

South Australian Housing Trust

2016-17 Annual Report

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Date presented to Minister: 29 September 2017

To: Hon Stephen Mullighan MP

Minister for Transport and Infrastructure

Minister for Housing and Urban Development

Member of the Executive Council

This annual report is presented to Parliament to meet the statutory reporting requirements of Section 42A of the *South Australian Housing Trust Act 1995*, and Section 15(1) of the *Housing Improvement Act 1940*¹ and meets the requirements of Premier and Cabinet Circular PC013 Annual Reporting.

This report is verified to be accurate for the purposes of annual reporting to the Parliament of South Australia.

Submitted on behalf of the South Australian Housing Trust by:

Mary Patetsos

Chair / South Australian Housing Trust Board



27 September 2017

Signature

Date

¹ The *Housing Improvement Act 2016* was gazetted on 7 March 2017 replacing the *Housing Improvement Act 1940*.

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Section A: Reporting required under the Public Sector Act 2009, the Public Sector Regulations 2010 and the Public Finance and Audit Act 1987

Agency purpose or role

The South Australian Housing Trust (SAHT) is the principal property and tenancy manager of public housing in the State. The SAHT is responsible for the administration of the *South Australian Housing Trust Act 1995*, the *South Australian Co-operative and Community Housing Act 1991 (SACCH Act)*, and the *Community Housing Providers (National Law) (South Australia) Act 2013*.

To effect its responsibilities under the Acts the SAHT engages the Urban Renewal Authority, trading as Renewal SA and the Department of Communities and Social Inclusion (DCSI) to deliver a range of housing options for residents of South Australia.

Renewal SA are responsible for the SAHT assets and strategic asset management. The current focus being on urban regeneration, initiatives that address housing affordability and growth of the community housing sector.

Many of the people who require support are people who are in need of help beyond that of a traditional landlord service. Housing SA aims to provide support to these people by focusing on the provision of a range of service delivery options to enable them to sustain healthy and viable tenancies, rent privately and/or exit homelessness by funding and managing services to support their transition to a more stable lifestyle.

Working together Renewal SA and Housing SA aim to improve the supply of affordable housing opportunities suited to the diverse and changing profile of people living in the state; and to provide a range of housing options and the supports to assist people to make the choices that best suit their circumstances and to sustain their accommodation.

Objectives

- Help people to secure and maintain affordable and appropriate public and private rental housing.
- Focus on high quality services to those who are most vulnerable or at risk in our society.
- Provide a wide range of products and services to people to help make connections between them and the places they live, delivered by a number of government and non-government providers working in partnership.
- Support the Commonwealth Government in the delivery of various National Partnership Agreements.
- Assist the State Government in the growth and accessibility of the community housing sector.
- Acceleration of urban renewal through ongoing partnerships and engagement with industry, not-for-profit and community housing sectors.
- Regeneration of neighbourhoods to meet future community needs.

Key strategies and their relationship to SA Government objectives

Key strategy	SA Government objective
Assist people to secure and maintain affordable and appropriate housing by providing high quality services to those who are most vulnerable or at risk in our society.	<p>Supports the government's strategic priorities of Creating a vibrant city; Safe communities, healthy neighbourhoods; and Every chance for every child.</p> <p>Supports the government's strategic plan by contributing to Target 7 Affordable Housing; Target 8 Housing Stress; Target 9 Aboriginal Housing and Target 10 Homelessness.</p> <p>Guided by the 30-Year Plan for Greater Adelaide in its management of SAHT assets.</p>
Continue to develop a range of innovative responses to meet the diverse needs of people who are homeless or at risk of homelessness.	<p>Supports the government's strategic priorities of Safe communities, healthy neighbourhoods; and Every chance for every child.</p> <p>Supports the government's strategic plan by contributing to Target 10 Homelessness.</p>
An emphasis on improving housing services that are available for remote and non-remote indigenous people.	<p>Supports the government's strategic priorities of Safe communities, healthy neighbourhoods; and Every chance for every child.</p> <p>Supports the government's strategic plan by contributing to Target 7 Affordable Housing; Target 8 Housing Stress; Target 9 Aboriginal Housing and Target 10 Homelessness.</p>

Key strategy	SA Government objective
Support the growth of disability housing for people under the National Disability Insurance Scheme.	Supports the government's strategic priorities of Safe communities, healthy neighbourhoods; and Every chance for every child.
Continue to review and implement the vision of Connecting People to Place (the Housing SA Blueprint 2013-18).	Supports the government's strategic priorities of Safe communities, healthy neighbourhoods; and Every chance for every child. Supports the government's strategic plan by contributing to Target 8 Housing Stress and Target 10 Homelessness.
Strengthen responses to children and young people who are vulnerable and at risk.	Supports the government's strategic priorities of Every chance for every child. Supports the government's strategic plan by contributing to Target 10 Homelessness.
Rejuvenate and deliver contemporary housing options more suited to the diverse and changing profile of tenants.	Supports the government's strategic priorities of Creating a vibrant city; Safe communities, healthy neighbourhoods; An affordable place to live; and Every chance for every child. Supports the government's strategic plan by contributing to Target 7 Affordable Housing; Target 8 Housing Stress and Target 9 Aboriginal Housing. Guided by the 30-Year Plan for Greater Adelaide in its management of SAHT assets.
Deliver more opportunities to increase housing supply across the housing sector and create a diverse range of housing options for all people across South Australia.	Supports the government's strategic priorities of An affordable place to live; and Every chance for every child. Supports the government's strategic plan by contributing to Target 7 Affordable Housing; Target 8 Housing Stress. Guided by the 30-Year Plan for Greater Adelaide in its management of SAHT assets.

Agency programs and initiatives and their effectiveness and efficiency

Program name	Indicators of performance/effectiveness/efficiency	Comments
Program name	Provide performance indicators or an effectiveness rating or comment and link to any evaluation reports on the agency website. If not assessed, state 'not assessed in this reporting period'.	To what extent has this program achieved a valuable outcome for the SA public?

Program name	Indicators of performance/effectiveness/efficiency	Comments
Public and Aboriginal Housing	<p>Maintained a 98% occupied tenancy rate of public and Aboriginal housing.</p> <p>Supported customers by allocating 96% of properties to people and households with high needs.</p> <p>Investigated 98% of disruptive tenancy complaints lodged against tenancies.</p> <p>92% of customers indicated satisfaction with maintenance services provided.</p> <p>3% of public and Aboriginal housing properties were deemed overcrowded.</p>	<p>Enables people and their families to live in safe, secure and affordable housing, which also allows them to feel part of the wider community and to participate in that community.</p>
Private Rental Assistance ²	<p>Of the 42,518 customers assessed for assistance, 40,540 (95.34%) were approved and 31,112 (76.74%) were assisted. Of these -</p> <p>97% of applicants met the basic eligibility criteria for private rental assistance; and</p> <p>51% of bonds were partly or fully returned to Housing SA by landlords or agents.</p>	<p>By assisting households into private rental accommodation, people avoid becoming homeless; they can feel part of a community; and children of these households have a roof over their head.</p>
Housing Support	<p>66% of people on the housing register received at least one type of housing assistance/service.</p> <p>82% (3,310) of Category 1 customers received at least one type of service.</p>	<p>Customers know there is more available than just social housing. It provides a level of ongoing support and assistance to people who need more than just a once off help.</p>
	<p>52% of complaints received regarding substandard properties, were placed on a type of housing order.</p>	<p>By investigating complaints, Housing SA ensures residential properties in South Australia are not substandard and that people are not living in dangerous conditions.</p>

² Additional information on Private Rental Assistance Program performance indicators are available in the 2016-17 DCSI Annual Report.

Program name	Indicators of performance/effectiveness/efficiency	Comments
	75% of clients who were deemed to be at risk and/or vulnerable accepted a referral to further support from Housing SA and/or government and non-government agencies.	Identifying risk and vulnerability earlier, allows supports to be offered and put in place before clients place their tenancy in jeopardy.
1000 homes in 1000 days Initiative	<p>All sites to deliver 1,000 new homes were identified with 164 homes completed and tenders to build 765 homes released to the market.</p> <p>540 additional new social housing homes, including 100 disability homes will be delivered through the program.</p>	Stimulate the building and construction industry by providing additional and disability housing outcomes for vulnerable South Australians.
Community Housing	<p>Renewal SA continues to manage and work with the community housing sector to improve social housing outcomes.</p> <p>83.1% of SA community housing was allocated on a priority basis to those most in need.</p> <p>Allocations to those with special needs is 60.5% (includes aged persons, those with a disability and those who identify as ATSI).</p> <p>The overall satisfaction with community housing in SA is 80.5%.</p>	<p>These not-for-profit organisations have grown rapidly in recent years, particularly the scale of operation from Tier 1 organisations.</p> <p>This growth has enabled the establishment of broad and sustainable property portfolios, along with high quality tenancy management.</p> <p>Growth has also been achieved through development, property management and social support services.</p> <p>Renewal SA has been working with the sector on its long term strategic development.</p>

Program name	Indicators of performance/effectiveness/efficiency	Comments
Public Housing Transfer Program	<p>Following a national tender process, 5 Tier 1 community housing providers were selected for the second stage of the State Government's public housing transfer program. This will see the management of over 4,000 SAHT properties transferred to high capacity community housing providers in September 2017.</p>	<p>The organisations bring high level redevelopment and upgrade skills with the capacity to manage SAHT properties at scale.</p> <p>The redevelopment activity will improve the quality and diversity of housing opportunities and open pathways to home ownership.</p> <p>Tenants will benefit from improved access to maintenance and housing services.</p>
Affordable Housing	<p>The government's policy of 15% affordable housing in significant developments has been integrated into the State planning system and as at 30 June 2017 was included in 85% of Greater Adelaide development plans.</p> <p>Renewal SA also manages the Affordable Homes Program which provided low income households purchase opportunities for:</p> <ul style="list-style-type: none"> • new dwellings built under the 15% Affordable Housing Policy (both government and private industry projects); • voluntary listings put forward by the development industry; and • South Australian Housing Trust stock deemed surplus to requirements. 	<p>Since 2005 the 15% affordable housing policy has delivered 2,269 homes for low and moderate income households in South Australia. This includes home ownership, and social rental including community housing.</p> <p>The Affordable Homes Program saw 157 sales to eligible homebuyers in 2016-2017.</p> <p>A Review of Affordable Housing in SA was undertaken, showing support for the 15% Policy by the industry.</p> <p>Recommendations to improve delivery processes are being implemented in 2017-2018.</p>

Program name	Indicators of performance/effectiveness/efficiency	Comments
Pilot Solar PV scheme for up to 400 public housing properties	<p>110 solar PV systems have been installed with the remaining systems to be installed by December 2017.</p> <p>To date \$0.30m has been expended from the overall budget of \$2.5m.</p>	<p>Public housing tenants in the scheme will benefit from lower electricity costs.</p> <p>If successful the scheme will be introduced more broadly to newly built properties.</p> <p>The provision of solar panels to the city dwellings will contribute to a carbon neutral Adelaide.</p>
Renewing Our Streets and Suburbs strategy	<p>1,760 of the 4,500 homes scheduled for renewal have been released to the market through various programs and 27 Expressions of Interest (EOIs).</p> <p>2,367 outcomes are anticipated, including from the 25 EOIs already evaluated and the other delivery programs.</p>	<p>The strategy will support 1,600 jobs each year and will see:</p> <p>A direct investment of \$1.26b from government and private sector in new housing and constructions works;</p> <p>The delivery of 4,500 social and affordable housing outcomes.</p>
Strategic Asset Management Plan	<p>Consultation with the SAHT Board and stakeholders is continuing as the plan is developed.</p> <p>Components of the plan, i.e. asset management policy, regional asset plans and asset management objectives, have been sent to stakeholders for feedback and the overarching document is being written.</p>	<p>The Plan will determine the important elements of the asset portfolio such as required asset levels, types and location to best support the future needs of vulnerable South Australians.</p> <p>It will also inform the annual planning for capital maintenance expenditure, construction programs and strategic divestment.</p>

Legislation administered by the agency

South Australian Housing Trust Act 1995;

South Australian Housing Trust Regulations 2010;

*Housing Improvement Act 1940*³;

*Housing Improvement Act 2016*³;

Housing Improvement (Fees) Regulations 2017; and

Housing Improvement Regulations 2017

Community Housing Providers (National Law) (South Australia) Regulations 2014

Organisation of the agency

The SAHT is established under the *South Australian Housing Trust Act 1995* (the SAHT Act) and is managed by the SAHT Board of Management. Under Section 17 of the SAHT Act, the SAHT has established a Service Level Administrative Arrangement (SLAA) with Renewal SA under which Renewal SA provides, on behalf of the SAHT,:

- financial services;
- all asset and maintenance strategy;
- the development and delivery of projects that will renew the SAHT's housing stock; and
- management of not-for-profit community housing growth strategies and stock transfers.

Under the SLAA, DCSI, through Housing SA, continues to deliver social housing services to tenants and customers, including property maintenance services as funded by the SAHT. Housing SA also provides other key housing related programs and responsibilities, such as the Private Rental Assistance Program.

The SAHT Board, through the SAHT Act, is responsible to the Minister for Housing and Urban Development for overseeing the operations of the SAHT. The Board has a close relationship with the Minister as well as the Minister for Social Housing and meets as required to discuss key issues.

[Housing SA Organisational Chart](#)

[Renewal SA organisational Chart](#)

Other agencies related to this agency (within the Minister's area/s of responsibility)

Department of Transport, Infrastructure and Planning

³ The *Housing Improvement Act 2016* was gazetted on 7 March 2017 replacing the *Housing Improvement Act 1940*.

Employment opportunity programs

Program name	Result of the program
Aboriginal employment strategy	Housing SA information is incorporated in the 2016-17 DCSI Annual Report.
Disability employment strategy	Housing SA information is incorporated in the 2016-17 DCSI Annual Report.
Traineeship Scheme	Housing SA information is incorporated in the 2016-17 DCSI Annual Report.
Graduate Trainee Program	Housing SA information is incorporated in the 2016-17 DCSI Annual Report.
Renewal SA Graduate program	Renewal SA supports and regularly provides work experience placements for school and university students. In 2016-17, the agency placed 8 graduates.
Disability Access and Inclusion Plan	Support for employees with a disability is ongoing, in line with Renewal SA's Disability Access and Inclusion Plan. Where applicable, staff is encouraged to access special leave to manage any disability.

Agency performance management and development systems

Performance management and development system	Assessment of effectiveness and efficiency
Performance Partnership Plan (PPP)	The program provides Housing SA staff with the opportunity to discuss a development plan to assist with any career aspirations across the government. Housing SA is working towards all staff undertaking a PPP on a yearly basis with a 6 month review. As at 30 June 2017, 57% of staff are reported as having a current or due PPP.
Partnering for Performance Program (PPP)	Renewal SA's PPP reinforces the importance of values and behaviours while reinforcing the agency's strategic plan. The program provides staff with the opportunity to discuss a development plan to assist with any career aspirations across the government. Renewal SA is working towards all staff undertaking a PPP on a yearly basis. As at 30 June 2017, 100% of staff had a performance conversation.

Performance management and development system	Assessment of effectiveness and efficiency
Inspiring Future Awards - Recognising our people's commitment to achieving a positive and high performing, values-based workplace	<p>In December 2016 awards, individual and team winners were rewarded with professional development opportunities for demonstrating excellence and alignment to agency values:</p> <ul style="list-style-type: none"> • Our People Award (Individual) – Jun Yin, Project Delivery • Our Business Award (Team) – Asset Management Team, Property Management • Our Business Award (Individual) – Colleen McDonnell, Project Delivery • Our Culture Award (Team) – Tenant Relationship and Transition Unit, Strategy and Innovation
Learning and Development Calendar	<p>Aligned to Renewal SA's 5-year workforce strategy. All staff has access to development opportunities that build capability now and for the future.</p> <p>A calendar of health and wellbeing initiatives has been developed, which align with Nationally celebrated awareness days and address areas of health risk for our organisation.</p>

Occupational health, safety and rehabilitation programs of the agency and their effectiveness

Occupational health, safety and rehabilitation programs	Effectiveness
Work Health Safety (WHS)	<p>Renewal SA follows a risk management approach to its safety program, with extensive consultation through employee and management representation on our WHS committee. Renewal SA's return to work program is characterised by a focus on quality medical care for affected workers with a focus on a speedy return to pre-injury work. Where joint duty of care exists between Renewal SA and other Persons Conducting a Business or Undertaking, extensive consulting and joint management forums are in place to manage safety proactively. Potential safety impacts of our projects and activation programs on members of the public are also closely monitored.</p>

Occupational health, safety and rehabilitation programs	Effectiveness
Health and wellbeing program	<p>In preparation for Renewal SA's White Ribbon accreditation, our health and wellbeing program had a substantive focus on equality and the prevention of gender based violence, both within and outside of the workplace.</p> <p>Continuous offering of an Employee Assistance and Wellness Program that celebrates selected national and international days aligned with the organisation's core value, including International Woman's Day, Harmony day, International Day for Safety at Work and International Day for the Elimination of Violence against Women.</p> <p>The preventative care program focussed on health screening and an influenza vaccinations program, to allow staff the option of accessing medical screening at work.</p>
White Ribbon Workplace Accreditation (WRWA)	<p>Renewal SA achieved White Ribbon Workplace Accreditation in March 2017. Building on existing workplace policies on domestic violence, all People and Culture policies and procedures, communications and training are regularly reinforced to ensure ongoing sustainable behavioural change. Implementation of Renewal SA's White Ribbon operational plan, includes encouraging staff involvement in the White Ribbon Campaign and organising events, is overseen by the Renewal SA White Ribbon Working Group.</p>

Housing SA information on occupational health, safety and rehabilitation programs is incorporated in the [2016-17 DCSI Annual Report](#).

Fraud detected in the agency

Category/nature of fraud	Number of instances⁴
Housing SA - Missing funds / property	1
Housing SA – Maladministration	2
Renewal SA	0

Strategies implemented to control and prevent fraud

In December 2016, DCSI established the Incident Management Unit (IMU), bringing together a number of functions to enable an even stronger focus on investigations and management of various matters, including potential fraud.

This centralisation of the functions of Care Concern Investigations, the Employee

⁴ All incidents are currently under investigation.

Relations Unit in People & Culture, Disability SA's Incident Review team, and the fraud investigation functions of Internal Audit, into a single unit will ensure consistency and efficiency in the Department's (including Housing SA) response to incidents and potential fraud.

Internal Audit also considers the risk of fraud in their audit program, which includes assessment of current control environments to ensure effective protection against fraud and maladministration as a standard objective for most audit reviews.

Renewal SA has a Fraud and Corruption: Prevention, Detection and Response Policy applying to both staff and suppliers, and undertakes fraud awareness training in order to prevent fraudulent behaviour.

Data for the past five years is available at: <https://data.sa.gov.au/data/organization/dept-for-communities-and-social-inclusion> and Renewal SA's data is available at: <https://data.sa.gov.au/data/dataset/f3ab015c-866c-450b-a74c-e52b2e8a7222>

Whistle-blowers' disclosure

Number of occasions on which public interest information has been disclosed to a responsible officer of the agency under the <i>Whistle-blowers' Protection Act 1993</i>	0
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Housing SA information on the number of occasions is incorporated in to DCSI data available at: <http://www.dcsi.sa.gov.au/about-us/publications/annual-reports>

Data for the past five years is available at: <https://data.sa.gov.au/data/organization/dept-for-communities-and-social-inclusion> and Renewal SA's data is available at: <https://data.sa.gov.au/data/dataset/245d5172-5781-460b-ad5a-243909eb44ad>

Executive employment in the agency

Executive classification	Number of executives
Housing SA - SAES1	6
Housing SA – SAES2	1
Renewal SA	0

Data for the past five years is available at: <https://data.sa.gov.au/data/organization/dept-for-communities-and-social-inclusion>

For further information, the [Office for the Public Sector](#) has a [data dashboard](#) for further information on the breakdown of executive gender, salary and tenure by agency.

Consultants

The following is a summary of external consultants that have been engaged by the agency, the nature of work undertaken and the total cost of the work undertaken.

Consultants	Purpose	Value (\$)	Organisation
Verve Group	Service Model Consultancy	9405.46	Housing SA
The Centre for People Development	Inner-city Rough Sleeper Reform Initiative	10,320.13	Housing SA
Property & Consulting Aust	SAHT Triennial Review	18,107.44 Partial payment	Renewal SA
Democracy Co	Strategy Development and Planning	23,942.03	Housing SA
Community Housing Council Of SA	Housing Action Network	28,509.53 Full payment	Renewal SA
Verve Group	Analysis for Employment Education Accommodation Program	32,589.90	Housing SA
Uxc Consulting Pty Ltd	Telephone Service Centre Review	33,583.11	Housing SA
PwC (Pricewaterhousecoopers)	Independent review of tender submissions for the management transfer program	38,140.53 Full payment	Renewal SA
Graham Hartland	Advice on Asset Management Plan	66,000.00	Renewal SA
Deloitte Tax Services Pty Ltd	Tax Services	131,523.83 Partial payment	Renewal SA
Total all consultancies		392,121.96	

Previous data is available at: <https://renewalsa.sa.gov.au/wp-content/uploads/2017/01/2015-16-SAHT-Annual-Report-sml.pdf>

See also <https://www.tenders.sa.gov.au/tenders/index.do> for a list of all external consultancies, including nature of work and value. See also the Consolidated Financial Report of the Department of Treasury and Finance <http://treasury.sa.gov.au/> for total value of consultancy contracts across the SA Public Sector.

Financial performance of the agency

Full audited financial statements for 2016-17 are attached to this report.

Other financial information

Nil to report

Other information requested by the Minister(s) or other significant issues affecting the agency or reporting pertaining to independent functions

Nil to report

Section B: Reporting required under any other act or regulation

Name and date of act or regulation – nil to report
Enter name of act or regulation
Section/regulation number and reporting requirement – N/A
Report as per requirement – N/A

Section C: Reporting of public complaints as requested by the Ombudsman

Summary of complaints by subject

Public complaints received by enter name of section or location.	
Category of complaints by subject	Number of instances
Industry and Partnerships – Renewal SA	1
Access to service – Housing SA	20
Communication – Housing SA	24
Community concerns – Housing SA	1
Consumer rights – Housing SA	2
Corporate Services and Environment – Housing SA	10
Grievances – Housing SA	3
Service delivery – Housing SA	52
Staff competence & conduct – Housing SA	33

Housing SA Data for the past five years is available at:

<https://data.sa.gov.au/data/organization/dept-for-communities-and-social-inclusion>

Data on complaints was not collated by Renewal SA for the period 2016-17.

Complaint outcomes

Nature of complaint or suggestion	Services improved or changes as a result of complaints or consumer suggestions
Industry and Partnerships - incorrect rent assessment by Community Housing Provider	Rent re-assessed in tenants favour – rent audit undertaken for all rent payers of the provider – resulted in staff training.

Appendix: Audited financial statements 2016-17

Ref: A1060637

Mr Rob Matthews
Principal Audit Manager
Auditor-General's Department
Level 9 State Administration Centre
200 Victoria Square
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Urban Renewal Authority
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Dear Mr Matthews

**Management Representation Letter
South Australian Housing Trust financial statements for the year ended 30 June 2017**

We make the following representation, for your audit of the financial statements of the South Australian Housing Trust for the year ended 30 June 2017, having made such enquiries as we considered necessary for appropriately informing ourselves and according to the best of our knowledge and belief.

1. We have fulfilled our responsibility as set out in the terms of the engagement letter dated 22 December 2016 for the preparation of financial statements that give 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 the Australian Accounting Standards.
2. We have provided you with:
 - (a) access to all information of which we are aware that is relevant to the preparation of the financial statements such as records, documentation and other matters;
 - (b) additional information that you have requested from us for the purpose of the audit;
 - (c) unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence; and
 - (d) information regarding all legal issues and legal opinions which have the capacity to be relevant to the control environment and the fair presentation of the financial statements.
3. All transactions have been recorded in the accounting records and are reflected in the financial statements.
4. We acknowledge our responsibility for the design, implementation and maintenance of internal controls to prevent and detect fraud and error. We have established and maintained an effective internal control structure to facilitate the preparation of reliable financial statements, and adequate financial records have been maintained. We have disclosed to you details of all deficiencies in internal control that we are aware of.



5. We have disclosed to you all information about:
 - fraud or suspected fraud involving:
 - i. management;
 - ii. employees who have significant roles in internal control; and
 - iii. others where the fraud could have a material effect on the financial statements.
 - allegations of fraud, or suspected fraud, affecting the financial statements, communicated by employees, former employees, analysts, regulators or others.
6. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
7. We have disclosed to you all known or suspected instances of non-compliance with laws, regulations, contracts or agreements, the effects of which should be considered when preparing the financial statements.
8. All known actual or possible litigation and claims whose effects should be considered when preparing the financial statements have been disclosed to the auditor and accounted for and disclosed in line with the financial reporting framework.
9. We believe the significant assumptions used in making accounting estimates (including estimates relating to fair value) are reasonable.
10. All events occurring subsequent to the date of the financial statements and for which the financial reporting framework requires adjustment or disclosure have been adjusted or disclosed.
11. There have been no changes in accounting policies or application of those policies that would have a material effect on the financial statements, except as disclosed in the financial statements.
12. **Non-current assets**
 - (a) The entity has satisfactory title to all assets (excluding those assets held in the name of the Crown), and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
 - (b) Depreciation on assets has been allocated on a systematic basis over the estimated useful lives of assets. Useful lives and residual values of the assets were reviewed during the reporting period and adjusted where necessary. Any resulting changes were accounted for as a change in accounting estimate.
 - (c) We have considered the requirements of accounting standards when assessing whether there are indicators of impairment of assets, and in ensuring that no assets are stated in excess of their recoverable amount.
 - (d) We consider the measurement methods (including related assumptions) used to determine the value of assets to be appropriate, consistently applied, and sufficiently disclosed in the financial statements.

13. Liabilities

- (a) We have recognised all liabilities in the financial statements.
- (b) We consider the measurement methods (including related assumptions) used to determine the value of liabilities to be appropriate, consistently applied, and sufficiently disclosed in the financial statements.

14. Contingent liabilities

All material contingent liabilities have been completely and adequately disclosed in the financial statements.

15. Commitments

We have disclosed all material commitments in the financial statements.

16. Related party transactions

- (a) We have disclosed to you the identity of all related parties and related party relationships and transactions of which we are aware.
- (b) We have appropriately accounted for and disclosed such relationships and transactions in line with the requirements of the financial reporting framework.

17. Uncorrected misstatements

There were no uncorrected misstatements.

18. Publication on a website

With respect to the publication of the audited financial report on our website, we acknowledge that:

- (a) We are responsible for the electronic publication of the audited financial report.
- (b) We will ensure that the electronic version of the audited financial report and the auditor's report on the website are identical to the final signed hard copy version.
- (c) We will clearly differentiate between audited and unaudited information in the construction of the entity's website as we understand the risk of potential misrepresentation.
- (d) We have assessed the controls over the security and integrity of the data on the website and that adequate procedures are in place to ensure the integrity of the information published.
- (e) We will not present the auditor's report on the full financial report with extracts only of the full financial report.

Yours sincerely



John Hanlon
CHIEF EXECUTIVE

15/9/2017



.....
Presiding Member

Date: 15 September 2017



.....
General Manager, Corporate Services

Date: 15/9/17

**SOUTH AUSTRALIAN
HOUSING TRUST**

FINANCIAL STATEMENTS

FOR THE PERIOD

1 July 2016 TO 30 June 2017

South Australian Housing Trust

2016-17

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*, the *South Australian Co-operative and Community Housing Act 1991 (SACCH Act)*, and the *Community Housing Providers (National Law) (South Australia) Act 2013* 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 2017, its financial performance and its cash flows for the reporting period;
- (b) the attached 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 2017, having regard to their value to the Trust as a going concern;
- (d) the 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 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.


.....
J Hanlon
Chief Executive
Renewal SA

Dated: 15/9/17


.....
D De Luca
General Manager, Corporate Services
Renewal SA

Dated: 15/9/17

South Australian Housing Trust

2016-17

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 2017 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.



M Patetsos
Chair
South Australian Housing Trust Board



J Hanlon
Chief Executive
Renewal SA



D De Luca
General Manager, Corporate Services
Renewal SA

Date 15/9/17

South Australian Housing Trust

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STATEMENT OF COMPREHENSIVE INCOME

For the Year Ended 30 June 2017

	Note No.	2017 \$'000	2016 \$'000
Expenses			
Staffing Costs	6	74 196	75 196
Supplies and Services	7	34 370	33 102
Business Service Fees	8	23 352	21 959
Rental Property Expenses	9	375 102	373 377
Depreciation and Amortisation	10	88 274	88 779
Grants and Subsidies	11	37 073	31 600
Impairment Expenses	12	29 707	22 548
Total Expenses		662 074	646 561
Income			
Rental Income	14	278 510	280 078
Interest Revenue	15	6 679	7 888
Recoveries	16	38 193	35 368
Recurrent Commonwealth Revenues	17	74 485	73 582
Other Revenue	18	6 569	6 728
Net Gain from Disposal of Assets	13	3 459	7 592
Gain on revaluation of non-current assets		162	87
Total Income		408 057	411 323
Net Cost of Providing Services		254 017	235 238
Revenues from SA Government			
Recurrent Revenues from SA Government	19	86 318	76 735
Capital Revenues from SA Government	20	1 311	4 440
Total Revenues from SA Government		87 629	81 175
Net Result Before Income Tax Equivalent		(166 388)	(154 063)
Income Tax Equivalent		-	-
Net Result After Income Tax Equivalent		(166 388)	(154 063)
Other Comprehensive Income			
<i>Items that will not be reclassified to net result</i>			
Changes in asset revaluation surplus		126 683	269 391
Total Comprehensive Result		(39 705)	115 328

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

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

South Australian Housing Trust

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STATEMENT OF FINANCIAL POSITION

As at 30 June 2017

	Note No.	2017 \$'000	2016 \$'000
Current Assets			
Cash and cash equivalents	21	205 354	397 198
Receivables	22	19 624	22 234
Inventories	23	149 900	92 416
Non-current assets classified as held for sale	24	15 374	17 365
Total Current Assets		390 252	529 213
Non-Current Assets			
Inventories	23	79	145
Property, Plant and Equipment	25	9 885 738	9 904 427
Intangible Assets	26	4 206	4 940
Total Non-Current Assets		9 890 023	9 909 512
Total Assets		10 280 275	10 438 725
Current Liabilities			
Payables	27	47 696	171 402
Staff Entitlements	28	9 786	10 880
Provisions	29	1 063	1 090
Other Liabilities	30	12 218	15 368
Total Current Liabilities		70 763	198 740
Non-Current Liabilities			
Payables	27	1 388	1 297
Staff Entitlements	28	15 103	14 051
Provisions	29	2 001	2 509
Other Liabilities	30	1 709	2 111
Total Non-Current Liabilities		20 201	19 968
Total Liabilities		90 964	218 708
Net Assets		10 189 311	10 220 017
Equity			
Retained Earnings		3 161 506	3 254 264
Asset Revaluation Surplus		6 934 458	6 881 953
Contributed Capital		93 347	83 800
Total Equity		10 189 311	10 220 017
The total equity is attributable to the SA Government as owner			
Unrecognised Contractual Commitments	31		
Contingent Assets and Liabilities	32		

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

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STATEMENT OF CHANGES IN EQUITY

For the Year Ended 30 June 2017

	Note No.	Contributed Capital \$'000	Asset Revaluation Surplus \$'000	Retained Earnings \$'000	Total \$'000
Balance as at 30 June 2015		60 876	6 711 539	3 309 987	10 082 402
Net Result after income tax equivalent for 2015-16		-	-	(154 063)	(154 063)
Revaluation of property during 2015-16					
Movement in rental houses due to revaluation:					
- Transferred to Capital Works		-	(153)	-	(153)
- Subject to sales contracts		-	(2 920)	-	(2 920)
Increment in freehold land and buildings due to revaluation	40	-	272 464	-	272 464
Total Comprehensive Result for 2015-16		-	269 391	(154 063)	115 328
Transfer to retained earnings of increment realised on sale of freehold land and buildings		-	(98 977)	-	(98 977)
Realisation of asset revaluation surplus on sale of freehold land and buildings		-	-	98 977	98 977
Total transfer between equity components 2015-16		-	(98 977)	98 977	-
Equity contribution received	19	22 924	-	-	22 924
Assets transferred to Renewal SA as part of administrative restructure	33	-	-	(637)	(637)
Total transfer between SA Government as owner 2015-16		22 924	-	(637)	22 287
Balance as at 30 June 2016		83 800	6 881 953	3 254 264	10 220 017
Net Result after income tax equivalent for 2016-17		-	-	(166 388)	(166 388)
Revaluation of property during 2016-17					
Movement in rental houses due to revaluation:					
- Transferred to Capital Works		-	(6 949)	-	(6 949)
- Subject to sales contracts		-	(2 326)	-	(2 326)
Increment in freehold land and buildings due to revaluation	40	-	135 958	-	135 958
Total Comprehensive Result for 2016-17		-	126 683	(166 388)	(39 705)
Transfer to retained earnings of increment realised on sale of freehold land and buildings		-	(74 178)	-	(74 178)
Realisation of asset revaluation surplus on sale of freehold land and buildings		-	-	74 178	74 178
Total transfer between equity components 2016-17		-	(74 178)	74 178	-
Equity contribution received	19	9 547	-	-	9 547
Assets transferred to Renewal SA as part of administrative restructure	33	-	-	(548)	(548)
Total transfer between SA Government as owner 2016-17		9 547	-	(548)	8 999
Balance as at 30 June 2017		93 347	6 934 458	3 161 506	10 189 311

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

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

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STATEMENT OF CASH FLOWS

For the Year Ended 30 June 2017

	Note No.	2017 \$'000	2016 \$'000
Cash flows from Operating Activities			
Cash Outflows			
Staffing Costs		(74 697)	(74 188)
Supplies and Services		(32 264)	(38 988)
Business Service Fee		(20 974)	(18 981)
Rental Property Expenses		(195 211)	(200 787)
Grants and Subsidies		(37 717)	(35 978)
Land Tax Equivalents Paid		(313 660)	(44 619)
Payments for Paid Parental Leave Scheme		(115)	(186)
Development Costs		(113 503)	(109 433)
Cash used in operations		(788 141)	(523 160)
Cash Inflows			
Rent Received		264 354	271 392
Recoveries Received		37 378	31 707
Other Receipts		6 717	6 837
Receipts from Commonwealth		74 485	73 582
Interest Received		6 888	7 651
Proceeds from Sale of Rental Property		107 694	153 495
GST receipts from the Department for Communities and Social Inclusion		3 273	2 923
Cash generated from operations		500 789	547 587
Cash Flows from SA Government			
Receipts from SA Government		87 629	81 175
Cash generated from SA Government		87 629	81 175
Net Cash provided by/(used in) Operating Activities	35	(199 723)	105 602
Cash flows from Investing Activities			
Cash Outflows			
Purchase of Property, plant and equipment		(265)	(1 205)
Purchase of Intangibles		(1 403)	(1 512)
Cash used in investing activities		(1 668)	(2 717)
Net Cash used in Investing Activities		(1 668)	(2 717)
Cash flows from Financing Activities			
Cash Inflows			
Capital contributions from SA Government		9 547	22 924
Cash generated from financing activities		9 547	22 924
Net Cash used in Financing Activities		9 547	22 924
Net Increase/(Decrease) in Cash Held		(191 844)	125 809
Cash at the Beginning of the Financial Year		397 198	271 389
Cash at the End of the Financial Year	21	205 354	397 198

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

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DISAGGREGATED DISCLOSURES - EXPENSES AND REVENUES

For the Year Ended 30 June 2017

Refer Note 5	Public Housing		Indigenous Housing		Community Housing		Private Rental Assistance		Homelessness Services & Support		Emergency Relief Function		Program Total	
	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Expenses														
Staffing Costs	52 267	54 218	8 328	7 848	3 014	3 035	5 759	5 593	4 312	4 243	516	259	74 196	75 196
Supplies and Services	24 023	23 891	5 456	4 830	1 075	1 458	1 926	1 783	1 140	1 083	748	77	34 370	33 102
Business Services Fees	15 671	16 346	2 970	2 389	2 041	691	1 445	1 384	1 178	1 081	147	68	23 352	21 959
Rental Properties Expenses	356 063	355 154	18 783	18 085	250	131	4	5	1	2	1	-	375 102	373 377
Depreciation and Amortisation	67 214	68 115	9 610	9 452	11 450	11 212	-	-	-	-	-	-	88 274	88 779
Grants and Subsidies	9 172	11 174	1 484	267	-	5	18 201	18 802	47	536	8 169	816	37 073	31 600
Impairment Expenses	21 957	15 234	1 584	1 074	266	640	5 900	5 600	-	-	-	-	29 707	22 548
Total Expenses	546 367	544 132	48 117	43 945	18 096	17 172	33 235	33 147	6 678	6 945	9 581	1 220	862 074	846 561
Income (excluding Capital Grants)														
Rental Income	249 912	251 269	15 610	15 594	12 988	13 215	-	-	-	-	-	-	278 510	280 076
Interest Revenue	6 679	7 888	-	-	-	-	-	-	-	-	-	-	8 679	7 888
Recoveries	22 474	19 481	2 463	2 695	199	187	8 690	8 428	4 367	4 377	-	-	38 193	35 368
Recurrent Commonwealth Revenues	74 485	73 582	-	-	-	-	-	-	-	-	-	-	74 485	73 582
Other Revenue	4 487	5 064	370	309	349	2	1 362	1 352	1	1	-	-	6 569	6 728
Net Gain from Disposal of Assets	4 625	8 327	(1 336)	(404)	(30)	(331)	-	-	-	-	-	-	3 459	7 592
Recurrent Revenues from SA Government	75 991	74 326	678	565	206	-	-	-	281	226	9 162	1 518	86 316	76 735
Gain on revaluation of non-current assets	152	87	-	-	-	-	-	-	-	-	-	-	162	87
Total Income (excluding Capital Grants)	439 015	440 024	17 785	18 959	13 712	13 073	10 052	9 780	4 649	4 604	9 162	1 618	494 375	488 058
Net Result Before Capital Grants	(107 352)	(104 108)	(30 332)	(24 986)	(4 384)	(4 099)	(23 183)	(23 367)	(2 029)	(2 341)	(419)	398	(167 699)	(158 503)
Capital Grants														
Capital Revenues from SA Government	1 311	4 440	-	-	-	-	-	-	-	-	-	-	1 311	4 440
Total Capital Grants	1 311	4 440	-	-	-	-	-	-	-	-	-	-	1 311	4 440
Net Result Before Income Tax Equivalent	(106 041)	(99 668)	(30 332)	(24 986)	(4 384)	(4 099)	(23 183)	(23 367)	(2 029)	(2 341)	(419)	398	(166 388)	(154 063)
Income Tax Equivalent	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Result After Income Tax Equivalent	(106 041)	(99 668)	(30 332)	(24 986)	(4 384)	(4 099)	(23 183)	(23 367)	(2 029)	(2 341)	(419)	398	(166 388)	(154 063)

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DISAGGREGATED DISCLOSURES - ASSETS AND LIABILITIES

As at 30 June 2017

Refer Note 5	Public Housing		Indigenous Housing		Community Housing		Private Rental Assistance		Homelessness Services & Support		Emergency Relief Function		Program Total	
	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Assets														
Cash and cash equivalents*	205 354	397 198	-	-	-	-	-	-	-	-	-	-	205 354	397 198
Receivables	14 515	10 616	5 109	5 211	-	2 082	-	-	-	4 125	-	-	19 624	22 234
Inventories	149 547	92 296	432	266	-	-	-	-	-	-	-	-	149 979	92 561
Non-current assets classified as held for sale	15 374	17 365	-	-	-	-	-	-	-	-	-	-	15 374	17 365
Property, Plant and Equipment	7 705 241	7 743 124	685 532	690 614	1 494 965	1 470 689	-	-	-	-	-	-	9 885 736	9 904 427
Intangible Assets	4 206	4 940	-	-	-	-	-	-	-	-	-	-	4 206	4 940
Total Assets	8 094 237	8 265 739	691 073	696 090	1 494 965	1 472 771	-	-	-	4 125	-	-	10 280 275	10 438 725
Liabilities														
Payables*	49 084	172 699	-	-	-	-	-	-	-	-	-	-	49 084	172 699
Staff Entitlements	17 533	17 951	2 794	2 611	1 011	1 010	1 932	1 861	1 446	1 412	173	86	24 889	24 931
Provisions	3 060	3 695	-	-	4	4	-	-	-	-	-	-	3 064	3 596
Other Liabilities	13 927	17 114	-	365	-	-	-	-	-	-	-	-	13 927	17 479
Total Liabilities	83 604	211 359	2 794	2 976	1 015	1 014	1 932	1 861	1 446	1 412	173	86	90 964	218 708

*These items have been attributed wholly to Public Housing as it was not possible to reliably attribute across other programs.

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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 *Community Housing Providers (National Law) (South Australia) Act 2013*. As per Section 8 of the Act, the Trust is subject to the control and direction of the Minister for Housing and Urban Development (The Minister). The Trust's ability to meet its objectives and financial obligations is dependent on government policy and the decisions of the Minister.

The Trust delivers on its objectives under the Act via the Service Level Administrative Arrangements (SLAAs) established with both Renewal SA (RSA) and the Department for Communities and Social Inclusion (DCSI). RSA is providing, on behalf of the Trust, services for all asset and maintenance strategy, the development and delivery of projects that will renew the Trust's housing stock, and management of not-for-profit community housing growth strategies and transfers, including relevant financial management.

DCSI, on behalf of the Trust, delivers social housing services through Housing SA (including property maintenance services as funded by the Trust) to tenants and clients. Housing SA will also continue to provide other key housing related programmes and responsibilities as required.

The Minister for Social Housing has responsibility for selected functions under the Housing Improvement Act and the Act, DCSI reports to the Minister for Social Housing in relation to the provision of social housing services, with the Minister responsible for leading the transformation of service delivery for state-owned and managed social housing that will increasingly target services to community members with the greatest housing and support needs.

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 Trust's community service obligations [S16 (1) (c)]

Note 2 Significant Accounting Policies**2.1 Statement of Compliance**

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

The financial statements are general purpose financial statements. The accounts have been prepared in accordance with relevant Australian Accounting Standards and comply with Treasurer's Instructions and the Accounting Policy Statements promulgated under the provisions of the *Public Finance and Audit Act 1987*.

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

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

2.3 Reporting Entity

The Trust's financial statements include only Trust activities and do not incorporate any administered items. The financial statements and accompanying notes include all the controlled activities of the Trust.

2.4 Transferred Functions

On 25 August 2016 and on 21 April 2016, pursuant to the provisions of Section 23 of the Act, a transfer of properties from the Trust to the Urban Renewal Authority (URA), trading as Renewal SA, was effected by Government Gazettal (refer to Note 33).

2.5 Comparative Figures

The presentation and classification of items in the financial statements are consistent with prior periods except where specific accounting standards and/or accounting policy statements have required a change.

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 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 equivalents.

In determining its income tax equivalent commitments, the Trust utilises the accounting profit model. Under this model, income tax expense is calculated by applying the company income tax rate (currently 30%) to the accounting profit for the year, adjusted for any items approved by the Under Treasurer for exclusion from the profit figure. Treasury reimburses the full cost of an Income Tax Expense resulting in a nil effect of these payments on the net result.

Land Tax equivalent is partially reimbursed by the State Government as part of a budget arrangement. The shortfall in funding impacting the net result for 2016-17 is \$107.149m (\$106.575m).

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

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.

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

- when the GST incurred on a purchase of goods or services is not recoverable from the Australian Taxation Office, in which case the GST is recognised as part of the cost of acquisition of the asset or as part of the expense item applicable

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- receivables and payables, which 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.

2.8 Current and Non-Current Classification

Assets and liabilities are characterised as either current or non-current in nature. The Trust has a clearly identifiable operating cycle of twelve months. Assets and liabilities that are to be sold, consumed or realised as part of this operating cycle even when they are not expected to be realised within twelve months after the reporting date have been classified as current assets or current liabilities. All other assets and liabilities are classified as non-current.

Where asset and liability line items combine amounts expected to be realised within 12 months and more than 12 months, the Trust has separately disclosed the amounts expected to be recovered or settled after more than 12 months.

2.9 Assets

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 day 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 June 2015 (refer note 22). 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 2.8 per cent per annum, based on the risk free rate as at 30 June 2015, an estimated future debt write off of 2.8 per cent per annum and an assumption that 65 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 2018.

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.

- Capital work in progress relates to development projects containing both land and building components that are expected to be sold on completion.
- Developed properties relates to land and building components that have been developed and may be sold in their current condition or transferred to capital work in progress as part of a development project. It is carried at cost.
- Vacant land consists of land that is expected to be sold.

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:-

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Rental Properties, Administrative Properties, Commercial Properties, Leasehold Improvements, 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 that have been transferred to a Community Housing Provider (CHP) to manage. In return for the right to manage these properties the CHP has issued a debenture at fair value, or entered into a legal arrangement, with similar provisions. Recognition is based on the Trust's control of 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 Community Housing Providers (National Law) (South Australia) Act 2013 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 CHP.

The SACCH Act provided 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.

Remote Indigenous Leased Properties

The Minister for Social Housing has entered into lease arrangements ranging between 40 and 50 years with numerous indigenous communities to lease parcels of 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 governing body that manages the land at the end of the lease term.

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

Capital Work in Progress

Capital work in progress reflects assets under construction that will be utilised in the Trust's operations.

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, Commercial Properties, Vacant Land and Assets Under Arrangement

In compliance with AASB 116 *Property, Plant & Equipment* and APF III *Asset Accounting Framework*, 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 2016 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.

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Revaluation occurred at 31 October 2016, using the 1 July 2016 values, for all land and buildings acquired or completed before 31 October 2015.

Any revaluation increment is credited to the asset revaluation surplus, except to the extent that it reverses a revaluation decrease of the same asset class previously recognised as an expense, in which case the increase is recognised as income. Any revaluation decrease is recognised as an expense, except to the extent that it offsets a previous revaluation increase for the same asset class, in which case the decrease is debited directly to the asset revaluation surplus to the extent of the credit balance existing in revaluations reserve for that asset class.

Any accumulated depreciation as at the revaluation date is eliminated against the gross carrying amounts of the assets and the net amounts are restated to the revalued amounts of the asset.

Upon disposal or de-recognition, any revaluation surplus relating to that asset is transferred to retained earnings.

Remote Indigenous Leased Properties

Remote Indigenous Leased Properties are amortised over the period of the relevant ground lease, forty or fifty years, respectively. Each property is revalued every three years, using Valuer-General's values for rating purposes, if available, or depreciated replacement cost. The replacement cost is derived from information provided by Housing SA construction programs for similarly configured properties being constructed remotely. Due to the remoteness of many of these leased properties, there is no observable market for these properties, nor consistent Valuer-Generals information that could be applied to an alternative valuation method. The first of these revaluations occurred at 31 October 2015.

Leasehold Improvements

The value of leasehold improvements is recorded at cost (deemed 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 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
Commercial Properties	Straight Line	20
Assets under Arrangement	Straight Line	50
Remote Indigenous Leased Properties	Straight Line	40 - 50
Leasehold Improvements	Straight Line	3 - 10
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.

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 useful lives of intangible assets are assessed to be either finite or indefinite. The Trust only has intangible assets with finite lives.

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.

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

Impairment

Receivables were tested for indications of impairment by way of an actuarial review at 30 June. 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.

Fair Value measurement

AASB 13 *Fair Value Measurement* defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants, in the principal or most advantageous market, at the measurement date.

The Trust classifies fair value measurement using the following fair value hierarchy that reflects the significance of the inputs used in making the measurements, based on the data and assumptions used in the most recent revaluation.

- Level 1 – traded in active markets and is based on unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at measurement date.
- Level 2 – not traded in an active market and are derived from inputs (inputs other than quoted prices included within level 1) that are observable for the asset, either directly or indirectly.
- Level 3 – not traded in an active market and are derived from unobservable inputs.

The valuation processes and fair value changes are reviewed by the Director, Financial Services and the Audit & Finance Committee at each reporting date.

In determining fair value, the Trust has taken into account the characteristic of the asset (eg condition and location of the asset and any restrictions on the sale or use of the asset); and the asset's highest and best use (that is physically possible, legally permissible, financially feasible).

The Trust's current use is the highest and best use of the asset unless other factors suggest an alternative use is feasible. As the Trust did not identify any factors to suggest an alternative use, fair value measurement was based on current use.

The carrying amount of non-financial assets with a 'fair value at the time of acquisition that was less than \$1 million or had an estimated useful life that was less than three years' are deemed to approximate fair value.

2.10 Liabilities

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.

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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 liabilities for salaries and wages, long service leave, annual leave and skills and experience retention leave.

Staff Entitlements

Under Section 17 of the Act the Trust utilises employees of the DCSI & RSA for the provision of services. Staff Entitlements reflect the employee entitlements accrued by those DCSI & RSA staff assigned and servicing the Trust. These entitlements are payable by the Trust to the DCSI & RSA when they fall due.

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.

Salaries and Wages, annual leave, skills and experience retention leave (SERL) and sick leave

The liability for salary and wages is measured as the amount unpaid at the reporting date at remuneration rates current at reporting date.

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

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.

ProvisionsInsurance

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.

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Workers Compensation

The workers compensation provision recognised for the staff who provide services to the Trust is an actuarial estimate of the outstanding liability as at 30 June 2017 provided by a consulting actuary engaged through the Office for the Public Sector (a division of the Department of the Premier and Cabinet). The provision is for the estimated cost of ongoing payments to employees as required under current legislation.

The Trust is responsible for the payment of workers compensation claims.

Leases

The determination of whether an arrangement is or contains a lease is based on the substance of the arrangement.

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.

2.11 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 are disclosed gross of the amount of GST recoverable from, or payable to DCSI. Contingencies are disclosed net of the amount of GST recoverable from, or payable to DCSI.

Note 3 Financial Risk Management

While the Trust has significant financial assets and liabilities, such as cash on hand and on call, receivables and payables its exposure to market risk and cash flow risk is minimal and managed through appropriate provisions.

The Trust is exposed to credit risk associated with the amounts due to it from tenants 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. The Trust manages any risk of not meeting its sales revenue requirements by regular monitoring and reporting of sales performance.

The fair value of the Trust's 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 and associated funding programs for the Trust's administration and outputs.

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Note 4 New and Revised Accounting Standards and Policies

The Trust did not voluntarily change any of its accounting policies during 2016-17.

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 2017. 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, except as outlined below.

Ref	Title and date of application	Summary	Impact on financial statements	Application date
AASB 16	Leases 1 Jan 2019	<p>This new standard introduces a single accounting model for lessees. The standard requires a lessee to recognise assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value.</p> <p>A lessee is required to recognise a right-of-use asset representing its right to use the underlying leased asset, and a lease liability representing its obligations to make lease payments. In effect, the majority of leases currently classified as operating leases will be reported on the Statement of Financial Position.</p> <p>AASB 16 substantially carries forward the lessor accounting requirements in AASB 117.</p>	<p>This new standard is a significant change from the past accounting for leases.</p> <p>It will require the Trust to record almost all relevant operating lease arrangements in the financial statements.</p> <p>The Trust has not yet quantified the impact of applying AASB 16 to its current operating lease arrangements on the financial statements.</p>	1 July 2019
AASB 1058	Income of Not-for-Profit Entities 1 Jan 19	<p>The new standard specifies income recognition requirements that apply to Not-for-Profit (NFP) entities, in conjunction with AASB 15 Revenue.</p> <p>AASB 1058 and AASB 15 will supersede the majority of income recognition requirements relation to public sector NFP entities, previously in AASB 1004.</p> <p>The timing recognition depends on whether a transaction gives rise to a liability or other performance obligation (a promise to transfer a good or service), or a contribution by owners, related to an asset (such as cash or another asset) received by an entity. Where there is no liability to be recognised under another standard, or the liability is less than the fair value of the asset received then revenue is recognised.</p>	<p>The Trust has commenced analysing the recognition requirements under this standard and is yet to form conclusions about significant impacts.</p>	1 July 2019

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Note 5 Activities of the South Australian Housing Trust

In achieving its objectives, the Trust has entered into a Service Level Administrative Arrangement (SLAA) with each of RSA and DCSI. RSA is providing, on behalf of the SAHT, services for all asset and maintenance strategy, the development and delivery of projects that will renew the SAHT's housing stock, and management of not-for-profit community housing growth strategies and transfers, including relevant financial management.

DCSI is continuing to deliver social housing services through Housing SA (including property maintenance services as funded by SAHT) to tenants and clients. Housing SA will also continue to provide other key housing related programmes and responsibilities as required.

Trust operations have been organised 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 ongoing 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 the Community Housing Providers (National Law) (South Australia) Act 2013, 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 – supporting the homelessness services sector to enable more integrated and responsive service provision.

Emergency Relief Support - Housing SA is the lead agency responsible for the Emergency Relief Functional Support Group (ERFSG) under the state emergency management arrangements. The ERFSG delivers relief and recovery services for the affected community during and after an emergency/disaster (e.g. bushfire, flood or earthquake).

In 2016-17 this activity includes the payment of the loss of power grant, provided to those who suffered loss and hardship as a result of the extended power outage in September 2016. The loss of power grant resulted in the payment of grants totalling \$7.864m and a reimbursement of these costs from the Department of Treasury and Finance.

The disaggregated disclosures schedules present expenses, income, assets and liabilities information attributable to each of the activities for the years ended 30 June 2017 and 30 June 2016.

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Note 6 Staffing Costs

	2017	2016
	\$'000	\$'000
Salaries and Wages	56 427	55 293
Superannuation*	6 678	6 794
Annual Leave	5 891	5 744
Payroll Tax	3 529	3 622
Other staff expenses	2 597	2 480
Long Service Leave	814	2 784
Retention Leave	377	354
Workers Compensation	1 112	1 148
Targeted Voluntary Separation Packages (refer below)	43	341
Board Fees	180	176
Charged to Capital Program	(3 452)	(3 540)
Total Staffing Costs	74 196	75 196

The Trust does not directly employ staff. Under Section 17 of the Act the Trust utilises staff of the DCSI & RSA for the provision of services. The Trust has entered into SLAAs with RSA and DCSI who employ staff and assign them, under these agreements, to the Trust to carry out the obligations and functions of the Trust. The Trust reimburse RSA and DCSI for the employee costs incurred and these are disclosed above.

* The superannuation employment on-cost charge represents the Trust's contributions to superannuation plans in respect of current services of staff assigned to the Trust.

Targeted Voluntary Separation Packages (TVSPs)	2017	2016
	\$'000	\$'000
Amount paid during the reporting period to separated staff:		
TVSPs	43	341
Annual Leave, Retention Leave and Long Service Leave paid to those employees	22	318
Recovery from the Department of Communities and Social Inclusion	-	-
Net cost to Trust	65	659

Number of employees who received a TVSP during the reporting period was:	1	4
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Remuneration of Staff

The table below includes DCSI & RSA employees assigned to the Trust under the respective service level agreements 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 \$2.381 million (\$3.411 million).

The number of staff whose remuneration received or receivable falls within the following bands:	2017 No	2016 No
\$147 001 to \$157 000	2	2
\$157 001 to \$167 000	2	5
\$167 001 to \$177 000	5	-
\$177 001 to \$187 000	-	2
\$187 001 to \$197 000	-	3
\$197 001 to \$207 000	3	1
\$237 001 to \$247 000	-	1
\$267 001 to \$277 000*	-	1
\$277 001 to \$287 000	-	1
\$287 001 to \$297 000	1	-
\$347 001 to \$357 000*	-	1
Total number of staff	13	17

*The table includes the TVSP component paid where the employee meets the \$147,000 threshold on normal remuneration. In 2015-16, there were 2 employees included in the table whom received a TVSP.

South Australian Housing Trust		2016-17
Note 7 Supplies and Services		
	2017	2016
	\$'000	\$'000
Operating Lease	6 931	6 825
Insurance	5 573	5 722
Contractors	3 534	3 060
Accommodation Expenses	2 979	2 411
Leased Property Expenses	1 243	1 552
Administration Expenses	1 900	2 112
Fleet Management	1 816	1 974
Computer Expenses	5 352	4 222
Printing, Stationery and Postage	1 655	1 553
Travel and Accommodation	763	743
Communications	949	918
Tenant Relocation	848	400
Agent Fees	496	524
Other Customer Related Expenses	335	1 282
Staff Development	562	445
Audit Fees - Auditor-General's Department ⁽¹⁾	456	445
Consultants	392	436
Brokerage	139	97
Charged to Capital Program	(1 553)	(1 619)
Total Supplies and Services	34 370	33 102

⁽¹⁾ 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.

Operating lease payments are recognised as an expense on a straight-line basis over the lease term, as it is representative of the pattern of benefits derived from the leased assets.

No penalty amounts were paid to small businesses as required by the *Late Payment of Government Debts (Interest) Act 2013* during the 2016-17 year.

The number and dollar amount of consultancies paid/payable (included in supplies and services expense) that fell within the following bands:	2017	2017	2016	2016
	Number	\$'000	Number	\$'000
Below \$10 000	1	9	2	7
Above \$10 000	9	383	3	429
Total paid/payable to the consultants engaged	10	392	5	436

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Note 8 Business Service Fees

	2017	2016
	\$'000	\$'000
Computing Services and Processing Charges	8 140	7 941
Project Management Services	4 311	2 978
SA Government Shared Services	1 829	1 949
Human Resources Services	1 647	1 629
Procurement Services	966	943
Staff Development	937	895
Records Management and Mail Services	882	850
Administration Premises Management	874	853
Internal Audit	594	579
Payroll Services	584	570
GST Expense	497	742
Legal & Financial Services	431	421
Media & Communications Services	316	308
Geographical Information Services	285	278
Business Planning, Strategy and Quality Assurance	284	277
Insurance	274	267
Telecommunications Management and Charges	170	166
Motor Vehicle Hire Charges	331	313
Total Business Service Fees	23 352	21 959

In addition to assigned staff (refer note 6), DCSI, Renewal SA and Shared Services SA provide services and functions to the Trust pursuant to SLAAs as categorised above. Business Service Fees include payments made to DCSI, Renewal SA and Shared Services SA for these services and functions.

Note 9 Rental Property Expenses

	2017	2016
	\$'000	\$'000
Land Tax Equivalent	179 804	178 475
Maintenance	113 842	111 016
Council Rates	45 334	45 003
Water Rates	33 801	38 193
Construction Variances	217	70
Property Expenses	1 799	481
Emergency Services Levy	275	124
Stamp Duty & Search Fees	30	15
Total Rental Property Expenses	375 102	373 377

Note 10 Depreciation and Amortisation

	2017	2016
	\$'000	\$'000
Depreciation and Amortisation		
Rental Properties	67 037	68 211
Assets under Arrangement	12 565	12 103
Plant and Equipment	572	577
Administrative Properties	166	161
Commercial Properties	89	118
Intangible Assets	2 137	2 137
Leasehold Improvements	232	95
Remote Indigenous Leased Properties	5 476	5 377
Total Depreciation and Amortisation	88 274	88 779

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Note 11 Grants and Subsidies

	2017	2016
	\$'000	\$'000
Private Rental Assistance	14 825	16 404
Emergency Management Grants	8 169	816
National Rental Affordability Scheme Subsidies	8 082	8 277
Emergency Accommodation Assistance	3 462	2 398
National Partnership Agreement: Remote Indigenous Housing	1 481	222
Affordable Housing Grants	710	627
Other Recurrent Grants	344	8
Crisis Accommodation Millers Court	-	2 046
National Partnership Agreement: Homelessness	-	581
Homes for Homes Initiative	-	200
Upgrade of Disability SA Housing	-	14
Subsidies to Community Housing Organisations	-	7
Total Grants and Subsidies	37 073	31 600

Note 12 Impairment Expenses

	2017	2016
	\$'000	\$'000
Asset Write-offs ⁽²⁾	14 850	10 568
Doubtful Debts Expense	14 268	11 366
Assets Held for Sale	589	614
Total Impairment Expenses	29 707	22 548

⁽²⁾ Expensing of book value of assets demolished.**Note 13 Net Gain from Disposal of Assets**

	2017	2016
	\$'000	\$'000
Rental Properties		
Proceeds from disposal	62 475	102 653
Less net book value of assets disposed ⁽³⁾	(65 061)	(104 841)
Net Loss from disposal of rental properties	(2 586)	(2 188)
Administration Properties		
Proceeds from disposal	-	5
Less net book value of assets disposed ⁽³⁾	-	(5)
Net Loss from disposal of administration properties	-	-
Inventory - Developed Properties		
Proceeds from disposal	35 744	37 666
Less net book value of assets disposed ⁽³⁾	(30 944)	(27 494)
Net Gain from disposal of completed assets	4 800	10 172
Inventory - Vacant Land		
Proceeds from disposal	3 315	3 388
Less net book value of assets disposed ⁽³⁾	(2 015)	(3 754)
Net Gain/Loss from disposal of vacant land	1 300	(366)
Plant and Equipment		
Proceeds from disposal	-	-
Less net book value of assets disposed	(55)	(26)
Net Loss from disposal of plant and equipment	(55)	(26)
Total Assets		
Total proceeds from disposal	101 534	143 712
Less net book value of assets disposed ⁽³⁾	(98 075)	(136 120)
Total Net Gain from Disposal of Assets	3 459	7 592

(3) 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.

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Gains/Losses on disposal of assets are recognised at the date control of the asset is passed to the buyer and are determined after deducting the cost of the asset from the proceeds at that time. When revalued assets are sold, the revaluation surplus is transferred to retained earnings.

Note 14 Rental Income

	2017	2016
	\$'000	\$'000
Rent received/receivable from entities external to the SA Government		
Market Rent Income	487 416	489 604
less Rental Rebates	(224 313)	(225 166)
Other Rent	15 407	15 640
Total Rental Income	278 510	280 078

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 eligible tenant will be required to pay more than 25 percent of their household income in rent. The difference between the assessed rent (\$263.103m) for the property and the market rent (\$487.416m) is recognised as a rental rebate subsidy provided to tenants and income forgone by the Trust (\$224.313m).

Note 15 Interest Revenue

	2017	2016
	\$'000	\$'000
Interest from entities within the SA Government	6 660	7 863
Interest from entities external to the SA Government	19	25
Total Interest Revenue	6 679	7 888

Note 16 Recoveries

	2017	2016
	\$'000	\$'000
Water charges	14 969	11 696
Private Rental Assistance	8 481	8 097
Maintenance	5 396	6 166
Homelessness Services Recoveries	4 207	4 125
GST Recoveries	2 005	3 871
Insurance	1 998	435
General Service Recoveries	958	796
Other	179	182
Total Recoveries	38 193	35 368

Recoveries include costs that are on charged to tenants by the Trust including water usage charges, non-fair wear and tear maintenance charges and Private Rental Assistance bonds that are claimed by landlords.

Note 17 Recurrent Commonwealth Revenues

	2017	2016
	\$'000	\$'000
National Affordable Housing Agreement Base Funding	73 806	73 226
Kurlana Tanguinya 'New Dreams' Project	507	277
Local Support Coordinator - Domestic & Family Violence	172	79
Total Recurrent Commonwealth Revenues	74 485	73 582

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.

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Note 18 Other Revenue

	2017	2016
	\$'000	\$'000
Bad Debts Recovered	5 413	5 383
Sundry Revenue	607	893
Shared Value Mortgages	242	452
Local Government Community Housing Program	307	-
Total Other Revenue	6 569	6 728

Note 19 Recurrent Revenues from SA Government

	2017	2016
	\$'000	\$'000
Tax Equivalent Reimbursement	72 655	71 900
National Rental Affordability Scheme	2 549	2 426
Emergency Management Reimbursement	9 162	1 618
Other State Grants	1 465	565
Homelessness Program	281	226
Equal Remuneration Order Supplementation Funding	206	-
Total Recurrent Revenues from SA Government	86 318	76 735

Revenues received from SA Government are recognised as revenues when the Trust obtains control over the funding. Control over these revenues is normally obtained upon receipt.

The capital component of National Partnership Agreement on Remote Indigenous Housing funding has been appropriated in the form of an equity contribution and is therefore not included as Revenues from SA Government. Where money has been appropriated in the form of an equity contribution, the Treasurer has acquired a financial interest in the net assets of the Trust and the appropriation is recorded as contributed equity. Refer to the Statement of Changes in Equity.

Note 20 Capital Revenues from SA Government

	2017	2016
	\$'000	\$'000
Disability Housing Construction	1 099	-
Strathmont Stage 3 - Julian Rd Penfield Disability Project	212	-
City Respite Facility	-	4 440
Total Capital Revenues from SA Government	1 311	4 440

Note 21 Cash and Cash Equivalents

	2017	2016
	\$'000	\$'000
Cash held at SAFA Cash Management Facility	146 210	342 920
Deposits with the Treasurer	57 733	52 884
Cash - Development Projects	1 393	1 374
Cash on hand	18	20
Total Cash and Cash Equivalents	205 354	397 198

Cash is measured at nominal amounts

Deposits with the Treasurer

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

Cash - Development Projects

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

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Note 22 Receivables

	2017	2016
	\$'000	\$'000
Receivables	30 517	36 063
Less allowance for doubtful debts	(19 062)	(20 256)
Accrued revenues	6 993	4 553
GST receivable from Department for Communities and Social Inclusion	671	1 274
Prepayments	505	600
Total Current Receivables	19 624	22 234
Total Receivables	19 624	22 234

Interest rate and credit risk

Receivables arise in the normal course of selling goods and services to other government agencies and to the public. 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 for specific debtors and debtors assessed on a collective basis for which such evidence exists.

Movements in the allowance for doubtful debts (impairment loss)	2017	2016
	\$'000	\$'000
Carrying amount at the beginning of the period	20 256	19 573
Increase in the provision	14 268	11 366
Amounts written off	(15 462)	(10 683)
Carrying amount at the end of the period	19 062	20 256

Bad and doubtful debts

The Trust has recognised a doubtful debts expense of \$14.268m (\$11.366m) in the Statement of Comprehensive Income.

Provision for doubtful debts policy – refer to Note 2.9

Maturity analysis of receivables – refer to table 38.3 in Note 38

Categorisation of financial instruments and risk exposure information – refer to Note 38

Note 23 Inventories

	2017	2016
	\$'000	\$'000
Current		
Capital Work in progress	112 769	70 388
Developed properties	22 248	15 462
Vacant land	14 883	6 566
Total Current Inventories	149 900	92 416
Non-Current		
Capital Work in progress	79	145
Total Non-Current Inventories	79	145
Total Inventories	149 979	92 561

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Note 24 Non-Current Assets Classified as Held for Sale

	2017	2016
	\$'000	\$'000
Land	8 203	11 351
Buildings	7 171	6 014
Total Non-Current Assets Classified as Held for Sale	15 374	17 365

Non-Current Assets classified as Held for Sale relate to rental properties and administrative properties that 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.

Note 25 Property, Plant and Equipment

	2017	2016
	\$'000	\$'000
Rental Properties		
Land		
Land at fair value	4 697 146	4 725 125
Buildings		
Buildings at fair value	3 326 874	3 386 735
Accumulated depreciation	(44 354)	(45 882)
Total Buildings	3 282 520	3 340 853
Total Rental Properties	7 979 666	8 065 978

Administrative Properties

Land		
Freehold Land	1 771	1 954

Buildings

Buildings	3 828	3 695
Accumulated depreciation	(128)	(127)
Total Buildings	3 700	3 568

Leasehold Improvements

Leasehold Improvements at cost (deemed fair value)	7 774	7 713
Accumulated depreciation	(6 935)	(6 703)
Total Leasehold Improvements	839	1 010
Total Administrative Properties	6 310	6 532

Commercial Properties

Land		
Commercial Properties	206	194

Buildings

Buildings	1 789	1 713
Accumulated depreciation	(60)	(89)
Total Commercial Properties - Buildings	1 729	1 624
Total Commercial Properties	1 935	1 818

Assets Under Arrangement

Land		
Assets Under Arrangement	824 454	800 457

Buildings

Assets Under Arrangement	626 346	624 957
Accumulated depreciation	(8 371)	(8 369)
Total Assets Under Arrangement - Buildings	617 975	616 588
Total Assets Under Arrangement	1 442 429	1 417 045

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Vacant Land		
Land		
Freehold Land	37 153	44 296
Total Vacant Land	37 153	44 296
Remote Indigenous Leased Properties		
Remote Indigenous Buildings	237 237	222 287
Accumulated amortisation	(14 398)	(9 028)
Total Remote Indigenous Leased Properties	222 839	213 259
Plant and Equipment		
Plant and Equipment at cost (deemed fair value)	7 274	7 307
Accumulated depreciation	(3 606)	(3 156)
Total Plant and Equipment	3 668	4 151
Capital Works in Progress		
Buildings & Land	191 738	151 348
Total Capital Works in Progress	191 738	151 348
Total Property, Plant and Equipment	9 885 738	9 904 427
Total property, plant and equipment at fair value	9 756 804	9 811 413
Total property, plant and equipment at cost	206 786	166 368
Total accumulated depreciation	(77 852)	(73 354)
Total Property, Plant and Equipment	9 885 738	9 904 427

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

Note 26 Intangible Assets

	2017	2016
Computer Software	\$'000	\$'000
Internally Generated Computer software	16 819	16 614
Accumulated amortisation	(14 317)	(13 446)
Total Computer Software	2 502	3 168
Work in progress Computer System Development	1 704	1 772
Total Work in progress Computer Systems Development	1 704	1 772
Total Intangible Assets	4 206	4 940

An expense of \$2.686m (\$2.069m) for research and development costs has been recognised in 2016-17. Refer Note 7.

	Internally Generated Software		Work in Progress Computer System Development		Total	
	2017	2016	2017	2016	2017	2016
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Opening Balance	3 168	4 892	1 772	673	4 940	5 565
Additions	1 471	413	1 403	1 512	2 874	1 925
Transfers to Internally Generated Software	-	-	(1 471)	(413)	(1 471)	(413)
Amortisation	(2 137)	(2 137)	-	-	(2 137)	(2 137)
Closing Balance	2 502	3 168	1 704	1 772	4 206	4 940

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Note 27 Payables		
	2017	2016
	\$'000	\$'000
Current		
Creditors	24 067	18 181
Land Tax Payable	-	133 856
Accrued expenses	22 251	17 897
Staff oncosts	1 378	1 468
Total Current Payables	47 696	171 402
Non-Current		
Staff oncosts	1 388	1 297
Total Non-Current Payables	1 388	1 297
Total Payables	49 084	172 699

As a result of an actuarial assessment performed by the Department of Treasury and Finance, the average factor for the calculation of employer superannuation on-cost has changed from the 2016 rate (of 10.2%) to 10.1%.

This rate is used in the employment oncost calculation. The net financial effect of the change in the current financial year is a decrease in the employment on-cost and staffing costs expense of \$0.014m. The estimated impact on 2018 and 2019 is considered to be immaterial.

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 38.3 in Note 38.

Categorisation of financial instruments and risk exposure information - refer to Note 38

Note 28 Staff Entitlements		
	2017	2016
	\$'000	\$'000
Current		
Annual leave	5 957	5 720
Long service leave	1 943	3 666
Retention leave	485	533
Accrued Salaries and Wages	1 401	961
Total Current Staff Entitlements	9 786	10 880
Non-Current		
Long service leave	15 103	14 051
Total Non-Current Staff Entitlements	15 103	14 051
Total Staff Entitlements	24 889	24 931

Under Section 17 of the Act the Trust utilises employees of the DCSI & RSA for the provision of services. Staff Entitlements reflect the employee entitlements accrued by those DCSI & RSA staff assigned and servicing the Trust. These entitlements are payable by the Trust to the DCSI & RSA when they fall due.

AASB119 *Employee Benefits* contains the calculation methodology for long service liability. The actuarial assessment performed by the Department of Treasury and Finance has provided a basis for the measurement of long service leave 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 2016 (2.00%) to 2017 (2.50%).

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 leave liability.

The net financial effect of the changes in the current financial year is a decrease in the long service leave liability of \$0.661m and staffing costs expense of \$0.987m. 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% for long service liability and 3% for annual leave and skills, experience and retention leave liability. As a result, there is no net financial effect resulting from changes in the salary inflation rate.

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Note 29 Provisions

	2017	2016
Current	\$'000	\$'000
Public Risk & Professional Indemnity	61	71
Workers Compensation	1 002	1 015
Other Warranties	-	4
Total Current Provisions	1 063	1 090
Non-Current		
Public Risk & Professional Indemnity	683	723
Workers Compensation	1 318	1 786
Total Non-Current Provisions	2 001	2 509
Total Provisions	3 064	3 599

An asset of \$0.055m (\$0.097m) for workers compensation recoveries has been recognised for 2016-17. Refer Note 22.

Reconciliation of Public Risk & Professional Indemnity	2017	2016
	\$'000	\$'000
The following table shows the movement of Public Risk & Professional Indemnity		
Carrying amount at beginning of financial year	794	746
Additional provisions recognised	497	499
Reduction in provisions	(497)	(334)
Payments made	(50)	(117)
Carrying amount at 30 June	744	794

Reconciliation of Workers Compensation

The following table shows the movement of Workers Compensation

Carrying amount at beginning of financial year	2 801	3 178
Additional provisions recognised	1 111	1 148
Reduction in provisions	-	-
Payments made	(1 592)	(1 525)
Carrying amount at 30 June	2 320	2 801

Reconciliation of Other Warranties

The following table shows the movement of Other Warranties

Carrying amount at beginning of financial year	4	21
Additional provisions recognised	-	-
Reduction in provisions	(4)	(17)
Payments made	-	-
Carrying amount at 30 June	-	4

Note 30 Other Liabilities

	2017	2016
Current	\$'000	\$'000
Rent received in advance	9 241	12 402
Deposits Held:		
Tenant deposits held	2 473	2 478
Sale deposits held	102	86
Unearned revenue	159	159
Managed houses scheme	243	243
Total Current Other Liabilities	12 218	15 368
Non-Current		
Unearned revenue	677	836
Managed houses scheme	1 032	1 275
Total Non-Current Other Liabilities	1 709	2 111
Total Other Liabilities	13 927	17 479

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Note 31 Unrecognised Contractual Commitments

	2017	2016
Capital Commitments	\$'000	\$'000
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	19 916	23 065
Later than one year but not later than five years	8 232	7 051
Later than five years	-	-
Total Capital Commitments	28 148	30 116

Recurrent Commitments

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

Not later than one year	4 481	3 600
Later than one year but not later than five years	664	1 014
Later than five years	-	-
Total Recurrent Commitments	5 145	4 614

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	284	288
Later than one year but not later than five years	4 828	4 755
Later than five years	1 283	2 559
Total Management Agreement Commitments	6 395	7 602

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	3 897	4 141
Later than one year but not later than five years	7 558	3 254
Later than five years	2 814	-
Total Operating Lease Commitments	14 269	7 395

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Note 32 Contingent Assets and Liabilities**Contingent Assets****Shared Value Affordable Home Initiative**

The Shared Value Affordable Home Initiative, funded by the Commonwealth Government in conjunction with Local Government, allows eligible buyers the opportunity to purchase a property at a price less than market value. Each purchase is subject to a shared appreciation arrangement and a mortgage is affixed to the property. Under this arrangement when the property is sold or the mortgage discharged, the amount of the original discount, plus a share in any appreciation or depreciation in value, must be paid to the Trust for reinvestment in Affordable Housing outcomes. There are currently 18 (22) properties under this scheme with a total discount provided of \$0.971m (\$1.211m). The current share of depreciation of these properties is approximately \$0.053m (\$0.063m).

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. The 12 (15) properties included in the scheme are subject to mortgages with a collective loan balance of \$0.168m (\$0.310m). The Tenant's share of the value of the properties subject to mortgage is estimated to be \$1.662m (\$2.028m), 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 7 (8) 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 \$1.596m (\$1.628m). 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 Office of Consumer and Business Services makes a payment. The Trust then reimburses the Office of Consumer and Business Services and the private rental customer becomes liable to the Trust for the amount. The value of bond guarantees issued and outstanding at 30 June 2017 is \$58.166m (\$55.550m). The value of claims made this financial year is \$8.273m (\$7.853m).

The Trust pays interest at an agreed market determined rate to the Office of Consumer and Business Services based on the daily outstanding balance of bond guarantees issued.

Equity Shares

The *South Australian Co-operative and Community Housing Act 1991* provided 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 2017 is \$9.755m (\$10.031m).

Note 33 Transferred Functions

The following assets were transferred to Renewal SA:

	2017	2016
	\$'000	\$'000
Transferred Out		
Non Current Assets		
Property, Plant and Equipment	548	637
Total Non Current Assets	548	637
Total Net Assets Transferred Out	548	637

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 RSA, was effected by Government Gazette. These properties consisted of all the non-tenanted properties of the Woodville West urban renewal project.

Subsequently on 25 August 2016 and on 21 April 2016 a further transfer of properties from the Trust to RSA, was effected by Government Gazette. These properties consisted of the remaining non-tenanted properties of the Woodville West urban renewal project.

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Note 34 Unexpended Funding Commitments**Unspent Grant Commitments**

The following table shows grant revenue received which remains unspent as at 30 June 2017 and 30 June 2016.

	2017	2016
	\$'000	\$'000
<i>Unspent SA Government Revenues</i>		
Disability Respite Facility	7 440	7 440
Public Housing Stimulus	2 482	9 299
Strategic Projects	199	-
Street to Home Integrated Homelessness Program	7	46
Coober Pedy Homelessness & Support Service	1	15
Mobility Response Program	10	38
Total Unspent SA Government Commitments	10 139	16 838
<i>Unspent Commonwealth Revenues</i>		
Kurlana Tangkuinya 'New Dreams' Project	58	105
Local Support Coordinator	137	79
Total Unspent Commonwealth Grant Commitments	195	184
Total Unspent Grants	10 334	17 022

Most 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:

Disability Respite Facility

The initiative being funded is the establishment of a new disability respite facility in Adelaide, to be developed and managed in partnership with the private and non-government sectors.

Public Housing Stimulus

Funding to enable the Trust to progress planning and delivery of a number of projects and programs to help stimulate activity in the state's housing construction sector and improve the quality of public housing.

Strategic Projects

Strategic Projects include a number of initiatives which support the ongoing development of the housing and homelessness sector. Funds were provided by DCSI to undertake projects including streamlining end-of-tenancy processes, evaluating the service delivery model, project managing an Economic Participation Initiative for Housing SA clients, and investigating options for secure and affordable housing for older women.

Street to Home Integrated Homelessness Program

Funding to enable the Trust staff to work 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.

Coober Pedy Homelessness & Support Service

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 existing tenancies.

Aboriginal Mobility Response Program

Funding for a project which aims to address the risk and vulnerability associated with individuals and families from regional and remote South Australian communities who travel to metropolitan Adelaide.

Kurlana Tangkuinya 'New Dreams' Project (formerly the Sturt Street Project)

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.

Local Support Coordinator

Funding for the engagement of a Local Support Coordinator to coordinate support and services for women affected by domestic and family violence.

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Note 35 Cash Flow Reconciliation		
	2017	2016
	\$'000	\$'000
Reconciliation of cash and cash equivalents at the end of the reporting period:		
Statement of Cash Flows	205 354	397 198
Statement of Financial Position	205 354	397 198
Reconciliation of Net Cash Inflows from Operating Activities to Net (Revenue from)/Cost of Providing Services:		
Net Cash provided by/(used in) Operating Activities	(199 723)	105 602
Less Receipts from SA Government	(87 629)	(81 175)
	(287 352)	24 427
Add/Less non cash items		
Depreciation and Amortisation	(88 274)	(88 779)
Loss/Gain on Revaluation of Non-current Assets	162	87
Net (loss)/gain from disposal of assets	3 459	7 592
Buildings and Other Assets Written Off	(15 439)	(11 182)
Construction Variance, surplus on property	(217)	(70)
Allowance for Doubtful Debts	1 194	(683)
Provision adjustment	(1 107)	(1 296)
Loan Amortisation	243	243
	(99 979)	(94 088)
Changes in Assets / Liabilities		
(Decrease) Increase in Receivables	(3 804)	7 079
(Decrease) Increase in Property, Plant and Equipment	8 510	(42 054)
Decrease (Increase) in Payables	123 615	(126 542)
(Increase) Decrease in Staff Entitlements	42	(1 702)
Decrease (Increase) in Provisions	1 642	1 642
(Increase) Decrease in Other Liabilities	3 309	(4 000)
	133 314	(165 577)
Net Revenue from/(Cost of) Providing Services	(254 017)	(235 238)

Note 36 Remuneration of board and committee members

Membership for various Boards and Committees during 2016-17 were:

SAHT Governing Board (appointed by the Governor)	Audit and Finance Committee (appointed by the Board)
M Patetsos (Chairperson)	J King (Chairperson)
J King	M Patetsos
M Hemmerling	M Hemmerling
G Crafter	G Holdich
C Holden	
A Blair	

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

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

	2017 No.	2016 No.
\$0 - \$9 999	1	2
\$20 000 - \$29 999	3	3
\$30 000 - \$39 999	2	2
\$40,000 - \$49,999	1	1
	7	8

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Remuneration of members reflects all costs of performing board/committee member duties including sitting fees, superannuation contributions, salary sacrifice benefits and fringe benefits and any fringe benefits tax paid or payable in respect of those benefits. The total remuneration received or receivable by members was \$0.197m (\$0.193m) including superannuation contributions of \$0.017m (\$0.017m).

Note 37 Related Party Disclosures

The Trust is a government administrative unit and is wholly owned and controlled by the Crown.

Related parties of the Trust include all key management personnel and their close family members; all Cabinet Ministers and their close family members; and all public authorities that are controlled and consolidated into the whole of government financial statements and other interests of the Government.

Significant transactions with government related entities

Other than those transactions that have been disclosed in detail in the notes to these accounts the Trust had no other significant transactions with government related entities.

Collectively, but not individually significant transactions with government related entities

Quantitative information about transactions and balances between the Trust and other SA Government entities are disclosed at Note 41.

Key Management Personnel

Key management personnel of the Trust include both the Minister for Housing and Urban Development and the Minister for Social Housing, the Board of Directors, the Chief Executive Officer of Renewal SA, the Executive Director of Housing SA, the four members of the Renewal SA Executive team and the seven members of the Housing SA Housing and Homelessness Leadership Group who have responsibility for the strategic direction and management of the Trust. The compensation detailed below excludes salaries and other benefits the Minister for Housing and Urban Development and the Minister for Social Housing receives, the Minister's remuneration and allowances are set by the *Parliamentary Remuneration Act 1990* and the Remuneration Tribunal of SA respectively and are payable from the Consolidated Account (via the Department of Treasury and Finance) under section 6 the *Parliamentary Remuneration Act 1990*.

	2017	2016
Compensation	\$'000	\$'000
Salaries and other short term employee benefits	1 310	1 253
Post-employment benefits	272	259
Total Key Management Personnel Compensation	1 582	1 512

The compensation detailed above is for key management personnel that are assigned to and remunerated directly by the Trust and the corresponding expenditure is included as Staffing Costs in Note 6.

Transactions with Key Management Personnel and other related parties

There were no reportable transactions between the Trust and any Key Management Personnel and their related parties

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Note 38 Financial instruments/Financial Risk Management**Table 38.1 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	Fair Value	Carrying Amount	Fair Value
			2017 \$'000	2017 \$'000	2016 \$'000	2016 \$'000
Financial Assets						
Cash and cash equivalents	21	Cash and cash equivalents	205 354	205 354	397 198	397 198
Loans and Receivables	22	Receivables (at cost)	18 448	18 448	20 360	20 360
Financial Liabilities						
Payables	27	Payables (at cost)	45 529	45 529	35 285	35 285
Borrowings	30	Other Liabilities	3 850	3 850	4 082	4 082

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 38.2 Ageing analysis of financial assets

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

2017	Overdue for < 30 days \$'000	Overdue for 30 - 90 days \$'000	Overdue for > 90 days \$'000	Total \$'000
Not Impaired				
Receivables	728	141	6 630	7 499
Impaired				
Receivables	1 353	262	12 313	13 928
2016				
Not Impaired				
Receivables	999	148	7 132	8 279
Impaired				
Receivables	1 855	274	13 246	15 375

Receivable amounts disclosed here exclude amounts relating to statutory receivables.

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Table 38.3: Maturity analysis of financial assets and liabilities

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

2017	Carrying Amount \$'000	<1 year \$'000	1-5 years \$'000	> 5 years \$'000
Financial Assets				
Cash & cash equivalents	205 354	205 354	-	-
Receivables (4)	18 448	18 448	-	-
Total financial assets	223 802	223 802	-	-
Financial Liabilities				
Payables	45 529	45 529	-	-
Other Liabilities	3 850	2 818	972	60
Total financial liabilities	49 379	48 347	972	60

2016	Carrying Amount \$'000	<1 year \$'000	1-5 years \$'000	> 5 years \$'000
Financial Assets				
Cash & cash equivalents	397 198	397 198	-	-
Receivables (4)	20 360	20 360	-	-
Total financial assets	417 558	417 558	-	-
Financial Liabilities				
Payables	35 285	35 285	-	-
Other Liabilities	4 082	2 807	972	303
Total financial liabilities	39 367	38 092	972	303

(4) The total value of receivables, net of the provision for doubtful debts is \$11.455m (\$15.807m). Of this amount \$0.869m (\$5.127m) is SA Government debtors which are considered current. The remaining \$10.586m (\$10.680m) of non-SA Government debtors is a figure derived based on the application of an actuarial assessment of provisions which makes no judgement regarding age. Therefore any attempt to age this figure is problematical.

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

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Note 39 Fair Value Measurement

The fair value of non-financial assets must be estimated for recognition and measurement or for disclosure purposes. The Trust categorises non-financial assets measured at fair value into hierarchies based on the level of inputs used in measurement as follows:

	2017 \$'000	Level 2 \$'000	Level 3 \$'000
Fair Value Measurements at 30 June 2017			
Recurring fair value measurement			
Land (Note 25)	5 523 577	5 523 577	-
Buildings (Note 25)	3 905 924	3 905 924	-
Vacant Land (Note 25)	37 153	37 153	-
Leasehold Improvements (Note 25)	839	-	839
Plant and Equipment (Note 25)	3 668	-	3 668
Remote Indigenous Leased Properties (Note 25)	222 839	-	222 839
Capital Works in Progress (Note 25)	191 738	191 738	-
Total recurring fair value measurements	9 885 738	9 658 392	227 346
Non-recurring fair value measurement			
Land held for sale (Note 24) ⁽⁵⁾	8 203	8 203	-
Buildings held for sale (Note 24) ⁽⁵⁾	7 171	7 171	-
Total non-recurring fair value measurements	15 374	15 374	-
TOTAL	9 901 112	9 673 766	227 346

	2016 \$'000	Level 2 \$'000	Level 3 \$'000
Fair Value Measurements at 30 June 2016			
Recurring fair value measurement			
Land (Note 25)	5 527 730	5 527 730	-
Buildings (Note 25)	3 962 633	3 962 633	-
Vacant Land (Note 25)	44 296	44 296	-
Leasehold Improvements (Note 25)	1 010	-	1 010
Plant and Equipment (Note 25)	4 151	-	4 151
Remote Indigenous Leased Properties (Note 25)	213 259	-	213 259
Capital Works in Progress (Note 25)	151 348	151 348	-
Total recurring fair value measurements	9 904 427	9 686 007	218 420
Non-recurring fair value measurement			
Land held for sale (Note 24) ⁽⁵⁾	11 351	11 351	-
Buildings held for sale (Note 24) ⁽⁵⁾	6 014	6 014	-
Total non-recurring fair value measurements	17 365	17 365	-
TOTAL	9 921 792	9 703 372	218 420

⁽⁵⁾ The Trust has measured land and buildings held for sale at fair value less costs to sell in accordance with AASB 5 because the assets' fair value less costs to sell is lower than its carrying amount. Refer to Note 24

The Trust's policy is to recognise transfers into and out of fair value hierarchy levels as at the end of the reporting period. Valuation techniques used to derive level 2 and 3 fair values are at Note 2

During 2017 and 2016, the Trust had no valuations categorised into level 1; there were no transfers of assets between level 1 and 2 fair value hierarchy levels and there were no changes in valuation technique

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Reconciliation of fair value measurements – Level 3

The following table is a reconciliation of fair value measurements using significant unobservable inputs (level 3).

	Plant & Equipment	Leasehold Improvements	Remote Indigenous Properties
	2017 \$'000	2017 \$'000	2017 \$'000
Opening balance at the beginning of the period	4 151	1 010	213 259
Acquisitions	83	347	-
Transfer into level 3 ⁽⁶⁾	60	-	16 768
Transfer out of level 3 ⁽⁶⁾	-	(195)	-
Disposals	(54)	(91)	(1 712)
Total gains (losses) for the period recognised in net result:			
Depreciation and Amortisation expenses	(572)	(232)	(5 476)
Carrying amount at the end of the period	3 668	839	222 839

	Plant & Equipment	Leasehold Improvements	Remote Indigenous Properties
	2016 \$'000	2016 \$'000	2016 \$'000
Opening balance at the beginning of the period	4 064	781	214 034
Acquisitions	9	391	-
Transfer into level 3 ⁽⁶⁾	681	327	7 258
Transfer out of level 3 ⁽⁶⁾	-	(327)	(2 766)
Disposals	(26)	(67)	110
Total gains (losses) for the period recognised in net result:			
Depreciation and Amortisation expenses	(577)	(95)	(5 377)
Carrying amount at the end of the period	4 151	1 010	213 259

⁽⁶⁾ Transfers into and out of level 3 relate to transfers from and to other asset classes disclosed in different fair value hierarchy levels.

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Note 40 Reconciliation of Property, Plant and Equipment

The following table shows the movement of Property, Plant and Equipment during 2016-17 and 2015-16:

	Rental Properties – Land		Rental Properties – Buildings		Admin Properties – Land	
	2017	2016	2017	2016	2017	2016
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Carrying Amount as at 1 July	4 725 125	4 781 145	3 340 853	3 400 601	1 954	1 957
Additions	-	-	-	-	-	-
Transfer In from other asset category	39 741	30 628	48 822	37 673	35	-
Maintenance Upgrades	-	-	12 803	13 592	-	-
Assets Classified as Held for Sale	3 257	5 704	(1 157)	6 560	-	-
Disposals	(39 497)	(63 704)	(23 775)	(36 439)	-	-
Transfer out to other asset category	(130 559)	(197 032)	(25 563)	(82 154)	(235)	(21)
Assets transferred due to Admin restructure	(443)	(411)	(105)	(226)	-	-
Revaluation Increment (Decrement) ⁽⁷⁾	99 522	168 795	(2 843)	69 013	17	18
Depreciation and Amortisation expenses	-	-	(67 037)	(68 211)	-	-
Depreciation and Amortisation on disposals	-	-	522	444	-	-
Carrying Amount as at 30 June	4 697 146	4 725 125	3 282 520	3 340 853	1 771	1 954

	Admin Properties – Buildings		Admin Properties – Leasehold Improvements		Commercial Properties – Land	
	2017	2016	2017	2016	2017	2016
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Carrying Amount as at 1 July	3 568	3 509	1 010	781	194	167
Additions	-	-	347	391	-	-
Transfer In from other asset category	315	-	-	327	-	-
Maintenance Upgrades	-	-	-	-	-	-
Assets Classified as Held for Sale	-	-	-	-	-	-
Disposals	-	(80)	(91)	(206)	-	-
Transfer out to other asset category	(75)	-	(195)	(327)	-	-
Assets transferred due to Admin restructure	-	-	-	-	-	-
Revaluation Increment (Decrement) ⁽⁷⁾	58	297	-	-	12	27
Depreciation and Amortisation expenses	(166)	(161)	(232)	(95)	-	-
Depreciation and Amortisation on disposals	-	3	-	139	-	-
Carrying Amount as at 30 June	3 700	3 568	839	1 010	206	194

	Commercial Properties – Buildings		Assets Under Arrangement – Land		Assets Under Arrangement – Buildings	
	2017	2016	2017	2016	2017	2016
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Carrying Amount as at 1 July	1 624	1 682	800 457	657 442	616 588	546 981
Additions	-	-	-	-	-	-
Transfer In from other asset category	-	-	2 607	127 266	3 867	66 719
Maintenance Upgrades	-	-	-	-	-	-
Assets Classified as Held for Sale	-	-	-	-	-	-
Disposals	-	-	-	(274)	-	(558)
Transfer out to other asset category	-	-	(5 556)	(7 076)	(2 566)	(1 974)
Assets transferred due to Admin restructure	-	-	-	-	-	-
Revaluation Increment (Decrement) ⁽⁷⁾	194	60	26 946	23 099	12 624	17 493
Depreciation and Amortisation expenses	(89)	(118)	-	-	(12 565)	(12 103)
Depreciation and Amortisation on disposals	-	-	-	-	27	30
Carrying Amount as at 30 June	1 729	1 624	824 454	800 457	617 975	616 588

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	Vacant Land – Land		Remote Indigenous Leased Properties		Plant and Equipment
	2017	2016	2017	2016	2017 2016
	\$'000	\$'000	\$'000	\$'000	\$'000 \$'000
Carrying Amount as at 1 July	44 296	51 709	213 259	214 034	4 151 4 064
Additions	3 365	461	-	-	83 9
Transfer In from other asset category	10 778	5 900	16 768	7 258	60 681
Maintenance Upgrades	-	-	-	-	- -
Assets Classified as Held for Sale	-	-	-	-	- -
Disposals	(2 324)	(1 891)	(1 817)	-	(177) (91)
Transfer out to other asset category	(18 552)	(5 632)	-	(2 766)	- -
Assets transferred due to Admin restructure	-	-	-	-	- -
Revaluation Increment (Decrement) ⁽⁷⁾	(410)	(6 251)	-	-	- -
Depreciation and Amortisation expenses	-	-	(5 476)	(5 377)	(572) (577)
Depreciation and Amortisation on disposals	-	-	105	110	123 65
Carrying Amount as at 30 June	37 153	44 296	222 839	213 259	3 668 4 151

	Capital Work in Progress		Total Property, Plant and Equipment	
	2017	2016	2017	2016
	\$'000	\$'000	\$'000	\$'000
Carrying Amount as at 1 July	151 348	100 915	9 904 427	9 764 987
Additions	84 479	81 178	88 274	82 039
Transfer In from other asset category	147 620	97 400	270 613	373 852
Maintenance Upgrades	-	-	12 803	13 592
Assets Classified as Held for Sale	-	-	2 100	12 264
Disposals	-	-	(67 680)	(103 243)
Transfer out to other asset category	(191 709)	(128 145)	(375 011)	(425 127)
Assets transferred due to Admin restructure	-	-	(548)	(637)
Revaluation Increment (Decrement) ⁽⁷⁾	-	-	136 120	272 551
Depreciation and Amortisation expenses	-	-	(86 137)	(86 642)
Depreciation and Amortisation on disposals	-	-	777	791
Carrying Amount as at 30 June	191 738	151 348	9 885 738	9 904 427

(7) Of the total \$136.120 million revaluation increment, \$135.960 million applied as an increase in revaluation surplus and \$0.162 million is recognised as a gain on revaluation.

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Note 41 Transactions with SA Government

The following table discloses revenues, expenses, financial assets and liabilities where the counterparty/transaction is with an entity within the SA Government as at 30 June 2017, classified according to their nature.

Note		SA Government		Non-SA Government		Total	
		2017 \$'000	2016 \$'000	2017 \$'000	2016 \$'000	2017 \$'000	2016 \$'000
	EXPENSES						
6	Staffing Costs	3 529	3 622	70 667	71 574	74 196	75 196
7	Supplies and Services						
	Accommodation Expenses	1 407	1 173	1 572	1 238	2 979	2 411
	Administration Expenses	428	402	1 472	1 710	1 900	2 112
	Agent Fees	-	-	496	524	496	524
	Audit Fees - Auditor-General's Department	456	445	-	-	456	445
	Brokerage	-	-	139	97	139	97
	Charged to Capital Program	-	-	(1 553)	(1 619)	(1 553)	(1 619)
	Communications	489	467	460	451	949	918
	Computer Expenses	209	190	5 143	4 032	5 352	4 222
	Consultants	-	-	392	436	392	436
	Contractors	186	-	3 348	3 060	3 534	3 060
	Fleet Management	1 783	1 944	33	30	1 816	1 974
	Insurance	173	2 729	5 400	2 993	5 573	5 722
	Leased Property Expenses	900	893	343	859	1 243	1 552
	Operating Lease	6 897	6 443	34	382	6 931	6 825
	Other Customer Related Expenses	-	596	335	686	335	1 282
	Printing, Stationery and Postage	-	-	1 655	1 553	1 655	1 553
	Staff Development	-	-	562	445	562	445
	Tenant Relocation	-	-	848	400	848	400
	Travel and Accommodation	-	-	753	743	753	743
8	Business Service Fees	23 352	21 959	-	-	23 352	21 959
9	Rental Property Expenses						
	Construction Variances	-	-	217	70	217	70
	Council Rates	-	-	45 334	45 003	45 334	45 003
	Emergency Services Levy	275	124	-	-	275	124
	Land Tax Equivalent	179 804	178 475	-	-	179 804	178 475
	Maintenance	-	-	113 842	111 016	113 842	111 016
	Property Expenses	350	185	1 449	296	1 799	481
	Stamp Duty & Search Fees	-	-	30	15	30	15

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Note		SA Government		Non-SA Government		Total	
		2017 \$'000	2016 \$'000	2017 \$'000	2016 \$'000	2017 \$'000	2016 \$'000
	Water Rates	33 771	38 193	30	-	33 801	38 193
10	Depreciation and Amortisation	-	-	88 274	88 779	88 274	88 779
11	Grants and Subsidies						
	Affordable Housing Grants	710	627	-	-	710	627
	Crisis Accommodation Millers Court	-	-	-	2 046	-	2 046
	Emergency Accommodation Assistance	-	-	3 462	2 398	3 462	2 398
	Emergency Management Grants	-	-	8 169	816	8 169	816
	Homes for Homes Initiative	-	-	-	200	-	200
	National Partnership Agreement: Homelessness	-	581	-	-	-	581
	National Partnership Agreement: Remote Indigenous Housing	-	-	1 481	222	1 481	222
	National Rental Affordability Scheme Subsidies	-	-	8 082	6 277	8 082	6 277
	Other Recurrent Grants	290	-	54	8	344	8
	Private Rental Assistance	9 448	9 145	5 377	7 259	14 825	16 404
	Subsidies to Community Housing Organisations	-	-	-	7	-	7
	Upgrade of Disability SA Housing	-	-	-	14	-	14
12	Impairment Expenses (Incl doubtful debts)						
	Asset Write-offs	-	-	14 850	10 568	14 850	10 568
	Doubtful Debts Expense	-	-	14 268	11 366	14 268	11 366
	Assets Held for Sale	-	-	589	614	589	614
	TOTAL EXPENSES	264 457	268 193	397 617	378 368	662 074	646 561
	INCOME						
14	Rental Income	-	-	278 510	280 078	278 510	280 078
15	Interest Revenue	6 860	7 863	19	25	6 879	7 888
16	Recoveries						
	General Service Recoveries	502	406	456	390	958	796
	GST Recoveries	-	-	2 005	3 671	2 005	3 671
	Homelessness Services Recoveries	4 207	4 125	-	-	4 207	4 125
	Insurance	1 739	-	259	435	1 998	435
	Maintenance	-	-	5 396	6 166	5 396	6 166
	Other	164	124	15	58	179	182
	Private Rental Assistance	-	-	8 481	8 097	8 481	8 097
	Water charges	-	-	14 969	11 696	14 969	11 696
17	Recurrent Commonwealth Revenues	-	-	74 485	73 582	74 485	73 582

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Note		SA Government		Non-SA Government		Total	
		2017 \$'000	2016 \$'000	2017 \$'000	2016 \$'000	2017 \$'000	2016 \$'000
18	Other Revenue						
	Assets Received Free of Charge	-	-	-	-	-	-
	Bad Debts Recovered	-	-	5 413	5 383	5 413	5 383
	Local Government Community Housing Program	-	-	307	-	307	-
	Shared Value Mortgages	-	-	242	452	242	452
	Sundry Revenue	-	-	607	893	607	893
19	Recurrent Revenues from SA Government	86 318	76 735	-	-	86 318	76 735
20	Capital Revenues from SA Government	1 311	4 440	-	-	1 311	4 440
13	Net Gain from Disposal of Assets	-	-	3 459	7 592	3 459	7 592
	Gain on revaluation of non-current assets	162	87	-	-	162	87
	TOTAL INCOME	101 063	93 780	394 623	398 718	495 686	492 496
	FINANCIAL ASSETS						
21	Cash and Cash Equivalents	203 961	395 824	1 393	1 374	205 354	397 198
22	Receivables						
	Accrued revenues	504	721	6 489	3 832	6 993	4 553
	Receivables	889	5 127	10 586	10 680	11 455	15 807
	TOTAL FINANCIAL ASSETS	205 334	401 672	18 468	15 886	223 802	417 558
	FINANCIAL LIABILITIES						
27	Payables						
	Accrued expenses	2 669	2 363	19 044	15 016	21 713	17 379
	Creditors	7 578	3 894	16 238	14 012	23 816	17 906
30	Other Financial Liabilities						
	Deposits Held	-	-	2 575	2 564	2 575	2 564
	Managed House Scheme	1 275	1 516	-	-	1 275	1 516
	TOTAL FINANCIAL LIABILITIES	11 522	7 775	37 857	31 592	49 379	39 367