a largely crisis oriented service system, to one that provides early intervention, assertive outreach, medium term accommodation options and home based support to sustain transitions to independent living. The initial agreement ended in June 2013. I am pleased to confirm that following negotiations with the

Commonwealth Government, a one year transitional funding offer has been agreed, with both the State and Commonwealth Governments committing 50/50 funding. The interim agreement will ensure service continuity while negotiations are conducted about longer term funding arrangements.

In the 2013-14 State Budget the government announced a \$50 million Affordable Housing Stimulus Package which will deliver approximately 175 houses over the next 18 months. This includes \$30 million towards building 100 new social housing dwellings and \$20 million for a capital grant program for community housing providers to activate developments that should deliver approximately 75 houses. Construction will be spread across metropolitan and regional South Australia.

This new construction aims to stimulate the building industry over the next 18 months, whilst providing much needed new social housing for South Australians.

A number of Housing SA construction projects will also be brought forward to further stimulate the residential building industry, creating jobs for local builders, companies and tradespeople. The projects brought forward include \$27 million to develop specialised dwellings to increase the supply of supported, accessible housing for people with a disability.

I would like to take a brief moment to acknowledge the SAHT Board Chair, Claude Long, whose term as a Board member ends in January 2014. Claude's passion for public housing and understanding of the proud history of the SAHT has put us in good stead for what the future holds.

2013-14 will be a challenging but exciting time for us all as we realign ourselves towards our new vision. I would like to thank Housing SA's staff for their continued commitment over the past 12 months, and I trust they will continue to deliver housing services to people in need with the same professionalism and compassion over this period of change.

If you are interested in viewing the Housing SA
Blueprint, it is available on the Department for
Communities and Social Inclusion's website
www.dcsi.sa.gov.au.



PHILIP FAGAN-SCHMIDT
EXECUTIVE DIRECTOR
HOUSING SA

Our aim is to work with South Australians to create a range of housing options, from access to emergency and crisis accommodation, private rental assistance, the provision and management of social housing, through to home ownership information. We achieve this through partnering arrangements with other agencies to maximise affordable housing outcomes for South Australians. We aim to:

- Assist people to secure and maintain affordable and appropriate housing by:
 - acting as a landlord of public housing in the state
 - managing various forms of public housing in the state
 - providing private rental assistance
 - providing advice and referral on housing options and housing related issues
 - regulating community housing provision
 - supporting initiatives to increase the supply of affordable housing.
- Provide houses and promote programs within the private or not-for-profit sectors to meet housing needs.
- Facilitate support for South Australians to increase their ability to achieve successful housing outcomes.
- Administer and deliver Aboriginal housing products and services.¹
- Ensure the long term financial viability of social housing in the state.
- Provide advice to the Minister on issues, initiatives or programs associated with the housing needs of the community.

Under the *South Australian Co-operative and Community Housing Act 1991* (SACCH Act), the Minister delegates the administration of community housing to the SAHT. The SACCH Act provides a legislative framework for the establishment, development, regulation and administration of community housing. Community housing organisations are registered and incorporated bodies, and are governed by the requirements of the SACCH Act.

Under part VII (Rent Control) of the *Housing Improvement Act 1940*, the SAHT also has responsibility to monitor private rental housing conditions. If properties are found to be sub-standard, SAHT has the authority to request the owners of these properties to bring them up to an acceptable standard.

¹This annual report includes reference and information on housing programs in Aboriginal communities. This is included to represent a complete range of options within the housing continuum. It should be noted that under an agreement with the Commonwealth Government, it is intended that remote Indigenous housing programs be delivered through lease agreements between Aboriginal communities and the Minister for Social Housing.

Strategic alignment



| Strategic outcome | Alignment to: | | Performance indicator |
|---|----------------------------------|---|---|
| | South Australia's Strategic Plan | State Government's Strategic Priorities | |
| Improved affordability and sustainability of housing for rental and private ownership markets | Target 7: Affordable housing | An affordable place to live | Number of affordable home purchases and rental opportunities provided by Housing SA |
| | | | Number of South Australians assisted by Housing SA that are experiencing housing stress |
| Improved Aboriginal housing outcomes | Target 9: Aboriginal housing | An affordable place to live | Overcrowding in Aboriginal households |
| Access to high needs housing | Target 8: Housing stress | An affordable place to live | Number of high needs clients placed in housing by Housing SA |
| | Target 10: Homelessness | | |
| Accelerate urban and community renewal | Target 7: Affordable housing | An affordable place to live | Percentage of affordable housing secured in all new significant developments |

| Performance indicators | 2010-11 | 2011-12 | 2012-13 |
|---|---------|---------|---------------------|
| Number of affordable home purchases and rental opportunities provided by Housing SA | 50 835 | 51 362 | 51 787 ¹ |
| Number of South Australians assisted by Housing SA that are experiencing housing stress | 29 780 | 32 304 | 35 119 |
| Number of high needs clients placed in housing by Housing SA | 5 254 | 5 915 | 7 356 |
| Number of Aboriginal occupied Housing SA dwellings identified as overcrowded | 195 | 156 | 322 ² |

Note: Historical figures updated to reflect a change in reporting requirements.

¹ Due to machinery of government changes, figure now only includes SAHT properties sold via the affordable homes program.

² Overcrowding cannot be compared to previous performance indicators as figures are now measured using the Canadian National Occupancy Standard.

- Maintained a portfolio of over 50 500 lettable dwellings.
- Provided a rental subsidy to over 87 per cent of current public and Aboriginal housing tenants.
- Spent over \$125 million on various maintenance programs.
- Received an average of 19 900 telephone calls per month for maintenance services through the Maintenance Centre.
- Responded to over 246 600 calls through the Contact Centre, averaging 990 telephone calls per day.
- Guaranteed over 20 900 private rental bonds, including cash bonds.
- Completed construction of over 380 new dwellings through a number of Commonwealth and State Government funded programs.
- Supported 1700 dwellings under the National Rental Affordability Scheme which are now either tenanted or available for rent.
- Constructed 33 new dwellings and refurbished 19 houses in the Anangu Pitjantjatjara Yankunytjatjara (APY) Lands.
- The Hon Mark Butler MP, Commonwealth Minister for Housing and Homelessness and the Hon Jay Weatherill MP, Premier of South Australia opened the UNO Apartments.
- Signed the 12 month transitional National Agreement on Homelessness funding offer with the Commonwealth and State Governments committing 50/50 funding.
- Sold over 170 Housing SA properties through the Affordable Homes Program.

Urban Development Institute of Australia (UDIA) National Award for Excellence

- High Density Housing Award - UNO Apartments.

Urban Development Institute of Australia (UDIA) SA Awards for Excellence

- High Density Housing Award – UNO Apartments.
- Presidents Awards – UNO Apartments.
- Best Residential Development (50-600 lots) - Inspire at Noarlunga.

Civic Trust of South Australian Review

- Hugh Stretton Award for Innovation in Residential Development – UNO Apartments.
- Urban Award in the People's Choice – UNO Apartments (Joint winner).

Landscape Association of South Australia (LASA)

- Design of a Commercial Landscape Award for Excellence – Melrose Park.

Australasian Housing Institute Awards

- Outstanding Achievement Award for an employment and workforce development strategy in remote Indigenous communities – Jude Allen.
- Leading Practice Award - The Office of the Social Housing Co-ordinator and Community Partnerships and Growth.
- Inspirational Colleague Award - Commendations were awarded to Jane Fletcher, Policy and Operations Manager, Community Partnerships and Growth.
- Leading Innovation Award - Commendations were awarded to the Quality and Technical Services Team.

South Australian Housing Trust Memorabilia Collection

During 2004, a Memorabilia Collection was established in order to preserve records and items of significance from past operations of the SAHT. Items of historical importance are donated and accessioned into the collection by a group of volunteers, who are past employees that have retired but have an ongoing interest in South Australia's housing history. Around nine volunteers meet fortnightly for two hours on a Tuesday to work on the collection.

Items such as photographs, technical equipment, awards, old SAHT uniforms, old ledger books and oil paintings are among the many items held in the collection. Articles of interest continue to be received from staff and clients and this assists in maintaining the history of the SAHT and our enormous contribution to the state of South Australia.

During 2012-13, the volunteers continued to meet to assist in the identification, review, recording, wrapping, storing and accessioning of items into the Memorabilia Collection. The volunteers also assisted in identifying items for display and in collating photographs and other items for use, including requests from local government and other interested parties.

The SAHT is established under the *South Australian Housing Trust Act 1995* (the SAHT Act) and is managed by the SAHT Board of Management. It falls within the portfolio of the Minister for Social Housing and is subject to the control and direction of the Minister as per Section 8 of the SAHT Act.

Under Section 17 of the SAHT Act, the SAHT uses staff of the Department for Communities and Social Inclusion (DCSI) for the provision of services. The delivery of housing services on behalf of the SAHT is undertaken by Housing SA under a Service Level Arrangement.

In October 2011, Premier Weatherill announced the State Government's intention to create a single body that will have responsibility for all urban renewal projects across our state. On 16 February 2012, the Premier announced the establishment of the Urban Renewal Authority, trading as Renewal SA, in Parliament. Commencing on 1 March 2012, Renewal SA brings together the South Australian agencies responsible for land and housing development.

This report contains information on some projects that are now managed by Renewal SA

South Australian Housing Trust Board

The SAHT Board, through the *South Australian Housing Trust Act 1995* (SAHT Act), is responsible to the Minister for overseeing the operations of the SAHT. The Board has a close relationship with the Minister for Social Housing and meets as required to discuss key issues.

Under the SAHT Act, the Board consists of up to seven members. In 2012-13, the Board consisted of six members:

- Mr Claude Long (Chair)
- Ms Mary Patetsos (member)

- Hon Greg Crafter (member)
- Dr Malcolm Hemmerling (member)
- Ms Josephine King (member)
- Mr Bob Boorman (member)

Also in attendance at SAHT Board meetings were the Executive Director Housing SA, the Director Corporate Services and the Director Asset Services.

Disclosure by Board Members

The SAHT Act requires a member of the SAHT Board who has a direct or indirect personal or pecuniary interest in a matter under consideration by the SAHT Board, to disclose such interest.

During the year there were 11 occasions where a SAHT Board member indicated they may have a personal or pecuniary interest. In these instances the member concerned did not participate in discussions relating to the matter, nor did they receive any papers, including minutes, in relation to the topic.

Board meetings

Scheduled meetings of the SAHT Board are held monthly with supplementary meetings called to deal with matters requiring special attention. In 2012-13, 11 SAHT Board meetings were held. Member attendance at SAHT Board meetings can be found in Appendix 1.

Ministerial Directives

There were no Ministerial directives during 2012-13.

SAHT board of management audit and finance sub-committee

The SAHT Board of Management Audit and Finance Sub-Committee is a sub-committee of the SAHT Board. Its role is to assist the Board in discharging its corporate governance responsibilities in regard to the financial viability of the SAHT and its accounting and financial reporting obligations as well as overseeing internal audit, internal risk management framework and business review processes.

The SAHT Board of Management Audit and Finance Sub-Committee met five times in 2012-13. Member attendance at meetings can be found in Appendix 1.

South Australian Affordable Housing Trust Board

The South Australian Affordable Housing Trust (SAAHT) Board was created to help deliver more affordable homes for South Australians who are locked out of the housing market, by meeting the housing needs of low income workers and families.

The SAAHT Board is a sub-committee of the SAHT Board under Section 18 of the SAHT Act. Membership during 2012-13 comprised:

- Mr Claude Long (Chair)
- Ms Mary Patetsos (member)
- Hon Greg Crafter (member)
- Ms Josephine King (member)
- Dr Malcolm Hemmerling (member)
- Mr Bob Boorman (member)

Also in attendance at SAAHT Board meetings were the Executive Director Housing SA; the Director Community Partnerships and Growth; and the Director Corporate Services.

Disclosure by Board Members

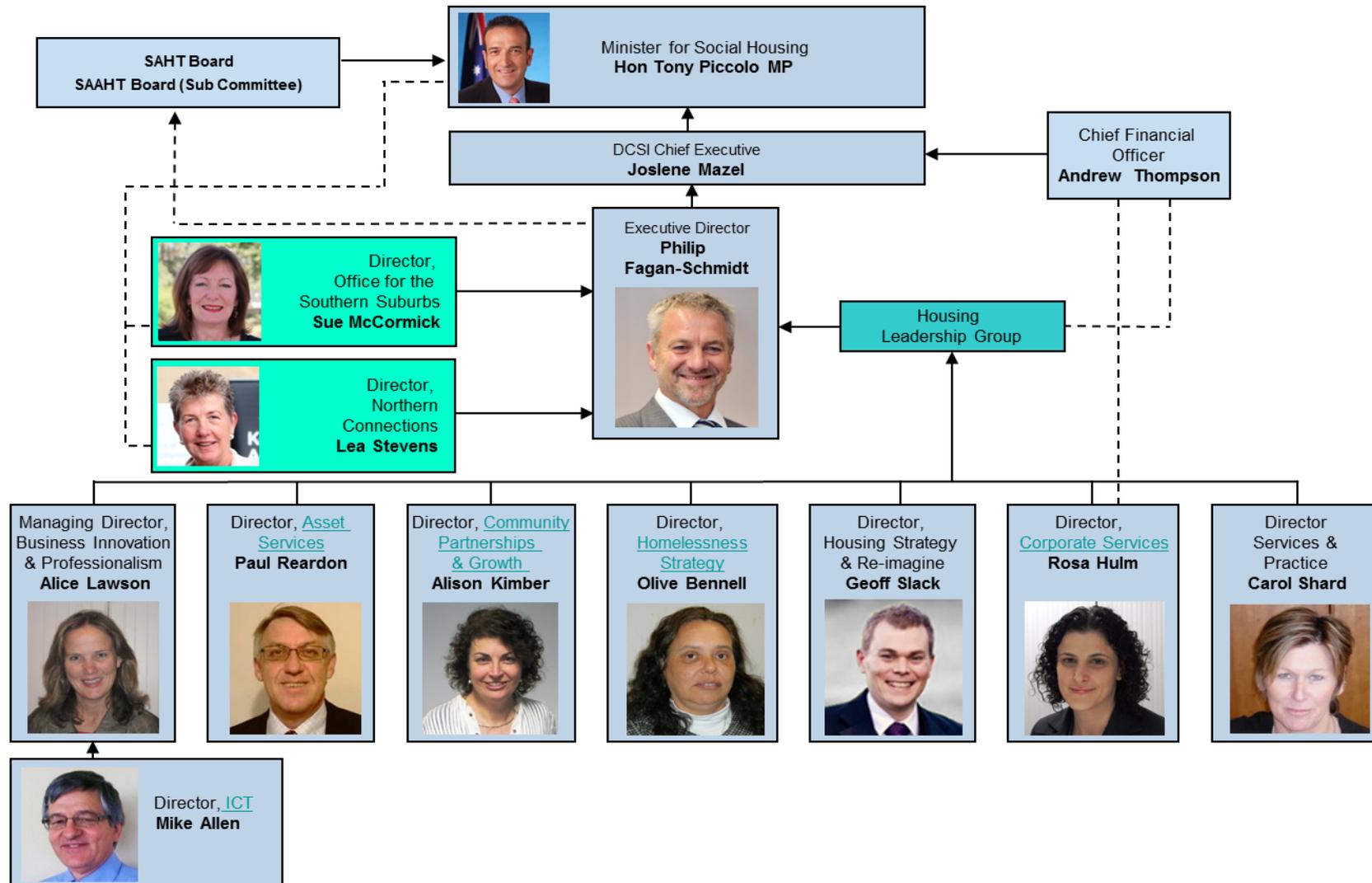
The SAHT Act requires a member of the SAAHT Board who has a direct or indirect personal or pecuniary interest in a matter under consideration by the SAAHT Board, to disclose such interest.

There were no occasions during the year there where a SAAHT Board member indicated they may have a personal or pecuniary interest.

Board meetings

In line with the transfer of governance of affordable housing to the Minister for Urban Development, the Department for Premier and Cabinet reviewed the remuneration of the SAAHT and recommended a sessional fee and that members meet as required. There was one SAAHT meeting held during 2012-13. Member attendance at SAAHT Board meetings in 2012-13 can be found in Appendix 1.

Organisational structure



Outcome 1



Improved affordability and sustainability of housing for rental and private ownership markets

Assistance into private rental accommodation

Bond assistance and bond claims

The provision of a bond guarantee enables clients to access private rental housing. In addition, cash bonds may be provided to facilitate access to other forms of housing, including supported accommodation and boarding houses.

A total of 20 932 bonds, including cash bonds, were guaranteed during 2012-13, a 6.2 per cent increase from 2011-12. The value of bonds guaranteed during 2012-13 was \$21.4 million, an 9.1 per cent increase from 2011-12.

If a private rental tenant defaults on their tenancy and the property owner makes a legitimate claim on the bond, SAHT will meet this claim then raise a debt against the tenant and seek to recover the value of the claimed bond.

During 2012-13, a total of 9943 bonds were partly or fully claimed. Of these, 818 bond claims were disputed through the Residential Tenancies Branch (RTT) with approximately \$272 000 of revenue returned to Housing SA through these investigations. This resulted in unwarranted debt not being allocated to 774 clients.

Rent grants

In certain circumstances, grants for rent payments are provided to clients to assist establish or maintain private rental tenancies. A total of 23 457 rent grants were paid in 2012-13 at a value of \$8.2 million. This is a 9.3 per cent increase in the number of assistances from 2011-12 and an 7.6 per cent increase in value.

Private Rental Liaison Officer program

Housing SA's Private Rental Liaison Officers (PRLO) provide clients with help to find suitable private rental accommodation, advice regarding their rights and responsibilities as a tenant, and referrals to relevant organisations to assist with their needs.

Participants are generally people who have had no previous rental experience, or have experienced difficulty in the private rental market.

A key part of the PRLO role is to build relationships with property managers, private landlords and explore opportunities to assist clients to access accommodation that otherwise might not be available to be them.

During 2012-13, the program assisted 1943 people with information about obtaining accommodation and 769 people were housed in the private rental market.

PRLOs conducted 179 information sessions throughout the year where 877 participants were provided with:

- information on applying for private rental
- assistance with moving into a property
- information on maintaining and finalising a tenancy.

PRLOs also conduct various information sessions to high school students, highlighting the costs and the responsibilities of renting in the private rental market.

New investment in social housing

Nation Building – Economic Stimulus Plan

In 2009, South Australia received \$434.3 million through the Nation Building – Economic Stimulus Plan (NBESP); \$404.3 million to build 1360 new dwellings and \$30 million to upgrade 400 existing social housing properties. The upgrade component of the program was finished in 2010 with 503 properties completed.

As the new build program progressed and savings were realised, the construction target was revised to 1470 dwellings. Housing SA achieved practical completion of 1367 new dwellings in 2011-12. The remaining 103 dwellings under construction were completed in 2012-13. Additional urban development proposals are progressing, utilising \$14.5 million in unspent funding from Stage 1 and 2 of the program to build dwellings at Melrose Park, Port Lincoln and Coober Pedy.

This program has enabled Housing SA to construct larger and more complex multi-unit sites such as UNO Apartments and the Woodville West Urban Renewal Project, which would not have been possible otherwise.

To support the growth of community housing in our state, Housing SA has been working towards transferring ownership of a target 616 NBESP properties to the community housing sector. At 30 June 2013, all properties targeted had been transferred.

National Partnership Agreement on Social Housing

Funding of \$14.9 million through the National Partnership Agreement on Social Housing was made available from 1 January 2009 to support the development of leveraged rental partnership projects, in conjunction with community housing providers, to contribute to reducing homelessness and improving housing outcomes for homeless Australians.

Through 13 projects, 103 houses were built with accommodation targeted towards the homeless or those at risk of homelessness.

New construction

To cater for our client's changing needs Housing SA has an ongoing program to replace obsolete and ageing houses with newly constructed dwellings. On 23 April 2012, the responsibility for delivering Housing SA's urban renewal and land development projects, including the Better Neighbourhoods Program, transferred to Renewal SA under the Minister for Housing and Urban Development.

Housing SA's Newbuild and Redevelopment Program is responsible for delivering the new construction outcomes for a range of projects managed by Housing SA and Renewal SA. In 2012-13, 180 new houses were completed including:

- 56 for the Better Neighbourhoods Program;
- 31 for the Playford Alive program;
- 22 for the newbuild and redevelopment program;
- 10 for the Aboriginal housing capital program;
- 28 for community housing; and
- 33 as part of the National Partnership Agreement on Remote Indigenous Housing.

All new housing has achieved a minimum six-star energy rating with dwellings constructed also meeting Housing SA's adaptability standards.

Asset management

Land sales

A critical part of Housing SA's Better Neighbourhoods Program is to create land parcels to sell to fund the construction of new housing on other Housing SA owned land. In 2012-13 a total of 68 lots were sold for \$14.0 million (including fees), providing a net revenue of \$12.8 million.

A further 59 vacant allotments were sold for \$9.9 million to support SAHT financial viability targets.

House purchases

The house purchase program enables Housing SA to respond quickly to priority housing requirements in areas where there are limited social housing options. The program also supports the integration and balance of social housing levels across the community and assists the relocation of clients to facilitate urban renewal.

The 2012-13 house purchase program resulted in 10 properties purchased at a cost of \$3.4 million. The purchases were made to match specific regional requirements. In addition, there were three community housing spot purchases from the open market at a cost of \$751 238.

House sales

The house sales program provides home ownership opportunities to sitting tenants and other low to moderate income earners. Revenue generated through the house sales program is used to repay debt and to support other capital programs including maintenance, stock replacement, new construction, renovations and other initiatives.

During 2012-13 house sales totalled 481 and generated revenue of \$94.4 million (96 per cent vacant properties and four per cent to tenants). This includes properties sold through the Affordable Homes Program.

In addition 19 vacant community housing properties were sold for \$4.1 million.

Affordable Homes Program

The Affordable Homes Program began on 1 July 2007 to ensure that affordable housing is directed to eligible South Australians wishing to buy a home of their own but who are currently being priced out of the housing market.

The Affordable Homes Program includes new construction properties and house and land packages secured through the State Government's 15 per cent affordable housing requirement in new significant developments as well as the sale of former SAHT properties.

In March 2012 management of the program transferred to Renewal SA. Properties listed through the Affordable Homes Program are sold under a set price point and are available for a limited time exclusively to eligible low to moderate income home buyers. Properties are listed on realestate.com.au and are identified by an orange key icon.

During 2012-13, 179 SAHT properties were sold through the program to eligible buyers during the exclusive listing period.

EquityStart

The EquityStart home loan scheme in conjunction with HomeStart Finance is designed to facilitate affordable home ownership to social housing tenants.

Since the program started, 374 tenants have purchased their existing rental dwelling, 78 have purchased an alternative social housing property and 811 have purchased a property being offered for sale on the private market. A total of 1263 EquityStart loans have settled.

Partnerships with non-government agencies

National Rental Affordability Scheme

The National Rental Affordability Scheme (NRAS) is a Commonwealth Government initiative to stimulate the supply of new affordable rental dwellings. The scheme offers financial incentives to private investors and community housing organisations to build and rent dwellings to low and moderate income households at 20 per cent below market rates for 10 years.

The scheme aims to:

- increase the supply of new affordable rental housing
- reduce rental costs for low and moderate income households
- encourage large scale investment and innovative delivery of affordable housing.

The national target for the scheme is 50 000 new dwellings by 30 June 2014 with South Australia's target of 3800 based on the State's proportion of the national population. As at 30 June 2013, a total of 3741 incentives had been approved in South Australia under NRAS Rounds 1 - 4. Of these, 1727 dwellings have been completed and are either tenanted or available for rent.

A further 500 incentives will be allocated through 'Shovel Ready' projects and NRAS Round 5, partly using incentives that have been withdrawn across Australia due to non-delivery from previous rounds.

Housing SA successfully implemented a web based NRAS customer register in June 2012. The register provides an opportunity for people to express their interest in an NRAS property and provides a pool of eligible and suitable clients for housing providers to draw from;

To complement an existing aged care facility at Canterbury Close in Elizabeth East, Anglicare SA combined its own resources with funding from the National Partnership Agreement on Social Housing funding and approved NRAS incentives to construct 20 two-bedroom units for people who are aged over 55 and on low incomes. The two-bedroom dwellings meet universal design standards and environmental requirements. Landscaping has been provided to create a 'village atmosphere' in which the tenants can be proud to live and the facility has capacity to harvest the sun and rain to reduce the environmental footprint.

Located adjacent to the Canterbury Close Nursing Home, the development create links with the home's facilities, activities and residents to foster the sense of community and support transition into the higher care residence when required.

Affordable Housing Innovations Fund

Established in March 2005, the Affordable Housing Innovations Fund (AHIF) aims to provide a source of funds for the development of affordable housing initiatives for individuals and families with low to moderate incomes, in partnership with not-for-profit organisations, local government and the private sector.

Other program objectives include:

- promoting innovation through implementing workable housing solutions not previously undertaken by government
- demonstrating cost effective, replicable models for developing affordable rental housing
- maximising housing outcomes from available government resources including grants and other assets.

To date, the primary focus of government grants approved under the AHIF has been to support the development of leveraged affordable rental projects in conjunction with the not-for-profit housing sector. As at 30 June 2013, commitments of approximately \$58 million from AHIF have been made to 39 leveraged rental housing projects which will deliver 478 affordable housing outcomes for low to moderate income households when complete.

Partnering organisations have contributed equity of \$59 million (approximately 51 per cent of project costs) to these projects through a combination of land, borrowings and philanthropic contributions.

As at 30 June 2013, 448 dwellings had been completed with a further 30 nearing completion.

Growth of the community housing sector

In May 2009, jurisdictions and the Commonwealth Government agreed to develop a large scale community housing sector in Australia comprising up to 35 per cent of social housing by 2014. The community housing sector currently represents about 11 per cent of social housing in South Australia.

Housing SA appointed Preferred Growth Providers (PGPs) via a public tender process in 2009. PGPs are organisations assessed as providing a high level of effectiveness in tenancy and property management and integration with support services. PGPs are well placed to contribute to the future development of the sector. PGP status gives a housing provider preferential but not guaranteed access to future funding opportunities. As at 30 June 2013, a total of 618 properties under the NBESP have been transferred to the community housing sector.

PGPs have also begun to submit proposals to Housing SA to leverage against these properties in order to generate additional social housing outcomes through a combination of public and private finance. These proposals are expected to make a steady contribution to sector growth over the coming years.

PGPs have completed 535 properties under NRAS scheme. In the latest round, PGPs won 431 incentives to be completed by June 2014.

Community housing sector management

Sixteen organisations designated as PGPs continue to grow through consolidation with smaller organisations, and their increasing capacity to develop additional affordable housing stock to add to their portfolios. Work towards an alternative model for the management of volunteer organisations culminated in the establishment of Common Equity Housing South Australia (CEHSA) in early 2012.

Housing SA funded the development of this umbrella organisation, and it was sponsored by the Community Housing Council of South Australia, the peak body for community housing organisations. CEHSA is designed to take responsibility for the more complex operational tasks of small co-operatives which join the new organisation. Currently there are six member co-operatives.

Community housing interventions and administration

The *South Australian Co-operative and Community Housing Act 1991* enables DCSI to intervene in the functions of community housing providers where there are particular concerns about an organisation's management practices.

During 2012-13, two community housing organisations were subject to intervention, and in both cases an administrator was appointed to transfer the community housing activities to another housing association.

Community housing registrations and incorporations

Junction Housing Ltd was the only entity newly registered under the *South Australian Co-operative and Community Housing Act 1991* during 2012-13.

Amalgamations and separations

The subsidised premises of the following community housing providers were transferred to housing associations during 2012-13:

- Fenix Housing Co-operative to Westside Housing Association
- Space Housing Co-operative to Julia Farr Housing Association
- Riverland Housing Co-operative to Anglican Community Care Housing Association
- Remote Aged Housing Association to Wesley Country Housing.

Contributions received and receivable from associations and co-operatives

The current funding agreement was implemented in January 2006. Contributions are paid to SAHT from associations and co-operatives once allowances for necessary expenses such as administration, property and maintenance costs are deducted from the organisation's rental income. The contribution of \$7.8 million in 2012-13 represents an 11.3 per cent increase on the previous year.

Table: Contributions received and receivable from associations and co-operatives

| Financial year | Number of debentured dwellings | Total debenture property value (\$'000) | Total annual capital contributions from associations and co-operatives (\$'000) |
|----------------|--------------------------------|---|---|
| 2002-03 | 4 022 | 434 015 | 6 288 |
| 2003-04 | 4 142 | 569 771 | 7 501 |
| 2004-05 | 4 304 | 649 902 | 7 643 |
| 2005-06 | 4 348 | 702 884 | 7 018 |
| 2006-07 | 4 404 | 760 889 | 5 396 |
| 2007-08 | 4 395 | 890 987 | 6 123 |
| 2008-09 | 4 416 | 902 545 | 5 787 |
| 2009-10 | 4 426 | 971 354 | 6 027 |
| 2010-11 | 4 478 | 1 100 038 | 6 190 |
| 2011-12 | 4 480 | 1 052 858 | 7 022 |
| 2012-13 | 4 466 | 1 049 562 | 7 813 |

Providing rental housing

As at 30 June 2013, SAHT had 43 278 lettable public (including special needs) and Aboriginal housing properties.

Each SAHT property has a market related rent that is based on a recommendation of the Valuer-General. To ensure that rents remain affordable, a rental subsidy is provided so that eligible households pay no more than 25 per cent of gross assessable household income on rent.

In 2012-13:

- 93.5 per cent of new public and Aboriginal housing tenants received a rental subsidy
- 87.5 per cent of current public and Aboriginal housing tenants received a rental subsidy
- market rents of \$483.9 million were receivable
- the rent foregone due to rental subsidies was \$219.9 million.

During 2012-13, 5469 new applications were received from households applying for public and Aboriginal housing a 4.6 per cent decrease from 2011-12. Public and Aboriginal housing waiting list numbers decreased 4.0 per cent over the year, down to 21 298 as at 30 June 2013.

In 2012-13 there were 2644 dwellings allocated to new public and Aboriginal housing tenants, an increase of 1.9 per cent from 2011-12.

Under the Short Term Lease housing program 500 dwellings were allocated in 2012-13, an increase of 7.3 per cent from 2011-12.

Overclaimed Benefits

Tenants in public and Aboriginal housing are required to provide written proof of income at least twice a year to remain eligible for a rental subsidy. During 2012-13, approximately \$0.6 million was identified in lost rent charges due to tenants receiving a rent subsidy to which they were not entitled. Any identified debts require repayment by clients.

Rents within Aboriginal communities

The Interim Rent Policy for Aboriginal Communities was reviewed during 2012-13, resulting in the development of a new Aboriginal Community Rent Policy for implementation in July 2013. The new rent policy establishes market based property rents underpinned by a safety net to ensure no household in a remote Aboriginal community pays more than 20 per cent of income in rent.

There was significant effort in early 2013 to communicate the new policy to community residents, land holding bodies and other stakeholders as part of the transition to the new arrangements. This included community information sessions, house visits and letters to Community Councils.

The policy will apply to all houses in Aboriginal communities that are managed by Housing SA. The policy will not apply to homelands that are not receiving a full maintenance service or which are intended for demolition.

Community housing rent policy

Changes to the community housing rent policy, took effect from October 2012. Following the completion of phased rent increases, 100 per cent of Commonwealth Rent Assistance (CRA) will be collected from community housing tenants as rent, in addition to 25 per cent of non-CRA income.

The majority of this increase in revenue will be retained by community housing organisations in the form of increased maintenance and administration allowances. This will help volunteer organisations to contract professional support for their work, and aid the long term viability of the sector. The balance of the increase will be used to fund new affordable rental opportunities.

Fixed term leases

Tenants who moved into a Housing SA property from 1 October 2012 are placed on a probationary lease for a period of 12 months (which may be extended for a further 12 months). The tenant is offered a fixed term lease upon successful completion of their probationary term. Fixed term leases enable Housing SA to manage breaches of tenancy conditions more effectively and promote clear expectations regarding tenant responsibilities. New tenants in debentured properties, or properties that are part of the NBESP in community housing associations began fixed term leases from 1 October 2011.

Leases are for one, two, five or 10 years, depending on the tenant's circumstances and compliance with their conditions of tenancy, including paying the rent, looking after the property and being a good neighbour. The fixed term tenancy is reviewed before the end of the lease to determine whether a further fixed term lease will be offered.

Housing SA currently has 2580 tenants on a fixed term lease as follows:

- 45 on a one year lease
- 57 on a two year lease
- 946 on a five year lease
- 1532 on a 10 year lease.

Community Housing Providers have established 579 fixed term leases including 347 in 2012-13.

Disruptive management

During 2012-13, Housing SA was contacted on 6933 occasions, an average of 578 complaints per month, regarding alleged disruptive behaviour by tenants. The majority of complaints lodged, 53.3 per cent, related to noise and general nuisance. This includes minor and moderate levels of disruption such as playing loud music and noisy parties.

The Disruptive Management Team managed 165 cases of severe and repeated disruption and has a caseload of approximately 76 cases. The team has managed 163 tenants for a minimum period of six

months to ensure their behaviour had been successfully modified, so as to avoid the termination of their tenancies. Over the course of the year, disruptive management resulted in:

- 11 tenants being evicted
- 45 tenants voluntarily terminating their tenancy
- eight tenants transferring to an alternative public housing property
- three probationary tenancies not being renewed due to disruptive issues or illegal activity.

A further 16 tenants were evicted for disruptive behaviour, referred directly to the RTT without intervention by the Disruptive Management Team.

At any given point in time there are anywhere from 204 to 347 outstanding complaints regarding disruptive issues being actively managed, of which approximately 10 to 15 per cent are considered serious and require urgent intervention by Housing SA, the South Australia Police (SAPOL) or other agencies.

Evictions and recovery arrangements

Housing SA uses a number of strategies to support tenants at risk of eviction as a result of breaches to their Conditions of Tenancy. These breaches include property condition, debt and disruptive behaviour. Strategies include early intervention, debt recovery arrangements and involvement of the Disruptive Management Team and non-government organisations.

Eviction action is only undertaken when all other means to address the breach to the Conditions of Tenancy has failed. During 2012-13, 609 recovery arrangements were made with tenants, with 219 tenants evicted for various breaches of tenancy of which:

- 19 were as a result of debt
- 27 were due to disruption
- 63 were due to non-access, non-renewal of probationary tenancy, abandoned premises, or other breaches of their Conditions of Tenancy.

Client debt

Client debt is money owed by tenants and non-tenants for items such as unpaid rent; maintenance charges; water usage charges; charges arising from rent subsidies to which tenants were not entitled; and charges relating to private rental bonds claimed by landlords.

Client debt totalled \$21.1 million as at 30 June 2013, having increased 7.3 per cent from 30 June 2012.

Maintaining rental housing

The SAHT maintained a portfolio of 50 535 lettable dwellings as at 30 June 2013. This included 39 545 public housing properties, 6595 community housing properties, 1784 Aboriginal housing properties, 1949 special needs housing properties and 662 Indigenous Community Housing properties¹.

Maintenance programs

Maintenance is undertaken on social housing properties to ensure that the standards of condition, amenity, health, safety, security, quality, serviceability and environmental sustainability are maintained.

Liveable Home Standards have been developed to guide the expected minimum standard of all public, community and Aboriginal housing assets and have the *Housing Improvement Regulations 2007* as their minimum standard.

Capital maintenance

Capital maintenance activities include planned or reactive maintenance which improve the overall amenity, condition, quality and serviceability of SAHT properties which have been identified as stock for retention.

During 2012-13, \$17.8 million was spent on the capital maintenance program (compared to \$10.3 million in 2011-12), with a total of 981 property upgrades undertaken (compared with 575 property upgrades in 2011-12). Earlier identification of properties (sites) suitable for upgrading, as well as the capacity of contractors to undertake an increased volume of work, contributed to the successful gearing up of planned capital maintenance activities in 2012-13.

Programmed maintenance

Programmed maintenance is conducted to maintain and improve the amenity, condition, environmental sustainability, quality and serviceability of SAHT properties.

During 2012-13, \$37.8 million was spent on the programmed maintenance program (compared to \$34.4 million in 2012-13). The increased expenditure can be attributed to properties requiring more extensive and costly prior to paint repairs, and the Digital TV Retrofit Program across the metropolitan area.

To a lesser extent asbestos related activities contributed to the overall increase in expenditure experienced in 2012-13. These activities include the testing, sampling, removal (of building fabric found to contain asbestos products) and re-instatement of building fabric removed (with non-asbestos products).

¹In March 2012, Chintaro, was rolled out across Housing SA to support the management of tenancies and properties across South Australia's Aboriginal communities. Stock that is not currently managed (unsigned communities and homelands) by Housing SA is not reported within the Chintaro System. Previously reported figures counted the number of dwellings on Aboriginal Community Lands audited for property condition.

Responsive maintenance

Responsive maintenance responds reactively to health, safety and security issues. It also addresses urgent building fabric maintenance and internal painting requests from tenants, and restores the condition of vacant SAHT properties to a habitable standard prior to reletting.

During 2012-13, \$69.8 million was spent on the responsive maintenance program (compared to \$66.8 million in 2011-12). A strong demand from tenants for health, safety and security issues to be addressed through responsive maintenance services attributed for the increase in expenditure. Internal painting was also geared up to address a significant backlog of outstanding internal painting requests from tenants.

Asbestos management

Funds are allocated through Housing SA's capital and recurrent maintenance programs for the testing, sampling and removal of building fabric found to contain asbestos.

Housing SA currently manages asbestos issues in all SAHT owned properties through a Memorandum of Administrative Agreement with the Department of Planning, Transport and Infrastructure (DPTI).

DCSI is required to provide information that will enable the production of an annual across government report on asbestos management in government buildings, to be compiled by DPTI. As DPTI manages asbestos issues on behalf of Housing SA, they maintain information for any reporting requirements.

Housing SA is not bound to comply with the Across Government Asbestos Management Framework (applicable for buildings which are classified as workplaces and does not apply to residential properties). However, its policies and procedures closely reflect the Framework where relevant.

Maintenance Centre

The Maintenance Centre operates 24 hour a day, seven days per week and is responsible for the receipt, assessment and dispatch of all enquiries and maintenance requests relating to SAHT properties within South Australia. In addition, the

Maintenance Centre provides an Aboriginal Community Maintenance Enquiry Service, exclusively for remote and regional Aboriginal Community housing customers.

In August 2012, a new service provider, Contact 121 Pty Ltd, was awarded the Maintenance Centre contract for an initial term of three years with one, two-year extension option, subject to performance. Contact 121 commenced operating the Maintenance Centre from 31 January 2013.

The Maintenance Centre handles approximately 320,000 telephone calls and processes approximately 280,000 maintenance work orders per annum. During 2012-13 the centre received an average of 19 980 telephone calls per month for maintenance services. These comprised an average of 18 760 direct tenant enquiries and 1220 referred calls from the Housing SA Contact Centre.

The Maintenance Centre received 479 calls that required an interpreter service.

Multi-trade maintenance contracts

In April 2012, approval was given for Housing SA to adopt multi-trade contracts for property and maintenance services and to commence the necessary procurement processes to implement the contracting arrangements.

Multi-trade contractors will be responsible for the majority of domestic building maintenance, managing all trades and sub-contractors, to deliver responsive, programmed and capital maintenance activities, property demolitions, preparation for sale works, asbestos management and other building related activities.

The multi-trade contractors will commence from 8.00 am on 1 October 2013.

Doorways 2 construction

The Doorways 2 Construction Program has been running across various metropolitan and regional locations since 2001. It is a collaborative program between Housing SA, the Department of Education and Children Development, Construction Industry Training Board and the Master Builders Association.

Doorways 2 Construction enables school students to work in partnership with Housing SA maintenance

staff to gain knowledge and hands on experience in all domestic building trade activities. At the conclusion of the one year program, students complete a Certificate 1 in Construction.

During 2012-13, 65 Year 11 and 12 students from Elizabeth and Salisbury participated in renovating Housing SA properties, gaining valuable first-hand work experience on building sites.

Upgrades to two properties located in Davoren Park were completed in 2012-13, at a total cost of \$157 000. A further two properties in Davoren Park commenced upgrades in 2012-13, with total expenditure as at 30 June 2013 of \$46 000. These upgrades will be completed in 2013-14, and the properties will be returned to Housing SA for re-letting.

Safety and security

Security items are provided for tenants who are subjected to domestic/family abuse in accordance with the Domestic Abuse Provision of Security and Property Damage procedure.

The provision of security items in accordance with this procedure aims to:

- lessen the potential for families to become homeless
- reduce the disruption from having to vacate a property and take up temporary accommodation or shelter
- reduce the financial burden on the person experiencing domestic/family abuse
- increase the ability for support organisations to begin to work with clients as early as possible to resolve longer term issues.

Items provided include security doors, security locks to front and rear doors (where appropriate), window locks and security screens (hinged) to windows. In 2012-13, the supply and installation of security items was undertaken on 27 properties at a cost of \$235 000.

Clandestine drug laboratories

During 2012-13, Housing SA successfully applied to the RTT to have two tenants evicted in relation to the production of methamphetamine at their

property. Two other Housing SA tenants elected to terminate their tenancies voluntarily after clandestine drug laboratories were discovered at their Housing SA properties. There will be a continued focus to deal with this type of activity for those who are producing methamphetamine or conducting similar illegal activity at Housing SA properties.

Housing SA has established an ongoing formal arrangement with Flinders University to test, assess and advise the remediation methods of all tenanted properties which have been discovered by the South Australia Police as containing illegal drug laboratories.

Private rental improvement

Under part VII (Rent Control) of the *Housing Improvement Act 1940*, the SAHT Board (as the Housing Authority) has responsibility to monitor private rental housing conditions and request owners improve properties found to be sub-standard. The Housing Improvement Branch of Housing SA undertakes this service on behalf of the SAHT.

As at 30 June 2013, there were approximately 1650 properties in South Australia with a current Housing Improvement Act Declaration. During the year, there was an increase in the number of revocations and rent revisions as a result of a strong focus on contacting owners of properties which have not been inspected for some time, to review the classification. In addition to the revocations and rent revisions, 107 vacant properties were declared uninhabitable.

In 2012-13, a review of the *Housing Improvement Act 1940* was completed. As a result of the review, the Housing Improvement Bill 2013 was introduced into Parliament on 5 June 2013. The Bill provides for measures to address housing that is unsafe or unsuitable, for rent controls to be applied to such housing, and proposes to repeal the *Housing Improvement Act 1940*. Properties currently declared substandard under the current Act will continue as if a Housing Improvement Order or rent control had been issued under the new legislation.

Table – Housing improvement activity

| Activity | 2012-13 |
|-----------------------------------|---------|
| Complaints received | 306 |
| Notices of Intention | 164 |
| Withdrawal of Notice of Intention | 59 |
| Properties declared substandard | 115 |
| Revocation of declaration | 191 |
| Maximum rent set | 91 |
| Rent revisions | 196 |

Environmental sustainability

Design guidelines for sustainable housing and liveable neighbourhoods

The Design Guidelines for Sustainable Housing and Liveable Neighbourhoods provide detailed design information for application across all Housing SA building and development projects, with the aim of achieving sustainable housing outcomes. They provide clear and consistent information and design guidance on site layouts, house and apartment design, land titling and service infrastructure, universal housing, housing modifications and upgrades, and environmental sustainability.

The guidelines are reviewed and updated annually to ensure current policies, industry best practices, and any legislative changes are incorporated in a timely manner. These guidelines can be accessed and downloaded from the [DCSI website](#).

Energy usage

Electricity is used in rental properties where communal facilities such as laundries, landlord and security lighting are provided. During 2012-13, Housing SA incurred utility costs (gas and electricity) of \$1.4 million in relation to communal facilities and public lighting.

The University of South Australia has developed a solar thermal air-conditioner using funding provided by Renewables SA. The unit will be trialled on a Housing SA property and will provide hot water, heating and cooling. The university will monitor the system for 12 months to evaluate and provide information regarding the output and running costs.

Solar photo voltaic systems

Housing SA supports and encourages the installation of solar photo voltaic systems where feasible, in housing associated with demonstration, pilot or special projects. Housing SA has procedures in place that allow tenants to install their own grid connected solar photovoltaic systems, in 2012-13, 94 installations were approved.

Solar Cities is a program funded by the Commonwealth Government and managed by Origin Energy. As part of this program solar hot water units, solar photovoltaic systems and smart meters have been installed on 11 Housing SA properties. The systems will be monitored and information will be collected on energy use, generation and reduction in electricity costs for the tenants.

Water conservation and stormwater management

In accordance with current legislation, a 1000 litre gravity fed rainwater tank is plumbed to the toilet of all newly constructed dwellings. New housing constructed using NBESP funding requires a 2000 litre gravity fed rainwater tank to be plumbed to the toilet.

During 2012-13, 2724 water conservation devices, such as low flow shower roses and/or dual flush toilet cisterns, were installed in 2644 SAHT properties through the maintenance program. Multiple installations of water conservation devices may be undertaken on SAHT properties over the course of a financial year in response to requests from tenants.

Installations carried out through the maintenance program relate to the provision, renewal or retrofitting of water conservation devices. Water conservation devices have been installed in 36 162 SAHT properties as at 30 June 2013.

Solar hot water installations

Ninety-five solar hot water systems were installed in remote Aboriginal community housing in Marree, Coober Pedy and a number of sites across the APY Lands. The Commonwealth Government funded half of the installations through its Renewable Remote Power Generation Program, which is administered by the Energy Markets and Programs Division of the Department for Manufacturing, Innovation, Trade, Resources and Energy.

From 1 July 2012, Housing SA was required to meet the 'full standard' regulation in accordance with the direction issued pursuant to Regulation 17 of the *Waterworks Regulations 1996*. In 2012-13, 367 solar hot water units were installed through maintenance replacement programs.

Water consumption charges

Housing SA tenants became responsible for the cost of their water consumption in July 2009 and are required to pay an actual or averaged water charge. This charge is determined on the basis of whether the property has a separate water meter or shares a water meter with other tenants.

Where a property does not have its own water meter, Housing SA pays for 30 per cent of water used with the remaining 70 per cent shared equally between the tenants at that site. In addition, tenants in Housing SA group sites are only charged at the first and second tier rates, unlike separately metered properties which may also be charged at the third tier rate.

Some tenants are eligible for a remission of 25 per cent of their water bill, capped at a maximum of \$200 for the 2012-13 year with the minimum remission in 2012-13 at \$90. If eligible, the remission appears on the tenant's bill.

The 2012-13 State Budget included \$45.7 million for the provision of a one-off water security rebate to all eligible SA Water customers from 1 January 2013. The provision of the rebate was in recognition of the increased water costs due to the development of water infrastructure, and was intended to off-set price rises and assist households with the cost of water.

Housing SA was responsible for the distribution of the water rebate to its eligible tenants. For Housing

SA tenants to be eligible, they had to be living in a Housing SA property on 1 January 2013, and be responsible for paying for water usage before 30 June 2013.

Housing SA distributed two levels of rebate to eligible tenants:

- a \$45 rebate if the water consumption at a property for the 2012 calendar year was less than 120 kilolitres; and
- a \$75 rebate if the water consumption at a property for the 2012 calendar year was more than 120 kilolitres.
- A \$45 or \$75 rebate for shared meter sites, depending of the total water usage of all dwellings attached to a shared meter.

Housing SA distributed rebates totalling \$2.2 million, with 25 342 tenants receiving \$45 and 13 509 receiving \$75. During 2012-13, Housing SA investigated 101 shared meter sites and installed separate water meters in 202 dwellings at a cost of \$300 000.

Land contamination

Groundwater contamination issues emanating from seven privately owned industrial sites continue to impact on some Housing SA dwellings within Albert Park, Clovelly Park, Edwardstown, Elizabeth South, Hendon, Melrose Park, Port Pirie, Royal Park and South Plympton.

Tenants in the affected properties have been advised not to use the groundwater for any purpose until further notice from the Environmental Protection Authority.

A photograph of a modern, two-story house with a covered porch. The house features light-colored horizontal siding and dark grey accents. The porch is supported by dark grey posts and has a dark grey railing. A large tree is visible on the left side of the house. The ground in the foreground is reddish-brown soil. The sky is blue with some clouds.

Outcome 2

Improved Aboriginal housing outcomes

New investment in Aboriginal housing

National Partnership Agreement on Remote Indigenous Housing

The National Partnership Agreement on Remote Indigenous Housing (NPARIH) is a 10 year agreement between the Commonwealth Government and jurisdictions that focuses on reducing overcrowding, homelessness, poor housing conditions and severe housing shortages in remote Aboriginal communities across the state.

South Australia's share over 10 years is \$291.5 million to achieve various targets including the introduction of public housing-like tenancy and property management, programmed repairs and maintenance and construction and upgrading of properties.

Initiatives under the agreement are guided by reference to the Remote Service Delivery National Partnership Agreement and contribute to other initiatives in health, education and employment for closing the gap between Aboriginal and non-Aboriginal Australians.

During 2012-13, 33 new dwellings (meeting the target of 33) were constructed and 34 existing houses refurbished. Of these capital works, 17 new builds and 20 refurbishments were undertaken on the APY Lands. Others were completed on the far west coast and in the far north of the State.

Rollout of Employment Related Accommodation continued throughout 2012-13 to provide housing for people to move from remote Indigenous communities to key regional centres to undertake training or employment opportunities.

Through the NPARIH, jurisdictions have committed to achieving an average 20 per cent local Indigenous employment for the procurement of new housing construction and refurbishment works. South Australia exceeded this target in 2012-13 achieving 34.0 per cent local Indigenous employment on capital projects delivered through the Agreement. Housing SA and the Department of Education, Employment and Workplace Relations (DEEWR) provided substantial support to help local Aboriginal employees acquire nationally recognised

qualifications while working with Housing SA contractors.

Work has progressed on the construction of a 22 bed purpose built short stay accommodation facility to support the newly established DEEWR funded Trade Training Centre in Umuwa on the APY Lands. The facility will be completed in October 2013 and will support Anangu who are participating in training at the Trade Training Centre.

Transitional Accommodation Centres

Transitional Accommodation Centres are a state-wide strategic response to the housing, health and wellbeing needs of Aboriginal South Australians moving between remote communities and regional centres.

There are currently two Transitional Accommodation Centres in South Australia located in Ceduna, and Port Augusta, plus two Aboriginal Transitional Housing Outreach Services provided at Coober Pedy and Adelaide.

Lakeview accommodation centre

Lakeview predominantly provides accommodation to transient Aboriginal clients who travel to and from Port Augusta for health, cultural or personal reasons. In addition to providing culturally appropriate accommodation, this service develops case plans for all clients accommodated at Lakeview to assist them to obtain longer term, sustainable housing or to assist them to reach their intended destinations as they transition through Port Augusta.

The centre provides an intensive holistic support and has developed strong networks with other specialist homelessness, domestic violence and mainstream support services in Port Augusta including local health and education facilities.

Case workers at Lakeview and other support agencies work together with clients to achieve case plan goals through programs such as living skills programs, private rental and public housing application assistance. The service also promotes a family-friendly environment with Indigenous parenting support services to look after children and create play programs while parents are away from home.

During 2012-13, the centre provided 341 occasions of accommodation to 256 clients and 869 occasions of in-centre support to 247 clients.

Wangka Wilurrara accommodation centre

Wangka Wilurrara, located two kilometres east of Ceduna provides safe, secure temporary accommodation on a 10.4 acre site designed as a camping ground with a mix of accommodation types. It accommodates up to 60 people at any one time and residents represent a diversity of ages, needs and reasons for being there, including those experiencing long term homelessness and transience. The centre accommodated 522 clients in 2012-13.

Staff work closely with Centacare (Ceduna) in engaging with a mobile group of Anangu, who are sleeping rough on the periphery of Ceduna at an area known as '18 Tank'. Support to this group of Aboriginal people is provided by a range of agencies and staff work collaboratively with the Indigenous Coordination Centre and the Ceduna Koonibba Aboriginal Health Service in assisting those who need to return to their community of origin.

Aboriginal Transitional Housing Outreach Services

Aboriginal Transitional Housing Outreach Services (ATHOS) is a homelessness response for transitional Aboriginal people from regional and remote communities presenting in Coober Pedy and Adelaide, who are at risk of rough sleeping or contributing to overcrowding in already existing tenancies.

Coober Pedy ATHOS commenced 1 July 2011 and is managed through Housing SA. It uses existing Housing SA properties for medium to long term housing. Coober Pedy ATHOS also provides assistance to return mobile Aboriginal people to their home communities should this be their preferred option. From 1 July 2012 to 30 June 2013 a total of 351 people were assisted with a service including assertive outreach to 184 people, intensive tenancy support to six and a further 161 people assisted to return to their homes.

The Adelaide ATHOS was opened in November 2011. It is managed by Uniting Communities who works in partnership with other key agencies,

including Housing SA. The service consists of a 24 hour, seven day per week staffed facility at Hendon which provides three two-bedroom units and four transitional properties in Kilburn. From 1 July 2012 to 30 June 2013, 99 people were provided with case management support and 173 people were assisted to return to their home through Return to Country.

Home Living Skills Program

Housing SA commenced management of the Home Living Skills Program for 2011-12. The program is a tenancy support service offered to tenants in Aboriginal communities when they enter into a tenancy agreement with Housing SA.

The aim of the program is to improve the tenant's ability to successfully maintain their tenancy by providing information and support sessions whilst increasing knowledge of healthy living practices.

The program is currently active in Pukatja (Ernabella) and Mimili. Housing Support Workers continue to engage with the community and link tenants to support services where required. Program delivery is supported by housing support workers recruited from the local community.

Community members can nominate to participate in the following sessions:

- Managing Money
- General Tenancy
- Repairs and Maintenance
- Healthy People
- Healthy House
- Successful Tenancies.

In addition, home packs are delivered to tenants once a tenancy agreement is signed, which contain essentials for everyday household maintenance.

Overcrowding

Housing SA uses the Canadian National Occupancy Standard to match each tenant's household to housing with an appropriate number of bedrooms. The occupancy standards seek to minimise under-occupancy or overcrowding wherever possible.

Application of the occupancy standards is affected by the availability of housing stock with a sufficient number of bedrooms. SAHT has limited numbers of properties with four or more bedrooms and where very large families present for assistance, the standard would invariably need to be over ridden by the interests of providing shelter for those households.

For cultural reasons, Aboriginal people are often more mobile and more likely to share homes. Sharing with visiting relatives and kin is common amongst Aboriginal people and these factors often lead to overcrowded situations.

At the end of 2012-13, the average occupancy level across public rental housing stock (38 842 occupied dwellings, excluding special needs) was 1.68 persons per dwelling and 2.66 persons per dwelling across Aboriginal rental housing (1754 occupied dwellings).

A range of strategies and actions have been identified to reduce overcrowding in Aboriginal households, including increasing access to affordable housing supply, implementing mechanisms to identify overcrowding and ensuring appropriate policy and program responses.

Family Violence Partnership Program

The Family Violence Partnership Program provides intensive supported short to medium term housing for Aboriginal women and children attempting to break the cycle of family violence. Funding from this program supports a facility in Sturt Street, Adelaide. During 2012-13:

- 21 families were provided with exit housing
- 31 children were provided with safe accommodation

- three children were returned to the care of their mother
- nine women entered vocational training and part time employment
- eight children started attending school
- ten pre-schoolers attended kindergarten.

Aboriginal Consultancy Program

The Aboriginal Consultancy Program was established to provide an on-going state-wide consultancy service to Housing SA staff. The program aims to increase the capacity of regional staff to work in a way that is culturally appropriate and improve housing outcomes by supporting our Aboriginal clients. There are three Aboriginal Consultants which work closely with Housing SA staff to provide assistance with high level case co-ordination for Aboriginal customers with high and complex cultural needs and work with the community and assist to build relationships with agencies and government departments.

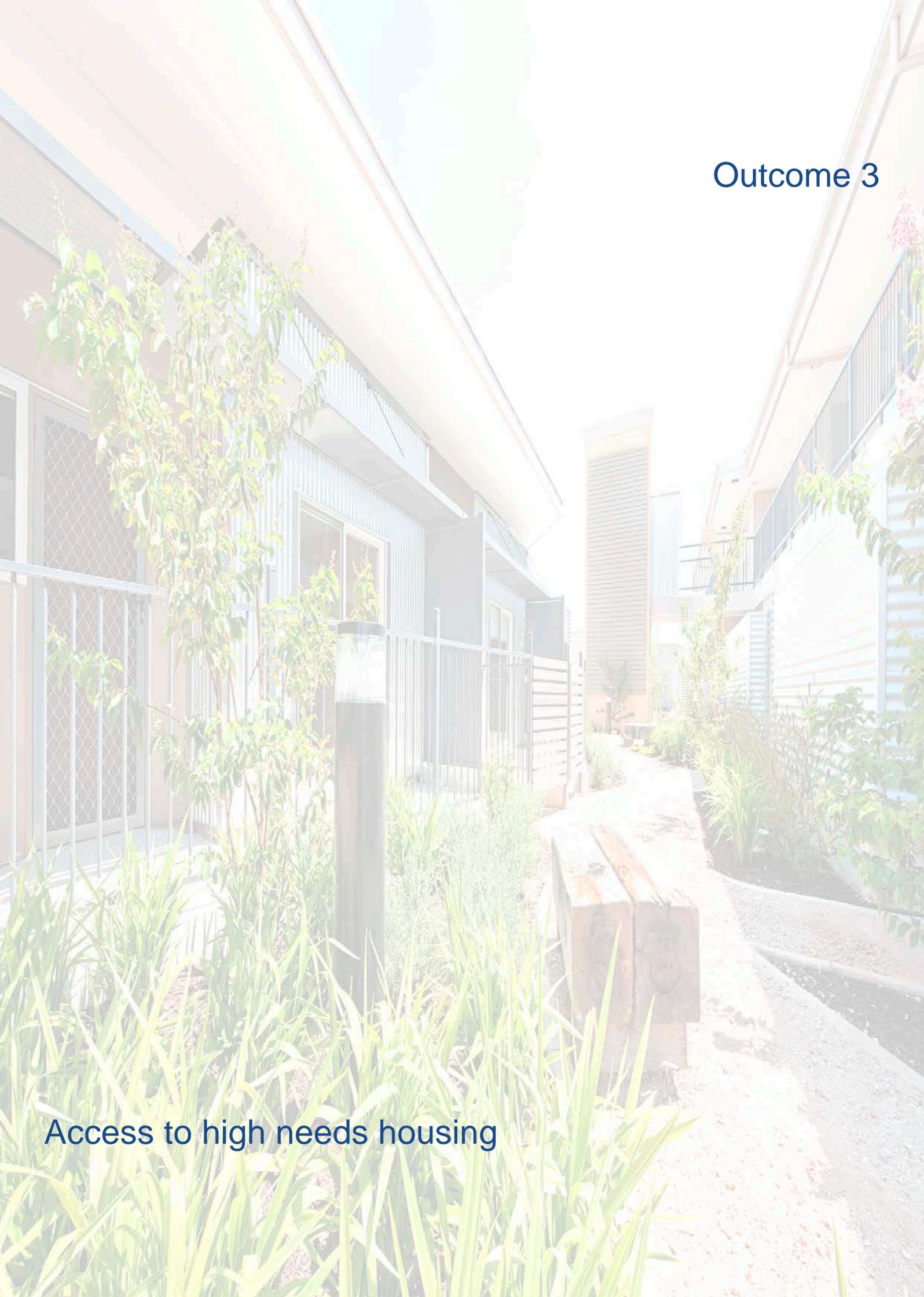
Furthermore, Aboriginal Consultants identify practice issues and trends impacting on service delivery and outcomes for Aboriginal customers. They are involved in the development and implementation of strategies, projects and initiatives in relation to planning for Aboriginal-specific programs and business.

During 2012-13, the Aboriginal Consultants received 200 referrals for advice and assistance with clients experiencing cultural issues, property condition, at risk of homelessness, sleeping rough or transient in nature and moving to and from the APY Lands.

Aboriginal Consultants also negotiated temporary short term accommodation for traditional men and women who were required to travel to Adelaide to receive treatment for chronic medical conditions and also fleeing serious cultural domestic/family violence.

Outcome 3

Access to high needs housing



New investment into homeless initiatives

National Partnership Agreement on Homelessness

Signed in December 2008, the National Partnership Agreement on Homelessness (NPAH) spans from 2009-10 to 2012-13 and totals \$82 million, with the Commonwealth Government and South Australian Government both committing \$41 million towards the agreement.

The 'A Place to Call Home' project is another joint State and Commonwealth Government initiative which totals a further \$22.1 million from 2007-08 through to 2012-13. Through this initiative, South Australia has delivered a total of 100 housing outcomes for people who are homeless or at risk of homelessness, across the following four projects:

- Ladder St Vincent Street at Port Adelaide (23 housing outcomes for young people)
- Common Ground Port Augusta (35 housing outcomes)
- Northern HYPA Housing project (32 housing outcomes for young people)
- Young Families Support Program, Findon Family Housing (10 housing outcomes for families).

Reforms to South Australia's homelessness sector enabled the implementation of a state-wide, systemic restructure of what was once a fragmented, programmatic homelessness response. The Specialist Homelessness Services sector now delivers a consistent suite of support and accommodation services through 100 service outlets throughout all urban and rural regions of South Australia.

The sector also includes three state-wide gateway services: the Homelessness Gateway; the Youth Gateway; and the Domestic/Aboriginal Family Violence Gateway.

All of South Australia's 76 specialist homelessness programs receive funding from the National Affordable Housing Agreement (NAHA) and the NPAH. Both funding streams were consolidated so that delivery of homelessness outcomes under the

NAHA and the NPAH could be coordinated as a sector-wide, integrated homelessness response. This enabled line of sight to, and accountability for, the primary NAHA aim of ensuring that people have access to safe and sustainable housing.

A Contract Performance Management Framework ensures that all Homelessness Preferred Support Providers awarded funding are monitored against key performance indicators, financial performance and other contract requirements. The framework ensures quality client and agency outcomes through a collaborative approach.

From July 2011, the South Australian Specialist Homelessness Services began using Homeless 2 Home (H2H), an electronic state-wide case management and data collection system designed and developed by Housing SA. H2H is designed to support the pathway of clients through integrated and consistent service provision across the sector, ensuring that clients only need to 'tell their story' once.

Data collected by H2H indicates that an estimated 23 832 people received 34 677 episodes of support by the sector. This represents a 24 per cent increase in clients from 2011-12 and an 83 per cent increase from 2010-11. A significant proportion of this reflects South Australia's reform objective of responding to homeless children as clients in their own right, a principle that did not exist before the reform.

During 2012-13, the Commonwealth and South Australian Governments signed a transitional one year extension of the NPAH. Negotiations are continuing towards a new, long term agreement. This transitional agreement commits \$17.2 million for homelessness services for 2013-14 with the Commonwealth and State Government both committing \$8.6 million.

Supportive Housing Program

A key approach of the homelessness reforms was to systematically link new housing outcomes to homelessness support services. Three hundred and fifty four properties were provided via the NBESP with the remaining coming from community and public housing stock.

This program aims to provide a 'housing first' response coupled with support in the form of comprehensive assessment and case management for tenants to maintain their tenancies by building their capacity to address issues impacting on their housing stability.

In 2012-13, 484 packages of support worth approximately \$8000 per package were allocated to 35 Specialist Homelessness Service programs to provide support for the 1403 clients who were assisted under the Supportive Housing Program. The support packages are funded through the NPAH.

Crisis Accommodation Program

The Crisis Accommodation Program (CAP) was a program funded by the Commonwealth Government under the Commonwealth State Housing Agreement. Until 31 December 2008, South Australia received approximately \$3.2 million annually for this program. CAP is no longer a specifically funded program but has been subsumed within the NAHA from 1 January 2009.

\$7.2 million of unspent CAP funding was carried over into 2012-13, for projects including the Baptist Care SA new building on Wright Street and the Adelaide and the Eastern Adelaide Domestic Violence Service. The administration building for Baptist Care was completed, with an official opening in August 2013.

Construction of a new domestic violence facility in the western region has now commenced with completion expected in early 2014. An upgrade to the Salvation Army's Muggy Program at Plympton, to provide an improved youth homelessness facility received development approval during the year and is expected to start construction in 2013-14.

Helping people escape homelessness

Street to Home

Housing SA's response to primary homelessness has significantly escalated over the past few years. Staff have worked in collaboration with the Street to Home service to facilitate the provision of shelter to those sleeping rough in and around the Adelaide Central Business District. This collaboration has included the secondment of key mainstream Housing SA and SA Health staff to form an interface between specialist and mainstream services, co-located in the Street to Home service.

The Street to Home service recognises many factors may contribute to a person sleeping rough, and that the provision of housing is a first step in a pathway out of homelessness. Working assertively over extended hours, Street to Home provides support that is needed for individuals to make the transition from homelessness into secure and stable housing.

During 2012-13, 50 people were supported into transitional/medium-term accommodation and 40 into long term accommodation.

The 13th Inner City Rough Sleeper Count was conducted on 7 May 2013. The count located 50 adults who were unsheltered or 'sleeping rough'. The number of homeless unsheltered persons located by the count since its inception in June 2007 has fallen from 108.

Common Ground Adelaide

The Common Ground housing model is a mixed community model, housing homeless people and people on low incomes. The high quality residential complex includes self-contained apartments and communal spaces, as well as office space for support services, workshops and training activities.

The aim of the service is to create a community that provides onsite support to assist people who would otherwise not be able to sustain an independent tenancy, thereby breaking the cycle of homelessness and to achieve social and economic participation.

Common Ground Adelaide provides accommodation in Franklin Street, Adelaide, for 37 single individuals over the age of 18 years, and Light Square, Adelaide, a converted building of 52 apartments. Light Square also includes the head office and main service centre for Common Ground Adelaide, providing dental, health, welfare and vocational support services. All accommodation units at Franklin Street and Light Square were fully tenanted in 2012-13, with 55 per cent of new tenants at Franklin Street and 78 per cent at Light Square entering housing from homelessness.

Common Ground Adelaide and Housing SA are also working in partnership to deliver the Common Ground model of housing in Port Augusta. Thirty-five units will be located over two Port Augusta sites, Boston Street (15 units) and Augusta Terrace (20 units). Boston Street was officially opened in December 2012 and has since supported 17 people. The 20 units at Augusta Terrace are expected to be completed in September 2013.

Aged Homeless Assistance Program

The Aged Homeless Assistance Program provides accommodation and case management support for 48 aged people who are homeless or at risk of becoming homeless and who need support to sustain their tenancies and to settle into their new communities. People over 50 years of age are eligible to apply for housing through this program. The properties are located throughout the northern and southern metropolitan regions of Adelaide.

The program commenced in December 2010 and is presently at capacity with 48 clients accommodated and supported, with an ongoing waiting list for accommodation. When a vacancy occurs referrals are accepted through an advertisement process. The program also provides support for clients who are seeking accommodation through other resources.

Boarding House Outreach Support Program

Funded through the NPAH, the Boarding House Outreach Support Program provides support to clients residing in Boarding Houses in the metropolitan area to help them sustain their accommodation and/or access other more suitable forms of housing. It is a key strategy to reduce the cyclic number of people rough sleeping.

During 2012-13, an estimated 2099 occasions of boarding house outreach support were provided to 2952 individuals to maintain their boarding house style accommodation or assisted to seek alternative sustainable accommodation through the program.

Boarding House Program

At 30 June 2013, the SAHT owned 15 boarding house style properties providing a total of 303 rooms. These properties are leased to community agencies that provide accommodation to vulnerable adults in a congregate living environment. Of these two are small boarding style properties leased to the Department of Education and Children Services that provide 22 rooms for remote students in Lucindale and Cleve.

The Terrace

The Terrace is the largest publicly owned boarding house in Adelaide. It provides flexible accommodation and hosts single rooms with communal kitchens and bathrooms as well as fully self-contained rooms. During 2012-13, 163 people were accommodated.

The Terrace Liaison Worker Program provides in centre support to people living in the Terrace, by contributing to case management plans and linking tenants into appropriate support services. The program assists tenants to actively participate in the local community and raise the profile of boarding house tenants. This in turn helps build tenant self-esteem and confidence. In 2012-13, the Terrace Liaison Worker provided assistance to 101 residents to engage in support through connection with other specialist homelessness services providing case management services.

Options for young people at risk of homelessness

Ladder St Vincent Street

Ladder is a supportive housing model for young people. This model of housing aims to prevent youth homelessness, youth unemployment and the alienation of young people at risk. The South Australian model delivered via Ladder St Vincent Street provides young people between the ages of 16 and 21 with stable housing linked to life skills, education, training and workforce participation with 24 hour on-site support. Ladder requires tenants to make a commitment to individual action plans that will enable them to achieve independence and employment.

The refurbished building provides 23 bedsit and one-bedroom self-contained apartments for young people. To facilitate a range of life skills and development programs the building was designed with a shared kitchen, dining and living area with on-site office. Eight retail/commercial units at street level fronting Commercial Road and St Vincent Street have also been renovated to lease to businesses supporting the principles of mentoring the residential tenants at Ladder in work experience and life skills.

Since opening, 50 young people have been accommodated through the program: 26 per cent are Indigenous; and 25 young people (50 per cent) have been supported to deal with family violence issues. The 'housing first' approach that Ladder uses allows young people experiencing homelessness to address their housing needs in order to focus on other life domains such as employment, education and training.

In 2012-13, 62 per cent of Ladder's young people were connected with employment opportunities, while 98 per cent were assisted to sustain their tenancies or to transition into sustainable housing.

youth110

youth110, a youth crisis accommodation service located in the city represents a significant shift in how young people in crisis are responded to, moving from a traditional congregate care model to more of a 'housing first' type approach. Young people are able to access their own self-contained stable accommodation for a short to medium period of time. They are provided with individual support and case management to help them on a journey towards sustainable housing.

Housing SA provides 30 apartments to youth110 based in the UNO Apartments, Waymouth Street, Adelaide. St John's Youth Services Incorporated were awarded the tender to manage this service with the first clients housed in August 2012.

Student Housing Program

The Student Housing Program provides affordable, secure accommodation under a 12 month lease arrangement to eligible tertiary students. It benefits Housing SA by utilising lower demand properties in areas earmarked for potential redevelopment or properties which have proven difficult to let.

As at 30 June 2013, 432 properties were allocated to the program, of which 42 were leased to South Australian universities under special head lease agreements and 390 were leased directly to students.

Schools Assertive Outreach Service

The Schools Assertive Outreach Service is part of the 'Turning off the Tap' program and supports young people who are homeless or at risk of homelessness to maintain their connection with education and/or training during periods of housing instability. It uses strength based support and intervention practices which focus on the young person within the context of family and school environments.

Reconnecting young people to education is the primary focus of the service. Support is provided by Centacare Catholic Family Services.

During 2012-13, 316 young people were assisted by the program. Of that number, 36 young people

were assisted to maintain existing tenancies or move into sustainable housing options.

A total of 11 schools across metropolitan Adelaide had a memorandum of understanding with the program with negotiations currently underway to achieve a further 15 by the end of 2013.

Young people under Guardianship of the Minister

Housing SA works closely with Families SA, Disability Services and other agencies to ensure a coordinated service response to all young people under Guardianship of the Minister, who require housing assistance as they move from state care to independent living.

Between 1 July 2012 and 30 June 2013:

- 667 people under guardianship (or formerly under guardianship) applied for private rental assistance;
- 439 successfully secured accommodation and received bonds/rent via the Private Rental Assistance Program;
- 144 people under guardianship were newly allocated public housing; and
- five people under guardianship were newly allocated community housing.

Helping maintain tenancies

Intensive Tenancy Support Program

The Intensive Tenancy Support Program is a homelessness early intervention program that builds on the success of the Supported Tenancies Program. The program targets tenants in social housing and the private rental market and is delivered across all regions by 17 Specialist Homelessness Services.

The program aims to stabilise and maintain tenancies that are identified as being at risk of eviction by addressing the underlying causes of individual tenancy difficulties. Throughout 2012-13 an estimated 14 123 occasions of support were

provided to 1574 clients through the program to assist them to maintain their tenancies.

Specialised housing programs

Housing SA leases properties through the Supported Tenancy Scheme and Disability Housing Program to government and non-government organisations that provide accommodation support services to people who are homeless, at risk of homelessness or identified as having a disability.

As at 30 June 2013, 1470 properties (1127 Supported Tenancy Scheme and 343 Disability Housing Program) were leased through these programs to 83 organisations. This compares with 1480 properties at the end of 2011-12.

Social Work team

The Social Work team provides support to clients with complex needs that enables independence which builds upon their individual strengths. Some of this support can occur prior to the client being housed to ensure early identification of high risk tenancies and provide suitable supports for those tenants. Social workers will also provide case support for staff dealing with tenants with complex needs; advocate for service and supports, especially where there are gaps in the wider community; and networking and updating staff on service and agency resources.

During 2012-13 period the social work team, consisting of eight social workers and one manager, assessed and assisted approximately 639 clients across the Adelaide, Elizabeth, Marion, Modbury, Noarlunga, Port Adelaide, Salisbury and Whyalla regions.

Housing for people with disabilities

Property modifications

Essential modifications are undertaken on properties for tenants (including members of the household) with disabilities, where the property is suitable for modification. Without these modifications, the tenant would be unable to fully access the property and utilise the facilities within the home or their independence may be compromised. Essential modifications are generally provided and maintained by Housing SA, at no cost to the tenant.

In 2012-13, 3745 modifications were undertaken on 2789 properties at a cost of \$3.9 million. Multiple modifications may be undertaken on a single property over the course of a financial year in response to requests from tenants. Modifications to a total of 37 debentured community housing properties were completed at a total cost of \$0.11 million.

Adaptable housing

Housing SA ensures newly constructed properties meet the needs of its customers. A minimum of 75 per cent of all new social housing are built in accordance with Housing SA guideline 2.3 Design Criteria for Adaptable Housing. House types which cannot comply may include two-storey constructions or dwellings built on steep sites. All new properties constructed in 2012-13 which were retained for rental stock met this guideline.

Additionally, at least 75 per cent of new dwellings constructed and handed over to community housing organisations either met or exceeded these standards.

Returning Home Program

The Returning Home Program is a partnership project with South Australia's Department for Health and Ageing's mental health services which assists long term residents of Glenside Campus to return to the community, with support. MIND Australia (formally the Richmond Fellowship), the North

Eastern Alliance for the Mentally Ill (NEAMI) and Life Without Barriers are the non-government agencies that continue to provide support to clients with mental illness in their homes to assist them to successfully sustain community tenure.

During 2012-13, four participants were housed with tailored support from government and non-government mental health services.

Julia Farr project

The SAHT has been appointed to oversee the transfer of capital assets worth \$21 million to the Julia Farr Housing Association and to deliver new, purpose built housing and identify existing properties for modifications. New housing is specifically designed for clients currently living in Highgate Park, Fullarton, as well as other Disability SA clients requiring accessible housing to allow them to benefit from a community living environment.

Ten houses constructed for the Julia Farr Housing Association have all been debentured. The properties are located at Hendon (two), Clovelly Park (three) and Campbelltown (five). Two remaining houses in Christies Beach are currently under construction, with completion anticipated by December 2013.

The transfer of capital assets has seen 50 houses (36 new and 14 upgrades) transferred to the Julia Farr Housing Association, with the remaining two dwellings at Christies Beach to be transferred in early 2014. The completion and transfer of these properties will conclude the Julia Farr House Transfer Program.

Collaboration with other agencies

Memorandum of Understanding with South Australia Police

The Memorandum of Understanding (MOU) with South Australia Police fosters and supports a coordinated, collaborative and integrated approach to:

- address issues of social disorder and criminal activity in SAHT properties
- reassure and protect the community from crime
- build communities, improve wellbeing and keep South Australia safe.

In 2012-13, 1498 referrals or exchanges of information were made under the MOU, with a majority of these referrals initiated by Housing SA. Cooperation between the agencies continues to assist in the management of a range of issues, including disruptive tenancies.

Operational Protocol with the Department for Correctional Services

Housing SA's Operational Protocol with the Department for Correctional Services facilitates a collaborative approach toward the release of detainees on sentenced home detention and/or court ordered home detention into Housing SA properties. It provides a framework to support open communication and appropriate information sharing between the agencies and enhance community safety.

In 2012-13, 314 referrals or exchanges of information were made under the protocol. A review of the Protocol has been undertaken to improve communication and outcomes between agencies. The revised protocol will also include detainees being released on bail and parole and detainees being released to community housing properties.

Memorandum of Understanding with Mental Health Services

The MOU with Mental Health Services supports interagency collaboration between Housing SA, including community housing organisations, and Mental Health Services. The objective is to facilitate the coordinated delivery of mental health services, psychiatric disability support and housing services to Housing SA customers with mental health issues.

In 2012-13, 79 referrals or exchanges of information were made under the MOU. Referrals relate mainly to requests for mental health assessments, case management plans, disruption and poor property condition.

Following a review, a new MOU was signed for 2013-2016, which incorporates strategic directions for the future and a streamlined governance structure.

Intervention Orders

The *Intervention Orders (Prevention of Abuse) Act 2009* commenced operating in December 2011 and replaces the Domestic Violence Act 1994. The Act aims to help prevent domestic and non-domestic abuse and children being exposed to the effects of the abuse.

Under the Act relevant public sector agencies, including Housing SA, receive notification of intervention orders issued by the police and Courts. Since implementation, Housing SA has received approximately 8000 notifications. Notifications place certain obligations on Housing SA as a public housing landlord to ensure that it supports the operation of the Act, and in particular where the clients are living in or moving into SAHT properties.

Family Safety Framework

The Family Safety Framework has been developed under the auspice of the South Australian Government's Women's Safety Strategy and Keeping them Safe – Child Protection Agenda to drive improved, integrated service responses to violence against women and children in South Australia. The aim is to provide integrated service responses across government and non-government agencies to people who are at high risk of serious harm or death due to domestic or family violence.

The Framework is currently operating across 16 policing regions in South Australia. Housing SA is responsible for attending local Family Safety Framework meetings, referring high risk cases to meetings and contributing to positive action plans for these cases. Training is being provided for Housing SA staff and the Framework is being embedded in policies and practices.

Integrated Housing Exits Program

Funded through the NPAH the Integrated Housing Exits Program (IHEP) is a partnership program between DCSI, Housing SA, the Department for Correctional Services (DCS) and Offenders Aid and Rehabilitation Services SA (OARS).

IHEP aims to reduce the incidence of homelessness and the cycle of entering and exiting custodial institutions as a consequence of being homeless. The program targets people exiting custody who have been incarcerated for less than 12 months, assessed as having a Category 1 housing need assessment, with complex issues and a history of homelessness. Clients are assessed for Category 1 through the Housing SA outreach service to prisons.

DCS refers eligible clients to the Ex-Custodial Homelessness Support Service, delivered by OARS for post release support in an IHEP property. People not successful in being allocated an IHEP property are referred to OARS for ongoing case management and support through the Integrated Housing Exits Alternative Accommodation and Support program (IHEAAS).

Clients are assisted to develop independent living skills and supported to deal with risk factors that may lead to a pattern of reoffending. At any one time 60 clients will be accommodated in IHEP

properties. The 60 properties provided to IHEP have been quarantined for ongoing use.

During 2012-13, 173 people were assessed through the program. Of these:

- 90 were referred to the IHEP program
- 74 were accommodated in IHEP properties
- Forty-nine people referred since 1 July 2012 are still housed and supported
- 22 have exited (18 of those were returned to prison)
- Eighty three of the 173 assessed were referred to IHEAAS for case management support.

Regional collaborations

Housing SA has implemented a major reform initiative to enhance collaboration, service engagement and responses to homelessness across South Australia.

These regional collaborations include 'Round Tables' and 'Violence Against Women Collaborations'. Round Tables may be new or already established and ensure issues relating to homelessness and violence against women are prioritised regionally.

Up to July 2013, 19 Homelessness and Violence Against Women Collaborations have been implemented across South Australia.

Outcome 4

An architectural rendering of a modern urban street scene. The scene is set on a bright, sunny day with a clear blue sky and scattered white clouds. On the left, a multi-story building with a mix of red brick and light-colored panels features large windows and a modern design. A sidewalk runs alongside the building, where several people are walking. A cyclist is riding along the edge of the road. In the middle ground, a white car and a dark car are parked or driving on the road. On the right, a group of people is gathered, including a woman with a stroller and a child sitting on the grass. The overall atmosphere is one of a vibrant, pedestrian-friendly community.

Accelerate urban and community renewal

Creating better communities

Northway neighbourhood renewal at Elizabeth Park

Commencing in 2008, SAHT is investing over \$18 million over a period of up to six years to deliver an improved mix of tenure and housing choice in Elizabeth Park. The concentration of public housing in the project area will be reduced from 44 per cent to around 22 per cent.

One hundred and five properties will be demolished, creating sites for around 180 new homes of which 105 will be sold and 75 retained for social housing. SAHT is also renovating around 34 dwellings, with 26 of those being sold as affordable housing and eight retained as ongoing social housing. The project is currently being managed by Renewal SA on behalf of Housing SA.

At 30 June 2013:

- Stage 1 is complete, having delivered land for the construction of 30 new affordable dwellings, together with an additional seven social housing outcomes funded through the NBESP.
- Stage 2 is progressing, having delivered land sales for new housing as well as the construction of 24 social housing outcomes. A further 13 allotments will be released to complete the stage.
- Stage 3 land development works are nearing completion to create 51 allotments, four medium density sites and a new public reserve.

During 2012-13, nine dwellings were refurbished and offered for sale through the Affordable Housing Program, achieving five sales to first home owners, and the remainder being offered on the open market.

Woodville West Urban Renewal Project

The Woodville West Urban Renewal Project was transferred to the Urban Renewal Authority, trading as Renewal SA, on 23 April 2012. The renewal project aims to deliver a minimum of 425 new

dwellings in a new and vibrant environment that fits in with the character of adjoining neighbourhoods.

Construction of Stage 1 is complete, comprising 69 dwellings including 45 apartments within two, four-storey apartment buildings and 24 dwellings comprising a mix of two and three-storey townhouses, single-storey dwellings and affordable loft dwellings.

Inspire at Noarlunga

Under the Noarlunga Central Affordable Housing Project, 4.7 hectares of land within the Noarlunga Regional Centre has been developed over several stages as a community oriented sustainable development, with particular emphasis on a pedestrian friendly design, environmentally sensitive and affordable housing. The project is currently being managed by Renewal SA on behalf of Housing SA.

Stage 1 consists of 27 homes built by Housing SA and Normus Urban Projects as a demonstration village. The village is complete and all 27 homes have been sold to private owners and non-government organisations.

Stage 2 consists of 34 allotments that are being sold as house and land packages in conjunction with Normus Urban Projects. As at 30 June 2013, 24 of the allotments were sold. Of the remaining 10 allotments, six are still unsold and four have been developed as townhouses by Housing SA using NBESP funding. Three of the four townhouses have been sold.

In March 2010, approval was given for funding from the NBESP to be used in the construction of 23 apartments at the gateway of the project in Stage 3. Construction commenced in July 2010 and was completed in March 2012. Eleven of the apartments have been retained for social housing with 12 offered for sale within the affordable housing price range. As at 30 June 2013 five have been sold, three via NRAS.

The second portion of Stage 3 includes a further 16 dwellings constructed using NBESP funding. These dwellings include two-bedroom mews, and two and three-bedroom townhouses. Completed in June 2012, 13 have been sold as at 30 June 2013.

Playford Alive

The Playford Alive Urban Renewal Project is a partnership between the SAHT, Renewal SA, the City of Playford and the community. In 2012-13:

- 56 new allotments were created, with 49 allotments to be sold and seven allotments retained for new builds
- 31 new public housing dwellings were constructed
- six new dwellings for sale, funded through the NBESP were constructed
- 64 public housing dwellings were renovated with 10 for sale.

The delivery of programs to provide a range of training and employment opportunities to the local community continued. Clients within the local area were referred to these programs by the Elizabeth Housing SA office.

The Boystown Social Enterprise in Playford Alive continued, with local youth being employed via traineeships with Boystown. Boystown carried out renovation works on four public housing dwellings. Boystown was also engaged to provide landscape maintenance works and graffiti removal across the renewal and Greenfield developments.

In 2012-13, the Blokes on the Block training program extended its scope of works to undertake fencing as well as landscaping of a newly renovated home. A total of 20 residents participated in the program to gain work ready skills. Participants are provided with pathways to future training and work opportunities. Housing SA provided materials and a property for use as a live training site.

Housing SA continued its partnership this year with the Peachey Place living skills centre which offers health and living skills programs to local residents. Housing SA sponsored a range of workshops on home safety and home and garden maintenance. Participants benefited from learning about low cost alternatives for repairs and connected to a range of activities at the centre including the tool library and community garden.

The Police and Community Together (PACT) program was delivered in Mandeville Street, Davoren Park. The program focussed on connecting with residents in the street and included a clean-up of yards, painting of fences, minor maintenance work on Housing SA dwellings and the creation of a mural in the local park. A second PACT program commenced this year in the streets surrounding the Davoren Park Shopping Centre.

Housing SA participation has included a safety audit on its unit complexes and the referral of residents to activities at the new Youth and Community Centre set up as part of the program.

Community engagement

Resident and tenant participation groups

Housing SA facilitates groups of residents to take an active role in delivering solutions to a wide range of issues.

Safety, security and people's perceptions of their personal safety in their neighbourhood affect how residents engage in a community. Resident's negative perceptions of their personal safety are often the cause of disruption issues.

Housing SA actively involves a number of key stakeholders in all projects to ensure long term sustainability of projects aimed at resolving safety and security issues. Councils, SAPOL and Neighbourhood Watch are examples of these key stakeholders.

Peachey Link Bulletin

Housing SA's Elizabeth office launched a new tool to help tenants take advantage of community participation and development opportunities in the region. The first edition of their information bulletin, 'Peachey Link', was emailed to tenants who had registered interest. The Northern Adelaide Community Building Project Coordinator, Lynn Steven, said the aim of 'Peachey Link' was to give local Housing SA tenants the latest information about training programs, services and events occurring in the local area.

'Peachey' was incorporated into the bulletin's name as it is familiar to the residents of the Peachey Belt area, covering Davoren Park and Smithfield Plains. The bulletin is being trialled in the Playford Alive urban renewal area. The first edition included dates for training programs, information about the Home Energy Saving Scheme and the 'Peachy Belt turns 50' celebration.

Customer Chat

Customer Chat Newsletter is another avenue through which customers can be involved. It provides tenants with information of interest and advises of any important changes such as new policies, projects and improved ways of conducting business.

The newsletter is also a forum for tenants to share their experiences and to give Housing SA feedback on various issues. The Editorial Committee is made up of two tenant representatives and six staff members. The committee work collaboratively on each edition to source stories that tenants find both informative and interesting. Articles include good news stories about our tenants, stories that demonstrate community development activities or regional initiatives, and essential information tenants need to know.

Community projects

The Community Project Grant Fund provides funding for initiatives that benefit Housing SA clients and the general community with up to \$2500 available for each project.

During 2012-13, funding was provided for four community projects which resulted on a total of \$10 000 being allocated during the financial year.

The Regional Managers' Community Development Funds are also available to support small community projects and provide funds outside the centrally managed funding rounds. In 2012-13, \$68 656 was spent across all Housing SA regions within the state.

Client Feedback Management System

Housing SA's Client Feedback Management System has been developed to provide a consistent approach to managing client feedback across divisions of DCSI. Housing SA clients are able to provide feedback in the form of a complaint, compliment or comment/suggestion. Feedback received assists in evaluating, improving or consolidating current practices and systems.

In 2012-13, Housing SA had received 520 pieces of feedback of which:

- 35 per cent compliments
- five per cent comments/suggestions
- 60 per cent complaints.

DCSI employed 976 staff assigned to Housing SA to provide services for the SAHT in 2012-13, which equates to 931.67 Full Time Equivalent (FTE) positions⁴. The majority of staff members are female and most are employed in an ongoing capacity.

Table: Employee numbers, gender and status

| Total number of employees | | |
|---|------------------|----------------|
| Persons | 976 | |
| FTEs* | 931.68 | |
| Gender | | |
| | % persons | % FTEs* |
| Male | 35.66 | 37.1 |
| Female | 64.34 | 62.9 |
| Number of persons during the 2012-13 financial year... | | |
| ...separated from the agency | 103 | |
| ...recruited to the agency | 133 | |
| Number of persons at 30 June 2013... | | |
| ...on leave without pay | 12 | |

*FTEs shown to one decimal place

Table: Status of employees in current position*

| FTEs | Ongoing | Short-term contract | Long-term contract | Other (casual) | Total |
|--------------|--------------|---------------------|--------------------|----------------|--------------|
| Male | 292.9 | 42 | 11 | 0 | 345.9 |
| Female | 473.4 | 97.9 | 14.4 | 0 | 585.8 |
| Total | 766.3 | 139.9 | 25.4 | 0 | 931.7 |
| PERSONS | Ongoing | Short-term contract | Long-term contract | Other (casual) | Total |
| Male | 295 | 42 | 11 | 0 | 348 |
| Female | 506 | 107 | 15 | 0 | 628 |
| Total | 801 | 149 | 26 | 0 | 976 |

*FTEs shown to one decimal place

⁴ The following data is provided from the South Australian Public Sector Workforce Information Collection (WIC) Department for Communities and Social Inclusion Annual Report 2012-13. The data is extracted from the Complete Human Resource and Information System (CHRIS) and uploaded onto the Workforce Analysis and Comparison Application (WACA) website. Data is based on all employees (including casuals) who were paid on the system as at 30 June 2013. Data does not include unpaid casuals and employees on short or long term unpaid leave.

Table: Number of employees by salary bracket

| Salary bracket | Male | Female | Total |
|----------------------|------------|------------|------------|
| \$0 - \$53,199 | 47 | 182 | 229 |
| \$53,200 - \$67,699 | 110 | 272 | 382 |
| \$67,700 - \$86,599 | 134 | 135 | 269 |
| \$86,600 - \$109,299 | 54 | 32 | 86 |
| \$109,300+ | 3 | 7 | 10 |
| Total | 348 | 628 | 976 |

Table: Executives by gender, classification and status

| Classification | Ongoing | | Tenured contract | | Untenured contract | | Other (casual) | | Total | |
|----------------|----------|----------|------------------|----------|--------------------|----------|----------------|----------|----------|----------|
| | M | F | M | F | M | F | M | F | M | F |
| SAES1 | 0 | 0 | 0 | 0 | 2 | 6 | 0 | 0 | 2 | 6 |
| SAES2 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 1 |
| Total | 0 | 0 | 0 | 0 | 3 | 7 | 0 | 0 | 3 | 7 |

M = Male

F = Female

Workforce Diversity

Table: Number of employees by age bracket by gender⁵

| Age bracket | Male | Female | Total | % of total | 2012 workforce benchmark |
|--------------|------------|------------|------------|---------------|--------------------------|
| 15 – 19 | 1 | 3 | 4 | 0.41 | 6.2 |
| 20 – 24 | 7 | 38 | 45 | 4.61 | 9.7 |
| 25 – 29 | 24 | 66 | 90 | 9.22 | 10.9 |
| 30 – 34 | 35 | 56 | 91 | 9.32 | 9.8 |
| 35 – 39 | 43 | 87 | 130 | 13.32 | 10.1 |
| 40 – 44 | 41 | 77 | 118 | 12.09 | 11.8 |
| 45 – 49 | 39 | 79 | 118 | 12.09 | 11.2 |
| 50 – 54 | 53 | 83 | 136 | 13.93 | 11.3 |
| 55 – 59 | 62 | 81 | 143 | 14.65 | 9.0 |
| 60 – 64 | 39 | 47 | 86 | 8.81 | 6.1 |
| 65+ | 4 | 11 | 15 | 1.54 | 3.7 |
| Total | 348 | 628 | 976 | 100.00 | 100.0 |

⁵ Source: Australian Bureau of Statistics (ABS) Australian Demographic Statistics, 6291.0.55.001 Labour Force Status (ST LM8) by sex, age, state, marital status – employed – total from Feb78 Supertable, South Australia at Feb 2013.

Table: Aboriginal or Torres Strait Islander employees

| Salary bracket | Aboriginal employees | Total employees | % of Aboriginal employees | % Target* |
|----------------------|----------------------|-----------------|---------------------------|-----------|
| \$0 - \$53,199 | 24 | 229 | 10.48 | 2.0 |
| \$53,200 - \$67,699 | 20 | 382 | 5.24 | 2.0 |
| \$67,700 - \$86,599 | 22 | 269 | 8.18 | 2.0 |
| \$86,600 - \$109,299 | 2 | 86 | 2.33 | 2.0 |
| \$109,300+ | 1 | 10 | 10 | 2.0 |
| Total | 69 | 976 | 7.07 | 2.0 |

*Target from *South Australia's Strategic Plan*

Table: Cultural and linguistic diversity

| Number of employees | Male | Female | Total | % of Agency | % of SA community* |
|--|------|--------|-------|-------------|--------------------|
| Born overseas | 66 | 112 | 178 | 18.24 | 22.1 |
| Speak language(s) other than English at home | 37 | 74 | 111 | 11.37 | 14.4 |

*Benchmarks from ABS Publication Basic Community Profile (SA) Cat No. 2001.0, 2011 census.

Table: Number of employees with disabilities (according to Commonwealth DDA* definition)

| Male | Female | Total | % of Agency |
|------|--------|-------|-------------|
| 14 | 35 | 49 | 5.0 |

*Commonwealth Disability Discrimination Act 1992.

Table: Number of employees with disabilities requiring workplace adaptation

| Male | Female | Total | % of Agency |
|------|--------|-------|-------------|
| 14 | 35 | 49 | 5.0 |

Note: The department does not collect data on the type of disability that employees have. There is no active field in CHRIS, the human resources management system, to record such data.

Leave Management

The South Australian Public Sector Workforce Information Collection (WIC) Annual Report is the base human resource data report provided to the Commissioner for Public Employment each year, with data extracted from the Complete Human Resource and Information System (CHRIS) for the relevant financial year's pay periods. WIC only provides total number of leave days taken. To comply with reporting requirements the leave totals for 2012-13 have been divided by the number of WIC reported FTEs, including casuals, to determine the average rates of leave.

Table: Total full time equivalent days taken¹

| Leave type | 2009-10 | 2010-11 | 2011-12 | 2012-13 |
|-----------------------------|---------|----------|----------|---------|
| Sick leave | 9 337.3 | 10 385.8 | 10 334.3 | 9 141.2 |
| Family carer's leave | 348.7 | 387.6 | 425.9 | 305.2 |
| Miscellaneous special leave | 1 916.4 | 1 963.6 | 2 143.6 | 2 139.5 |

¹days taken shown to one decimal place

Table: Average days leave per full time equivalent employee

| Leave type | 2009-10 | 2010-11 | 2011-12 | 2012-13 |
|-----------------------------|---------|---------|---------|---------|
| Sick leave | 9.8 | 10.8 | 11.3 | 9.8 |
| Family carer's leave | 0.4 | 0.4 | 0.5 | 0.3 |
| Miscellaneous special leave | 2.0 | 2.0 | 2.3 | 2.3 |

Equal Employment Opportunity Programs

A commitment to Equal Opportunity principles was maintained during 2011-12 and ensures no discriminatory policies, practices or procedures exist in any aspect of employment or service provision. There was a continued participation in Equal Opportunity Programs covered under the *Public Sector Management Act 1995*.

Learning and development

Table: Learning and development training expenditure

| Learning and development | Total cost (\$) | % of total employee related expenses |
|---|-----------------|--------------------------------------|
| Total staff training expenditure | 1 272 000 | 1.8% |
| Total leadership and management development expenditure | 99 165 | 0.1% |

Table: Type and number of qualifications achieved by staff through the DCSI College for Learning and Development.

| Course type | Number of staff |
|---|------------------------|
| Certificate III in Government | 43 |
| Certificate IV in Business | 12 |
| Certificate IV in Community Services Work | 2 |
| Certificate IV in Social Housing | 13 |
| Certificate IV in Frontline Management | 2 |
| Diploma of Government (Management) | 1 |
| Total* | 73 |

*Does not show staff members that have completed modules but are yet to gain a qualification.

Table: Documented review of individual performance management (Performance Partnership Plans)

| Employees with... | % of total workforce |
|---------------------------------------|-----------------------------|
| ...a review within the past 12 months | 60.5 |
| ...a review older than 12 months | 30.8 |
| ...no review | 8.7 |

Community housing learning and development program

In 2012-13 more than 1380 participants representing community housing providers attended workshops or information sessions. This also included private training and information sessions delivered to individuals and groups in their agency/community housing organisation. New training opportunities offered during 2012-13 included:

- Asbestos Awareness Training
- Basic Computer Skills
- Work, Health and Safety Legislation
- Building Resilience
- Policy Template Development and Implementation
- Rent Reform training.

Housing SA also continues to support representatives of the community housing sector to undertake formal studies in Housing Management and Policy through scholarships to Swinburne University of Technology. In 2012-13, three scholarships were awarded to applicants from the community housing sector.

Overseas Travel

Overseas travel is defined in the Commissioner's Public Sector Management Standard 3.2, Travel, which states that: 'Travel within Australasia (including visits to New Zealand, Papua New Guinea and Australian Territories) is not subject to

the overseas travel requirements of this standard, unless it forms part of a more extensive itinerary encompassing other overseas destinations. For information on Overseas Travel, please refer to the DCSI Annual Report.

Occupational health, safety and injury management

For information and data on Occupational Health, Safety and Injury Management, please refer to the DCSI Annual Report.

Whistle Blowers Act

For information on the Whistle Blowers Act, please refer to the DCSI Annual Report.

Disability Action Plans

For information regarding SAHT's commitment to meeting the requirements of the *Disability Discrimination Act 1992* and the *Equal Opportunity Act 1984*, please refer to the DCSI Annual Report.

Re-Imagine

The Re-Imagine project was established to investigate options for transforming Housing SA's strategic focus and service delivery over the next five years. This has led to Housing SA adopting the vision of Connecting People to Place.

The project is developing a strategy for how Housing SA can better position itself as a responsive, resilient and innovative organisation into the future. It aims to transform Housing SA to ensure its relevance as a key contributor and driving influence within the housing and homelessness service system.

Under the vision of Connecting People to Place are the objectives of:

- People – at the centre of everything we do
- Place – capitalising on community potential
- Professionalism – drives our service delivery outcomes.

Housing SA will launch its organisational strategy document, the 'Housing SA Blueprint' in August 2013. This will outline the projects and initiatives that will create the organisational change required to meet the vision of Connecting People to Place.

Business continuity

The SAHT Business Continuity Committee oversees the planning that ensures critical activities of the organisation continue in the event of a significant disruption. The Business Continuity Coordinators Committee :

- Overseas development of the Housing SA Business Continuity Plan
- Plans, manages and runs business continuity exercises

- Coordinates the Housing SA Incident Management Team in the event of a significant business interruption event
- Provides advice and recommendations to business units across Housing SA.

Major achievements of the Business Continuity Committee for the year:

- Identification of seven mission critical activities across the organisation, using a business impact analysis
- Development of new local business continuity plans for all Housing SA business units
- Participation in the large scale DCSI 'All Fired Up' business continuity exercise
- Completion of a business continuity internal audit in the southern region.

Contact Centre

Housing SA's Contact Centre is the gateway for clients across South Australia seeking information and services on housing products and other housing service providers. It operates Monday to Friday between 8:30 am and 5:30 pm.

In 2012-13, the Contact Centre responded to 246 600 calls, averaging 990 telephone calls per day relating to such matters as tenancy management and support, private rental assistance and housing options.

The Contact Centre is also responsible for the management and coordination of a number of Housing SA administrative processes:

- water and electricity accounts
- intervention order and correctional service notifications
- NRAS and community housing registrations

- risk management health and safety reporting
- Housing SA email enquiries
- public housing waiting list audits and special projects, including conducting customer satisfaction surveys.

Business Systems

In 2012-13, Business Systems commenced the business case for the program of work that will replace the mainframe legacy systems in Housing SA. A Request for Information was released to the market place as part of the Business Systems Transformation project.

A number of business critical projects were also delivered successfully. Changes were made to Housing SA's Property Maintenance system to support the new multi-trade maintenance contract. Business Systems also assisted with the tender evaluation process of this contract, as well as consulting on the implementation of a service bureau which is intended to replace the current paper-based order and invoice process.

Working with Remote Indigenous Housing, Business Systems continued to support Housing SA's broadening role within communities. The Chintaro system was enhanced to support the new Aboriginal Communities Rent Model that came into effect during May 2013.

Housing, Property and Land franchise

The State Government established a single online entry point to make it easier for people and other targeted groups to access government information and services. Housing SA is the lead agency ensuring appropriate information is being developed and maintained for the Housing, Property and Land franchise website.

In 2012-13, the Housing, Property and Land franchise website received 243,138 visits. It can be accessed via www.sa.gov.au

Emergency Relief Functional Service

From 1 September 2012, Housing SA became responsible for the Emergency Relief Functional Service under the state emergency management arrangements. Housing SA provides the lead agency role in delivering social/psycho relief and recovery services for the affected community during and after an emergency/disaster such as a bushfire, flood or earthquake.

In the State Emergency Management Plan the Emergency Relief Functional Service is responsible for:

- establishing and operating Emergency Relief Centres
- activating the National Registration and Inquiry System if required
- ensuring information on practical advice and social/psycho recovery services, through visiting homes or a one-stop-shop of government services
- payment of financial assistance to affected community
- temporary accommodation.

Social/psycho relief and recovery services refer to services that help the people affected by a disaster. These services are provided by the Emergency Relief Functional Service and can include:

- emergency shelter
- financial grant payments
- temporary accommodation
- outreach (home visiting)
- personal support, psychological first aid and counselling
- one-stop-shop government services

Services will always depend on the type of disaster and the community affected as to what the Emergency Relief Functional Service may offer. In general, the Emergency Relief Functional Service

concentrates on the needs of the people affected by the disaster.

Risk management and internal audit

During 2012-13 an organisational restructure resulted in the Risk Management and Internal Audit Unit being divided into separate Risk Management and Internal Audit teams, with Internal Audit now having greater independence with direct reporting lines to the Chief Executive and Chair of the SAHT Board Audit and Finance Committee.

The Risk Management team provided services in the development and implementation of a risk management framework specific to Housing SA's business needs within the scope of the Australian and international standard AS/NZS ISO31000:2009.

The Risk Management team work with a network of Risk Assessment facilitators, located in Housing SA's business units, who provide advice and assistance on the identification, management and reporting of risks at an operational and strategic level. Risk management have also facilitated Risk Awareness to Action Workshops which provides staff at regional offices of DCSI/Housing SA with a general knowledge of risk and increases confidence in their ability to identify and treat risk and their confidence in being able to undertake a risk assessment. Regional areas included Berri, Murray Bridge, Mount Gambier, Victor Harbor, Clare, Whyalla and Gawler.

In 2012-13, the Internal Audit team provided assurance services to the SAHT Board in the following reviews:

- hotel/motel program review
- debt Management review
- financial management compliance review
- Housing SA Regional Offices (Southern region) review
- travel allowances review
- petty cash usage review
- Maintenance Contract Management review

- Emergency Relief Functional Service review

Advisory services were provided regarding the Quality Compliance Program Consultancy, Valuers Panel Travel Claims and fraud control.

Fraud control

One incidence of alleged fraud was investigated during 2012-13. The SAHT has ongoing strategies to manage fraud which include:

- fraud and corruption control policies, procedures and codes on ethical standards, conduct policies and procedures on information technology security
- training on compliance and development of control self-assessment materials
- tendering procedures consistent with probity and transparency
- routine inspection and verification of work performed by contractors
- segregation of duties and applying limits of authority for approval of expenditure and other allocations of resources
- regular reviews of client eligibility for rent subsidies, including obtaining proof of income, supported by Centrelink certification
- monthly financial management reporting
- reports on internal audit activities, risk management and other corporate governance matters to the SAHT Board Audit and Finance Committee.

Appeals

Clients are able to access an independent appeal mechanism if they believe a decision has been made contrary to policy or without due consideration of circumstances.

The appeal process has two levels of review which are:

1. Internal review by original decision maker, management, senior policy officer and Director.
2. Independent review by the Housing Appeal Panel (members appointed by the Minister).

During 2011-12, 426 internal reviews were finalised. Of these, 174 decisions (41 per cent) were fully upheld and 161 decisions (38 per cent) were overturned by Housing SA.

The Housing Appeal Panel concluded 112 independent reviews, with 62 decisions (56 per cent) affirmed by the panel.

Major funding sources for the SAHT are rents and other payments from clients, grants from the Commonwealth and State Government, and proceeds from the sale of house and land allotments.

National housing agreements

Funding under the National Affordable Housing Agreement (NAHA) is currently in the form of interest free non-repayable grants. NAHA base funding is distributed to each state on a per capita basis.

In addition to the NAHA, a number of National Partnership Agreements were negotiated between the Commonwealth and State Governments during 2008-09. These agreements currently provide Commonwealth funds in return for the achievement of a range of social housing outcomes in the policy areas of Homelessness and Remote Indigenous Housing.

Rents

Since 2002-03, market-based rent on SAHT properties has increased by 11.6 per cent in real terms. During the same period, the value of rental rebates provided to tenants on low incomes has increased by 18 per cent. As a result, the amount of rent received by the SAHT as revenue has increased by only 6.8 per cent during this period. In 2012-13 only 55 per cent of market rent was charged to tenants, with 45 per cent foregone through the provision of rebates.

Goods and Services Tax (GST)

The SAHT, through Housing SA, makes supplies that are predominantly input taxed. Input taxed supplies include the lease of residential premises and the sale of residential premises that are not new (ie those previously purchased or leased for more than five years). This means that although no GST is charged on the lease or sale of these residential premises, any GST incurred on costs that relate to these input taxed supplies cannot be recovered from the Australian Taxation Office.

This has increased the cost of public rental services provided as GST incurred on maintenance and other expenses cannot be reclaimed. In 2012-13, GST input tax payments totalled \$22.2 million, compared to \$24.8 million in 2011-12.

In addition, the SAHT is unable to include the GST compensation provided to tenants on statutory incomes in rent calculations, reducing the rental that would otherwise be charged.

Revenue from asset sales

With other sources of revenue declining, asset sales are the main source of funding for debt repayment and capital programs. Revenue is generated from the sale of:

- existing SAHT houses to tenants, investors or the public
- redeveloped land or new housing from capital projects.

In 2012-13, an accounting loss of \$4 million was realised from the sale of assets. This consisted of \$182.5 million sales proceeds, less \$186.5 million cost of sales. Approximately \$175.2 million of the cost of sales figure relates to the accounting or book value of the assets sold (as determined by the Valuer-General) and does not represent the actual expenditure of cash.

The SAHT recorded a reduction in the value of its property assets of \$403.5 million in 2012-13. This represents the increase in property values between 1 July 2011 and 1 July 2012, as determined by the Valuer-General, and so does not reflect conditions in the real estate market that were evident during 2012-13

Account payment performance

Table: Account Payment Performance

| Particulars | Number of accounts paid | % of accounts paid by number | Value in \$A of accounts paid | % of accounts paid by value |
|---|--------------------------------|-------------------------------------|--------------------------------------|------------------------------------|
| Paid by the due date | 350 587 | 95.07% | 853 139 073 | 95.91% |
| Paid late but paid within 30 days or less from the due date | 14 300 | 4.11% | 30 863 201 | 3.47% |
| Paid late and paid more than 30 days from due date | 2 849 | 0.82% | 5 498 942 | 0.62% |
| Total for the year | 367 736 | 100% | 889 501 217 | 100% |



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To the Chair South Australian Housing Trust

As required by section 31(1)(b) of the *Public Finance and Audit Act 1987* and section 27(4) of the *South Australian Housing Trust Act 1995*, I have audited the accompanying financial report of the South Australian Housing Trust for the financial year ended 30 June 2013. The financial report comprises:

- a Statement of Comprehensive Income for the year ended 30 June 2013
- a Statement of Financial Position as at 30 June 2013
- a Statement of Changes in Equity for the year ended 30 June 2013
- a Statement of Cash Flows for the year ended 30 June 2013
- notes, comprising a summary of significant accounting policies and other explanatory information
- a Certificate from the Chair, Executive Director and the Director Corporate Services, South Australian Housing Trust.

The Members of the South Australian Housing Trust's Responsibility for the Financial Report

The members of the South Australian Housing Trust are responsible for the preparation of the financial report that gives a true and fair view in accordance with the Treasurer's Instructions promulgated under the provisions of the *Public Finance and Audit Act 1987* and Australian Accounting Standards, and for such internal control as the members of the South Australian Housing Trust determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express an opinion on the financial report based on the audit. The audit was conducted in accordance with the requirements of the *Public Finance and Audit Act 1987* and Australian Auditing Standards. The auditing standards require that the auditor comply with relevant ethical requirements and that the auditor plan and perform the audit to obtain reasonable assurance about whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances.

An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of accounting estimates made by the members of the South Australian Housing Trust, as well as the overall presentation of the financial report.

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

Opinion

In my opinion, the financial report gives a true and fair view of the financial position of the South Australian Housing Trust as at 30 June 2013, its financial performance and its cash flows for the year then ended in accordance with the Treasurer's Instructions promulgated under the provisions of the *Public Finance and Audit Act 1987* and Australian Accounting Standards.



S O'Neill
AUDITOR-GENERAL
26 September 2013



**SOUTH AUSTRALIAN
HOUSING TRUST**

FINANCIAL STATEMENTS

FOR THE PERIOD

1 July 2012 TO 30 June 2013

INTERNAL REPRESENTATION LETTER

TO THE MEMBERS OF THE SOUTH AUSTRALIAN HOUSING TRUST

We, the undersigned, hereby certify that:

- (a) the attached General Purpose Financial Statement has been prepared pursuant to the *South Australian Housing Trust Act 1995* and the *South Australian Co-operative and Community Housing Act 1991* and presents fairly, in accordance with the Treasurer's Instructions promulgated under the provisions of the *Public Finance and Audit Act 1987*, applicable Australian Accounting Standards and other mandatory professional reporting requirements in South Australia, the financial position of the South Australian Housing Trust as at 30 June 2013, its financial performance and its cash flows for the reporting period;
- (b) the attached interim financial statements are in accordance with the accounts and records of the Trust and give an accurate indication of the financial transactions of the authority for the reporting period; and
- (c) the internal controls over financial reporting have been effective for the reporting period.

We have taken the necessary action to ensure that:

- (a) all known debts have been written-off and an adequate provision for doubtful debts was made;
- (b) all current assets have been recorded at amounts not exceeding the values which, in the ordinary course of business, they may be expected to realise;
- (c) all non-current assets are shown at amounts not exceeding their replacement costs as at 30 June 2013, having regard to their value to the Trust as a going concern;
- (d) the interim financial statements and accompanying notes contain sufficient detailed information and explanations to prevent them from being misleading by reason of the over-statement of the values of assets or the understatement of liabilities; and
- (e) the interim financial statements give an accurate indication of the financial position as at the reporting date and the financial performance and cash flows for the reporting period.



.....
P. Fagan Schmidt
Executive Director
South Australian Housing Trust



.....
R Hulm
Director Corporate Services
South Australian Housing Trust

Dated: 13 September 2013

CERTIFICATION OF THE FINANCIAL STATEMENTS

We certify that the attached general purpose financial statements for the South Australian Housing Trust:

- comply with relevant Treasurer's instructions issued under section 41 of the *Public Finance and Audit Act 1987*, and relevant Australian accounting standards;
- are in accordance with the accounts and records of the Trust; and
- present a true and fair view of the financial position of the Trust as at 30 June 2013 and the results of its operation and cash flows for the financial year.

We certify that the internal controls employed by the Trust for the financial year over its financial reporting and its preparation of the general purpose financial statements have been effective throughout the reporting period.



C Long
Chair
South Australian Housing Trust Board



P. Fagan Schmidt
Executive Director
South Australian Housing Trust



R Hulm
Director Corporate Services
South Australian Housing Trust

South Australian Housing Trust

STATEMENT OF COMPREHENSIVE INCOME

For the Year Ended 30 June 2013

| | Note No. | 2013 \$'000 | 2012 \$'000 |
|--|-------------|-------------------|----------------|
| Expenses | | | |
| Staffing Costs | 6 | 69 831 | 75 327 |
| Supplies and Services | 7 | 40 387 | 39 253 |
| Business Services Fees | 8 | 17 725 | 19 136 |
| Rental Properties Expenses | 9 | 382 552 | 390 014 |
| Depreciation and Amortisation | 10 | 88 377 | 89 712 |
| Grants and Subsidies | 11 | 84 062 | 84 351 |
| Finance Costs | 12 | 28 565 | 40 515 |
| Impairment Expenses | 13 | 26 084 | 16 680 |
| Net Loss from Disposal of Assets | 14 | 3 973 | 15 248 |
| Total Expenses | | 741 556 | 770 236 |
| Income | | | |
| Rental Income | 15 | 273 369 | 268 050 |
| Interest Revenue | 16 | 10 712 | 12 799 |
| Recoveries | 17 | 31 087 | 30 231 |
| Recurrent Commonwealth Revenues | 18 | 108 419 | 107 324 |
| Capital Commonwealth Revenues | 19 | 3 897 | 74 110 |
| Other Revenue | 20 | 327 713 | 4 035 |
| Total Income | | 755 197 | 496 549 |
| Net (Revenue from)/Cost of Providing Services | | (13 641) | 273 687 |
| Revenues from SA Government | | | |
| Recurrent Revenues from SA Government | 21 | 218 374 | 290 968 |
| Capital Revenues from SA Government | 22 | 490 | - |
| Total Revenues from SA Government | | 218 864 | 290 968 |
| Net Result Before Income Tax Equivalent | | 232 505 | 17 281 |
| Income Tax Equivalent | | - | - |
| Net Result After Income Tax Equivalent | | 232 505 | 17 281 |
| Other Comprehensive Income | | | |
| Changes in asset revaluation surplus | | (411 162) | 442 641 |
| Total Comprehensive Result | | (178 657) | 459 922 |

The Net Result and Comprehensive Result are attributable to the SA Government as owner.

South Australian Housing Trust

STATEMENT OF FINANCIAL POSITION

As at 30 June 2013

| | Note No. | 2013 \$'000 | 2012 \$'000 |
|--|-------------|-------------------|-------------------|
| Current Assets | | | |
| Cash and cash equivalents | 23 | 295 791 | 280 085 |
| Receivables | 24 | 21 106 | 19 616 |
| Inventories | 25 | 104 775 | 123 124 |
| Non-current assets classified as held for sale | 26 | 28 260 | 20 060 |
| Total Current Assets | | 449 932 | 442 885 |
| Non-Current Assets | | | |
| Inventories | 25 | 1 427 | 2 019 |
| Property, Plant and Equipment | 27 | 9 799 343 | 10 360 157 |
| Intangible Assets | 28 | 7 266 | 6 967 |
| Total Non-Current Assets | | 9 808 036 | 10 369 143 |
| Total Assets | | 10 257 968 | 10 812 028 |
| Current Liabilities | | | |
| Payables | 29 | 39 761 | 43 705 |
| Staff Entitlements | 30 | 8 606 | 6 700 |
| Interest Bearing Liabilities | 31 | 2 288 | 13 523 |
| Provisions | 32 | 2 125 | 2 130 |
| Other Liabilities | 33 | 11 202 | 12 253 |
| Total Current Liabilities | | 63 982 | 78 311 |
| Non-Current Liabilities | | | |
| Interest Bearing Liabilities | 31 | 109 953 | 469 318 |
| Staff Entitlements | 30 | 13 762 | 14 863 |
| Provisions | 32 | 3 444 | 3 757 |
| Payables | 29 | 1 270 | 1 378 |
| Other Liabilities | 33 | 1 550 | 1 737 |
| Total Non-Current Liabilities | | 129 979 | 491 053 |
| Total Liabilities | | 193 961 | 569 364 |
| Net Assets | | 10 064 007 | 10 242 664 |
| Equity | | | |
| Retained Earnings | | 3 305 713 | 2 975 089 |
| Asset Revaluation Surplus | | 6 758 294 | 7 267 575 |
| Total Equity | | 10 064 007 | 10 242 664 |

The total equity is attributable to the SA Government as owner

Unrecognised Contractual Commitments 34

Contingent Assets and Liabilities 35

The above statement should be read in conjunction with the accompanying notes

South Australian Housing Trust

STATEMENT OF CHANGES IN EQUITY

For the Year Ended 30 June 2013

| | Note | Asset Revaluation Surplus '\$000 | Retained Earnings '\$000 | Total '\$000 |
|--|------|---|--------------------------------|-----------------|
| Balance as at 30 June 2011 | | 6 990 493 | 2 857 460 | 9 847 953 |
| Net Result after income tax equivalent for 2011-12 | | - | 17 281 | 17 281 |
| Revaluation of property during 2011-12 | | | | |
| Movement in rental houses due to revaluation: | | | | |
| - Transferred to Capital Works | | (7 675) | - | (7 675) |
| - Subject to sales contracts | | (14 552) | - | (14 552) |
| Revaluation of APY Leased Properties | | 9 037 | - | 9 037 |
| Increment in freehold land and buildings due to revaluation | | 455 831 | - | 455 831 |
| Total Comprehensive Result for 2011-12 | | 442 641 | 17 281 | 459 922 |
| Transfer to retained earnings of increment realised on sale of freehold land and buildings | | (165 559) | - | (165 559) |
| Realisation of asset revaluation surplus on sale of freehold land and buildings | | - | 165 559 | 165 559 |
| Total transfer between equity components 2011-12 | | (165 559) | 165 559 | - |
| Transactions with SA Government as Owner | | | | |
| Net Assets transferred as a result of an administrative restructure | 36 | - | (65 211) | (65 211) |
| Total transactions with SA Government as owner | | - | (65 211) | (65 211) |
| Balance at 30 June 2012 | | 7 267 575 | 2 975 089 | 10 242 664 |
| Net Result after income tax equivalent for 2012-13 | | - | 232 505 | 232 505 |
| Revaluation of property during 2012-13 | | | | |
| Movement in rental houses due to revaluation: | | | | |
| - Transferred to Capital Works | | (1 660) | - | (1 660) |
| - Subject to sales contracts | | (5 952) | - | (5 952) |
| Decrement in Inventory Vacant Land due to revaluation | | (72) | - | (72) |
| Decrement in freehold land and buildings due to revaluation | | (403 478) | - | (403 478) |
| Total Comprehensive Result for 2012-13 | | (411 162) | 232 505 | (178 657) |
| Transfer to retained earnings of increment realised on sale of freehold land and buildings | | (98 119) | - | (98 119) |
| Realisation of asset revaluation surplus on sale of freehold land and buildings | | - | 98 119 | 98 119 |
| Total transfer between equity components 2012-13 | | (98 119) | 98 119 | - |
| Balance as at 30 June 2013 | | 6 758 294 | 3 305 713 | 10 064 007 |

All changes in equity are attributable to the SA government as owner

The above statement should be read in conjunction with the accompanying notes

South Australian Housing Trust

STATEMENT OF CASH FLOWS

For the Year Ended 30 June 2013

| | Note No. | 2013 \$'000 | 2012 \$'000 |
|---|-------------|-------------------|-------------------|
| Cash flows from Operating Activities | | | |
| Cash Outflows | | | |
| Staffing Costs | | (68 925) | (74 718) |
| Supplies and Services | | (45 524) | (50 439) |
| Business Service Fee | | (17 725) | (19 136) |
| Rental Property Expenses | | (203 173) | (207 021) |
| Grants and Subsidies | | (85 771) | (93 269) |
| Interest Paid | | (21 424) | (32 196) |
| Other Finance Costs | | (7 384) | (8 561) |
| Land Tax Equivalents Paid | | (180 785) | (192 866) |
| GST paid to the Department for Communities and Social Inclusion | | (2 352) | (23 117) |
| Payments for Paid Parental Leave Scheme | | (229) | (61) |
| Purchase of Rental Property | | (122 343) | (205 262) |
| Cash used in operations | | (755 635) | (906 646) |
| Cash Inflows | | | |
| Rent Received | | 263 703 | 261 580 |
| Recoveries Received | | 31 004 | 33 030 |
| Other Receipts | | 4 255 | 4 004 |
| Receipts from Commonwealth | | 112 316 | 181 434 |
| Interest Received | | 10 712 | 13 000 |
| Proceeds from Sale of Rental Property | | 188 233 | 180 689 |
| GST receipts from the Department for Communities and Social Inclusion | | 6 665 | 32 629 |
| Cash generated from operations | | 616 888 | 706 366 |
| Cash Flows from SA Government | | | |
| Receipts from SA Government | | 210 272 | 290 968 |
| Cash generated from SA Government | | 210 272 | 290 968 |
| Net Cash provided by/(used in) Operating Activities | 38 | 71 525 | 90 688 |
| Cash flows from Investing Activities | | | |
| Cash Outflows | | | |
| Purchase of Property, plant and equipment | | (3 749) | (1 896) |
| Purchase of Intangibles | | (2 355) | (2 254) |
| Cash used in investing activities | | (6 104) | (4 150) |
| Net Cash used in Investing Activities | | (6 104) | (4 150) |
| Cash flows from Financing Activities | | | |
| Cash Outflows | | | |
| Repayment of Borrowings | | (49 715) | (75 980) |
| Cash used in financing activities | | (49 715) | (75 980) |
| Net Cash used in Financing Activities | | (49 715) | (75 980) |
| Net Increase/(Decrease) in Cash Held | | 15 706 | 10 558 |
| Cash at the Beginning of the Financial Year | | 280 085 | 269 527 |
| Cash at the End of the Financial Year | 23 | 295 791 | 280 085 |

The above statement should be read in conjunction with the accompanying notes

South Australian Housing Trust

DISAGGREGATED DISCLOSURES - EXPENSES AND REVENUES
For the Year Ended 30 June 2013

| Refer Note 5 | Public Housing | | Indigenous Housing | | Community Housing | | Private Rental Assistance | | Homelessness Services & Support | | Program Total | |
|--|----------------|-----------------|--------------------|----------------|-------------------|----------------|---------------------------|----------------|---------------------------------|----------------|----------------|-----------------|
| | 2013 \$'000 | 2012 \$'000 | 2013 \$'000 | 2012 \$'000 | 2013 \$'000 | 2012 \$'000 | 2013 \$'000 | 2012 \$'000 | 2013 \$'000 | 2012 \$'000 | 2013 \$'000 | 2012 \$'000 |
| Expenses | | | | | | | | | | | | |
| Staffing Costs | 50 712 | 55 452 | 7 650 | 9 442 | 1 763 | 1 544 | 4 999 | 4 330 | 4 707 | 4 559 | 69 831 | 75 327 |
| Supplies and Services | 30 577 | 29 335 | 5 252 | 5 751 | 821 | 801 | 1 843 | 1 710 | 1 894 | 1 656 | 40 387 | 39 253 |
| Business Service Fees | 12 319 | 14 139 | 2 701 | 2 515 | 375 | 423 | 1 211 | 1 039 | 1 119 | 1 020 | 17 725 | 19 136 |
| Rental Property Expenses | 365 362 | 372 700 | 16 900 | 16 972 | 283 | 335 | 5 | 5 | 2 | 2 | 382 552 | 390 014 |
| Depreciation and Amortisation | 71 647 | 74 392 | 5 446 | 4 508 | 11 284 | 10 812 | - | - | - | - | 88 377 | 89 712 |
| Grants and Subsidies | 12 785 | 16 119 | 2 267 | 2 916 | 511 | 663 | 16 624 | 14 283 | 51 875 | 50 370 | 84 062 | 84 351 |
| Finance Costs | 28 565 | 40 515 | - | - | - | - | - | - | - | - | 28 565 | 40 515 |
| Impairment Expenses | 19 720 | 11 537 | 1 101 | 853 | 738 | 697 | 4 525 | 3 593 | - | - | 26 084 | 16 680 |
| Net Loss from Disposal of Assets | 3 711 | 14 717 | (19) | 136 | 281 | 395 | - | - | - | - | 3 973 | 15 248 |
| Total Expenses | 595 398 | 628 906 | 41 298 | 43 093 | 16 056 | 15 670 | 29 207 | 24 960 | 59 597 | 57 607 | 741 556 | 770 236 |
| Income (excluding Capital Grants) | | | | | | | | | | | | |
| Rental Income | 251 740 | 248 668 | 13 816 | 12 343 | 7 813 | 7 039 | - | - | - | - | 273 369 | 268 050 |
| Interest Revenue | 10 712 | 12 799 | - | - | - | - | - | - | - | - | 10 712 | 12 799 |
| Recoveries | 18 191 | 21 194 | 2 478 | 2 975 | 3 049 | 114 | 7 351 | 5 690 | 18 | 258 | 31 087 | 30 231 |
| Recurrent Commonwealth Revenues | 95 599 | 94 691 | 4 643 | 4 456 | - | - | - | - | 8 177 | 8 177 | 108 419 | 107 324 |
| Other Revenue | 326 612 | 2 679 | 375 | 313 | 1 | 370 | 724 | 673 | 1 | - | 327 713 | 4 035 |
| Recurrent Revenues from SA Government | 120 662 | 192 046 | 19 986 | 23 006 | 5 193 | 8 147 | 21 132 | 18 597 | 51 401 | 49 172 | 218 374 | 290 968 |
| Total Income (excluding Capital Grants) | 823 516 | 572 077 | 41 298 | 43 093 | 16 056 | 15 670 | 29 207 | 24 960 | 59 597 | 57 607 | 969 674 | 713 407 |
| Net Result before Capital Grants | 228 118 | (56 829) | - | - | - | - | - | - | - | - | 228 118 | (56 829) |
| Capital Grants | | | | | | | | | | | | |
| Capital Revenues from SA Government | 110 | - | 380 | - | - | - | - | - | - | - | 490 | - |
| Capital Commonwealth Revenues | 3 792 | 32 612 | 105 | 41 498 | - | - | - | - | - | - | 3 897 | 74 110 |
| Total Capital Grants | 3 902 | 32 612 | 485 | 41 498 | - | - | - | - | - | - | 4 387 | 74 110 |
| Net Result Before Income Tax Equivalent | 232 020 | (24 217) | 485 | 41 498 | - | - | - | - | - | - | 232 505 | 17 281 |
| Income Tax Equivalent | - | - | - | - | - | - | - | - | - | - | - | - |
| Net Result After Income Tax Equivalent | 232 020 | (24 217) | 485 | 41 498 | - | - | - | - | - | - | 232 505 | 17 281 |

South Australian Housing Trust

DISAGGREGATED DISCLOSURES - ASSETS AND LIABILITIES
For the Year Ended 30 June 2013

| Refer Note 5 | Public Housing | | Indigenous Housing | | Community Housing | | Private Rental Assistance | | Homelessness Services & Support | | Program Total | |
|--|------------------|------------------|--------------------|----------------|-------------------|------------------|---------------------------|----------------|---------------------------------|----------------|-------------------|-------------------|
| | 2013 \$'000 | 2012 \$'000 | 2013 \$'000 | 2012 \$'000 | 2013 \$'000 | 2012 \$'000 | 2013 \$'000 | 2012 \$'000 | 2013 \$'000 | 2012 \$'000 | 2013 \$'000 | 2012 \$'000 |
| Assets | | | | | | | | | | | | |
| Cash and cash equivalents | 295 790 | 280 081 | 1 | 4 | - | - | - | - | - | - | 295 791 | 280 085 |
| Receivables | 17 915 | 16 847 | 3 117 | 2 769 | 74 | - | - | - | - | - | 21 106 | 19 616 |
| Inventories | 105 659 | 124 997 | 459 | 146 | 84 | - | - | - | - | - | 106 202 | 125 143 |
| Non-current assets classified as held for sale | 28 260 | 20 060 | - | - | - | - | - | - | - | - | 28 260 | 20 060 |
| Property, Plant and Equipment | 8 020 878 | 8 533 295 | 570 337 | 564 820 | 1 208 119 | 1 262 032 | - | - | 9 | 10 | 9 799 343 | 10 360 157 |
| Intangible Assets | 7 266 | 6 967 | - | - | - | - | - | - | - | - | 7 266 | 6 967 |
| Total Assets | 8 475 768 | 8 982 247 | 573 914 | 567 739 | 1 208 277 | 1 262 032 | - | - | 9 | 10 | 10 257 968 | 10 812 028 |
| Liabilities | | | | | | | | | | | | |
| Payables | 39 746 | 40 045 | 1 285 | 1 637 | - | 3 401 | - | - | - | - | 41 031 | 45 083 |
| Staff Entitlements | 16 242 | 15 873 | 2 451 | 2 703 | 565 | 442 | 1 602 | 1 240 | 1 508 | 1 305 | 22 368 | 21 563 |
| Provisions | 5 508 | 5 792 | 14 | 14 | 47 | 81 | - | - | - | - | 5 569 | 5 887 |
| Interest Bearing Liabilities | 112 241 | 482 841 | - | - | - | - | - | - | - | - | 112 241 | 482 841 |
| Other Liabilities | 12 752 | 13 990 | - | - | - | - | - | - | - | - | 12 752 | 13 990 |
| Total Liabilities | 186 489 | 558 541 | 3 750 | 4 354 | 612 | 3 924 | 1 602 | 1 240 | 1 508 | 1 305 | 193 961 | 569 364 |

South Australian Housing Trust

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South Australian Housing Trust

Note 1 Objectives of the South Australian Housing Trust

1.1 Objectives

The South Australian Housing Trust (the Trust) is the State's principal housing authority. The Trust's roles and powers are based on the *South Australian Housing Trust Act 1995* (The Act), the *South Australian Co-operative and Community Housing Act 1991* (SACCH Act) and the *Housing Improvement Act 1940*. The Board of the Trust is responsible to the Minister for Social Housing for overseeing the operations of the Trust. This responsibility may be formalised in a Ministerial Performance Agreement in accordance with section 28 of the Act that defines the objectives and responsibilities of the Trust.

The primary objective of the Trust includes the provision of affordable housing to households and families on low to moderate incomes, including affordable home purchase opportunities, homelessness and support services; and the funding and regulation of Community Housing. The Board is responsible to the Minister for overseeing the operations of the Trust with the goals of:

- Ensuring the sound administration of the Act and the implementation of the Minister's Housing policies and plans
- Achieving continuing improvements in the provision of secure and affordable public housing [S16 (1) (a)]
- Providing transparency and value in managing the resources available to the Trust and meeting Government and community expectations as to probity and accountability [S16 (1) (b)]
- Achieving appropriate social justice objectives and the fulfilment of the Housing Trust's community service obligations [S16 (1) (c)]
- Management of the Service Level Arrangement with the Department For Communities and Social Inclusion (DCSI), Housing SA [S16 (2) (b)]

Note 2 Summary of Significant Accounting Policies

2.1 Statement of Compliance

The South Australian Housing Trust has prepared these financial statements in compliance with section 23 of the *Public Finance and Audit Act 1987*, and section 27 of the *South Australian Housing Trust Act 1995*.

The financial statements are general purpose financial statements. The accounts have been prepared in accordance with:

- Treasurer's Instructions and the Accounting Policy Statements promulgated under the provisions of the *Public Finance and Audit Act 1987*
- Relevant Australian Accounting Standards.

The Trust has applied Australian Accounting Standards that are applicable to not-for-profit entities, as the Trust is a not-for-profit entity.

2.2 Basis of Preparation

The preparation of the financial statements requires:

- the use of certain accounting estimates and requires management to exercise its judgement in the process of applying the Trust's accounting policies. The areas involving a higher degree of judgement or where assumptions and estimates are significant to the financial statements, are outlined in the applicable notes;
- accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events are reported; and
- compliance with accounting policy statements issued pursuant to section 41 of the *Public Finance and Audit Act 1987*. In the interest of public accountability and transparency the accounting policy statements require the following note disclosures, which have been included in these financial statements:
 - a) revenues, expenses, financial assets and liabilities where the counterparty/transaction is with an entity within the SA Government as at reporting date, classified according to their nature. A threshold of \$100 000 for separate identification of these items applies;
 - b) expenses incurred as a result of engaging consultants;
 - c) employee targeted voluntary separation package information;
 - d) employees whose normal remuneration is equal to or greater than the base executive remuneration level (within \$10 000 bandwidths) and the aggregate of the remuneration paid or payable or otherwise made available, directly or indirectly by the entity to those employees; and

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- e) board/committee member and remuneration information, where a board/committee member is entitled to receive income from membership other than a direct out-of-pocket reimbursement.

The Trust's Statement of Comprehensive Income, Statement of Financial Position and Statement of Changes in Equity have been prepared on an accrual basis and are in accordance with the historical cost convention, except for certain assets that have been revalued.

The Statement of Cash Flows has been prepared on a cash basis.

The financial statements have been prepared based on a twelve month operating cycle and presented in Australian currency.

The accounting policies set out below have been applied in preparing the financial statements for the year ended 30 June 2013 and the comparative information presented.

2.3 Reporting Entity

The South Australian Housing Trust's financial statements include only Trust activities and do not incorporate any administered items. The Trust's financial statements include assets, income, expenses and liabilities, controlled or incurred by the Trust in its own right.

2.4 Transferred Functions

On 26 April 2012, pursuant to the provisions of Section 23 of the *South Australian Housing Trust Act 1995*, a transfer of properties from the Trust to the newly formed Urban Renewal Authority (URA), trading as Renewal SA, was effected by Government Gazette. These properties consisted of all the non tenanted properties of the Woodville West and River Street, Marden urban renewal projects (refer note 36). Simultaneously, to complement the activities transferred to the new Urban Renewal Authority, a comprehensive selection of staff from the Trust functional areas of Major Projects, Affordable Housing and Asset Services were transferred to Renewal SA. These 83 people, 79.3 full time equivalents were gazetted over to Renewal SA effective from 23 April 2012.

2.5 Comparative Figures

The presentation and classification of items in the financial statements are consistent with prior periods except where adjusted to reflect the early adoption of specific revised Accounting Policy Statements or Australian Accounting Standards.

Where presentation or classification of items in the financial statements have been amended, comparative figures have been adjusted to conform to changes in presentation or classification in these financial statements.

The restated comparative amounts do not replace the original financial statements for the preceding period.

2.6 Rounding

All amounts in the financial statements and accompanying notes have been rounded to the nearest thousand dollars (\$'000).

2.7 Income and Expenses

Income and expenses are recognised in the Trust's Statement of Comprehensive Income when and only when it is probable that the flow of economic benefits to or from the entity will occur and can be reliably measured.

Income and expenses have been classified according to their nature and have not been offset unless required or permitted by another accounting standard.

The notes accompanying the financial statements disclose income, expenses, financial assets and financial liabilities where the counterparty/transaction is with an entity within the SA Government as at the reporting date, classified according to their nature.

Transactions with SA Government entities below the threshold of \$100 000 have been included with the non-government transactions, classified according to their nature.

South Australian Housing Trust

Expenses

Staffing Costs

Staffing costs includes all costs related to employment including wages and salaries and leave entitlements. These are recognised when incurred.

Superannuation

The amount charged to the Statement of Comprehensive Income represents the contributions made by the Trust to the superannuation plan in respect of current services of current Trust staff. The Department of Treasury and Finance centrally recognises the superannuation liability in the whole of government financial statements.

Finance costs

All finance costs, including borrowing costs, are recognised as expenses.

Grants and Subsidy Expenses

Expenses are generally recognised when paid, which occurs in accordance with relevant funding agreements.

Income

Rent Receivable

Rent receivable in respect of each property is recognised as revenue and charged to tenants weekly, in advance.

The Trust determines a market rent for each property, structured on the basis of regional rental markets. This represents the potential rental income derivable from the rental stock. The Trust's rental policy is that no tenant will be required to pay more than 25 percent of their household income in rent. The difference between the assessed rent for the property and the market rent is recognised as a rental rebate subsidy provided to tenants.

Revenues from Government

Revenues received from SA Government are recognised as revenues when the Trust obtains control over them, normally upon receipt.

Grants Received

Grants for program funding are recognised as revenues when the Trust obtains control over the funding. Control over the funding is normally obtained upon receipt.

Disposal of Non-Current Assets

Income from disposal of real property asset sales is recognised by the Trust when settlements are complete, which is determined to be the point when control of the asset has passed to the buyer. Refer to note 14 for further details.

When revalued assets are sold, the revaluation increments are transferred to retained earnings.

Recoveries

Recoveries for costs on-charged to tenants by the Trust are included as income.

2.8 Taxation

In accordance with section 25 of the Act, the Trust may be required to pay to the State Government tax equivalents. Tax Equivalent Payments are required in respect of income tax and land tax.

The income tax liability is based on applying the Treasurer's accounting profit method which requires that the corporate income tax rate be applied to the net operating profit of the Trust, adjusted for any items approved by the Under Treasurer for exclusion from the profit figure. In 2013 the Under Treasurer approved the exclusion of \$320 million of revenue associated with the Trust's debt write-off for the determination of the Trust's accounting profit. Land tax is calculated in the same manner as if it were payable under the *Land Tax Act 1936* which uses a site valuation of multiple holdings.

Treasury reimburses the cost of Tax Equivalent Payments for Land Tax and Income Tax to the Trust resulting in a nil effect of these payments on the net result.

The Trust is liable for the cost of Payroll Tax, Fringe Benefits Tax, Stamp Duty and Goods and Services Tax (GST).

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With respect to GST, the Trust is part of a GST group of which the nominated representative of the group is DCSI, which is responsible for paying GST on behalf of the Trust and is entitled to claim input tax credits. Administrative arrangements between DCSI and the Trust provide for the reimbursement of the GST consequence incurred/earned by the Trust. The reimbursement receivable from/payable to the Trust has been recognised as a payable/receivable in the Statement of Financial Position.

Revenues, expenses and assets are recognised net of the amount of GST except that:

- The amount of GST incurred by the Trust as a purchaser that is not recoverable from the Australian Taxation Office is recognised as part of the cost of acquisition of an asset or as part of an item of expense.
- Receivables and payables are stated with the amount of GST included.

Cash flows are included in the Statement of Cash Flows on a gross basis and the GST component of cash flows arising from investing and financing activities, which is recoverable from, or payable to, the Australian Taxation Office is classified as part of operating cash flows.

2.9 *Current and Non-Current Items*

Assets and liabilities are characterised as either current or non-current in nature. The Trust has a clearly identifiable operating cycle of twelve months. Therefore assets and liabilities that will be realised as part of the normal operating cycle will be classified as current assets or current liabilities. All other assets and liabilities are classified as non-current.

2.10 *Cash and Cash Equivalents*

Cash and cash equivalents in the Statement of Financial Position includes cash at bank, cash on hand, including petty cash, cash management funds and deposits at call that are readily converted to cash and are used in the cash management function on a day-to-day basis and which are subject to insignificant risk of changes in value.

Cash is measured at nominal value.

2.11 *Receivables*

Receivables include amounts receivable from debtors, GST input tax credits recoverable, prepayments and other accruals.

The majority of receivables relate to rent in respect of rental properties. Rents are recognised as revenue and charged to tenants weekly, in advance.

Trade receivables that arise in the normal course of selling goods and services to other agencies and to the public are normally settled within 30 days.

Other debtors that arise outside the normal course of selling goods and services to other agencies and to the public are subject to 30 days settlement terms.

The provision for doubtful debts/impairment loss is based on an actuarial review conducted by the consulting actuaries Brett & Watson Pty Ltd in May 2012 (refer note 24). The actuarial assessment conducted by Brett & Watson Pty Ltd was based on the requirements of AASB 139 *Financial Instruments: Recognition and Measurement*. The basic assumptions used in calculating the impairment loss included a discount rate of 2.6 per cent per annum, based on the risk free rate as at 30 June 2012, an estimated future debt write off of 2.6 per cent per annum and an assumption that 72 per cent of first arrangements will be written off by the end of their twelfth year. The provision covers variations to the net present value of debts as well as the debts not expected to be recovered. The next actuarial review will be undertaken in 2015.

2.12 *Inventories*

Inventories include capital work in progress, developed properties and vacant land that are expected to be sold in the ordinary course of business. Inventories are carried at the lower of cost and net realisable value. The amount of any inventory write-down to net realisable value is recognised as an expense in the period the write-down occurred. Any write-down reversals are recognised as an expense reduction.

- (i) Capital work in progress relates to development projects containing both land and building components that are expected to be sold on completion.

South Australian Housing Trust

- (ii) Developed properties relates to land and building components that have been developed and may be sold in its current condition or transferred to capital work in progress as part of a development project. It is carried at cost.
- (iii) Vacant land consists of land that is expected to be sold.

2.13 *Non-current Assets Held for Sale*

Non-Current Assets classified as Held for Sale relate to rental properties and administrative properties that are no longer required for public rental or occupation and are expected to be sold, through the private property market, within the next 12 months. These assets are measured at the lower of their carrying amount and fair value less costs to sell and are no longer depreciated, pending sale.

2.14 *Property, Plant and Equipment*

- (i) Acquisition and recognition

Assets acquired at no value, or minimal value, are recorded at their fair value in the Statement of Financial Position unless they are acquired as part of a restructuring of administrative arrangement, in which case they are recorded at the value recorded by the transferor prior to transfer.

All other assets are initially brought to account as follows:-

Rental Properties, Administrative Properties, Vacant Land and Plant and Equipment

These assets are initially recorded at cost or at the value of any liabilities assumed, plus any incidental cost involved with the acquisition and are depreciated as outlined below. The Trust capitalises assets with a value of \$5 000 or greater.

Subsequent costs are included in the asset's carrying amount, as appropriate, including capitalised maintenance costs on rental properties.

Assets Under Arrangement

Assets under arrangement are tenable properties which have had their legal title transferred to, a Community Housing Organisation (CHO) in return for which the CHO has issued a debenture at fair value, or to a Preferred Growth Provider (PGP) under a legal arrangement with similar control provisions. Properties transferred to PGP's are those built using Nation Building Economic Stimulus Plan funding. Recognition is based on the Trust's ability to control the future service potential of the assets and that these are probable and can be reliably measured. Control of these properties resides with the Trust through the SACCH Act and Funding Agreements which prescribe how the properties are to be used and managed on behalf of the government, the eligible tenants that are entitled to use them and the rent that can be charged by the CHO or PGP.

The SACCH Act provides for members of Housing Co-operatives and tenants of Associations to acquire equity in the properties they occupy, by the Co-operative or Association issuing equity shares to members. The equity shares reflect a proportional interest in the value of a specific Co-operative property.

Assets under arrangement are initially recognised at market value.

Anangu Pitjantjatjara Yankunytjatjara (APY) Land Leased Properties

The Minister for Social Housing has entered into a 50 year lease arrangement with the Anangu Pitjantjatjara Yankunytjatjara (APY) Board to lease parcels of APY land to allow the construction of new houses and the upgrade of existing houses in remote areas utilising National Partnership Agreement funding. The Trust, as agent for the Minister, will oversee all capital works on the properties and overall management of the agreement. Under the terms of the Ground Lease, ownership of the new dwellings will pass to the APY Board at the end of the lease term.

The constructed assets are recorded as capital works in progress and once complete are recognised as APY Lands Leased Properties.

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Capital Work in Progress

Capital work in progress reflects assets under construction that will either be sold or utilised in the Trust's operation.

The carrying amount for capital work in progress includes all construction costs, charges for administrative expenses and a revaluation increment or decrement where the property has previously been revalued but excludes any borrowing costs and feasibility or pre-construction costs.

(ii) Valuation

Rental Properties, Administrative Properties, Vacant Land and Assets Under Arrangement

In compliance with AASB 116 and APF III, all land and buildings are subsequently measured at fair value less accumulated depreciation.

The Trust revalues all land and buildings annually using the Valuer-General's values for rating purposes, issued as at 1 July 2012 reflecting "the capital amount that an unencumbered estate of fee simple in the land might reasonably be expected to realise upon sale" in accordance with the *Valuation of Land Act 1971* and is determined in line with the property market evidence at that time. This value is deemed to be fair value for financial reporting purposes.

Revaluation occurred at 31 October 2012, using the 1 July 2012 values, for all land and buildings acquired or completed before 1 July 2011.

Capital Work in Progress

The carrying value of a constructed asset is compared to its market value upon transfer out of work in progress, either for use or for future sale and an adjustment is effected to ensure that the carrying amount does not exceed fair value.

Plant and Equipment

Plant and equipment is brought to account at historical cost (deemed fair value).

(iii) Depreciation and Amortisation

Property, plant and equipment assets have a limited useful life and are systematically depreciated over their useful lives in a manner that reflects the consumption of their service potential ranging from 3 to 50 years. The useful lives of all major assets held by the Trust are reassessed on an annual basis.

The value of leasehold improvements is amortised over the estimated useful life of each improvement, or the unexpired period of the relevant lease, whichever is shorter.

Land, vacant land improvements and capital work in progress are not depreciated.

Depreciation of property, plant and equipment is determined as follows:

| Class of Asset | Depreciation Method | Useful Life (Years) |
|--------------------------------|---------------------|---------------------|
| Rental Properties (Dwellings)* | Straight Line | 50 |
| Administrative Properties | Straight Line | 10 – 30 |
| Assets under Arrangement | Straight Line | 50 |
| Leased Assets APY | Straight Line | 45 - 50 |
| Plant and Equipment | Straight Line | 3 - 10 |

* An estimated useful life of 50 years is assumed for rental dwellings and depreciation expense is calculated at a rate of 2 percent per annum on the opening revalued amount for each property.

2.15 Intangibles

Intangible assets are measured at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation.

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The acquisition or internal development of software is capitalised when the expenditure meets the definition and recognition criteria of an asset as outlined in AASB 138 *Intangible Assets* and when the amount of expenditure is greater than or equal to \$5 000. Amortisation is calculated on a straight-line basis over 3 years from the date that the asset is ready for use.

Internal development of software is capitalised when the expenditure meets the definition and recognition criteria of an asset as outlined in AASB 138 *Intangible Assets*.

All research and development projects that do not meet the capitalisation criteria outlined in AASB 138 *Intangible Assets* are expensed.

2.16 Impairment

Receivables were tested for indications of impairment by way of an actuarial review at 30 June as detailed in note 2.11. The impairment loss has been offset against receivables and has been recognised in the Statement of Comprehensive Income under Impairment Expenses.

All other non-current tangible and intangible assets are tested for indication of impairment at each reporting date. Where there is an indication of impairment, the recoverable amount is estimated. If the amount by which the asset's carrying amount exceeds the recoverable amount is material it is recorded as an impairment loss.

For revalued assets an impairment loss is offset against the asset revaluation surplus.

2.17 Payables

Payables include creditors, accrued expenses and staff entitlement on-costs.

Creditors represent the amounts owing for goods and services received prior to the end of the reporting period that are unpaid at the end of the reporting period. Creditors include all unpaid invoices received relating to the normal operations of the Trust.

Accrued expenses represent goods and services provided by other parties during the period that are unpaid at the end of the reporting period and where an invoice has not been received.

All amounts are measured at their nominal amount, are unsecured and are normally settled within 30 days from the date of the invoice or date the invoice is first received.

Staff entitlement on-costs include payroll tax and superannuation contributions in respect to outstanding leave liabilities for salaries and wages, long service leave, annual leave and skills and experience retention leave.

Paid Parental Leave Scheme

The Commonwealth paid parental leave scheme payable represents amounts which the DCSI has received from the Commonwealth Government to forward on to eligible employees via the department's standard payroll processes. That is the department is acting as a conduit through which the payment is made to eligible employees on behalf of the Family Assistance Office.

2.18 Staff Entitlements

Under Section 17 of the *South Australian Housing Trust Act 1995* the Trust utilises staff of the Department for Communities and Social Inclusion (DCSI) for the provision of services. The delivery of housing services is undertaken by Housing SA, DCSI under a Service Level Agreement whereby the Trust delivers its services through DCSI.

Benefits accrue for staff as a result of services provided up to the reporting date that remain unpaid. Long-term staff benefits are measured at present value and short-term staff benefits are measured at nominal amounts.

Liability for salaries and wages are measured as the amount unpaid at the reporting date at remuneration rates current at reporting date.

Annual leave, skills and experience retention leave and sick leave

The annual leave liability and the skills and experience retention leave liability is expected to be payable within twelve months and is measured at the undiscounted amount expected to be paid.

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No provision has been made for sick leave as sick leave is non-vesting and the anticipated average sick leave to be taken in future years by staff is estimated to be less than the annual entitlement for sick leave.

Long service leave

The liability for long service leave is measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method.

The estimated liability for long service leave is based on actuarial assumptions over expected future salary and wage levels, experience of employee departures and periods of service. These assumptions are based on employee data over SA government entities. Expected future payments are discounted using market yields at the end of the reporting period on government bonds with durations that match, as closely as possible, the estimated future cash outflows.

The current/non-current classification of the Trust's long service leave liabilities has been calculated based on historical usage patterns.

Staff entitlement on-costs

Staff entitlement on-costs of payroll tax and superannuation are recognised separately under payables.

2.19 Provisions

Insurance

The Trust has arranged, through South Australian Government Financing Authority SAICORP Division (SAICORP), to insure all major risks of the Trust. The excess payable under this arrangement varies depending on each class of insurance held. The amount of insurance expense recognised is the premium paid to SAICORP and any losses met by the Trust as deductibles under the cover.

The Trust undertakes annual reviews of insurance risks and provides for losses or other charges that are not covered by the Treasurer's indemnity with respect to each category of potential loss or claim reflected below.

The provision for Public Risk and Professional Indemnity includes estimates for future claim payments for reported claims with an allowance for claims incurred but not reported at balance date. This provision is internally calculated.

For all classes of insurance, claims liabilities are measured as the present values of the expected future payments.

Workers Compensation

The Department for Communities and Social Inclusion is an exempt employer under the *Workers Rehabilitation and Compensation Act 1986*.

The workers compensation liability recognised for the staff who provide services to the Trust is based on an apportionment of an actuarial assessment of the whole-of-government workers compensation liability conducted by Taylor Fry Consulting Actuaries based on 30 June 2013 data.

2.20 Borrowings

The Trust measures financial liabilities including borrowings/debt at historical cost, except for interest free loans (measured at the present value of expected repayments).

2.21 Leases

Operating Leases

Leases where the lessor effectively retains substantially all the risks and benefits incidental to ownership of the leased items are classified as Operating leases. Operating lease payments are charged to the Statement of Comprehensive Income on a straight line basis, which is representative of the pattern of benefits derived from the leased assets.

Finance Leases

Leases where the Trust as lessee assumes substantially all the risks and benefits associated with ownership of the assets are classified as Finance Leases. Finance Leases are recognised in accordance with AASB 117 *Leases* as assets and liabilities in the Statement of Financial Position at the lower of fair value or the present value of the minimum lease payments as determined at the inception of the lease.

South Australian Housing Trust

2.22 *Unearned Revenue*

Unearned Revenue includes lump sums received for leases assigned on Trust properties which are progressively brought to account as income on a straight-line basis over the term of their respective agreements.

2.23 *Unrecognised Contractual Commitments and Contingent Assets and Liabilities*

Commitments include those operating, capital and outsourcing commitments arising from contractual or statutory sources and are disclosed at their nominal value.

Contingent assets and contingent liabilities are not recognised in the Statement of Financial Position, but are disclosed by way of a note and, if quantifiable, are measured at nominal value.

Unrecognised contractual commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to DCSI. If GST is not payable to, or recoverable from DCSI, the commitments and contingencies are disclosed on a gross basis.

Note 3 Financial Risk Management

The Trust has certainty with respect to the interest expense arising from the fixed rate concessional loans from the Treasurer, which comprises its debt. Note 31 details the interest rates applicable to interest bearing liabilities.

While the Trust has significant non-interest bearing and interest bearing assets and liabilities, such as cash on hand and on call, receivables and payables and borrowings from the SA Government, its exposure to market risk and cash flow interest risk is minimal.

The Trust is exposed to credit risk associated with the amounts due to it from tenant's for rent and other charges. Credit risk is ameliorated by the fact that amounts due from individual tenants are relatively small. The Trust manages credit risk associated with its tenants by establishment of a Credit Policy which is communicated to Trust staff and tenants. The performance of individual tenants and of components of the total population of tenants are monitored and reported upon to Trust management and the Board.

The Trust is also exposed to risk arising from property values in the real estate market, due to its reliance on asset sales to fund capital works and debt repayment. The property market is slowly improving relative to last year with improved sales performance, meeting budgeted targets. The Trust manages any risk of not meeting its sales revenue requirements by regular monitoring and reporting of sales performance.

The Trust has calculated net fair value for Concessional Loans using estimated equivalent cost of borrowing at current yields for matching terms.

The fair value of the Trust's other financial assets and liabilities which are subject to normal trade credit terms, is considered to be book value.

In relation to liquidity/funding risk, the continued existence of the Trust in its present form, and with its present programs, is dependent on Government policy for the Trust's administration and outputs.

Note 4 New and Revised Accounting Standards and Policies

The Australian Accounting Standards and Interpretations that have been recently issued or amended but are not yet effective, have not been adopted by the Trust for the reporting period ending 30 June 2013. The Trust has assessed the impact of the new and amended standards and interpretations and considers there will be no impact on the accounting policies or the financial statements of the Trust.

South Australian Housing Trust

Note 5 Activities of the South Australian Housing Trust

In achieving its objectives, the Trust has organised its operations into the following business activities:

Public Housing – management of public housing tenancies and assets, and promotion of the development of the social housing sector. Managing tenancies includes assessment of customers for eligibility, allocation of public houses to those in need, provision of rental subsidies, linking customers with appropriate support services, provision of transitional housing and management of supported tenancies by providing properties to support agencies. Managing assets includes maintenance, area regeneration and urban renewal programs, stock replacement programs (construction, purchase and disposal), modification of houses for those with a disability and strategic management and planning for future public housing stock needs. Promoting development of the social housing sector includes furthering the Government's strategies to address the key issues of affordable housing and homelessness, as well as promoting innovation and partnering with private sector organisations.

Indigenous Housing – management of tenancies and housing assets specifically for indigenous customers (who may also choose to access assistance via general Public Housing), and management of the Commonwealth Government's National Partnership Agreement for Remote Indigenous Housing. This Agreement provides funding for the purpose of addressing issues of overcrowding in remote indigenous communities by increasing the supply of new houses, improving the condition of existing houses and ensuring on going maintenance and management of rental houses in remote indigenous communities.

Community Housing – development, support and promotion of the community housing sector, including administering the *South Australian Co-operative and Community Housing Act 1991*, and assisting in the establishment, regulation and administration of Housing Co-operatives and Housing Associations in South Australia.

Private Rental Assistance – provision of financial assistance, information, referral, advocacy and counselling to assist households who are experiencing instability, poverty or housing difficulty in the private rental market.

Homelessness Services and Support– reforming and supporting the homelessness services sector to enable more integrated and responsive service provision. This includes provision and management of grant funding to non-Government organisations that deliver services aimed at stopping people from becoming homeless, lessening the impact of homelessness, and assisting people to transition from being homeless to having stable housing and employment.

South Australian Housing Trust

Note 6 Staffing Costs

| | 2013 | 2012 |
|--|---------------|---------------|
| | \$'000 | \$'000 |
| Salaries and Wages | 53 048 | 54 305 |
| Superannuation | 6 618 | 7 037 |
| Annual Leave | 5 509 | 5 391 |
| Payroll Tax | 3 478 | 3 691 |
| Other staff expenses | 2 265 | 2 932 |
| Long Service Leave | 1 766 | 4 114 |
| Retention Leave | 417 | - |
| Workers Compensation | 785 | 1 887 |
| Targeted Voluntary Separation Packages | 135 | 119 |
| Board Fees | 270 | 289 |
| Charged to Capital Program | (4 460) | (4 438) |
| Total Staffing Costs | 69 831 | 75 327 |

Targeted Voluntary Separation Packages (TVSPs)

| | | |
|--|-----------|-----------|
| Amount paid to staff | | |
| TVSPs | 135 | 119 |
| Annual Leave and long service leave paid during the reporting period | 30 | 37 |
| Recovery from the Department of Treasury and Finance (refer Note 17) | 135 | 119 |
| Net cost to Trust | 30 | 37 |

Number of employees who received a TVSP during the reporting period was: 1 1

Remuneration of Staff

The number of staff whose remuneration received or receivable falls within the following bands:

| | Executive | | Staff | |
|----------------------------------|-----------|-----------|----------|----------|
| | 2013 | 2012 | 2013 | 2012 |
| \$134 000 to \$137 999* | - | - | - | 2 |
| \$138 000 to \$147 999 | - | 2 | 2 | - |
| \$148 000 to \$157 999 | 3 | 2 | - | 1 |
| \$158 000 to \$167 999 | 1 | 1 | 1 | 1 |
| \$168 000 to \$177 999 | 1 | 2 | - | - |
| \$178 000 to \$187 999 | 1 | 1 | - | - |
| \$208 000 to \$217 999 | 1 | - | - | - |
| \$218 000 to \$227 999 | - | 1 | - | - |
| \$248 000 to \$257 999 | - | 1 | - | - |
| \$268 000 to \$277 999 | 1 | - | - | - |
| Total number of employees | 8 | 10 | 3 | 4 |

* This band has been included for the purposes of reporting comparative figures based on the executive base level remuneration rate for 2011-12.

The table includes DCSI executives and staff paid by the Trust under the service level agreement with DCSI who received remuneration equal to or greater than the base Executive Remuneration level during the year. Remuneration of staff reflects all costs of employment including salaries and wages, superannuation contributions, fringe benefits tax and any other salary sacrifice benefits. The total remuneration received by these staff for the year was \$1.915 million (\$2.355 million).

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Remuneration of Board and Committee Members

Membership for various Boards and Committees during 2012-13 were:

| SAHT Governing Board <i>(appointed by the Governor)</i> | South Australian Affordable Housing Trust Board <i>(appointed by the Board)</i> | Audit and Finance Committee <i>(appointed by the Board)</i> |
|---|---|---|
| C Long (Chair) | C Long (Chair) | M Patetsos (Chair) |
| M Patetsos | M Patetsos | J King |
| G Crafter | G Crafter | M Hemmerling |
| M Hemmerling | J King | N Rantanen |
| J King | M Hemmerling | |
| R Boorman | R Boorman | |

The following additional committee has been disclosed in accordance with *Accounting Policy Framework II General Purpose Financial Reporting Framework APS 4.12*:

Housing Appeal Panel
(appointed by the Minister)
K McEvoy
M Castles
U Dahl
K Dahl
A Faulkner
A King
A McLean

The fees paid to Board members in their capacity as Board Members are set by Executive Council.

Some Board members sit on more than one Board.

The number of Board and Committee members whose remuneration from the Trust falls within the following bands:

| | 2013 | 2012 |
|---------------------|------|------|
| \$0 - \$9 999 | 7 | 12 |
| \$10 000 - \$19 999 | - | 1 |
| \$30 000 - \$39 999 | 6 | 1 |
| \$40 000 - \$49 999 | - | 5 |
| \$50,000 - \$59,999 | 1 | 1 |
| | 14 | 20 |

| | 2013 | 2012 |
|---|--------|--------|
| | \$'000 | \$'000 |
| Total remuneration received, or due and received by Board and Committee members | 294 | 301 |
| Amounts paid to a superannuation plan for Board and Committee members | 24 | 26 |

Transactions with members were on conditions no more favourable than those that it is reasonable to expect the entity would have adopted if dealing with the related party at arm's length in the same circumstances.

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Note 7 Supplies and Services

| | 2013 | 2012 |
|---|---------------|---------------|
| Supplies and services provided by entities within the SA Government | \$'000 | \$'000 |
| Operating Lease | 5 659 | 6 039 |
| Insurance | 2 556 | 2 197 |
| Accommodation Expenses | 1 653 | 1 531 |
| Audit Fees - Auditor-General's Department ⁽²⁾ | 400 | 370 |
| Debt Management | 486 | 475 |
| Fleet Management | 2 934 | 3 159 |
| Communications | 394 | 212 |
| Computer Expenses | 175 | - |
| Administration Expenses | 430 | 207 |
| Renewal SA Recharges | 3 466 | 645 |
| Total Supplies and Services – SA Government entities | 18 153 | 14 835 |
| Supplies and services provided by entities external to the SA Government | | |
| Contractors | 5 288 | 5 172 |
| Insurance | 3 448 | 4 471 |
| Computer Expenses | 2 748 | 5 473 |
| Printing, Stationery and Postage | 1 701 | 1 703 |
| Accommodation Expenses | 2 352 | 2 622 |
| Administration Expenses | 2 621 | 1 665 |
| Operating Lease | 1 322 | 972 |
| Travel and Accommodation | 1 114 | 1 485 |
| Tenant Relocation | 605 | 564 |
| Agent Fees | 620 | 631 |
| Communications | 457 | 615 |
| Other Customer Related Expenses | 509 | 641 |
| Staff Development | 432 | 423 |
| Debt Management | 228 | 142 |
| Consultants | 299 | 77 |
| Brokerage | 104 | 67 |
| Charged to Capital Program | (1 614) | (2 305) |
| Total Supplies and Services – Non SA Government entities | 22 234 | 24 418 |
| Total Supplies and Services | 40 387 | 39 253 |

(2) Audit fees paid/payable to the Auditor – General's Department relating to the audit of financial statements. No other services were provided by the Auditor-General's Department.

| The number and dollar amount of consultancies paid/payable (included in supplies and services expense) that fell within the following bands: | 2013 | | 2012 | |
|--|--------|--------|--------|--------|
| | Number | \$'000 | Number | \$'000 |
| Below \$10 000 | 8 | 33 | 3 | 21 |
| Between \$10 000 and \$50 000 | 4 | 101 | 3 | 56 |
| Above \$50 000 | 2 | 165 | - | - |
| Total paid/payable to the consultants engaged | 14 | 299 | 6 | 77 |

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Note 8 Business Service Fees

| | 2013 | 2012 |
|---|---------------|---------------|
| | \$'000 | \$'000 |
| Computing Services and Processing Charges | 7 607 | 7 475 |
| Motor Vehicle Hire Charges | 332 | 385 |
| Legal & Financial Services | 420 | 491 |
| GST Expense | 404 | 1 410 |
| Staff Development | 840 | 1 151 |
| Human Resources Services | 1 476 | 1 325 |
| Records Management and Mail Services | 701 | 579 |
| Administration Premises Management | 795 | 743 |
| Procurement Services | 875 | 1 216 |
| Geographical Information Services | 258 | 808 |
| Payroll Services | 588 | 574 |
| Internal Audit | 538 | 525 |
| Business Planning, Strategy and Quality Assurance | 257 | 281 |
| Insurance | 254 | 215 |
| Media & Communications Services | 340 | 219 |
| SA Government Shared Services | 1 885 | 1 703 |
| Telecommunications Management and Charges | 155 | 36 |
| Total Business Service Fees | 17 725 | 19 136 |

Note 9 Rental Property Expenses

| | 2013 | 2012 |
|---|----------------|----------------|
| | \$'000 | \$'000 |
| Rental Property expenses provided by entities within the SA Government | | |
| Land Tax Equivalent | 180 785 | 192 866 |
| Water Rates | 40 367 | 34 437 |
| Stamp Duty & Search Fees | 137 | 67 |
| Valuations | 151 | 150 |
| Emergency Services Levy | 174 | 154 |
| Total Rental Property Expenses - SA Government entities | 221 614 | 227 674 |

Rental Property expenses provided by entities external to the SA Government

| | | |
|--|----------------|----------------|
| Maintenance | 115 300 | 110 782 |
| Council Rates | 42 728 | 41 386 |
| Construction Variances | 2 643 | 9 921 |
| Property Expenses | 267 | 251 |
| Total Rental Property Expenses – Non SA Government entities | 160 938 | 162 340 |
| Total Rental Property Expenses | 382 552 | 390 014 |

Note 10 Depreciation and Amortisation

| | 2013 | 2012 |
|---------------------------|---------------|---------------|
| | \$'000 | \$'000 |
| Depreciation | | |
| Rental properties | 72 103 | 75 986 |
| Assets under Arrangement | 11 239 | 10 725 |
| Plant and Equipment | 418 | 346 |
| Administrative properties | 187 | 160 |
| Commercial Properties | 22 | - |
| Total Depreciation | 83 969 | 87 217 |

Amortisation

| | | |
|--|---------------|---------------|
| Intangible Assets | 2 056 | 1 036 |
| Leasehold Improvements | 755 | 875 |
| APY Buildings | 1 597 | 584 |
| Total Amortisation | 4 408 | 2 495 |
| Total Depreciation and Amortisation | 88 377 | 89 712 |

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Note 11 Grants and Subsidies

| | 2013 | 2012 |
|---|---------------|---------------|
| | \$'000 | \$'000 |
| Grants and subsidies paid/payable to entities within the SA Government | | |
| Private Rental Assistance | 8 137 | 6 752 |
| National Affordable Housing Agreement: Specialist Homelessness Services | 1 579 | 1 734 |
| National Partnership Agreement: Homelessness | 1 215 | 1 161 |
| Affordable Housing Grants | 765 | 873 |
| Disability SA Group Home Fitout Subsidy | - | 38 |
| Indigenous Community Housing Program | 26 | - |
| Subsidies to Other Housing Providers | 73 | 15 |
| Housing Affordability Fund | 4 403 | - |
| Other Recurrent Grants | - | 3 |
| National Partnership Agreement: Remote Indigenous Housing | 592 | 593 |
| Total Grants and Subsidies – SA Government entities | 16 790 | 11 169 |

Grants and subsidies paid/payable to entities external to the SA Government

| | | |
|---|---------------|---------------|
| National Affordable Housing Agreement: Specialist Homelessness Services | 34 308 | 32 698 |
| Affordable Housing Grants | 1 452 | 10 056 |
| National Partnership Agreement: Homelessness | 14 774 | 14 676 |
| Private Rental Assistance | 6 904 | 6 228 |
| Emergency Accommodation Assistance | 1 583 | 1 303 |
| National Partnership Agreement: Social Housing | 1 300 | 700 |
| Indigenous Community Housing Program | 946 | 458 |
| Subsidies to Other Housing Providers | 2 368 | 2 411 |
| National Partnership Agreement: Remote Indigenous Housing | 657 | 1 437 |
| National Rental Affordability Scheme Subsidies | 2 396 | 1 344 |
| Community Housing Organisation Maintenance Liability | 225 | 430 |
| Crisis Accommodation | - | 680 |
| Emergency Management Grants | 27 | - |
| Subsidies to Community Housing Organisations | 287 | 234 |
| Bookyana Veg Garden Project | - | 114 |
| Homelessness Improvement Fund | - | 100 |
| Yalata Community Insurances | - | 307 |
| Other Recurrent Grants | 45 | 6 |
| Total Grants and Subsidies – Non SA Government entities | 67 272 | 73 182 |
| Total Grants and Subsidies | 84 062 | 84 351 |

Note 12 Finance Costs

| | 2013 | 2012 |
|---|---------------|---------------|
| | \$'000 | \$'000 |
| Interest on borrowings | 21 424 | 24 714 |
| Treasurer's Guarantee Fee | 7 141 | 8 319 |
| Interest Premium on early repayment of loans | - | 7 482 |
| Total Finance Costs - SA Government entities | 28 565 | 40 515 |

Note 13 Impairment Expenses

| | 2013 | 2012 |
|---|---------------|---------------|
| | \$'000 | \$'000 |
| Impairment Expenses provided by entities within the SA Government | | |
| Asset Write-offs ⁽³⁾ | 13 973 | 9 898 |
| Total Impairment Expenses – SA Government entities | 13 973 | 9 898 |
| Impairment Expenses provided by entities external to the SA Government | | |
| Doubtful Debts Expense | 12 111 | 6 782 |
| Total Impairment Expenses – Non SA Government entities | 12 111 | 6 782 |
| Total Impairment Expenses | 26 084 | 16 680 |

⁽³⁾ Expensing of book value of assets demolished.

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Note 14 Net Loss from Disposal of Assets

| | 2013 | 2012 |
|--|-----------------|------------------|
| | \$'000 | \$'000 |
| Rental Properties | | |
| Proceeds from disposal | 97 347 | 123 591 |
| Less net book value of assets disposed ⁽⁴⁾ | (105 415) | (132 607) |
| Net Loss from disposal of rental properties | (8 068) | (9 016) |
| Inventory - Capital Work in Progress | | |
| Proceeds from disposal | 75 242 | 38 509 |
| Less net book value of assets disposed ⁽⁴⁾ | (70 932) | (44 740) |
| Net Gain/Loss from disposal of completed assets | 4 310 | (6 231) |
| Inventory – Vacant Land | | |
| Proceeds from disposal | 9 930 | 3 513 |
| Less net book value of assets disposed ⁽⁴⁾ | (10 145) | (3 514) |
| Net Loss from disposal of vacant land | (215) | (1) |
| Total Assets | | |
| Total proceeds from disposal | 182 519 | 165 613 |
| Less net book value of assets disposed ⁽⁴⁾ | (186 492) | (180 861) |
| Total Net Loss from Disposal of Assets | (3 973) | (15 248) |

⁽⁴⁾The net book value of assets disposed comprises the carrying amount of the properties, plus the costs of marketing and agent fees and the cost of separating services and titles in respect of double units sold. In establishing the property value, the Valuer includes the impact of capital improvements effected by the tenants. Tenants purchasing properties are allowed discounts consistent with their personal investment in the property.

Note 15 Rental Income

| | 2013 | 2012 |
|---|----------------|----------------|
| | \$'000 | \$'000 |
| Rent received/receivable from entities external to the SA Government | | |
| Market Rent Income | 483 854 | 482 958 |
| less Rental Rebates | (219 860) | (222 623) |
| Other Rent | 9 375 | 7 715 |
| Total Rental Income – Non SA Government entities | 273 369 | 268 050 |

Note 16 Interest Revenue

| | 2013 | 2012 |
|--|---------------|---------------|
| | \$'000 | \$'000 |
| Interest from entities within the SA Government | 10 661 | 12 701 |
| Interest from entities external to the SA Government | 51 | 98 |
| Total Interest Revenue | 10 712 | 12 799 |

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| Note 17 Recoveries | | |
|---|---------------|---------------|
| | 2013 | 2012 |
| | \$'000 | \$'000 |
| Recoveries received/receivable from entities within the SA Government | | |
| Administrative services to other agencies | 381 | 655 |
| TVSP Recoveries | 135 | 119 |
| Other | 158 | 136 |
| Total Recoveries - SA Government entities | 674 | 910 |
| | | |
| Recoveries received/receivable from entities external to the SA Government | | |
| Maintenance | 5 385 | 8 596 |
| Private Rental Assistance | 7 330 | 5 648 |
| Water charges | 13 864 | 10 141 |
| General Service Recoveries | 534 | 1 037 |
| Grant Recoveries | 2 988 | 262 |
| Insurance | 217 | 3 560 |
| Other | 95 | 77 |
| Total Recoveries - Non SA Government entities | 30 413 | 29 321 |
| Total Recoveries | 31 087 | 30 231 |

| Note 18 Recurrent Commonwealth Revenues | | |
|---|----------------|----------------|
| | 2013 | 2012 |
| | \$'000 | \$'000 |
| National Affordable Housing Agreement Base Funding | 95 100 | 94 691 |
| National Partnership Agreement: Homelessness | 8 177 | 8 177 |
| National Partnership Agreement: Remote Indigenous Housing | 4 643 | 3 967 |
| Sturt Street Accommodation Program | 499 | 489 |
| Total Recurrent Commonwealth Revenues | 108 419 | 107 324 |

| Note 19 Capital Commonwealth Revenues | | |
|--|--------------|---------------|
| | 2013 | 2012 |
| | \$'000 | \$'000 |
| National Partnership Agreement: Nation Building - Economic Stimulus Plan | - | 30 709 |
| National Partnership Agreement: Remote Indigenous Housing | 105 | 41 498 |
| National Partnership Agreement: Social Housing | - | 36 |
| National Housing Affordability Fund | - | 50 |
| National Partnership Agreement: Homelessness | 3 792 | 1 817 |
| Total Capital Commonwealth Revenues | 3 897 | 74 110 |

| Note 20 Other Revenue | | |
|--|----------------|--------------|
| | 2013 | 2012 |
| | \$'000 | \$'000 |
| Other Revenue received/receivable from entities within the SA Government | | |
| Interest Discount due to early repayment of loans | 642 | - |
| Assets Received Free of Charge | 2 945 | - |
| Forgiveness of Interest Bearing Liability | 320 000 | - |
| Total Other Revenue - SA Government entities | 323 587 | - |
| | | |
| Other Revenue received/receivable from entities external to the SA Government | | |
| Bad Debts Recovered | 3 960 | 3 528 |
| Assets Received Free of Charge | - | 370 |
| Sundry Revenue | 166 | 137 |
| Total Other Revenue - Non SA Government entities | 4 126 | 4 035 |
| Total Other Revenue | 327 713 | 4 035 |

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Note 21 Recurrent Revenues from SA Government

| | 2013 | 2012 |
|--|----------------|----------------|
| | \$'000 | \$'000 |
| Tax Equivalent Reimbursement | 180 785 | 192 866 |
| General Purpose Grant | 25 693 | 36 049 |
| National Partnership Agreement: Homelessness | 6 550 | 6 550 |
| National Rental Affordability Scheme | 2 089 | 994 |
| Violence Intervention Program | 526 | - |
| Enterprise Bargaining Supplementation Funding | 1 492 | - |
| Equal Remuneration Order Supplementation Funding | 633 | - |
| Other State Grants | 606 | 688 |
| Compensation from the Urban Renewal Authority | - | 53 821 |
| Total Recurrent Revenues from SA Government | 218 374 | 290 968 |

Note 22 Capital Revenues from SA Government

| | 2013 | 2012 |
|--|------------|----------|
| | \$'000 | \$'000 |
| Other State Grants | 490 | - |
| Total Capital Revenues from SA Government | 490 | - |

Note 23 Cash and Cash Equivalents

| | 2013 | 2012 |
|--|----------------|----------------|
| | \$'000 | \$'000 |
| Cash held at SAFA Cash Management Facility | 234 754 | 143 723 |
| Deposits with the Treasurer | 59 475 | 134 841 |
| Cash – Development Projects | 1 525 | 1 483 |
| Cash on hand | 37 | 38 |
| Total Cash and Cash Equivalents | 295 791 | 280 085 |

Deposits with the Treasurer

Relates to working cash held in the Westpac Working account through the SA Department of Treasury and Finance.

Cash - Development Projects

Relates to the ANZ accounts held for the Playford development projects.

The cash balance includes funds relating to the Affordable Housing Initiative, the movements in the fund's cash balance are as follows:

| | 2013 | 2012 |
|---|--------------|--------------|
| | \$'000 | \$'000 |
| Affordable Housing Initiative Fund Opening Balance at 1 July | 4 204 | 11 375 |
| Interest Revenue | 1 873 | 2 726 |
| Affordable Housing Initiative Fund Land Sales Revenue | - | 125 |
| less: Approved Payments from Fund | (1 460) | (10 022) |
| Affordable Housing Initiative Fund Balance as at 30 June | 4 617 | 4 204 |

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Note 24 Receivables

| | 2013 | 2012 |
|---|---------------|---------------|
| | \$'000 | \$'000 |
| Current | | |
| Receivables | 27 020 | 27 908 |
| Less allowance for doubtful debts | (18 958) | (16 156) |
| Accrued revenues | 12 621 | 3 006 |
| GST receivable from Department for Communities and Social Inclusion | 240 | 4 665 |
| Prepayments | 183 | 193 |
| Total Current Receivables | 21 106 | 19 616 |
| Total Receivables | 21 106 | 19 616 |
| Government / Non Government Receivables | | |
| Receivables from SA Government entities | | |
| Receivables | 5 330 | 6 166 |
| Accrued revenues | 10 349 | 935 |
| GST receivable from Department for Communities and Social Inclusion | 240 | 4 665 |
| Total Receivables - SA Government entities | 15 919 | 11 766 |
| Receivables from Non SA Government entities | | |
| Receivables | 2 732 | 5 586 |
| Accrued revenues | 2 272 | 2 071 |
| Prepayments | 183 | 193 |
| Total Receivables - Non SA Government entities | 5 187 | 7 850 |
| Total Receivables | 21 106 | 19 616 |

Interest rate and credit risk

Receivables are raised for all goods and services provided for which payment has not been received. Rent is payable in advance and charged weekly. All other receivables are subject to a term of 30 days.

Other than what is recognised in the allowance for doubtful debts, it is not anticipated that counterparties will fail to discharge their obligations. The carrying amount of receivables approximates net fair value due to being received on demand. The credit risk is concentrated in the rental area due to the nature of the business of the Trust.

Prepayments, accrued revenues and the majority of receivables are non-interest bearing.

Allowance for doubtful debts

The allowance for doubtful debts (allowance for impairment loss) is recognised when there is objective evidence that a receivable is impaired. An allowance for impairment has been recognised in impairment expenses in the Statement of Comprehensive Income for specific debtors and debtors assessed on a collective basis for which such evidence exists.

| | 2013 | 2012 |
|--|---------------|---------------|
| | \$'000 | \$'000 |
| Movements in the allowance for doubtful debts (impairment loss) | | |
| Carrying amount at the beginning of the period | 16 156 | 17 933 |
| Increase in the provision | 12 111 | 6 782 |
| Amounts written off | (9 309) | (8 559) |
| Carrying amount at the end of the period | 18 958 | 16 156 |

Bad and doubtful debts

The Trust has recognised a doubtful debts expense of \$12.111m (\$6.782m) in the Statement of Comprehensive Income.

Provision for doubtful debts policy – refer to Note 2.11

Maturity analysis of receivables – refer to table 39.3 in Note 39

Categorisation of financial instruments and risk exposure information – refer to Note 39

South Australian Housing Trust

Note 25 Inventories

| | 2013 | 2012 |
|--------------------------------------|----------------|----------------|
| | \$'000 | \$'000 |
| Current | | |
| Capital Work in progress | 76 787 | 109 894 |
| Developed properties | 14 162 | 10 373 |
| Vacant land | 13 826 | 2 857 |
| Total Current Inventories | 104 775 | 123 124 |
| Non-Current | | |
| Capital Work in progress | 1 427 | 2 019 |
| Total Non-Current Inventories | 1 427 | 2 019 |
| Total Inventories | 106 202 | 125 143 |

Note 26 Non-Current Assets Classified as Held for Sale

| | 2013 | 2012 |
|---|---------------|---------------|
| | \$'000 | \$'000 |
| Land | 16 751 | 11 779 |
| Buildings | 11 509 | 8 281 |
| Total Non-Current Assets Classified as Held for Sale | 28 260 | 20 060 |

Note 27 Property, Plant and Equipment

| | 2013 | 2012 |
|--|------------------|------------------|
| | \$'000 | \$'000 |
| Rental Properties | | |
| <i>Land</i> | | |
| Land at fair value | 4 814 847 | 5 051 096 |
| <i>Buildings</i> | | |
| Buildings at fair value | 3 515 379 | 3 749 227 |
| Accumulated depreciation | (47 098) | (50 635) |
| Total Buildings | 3 468 281 | 3 698 592 |
| Total Rental Properties | 8 283 128 | 8 749 688 |
| Administrative Properties | | |
| <i>Land</i> | | |
| Freehold Land | 1 993 | 2 180 |
| <i>Buildings</i> | | |
| Buildings | 4 617 | 3 769 |
| Accumulated depreciation | (142) | (112) |
| Total Buildings | 4 475 | 3 657 |
| <i>Leasehold Improvements</i> | | |
| Leasehold Improvements | 6 758 | 8 363 |
| Accumulated depreciation | (6 208) | (5 872) |
| Total Leasehold Improvements | 550 | 2 491 |
| Total Administrative Properties | 7 018 | 8 328 |
| Commercial Properties | | |
| <i>Land</i> | | |
| Commercial Properties | 588 | - |
| <i>Buildings</i> | | |
| Buildings | 1 433 | - |
| Accumulated depreciation | (22) | - |
| Total Commercial Properties - Buildings | 1 411 | - |
| Total Commercial Properties | 1 999 | - |

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Assets Under Arrangement

Land

| | | |
|--------------------------|---------|---------|
| Assets Under Arrangement | 641 619 | 667 039 |
|--------------------------|---------|---------|

Buildings

| | | |
|--------------------------|---------|---------|
| Assets Under Arrangement | 559 507 | 582 302 |
|--------------------------|---------|---------|

| | | |
|--------------------------|----------|----------|
| Accumulated depreciation | (7 309) | (7 288) |
|--------------------------|----------|----------|

| | | |
|---|----------------|----------------|
| Total Assets Under Arrangement - Buildings | 552 198 | 575 014 |
|---|----------------|----------------|

| | | |
|---------------------------------------|------------------|------------------|
| Total Assets Under Arrangement | 1 193 817 | 1 242 053 |
|---------------------------------------|------------------|------------------|

Vacant Land

Land

| | | |
|---------------|--------|--------|
| Freehold Land | 82 573 | 81 978 |
|---------------|--------|--------|

| | | |
|--------------------------|---------------|---------------|
| Total Vacant Land | 82 573 | 81 978 |
|--------------------------|---------------|---------------|

APY Leased Properties*

| | | |
|---------------|--------|--------|
| APY Buildings | 99 587 | 43 523 |
|---------------|--------|--------|

| | | |
|--------------------------|----------|--------|
| Accumulated amortisation | (2 154) | (584) |
|--------------------------|----------|--------|

| | | |
|------------------------------------|---------------|---------------|
| Total APY Leased Properties | 97 433 | 42 939 |
|------------------------------------|---------------|---------------|

Plant and Equipment

| | | |
|---|-------|-------|
| Plant and Equipment at cost (deemed fair value) | 6 851 | 2 943 |
|---|-------|-------|

| | | |
|--------------------------|----------|----------|
| Accumulated depreciation | (1 788) | (1 579) |
|--------------------------|----------|----------|

| | | |
|----------------------------------|--------------|--------------|
| Total Plant and Equipment | 5 063 | 1 364 |
|----------------------------------|--------------|--------------|

Capital Works in Progress

| | | |
|------------------|---------|---------|
| Buildings & Land | 128 312 | 233 807 |
|------------------|---------|---------|

| | | |
|--|----------------|----------------|
| Total Capital Works in Progress | 128 312 | 233 807 |
|--|----------------|----------------|

| | | |
|--|------------------|-------------------|
| Total Property, Plant and Equipment | 9 799 343 | 10 360 157 |
|--|------------------|-------------------|

| | | |
|---|-----------|------------|
| Total property, plant and equipment at fair value | 9 728 901 | 10 189 477 |
|---|-----------|------------|

| | | |
|---|---------|---------|
| Total property, plant and equipment at cost | 135 163 | 236 750 |
|---|---------|---------|

| | | |
|--------------------------------|-----------|-----------|
| Total accumulated depreciation | (64 721) | (66 070) |
|--------------------------------|-----------|-----------|

| | | |
|--|------------------|-------------------|
| Total Property, Plant and Equipment | 9 799 343 | 10 360 157 |
|--|------------------|-------------------|

Refer to Note 40 for reconciliation of Property, Plant and Equipment.

* Anangu Pitjantjatjara Yankunytjatjara

Note 28 Intangible Assets

| | 2013 | 2012 |
|--|---------------|---------------|
| Computer Software | \$'000 | \$'000 |
| Internally Generated Computer software | 11 043 | 9 925 |
| Accumulated amortisation | (7 577) | (5 581) |
| Total Computer Software | 3 466 | 4 344 |

| | | |
|--|-------|-------|
| Work in progress Computer System Development | 3 800 | 2 623 |
|--|-------|-------|

| | | |
|--|--------------|--------------|
| Total Work in progress Computer Systems Development | 3 800 | 2 623 |
|--|--------------|--------------|

| | | |
|--------------------------------|--------------|--------------|
| Total Intangible Assets | 7 266 | 6 967 |
|--------------------------------|--------------|--------------|

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| | Internally Generated Software | | Work in Progress Computer System Development | | Total | |
|---|----------------------------------|--------------|--|--------------|--------------|--------------|
| | 2013 | 2012 | 2013 | 2012 | 2013 | 2012 |
| | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 |
| Opening Balance | 4 344 | 2 352 | 2 623 | 3 397 | 6 967 | 5 749 |
| Additions | 1 178 | 3 028 | 2 355 | 2 254 | 3 533 | 5 282 |
| Transfers to Internally Generated Software | - | - | (1 178) | (3 028) | (1 178) | (3 028) |
| Amortisation | (2 056) | (1 036) | - | - | (2 056) | (1 036) |
| Closing Balance | <u>3 466</u> | <u>4 344</u> | <u>3 800</u> | <u>2 623</u> | <u>7 266</u> | <u>6 967</u> |

Note 29 Payables

| | | |
|--|---------------|---------------|
| | 2013 | 2012 |
| | \$'000 | \$'000 |
| Current | | |
| Creditors | 31 355 | 38 328 |
| Accrued expenses | 7 250 | 4 422 |
| Staff oncosts | 1 156 | 955 |
| Total Current Payables | <u>39 761</u> | <u>43 705</u> |
| Non-Current | | |
| Staff oncosts | 1 270 | 1 378 |
| Total Non-Current Payables | <u>1 270</u> | <u>1 378</u> |
| Total Payables | <u>41 031</u> | <u>45 083</u> |
| Payables to SA Government entities | | |
| Creditors | 12 353 | 4 425 |
| Accrued expenses | 4 790 | 4 310 |
| Staff oncosts | 1 162 | 1 133 |
| Total Payables - SA Government entities | <u>18 305</u> | <u>9 868</u> |
| Payables to Non SA Government entities | | |
| Creditors | 19 002 | 33 903 |
| Accrued expenses | 2 460 | 112 |
| Staff oncosts | 1 264 | 1 200 |
| Total Payables - Non SA Government entities | <u>22 726</u> | <u>35 215</u> |
| Total Payables | <u>41 031</u> | <u>45 083</u> |

This year, an actuarial assessment performed by the Department of Treasury and Finance was used to calculate the LSL liability rather than using a short hand measurement technique for this calculation. The net financial effect of changes in methodology and actuarial assumption was a decrease in LSL liability of \$0.665m.

In addition the average factor for the calculation of employer superannuation on costs decreased from the 2012 rate of 10.3% to 10.2%. This rate is used in the employment on cost calculation.

The net financial effect of these changes in the current year is a decrease in employment on-costs of \$0.074m. The estimated impact on future periods is not expected to be materially different from the impact in the current year.

Interest rate and credit risk

Creditors and accruals are raised for all amounts billed but unpaid. Sundry creditors are normally settled within 30 days. All payables are non-interest bearing. The carrying amount of payables represents fair value due to the amounts being payable on demand.

Maturity analysis of payables - refer to table 39.3 in Note 39.

Categorisation of financial instruments and risk exposure information - refer to Note 39

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| Note 30 Staff Entitlements | | |
|---|---------------|---------------|
| | 2013 | 2012 |
| | \$'000 | \$'000 |
| Current | | |
| Annual leave | 5 328 | 5 049 |
| Long service leave | 2 861 | 1 651 |
| Retention leave | 417 | - |
| Total Current Staff Entitlements | 8 606 | 6 700 |
| Non-Current | | |
| Long service leave | 13 762 | 14 863 |
| Total Non-Current Staff Entitlements | 13 762 | 14 863 |
| Total Staff Entitlements | 22 368 | 21 563 |

AASB119 *Employee Benefits* contains the calculation methodology for long service liability. This year, an actuarial assessment performed by the Department of Treasury and Finance was used to calculate the liability rather than using a short hand measurement technique for the calculation of the liability.

AASB119 requires the use of the yield on long term Commonwealth Government bonds as the discount rate in the measurement of the long service liability. The yield on long term Commonwealth Government bonds has increased from 2012 (3.0%) to 2013 (3.75%).

This increase in the bond yield, which is used as the rate to discount future long service leave cash flows, results in a decrease in the reported long service liability.

The net financial effect of the changes in methodology and actuarial assumptions in the current financial year is a decrease in the long service leave liability of \$0.665m and employee benefit expense of \$0.726m. The impact on future periods is impracticable to estimate as the long service leave liability is calculated using a number of assumptions – a key assumption is the long-term discount rate.

The actuarial assessment performed by the Department of Treasury and Finance left the salary inflation rate at 4%. As a result, there is no net financial effect resulting from changes in the salary inflation rate.

| Note 31 Interest Bearing Liabilities | | |
|--|----------------|----------------|
| | 2013 | 2012 |
| | \$'000 | \$'000 |
| Current | | |
| Borrowings - Treasurer ⁽⁵⁾ | 2 045 | 13 280 |
| Managed houses scheme | 243 | 243 |
| Total Current Interest Bearing Liabilities | 2 288 | 13 523 |
| Non-Current | | |
| Borrowings - Treasurer ⁽⁵⁾ | 107 949 | 467 071 |
| Managed houses scheme | 2 004 | 2 247 |
| Total Non-Current Interest Bearing Liabilities | 109 953 | 469 318 |
| Total Interest Bearing Liabilities - SA Government Entities | 112 241 | 482 841 |

Treasurer's loans consist of concessional interest rate borrowings (originally under the Commonwealth State Housing Agreement), of \$110m (\$480.4m) which are repayable over a period of 29 years, with the final instalment scheduled for the year 2042. The loans are subject to principal repayments with the weighted average interest rate being 4.5 percent (4.47 percent).

The fair value of the Treasurer's loans is \$103.44m (\$468.82m).

⁽⁵⁾ The Commonwealth Government agreed to provide relief of \$320m of South Australian housing debt effective from 30 June 2013. Of the total \$365m benefit in reduced payments, interest and guarantee fees, \$315m is returned to the State Government over the next four years by reduced grant payments to SAHT and \$50m is to be reinvested in a range of new housing projects.

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| Note 32 Provisions | | |
|--|---------------|---------------|
| | 2013 | 2012 |
| Current | \$'000 | \$'000 |
| Public risk | 760 | 824 |
| Workers compensation | 1 161 | 1 093 |
| Professional Indemnity | 180 | 179 |
| General Insurance | 24 | 34 |
| Total Current Provisions - SA Government entities | 2 125 | 2 130 |
| Non-Current | | |
| Workers compensation | 3 421 | 3 710 |
| General Insurance | 23 | 47 |
| Total Non-Current Provisions - SA Government entities | 3 444 | 3 757 |
| Total Provisions | 5 569 | 5 887 |

An asset of \$0.027m for workers compensation recoveries has been recognised for 2012-13. Refer Note 24.

| 2012-13 | Public risk | Workers Compensation | Professional Indemnity | General Insurance | Total |
|--|-------------|----------------------|------------------------|-------------------|----------|
| | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 |
| Carrying amount at beginning of financial year | 824 | 4 803 | 179 | 81 | 5 887 |
| Additional provisions recognised | 1 848 | 785 | 31 | - | 2 664 |
| Reduction in provisions | (1 876) | - | (30) | (34) | (1 940) |
| Payments made | (36) | (1 006) | - | - | (1 042) |
| Carrying amount at end of financial year | 760 | 4 582 | 180 | 47 | 5 569 |

| Note 33 Other Liabilities | | |
|---|---------------|---------------|
| | 2013 | 2012 |
| Current | \$'000 | \$'000 |
| Rent received in advance | 8 285 | 9 667 |
| Deposits Held: | | |
| Tenant deposits held | 2 458 | 2 388 |
| Sale deposits held | 17 | 10 |
| Unearned revenue | 442 | 188 |
| Total Current Other Liabilities | 11 202 | 12 253 |
| Non-Current | | |
| Unearned revenue | 1 550 | 1 737 |
| Total Non-Current Other Liabilities | 1 550 | 1 737 |
| Total Other Liabilities | 12 752 | 13 990 |
| Other Liabilities - SA Government entities | | |
| Unearned Revenue | 1 165 | 1 290 |
| Total Other Liabilities - SA Government entities | 1 165 | 1 290 |
| Other Liabilities to Non SA Government entities | | |
| Rent received in advance | 8 285 | 9 667 |
| Unearned revenue | 827 | 635 |
| Deposits Held: | | |
| Tenant deposits held | 2 458 | 2 388 |
| Sale deposits held | 17 | 10 |
| Total Other Liabilities - Non SA Government entities | 11 587 | 12 700 |
| Total Other Liabilities | 12 752 | 13 990 |

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Note 34 Unrecognised Contractual Commitments

| | 2013 | 2012 |
|--|---------------|---------------|
| | \$'000 | \$'000 |
| Remuneration Commitments | | |
| Commitments for payment of salaries and other remuneration under fixed-term employment contracts in existence at reporting date but not recognised as liabilities in the financial statements, are payable as follows: | | |
| Not later than one year | 7 204 | 6 424 |
| Later than one year but not later than five years | 4 592 | 5 677 |
| Later than five years | - | - |
| Total Remuneration Commitments | 11 796 | 12 101 |

Amounts disclosed include commitments arising from executive and other service contracts. The Trust does not offer fixed-term contracts greater than 5 years.

Capital Commitments

Capital expenditure contracted for at the reporting date but not recognised as liabilities in the financial statements, are payable as follows:

| | | |
|---|---------------|---------------|
| Not later than one year | 13 447 | 19 667 |
| Later than one year but not later than five years | 6 226 | 5 391 |
| Later than five years | - | - |
| Total Capital Commitments | 19 673 | 25 058 |

Recurrent Commitments

The Trust's recurrent commitments are for agreements for expenditure on operations, maintenance and grant funded programs contracted but not provided for and payable, are as follows:

| | | |
|---|---------------|---------------|
| Not later than one year | 62 988 | 61 171 |
| Later than one year but not later than five years | 1 203 | 1 061 |
| Later than five years | - | - |
| Total Recurrent Commitments | 64 191 | 62 232 |

Management Agreement Commitments

The Trust's management agreement commitments are to manage houses subject to lease arrangements with Funds SA (formerly Colonial First State and Motor Accident Commission) which are contracted but not provided for are payable as follows:

| | | |
|---|---------------|---------------|
| Not later than one year | 315 | 306 |
| Later than one year but not later than five years | 5 355 | 5 213 |
| Later than five years | 7 482 | 8 851 |
| Total Management Agreement Commitments | 13 152 | 14 370 |

Operating Lease Commitments

The Trust's operating leases are for office accommodation. The leases are non-cancellable with terms ranging up to 10 years with some leases having the right of renewal.

Commitments under non-cancellable operating leases at the reporting date that are not recognised as liabilities in the financial statements, are payable as follows:

| | | |
|---|---------------|---------------|
| Not later than one year | 4 630 | 4 577 |
| Later than one year but not later than five years | 5 429 | 5 481 |
| Later than five years | 513 | 570 |
| Total Operating Lease Commitments | 10 572 | 10 628 |

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Note 35 Contingent Assets and Liabilities

Contingent Assets

The South Australian Housing Trust does not have any contingent assets as at 30 June 2013.

Contingent Liabilities

Progressive Purchase Scheme

Under this scheme the Trust owns portions of properties as tenant in common with other persons. Where the Trust has signed agreements with lending institutions advancing persons mortgage monies, the Trust can be called upon in cases of default to purchase the defaulter's interest at current market value. Approximately 24 (29) of the properties included in the scheme are subject to mortgages with a collective loan balance of \$0.438m (\$0.609m). The Tenant's share of the value of the properties subject to mortgage is estimated to be \$2.890m (\$3.965m), based on the Valuer-General's overall capital value.

Rental Purchase and Sale Under Agreement House Purchase Schemes

The rental purchase and sale under agreement portfolio was transferred to HomeStart Finance on 10 December 1993 and due to conditions in some of the agreements, the Trust remains responsible to make good for loss or damage to the subject properties for specific events. There are 17 (19) properties currently under this scheme. The Trust remains the legal owner of these properties until they are transferred to the purchasers upon completion of this agreement. The properties included in the scheme that are subject to indemnity clauses have a collective estimated replacement value of \$3.621m (\$4.047m). These properties together with the Trust's rental properties are subject to an agency agreement with South Australian Government Financing Authority, SAICORP Division (SAICORP) and in the event of a claim will be indemnified by the Treasurer so as to limit the exposure of the Trust to \$1.0m.

Bond Guarantee Scheme

Under the bond guarantee scheme a guarantee for the bond is given to the landlord. In the event of a claim by a landlord, the Residential Tenancies Branch makes a payment. The Trust then reimburses the Residential Tenancies Branch and the private rental customer becomes liable to the Trust for the amount. The value of bond guarantees issued and outstanding at 30 June 2013 is \$38.280m (\$33.168m). The value of claims made this financial year is \$7.032m (\$5.423m).

The Trust pays interest at an agreed market determined rate to the Residential Tenancies Branch based on the daily outstanding balance of bond guarantees issued.

Equity Shares

The *South Australian Co-operative and Community Housing Act 1991* provides for members of Housing Co-operatives and tenants of Associations to acquire equity in the properties they occupy, by the Co-operative or Association issuing equity shares to members. The equity shares reflect a proportional interest in the value of a specific Co-operative or Association property. The Trust is obliged to repurchase the equity shares from holders who leave relevant Co-operatives or Associations at a value reflecting their proportion of the current value of the property at the time the equity shares are redeemed. The value of these equity shares at 30 June 2013 is \$9.687m (\$9.967m).

Note 36 Transferred Functions

The following assets and liabilities were transferred to Renewal SA

| | 2013 | 2012 |
|---|--------|----------|
| | \$'000 | \$'000 |
| Transferred Out | | |
| <u>Non Current Assets</u> | | |
| Property, Plant and Equipment | - | 67 520 |
| Total Non Current Assets | - | 67 520 |
| <u>Current Liabilities</u> | | |
| Payables | - | (108) |
| Staff Entitlements | - | (812) |
| Total Current Liabilities | - | (920) |
| <u>Non Current Liabilities</u> | | |
| Payables | - | (112) |
| Staff Entitlements | - | (1 277) |
| Total Non Current Liabilities | - | (1 389) |
| Total Liabilities | - | (2 309) |
| Total Net Assets Transferred Out | - | 65 211 |

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Transfer of properties from Renewal SA

In December 2012, the Trust and Renewal SA sought the Treasurer's assistance in resolving issues surrounding the transfer of 69 social housing properties in the Woodville West project back to the Trust. Both parties sought the Treasurer's view on this matter. On 4 January 2013 the Treasurer concluded that "it is my view that the transfer of the assets back to the Trust should occur through gazettal at the first available opportunity".

Subsequently, in the gazettal of 7 February 2013, 11 of these 69 assets were transferred back to the Trust. They were recognised in the asset accounts at their Valuer-General's value of \$2.59 million.

The remaining 58 assets were not transferred back to the Trust. Many of these remaining 58 assets have been disposed of by Renewal SA and cannot be gazetted back to the Trust. As these assets were funded by the Commonwealth under the Nation Building initiative, any funds associated with their disposal must be reinvested in social housing outcomes.

In May 2013 the Trust proposed that sales of the remaining 58 properties would be managed by Renewal SA and that the sales proceeds would be quarantined for the provision of social housing outcomes in line with the agreement on sales and reinvestment the Trust has made with the Commonwealth. The Trust is currently awaiting a response from Renewal SA in relation to this matter.

Note 37 Unexpended Funding Commitments

Unspent Grant Commitments

The following table shows grant revenue received during the financial year, but which remained unspent at year-end.

| | 2013 | 2012 |
|--|--------------|---------------|
| | \$'000 | \$'000 |
| <i>Unspent SA Government Revenues</i> | | |
| National Partnership Agreement – Homelessness | 825 | 6 466 |
| Alice Springs Safe House | - | 70 |
| Muggy's Youth Accommodation Redevelopment | 86 | - |
| Total Unspent SA Government Commitments | 911 | 6 536 |
| <i>Unspent Commonwealth Revenues</i> | | |
| National Partnership Agreement: Nation Building - Economic Stimulus Plan | - | 30 709 |
| National Partnership Agreement: Remote Indigenous Housing | 4 748 | 45 465 |
| National Partnership Agreement: Homelessness (A Place to Call Home) | 14 | - |
| National Partnership Agreement: Social Housing | - | 36 |
| Sturt Street Supported Tenancy Accommodation | 32 | - |
| Total Unspent Commonwealth Grant Commitments | 4 794 | 76 210 |
| Total Unspent Grants | 5 705 | 82 746 |

All grants are subject to written agreements outlining the conditions of the funding, including the objectives, outcomes, performance criteria and reporting obligations. Non-compliance with these conditions may result in the Commonwealth or State recovering parts of the funding in accordance with the Implementation Plans (where applicable) for each agreement. The conditions attached to these grants can be summarised as:

National Partnership Agreement: Homelessness

A matching contribution by the State Government to assist in implementing programs that reduce homelessness in key groups including rough sleepers, people escaping violence, indigenous people, and people exiting social housing, institutional care or adult prisons.

Alice Springs Safe House

Funding is provided as a contribution towards maintaining a facility located in Alice Springs to provide emergency accommodation for large families escaping family and domestic violence. The facility is to be managed by the NPY Womens Council under MOAA with the Commonwealth and Homelessness Strategy Division of Housing SA.

Muggy's Youth Accommodation Redevelopment

Funding contribution towards the redevelopment of an existing youth accommodation facility in Plympton, operated by the Muggy's Accommodation service.

National Partnership Agreement: Nation Building - Economic Stimulus Plan

Funding is contingent on the State agreeing to implement a number of reforms in the social housing sector and making a detailed periodic progress report to the Council of Australian Governments (COAG). The reforms include increasing the supply of social housing dwellings through construction of environmentally sustainable dwellings or major upgrade of existing uninhabitable dwellings, integration of public and community housing waiting lists, implementation of support programs for social housing tenants to transition to affordable private rental or home ownership, facilitating the transition

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from homelessness to secure accommodation and locating social housing closer to transport, facilities and employment opportunities.

National Partnership Agreement: Remote Indigenous Housing

Funding is granted for the purpose of addressing issues of overcrowding in remote indigenous communities by increasing the supply of new houses, improving the condition of existing houses and ensuring ongoing maintenance and management of rental houses in remote indigenous communities

National Partnership Agreement: Homelessness

The Commonwealth Government provides grants to assist in implementing programs that reduce homelessness in key groups including rough sleepers, people escaping violence, indigenous people, and people exiting social housing, institutional care or adult prisons. This is supported by the state matching component.

National Partnership Agreement: Social Housing

Grants under this program are made on the basis that the funds will be used to construct new social housing dwellings within 2 years of the funding being allocated and need to address current social housing issues (e.g. decrease homelessness, improve housing opportunities for Indigenous Australians, support growth of not-for-profit sector).

Sturt Street Supported Tenancy Accommodation

Funding has been provided by the Commonwealth Government for the purpose of providing intensive support for 6 Indigenous women/family groups at any one time for 3-6 months in purpose-built transitional accommodation in Sturt Street Adelaide and other support services. The project will also provide post-transition support to the groups for up to 6-12 months after they exit the accommodation.

Of the revenue reported as unspent at 30 June 2012, \$55.796m remains unspent at 30 June 2013. This total comprises the following: \$0.315m for the National Partnership Agreement - Homelessness (State matching funds), \$0.070m Alice Springs Safe House, \$13.800m National Partnership Agreement: Nation Building – Economic Stimulus Plan and \$41.611m for the National Partnership Agreement: Remote Indigenous Housing. These amounts have been incorporated into approved budgets for future expenditure.

Of the revenue reported as unspent in previous years \$3.370m remains unspent at 30 June 2013. This total comprises, \$1.041m for the National Partnership Agreement: Homelessness, \$2.274m for the Crisis Accommodation Program and \$0.055m for the Homelessness Regional alliance. These amounts have been incorporated into approved budgets for future expenditure.

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Note 38 Cash Flow Reconciliation

| | 2013 | 2012 |
|---|---------------|-------------------|
| | \$'000 | \$'000 |
| Reconciliation of cash and cash equivalents at the end of the reporting period: | | |
| Statement of Cash Flows | 295 791 | 280 085 |
| Statement of Financial Position | 295 791 | 280 085 |
| Reconciliation of Net Cash Inflows from Operating Activities to Net (Revenue from)/Cost of Providing Services: | | |
| Net Cash provided by/(used in) Operating Activities | 71 525 | 90 688 |
| Less Revenues from SA Government | (210 272) | (290 968) |
| | (138 747) | (200 280) |
| Add/Less non cash items | | |
| Forgiveness of Liability | 320 000 | - |
| Depreciation and Amortisation | (88 377) | (89 712) |
| Loan Amortisation | 243 | 243 |
| Assets received free of charge | 2 945 | 370 |
| Allowance for Doubtful Debts | (2 802) | 1 777 |
| Interest Discount due to early repayment of loans | 642 | - |
| Provision adjustment | 724 | 1 842 |
| Net gain (loss) from disposal of assets | (3 973) | (15 248) |
| Construction Variance, surplus on property | (2 643) | (9 921) |
| Buildings and Other Assets Written Off | (13 973) | (9 898) |
| | 212 786 | (120 547) |
| Changes in Assets / Liabilities | | |
| (Decrease) Increase in Receivables | (4 300) | 2 939 |
| (Decrease) Increase in Property, Plant and Equipment | (60 177) | 39 648 |
| Decrease (Increase) in Payables | 4 052 | 7 508 |
| (Increase) Decrease in Staff Entitlements | (805) | 64 |
| (Increase) Decrease in Provisions | (406) | (2 269) |
| Decrease (Increase) in Other Liabilities | 1 238 | (750) |
| | (60 398) | 47 140 |
| Net Revenue from/(Cost of) Providing Services | 13 641 | (273 687) |

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Note 39 Financial Instruments/Financial Risk Management

Table 39.1 Categorisation of financial instruments

Details of the significant accounting policies and methods adopted including the criteria for recognition, the basis of measurement, and the basis on which income and expenses are recognised with respect to each class of financial asset, financial liability and equity instrument are disclosed in Note 2 Summary of Significant Accounting Policies.

| Category of financial assets | Note | Statement of Financial Position line item | Carrying Amount 2013 \$'000 | Fair Value 2013 \$'000 | Carrying Amount 2012 \$'000 | Fair Value 2012 \$'000 |
|------------------------------|------|---|-----------------------------|------------------------|-----------------------------|------------------------|
| Financial Assets | | | | | | |
| Cash and cash equivalents | 23 | Cash and cash equivalents | 295 791 | 295 791 | 280 085 | 280 085 |
| Loans and Receivables | 24 | Receivables (at cost) | 20 683 | 20 683 | 14 758 | 14 758 |
| Financial Liabilities | | | | | | |
| Payables | 29 | Payables (at cost) | 37 744 | 37 744 | 41 398 | 41 398 |
| Borrowings | 31 | Interest Bearing Liabilities (at cost) | 112 241 | 105 687 | 482 841 | 471 310 |

Receivable and payable amounts disclosed here exclude amounts relating to statutory receivables and payables

Credit risk

Credit risk arises when there is the possibility of the Trust's debtors defaulting on their contractual obligations resulting in financial loss to the Trust. The Trust measures credit risk on a fair value basis and monitors risk on a regular basis.

Allowances for impairment of financial assets are calculated on past experience and current and expected changes in client credit rating. Currently the Trust does not hold any collateral as security to any of its financial assets.

Table 39.2 Ageing analysis of financial assets

The following table discloses the ageing of financial assets, past due, including impaired assets past due.

| 2013 | Overdue for < 30 days \$'000 | Overdue for 30 - 90 days \$'000 | Overdue for > 90 days \$'000 | Total \$'000 |
|--------------------------|------------------------------|---------------------------------|------------------------------|--------------|
| Not Impaired Receivables | 588 | 163 | 4 630 | 5 381 |
| Impaired Receivables | 1 513 | 418 | 11 906 | 13 837 |
| 2012 | | | | |
| Not Impaired Receivables | 454 | 88 | 4 275 | 4 817 |
| Impaired Receivables | 1 166 | 226 | 10 992 | 12 384 |

Receivable amounts disclosed here exclude amounts relating to statutory receivables.

South Australian Housing Trust

Table 39.3: Maturity analysis of financial assets and liabilities

The following table discloses the maturity analysis of financial assets and financial liabilities.

| 2013 | Carrying Amount \$'000 | <1 year \$'000 | 1-5 years \$'000 | > 5 years \$'000 |
|------------------------------------|---------------------------|-------------------|---------------------|---------------------|
| Financial Assets | | | | |
| Cash & cash equivalents | 295 791 | 295 791 | - | - |
| Receivables | 20 683 | 18 220 | 2 452 | 11 |
| Total financial assets | 316 474 | 314 011 | 2 452 | 11 |
| Financial Liabilities | | | | |
| Payables | 37 744 | 37 744 | - | - |
| Interest bearing liabilities | 112 241 | 2 288 | 10 130 | 99 823 |
| Total financial liabilities | 149 985 | 40 032 | 10 130 | 99 823 |

| 2012 | Carrying Amount \$'000 | <1 year \$'000 | 1-5 years \$'000 | > 5 years \$'000 |
|------------------------------------|---------------------------|-------------------|---------------------|---------------------|
| Financial Assets | | | | |
| Cash & cash equivalents | 280 085 | 280 085 | - | - |
| Receivables | 14 758 | 8 565 | 6 157 | 36 |
| Total financial assets | 294 843 | 288 650 | 6 157 | 36 |
| Financial Liabilities | | | | |
| Payables | 41 398 | 41 398 | - | - |
| Interest bearing liabilities | 482 841 | 13 523 | 56 450 | 412 868 |
| Total financial liabilities | 524 239 | 54 921 | 56 450 | 412 868 |

Receivable and payable amounts disclosed here exclude amounts relating to statutory receivables and payables

South Australian Housing Trust

Note 40 Reconciliation of Property, Plant and Equipment

The following table shows the movement of Property, Plant and Equipment during 2012-13:

| | Rental Properties – Land | | Rental Properties – Buildings | | Admin Properties – Land | |
|---|--------------------------|------------------|-------------------------------|------------------|-------------------------|--------------|
| | 2013 | 2012 | 2013 | 2012 | 2013 | 2012 |
| | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 |
| Carrying Amount as at 1 July | 5 050 829 | 4 883 025 | 3 698 592 | 3 761 494 | 2 180 | 2 080 |
| Additions | 1 188 | - | 76 | - | - | - |
| Transfer In from other asset category | 36 106 | 29 565 | 64 585 | 50 501 | 11 | 44 |
| Maintenance Upgrades | - | - | 17 410 | 14 290 | - | - |
| Assets Classified as Held for Sale | (2 888) | 3 488 | (3 227) | 5 787 | - | - |
| Disposals | (64 029) | (78 913) | (38 633) | (52 021) | - | - |
| Transfer out to other asset category | (39 740) | (94 033) | (21 404) | (101 897) | (28) | - |
| Assets transferred due to Admin restructure | - | - | - | - | - | - |
| Revaluation Increment (Decrement) | (166 619) | 307 964 | (177 646) | 94 248 | (170) | 56 |
| Depreciation and Amortisation expenses | - | - | (72 103) | (75 986) | - | - |
| Depreciation and Amortisation on disposals | - | - | 631 | 2 176 | - | - |
| Carrying Amount as at 30 June | 4 814 847 | 5 051 096 | 3 468 281 | 3 698 592 | 1 993 | 2 180 |

| | Admin Properties – Buildings | | Admin Properties – Leasehold Improvements | | Commercial Property - Land | |
|---|------------------------------|--------------|---|--------------|----------------------------|----------|
| | 2013 | 2012 | 2013 | 2012 | 2013 | 2012 |
| | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 |
| Carrying Amount as at 1 July | 3 657 | 3 106 | 2 491 | 2 509 | - | - |
| Additions | - | - | 166 | 1 187 | - | - |
| Transfer In from other asset category | 1 060 | 329 | - | 691 | 588 | - |
| Maintenance Upgrades | - | - | - | - | - | - |
| Assets Classified as Held for Sale | - | - | - | - | - | - |
| Disposals | - | - | (1 771) | - | - | - |
| Transfer out to other asset category | (79) | - | - | (1 021) | - | - |
| Assets transferred due to Admin restructure | - | - | - | - | - | - |
| Revaluation Increment (Decrement) | 24 | 382 | - | - | - | - |
| Depreciation and Amortisation expenses | (187) | (160) | (755) | (875) | - | - |
| Depreciation and Amortisation on disposals | - | - | 419 | - | - | - |
| Carrying Amount as at 30 June | 4 475 | 3 657 | 550 | 2 491 | 588 | - |

| | Commercial Property - Buildings | | Assets Under Arrangement - Land | | Assets Under Arrangement - Buildings | |
|---|---------------------------------|----------|---------------------------------|----------------|--------------------------------------|----------------|
| | 2013 | 2012 | 2013 | 2012 | 2013 | 2012 |
| | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 |
| Carrying Amount as at 1 July | - | - | 667 039 | 579 894 | 575 014 | 505 093 |
| Additions | - | - | - | - | - | 102 |
| Transfer In from other asset category | 1 433 | - | 8 720 | 49 563 | 22 812 | 73 453 |
| Maintenance Upgrades | - | - | - | - | - | - |
| Assets Classified as Held for Sale | - | - | - | - | - | - |
| Disposals | - | - | (558) | - | (385) | - |
| Transfer out to other asset category | - | - | (7 105) | (2 776) | (3 774) | (2 411) |
| Assets transferred due to Admin restructure | - | - | - | - | - | - |
| Revaluation Increment (Decrement) | - | - | (26 477) | 40 358 | (30 269) | 9 473 |
| Depreciation and Amortisation expenses | (22) | - | - | - | (11 239) | (10 725) |
| Depreciation and Amortisation on disposals | - | - | - | - | 39 | 29 |
| Carrying Amount as at 30 June | 1 411 | - | 641 619 | 667 039 | 552 198 | 575 014 |

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| | Vacant Land – Land | | APY Leased Properties* | | Plant and Equipment | |
|---|--------------------|---------------|------------------------|---------------|---------------------|--------------|
| | 2013 | 2012 | 2013 | 2012 | 2013 | 2012 |
| | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 | \$'000 |
| Carrying Amount as at 1 July | 81 978 | 68 647 | 42 939 | 32 795 | 1 364 | 1 482 |
| Additions | - | - | - | - | 94 | 97 |
| Transfer In from other asset category | 27 111 | 26 838 | 57 165 | 1 691 | 4 023 | 130 |
| Maintenance Upgrades | - | - | - | - | - | - |
| Assets Classified as Held for Sale | - | - | - | - | - | - |
| Disposals | (732) | (124) | - | - | (270) | (285) |
| Transfer out to other asset category | (23 463) | (16 733) | (1 101) | - | - | - |
| Assets transferred due to Admin restructure | - | - | - | - | - | - |
| Revaluation Increment (Decrement) | (2 321) | 3 350 | - | 9 037 | - | - |
| Depreciation and Amortisation expenses | - | - | (1 597) | (584) | (418) | (346) |
| Depreciation and Amortisation on disposals | - | - | 27 | - | 270 | 286 |
| Carrying Amount as at 30 June | 82 573 | 81 978 | 97 433 | 42 939 | 5 063 | 1 364 |

| | Capital Work in Progress | | Total Property, Plant and Equipment | |
|---|--------------------------|----------------|-------------------------------------|-------------------|
| | 2013 | 2012 | 2013 | 2012 |
| | \$'000 | \$'000 | \$'000 | \$'000 |
| Carrying Amount as at 1 July | 233 807 | 236 203 | 10 359 890 | 10 076 328 |
| Additions | 97 554 | 175 020 | 99 078 | 176 406 |
| Transfer In from other asset category | 54 693 | 75 494 | 278 307 | 308 299 |
| Maintenance Upgrades | - | - | 17 410 | 14 290 |
| Assets Classified as Held for Sale | - | - | (6 115) | 9 275 |
| Disposals | - | - | (106 378) | (131 343) |
| Transfer out to other asset category | (257 742) | (185 390) | (354 436) | (404 261) |
| Assets transferred due to Admin restructure | - | (67 520) | - | (67 520) |
| Revaluation Increment (Decrement) | - | - | (403 478) | 464 868 |
| Depreciation and Amortisation expenses | - | - | (86 321) | (88 676) |
| Depreciation and Amortisation on disposals | - | - | 1 386 | 2 491 |
| Carrying Amount as at 30 June | 128 312 | 233 807 | 9 799 343 | 10 360 157 |

* Anangu Pitjantjatjara Yankunytjatjara

Board member attendance

Table: SAHT Board member meeting attendance

| Name | Number of meetings | | Total no of meetings possible to attend |
|------------------------|--------------------|--------|---|
| | Attended | Missed | |
| Mr Claude Long (Chair) | 11 | - | 11 |
| Mr Bob Boorman | 10 | 1 | 11 |
| Hon Greg Crafter | 10 | 1 | 11 |
| Dr Malcolm Hemmerling | 11 | - | 11 |
| Ms Josephine King | 10 | 1 | 11 |
| Ms Mary Patetsos | 10 | 1 | 11 |

Table: SAHT Board of management audit and finance sub-committee member meeting attendance

| Name | Number of meetings | | Total no of meetings possible to attend |
|--------------------------|--------------------|--------|---|
| | Attended | Missed | |
| Ms Mary Patetsos (Chair) | 5 | - | 5 |
| Mr Malcolm Hemmerling | 4 | 1 | 5 |
| Ms Josephine King | 5 | - | 5 |

Table: SAAHT Board member meeting attendance

| Name | Number of meetings | | Total no of meetings possible to attend |
|------------------------|--------------------|--------|---|
| | Attended | Missed | |
| Mr Claude Long (Chair) | 1 | - | 1 |
| Mr Bob Boorman | 1 | - | 1 |
| Hon Greg Crafter | 1 | - | 1 |
| Dr Malcolm Hemmerling | 1 | - | 1 |
| Ms Josephine King | 1 | - | 1 |
| Ms Mary Patetsos | 1 | - | 1 |

Contractual arrangements

In 2012-13, there were 53 contracts with a total contract term estimated value greater than \$4 million.

| Organisation | Description of contract | Duration of arrangement | Total Contract Term Estimated Value (\$'000) |
|--|--|--------------------------|--|
| A & G D'Orazio & Co Pty Ltd | Housing Modifications – Zone Contract | 22/10/2001 to 30/09/2013 | 7 151 |
| Adelaide Fence Centre | Fencing – Zone Contract | 9/12/2002 to 30/09/2013 | 8 677 |
| Adelaide Property & Gardens | Horticultural Maintenance Services | 1/11/2009 to 30/10/2016 | 5 407 |
| Albert Cement | Rubbish Removal – Zone Contract | 28/10/2002 to 30/09/2013 | 12 357 |
| Anglican Community Care Incorporated | Southern Country Generic Homelessness Service | 1/07/2010 to 30/06/2013 | 5 380 |
| Anglicare SA Incorporated | Northern Generic Homelessness Service | 1/07/2010 to 30/06/2013 | 6 530 |
| AS Carlson & Sons Pty Ltd | Gas Fitting, Plumbing and Drainage, Roof Plumbing – Zone Contracts | 16/09/2002 to 30/09/2013 | 12 755 |
| Australian Carpet Tile Company | Floor Coverings | 1/10/2009 to 30/09/2013 | 13 500 |
| Bettio Building Contractors | Carpentry, Locksmith, Housing Modifications, Rubbish Removal, Glazing – Zone Contracts | 22/10/2001 to 30/09/2013 | 13 645 |
| Black Silver Master Painters | Internal Painting – Zone Contract | 27/08/2001 to 30/09/2013 | 11 805 |
| Catholic Church Endowment Society Inc through Centacare Catholic Family Services | Young Family Support Program | 1/07/2010 to 30/06/2013 | 4 672 |
| Connolly Painters Pty Ltd | External Painting – Zone Contract | 7/10/2003 to 30/09/2013 | 7 113 |
| Contact 121 | Call Centre Services | 1/0/2013 to 31/01/2016 | 7 061 |

| | | | |
|---|---|--------------------------|--------|
| Doherty Plumbing Pty Ltd | Hot Water Unit Changeover, Plumbing and Drainage, Roof Plumbing, Gas Fitting Zone Contracts | 16/09/2002 to 30/09/2013 | 59 115 |
| Doherty Plumbing Pty Ltd | Separation of Services | 2/6/2008 to 30/9/2013 | 4 500 |
| Elisung Pty Ltd | Internal Painting – Zone Contract | 27/08/2001 to 30/09/2013 | 8 336 |
| Electrolux Home Products Pty Ltd | Whitegoods | 1/04/2013 to 31/03/2017 | 9 620 |
| Finesse Painting Pty Ltd | External Painting – Zone Contract | 7/10/2003 to 30/09/2013 | 6 166 |
| Furnell Plumbing | APY Lands Maintenance | 1/10/11 to 1/10/14 | 9 826 |
| G & S Giakoumis | Internal Painting – Zone Contract | 27/08/2001 to 30/09/2013 | 5 126 |
| Gale Home Maintenance Pty Ltd | Carpentry – Zone Contract | 29/07/2002 to 30/09/2013 | 8 838 |
| Golding Painting Services | External Painting – Zone Contract | 6/10/2003 to 30/09/2013 | 5 310 |
| John Hindmarsh (South Australia) Pty Ltd | Works Management | 29/06/2001 to 30/09/2013 | 12 300 |
| Lodge Construction & Building Pty Ltd | Plumbing and Drainage, Roof Plumbing, Gas Fitting, Housing Modifications, Carpentry, Rubbish Removal – Zone Contracts | 22/10/2001 to 30/09/2013 | 58 436 |
| M & E Ashworth Pty Ltd | Internal Painting – Zone Contract | 27/08/2001 to 30/09/2013 | 6 113 |
| M & J Nicholson Investments Pty Ltd | Carpentry – Zone Contract | 29/07/2002 to 30/09/2013 | 11 417 |
| M & J Taddeo Trust A/C | Internal Painting – Zone Contracts | 27/08/2001 to 30/09/2013 | 9 760 |
| Manolis Pty Ltd | House Cleaning, Internal Painting – Zone Contracts | 27/08/2001 to 30/09/2013 | 8 212 |
| McBride Maintenance & Building Services Pty Ltd | Carpentry, Glazing, Locksmith, Rubbish Removal, Housing Modifications – Zone Contracts | 22/10/2001 to 30/09/2013 | 10 877 |
| Normco Home Improvements | Fencing, Glazing, Carpentry, Screen Doors - Aluminium (Supply and Install) – Zone Contracts | 29/07/2002 to 30/09/2013 | 21 992 |

| | | | |
|---|--|--------------------------|--------|
| Norton Electrical Services (SA) Pty Ltd | Electrical – Zone Contract | 27/10/2001 to 30/09/2013 | 13 453 |
| O & L Weissaupt Pty Ltd | Housing Modifications, Carpentry, Locksmith – Zone Contracts | 22/10/2001 to 30/09/2013 | 8 891 |
| On The Spot Locksmiths | Locksmith – Zone Contract | 26/04/2005 to 30/09/2013 | 6 447 |
| P & N Carpentry & Maintenance | Carpentry – Zone Contract | 29/07/2002 to 30/09/2013 | 8 521 |
| P Scheide Painters & Decorators Pty Ltd | Internal Painting – Zone Contract | 27/08/2001 to 30/09/2013 | 7 872 |
| PJ & MR Edwards | Internal Painting – Zone Contract | 27/08/2001 to 30/09/2013 | 6 231 |
| Programmed Facility Management | Works Management | 29/06/2001 to 30/09/2013 | 11 000 |
| R & J McCann & P & A Keremeyer | Internal Painting – Zone Contract | 27/08/2001 to 30/09/2013 | 10 650 |
| Reece Pty Ltd | Hot Water Units | 5/06/2009 to 30/9//2013 | 11 117 |
| Results Electrical Pty Ltd | Electrical – Zone Contract | 20/09/2004 to 30/09/2013 | 20 421 |
| RS Nance Pty Ltd | Fencing, Glazing, Locksmith, Housing Modifications, Carpentry – Zone Contracts | 4/06/2001 to 30/09/2013 | 11 682 |
| SA Building Pty Ltd | Carpentry, Housing Modifications – Zone Contracts | 22/10/2001 to 30/09/2013 | 35 091 |
| Slater Plumbing | Plumbing and Drainage, Roof Plumbing, Gas Fitting – Zone Contracts | 16/09/2002 to 30/09/2013 | 25 746 |
| SM Wolfindale Painting & Decorating | Internal Painting – Zone Contract | 27/08/2001 to 30/09/2013 | 4 922 |
| Star Doors Pty Ltd | Screen Doors – Zone Contract | 27/01/2004 to 30/09/2013 | 8 945 |
| Tagara | Construction Services | 21/09/2010 to 12/06/2013 | 7 741 |
| Tanner Harvey & Pavy Pty Ltd | Carpentry - Zone Contract | 29/07/2002 to 30/09/2013 | 9 465 |
| The Mount Plumbing Service Pty Ltd | Gas Fitting, Plumbing and Drainage – Zone Contracts | 16/09/2002 to 30/09/2013 | 9 611 |
| SA Electrical & Solar Pty Ltd | Electrical – Zone Contract | 20/09/2004 to 30/09/2013 | 7 625 |

| | | | |
|---|---|--------------------------|--------|
| Uniting Care Wesley Adelaide Incorporated | Therapeutic Youth Service – Adelaide and Mt Gambier | 1/07/2010 to 30/06/2013 | 8 584 |
| UrbanVirons | Horticultural Maintenance Services | 1/11/2009 to 30/10/2016 | 17 950 |
| Weyers Family Trust | Internal Painting – Zone Contract | 27/08/2001 to 30/09/2013 | 6 287 |

Community housing growth

The South Australian Community Housing Authority commenced operation in 1991-92 under the *South Australian Co-operative and Community Housing Act 1991* (SACCH Act).

Community housing in South Australia as at 30 June 2013

| | |
|---|-------------|
| Number of registered housing co-operatives | 40 |
| Number of registered housing associations (includes 16 PGPs) ¹ | 39 |
| Total number of registered community housing organisations | 79 |
| Number of properties managed by housing co-operatives | 740 |
| Number of properties managed by housing associations ² | 4319 |
| Leased to SAHT | 0 |
| Total tenantable properties | 5059 |
| Un-tenantable | 62 |
| Total number of community housing properties* | 5521 |

*Figure excludes additional growth in the affordable housing and special purpose programs outlined below.

¹CESA counted as one association and no co-operatives

²includes 618 stimulus properties and Supportive Accommodation for People with Disability and Ageing Carers/Parents properties, excludes Local Government Community Housing Program, NRAS and others

Table: Core growth in mainstream programs for registered community housing organisations

| Year | Number of registered... | | | Total number of properties | Annual growth % |
|----------------|-------------------------|----------------------|-----------|----------------------------|-----------------|
| | Housing co-operatives | Housing associations | Total | | |
| 2002-03 | 78 | 48 | 126 | 4059 | 4.69 |
| 2003-04 | 72 | 47 | 119 | 4216 | 3.87 |
| 2004-05 | 72 | 49 | 121 | 4414 | 4.70 |
| 2005-06 | 71 | 48 | 119 | 4440 | 0.59 |
| 2006-07 | 66 | 48 | 114 | 4460 | 0.45 |
| 2007-08 | 58 | 45 | 103 | 4538 | 1.75 |
| 2008-09 | 56 | 43 | 99 | 4537 | 0.00 |
| 2009-10 | 53 | 42 | 95 | 4552 | 0.33 |
| 2010-11 | 50 | 42 | 92 | 5090 | 11.82 |
| 2011-12 | 44 | 42 | 86 | 5133* | 0.7 |
| 2012-13 | 40 | 39 | 79 | 5121* | -0.2 |

*Figure excludes additional growth in the affordable housing and special purpose programs outlined below.

As at 30 June 2013, a total of 1074 additional properties were held by the community housing sector as a result of the following programs:

| Program or initiative | Number of dwellings funded as at 30 June 2013 |
|---|---|
| <p>National Rental Affordability Scheme (NRAS) A 10 year Commonwealth Government affordable housing subsidy program, NRAS supplemented capital funding available for not-for-profit organisations from other affordable housing initiatives including the State Government’s Affordable Housing Innovations Fund (298 properties), the National Partnership Agreement on Social Housing (59 properties) and SA Health’s Mental Health supported accommodation program (55 properties)</p> | 921 |
| <p>Affordable Housing Innovations Fund (AHIF) Established in March 2005, the main focus of AHIF was to provide a source of funds for the development of affordable housing initiatives for individuals and families with low to moderate incomes, in partnership with not-for-profit organisations, local government and the private sector. While AHIF combined funding with NRAS and other programs has delivered 438 houses to date, 121 of these were solely funded from this initiative.</p> | 448 |
| <p>‘A Place to Call Home’ A Commonwealth Government housing initiative, this program had a target to provide 100 places for homeless youth, primarily in combination with existing program funding outlined above.</p> | 47 |
| <p>National Partnership Agreement on Social Housing</p> | 103 |

Note: a property may have received funding through multiple projects hence the above table will not total 1074.

Freedom of Information Act

The information contained in this Appendix forms part of the Information Statement as required under the terms of S9 (2) of the *South Australian Freedom of Information Act 1991*.

Structure and functions

The SAHT overall structure and functions are set out in detail elsewhere in this report. The SAHT is represented by Housing SA in its day-to-day operations.

Function summary

SAHT's work, through Housing SA, has a direct impact on the public and its principal role is to provide housing and housing related services for those in need and within their capacity to pay, and to do so in ways which contribute as far as possible to the social wellbeing and economic development of the state.

Public participation in agency policy development

There are a number of avenues through which the public can contribute to policy development. Policy advice is received through advisory committees which comprise government, non-government and customer representation. Advice is also taken from other peak non-government organisations with an interest in housing matters.

Documents held

Housing SA holds a range of information in hard copy form on behalf of the SAHT including:

- Annual Report
- Housing in Focus
- Business plans
- Asset management plans

- Contracts and agreements
- Documents relating to the control of rents of substandard housing
- Customer files
- Administrative files, reports and reviews
- Various information brochures and fact sheets on policies and programs.

Operational policies, guidelines, procedures and information such as customer payment and debt records, property maintenance work orders and invoices are held on computerised information systems.

Access to documents

Housing SA received 122 and determined 103 Freedom of Information (FOI) requests in 2012-13.

Documents providing information for customers, including policy documents, are available from Housing SA offices, free of charge during normal business hours (9.00 am to 5.00 pm, Monday to Friday – other than public holidays).

Copies of relevant Acts are available from the Services SA Government Information Centre (charges may apply). They may also be viewed on the Internet at www.legislation.sa.gov.au.

Applications for access to, or amendment of, personal files held by Housing SA on behalf of SAHT should be addressed to:

FOI Officer
Housing SA
GPO Box 292
Adelaide SA 5001

Applications made under the FOI Act for access to documents must be in writing and be accompanied by the application fee. A fee reduction may be granted in certain circumstances.

Office locations

Metropolitan

Adelaide
120 Flinders Street
ADELAIDE SA 5000

Gawler
Unit 1/4 Seventh Avenue
GAWLER SOUTH SA 5118

Elizabeth
1st Floor, Raleigh Chambers
ELIZABETH CITY CENTRE SA
5112

Marion
235 Sturt Road
STURT SA 5047

Modbury
100 Reservoir Road
MODBURY SA 5092

Noarlunga
1st Floor Noarlunga House
Ramsay Place
NOARLUNGA CENTRE SA
5168

The Parks
Building Four
The Parks Community Centre
2-46 Cowan Street
ANGLE PARK SA 5010

Port Adelaide
296 St Vincent Street
PORT ADELAIDE SA 5015

Salisbury
1 Ann Street
SALISBURY SA 5108

Country

Berri
29 Vaughan Terrace
BERRI SA 5343

Ceduna
22 McKenzie Street
CEDUNA SA 5690

Coober Pedy
Lot 334 Hutchinson Street
COOBER PEDY SA 5723

Mount Gambier (South East)
9 Elizabeth Street
MOUNT GAMBIER SA 5290

Murray Bridge
Mobilong House
Seventh Street
MURRAY BRIDGE SA 5253

Port Augusta
13 Mackay Street
PORT AUGUSTA SA 5700

Port Lincoln
10 Hallett Place
PORT LINCOLN SA 5606

Port Pirie
76 Florence Street
PORT PIRIE SA 5540

Whyalla
173 Nicolson Avenue
WHYALLA NORRIE SA 5608

APY Lands (Umuwa)

PMB 227 Umuwa Via
ALICE SPRINGS NT 0872

| | | | |
|--------|---|--------|---|
| ABS | Australian Bureau of Statistics | NPAH | National Partnership Agreement on Homelessness |
| AHI | Australasian Housing Institute | NPARIH | National Partnership Agreement on Remote Indigenous Housing |
| AHIF | Affordable Housing Innovations Fund | NRAS | National Rental Affordability Scheme |
| APY | Anangu Pitjantjatjara Yankunytjatjara | OARS | Offenders Aid & Rehabilitation Services |
| ATHOS | Aboriginal Transitional Outreach Services | PACT | Police and Community Together |
| CAP | Crisis Accommodation Program | PGP | Preferred Growth Provider |
| CARE | Ceduna Assertive Research Engagement | PRLO | Private Rental Liaison Officer |
| CEHSA | Common Equity Housing South Australia | RTT | Residential Tenancies Tribunal |
| CHRIS | Complete Human Resources and Information System | SAAHT | South Australian Affordable Housing Trust Board |
| CHO | Community housing organisation | SACCH | South Australian Co-operative and Community Housing |
| CPTED | Crime Prevention through Environmental Design | SAHT | South Australian Housing Trust |
| CRA | Commonwealth Rent Assistance | SAPOL | South Australia Police |
| CSIRO | Commonwealth Scientific and Industrial Research Organisation | UDIA | Urban Development Institute of Australia |
| DCS | Department for Correctional Services | WACA | Workforce Analysis and Comparison Application |
| DCSI | Department for Communities and Social Inclusion | WIC | Workforce Information Collection |
| DDA | Disability Discrimination Act | | |
| DEEWR | Department of Education, Employment and Workplace Relations | | |
| DPTI | Department of Planning, Transport and Infrastructure | | |
| ERA | Employment Related Accommodation | | |
| FFSA | Football Federation of SA | | |
| FHBH | Fixing Houses for Better Health | | |
| FOI | Freedom of Information | | |
| FTE | Full Time Equivalent | | |
| GST | Goods and Services Tax | | |
| H2H | Homeless 2 Home system | | |
| ICT | Information, Communication and Technology | | |
| IHEAAS | Intergrated Housing Exits Alternative Accommodation and Support Program | | |
| IHEP | Integrated Housing Exits Program | | |
| MOU | Memorandum of Understanding | | |
| NAHA | National Affordable Housing Agreement | | |
| NBESP | Nation Building - Economic Stimulus Plan | | |
| NEAMI | North Eastern Alliance for the Mentally Ill | | |

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