



**THE ILLAWARRA COMMUNITY HOUSING TRUST
TRADING AS THE HOUSING TRUST**

ABN: 18 739 426 566

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

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THE ILLAWARRA COMMUNITY HOUSING TRUST
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ABN: 18 739 426 566
DIRECTORS' REPORT
FOR THE YEAR ENDED 30 JUNE 2025

The Directors present their report, together with the financial statements, on the The Illawarra Community Housing Trust Limited ('the Company') for the year ended 30 June 2025.

Directors

The following persons were Directors of the Company during the whole of the financial year and up to the date of this report, unless otherwise stated:

Roy Rogers	
Haydn Calderwood	
Pamela Ameglio	
Ted Hanson	Resigned 7 November 2024
Scott Bridgement	Resigned 10 March 2025
Lesley Bull	
Catherine Ellis	
Anna Kovarik	
Clayton McDowell	

Company Secretary

John McEwan was the Company Secretary, completing his agreed contract term at the 2024 AGM (7 November 2024). Miranda Serkinic was appointed the Company Secretary at the 2024 AGM (7 November 2024)

Principal activities

The principal activity of the Company during the course of the financial year was the provision of housing services to people in the Wollongong, Shellharbour and Kiama local government areas. No significant change in the nature of these activities occurred during the year.

Operating results

The deficit of the entity for the financial year was \$19,063,376 (2024 surplus of \$10,942,085). No income tax expense was provided for as the entity is endorsed as a tax exempt charitable entity.

Strategy and objectives

The strategic plan for 2025 to 2028 focuses on four key strategies and reflects the overall vision of "a decent home for everyone".

The strategies are:

1. Advocate critically and independently to influence the housing market;
2. Partner to support our customers;
3. Be providers of innovative and sustainable rental housing; and
4. Leverage and grow as a social enterprise.

Performance measures

The Company measures its performance in the service, quantity and quality of the homes it provides to its customers, and operates as a fully compliant Tier 1 Community Housing Provider under the National Regulatory System for Community Housing. During the year the company delivered an operating surplus favourable to budget, however the value of investment properties decreased by 9.5% effected by the outcomes of the revaluation cycle. The Company's contribution continues to be recognised through various award nominations and finalist status for individuals, teams and building projects. The Company brand is well recognised and well respected in the local community through strong media and network presence providing expertise and advocacy for the community housing system. Customer satisfaction levels are maintained above industry benchmarks with overall satisfaction at 88%, condition of home 88% and repairs & maintenance at 86%. The Company completed two projects during the year and manages a total portfolio of approximately 1,200 homes.

Review of operations

A review of operations of the Company showed a loss of \$19.06m – a decrease of \$30m compared to the prior year. This result was predominantly effected by a decline in the value of investment properties and reduced grant funding due to changes in Government programs. The value of owned investment properties has decreased to \$256m at year-end. With sustained demand for its homes and services the Company has focused to meet operational performance objectives despite difficult market conditions to ensure it is well placed to continue to grow sustainably in the future in line with the refreshed strategic plan.

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Significant Changes in State of Affairs

There have been no other matter or circumstances arisen since 30 June 2025 that have 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.

Events after the reporting date

The Company will conclude completion of planned development at 6 - 8 Dudley St, Wollongong. The property will provide an additional 27 homes to the organisations property portfolio. To support its strategic objectives the Company is holding a vacant parcel of land for sale with disposal expected within twelve months.

Future Developments

The Company expects to continue its plans for sustainable growth to deliver its core purpose through a variety of approaches consistent with its core business. The Company has one project under construction due for completion within the 25/26 year.

Environmental Issues

The Company's operations are not regulated by any significant environmental regulation under a law of the Commonwealth or of a state or territory.

Dividends

The Company is limited by guarantee and as such has no shares. No dividend payment is allowed under the Company's constitution, which states that no part of the income or property of the Company "may be paid or transferred, directly or indirectly, to any member whether by way of dividend, bonus or otherwise".

Environmental Issues

The Directors believe the company has complied with all significant environmental regulations under a law of the Commonwealth or of a state or territory.

Information on Directors

Name:	Roy Rogers
Title:	Chair
Qualifications:	BScEng (merit Civil Eng.), Master of Management (MBA), MIEAust, CP(Eng), MAICD

Experience and expertise:

Roy Rogers has significant experience in Construction, Marketing, Executive Management and Leadership. His experience has come from working with a variety of companies including BHP, EMAIL Group and The Flagstaff Group holding various positions from Construction Manager to General Manager and CEO. Roy's strengths are in developing strategies that lead business performance and growth, manage organisational change and developing organisational culture that improves personal growth and business performance. Roy takes an active role in the business and community being a member of the Business Chamber Regional Advisory Committee, mentor for the Leadership Illawarra development program for emerging leaders and a foundation supporter for the CEO Sleepout in the Illawarra. In 2016 Roy was the recipient of the Illawarra Business Chambers' Leader of the Year Award.

Special responsibilities:

Member Director, Chair Property Committee, Member Finance, Risk & Audit Committee

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Information on Directors (continued)

Name: Haydn Calderwood
Title: Deputy Chair
Qualifications: GAICD
Experience and expertise: Haydn Calderwood is a collaborative leader with extensive experience in finance, risk management and business strategy. Haydn has qualifications in Governance (AICD), in Leadership (AGSM) in Organisational Coaching (IECL) and in Financial Markets (Australian Financial Markets Association). Haydn is a Managing Director in Financial Markets at the Westpac Institutional Bank where he leads the distribution of FX and Interest Rate solutions to Business and Consumer clients across Australia and New Zealand. He was previously Executive Director of Strategy and Governance at Westpac Financial Markets. Haydn has served on the Board of Tenants Victoria as a Director and chair of the Audit and Risk committee and as a member of the Finance and Audit committee with Unison Housing. Haydn is also currently completing his Masters of Business Law.

Special responsibilities: Member Director, Chair Finance, Risk & Audit Committee Member.

Name: Pamela Ameglio
Title: Director
Qualifications: MSc. Exploration Geology, INSEAD Advanced Management Programme (AMP)
Experience and expertise: Pamela is an Executive and Non-Executive Director in Australasia and Arica with 8 years' experience in public and private sector corporations and Not for Profits in the mineral resources, mining technology, nuclear medicine and nuclear research and nuclear waste sectors. Pamela is a Group Executive at ANSTO. She is also currently on the Boards at Australian Nuclear Medicine (ANM) in Sydney as well as Exige and Gyrolag in Johannesburg, South Africa. Pamela has a strong background in major construction projects and is passionate about continuing Housing Trust to achieve their goals.

Special responsibilities: Member Director, Chair People, Culture and Compliance Committee and Stakeholder & Community Engagement Committee Member.

Name: Ted Hanson
Title: Director
Qualifications: Property Agency Advance Certificate, Coal Mining Certificate
Experience and expertise: Ted is a Licensed Real Estate Agent with a 30 + year history of working in the real estate industry at practitioner and management level. Skilled in Negotiation, Business Planning and Coaching. Ted has strong networking skills, broad real estate knowledge and a profound desire to support disadvantaged communities.

Special responsibilities: Member Director, Property Committee Member, Chairperson Community and Stakeholder Engagement Committee.

Name: Scott Bridgement
Title: Director
Qualifications: B.Com FCPA MAICD FGIA FIML
Experience and expertise: Scott Bridgement is an internationally experienced Finance and Strategic Executive in Government, Private and the NFP sectors. He is currently the Director of Corporate Services at Shellharbour City Council. Previously Scott held executive roles in NSW State Government as Chief Financial Officer and Director of Strategy, Planning & Innovation at the NSW State Emergency Service. He was also the Chief Audit Executive of the organisation. Earlier, he was Chief Financial Officer of Thrifty Car Rental, owned by NRMA Motoring & Services and held senior finance, commercial and governance roles with BlueScope Steel Ltd and BHP Billiton Ltd. Scott's spent time abroad in the United States as Controller at the \$3BN North Star JV manufacturing operation in Ohio.

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Information on Directors (continued)

Scott is a former Director of Destination NSW, Sydney Surrounds Destination Network and a former Director of Bendigo Community Bank, Wollongong Branch. Scott holds a Bachelor of Commerce. His professional accreditation includes Fellow of CPA Australia, Australian Institute of Company Directors, Fellow of the Governance Institute of Australia and Fellow of the Institute of Managers and Leaders. Scott cares about building strong communities and improving the lives of those in need.

Special responsibilities:

Member Director, People, Culture and Compliance Committee Member

Name:

Lesley Bull

Title:

Director

Qualifications:

BTP(Hons), MEL, MPIA, MAICD

Experience and expertise:

Lesley is a town planner with over 25 years' experience in urban development across a broad range of planning services relating to complex residential, employment and special use projects. She built her professional career providing strategic input into critical decision making as a trusted advisor to some of Australia's biggest national private sector clients and multiple agencies within the NSW State government. During her technical professional career Lesley was the Project Director directly responsible for the delivery of planning services on some of the largest urban development projects in NSW.

Lesley is a Company Director of Ethos Urban. She also holds the executive position of Chief Operating Officer at Ethos Urban and is responsible in that role for overseeing the company's service capability offering, delivering operational excellence and building a diverse, inclusive and high performing team through organisational development and operational design. Lesley has an Honours Degree in Town Planning from the University of New South Wales, a Master of Environmental Law from the University of Sydney and is a certified Organisational Coach (IECL). She is a graduate of the Australian Institute of Company Directors, and a member of the Planning Institute of Australia. Lesley is passionate about sharing her skills and knowledge to help improve our communities and make a difference to the lives of others.

Special responsibilities:

Member Director, Property Committee Member and People, Culture and Compliance Committee Member.

Name:

Catherine Ellis

Title:

Director

Qualifications:

GAICD, Master of Arts, Bachelor of Business, Bachelor of Arts

Experience and expertise:

Catherine Ellis is an accomplished senior executive leader. She has over 20 years' experience across the public, corporate and consulting sectors with strengths in risk management, strategy, service delivery and corporate affairs.

Catherine works as the Executive Director, Risk, Strategy and Customer Support at Service NSW and she is a member of the Service NSW Executive Leadership Team. Catherine is a Graduate of the Australian Institute of Company Directors and holds a Bachelor of Business and a Master of Arts. She sits on the Access Care Network Australia Client and Service Quality Advisory Committee.

Special responsibilities:

Member Director, Member Finance, Risk & Audit Committee Member.

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Information on Directors (continued)

Name: Anna Kovarik
Title: Director
Qualifications: GAICD, Executive MBA (Aus), Masters Information Technology (UK), BA(Hons) Systems Management (UK)
Experience and expertise: Anna is an experienced legal and governance professional who was appointed to the Housing Trust Board on 16 February 2024 as an independent Non Executive Director and Member of the People, Culture and Compliance Committee and the Stakeholder and Community Engagement Committee.
Anna has a legal and risk background with over 20 years’ experience and has practiced law in the UK and at Allens law firm in Sydney. In 2018, Anna joined Centuria Capital as the Group Chief Risk Officer and Company Secretary. She has worked with ASX-listed and unlisted boards, predominantly within the listed property and financial services sectors. In her current role at Centuria, Anna is responsible for legal, risk management, regulatory compliance, insurance and governance activities across the Group. Anna is a member of the Centuria Senior Executive Committee, the Non-Financial Risk Committee and the ESG Management Committee.

Special responsibilities: Member Director, Member People, Culture and Compliance Committee and Member Stakeholder & Community Engagement Committee

Name: Clayton McDowell
Title: Director
Qualifications: PhD., MEngPrac, BEng(Hons), MIEAust
Experience and expertise: Clayton has experience spanning across a range of industries including research and development, sustainable facilities management, sustainable buildings, modular construction and heavy manufacturing. Clayton holds PhD in Sustainable Buildings with his research topic focusing on the energy and thermal performance of residential buildings for low-income elderly households.
Clayton is internationally recognised through the Desert Rose project where he lead Team-UOW Australia-Dubai, a multidisciplinary group of staff, students, and industry partners to design and build a modular dementia friendly net-zero energy house as part of the Solar Decathlon Middle East 2018 competition.
He is currently the Associate Director Sustainability for the University of Wollongong where he is leading their carbon neutral journey. Clayton is passionate about improving sustainability and quality of life especially for vulnerable communities.

Special responsibilities: Member Director, Member Property Committee

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DIRECTORS' REPORT
FOR THE YEAR ENDED 30 JUNE 2025

Meetings of Directors

The number of meetings of the company's Board of Directors ('the Board') held during the year ended 30 June 2025, and the number of meetings attended by each Director were:

	DIRECTORS' MEETINGS		FINANCE RISK & AUDIT COMMITTEE		PEOPLE, CULTURE & COMPLIANCE COMMITTEE		PROPERTY COMMITTEE		STAKEHOLDER & COMMUNITY ENGAGEMENT COMMITTEE		PEOPLE CULTURE & COMMUNITIES COMMITTEE	
	Number eligible to attend	Number attended	Number eligible to attend	Number attended	Number eligible to attend	Number attended	Number eligible to attend	Number attended	Number eligible to attend	Number attended	Number eligible to attend	Number attended
Directors												
Roy Rogers	5	5	4	4	-	-	4	4	-	-	-	-
Haydn Calderwood	5	4	4	4	-	-	-	-	-	-	-	-
Pamela Ameglio	5	3	-	-	1	1	-	-	1	1	2	2
Lesley Bull	5	4	-	-	1	-	4	2	-	-	2	1
Anna Kovarik	5	4	-	-	1	1	-	-	1	1	2	2
Catherine Ellis	5	5	4	4	-	-	-	-	-	-	-	-
Clayton McDowell	5	5	-	-	-	-	4	4	-	-	-	-
Scott Bridgement	4	4	2	1	1	1	-	-	-	-	-	-
Ted Hansen	2	3	-	-	-	-	2	2	1	1	-	-

Details of Membership

The entity is incorporated under the *Corporations Act 2001* and is a Company Limited by Guarantee. The constitution states that each member undertakes to contribute an amount not exceeding \$20 to the property of the Company if the company is wound up at a time when that person is a member, or within one year of the time that person ceased to be a member. This contribution is to assist in meeting the obligations of the entity at that time.

There were 18 members at 30 June 2025 (2024: 18 members). At 30 June 2025 the maximum amount that members of the Company are liable to contribute if the company is wound up is \$360 (2024: \$360).

Indemnifying Officers or Auditor

The Company has indemnified the Directors and Executives of the Company in their capacity as a Director or Executive, for which they may be held personally liable, except where there is a lack of good faith. During the financial year, the Company paid a premium in respect of a policy to insure the Directors and Executives of the Company against a liability to the extent permitted by the *Corporations Act 2001*. The insurance policy prohibits disclosure of the nature of the liability and the amount of the premium.

No indemnities have been given or insurance premiums paid, during or since the end of the financial year, for any person who is or who has been an officer or auditor of the entity.

Proceedings on behalf of the company

No person has applied for leave of court to bring proceedings on behalf of the Company or intervene in any proceedings to which the entity is a party for the purpose of taking responsibility on behalf of the company for all or any part of those proceedings. The company was not a party to any such proceedings during the year.

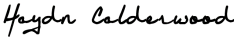
Auditors independence declaration

A copy of the auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out immediately after this directors' report
This report is made in accordance with a resolution of Directors.

On behalf of Directors

Signed by:

B66018A0D8575468
Roy Rogers
Director

Signed by:

ED15554A81524B5
Haydn Calderwood
Director

Dated: 02 October 2025



**AUDITOR'S INDEPENDENCE DECLARATION
UNDER SECTION 307C OF THE CORPORATIONS ACT 2001**

To the Directors of The Illawarra Community Housing Trust Limited:

As the lead audit partner for the audit of the financial report of The Illawarra Community Housing Trust Limited, I declare that, to the best of my knowledge and beliefs, during the year ended 30 June 2025 there have been no contraventions of:

- (i) the auditor independence requirements as set out in 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.

Signed by:

A handwritten signature in black ink, appearing to read 'Ben Fock', enclosed within a blue circular digital signature stamp.

65B19B01F75744B...

Ben Fock

Registered Company Auditor

Wollongong

Dated: 03 October 2025

hlb.com.au

HLB Mann Judd (Wollongong) Pty Ltd ABN 20 073 798 615

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Liability limited by a scheme approved under Professional Standards Legislation.

HLB Mann Judd (Wollongong) Pty Ltd is a member of HLB International, the global advisory and accounting network.

THE ILLAWARRA COMMUNITY HOUSING TRUST
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STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2025

	Note	2025 \$	2024 \$
Revenue			
Revenue from customers	2	25,078,114	30,360,579
Other income	2	920,276	116,568
Total revenue		25,998,390	30,477,147
Expenses			
Tenancy and property related expenses		(12,866,136)	(13,874,003)
Employee related expenses		(5,237,050)	(5,320,921)
Office and administration expenses		(1,380,963)	(1,593,899)
Depreciation and amortisation expenses	3	(929,573)	(665,864)
Fair Value adjustment on investment properties	8	(21,150,021)	4,945,000
Finance costs		(3,498,023)	(3,025,375)
Total expenses		(45,061,766)	(19,535,062)
 (Deficit)/surplus for the year	 17	 (19,063,376)	 10,942,085
Other comprehensive income		-	-
 Total comprehensive income for the year attributable to the members of the Company		 (19,063,376)	 10,942,085

The accompanying notes form part of these financial statements

THE ILLAWARRA COMMUNITY HOUSING TRUST
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STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2025

	Note	2025 \$	2024 \$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	4	4,080,946	9,865,643
Trade and other receivables	5	2,141,537	1,756,829
Non Current Assets Held for Sale	6	7,300,000	-
Other assets	7	1,165,240	1,203,758
TOTAL CURRENT ASSETS		14,687,723	12,826,230
NON-CURRENT ASSETS			
Investment properties	8	255,876,898	272,645,169
Property, plant and equipment	10	216,808	222,951
Right-of-use-assets	11	3,221,316	2,459,663
TOTAL NON-CURRENT ASSETS		259,315,022	275,327,783
TOTAL ASSETS		274,002,745	288,154,013
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	12	2,597,357	2,395,690
Lease liabilities	14	663,052	708,969
Employee benefits	15	340,905	347,028
Other liabilities	16	809,939	2,386,658
TOTAL CURRENT LIABILITIES		4,411,253	5,838,345
NON-CURRENT LIABILITIES			
Borrowings	13	61,000,001	55,400,001
Lease liabilities	14	2,694,806	1,998,920
Employee benefits	15	193,918	150,604
TOTAL NON-CURRENT LIABILITIES		63,888,725	57,549,525
TOTAL LIABILITIES		68,299,978	63,387,870
NET ASSETS		205,702,767	224,766,143
EQUITY			
Retained earnings	17	205,702,767	224,766,143
TOTAL EQUITY		205,702,767	224,766,143

The accompanying notes form part of these financial statements

THE ILLAWARRA COMMUNITY HOUSING TRUST
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STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2025

	Retained Earnings \$	Total \$
Balance at 1 July 2023	213,824,058	213,824,058
Surplus/(deficit) for the year	10,942,085	10,942,085
Other comprehensive income for the year	-	-
	-	-
Total other comprehensive income for the year	-	-
Balance at 30 June 2024	<u>224,766,143</u>	<u>224,766,143</u>
Balance at 1 July 2024	224,766,143	224,766,143
(Deficit)/surplus for the year	(19,063,376)	(19,063,376)
Other comprehensive income for the year	-	-
	-	-
Total other comprehensive income for the year	-	-
Balance at 30 June 2025	<u><u>205,702,767</u></u>	<u><u>205,702,767</u></u>

The accompanying notes form part of these financial statements

THE ILLAWARRA COMMUNITY HOUSING TRUST
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STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2025

	Note	2025 \$	2024 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers		18,281,272	19,112,877
Receipts from government grants		5,505,623	12,023,955
Payments to suppliers & employees		(19,206,773)	(19,698,068)
Interest received		250,068	82,774
Interest paid		(3,498,023)	(3,025,375)
Net cash generated from operating activities	22	1,332,167	8,496,163
CASH FLOWS FROM INVESTING ACTIVITIES			
Payment for plant & equipment	10	(42,839)	(20,632)
Net Proceeds from / (Payment) for investments		-	3,031,759
Payments for investment property	8	(11,681,750)	(9,739,965)
Net cash used in investing activities		(11,724,589)	(6,728,838)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds of borrowings	13	6,600,000	8,000,000
Repayment of borrowings	13	(1,000,000)	(1,200,000)
Repayment of lease liabilities		(992,275)	(633,305)
Net cash generated from financing activities		4,607,725	6,166,695
NET (DECREASE)/INCREASE IN CASH HELD		(5,784,697)	7,934,020
Cash at beginning of the year		9,865,643	1,931,623
CASH AT THE END OF THE YEAR	4	4,080,946	9,865,643

The accompanying notes form part of these financial statements

THE ILLAWARRA COMMUNITY HOUSING TRUST
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

NOTE 1. SUMMARY OF MATERIAL ACCOUNTING POLICIES

The principal accounting policies adopted in the preparation of the financial statements are set out below. These policies have been consistently applied unless otherwise stated.

These financial statements are for The Illawarra Community Housing Trust Limited ('the Company') as an individual entity in Australia. These financial statements are presented in Australian dollars, which is the Company's functional and presentation currency. The Illawarra Community Housing Trust Limited is a not-for-profit unlisted public Company limited by guarantee.

The financial statements were authorised for issue, in accordance with a resolution of Directors, on the date that the Directors' report was signed. The Directors' have the power to amend and reissue the financial statements.

A description of the nature of the Company's operations and its principal activities are included in the directors' report, which is not part of the financial statements.

The accounting policies that are material to the Company are set out below. The accounting policies adopted are consistent with those of the previous financial year, unless otherwise stated.

The address of the Company's registered office and principal place of business is Level 7, 5 Bridge Street, Coniston NSW 2500.

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.

Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

Basis of preparation

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards - Simplified Disclosures issued by the Australian Accounting Standards Board ('AASB') and the *Australian Charities and Not-for-profits Commission Act 2012* and associated regulations and the *Corporations Act 2001*, as appropriate for not-for-profit oriented entities.

The financial statements, except the cash flow information, have been prepared on an accrual basis and are based on historical costs modified, where applicable, by the measurement of fair value of selected non-current assets and financial liabilities.

The amounts presented in the financial statements have been rounded to the nearest dollar.

Historical cost convention

The financial statements have been prepared under the historical cost convention.

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 further down in note 1.

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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

NOTE 1. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Revenue recognition

The Company recognises revenue as follows:

Revenue from contracts with customers

Revenue is recognised at an amount that reflects the consideration to which the Company is expected to be entitled in exchange for transferring goods or services to a customer. For each contract with a customer, the Company: identifies the contract with a customer; identifies the performance obligations in the contract; determines the transaction price which takes into account estimates of variable consideration and the time value of money; allocates the transaction price to the separate performance obligations on the basis of the relative stand-alone selling price of each distinct good or service to be delivered; and recognises revenue when or as each performance obligation is satisfied in a manner that depicts the transfer to the customer of the goods or services promised.

Variable consideration within the transaction price, if any, reflects concessions provided to the customer such as discounts, rebates and refunds, any potential bonuses receivable from the customer and any other contingent events. Such estimates are determined using either the 'expected value' or 'most likely amount' method. The measurement of variable consideration is subject to a constraining principle whereby revenue will only be recognised to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur. The measurement constraint continues until the uncertainty associated with the variable consideration is subsequently resolved. Amounts received that are subject to the constraining principle are recognised as a refund liability.

Sale of goods

Revenue from the sale of goods is recognised at the point in time when the customer obtains control of the goods, which is generally at the time of delivery.

Donations

Donations are recognised at the time the pledge is made.

Grants

Grant revenue is recognised in profit or loss when the Company satisfies the performance obligations stated within the funding agreements.

If conditions are attached to the grant which must be satisfied before the Company is eligible to retain the contribution, the grant will be recognised in the statement of financial position as a liability until those conditions are satisfied.

Interest

Interest revenue is recognised as interest accrues using the effective interest method. This is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant period using the effective interest rate, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial asset.

Other revenue

Other revenue is recognised when it is received or when the right to receive payment is established.

Income tax

No provision for income tax has been raised as the Company is exempt from income tax under Division 50 of the Income Tax Assessment Act 1997.

Cash and cash equivalents

Cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value.

THE ILLAWARRA COMMUNITY HOUSING TRUST
TRADING AS THE HOUSING TRUST
ABN: 18 739 426 566
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

NOTE 1. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Trade and other receivables

Trade receivables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less any allowance for expected credit losses. Trade receivables are generally due for settlement within 30 days. The Company has applied the simplified approach to measuring expected credit losses, which uses a lifetime expected loss allowance. To measure the expected credit losses, trade receivables have been grouped based on days overdue.

Other receivables are recognised at amortised cost, less any allowance for expected credit losses.

Property, plant and equipment

Each class of plant and equipment is carried at cost or fair value less, where applicable, any accumulated depreciation and any accumulated impairment losses.

Plant and Equipment

Plant and equipment are measured on a cost basis and are therefore carried at cost less accumulated depreciation and any accumulated impairment losses. In the event the carrying amount of plant and equipment is greater than the estimated recoverable amount, the carrying amount is written down immediately to the estimated recoverable amount and impairment losses are recognised either in profit or loss or as a revaluation decrease if the impairment losses relate to a revalued asset.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance are recognised as expenses in profit or loss in the financial period in which they are incurred.

Depreciation

The depreciable amount of all property, plant and equipment is depreciated over their estimated useful lives commencing from the time the asset is held ready for use. Land and the land component of any class of property, plant and equipment is not depreciated.

The depreciation rates used for each class of depreciable assets are:

Class of Fixed Asset	Depreciation Period	Depreciation basis
Leasehold improvements	5-10 Years	Straight line
Plant and Equipment	3-10 Years	Straight line
Motor Vehicles	8 Years	Straight line

The assets' residual values and useful lives are reviewed and adjusted, if appropriate, at the end of each reporting period.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains or losses are recognised in profit or loss in the period in which they arise. When revalued assets are sold, amounts included in the revaluation surplus relating to that asset are transferred to retained earnings.

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.

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.

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NOTES TO THE FINANCIAL STATEMENTS
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NOTE 1. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Current and non-current classification

Assets and liabilities are presented in the statement of financial position based on current and non-current 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 non-current.

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 non-current.

Right-of-use assets

A right-of-use asset is recognised at the commencement date of a lease. The right-of-use asset is measured at cost, which comprises the initial amount of the lease liability, adjusted for, as applicable, any lease payments made at or before the commencement date net of any lease incentives received, any initial direct costs incurred, and, except where included in the cost of inventories, an estimate of costs expected to be incurred for dismantling and removing the underlying asset, and restoring the site or asset.

Right-of-use assets are depreciated on a straight-line basis over the unexpired period of the lease or the estimated useful life of the asset, whichever is the shorter. Where the Company expects to obtain ownership of the leased asset at the end of the lease term, the depreciation is over its estimated useful life. Right-of use assets are subject to impairment or adjusted for any remeasurement of lease liabilities.

The Company has elected not to recognise a right-of-use asset and corresponding lease liability for short-term leases with terms of 12 months or less and leases of low-value assets. Lease payments on these assets are expensed to profit or loss as incurred.

Concessionary Leases

For leases that have significantly below-market terms and conditions principally to enable the Company to further its objectives (commonly known as peppercorn/concessionary leases), the Company has adopted the temporary relief under AASB 2018-8 and measures the right-of-use assets at cost on initial recognition.

The Company has a 20 year concessionary lease ending 22 April 2041 with New South Wales Land and Housing Corporation for the exclusive use of multiple properties for community housing to enable it to further its objectives. The Company may not use this space for any other purpose during the lease term without prior consent. The lease payments are \$1 per annum. The Company is dependent on the leases to further its objectives in this area. Without these concessionary leases, it would be unlikely for the Company to service this area due to high market rates in this area.

Leases

At the inception of a contract, the Company assesses if the contract contains or is a lease. If there is a lease present, a right-of-use asset and a corresponding lease liability is recognised by the Company where the Company is a lessee. However all contracts that are classified as short term leases (lease with remaining lease term of 12 months or less from the date of inception) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

Initially the lease liability is measured at the present value of the lease payments still to be paid at commencement date. The lease payments are discounted at the interest rate implicit in the lease. If this rate cannot be readily determined, the Company uses the incremental borrowing rate.

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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

NOTE 1. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Lease payments included in the measurement of the lease liability are as follows:

- Fixed lease payments less any lease incentives;
- variable lease payments that depend on an index or rate, initially measured using the index or rate at the commencement date;
- the amount expected to be payable by the lessee under residual value guarantees;
- the exercise price of purchase options, if the lessee is reasonably certain to exercise the options;
- lease payments under extension options if lessee is reasonably certain to exercise the options; and
- payments of penalties for terminating the lease, if the lease term reflects the exercise of an option to terminate the lease.

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 to 45 days of recognition.

Contract liabilities

Contract liabilities represent the Company's obligation to transfer goods or services to a customer and are recognised when a customer pays consideration, or when the Company recognises a receivable to reflect its unconditional right to consideration (whichever is earlier) before the Company has transferred the goods or services to the customer.

Borrowings

Loans and borrowings are initially recognised at the fair value of the consideration received, net of transaction costs. They are subsequently measured at amortised cost using the effective interest method.

Finance costs

Finance costs attributable to qualifying assets are capitalised as part of the asset. All other finance costs are expensed in the period in which they are incurred.

Provisions

Provisions are recognised when the Company has a present (legal or constructive) obligation as a result of a past event, it is probable the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting date, taking into account the risks and uncertainties surrounding the obligation. If the time value of money is material, provisions are discounted using a current pre-tax rate specific to the liability. The increase in the provision resulting from the passage of time is recognised as a finance cost.

Employee benefits

Short-term employee benefit

Liabilities for wages and salaries, including non-monetary benefits, annual leave and long service leave expected to be settled wholly within 12 months of the reporting date are measured at the amounts expected to be paid when the liabilities are settled.

Other long-term employee benefit

The liability for annual leave and long service leave not expected to be settled within 12 months of the reporting date are measured at the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on corporate bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

Defined contribution superannuation expense

Contributions to defined contribution superannuation plans are expensed in the period in which they are incurred.

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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

NOTE 1. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Fair value measurement

When an asset or liability, financial or non-financial, is measured at fair value for recognition or disclosure purposes, the fair value is based on the price that would be received to sell an asset or paid to transfer a liability 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 that are appropriate in the circumstances and for which sufficient data are available to measure fair value, are used, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

Goods and Services Tax ('GST') and other similar taxes

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the tax authority. In this case it is recognised as part of the cost of the acquisition of the asset or as part of the expense. Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the tax authority is included in other receivables or other payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to the tax authority, are presented as operating cash flows.

Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the tax authority.

Comparative figures

Where required by Accounting Standards, comparative figures have been adjusted to conform with changes in presentation for the current financial year. When an entity applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statements, a statement of financial position as at the beginning of the earliest comparative period must be disclosed.

Critical accounting estimates

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts in the financial statements. Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue and expenses. Management bases its judgements, estimates and assumptions on historical experience and on other various factors, including expectations of future events, management believes to be reasonable under the circumstances. The resulting accounting judgements and estimates will seldom equal the related actual results. The judgements, estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities (refer to the respective notes) within the next financial year are discussed below.

Estimation of useful lives of assets

The Company determines the estimated useful lives and related depreciation and amortisation charges for its property, plant and equipment and finite life intangible assets. The useful lives could change significantly as a result of technical innovations or some other event. The depreciation and amortisation charge will increase where the useful lives are less than previously estimated lives, or technically obsolete or non-strategic assets that have been abandoned or sold will be written off or written down.

Incremental borrowing rate

Where the interest rate implicit in a lease cannot be readily determined, an incremental borrowing rate is estimated to discount future lease payments to measure the present value of the lease liability at the lease commencement date. Such a rate is based on what the Company estimates it would have to pay a third party to borrow the funds necessary to obtain an asset of a similar value to the right-of-use asset, with similar terms, security and economic environment.

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FOR THE YEAR ENDED 30 JUNE 2025

NOTE 1. SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Lease term

The lease term is a significant component in the measurement of both the right-of-use asset and lease liability. Judgement is exercised in determining whether there is reasonable certainty that an option to extend the lease or purchase the underlying asset will be exercised, or an option to terminate the lease will not be exercised, when ascertaining the periods to be included in the lease term. In determining the lease term, all facts and circumstances that create an economical incentive to exercise an extension option, or not to exercise a termination option, are considered at the lease commencement date. Factors considered may include the importance of the asset to the Company's operations; comparison of terms and conditions to prevailing market rates; incurrence of significant penalties; existence of significant leasehold improvements; and the costs and disruption to replace the asset. The Company reassesses whether it is reasonably certain to exercise an extension option, or not exercise a termination option, if there is a significant event or significant change in circumstances.

Employee benefits provision

As discussed in note 1, the liability for employee benefits expected to be settled more than 12 months from the reporting date are recognised and measured at the present value of the estimated future cash flows to be made in respect of all employees at the reporting date. In determining the present value of the liability, estimates of attrition rates and pay increases through promotion and inflation have been taken into account.

	2025	2024
	\$	\$
NOTE 2. REVENUE		
<i>Revenue from contracts with customers</i>		
Rental income	19,348,178	18,042,421
Government grants and funding income	5,025,700	11,646,872
Government grants - NRAS	670,765	650,175
Other tenant and property related income	33,471	21,111
Total revenue from customers	25,078,114	30,360,579

The Company operates in one geographical location being Australia

Other Income

Gain/(Loss) on sale of assets	626,731	-
Insurance recoveries	43,477	33,794
Interest income	250,068	82,774
Total other income	920,276	116,568

NOTE 3. EXPENSES

Depreciation and amortisation expenses

- Property plant & equipment	48,981	51,753
- Right of use assets	880,591	614,112
Interest expense on lease liabilities	233,165	115,920
Superannuation	510,331	487,627
Fees paid to or owed to auditor of the entity - Mr Ben Fock (HLB Mann Judd)	29,990	29,990
Short-term and low-value assets lease payments	6,074,824	6,194,089

NOTE 4. CASH AND CASH EQUIVALENTS

Cash at bank	4,080,946	9,865,643
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NOTE 5. TRADE AND OTHER RECEIVABLES

Trade and other receivables	930,151	735,432
Less: Allowance for expected credit losses	(86,559)	(102,191)
NRAS receivables	852,155	803,328
Other debtors	445,790	320,260
	2,141,537	1,756,829

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FOR THE YEAR ENDED 30 JUNE 2025

	2025 \$	2024 \$
NOTE 6. Non Current Assets Held for Sale		
Land	7,300,000	-

As at 30 June 2025, the entity classified the following non-current asset as held for sale:

The asset is a parcel of land held for sale, with part expected to be sold within 12 months as part of the organisation's portfolio optimisation strategy. In accordance with AASB 5, the asset has been measured at the lower of its carrying amount and fair value less costs to sell

NOTE 7. OTHER ASSETS

Prepayment	782,948	759,626
Headlease bonds	382,292	444,132
	<u>1,165,240</u>	<u>1,203,758</u>

NOTE 8. INVESTMENT PROPERTIES

Investment Properties - at independent valuation	247,919,871	264,467,287
Investment property (work in progress) - at cost	7,957,027	8,177,882
	<u>255,876,898</u>	<u>272,645,169</u>

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

Opening fair value	272,645,169	257,960,204
Additions	11,681,750	9,739,965
Disposals	-	-
Transfer to non current asset held for sale	(7,300,000)	-
Revaluation (decrements)/increments	(21,150,021)	4,945,000
Closing fair value	<u>255,876,898</u>	<u>272,645,169</u>

The properties are held by the Company to provide social housing at below market rental rates to members of the community on medium to low income. The properties have been classified as investment properties in accordance with the requirements of Australian Accounting Standards.

Measurement of Fair Value

The fair value model is applied to all investment properties. The fair value of investment properties at 30 June 2025 has been arrived at on the basis of valuations completed by Herron Todd White (NAT Operations) Pty Ltd.

NOTE 9. PROPERTY, PLANT & EQUIPMENT

Building

Leasehold Improvements at cost	373,828	373,828
Less: accumulated depreciation	(225,515)	(188,132)
	<u>148,313</u>	<u>185,696</u>

Plant & Equipment

Plant & equipment at cost	266,012	232,183
Less: accumulated depreciation	(222,211)	(214,284)
	<u>43,801</u>	<u>17,899</u>

Motor Vehicles

Motor vehicles at cost	71,115	62,104
Less: accumulated depreciation	(46,421)	(42,747)
	<u>24,694</u>	<u>19,357</u>

Total Property, Plant & Equipment

	<u>216,808</u>	<u>222,951</u>
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FOR THE YEAR ENDED 30 JUNE 2025

			2025	2024
			\$	\$
Reconciliations of the written down values at the beginning and end of the current financial year are set out as below:				
	Leasehold Improvements	Plant & equipment	Motor vehicles	Total
Balance at 1 July 2024	185,695	17,899	19,357	222,951
Additions	-	33,829	9,010	42,839
Disposals	-	-	-	-
Depreciation	(37,382)	(7,927)	(3,673)	(48,982)
Balance at 30 June 2025	148,313	43,801	24,694	216,808

NOTE 11. RIGHT OF USE ASSETS

Property leases	3,878,781	3,646,051
Less: Accumulated depreciation	(982,550)	(1,320,511)
	<u>2,896,231</u>	<u>2,325,540</u>
Motor vehicles	129,705	144,068
Less: Accumulated depreciation	(90,292)	(99,007)
	<u>39,413</u>	<u>45,061</u>
Office equipment	318,964	130,334
Less: Accumulated depreciation	(33,292)	(41,272)
	<u>285,672</u>	<u>89,062</u>
	<u>3,221,316</u>	<u>2,459,663</u>

Reconciliations of the written down values at the beginning and end of the current financial year are set out below:

	Property Leases	Motor Vehicles	Office Equipment	Total
Balance at 1 July 2024	2,325,540	45,061	89,062	2,459,663
Additions	608,790	39,114	318,964	966,868
Disposals (net)	743,226	(17,170)	(89,062)	636,995
Depreciation expense	(781,324)	(27,593)	(33,292)	(842,209)
Balance at 30 June 2025	2,896,232	39,412	285,672	3,221,316

NOTE 12. TRADE AND OTHER PAYABLES
CURRENT

Trade & other payables	2,003,077	1,790,171
Accrued expense	578,141	595,276
Tenant bonds held	16,139	10,243
	<u>2,597,357</u>	<u>2,395,690</u>

NOTE 13. BORROWINGS
NON CURRENT

Bank Loan	<u>61,000,001</u>	<u>55,400,001</u>
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Bank loans is secured by way of mortgage over 21 Properties owned by The Housing Trust.

The entity has entered into interest rate derivative agreements with Commonwealth Bank of Australia to manage exposure to interest rate fluctuations on its variable-rate borrowings. Under the terms of the derivatives, the entity pays a fixed rate of interest and receives a floating rate based on AUD-BBSW bid.

The derivatives currently in place are settled monthly, with the payments exchanged on the 30th of each month and continuing through until the time the derivatives terminate. During the financial year, the entity settled all outstanding interest rate derivative contracts with its banking counterparty.

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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

	2025	2024
	\$	\$

NOTE 13. BORROWINGS (continued)

As at 30 June 2025, no settlements for derivative financial instruments remain outstanding, and no fair value is recognized in the statement of financial position. The net gain on settlement of the derivatives amounted to \$111,076, which has been recognized in profit or loss, in accordance with the entity's accounting policy for derivative financial instruments.

NOTE 14. LEASE LIABILITIES**CURRENT**

Lease liability	663,052	708,969
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NON CURRENT

Lease Liability	2,694,806	1,998,920
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NOTE 15. EMPLOYEE BENEFITS**CURRENT**

Annual leave	238,285	253,569
Long service leave	102,620	93,459
	340,905	347,028

NON CURRENT

Long service leave	193,918	150,604
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Reconciliation of the long service leave balances at the beginning and end of the current financial year are set out below:

	Long Service Leave
Balance at 1 July 2024	244,063
Additional provision raised	71,830
Leave taken	(19,355)
Balance at 30 June 2025	296,538

NOTE 16. CONTRACT LIABILITIES

Rent received in advance	801,517	825,512
Grants received in advance	8,422	199,264
Capital grants received in advance	-	1,361,882
	809,939	2,386,658

NOTE 17. EQUITY

Retained earnings at the beginning of the financial year	224,766,143	213,824,058
(Deficit) /surplus for the year	(19,063,376)	10,942,085
Retained earnings at the end of the financial year	205,702,767	224,766,143

NOTE 18. KEY MANAGEMENT PERSONNEL DISCLOSURES

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the Company, directly or indirectly, including any Director (whether executive or otherwise) is considered Key Management Personnel.

The aggregate compensation made to Directors and other members of key management personnel of the Company is set out below:

	2025	2024
	\$	\$
Aggregate Compensation	921,257	1,000,868

NOTE 19. CONTINGENT LIABILITIES

A Bank Guarantee of \$53,625 (2024: \$53,625) has been provided to cover the rental bond for the Company's office at Suite 7A, Level 7, 5 Bridge Street, Coniston NSW 2500.

THE ILLAWARRA COMMUNITY HOUSING TRUST
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

NOTE 20. ECONOMIC DEPENDENCY

The financial statements have been prepared on a going concern basis. In the event the government contracts and funding were to cease, the Company would have to significantly restructure its operations to meet its commitments. At the date of this report, the Directors have no reason to believe the contracts and funding will cease to continue.

NOTE 21. MEMBERS GUARANTEE

The Illawarra Community Housing Trust Limited is incorporated under the Corporations Act 2001 and is a Company limited by guarantee. If the entity is wound up, the constitution states that each member is required to contribute a maximum of \$20 each towards meeting any outstanding and obligations of the entity. At 30 June 2025, there were 18 members (2024: 18 members).

The maximum amount that members of the Company are liable to contribute if the Company is wound up is \$320 (2024: \$360).

NOTE 22. CASH FLOW INFORMATION**Reconciliation of profit/(loss) for the year to net cash flows from operating activities**

Profit/(Loss) after income tax	(19,063,376)	10,942,085
Non cash flows:		
Depreciation and amortisation	929,573	665,864
Revaluation increment of investment properties	21,150,021	(4,945,000)
Changes in assets and liabilities:		
(Increase)/decrease in trade and other receivables	(384,708)	(256,977)
(Increase)/decrease in other assets	38,518	(133,029)
Increase/(decrease) in trade and other payables	201,667	1,183,986
Increase/(decrease) in provisions	37,191	39,798
Increase/(decrease) in other liabilities	(1,576,719)	999,436
Net cash provided by/(used in) operating activities	1,332,167	8,496,163

NOTE 23. RELATED PARTY TRANSACTIONS*Key management personnel*

Disclosures relating to key management personnel are set out in note 18.

Transactions with related parties

The following transactions occurred with related parties:

Payment for goods and services and Receivable from and payable to related parties :

There were no trade payables from or trade receivables to related parties at the current and previous reporting date.

Loans to/from related parties

There were no loans to or from related parties at the current and previous reporting date.

NOTE 24. EVENTS AFTER THE REPORTING PERIOD

The Company will complete the development project at 6 - 8 Dudley St. Wollongong adding another 27 homes to its portfolio. The Company holds a parcel of land, which the entity has land banked and intends to dispose a portion of this land within the next 12 months

No other matter or circumstance has arisen since 30 June 2025 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.

**THE ILLAWARRA COMMUNITY HOUSING TRUST
TRADING AS THE HOUSING TRUST
ABN: 18 739 426 566
DIRECTORS' DECLARATION
FOR THE YEAR ENDED 30 JUNE 2025**

In the Directors' opinion:

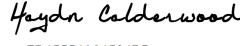
- The financial statements and notes comply with the Australian Accounting Standards - Simplified Disclosures Requirements, the *Australian Charities and Not-For-Profits Commission Act 2012*, the *Australian Charities and Not-For-Profits Commission Regulation 2022* and other mandatory professional reporting requirements;
- The financial statements and notes give a true and fair view of the Company's financial position at 30 June 2025 and of it's financial performance for the financial year ended on that date; and
- There are reasonable grounds to believe that the Company will be able to pay it's debts as and when they become due and payable.

Signed in accordance with a resolution of Directors.

Signed by:

B66018AD8575468

Roy Rogers
Director

Signed by:

ED15554A81524B5

Haydn Calderwood
Director

Dated: 02 October 2025



INDEPENDENT AUDIT REPORT

To the Members of The Illawarra Community Housing Trust

Opinion

I have audited the financial report of The Illawarra Community Housing Trust Limited ('the Company'), which comprises of the statement of financial position as at 30 June 2025, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies, and the Directors' declaration for the Company.

In my opinion, the accompanying financial report of the Company is in accordance with the Corporations Act 2001, including:

- a) giving a true and fair view of the Company's financial position as at 30 June 2025 and of its financial position for the year then ended; and
- b) complying with Australian Accounting Standards - Simplified Disclosures requirements and the *Corporations Regulations 2001*.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of my report. I am independent of the Company in accordance with the auditor independence requirements of the Corporations Act 2001 and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants ("the Code") that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code.

I confirm that the independence declaration required by the Corporations Act 2001, which has been given to the Directors of the Company, would be in the same terms if given to the Directors as at the time of this auditor's report.

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

Responsibilities of 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 Corporations Act 2001 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.

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INDEPENDENT AUDIT REPORT

Auditor's Responsibilities for the Audit of the Financial Report

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

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.
- Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

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

I also provide those charged with governance with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relations and other matters that may reasonably be thought to bear on my independence, and where applicable, related safeguards.

Signed by:

A handwritten signature in blue ink, appearing to read 'Ben Fock', enclosed within a blue rectangular box.

65B19B01F75744B...

Ben Fock

Registered Company Auditor

Wollongong

Dated: 03 October 2025