

YWCA National Housing
ACN 158 977 952

Annual Financial Report
For the year ended 30 June 2021

Table of Contents

Directors' Report.....	1
Auditor's Independence Declaration.....	8
Statement of Profit or Loss and Other Comprehensive Income.....	9
Statement of Financial Position	10
Statement of Changes in Equity	11
Statement of Cash Flows.....	12
Notes to the Financial Statements.....	13
Directors' Declaration	23
Independent Auditor's Report.....	24

DIRECTORS' REPORT

The directors present their report together with the financial report of YWCA National Housing ("the Company") for the year ended 30 June 2021 and auditor's report thereon.

Director details

The names of the directors in office at any time during or since the end of the year are:

- Helen Conway (Chair from 9 April 2020)
- Julia Goodall (Deputy Chair)
- Juliana Nkrumah AM
- Molly George
- Freya Mulvey
- Kirsty Rourke
- Lina Tchung
- Rebecca Thomas
- Renée Wirth Appointed 1 July 2021
- Georgina Morphett Appointed 19 November 2020
- Yasmin Poole Appointed 19 November 2020
- Khayshie Tilak Ramesh Appointed 19 November 2020
- Nicole Freeman Resigned 19 November 2020
- Cara Gleeson Appointed 24 July 2020, resigned 19 November 2020
- Lauren Tanner Resigned 3 August 2020

The directors have been in office since the start of the year to the date of this report unless otherwise stated.

Company Secretary

Kate O'Donohue holds a Masters of Corporate Governance, a Bachelor of Arts, is a fellow of the Governance Institute of Australia and of the Institute of Chartered Secretaries and Administrators (UK) and is a Graduate of the Australian Institute of Company Directors.

Results

The deficit of the Company for the year amounted to \$41,722 (2020: deficit \$40,477).

Review of operations

The Company continued to engage in its principal activities, the results of which are disclosed in the attached financial statements.

Objectives

The objectives of the Company are:

- to transform the lives of disadvantaged women by providing lasting, sustainable solutions for people who are poor, unskilled, unemployed, homeless, disabled, elderly or otherwise disadvantaged;
- to engage with the community through support networks and by empowering women to move from dependence to independence; and
- to create opportunities for women to develop as leaders in their communities, and agents of positive change.

Strategies for achieving the objectives

The Company will:

- provide housing and services that strengthens women's engagement within their communities;
- lead and support staff wellbeing through change;
- commence a national growth strategy;

YWCA NATIONAL HOUSING
ACN 158 977 952
Directors' Report

- explore mergers and acquisitions;
- work with its group entities in developing research and advocacy and policy platform for housing nationally and implementing an organisational impact framework;
- investigate engagement programs for tenants; and
- integrate housing operating systems across all jurisdictions.

Performance measures

The Company measures its performance by meeting the objectives established in the Strategic Plan and budget. Key performance indicators are also established and monitored both internally and as a comparison to external benchmarks.

Principal activities

During the year, the principal activities of the Company consisted of the provision of accommodation to disadvantaged women in the community. Such activities included management of government owned and independently owned accommodation.

There have been no significant changes in the nature of these activities during the year.

Board of directors

The directors of the Company hold common membership on the boards of YWCA Australia and YWCA Housing.

Helen Conway

Non-executive director and Chair

Qualifications BA, B. Laws, FAICD

Experience Helen is an experienced director, senior executive and lawyer who has worked in a range of organisations in commercial, public and not-for-profit sectors including in the insurance, transport, energy, retailing, education, health and construction industries. She is a governance expert, able to manage particularly sensitive regulatory issues, and an experienced spokesperson.

With an established track record in undertaking volunteer work in the not-for-profit sector, Helen is passionate about giving back to the community. She has a long-standing commitment to women's rights and gender equality including through many pro-bono committee and volunteer roles focusing on women's issues and is a member of Chief Executive Women.

Helen is particularly passionate about leading and undertaking transformational change in organisations, something she did in her role as CEO of the Australian Government's Workplace Gender Equality Agency from 2011 and 2015.

Molly George

Non-executive director

Member of the Finance, Audit and Risk Committee

Qualifications BA (Fine Arts), GC Social Impact (In Progress)

Experience Molly is a creative, curious and perceptive Social Impact professional. She has contributed extensively to the not-for-profit sector in both paid and voluntary capacities. Molly currently works as a Program Advisor at the Alannah and Madeline Foundation, and has previously worked at SYN Media in various positions. She was Youth Representative at the Community Broadcasting Association of Australia (CBAA) from 2018-19, and a 2019 Foundation for Young Australians (FYA) 'Young Social Pioneer' for her proposal to improve governance diversity and inclusion

YWCA NATIONAL HOUSING
ACN 158 977 952
Directors' Report

policies and practices. She is also a coach and mentor for the Community Media Training Organisation and People of Purpose.

Molly has been a non-executive Director at YWCA Australia from 2019, and a non-executive director at YWCA Housing and YWCA National Housing since 2020. She currently sits on the Finance, Audit and Risk Committee and previously on the People, Culture and Governance Committee.

Julia Goodall

Non-executive director and Deputy Chair
Member of the Young Women's Council

Qualifications BSc – Animal Science

Experience Julia designs social impact initiatives with people-centred approaches, curiosity and optimism. Julia is the Strategy and Impact Manager of Humanitech, a think+do tank which seeks to harness the power of technology for good. Julia has previously project managed Red Cross's humanitarian response to COVID-19, led Red Cross SA Emergency Services team and launched youth resilience co-design projects into the South Australian Emergency Management sector.

In a voluntary capacity, Julia led the transition of Big Week Out, a community service organisation to become sustainably 100% youth led.

Julia has served as a Director of YWCA Australia since 2018, a member of the Young Women's Council since 2019 and a Director of YWCA Housing and YWCA National Housing since 2020, having previously collaborated with YWCA Adelaide on youth resilience and leadership projects. Julia's governance experience includes committee service for women's leadership organisation Spence Club, Lockington Horse Trials, the Pony Club Association of SA and in Ex. Officio capacity for the Red Cross South Australian Youth Advisory Committee.

Georgina Morphett

Non-executive director (appointed 19 November 2020)
Member of the Finance, Audit and Risk Committee

Qualifications B Law, B Arts (Politics and International Studies), Master of Law (in progress)

Experience Georgina is an experienced board director with nine years' experience across non-executive directorships and government advisory roles, including as a chairperson.

Georgina was raised in a rural farming community and believes strongly that no woman should be disadvantaged by her location, particularly in relation to access to services. She brings a rural and gendered lens to decision-making and has a specific interest in women's policy, and women's involvement in governance.

Georgina was elected as an inaugural member of the YWCA Australia Young Women's Council in 2018 and was previously a member of the YWCA Adelaide Nominations Committee.

Georgina currently works in the Australian Public Service and has experience in litigation, in-house legal, program management and service delivery. She is currently also a director on the board of Global Voices and the board of Youth Law Australia.

YWCA NATIONAL HOUSING
ACN 158 977 952
Directors' Report

Freya Mulvey

Non-executive director

Member of the Nominations Committee

Qualifications	B Media, B Law
Experience	<p>Freya is a commercial lawyer from Darwin in the Northern Territory, and a passionate advocate for gender equality.</p> <p>Her proudest girl power moment came when she shared Amy Cuddy's messaging on body language and power posing with her colleagues from West Timor and started a safe and constructive discussion about gender inequality in the workplace and changing the power dynamics in their professional lives.</p> <p>In 2018, Freya was voted in as an inaugural member of YWCA Australia's Young Women's Council, contributing to the YWCA movement and vision of a better future for Australian women, young women and girls. Freya believes that through the collective agency of YWCA's member base, we will continue to accelerate the advancement of gender equality and empowerment of women.</p>

Juliana Nkrumah AM

Non-executive director

Qualifications	MSc. Sociology; BSc Hons Sociology and Social Anthropology, Diploma in Management - Police Women's Leadership Program
Experience	<p>Juliana Nkrumah AM is the Domestic Violence Project Manager at Settlement Services International. She was the leader on programs to Stop the practice of Female Genital Mutilation in NSW and influenced similar work across Australia. She also coordinated the Multicultural Community Liaison Officer Program in the NSW Police Force for over a decade.</p> <p>Juliana founded African Women Australia and has served on several Boards to improve the status of women, including the Board of YWCA NSW, Australian National Committee on Refugee Women, Act for Peace, African Ministerial Committee, Harmony Alliance and the Eminent Australians Committee to review the Australian Citizenship Test. She is also a highly recognised inspirational public speaker.</p> <p>Juliana was awarded Membership of the Order of Australia for her work in the community and was the winner of Woman of the West from University of Western Sydney in 2007.</p>

Yasmin Poole

Non-executive director (appointed 19 November 2020)

Qualifications	B Law, B International Relations (in progress)
Experience	<p>Yasmin is an award-winning speaker, writer and youth advocate. She is Plan International's National Ambassador and champions the importance of young women being heard in Australia's political conversations. She has also been a commentator on national television programs such as Q+A, The Drum and The Project.</p> <p>Yasmin has established herself as a leading youth voice. She is the Non-Executive Board Director of OzHarvest, Australia's leading food rescue charity, and formerly</p>

YWCA NATIONAL HOUSING
ACN 158 977 952
Directors' Report

the Chair of the Victorian Government's Youth Congress, representing over a million young Australians.

In 2019, Yasmin was the youngest member of the Australian Financial Review 100 Women of Influence and Top 40 Under 40 Most Influential Asian Australians. She was also named the 2021 Youth Influencer of the Year by Martin Luther King Jr Center.

Yasmin is currently undertaking a Bachelor of Laws/International Relations at the Australian National University.

Khayshie Tilak Ramesh

Non-executive director (appointed 19 November 2020)
Member of the Nominations Committee

Qualifications B Law (Hons), GDLP, Certificate of Mediation Accreditation

Experience Khayshie is passionate advocate for youth, multiculturalism and diverse representation at influential decision-making tables. She is an experienced board director, youth mentor, accredited lawyer and is the Multicultural Youth Commissioner of Victoria.

Khayshie's expertise in governance, risk and strategy, alongside her lived experience has created value within a number of organisations including Ambulance Victoria, ARCJustice, Inaugural City of Greater Bendigo Youth Council and various State government appointments. As a pioneer of youth leadership within the community, her long standing dedication has been recognised through accolades including Young Citizen of the Year, Law Student of the Year 2019, Premier's Volunteer Champion 2019 and being named in the top 100 future leaders of Australia.

Kirsty Rourke

Non-executive director
Member of the Finance, Audit and Risk Committee

Qualifications LLB (Hons), B Com, GDLP, Grad Dip Property Valuation and Development, GAICD

Experience Kirsty Rourke is the CEO of the City of Brisbane Investment Corporation Pty Ltd, Brisbane City Council's Urban Wealth Fund. Kirsty has significant property investment expertise and was formerly a property lawyer at Holding Redlich. In her role as CEO, Kirsty is focused on targeting environmentally sustainable, socially beneficial investments that will deliver profit back to Brisbane.

Kirsty was appointed as a Young Woman Director of YWCA Queensland in 2014 and YWCA Australia in 2015 and continued to serve on those Boards until the merger in May 2018. Subsequently, in June 2018, Kirsty was appointed to the YWCA National Housing Board and YWCA Housing Board and in 2020 was reappointed to the YWCA Australia Board. Kirsty is passionate about young women's leadership and providing women and families with access to long term, stable accommodation.

Lina Tchung

Non-executive director
Member of the Finance, Audit and Risk Committee

Qualifications CA, B. Business (Management)/Commerce

YWCA NATIONAL HOUSING
ACN 158 977 952
Directors' Report

Experience Lina is a Chartered Accountant, working as an auditor with a broad background in finance, audit, risk and governance.

Lina joined Macquarie Group in 2019 as a Division Director in Internal Audit. She previously worked as a Director at EY in the financial services assurance practice. Having spent 17 years at EY, Lina specialised as an external auditor in wealth and asset management and worked in both Sydney and San Francisco.

Lina was appointed as an U30 Director of YWCA NSW in 2009 and continued to serve on the Board, Finance, Risk and Compliance Committee and later as a strong advocate on the NSW Merger Committee until the organisations integrated on 1 June 2018. Lina is also the treasurer of Immigration Advice & Rights Centre.

Rebecca Thomas

Non-executive director

Member of the Finance, Audit and Risk Committee

Qualifications B. Sc (Hons.), Investment Management Certificate

Experience Rebecca is a banking and funds management professional with deep experience in debt and equity financing, having led large scale investments across both Europe and Australia over the last 15 years. In her current role of Executive Director, Impact Investing at Social Ventures Australia, Rebecca is responsible for a number of funds investing into the for-purpose sector.

Rebecca joined the YWCA Housing and YWCA National Housing Boards in November 2019 and was appointed to the YWCA Australia Board in May 2020. Rebecca also volunteers with TwoGood, a social enterprise that works with women at risk of homelessness.

Renée Wirth

Non-executive Director (appointed 1 July 2021)

Qualifications Bachelor of Planning, Master of Development Studies, GAICD

Experience Renée is passionate about affordable housing as a feminist issue and has spent her career working on policies, programs and initiatives to increase the supply of social and affordable housing for the community.

Renée has over 19 years' experience in managing the planning and delivery of social and affordable housing including roles in the NSW Government, UK Government, local councils and the not-for-profit community housing industry. She currently works in the executive team of St George Community Housing, the largest community housing provider operating in Sydney with 7,000 social and affordable homes under management.

Through a range of roles, Renée has gained experience developing government policies for social and affordable housing, delivering affordable housing through the planning system, funding and financing mechanisms for affordable housing, compliance and regulatory settings for community housing and developing and executing strategic growth initiatives. She is also an Australasian Housing Institute Senior Professional.

YWCA NATIONAL HOUSING
ACN 158 977 952
Directors' Report

Directors' meetings

Directors	Meetings	
	Entitled to attend	Attended
Helen Conway	9	7
Nicole Freeman	4	4
Molly George	9	9
Cara Gleeson	4	4
Julia Goodall	9	8
Georgina Morphett	5	4
Freya Mulvey	9	9
Juliana Nkrumah	9	6
Yasmin Poole	5	4
Khayshie Tilak Ramesh	5	4
Kirsty Rourke	9	8
Lina Tchung	9	8
Rebecca Thomas	9	9

Contribution in winding up

The Company is incorporated under the *Corporations Act 2001* and is a company limited by guarantee. If the Company is wound up, the Constitution states that each member is required to contribute to a maximum of \$50 each towards meeting any outstanding obligations of the Company. As at 30 June 2021 there was only 1 member. The combined total amount that members of the Company are liable to contribute if the Company is wound up is \$50 (2020: \$50).

Auditor's Independence Declaration

A copy of the auditor's independence declaration as required under section 60-40 of the Australian Charities and Not-for-profits Commission Act 2012 is set out on page 8.

Signed in accordance with a resolution of the board of directors.



Director: Helen Conway



Director: Lina Tchung

Dated this day 14th day of October 2021

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AUDITOR'S INDEPENDENCE DECLARATION

As lead auditor for the audit of the financial report of YWCA National Housing for the year ended 30 June 2021, I declare that, to the best of my knowledge and belief, there have been no contraventions of:

- (i) the auditor independence requirements of the section 60-40 of the *Australian Charities and Not-For-Profits Commission Act 2012* in relation to the audit; and
- (ii) any applicable code of professional conduct in relation to the audit.

**RSM AUSTRALIA PARTNERS**

Gary Sherwood
Partner

Sydney, NSW

Dated: 14 October 2021

YWCA NATIONAL HOUSING
ACN 158 977 952
Statement of Profit or Loss and Other Comprehensive Income

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2021

	Note	2021 \$	2020 \$
Revenue and other income			
Revenue	4	958,489	1,070,694
Other Income	4	100	-
Total revenue and other income		<u>958,589</u>	<u>1,070,694</u>
Expenses			
Administrative expense		(123,910)	(141,867)
Brand and communication expense		-	(7,650)
Employee benefits expense		(256,192)	(292,262)
Information technology expense		(18,263)	(31,956)
Property, service and utilities expense		(417,806)	(455,583)
Total expenses before depreciation and amortisation		<u>(816,171)</u>	<u>(929,318)</u>
Surplus before depreciation, amortisation and income tax expense		142,418	141,376
Depreciation and amortisation	9, 10	(184,140)	(181,853)
Income tax expense	3.1	-	-
Deficit for the year		<u>(41,722)</u>	<u>(40,477)</u>
Other comprehensive income			
<i>Items that will not be reclassified subsequently to profit or loss</i>			
Net increase in fair value of property assets	10	1,756,576	-
Other comprehensive income for the year		<u>1,756,576</u>	<u>-</u>
Total comprehensive income (loss) for the year		<u>1,714,854</u>	<u>(40,477)</u>

This statement should be read in conjunction with the notes to the financial statements

YWCA NATIONAL HOUSING
ACN 158 977 952
Statement of Financial Position

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2021

	Note	2021	2020
		\$	\$
Current assets			
Cash and cash equivalents	6	381,119	309,758
Receivables	7	16,558	8,469
Other assets	8	13,472	14,635
Total current assets		411,149	332,862
Non-current assets			
Property, plant and equipment	10	9,886,863	8,306,282
Intangibles	9	13,477	-
Total non-current assets		9,900,340	8,306,282
Total assets		10,311,489	8,639,144
Current liabilities			
Payables	11	112,739	143,198
Other liabilities	12	-	12,050
Total current liabilities		112,739	155,248
Total liabilities		112,739	155,248
Net assets		10,198,750	8,483,896
Equity			
Reserves	13	13,464,726	11,708,150
Accumulated losses		(3,265,976)	(3,224,254)
Total equity		10,198,750	8,483,896

This statement should be read in conjunction with the notes to the financial statements

YWCA NATIONAL HOUSING
ACN 158 977 952
Statement of Changes in Equity

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2021

	Reserves	Accumulated Losses	Total Equity
	\$	\$	\$
Balance at 1 July 2019	11,708,150	(3,183,777)	8,524,373
Deficit for the year	-	(40,477)	(40,477)
Other comprehensive income	-	-	-
Total comprehensive loss for the year	-	(40,477)	(40,477)
Balance at 30 June 2020	11,708,150	(3,224,254)	8,483,896
Balance at 1 July 2020	11,708,150	(3,224,254)	8,483,896
Deficit for the year	-	(41,722)	(41,722)
Net increase in fair value of property assets	1,756,576	-	1,756,576
Total comprehensive income for the year	1,756,576	(41,722)	1,714,854
Balance at 30 June 2021	13,464,726	(3,265,976)	10,198,750

This statement should be read in conjunction with the notes to the financial statements

YWCA NATIONAL HOUSING
ACN 158 977 952
Statement of Cash Flows

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2021

	Note	2021	2020
		\$	\$
Operating activities			
Receipts from:			
Customers, government grants & other income		950,500	1,171,258
Payments to suppliers		(857,517)	(952,999)
Net cash provided by operating activities		92,983	218,259
Investing activities			
Payment for property, plant and equipment		(7,260)	(22,181)
Payment for intangible assets		(14,362)	-
Net cash used in investing activities		(21,622)	(22,181)
Net change in cash and cash equivalents		71,361	196,078
Cash at beginning of the financial year		309,758	113,680
Cash at end of financial year	6	381,119	309,758

This statement should be read in conjunction with the notes to the financial statements

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021

NOTE 1: GENERAL INFORMATION AND STATEMENT OF COMPLIANCE

These financial statements are general purpose financial statements that have been prepared in accordance with Australian Accounting Standards – Reduced Disclosure Requirements and Interpretations issued by the Australian Accounting Standard Board (AASB), the *Australian Charities and Not-for-profits Commission Act 2012* and the Corporations Act 2001, as appropriate for not-for-profit oriented entities.

YWCA National Housing is a Company limited by guarantee, incorporated and domiciled in Australia. YWCA National Housing is a subsidiary of YWCA Australia.

YWCA National Housing is a not-for-profit entity for the purpose of preparing the financial statements.

The financial statements of YWCA National Housing were approved and authorised for issue by the directors on 14 October 2021.

NOTE 2: NEW OR AMENDED ACCOUNTING STANDARDS AND INTERPRETATIONS ADOPTED

The Company has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period.

The adoption of these Accounting Standards and Interpretations did not have any significant impact on the financial performance or position of the Company.

Early adoption of standards

The Company has not elected to adopt any pronouncements early.

NOTE 3: SUMMARY OF ACCOUNTING POLICIES

Overall considerations

The significant accounting policies that have been used in the preparation of these financial statements are summarised below.

The financial statements have been prepared under the historical cost convention and using the measurement bases specified by Australian Accounting Standards for each type of asset, liability, income and expense. The measurement bases are more fully described in the accounting policies below.

3.1 Income tax

The Company is endorsed as an income tax exempt charitable entity under Subdivision 50-B of the Income Tax Assessment Act 1997.

3.2 Cash and cash equivalents

For the purpose of the statement of cash flows, cash includes cash on hand, at call deposits or deposits with banks or financial institutions which have a maturity of three months or less.

The balance of any bank overdrafts is shown as interest-bearing liabilities.

3.3 Trade and other receivables

Trade and other receivables are recognised at amortised cost, less any allowance for expected credit losses.

3.4 Current and noncurrent classification

Assets and liabilities are presented in the statement of financial position based on current and noncurrent classification.

An asset is classified as current when: it is either expected to be realised or intended to be sold or consumed in the company's normal operating cycle; it is held primarily for the purpose of trading; it is expected to be realised within 12 months after the reporting period; or the asset is cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period. All other assets are classified as noncurrent.

A liability is classified as current when: it is either expected to be settled in the company's normal operating cycle; it is held primarily for the purpose of trading; it is due to be settled within 12 months after the reporting period; or there is no unconditional right to defer the settlement of the liability for at least 12 months after the reporting period. All other liabilities are classified as noncurrent.

3.5 Impairment of non-financial assets

Non-financial assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount.

Recoverable amount is the higher of an asset's fair value less costs of disposal and value-in-use. The value-in-use is the present value of the estimated future cash flows relating to the asset using a pre-tax discount rate specific to the asset or cash-generating unit to which the asset belongs. Assets that do not have independent cash flows are grouped together to form a cash-generating unit.

3.6 Property, plant & equipment

Property

Land and buildings are measured at market value, including any costs directly attributable to bringing assets to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation

The depreciable amount of all fixed assets including buildings, are depreciated on a straight-line basis over their estimated useful lives to the Company commencing from the time the asset is held ready for use.

The following useful lives are applied:

Buildings:	40 years
Plant and equipment:	3 - 10 years
Furniture, fixtures and fittings:	5 years

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Derecognition policy / gain or loss on disposal

An item of property plant and equipment is derecognised upon disposal or when there is no further economic benefit to the Company. Gain and losses between the carrying amount and the disposal proceeds are taken to profit or loss.

3.7 Intangible assets

Intangible assets acquired as part of a business combination, other than goodwill, are initially measured at their fair value at the date of the acquisition. Intangible assets acquired separately are initially recognised at cost. Indefinite life intangible assets are not amortised and are subsequently measured at cost less any impairment. Finite life intangible assets are subsequently measured at cost less amortisation and any impairment. The gains or losses recognised in profit or loss arising from the derecognition of intangible assets

YWCA NATIONAL HOUSING
ACN 158 977 952
Notes to the Financial Statements

are measured as the difference between net disposal proceeds and the carrying amount of the intangible asset. The method and useful lives of finite life intangible assets are reviewed annually. Changes in the expected pattern of consumption or useful life are accounted for prospectively by changing the amortisation method or period.

The following useful lives are applied:

Software	3 years
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3.8 Revenue recognition

Revenue from contract with customers

Revenue comprises revenue from housing services, interest, donations and government grants. Revenue from major products and services is shown in Note 4.

Revenue is recognised when the amount of revenue can be measured reliably, collection is probable, the costs incurred or to be incurred can be measured reliably, and when the criteria for the entity activity have been met. Details of the activity- specific recognition criteria are described below.

Housing services revenue

Rental revenue for housing services is recognised as income on an accrual basis, when the housing services are provided.

Grant income

Grant income is recognised as income when the entity obtains control of the grant and it is probable that the economic benefits gained from the grant will flow to the entity and the amount of the grant can be measured reliably. Where a grant may be required to be repaid if certain conditions are not satisfied, a liability is recognised at year end to the extent that conditions remain unsatisfied. Upon completion of the conditions under the grant, any unspent grant funds are recognised in the Reserve for Specific Purpose Grants and Donations.

Capital funding income

Monies received for capital funding are recognised as income in the year when the Company has the right to receive the income in accordance with the terms and timing of the funding agreement.

3.9 Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Tax Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST. Receipts from customers and payments to suppliers are shown on the cash flow statement inclusive of GST.

3.10 Contract liabilities

The liability for deferred income is the unutilised amounts of grants received on the condition that specified services are delivered or conditions are fulfilled. The services are usually provided, or the conditions usually fulfilled within twelve (12) months of receipt of the grant. Where the amount received is in respect of services to be provided over a period that exceeds twelve (12) months after the reporting date or the conditions will only be satisfied more than twelve (12) months after the reporting date, the liability is discounted and presented as noncurrent.

3.11 Trade and other payables

These amounts represent liabilities for goods and services provided to the company prior to the end of the financial year and which are unpaid. Due to their short-term nature, they are measured at amortised cost and are not discounted. The amounts are unsecured and are usually paid within 30 days of recognition.

3.12 Fair value measurement

When an asset or liability, financial or non-financial, is measured at fair value for recognition or disclosure purpose, the fair value is based on the price that would be received to sell an asset or paid to transfer in an orderly transaction between market participants at the measurement date; and assumes that the transaction will take place either; in the principal market; or in the absence of a principal market, in the most advantageous market.

Fair value is measured using the assumptions that market participants would use when pricing the asset or liability, assuming they act in their economic best interests. For non-financial assets, the fair value measurement is based on its highest and best use. Valuation techniques are used that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

3.13 Comparative figures

When required by accounting standards comparative figures have been adjusted to conform to changes in accounting standards for the current financial year.

3.14 Critical accounting estimates

The preparation of the financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 3.15 below.

3.15 Significant management judgement in applying accounting policies

When preparing the financial statements, management undertakes a number of judgements, estimates and assumptions about the recognition and measurement of assets, liabilities, income and expenses.

Estimation uncertainty

Information about estimates and assumptions that have the most significant effect on recognition and measurement of assets, liabilities, income and expenses is provided where applicable.

Fair value of land and buildings:

The Company has elected to use the revaluation model as its accounting policy in relation to land and buildings. AASB 116, *Property, Plant and Equipment*, requires that land and buildings be carried at a revalued amount, being its fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. It further requires that revaluations shall be made with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the reporting period. The frequency of revaluations depends upon the changes in fair values of the items of property, plant and equipment being revalued. The current COVID pandemic has created an environment where there is a significant judgement and estimation uncertainty with regards to estimating the fair value of land and buildings. Management and the board have determined that the commercial property assets will be valued at least once every three years, and all non-commercial land and buildings are valued annually using a mix of full valuation and indexation methodology. A rolling 12-month median of rental and capital value is used to determine fair value of land and buildings selected for valuation based on indexation methodology.

YWCA NATIONAL HOUSING
ACN 158 977 952
Notes to the Financial Statements

NOTE 4: REVENUE AND OTHER INCOME

	2021	2020
	\$	\$
Revenue		
Housing services	951,981	869,752
Donations	6,508	914
Grant income	-	121,782
Other operating income	-	78,246
	<u>958,489</u>	<u>1,070,694</u>
Other income		
Interest	100	-
	<u>100</u>	<u>-</u>
Total revenue and other income	<u>959,589</u>	<u>1,070,694</u>
Disaggregation of revenue		
Geographical regions		
Australia	<u>959,589</u>	<u>1,070,694</u>

NOTE 5: EXPENSES

Surplus (deficit) before income tax includes the following specific expenses:

<i>Depreciation</i>		
Land and building	166,911	166,911
Plant and equipment	8,480	8,574
Furniture, fixtures and fittings	7,864	6,368
Total depreciation	<u>183,255</u>	<u>181,853</u>
<i>Amortisation</i>		
Software	885	-
Total amortisation	<u>885</u>	<u>-</u>
Total depreciation and amortisation	<u>184,140</u>	<u>181,853</u>
<i>Superannuation expense</i>		
Defined contribution superannuation expense	<u>20,432</u>	<u>23,949</u>

NOTE 6: CASH AND CASH EQUIVALENTS

Cash at bank	<u>381,119</u>	<u>309,758</u>
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NOTE 7: RECEIVABLES

CURRENT		
Trade debtors	9,233	2,897
Other receivables	7,325	5,572
	<u>16,558</u>	<u>8,469</u>

YWCA NATIONAL HOUSING
ACN 158 977 952
Notes to the Financial Statements

Allowance for expected credit loss

The Company has recognised a loss of \$nil in profit or loss in respect of the expected credit losses for the year ended 30 June 2021.

NOTE 8: OTHER ASSETS

	2021	2020
	\$	\$
CURRENT		
Prepayments	13,472	14,635
	<u>13,472</u>	<u>14,635</u>

NOTE 9: INTANGIBLES

Software

Balance at beginning of year	-	-
Additions	14,362	-
Disposal	-	-
Balance at end of year	<u>14,362</u>	<u>-</u>

Accumulated amortisation:

Balance at beginning of year	-	-
Amortisation	(885)	-
Disposal	-	-
Balance at end of year	<u>(885)</u>	<u>-</u>
Net carrying value	<u>13,477</u>	<u>-</u>

YWCA NATIONAL HOUSING
ACN 158 977 952
Notes to the Financial Statements

NOTE 10: PROPERTY, PLANT AND EQUIPMENT

	Land & building <i>(at independent valuation)</i>	Plant & equipment <i>(at cost)</i>	Furnitures, fixtures and fittings <i>(at cost)</i>	Capital work in progress	Total
	\$	\$	\$	\$	\$
Gross carrying amount					
Balance at 1 July 2020	8,547,606	109,934	77,618	17,346	8,752,504
Additions	-	-	7,260	-	7,260
Disposal/reclassification	-	-	17,346	(17,346)	-
Net fair value movement for land and building	1,256,348	-	-	-	1,256,348
Balance at 30 June 2021	<u>9,803,954</u>	<u>109,934</u>	<u>102,224</u>	<u>-</u>	<u>10,016,112</u>
Depreciation and impairment					
Balance at 1 July 2020	(333,317)	(50,407)	(62,498)	-	(446,222)
Depreciation	(166,911)	(8,480)	(7,864)	-	(183,255)
Net fair value movement for land and building	500,228	-	-	-	500,228
Balance at 30 June 2021	<u>-</u>	<u>(58,887)</u>	<u>(70,362)</u>	<u>-</u>	<u>(129,249)</u>
Carrying amount 30 June 2021	<u>9,803,954</u>	<u>51,047</u>	<u>31,862</u>	<u>-</u>	<u>9,886,863</u>
Gross carrying amount					
Balance at 1 July 2019	8,547,606	109,934	72,783	-	8,730,323
Additions	-	-	4,835	17,346	22,181
Balance at 30 June 2020	<u>8,547,606</u>	<u>109,934</u>	<u>77,618</u>	<u>17,346</u>	<u>8,752,504</u>
Depreciation and impairment					
Balance at 1 July 2019	(166,406)	(41,833)	(56,130)	-	(264,369)
Depreciation	(166,911)	(8,574)	(6,368)	-	(181,853)
Balance at 30 June 2020	<u>(333,317)</u>	<u>(50,407)</u>	<u>(62,498)</u>	<u>-</u>	<u>(446,222)</u>
Carrying amount 30 June 2020	<u>8,214,289</u>	<u>59,527</u>	<u>15,120</u>	<u>17,346</u>	<u>8,306,282</u>

YWCA NATIONAL HOUSING
ACN 158 977 952
Notes to the Financial Statements

The properties have been accounted for as property under AASB 116 *Property, Plant and Equipment*. They are not considered investment property under AASB 140 *Investment Property* because the primary purpose is to provide a service to people in need of low-cost housing rather than to earn rentals or for capital appreciation or both.

Measurement of fair values

Amounts disclosed above represent the fair value of the Company's interests in property, plant and equipment as determined at the time of the most recent independent valuation report.

Independent registered qualified valuers were engaged to perform the valuations. The values are determined based on the highest and best use of each property. In all cases, the existing use is the highest and best use, values are determined on a going concern basis. Going concern value is based on capitalisation, discounted cash flows and direct comparison methodologies, and significant unobservable inputs including the forecast net income for each property, the capitalisation and discount rates used in determining fair value, and the comparison rates used.

In the most recent valuations performed on 30 June 2021, the capitalisation rates utilised ranged from 4% to 6% and the pre-tax discount rates utilised ranged from 7% to 12% per annum. For direct comparison methodology, reference was made to recent sales of similar properties in similar locations, improvements, trading levels and profitability.

Most recent valuations of interest in Property, plant and equipment

Freehold land, buildings and improvements were last valued on 30 June 2021.

NOTE 11: PAYABLES

	Note	2021	2020
		\$	\$
CURRENT			
Trade payables		32,179	63,717
Rent received in advance		25,310	37,134
Other payables		55,250	42,347
		<u>112,739</u>	<u>143,198</u>

NOTE 12: OTHER LIABILITIES

CURRENT			
Contract liabilities		-	12,050
		<u>-</u>	<u>12,050</u>

Reconciliation

Reconciliation of the values at the beginning and end of the current and previous financial year are set out below:

Opening balance		12,050	12,050
Payments received		-	121,782
Transferred to revenue – performance obligations satisfied		-	(121,782)
Transferred to YWCA Australia	12(a)	(12,050)	-
Closing balance		<u>-</u>	<u>12,050</u>

- (a) The amount represents specific donation received by the Company in 2019 on behalf of its parent entity. The Company transferred this amount to its parent entity during the year so that the parent entity can satisfy the performance obligations.

YWCA NATIONAL HOUSING
ACN 158 977 952
Notes to the Financial Statements

NOTE 13: RESERVES

		2021	2020
		\$	\$
Capital reserve		7,988,897	7,988,897
Capital assistance grant reserve		3,719,253	3,719,253
Asset revaluation reserve	10	1,756,576	-
		<u>13,464,726</u>	<u>11,708,150</u>

The capital reserve recognises net assets of amalgamated entities at the time of historical amalgamations.

The capital assistance grants reserve consists of capital assistance grant revenue received in previous periods to fund property additions.

The asset revaluation reserve is used to recognise increments and decrements in the fair value of land and buildings.

NOTE 14: RELATED PARTY TRANSACTIONS

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

The Company's parent entity, YWCA Australia provides office facilities, management and direct service staff to the Company under a Contract for Services.

Transactions between the Company and its parent entity under the Contract for Services were:

Staffing costs	256,192	292,262
Other administration, operating and occupancy costs	62,904	107,696
	<u>319,096</u>	<u>399,958</u>

The amounts payable to YWCA Australia under the Contract for Services at balance date were:

Amounts due to related entities	<u>-</u>	<u>-</u>
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Office lease

YWCA Australia leases an office space from the Company on commercial terms. The annual rent is \$73,992 plus GST (2020: \$72,000 plus GST). The amount receivable from YWCA Australia under the lease agreement for the Toowoomba office building at balance date was:

Amounts due from related entities	<u>-</u>	<u>-</u>
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Other inter-company receivable

Receivable from parent entity - YWCA Australia	<u>-</u>	<u>-</u>
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NOTE 15: CONTINGENT LIABILITIES

Under the terms of a capital assistance grant dated May 2009, the Queensland Government Department of Communities (the "Department") has an interest in the property at 112 Mary Street, Toowoomba equivalent to the current value of the funded buildings in the event that the Company ceases to use the property for the purpose of providing community housing. The Department's interest in the property is reduced annually by a 2% return of equity to the Company. Under this agreement the Department have an interest in the Betty Willis

YWCA NATIONAL HOUSING
ACN 158 977 952
Notes to the Financial Statements

building and the Hoffman Wadley building at 112 Mary Street of 80% as at 30 June 2021. These assets were subject to independent valuation on 30 June 2021, with assessed fair value of \$1,965,897. The estimated value of the contingent liability at 30 June 2021 is therefore \$1,572,718.

Under the terms of a capital assistance grant dated December 2009, the Department also has an interest in the property at 162 Denham Street, Townsville on the same basis as described for the Toowoomba property above. The Department's equity interest in the property at 30 June 2021 is 81%. The property has been independently valued at \$4,480,000 on 30 June 2021. The estimated value of the contingent liability at 30 June 2021 is therefore \$3,628,800.

As a condition of these capital assistance grant funding agreements, the Queensland government has a first registered mortgage over the properties at both 112 Mary Street, Toowoomba and 162 Denham Street, Townsville.

In the opinion of the directors, the Company has no intention to stop using the properties for community housing and therefore the above balances are only regarded as contingent liabilities at the year end.

NOTE 16: COMMITMENTS

The Company had no commitments for expenditure as at 30 June 2021 and 30 June 2020.

NOTE 17: EVENTS SUBSEQUENT TO REPORTING DATE

The impact of the Coronavirus (COVID-19) pandemic is ongoing and while it has had no adverse financial impact during the year, it is not practicable to estimate the potential impact, positive or negative, after the reporting date. The situation is frequently developing and is dependent on measures imposed by the Australian Government and other countries, such as vaccination, maintaining social distancing requirements, quarantine, travel restrictions and any economic stimulus that may be provided.

No other matter or circumstance has arisen since 30 June 2021 that has significantly affected, or may significantly affect the Company's operations, the results of those operations, or the Company's state of affairs in future financial years.

NOTE 18: COMPANY DETAILS

The registered office of the Company is:

YWCA National Housing
Level 1, 210 Kings Way
South Melbourne, VIC 3205

DIRECTORS' DECLARATION

In the directors' opinion:

- the attached financial statements and notes comply with the Corporations Act 2001, the Australian Accounting Standards - Reduced Disclosure Requirements, the Australian Charities and Not-for-profits Commission Act 2012, the Corporations Regulations 2001 and other mandatory professional reporting requirements;
- the attached financial statements and notes give a true and fair view of the Company's financial position as at 30 June 2021 and of its performance for the financial year ended on that date; and
- there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of directors made pursuant to section 295(5)(a) of the Corporations Act 2001.

On behalf of the directors



Director: Helen Conway



Director: Lina Tchung

Dated this day 14th day of October 2021

**INDEPENDENT AUDITOR'S REPORT
To the Members of YWCA National Housing**

Level 13, 60 Castlereagh Street Sydney NSW 2000

GPO Box 5138 Sydney NSW 2001

T +61 (0) 2 8226 4500

F +61 (0) 2 8226 4501

www.rsm.com.au**Opinion**

We have audited the financial report of YWCA National Housing ('the Company'), which comprises the statement of financial position as at 30 June 2021, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.

In our opinion, the accompanying financial report of the Company is in accordance with Division 60 of the Australian Charities and Not-for-profits Commission Act 2012, including:

- (i) giving a true and fair view of the Company's financial position as at 30 June 2021 and of its financial performance for the year then ended; and
- (ii) complying with Australian Accounting Standards – Reduced Disclosure Requirements, and the Australian Charities and Not-for-profits Commission Regulation 2013.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Group in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the Company's annual report for the year ended 30 June 2021, but does not include the financial report and the auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Report

The directors of the Company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the Australian Charities and Not-for-profits Commission Act 2012 and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the ability of the Company to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

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

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at: http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf. This description forms part of our auditor's report.

RSM

RSM Australia Partners


GNS

Gary Sherwood
Partner

Sydney, NSW dated: 14 October 2021