

# FINANCIAL REPORT

## BRIDGE HOUSING LIMITED

A.C.N. 135 570 955

FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2023



## **ACKNOWLEDGEMENT OF COUNTRY**

Bridge Housing acknowledges the Gadigal, Darug, Bidjigal and Gai-mariagal people as the traditional custodians of the lands on which we work, and we pay our respects to their Elders past and present and to emerging leaders.

Always was, always will be, Aboriginal land.

# Table of Contents

DIRECTORS' REPORT	2
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME	10
STATEMENT OF FINANCIAL POSITION	11
STATEMENT OF CASH FLOWS	13
STATEMENT OF CHANGES IN EQUITY	14
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023	15
DIRECTORS' DECLARATION	40
INDEPENDENT AUDITOR'S REPORT	41

# DIRECTORS' REPORT

The Directors present their report together with the financial statements on Bridge Housing Limited (“the Company” or “Bridge Housing”) for the year ended the 30 June 2023.

## DIRECTORS

### Information on Directors

The names of directors who held office at any time during, or since the end of the year are set out below together with the information on each director’s qualifications and special responsibilities. Non-executive directors are not remunerated. Executive directors are not remunerated for their role as director.

Names of Directors	Qualification	Occupation	Committee Membership	Years as Director
Mark Turner	BSc MRICS	Strategic Adviser for Commercial Property	Housing, Asset and Development	9
Gary Milligan (resigned 16 November 2022)	BSc BEng (Electrical) (Hons 1), Grad Cert Human Resource Development, MIVMA	Company Director	Housing, Asset and Development	16
Carolyn Scobie	M.A. (Japanese), B.A./L.L.B. Grad Dip, CSP, GAICD	Lawyer	People and Governance	8
Graham Monk	BComm (Hons), FCPA	Consultant and Company Director	Finance, Risk and Audit	8
Jill Hannaford	BappSc (AppEcG) (Hons 1), MURb&RegPlg	Company Director	People and Governance	6
Liz Forsyth	BSW, IPAA	Business Executive	Housing, Asset and Development	3
Stephen Bull	BCom, BPsyc (Hons), CA, MAICD, MInstD	Company Director	Housing, Asset and Development	3
Karen Cooper	Dip Bus, Dip Training & Assessment, MBA, AICD, AHRI, ACM	Company Director	People and Governance	2
Vivienne Yu	BA Ecs., MRE, MBA, GAICD and FCPA	Business Executive	Finance, Risk and Audit	2
Rebecca Pinkstone (appointed 17 Mar 2023)	B.A Social Science (Hons), MA Public Administration, AICD	Business Executive	All Committees	<1

## DIRECTORS' REPORT (CONTINUED)

In addition, the following directors were appointed in August 2023 to fill casual vacancies, subject to confirmation at the AGM in November 2023.

Names of Directors	Qualification	Occupation	Committee Responsibilities	Years as Director
Tina Tang	BArch, GAICD, Cert Appl. Finance (SIA)	Company Director	Housing, Asset and Development	<1
Jacqueline Christie	B Ec/LLB (Hons)	Business Executive	People and Governance	
Matthew Knight	LLB/LLM, CA ICAEW, Dip. Social Leadership	Business Executive	Finance, Risk and Audit	<1

## MEETINGS OF DIRECTORS

During the financial year, six Board meetings of directors were held, in addition to committee meetings shown below. Attendance by each director during the 2022-23 year was as follows:

Directors	Appt Date	Board		People and Governance (formerly Human Resources and Nominations)		Assets and Procurement		Finance, Risk and Audit	
		A	B	A	B	A	B	A	B
Mark Turner	2014	6	6	X	X	6	6	X	X
Gary Milligan	2007	2	1	X	X	2	1	X	X
Carolyn Scobie	2015	6	6	6	6	X	X	X	X
Graham Monk	2016	6	6	X	X	X	X	6	5
Jill Hannaford	2018	6	6	6	6	X	X	X	X
Liz Forsyth	2020	6	6	X	X	6	6	X	X
Stephen Bull	2020	6	6	X	X	3	3	5	5
Karen Cooper	2021	6	5	6	6	X	X	X	X
Vivienne Yu	2022	6	6	X	X	X	X	6	6
Rebecca Pinkstone	2023	2	2	X	X	X	X	2	2

**A:** Meetings Eligible to Attend

**B:** Meetings Attended

**X:** Not a Member of the Committee

 Chair of committee

 Eligible to attend

### COMPANY SECRETARIES

Laura Duesbury and Rebecca Pinkstone were each Company Secretary for the financial year and continue in office at the date of this report.



### CORPORATE INFORMATION

The Company is a 'not for profit' entity, registered as a company limited by guarantee. It does not issue shares to its members. Under its Constitution, it does not have the capacity to issue dividends to its members. Any surplus on winding up will be distributed to an organisation which has similar objects as dictated by the Constitution.

It is registered as a charity with the Australian Charities and Not-for-profits Commission (ACNC) ABN 55760055094. As a Public Benevolent Institution, it is endorsed to access the following tax concessions; GST Concession and is FBT and Income Tax Exempt. It is also endorsed as a Deductible Gift Recipient (DGR) covered by Item 1 of the table in section 30-15 of the *Income Tax Assessment Act 1997*.

If the Company is wound up, the Constitution states that each member is required to contribute a maximum of \$1 each towards any outstanding obligations of the Company.

### SHORT AND LONG TERM OBJECTIVES OF THE ENTITY

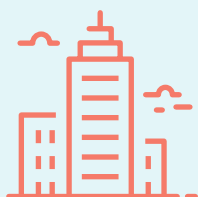
The Company's Mission is to change peoples lives through more homes and quality services.

### STRATEGY FOR ACHIEVING THOSE OBJECTIVES

The Company achieves its medium and long term objectives through three year strategic plans, and related short term objectives are implemented through detailed annual business plans. The Company's growth and success have been driven by successive strategic plans since 2006. In 2023, the Company completed the second year of Strategic Plan 2021-24. The Impact Report 2023 reports on the outcomes achieved in 2022-23. A new Business Plan 2023-24 was approved by the Board in June 2023.

The strategic and business plans have four key objectives. These are:

- 1. Change lives -**  
Quality services that deliver impact and make a difference to the lives of our residents
- 2. Provide more homes -** more affordable homes through a growing property portfolio
- 3. Build a sustainable future -** a strong and inclusive organisation backed by engaged and skilled people
- 4. Influence change in the system -** leadership and advocacy that creates positive change in the housing system

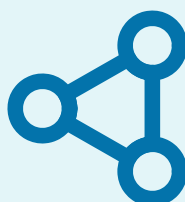


These 4 objectives are underpinned by 3 key strategic themes:

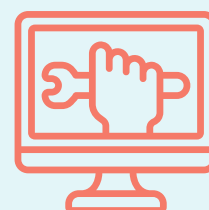
**Growing sustainably**



**Partnering effectively**



**Leveraging technology**



### PRINCIPAL ACTIVITIES

The principal activity of the Company in the course of the financial year was the provision of social and affordable housing to the local community. There was no significant change in the nature of this activity during the financial year.

### HOW THE COMPANY'S ACTIVITIES ASSISTED IN ACHIEVING THE COMPANY'S OBJECTIVES

The cash flows of the Company will continue to be employed to improve lives through the provision of affordable homes and quality services for low to moderate income households.

### HOW THE COMPANY MEASURES ITS PERFORMANCE

The Company measures its performance by meeting the objectives established in the annual business plan to deliver the three-year strategic plan objectives. The results of our performance for 2022-23 are reported in the 2023 Impact Report.

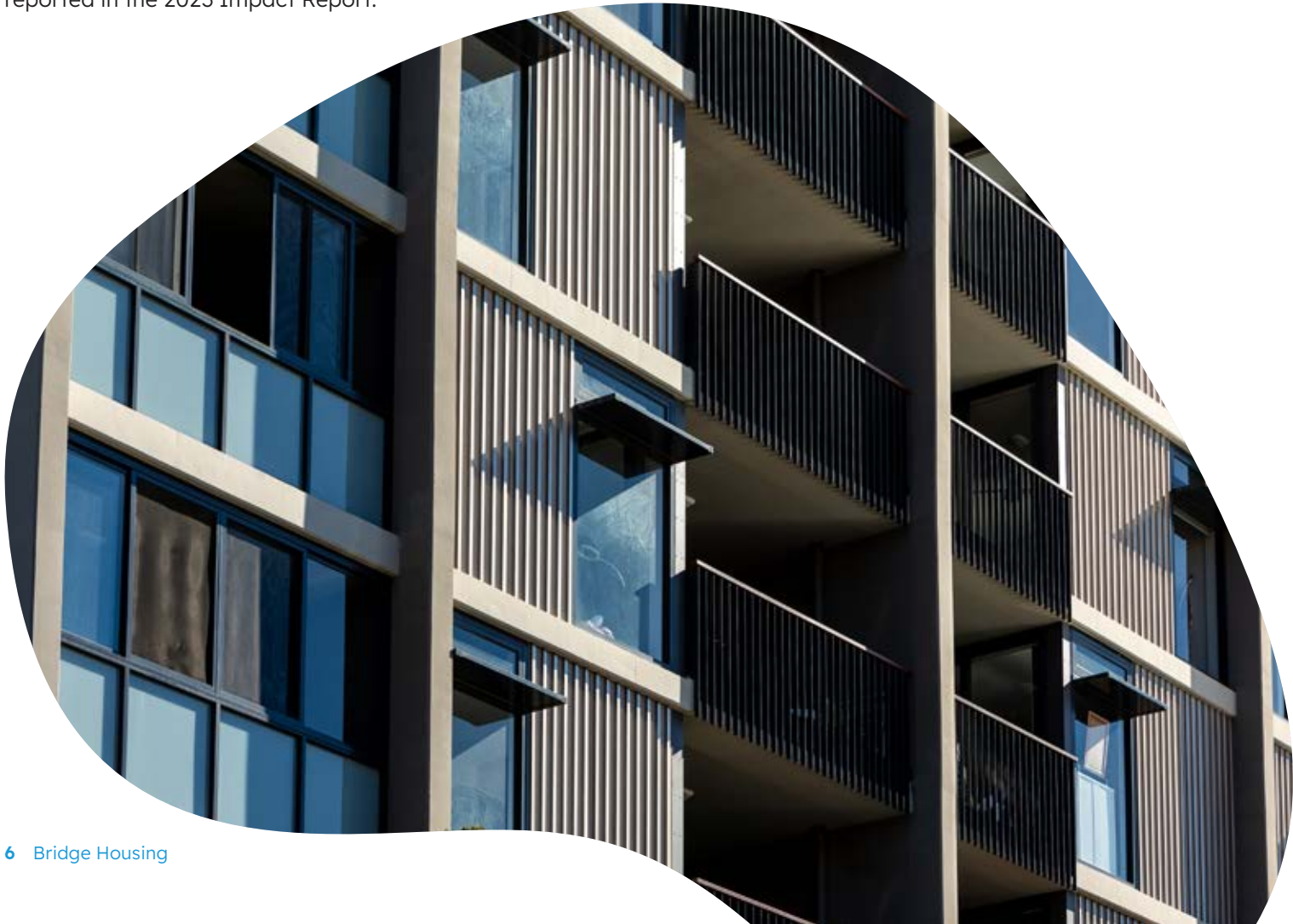
### OPERATING RESULTS

The accounting surplus in 2023 was \$15,593,469 (2022: \$1,775,567) whilst the underlying operating surplus in 2023 was \$3,303,123 (2022: \$2,611,988).

Our underlying operating result remains strong. Movements from the underlying operating surplus to the accounting surplus is reconciled below but are mainly a result of recognition of a loss generated from lease accounting of \$617,776 (2022: \$418,623), interest on loans of \$1,500,109 (2022: \$1,570,714) and depreciation of \$4,493,584 (2022: \$3,983,123) offset by receipt of Capital Grants of \$17,939,000 (2022: \$5,000,000).

The Company notes that there was a fair value adjustment of \$7,762,832.

There was no income tax expense as the Company is tax exempt.





## DIRECTORS' REPORT (CONTINUED)

A reconciliation from accounting (deficit) / surplus to underlying operating surplus is shown below.

	2023 \$	2022 \$
Accounting Surplus/(deficit) (as per statement of Profit and Loss)	15,593,469	1,775,567
<b>Less:</b>		
Grant revenue for property acquisition	(17,939,000)	(5,000,000)
Interest income	(962,815)	(136,039)
<b>Plus:</b>		
Interest expenses on loans (excluding interest on lease liabilities)	1,500,109	1,570,714
Depreciation & amortisation (excluding amortisation on right of use assets)	4,493,584	3,983,123
Net loss per AASB16	617,776	418,623
<b>Underlying Operating Surplus</b>	<b>3,303,123</b>	<b>2,611,988</b>

In 2022-23 Bridge Housing successfully delivered the second year of our Strategic Plan 2021-24.

Whilst achieving a solid profit result, we continued to invest in our people, business systems and maintenance. Our underlying operating surplus supported our ongoing commitment to invest in maintenance, specifically to continue to address the backlog maintenance liability of the properties transferred under the Social Housing Management Transfer Program.

After disrupted years through the Covid-19 pandemic, it was pleasing to see stability return to both the work environment as well as in service delivery through the adoption of a new hybrid way of working.

We continued to improve the business and business outcomes through a range of initiatives identified in our 2022-23 Business Plan. The outcomes of these are reported in our 2023 Impact Report, however the following are some key highlights.

### Key highlights for 2022-23 include:

- Delivered the second year of our Strategic Plan 2021-24
- Developed ESG action plan and reporting framework
- Developed and implemented our revised Outcomes Framework
- Delivered Customer Experience Action Plan
- Implemented 2nd Year of Building Bridges Community Engagement Strategy
- Developed an Advocacy Action Plan
- Developed a People and Culture Strategy
- Delivered against our Digital Strategy, including implementing a new staff and tenant portal.
- Continued to upgrade our IT infrastructure and security environment
- Completed 2nd and developed the 3rd Innovate Reconciliation Action Plan
- Delivered our largest maintenance program to date, including undertaking \$3 million worth of backlog works
- Secured the tender to deliver redevelopment of 330 new dwellings in Elizabeth St Redfern
- Secured capital funding of \$5 million from Department of Family and Community Services and \$7.8m from City of Sydney to provide additional affordable homes
- Acquired 4 new properties, delivering an additional 77 new social and affordable housing units
- Continued to implement the Together Home Program, assisting 94 people experiencing homelessness into permanent accommodation since 2021
- Housed 38 people experiencing homelessness through the extended Supported Transition and Engagement Program (STEP 2).

In the 2023-24 financial year, the Company intends to continue with the following projects or initiatives:

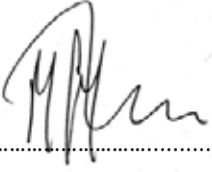
- Deliver the third year of our Strategic Plan 2021-24
- Pursue opportunities to leverage the National Housing Australia Future Fund (HAFF)
- Finalise planning options for the Dulwich Hill project
- Progress the Redfern project through planning and DA
- Develop and implement a Customer Care Hub
- Review AI for opportunities to deliver better service
- Review and update our Capital Management Strategy
- Continue to implement our Digital Strategy including a review of our ERP system
- Implement 3rd Reconciliation Action Plan and build cultural competency
- Implement ESG Impact Action Plan
- Undertake brand refresh and upgrade website.

**SUBSEQUENT EVENTS**

There are no matters or circumstances that have arisen since the end of the financial year that have significantly affected or may significantly affect the operations of the company, the results of those operations or the state of affairs of the company in future financial years.

This report is made in accordance with a resolution of the Directors.

On behalf of directors:



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**Mark Turner**  
Chairperson



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**Stephen Bull**  
Director

Dated this 24th day of October 2023

# STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED 30 JUNE 2023

	Notes	2023 \$	2022 \$
Revenue	2	80,454,087	65,025,605
Other income	3	3,033,648	1,848,777
Tenancy and property management expenses	4	(42,328,234)	(41,829,077)
Administration expenses	4	(4,341,233)	(4,267,178)
Employee benefits	4	(11,926,740)	(10,582,492)
Depreciation expenses	4	(4,402,107)	(3,891,655)
Finance costs	4	(4,895,952)	(4,528,413)
<b>Surplus before income tax expense</b>		<b>15,593,469</b>	<b>1,775,567</b>
Income tax expense	1(a)	-	-
<b>Surplus after income tax expense for the year attributable to the members of Bridge Housing Limited</b>		<b>15,593,469</b>	<b>1,775,567</b>
Items that will not be reclassified subsequently to profit or loss			
(Loss)/Gain on the revaluation of land and buildings	8	(7,762,831)	28,882,357
Other comprehensive income for the year, net of tax		(7,762,831)	28,882,357
<b>Total Comprehensive income for the year attributable to the members of Bridge Housing Limited</b>		<b>7,830,638</b>	<b>30,657,924</b>

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

## Statement Of Financial Position As At 30 June 2023

	Notes	2023 \$	2022 \$
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents	6	18,698,879	15,733,292
Other financial assets	9	7,500,000	30,500,000
Trade and other receivables	7	7,109,854	3,144,878
<b>Total current assets</b>		<b>33,308,733</b>	<b>49,378,170</b>
<b>Non-current assets</b>			
Property, plant and equipment	8	354,950,775	333,968,800
Other financial assets	9	810,975	861,398
Right of use asset	10	102,671,371	99,699,730
<b>Total non-current assets</b>		<b>458,433,121</b>	<b>434,529,928</b>
<b>Total assets</b>		<b>491,741,854</b>	<b>483,908,098</b>



	Notes	2023 \$	2022 \$
<b>Liabilities</b>			
<b>Current liabilities</b>			
Trade and other payables	12	3,620,761	5,942,029
Other liabilities	13	9,884,067	11,272,505
Employee benefits	14	1,272,384	1,197,302
Lease liability	11	20,399,404	19,685,399
<b>Total current liabilities</b>		<b>35,176,616</b>	<b>38,097,235</b>
<b>Non-current liabilities</b>			
Employee benefits	14	150,913	143,639
Borrowings	15	75,698,843	75,657,791
Lease liability	11	85,939,057	83,063,646
Total non-current liabilities		161,788,813	158,865,076
<b>Total liabilities</b>		<b>196,965,429</b>	<b>196,962,311</b>
<b>Net assets</b>		<b>294,776,425</b>	<b>286,945,787</b>
<b>Equity</b>			
Reserves	16	169,267,475	177,030,306
Accumulated surpluses		125,508,950	109,915,481
<b>Total equity</b>		<b>294,776,425</b>	<b>286,945,787</b>

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

## Statement Of Cash Flows For The Year Ended 30 June 2023

	Notes	2023 \$	2022 \$
<b>Cash flows from operating activities</b>			
Cash receipts from customers (inclusive of GST)		42,131,164	39,403,145
Cash paid to suppliers and employees (inclusive of GST)		(37,341,846)	(37,721,041)
Grants received (inclusive of GST)		16,163,341	27,801,905
Interest and other finance costs paid		(1,500,109)	(1,570,714)
Interest expenses on leases		(3,395,843)	(2,957,699)
Interest received		878,888	130,976
Net cash from operating activities	17	<b>16,935,595</b>	<b>25,086,572</b>
<b>Cash flows from investing activities</b>			
Purchase of property, plant and equipment		(33,146,916)	(15,399,741)
Capital Investment grants		12,839,000	5,000,000
Proceeds /(Payments for) from term deposits		23,000,000	(12,000,000)
Net cash (Used in)/from investing activities		<b>2,692,084</b>	<b>(22,399,741)</b>
<b>Cash flows from financing activities</b>			
(Repayment of) lease liabilities		(16,662,092)	(18,036,543)
Net cash (Used in) financing activities		<b>(16,662,092)</b>	<b>(18,036,543)</b>
Net increase/(Decrease) in cash and cash equivalents		2,965,587	(15,349,712)
Cash and cash equivalents at the beginning of the year		15,733,292	31,083,004
<b>Cash and cash equivalents at the end of the year</b>	<b>6</b>	<b>18,698,879</b>	<b>15,733,292</b>

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

## Statement Of Changes In Equity For The Year Ended 30 June 2023

	Accumulated surpluses \$	Reserves \$	Total equity \$
Balance at 1 July 2021	<b>108,139,914</b>	<b>148,147,950</b>	<b>256,287,864</b>
Surplus after income tax expense for the year	1,775,567	-	1,775,567
Revaluation	-	28,882,357	28,882,357
Total comprehensive income for the year	<b>1,775,567</b>	<b>28,882,357</b>	<b>30,657,924</b>
Balance at 30 June 2022	109,915,481	177,030,307	286,945,788
Surplus after income tax expense for the year	15,593,469	-	15,593,469
Revaluation		(7,762,832)	(7,762,832)
Total comprehensive income for the year	<b>15,593,469</b>	<b>(7,762,832)</b>	<b>7,830,637</b>
<b>Balance at 30 June 2023</b>	<b>125,508,950</b>	<b>169,267,475</b>	<b>294,776,425</b>

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





# NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

## NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### Basis of preparation

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

The financial report was authorised for issue by the directors on the 24 October 2023. The directors have the power to amend and reissue the financial statements.

The financial report has also been prepared on a historical cost basis, except for land and buildings deemed to be at fair value.

The financial report has also been prepared on a historical cost basis, except for land and buildings deemed to be at fair value.

The financial report covers Bridge Housing Limited as an individual entity. The financial report is presented in Australian dollars, which is Bridge Housing Limited's functional and presentation currency. Bridge Housing Limited is a not-for-profit unlisted public company limited by guarantee and it is incorporated and domiciled in Australia.

The financial statements have been prepared on the going concern basis, which contemplates continuity of normal business activities and the realisation of assets and the discharge of liabilities in the normal course of business for a period of at least twelve months from the date these financial statements were approved.

As at 30 June 2023, the Company had net current liability of \$1,867,883 (2022: net current asset position: \$11,280,935). The reduction is because the company has utilised its funds to acquire non-current assets to generate future revenue.

The directors believe there are reasonable grounds to conclude the Company will continue as a going concern, after consideration of the following factors:

1. The company generates significant operating cash flows each year. For 30 June 2023 it was \$11,835,596 (2022: \$30,086,572)
2. The cashflow forecasts of the Company for a period of 12 months from the date of approval of the financial statements indicate sufficient cash flow from operations that will support the Company during this period; and
3. The ability of the Company to sell excess assets to support cash flows if required.

Accordingly, the directors believe the Company will be able to continue as a going concern and that it is appropriate to adopt the going concern basis in the preparation of the financial statements.

### SIGNIFICANT ACCOUNTING POLICIES

The financial report covers Bridge Housing Limited as an individual entity. The financial report is presented in Australian dollars, which is Bridge Housing Limited's functional and presentation currency. Bridge Housing Limited is a not-for-profit unlisted public company limited by guarantee and it is incorporated and domiciled in Australia.

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

#### (a) Income tax

As the Company is a charitable institution in terms of subsection 50-5 of the Income Tax Assessment Act 1997, as amended, it is exempt from paying income tax.

#### (b) GST

Revenues and expenses are recognised net of GST, except where GST incurred is not recoverable from the taxation authority in which case the GST is recognised as part of the cost of the expense item. Receivables and payables are stated with the amount of GST included. The net amount of GST payable to the taxation authority is included in payables in the statement of financial position.

#### (c) Critical accounting estimates and judgements

The directors evaluate estimates and judgments incorporated into the financial report based on historical knowledge and best available current information. Estimates assume a reasonable

expectation of future events and based on current trends and economic data, obtained both externally and within the Company.

### *Allowance for expected credit losses*

The Company measures loss allowances for trade receivables at an amount equal to lifetime expected credit losses. When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit losses, the Company considers reasonable and supportable information that is relevant and available. This includes both quantitative and qualitative information and analysis, based on the Company's historical experience and informed credit assessment and including forward-looking information. The Company assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

The Company considers a financial asset to be in default when:

- the borrower is unlikely to pay its credit obligations to the Company in full, without recourse by the Company to actions such as realising security (if any is held); or
- the financial asset is more than 90 days past due unless a payment arrangement has been entered into with the Company.

The maximum period considered when estimating expected credit losses is the maximum contractual period over which the Company is exposed to credit risk. Expected credit losses are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Company expects to receive). Expected credit losses are discounted at the effective interest rate of the financial asset.

### *Land and building valuations*

Critical estimates are made by the Directors in respect to the fair value of the land and buildings. The fair value of the land and buildings are reviewed regularly by the Directors with reference to independent third party valuations. This external valuation has been prepared in accordance with

established valuation methodologies, international valuation standards and Australian Accounting Standards using the fair value model.

### *Estimation of useful lives of assets*

The directors determine the estimated useful lives and related depreciation charges for its property, plant and equipment. The useful lives could be revised. The depreciation charge will increase where the useful lives are less than previously estimated lives, or where obsolete or non-strategic assets that have been abandoned or sold will be written off or written down.

### *Capitalisation of refurbishment costs for capital owned properties*

Refurbishment costs for capital owned properties are expected to derive economic benefit from assets beyond the current year and the costs are used in the normal course of its operations to be capitalised. The capitalised cost are recognised and depreciated on a straight line basis over the useful lives of the assets.

### *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 economic 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. As the Company adopted a portfolio approach, the lease term has been determined based on a historical analysis of property usage from the portfolio as well as expected future strategic trends.

*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 entity 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.

*Financial Derivative*

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured to their fair value at each reporting date. This value is based upon valuations provided by Financial Institutions as at reporting date and this is relied upon for recognising the fair value of the derivative contract.

*Fair value measurement hierarchy*

The Company is required to classify all assets and liabilities, measured at fair value, using a three level hierarchy, based on the lowest level of input that is significant to the entire fair value measurement, being: Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date; Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and Level 3: Unobservable inputs for the asset or liability. Considerable judgement is required to determine what is significant to fair value and therefore which category the asset or liability is placed in can be subjective.

The fair value of assets and liabilities classified as level 3 is determined by the use of valuation models. These include discounted cash flow analysis or the use of observable inputs that require significant adjustments based on unobservable inputs.

**NOTE 2: REVENUE**

	2023 \$	2022 \$
Rental revenue	38,439,445	36,456,632
Non-rental revenue	945,499	933,175
Government grants	39,731,479	25,801,128
Private rental assistance - revenue	1,337,664	1,834,670
	<b>80,454,087</b>	<b>65,052,605</b>

Rental revenue is recognised on a straight line basis over the length of the term.

Revenue for services in accordance with contracts with customers is recognised over time as the performance obligations are satisfied which occurs when the services are delivered or transferred to the customer. When the Company's programs and arrangements are not accounted for as contracts with customers, the Company accounts for the arrangement as a grant or contribution. For grants and contributions of property, the Company recognises the asset when title transfers or vests, or when a lease of the property commences. The asset provided by the grantor is recognised at fair value and the Company recognised any related amount at the same time as follows:

- A contractual obligation to repay any of the contributed funds that the Company cannot avoid is recognised initially and subsequently accounted for as a financial liability.
- An obligation to make lease payments is recognised and subsequently accounted for as a lease liability.
- A transfer of funds to enable the Company to procure new housing supply that will be recognised as property by the Company is recognised as a liability and subsequently recognised as income when the property is acquired.
- Any residual is immediately recognised as other income.

Service concession arrangements are accounted for as contracts with customers and revenue is recognised when the services are delivered or transferred to the customer or beneficiaries. Revenue is presented net of any payments that are made by the Company to the customer, including payments that are structured as lease payments. For contracts considered to be service concession agreements the company does not recognise the property or the right to use the property associated with these agreements. The company considers contracts with government to manage social housing dwellings as service concession agreements.



**NOTE 3: OTHER INCOME**

	<b>2023</b>	<b>2022</b>
	<b>\$</b>	<b>\$</b>
Fees received – services	1,133,258	1,010,857
Gain on lease termination	658,427	683,493
Profit on disposal of fixed asset	-	421
Interest income	962,815	136,039
Insurance compensation income	270,515	-
Sundry income	8,633	17,967
	<b>3,033,648</b>	<b>1,848,777</b>

*Insurance compensation income*

Insurance compensation income is recognised as income in the periods when they are earned. It represents the temporary accommodation, rental loss compensation and repairs covered from the insurer due to tenants’ relocation as a result of property damage.

*Gain on lease termination*

Gain on lease modification is recognised as income in the periods when the leases of the properties are modified.

*Donation Income*

Donation income is recognised as revenue when the money is received and any obligations are met.

*Rendering of services*

Income from fees received for services is recognised over time when the services are delivered or transferred to the customer.

*Interest*

Revenue is recognised as interest accrues using the effective interest method.

*Sundry Income*

Sundry income is recognised as revenue when money is received and any obligations are met.

**NOTE 4: EXPENSES**

	2023 \$	2022 \$
<b>Tenancy and property management expenses</b>		
Rent paid	2,311,619	2,136,879
Amortisation expenses – right of use assets	17,365,488	18,521,529
Doubtful and bad debt expenses	284,251	193,136
Insurances	1,053,755	917,277
Rates and utility charges	4,990,987	4,923,432
Repairs and maintenance	14,984,470	13,302,154
Private rental assistance – expenses	1,337,664	1,834,670
	<b>42,328,234</b>	<b>41,829,077</b>
<b>Administration expenses</b>		
Amortisation expenses – right of use assets	572,807	617,130
Office expenses	2,218,337	1,926,979
Consultant fees	394,694	565,046
Audit and accounting fees	159,408	115,126
Amortisation of loan arrangement fees	41,053	41,053
Amortisation of SHMT contract assets	50,423	50,415
Other expenses	824,300	851,056
Legal fees	80,211	100,373
	<b>4,341,233</b>	<b>4,267,178</b>
<b>Employee benefits</b>		
Employee benefits	10,842,608	9,681,606
Superannuation expenses	1,084,132	900,886
	<b>11,926,740</b>	<b>10,582,492</b>
<b>Depreciation of property, plant and equipment</b>	<b>4,402,107</b>	<b>3,891,655</b>
<b>Finance costs (interest expenses)</b>		
Interest expense on loans	1,500,109	1,570,714
Interest expense on lease liabilities	3,395,843	2,957,699
	<b>4,895,952</b>	<b>4,528,413</b>

**NOTE 5: AUDITOR’S REMUNERATION**

During the financial year the following fees were paid or payable for services provided by the auditor (BDO Audit Pty Ltd) of the Company:

	2023 \$	2022 \$
Audit of the financial statements	66,500	60,500
Other services	12,470	23,580
	<b>78,970</b>	<b>84,080</b>

**NOTE 6: CASH AND CASH EQUIVALENTS**

	2023 \$	2022 \$
Cash at bank and on hand	4,564,227	7,733,292
Cash on deposit	14,134,652	8,000,000
	<b>18,698,879</b>	<b>15,733,292</b>

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



**NOTE 7: TRADE AND OTHER RECEIVABLES**

	2023 \$	2022 \$
Trade receivables	2,369,298	1,263,976
Property bonds	1,363,685	1,422,352
Government grants receivable	2,690,932	389,383
Sundry receivables	1,002,288	396,139
	<b>7,426,204</b>	<b>3,471,850</b>
Less: allowance for expected credit losses	(316,349)	(326,972)
	<b>7,109,854</b>	<b>3,144,878</b>

The Company has recognised an allowance of expected credit losses of \$284,251 (2022: \$193,136) in the profit or loss in respect of receivables for the year ended 30 June 2023.

Movements in the allowance for expected credit losses are as follows:

	2023 \$	2022 \$
Opening balance	326,972	290,500
Additional provisions recognised	284,251	193,136
Receivables written off during the year as uncollectable	(294,874)	(156,664)
<b>Closing balance</b>	<b>316,349</b>	<b>326,972</b>

Customers with balances past due (greater than 90 days) but without provision for impairment amount to \$nil as at 30 June 2023 (2022 \$nil). Total provision of \$284,251 (2022 \$193,136) represents a provision for all ex-tenant debt as well as all receivables over 90 days, which have increased in the current financial year.

Trade and other receivables are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue and are subsequently carried at amortised cost using the effective interest rate method, less provision for impairment (refer to Note 1 (c) for further details).



**NOTE 8: PROPERTY, PLANT AND EQUIPMENT**

	2023 \$	2022 \$
<b>Furniture and fittings</b>		
At cost	74,050	62,741
Less: Accumulated depreciation	(41,528)	(28,249)
	<b>32,522</b>	<b>34,492</b>
<b>Motor vehicles</b>		
At cost	150,035	150,035
Less: Accumulated depreciation	(120,063)	(90,057)
	<b>29,972</b>	<b>59,978</b>
<b>Computer equipment</b>		
At cost	2,087,228	1,673,616
Less: Accumulated depreciation	(1,521,356)	(1,370,832)
	<b>565,872</b>	<b>302,784</b>
<b>Office equipment</b>		
At cost	188,523	180,667
Less: Accumulated depreciation	(155,430)	(123,896)
	<b>33,093</b>	<b>56,771</b>
<b>Land and buildings</b>		
At fair value	349,989,816	332,954,533
	<b>349,989,816</b>	<b>332,954,533</b>
<b>Leasehold improvements</b>		
At cost	1,077,940	1,077,940
Less: Accumulated depreciation	(862,421)	(732,453)
	<b>215,519</b>	<b>345,487</b>
<b>Work in Progress</b>		
At cost	4,083,981	214,755
	<b>4,083,981</b>	<b>214,755</b>
<b>Total property, plant and equipment</b>	<b>354,950,775</b>	<b>333,968,800</b>



**Movements in carrying amounts**

Movements in the carrying amounts of each class of property, plant and equipment at the beginning and end of the current financial year is set out below:

	Furniture & fittings \$	Motor vehicle \$	Computer equipment \$	Office equipment \$	Land and buildings \$	Leasehold improvements \$	Work in progress (WIP) \$	Total \$
Balance at 1 July 2021	23,384	89,984	503,054	61,114	290,737,522	547,814	1,615,058	293,577,930
Transfers from other assets	(504)						504	
Transfer from WIP to Land/Building					1,590,000		(1,590,000)	
Additions	22,994	-	93,549	31,501	15,065,589	-	189,193	15,402,826
Disposals at Costs	-	-	(58,675)	(3,605)	-	-	-	(62,280)
Accumulated Depreciation Disposed	-	-	57,099	2,524	-	-	-	59,623
Depreciation	(11,382)	(30,006)	(292,243)	(34,763)	(3,320,934)	(202,327)	-	(3,891,655)
Revaluation	-	-	-	-	28,882,356	-	-	28,882,356
<b>Balance at 30 June 2022</b>	<b>34,492</b>	<b>59,978</b>	<b>302,784</b>	<b>56,771</b>	<b>332,954,533</b>	<b>345,487</b>	<b>214,755</b>	<b>333,968,800</b>

	Furniture & fittings \$	Motor vehicle \$	Computer equipment \$	Office equipment \$	Land and buildings \$	Leasehold improvements \$	Work in progress (WIP) \$	Total \$
Additions	11,308	-	531,068	7,855	28,727,455	-	3,869,226	33,146,912
Disposals at Costs	-	-	(117,456)		-	-	-	(117,456)
Accumulated Depreciation Disposed	-	-	117,456		-	-	-	117,456
Depreciation	(13,278)	(30,006)	(267,980)	(31,533)	(3,929,340)	(129,968)	-	(4,402,105)
Revaluation	-	-	-	-	(7,762,832)	-	-	(7,762,832)
<b>Balance at 30 June 2023</b>	<b>32,522</b>	<b>29,972</b>	<b>565,872</b>	<b>33,093</b>	<b>349,989,816</b>	<b>215,519</b>	<b>4,083,981</b>	<b>354,950,775</b>

Plant and equipment is stated at historical cost less accumulated depreciation and impairment. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Where the property is vested to the Company or is acquired with an intention to hold the property as a long-term asset for the provision of social housing, the asset is treated as property, plant and equipment.

Assets acquired at no cost, or for nominal consideration, are initially recognised at fair value as at the date of acquisition. Fair value is the amount for which an asset could be exchanged between knowledgeable, willing parties in an arm's length transaction.

Subsequent to recognition, the property, plant and equipment are carried at the fair value at the balance sheet date.

Critical estimates are made by the Directors in respect to the fair values of the land and buildings. The fair value of the land and buildings are reviewed regularly by the Directors with reference to independent third party valuations which are performed at least every 3 years.

Although some of the properties have restrictive covenants (social housing covenants) on the title, they have been valued on a vacant possession basis at market value. Where properties are within a complex, the valuations are performed as having separate strata title after deducting the costs to obtain individual strata. That is, it is assumed that the properties in the whole block can be sold separately.

As at 30 June 2023, all properties were valued based on having a separate strata title based on the independent third party valuer assumption that the properties within the relevant complex were able to have a separate strata title.

On this basis, the directors assessed the fair value of land and buildings at 30 June 2023 to be \$349,989,816 (2022: \$332,954,533). The revaluation decrease of \$7,762,832 (2022 increase: \$28,882,356) has been recognised against the asset revaluation reserve based on the valuation reports. (Refer Note 16).

The most recent valuation was completed as at 30 June 2023 by an independent assessment on forty one percent of the portfolio. The independent valuer also estimated values of the non valued properties by applying indexed movements in property value by type and location since the last formal valuation. Any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

Increases in the carrying amounts arising on revaluation of land and buildings are credited in other comprehensive income through to the revaluation surplus reserve in equity. Any revaluation decrements are initially taken in other comprehensive income through to the revaluation surplus reserve to the extent of any previous revaluation surplus of the same asset class. Thereafter the decrements are taken to profit or loss. As a not-for-profit entity, revaluation increments and decrements are offset against one another within a class of non-current assets.

Depreciation is calculated on a straight-line basis to write off the net cost of each item of property, plant and equipment (excluding land) over their expected useful lives as follows:

– Buildings	50 years
– Furniture and fittings	5 years
– Leasehold improvements	2-7 years
– Motor vehicles	5 years
– Computer equipment and software	1-5 years
– Office equipment	2-5 years

Leasehold improvements are amortised over the shorter period of useful life or remaining lease term.

The residual values, useful lives and depreciation methods are reviewed and adjusted, if appropriate, at each reporting date.

An item of property, plant and equipment is de-recognised upon disposal or when there is no future economic benefit to the Company. Gains and losses between the carrying amount and the disposal proceeds are taken to profit or loss. Any revaluation surplus reserve relating to the item disposed of is transferred directly to retained profits.

*Impairment of property, plant and equipment*

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 in the statement of profit or loss and other comprehensive income.

**NOTE 9: OTHER ASSETS**

	2023	2022
	\$	\$

**Current**

Cash on term deposits	7,500,000	30,500,000
	<b>7,500,000</b>	<b>30,500,000</b>

	2023	2022
	\$	\$

**Non-Current**

Contract asset-capitalised fulfilment costs	1,008,466	1,008,466
Less: Accumulated amortisation	(197,491)	(147,068)
	<b>810,975</b>	<b>861,398</b>

Cash on term deposits are term deposits which are invested in the bank for the period longer than three months.

Capitalised fulfilment costs are stated at historical costs less amortisation and impairment. These are the fulfilment costs of the SHMTP contracts which have been capitalised under AASB15. Amortisation is calculated on a straight-line basis over the remaining length of the contract.



**NOTE 10: RIGHT OF USE ASSETS**

	Right of Use Assets – Properties \$	Right of Use Assets – Office total \$	Right of Use Assets – Equipment \$	Total \$
<b>Right Of Use Assets</b>				
Balance as at 1 July 2021	104,339,718	2,474,908	64,922	106,879,548
Additions	16,669,935	566,521	-	17,236,456
De-recognition of terminated leases	(18,026,512)	(303,711)	-	(18,330,223)
Amortisation	(18,521,529)	(600,600)	(16,530)	(19,138,659)
Effect of modification to lease term	13,052,608	-	-	13,052,608
<b>Balance as at 30 June 2022</b>	<b>97,514,220</b>	<b>2,137,118</b>	<b>48,392</b>	<b>99,699,730</b>
Additions	23,829,506	36,785	26,189	23,892,480
De-recognition of terminated leases	(17,019,409)	-	(6,439)	(17,025,848)
Amortisation	(17,365,488)	(554,884)	(17,923)	(17,938,295)
Effect of modification to lease term	14,043,304	-	-	14,043,304
<b>Balance as at 30 June 2023</b>	<b>101,002,133</b>	<b>1,619,019</b>	<b>50,219</b>	<b>102,671,371</b>

*Recognition and measurement*

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 re-measurement 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.

**NOTE 11: LEASE LIABILITIES**

	2023 \$	2022 \$
<b>CURRENT</b>		
Lease liabilities	(20,399,404)	(19,685,399)
	(20,399,404)	(19,685,399)
<b>NON-CURRENT</b>		
Lease liabilities	(85,939,057)	(83,063,646)
	(85,939,057)	(83,063,646)

	2023 \$	2022 \$
Balance at the beginning of year	(102,749,046)	(109,510,239)
Addition of new properties	(23,892,481)	(17,236,457)
De-recognition of terminated properties	17,684,274	19,013,716
Rent payment	20,057,935	20,994,242
Interest expense	(3,395,843)	(2,957,699)
<b>Balance at the end of the year</b>	<b>(92,295,161)</b>	<b>(89,696,437)</b>
Reassessment of the lease length	(14,043,301)	(13,052,608)
<b>Balance at the end of the year</b>	<b>(106,338,462)</b>	<b>(102,749,045)</b>

**NOTE 12: TRADE AND OTHER PAYABLES**

	2023 \$	2022 \$
Trade payables	9,656	8,426
Accrued expenses	3,340,481	5,734,531
Other payables	270,624	199,072
	3,620,761	5,942,029

Trade and other payables represent liabilities for goods and services provided to the Company prior to year end and which are unpaid. These amounts are unsecured and have 30-60 day payment terms. The carrying amount of the creditors and payables is deemed to reflect fair value.

**NOTE 13: OTHER LIABILITIES**

	2023 \$	2022 \$
Deferred revenue – Grant subsidy	1,612,053	2,427,998
Deferred revenue – Grant for projects	5,125,856	6,303,886
Deferred income	3,146,158	2,540,621
	<b>9,884,067</b>	<b>11,272,505</b>

	Deferred revenue – Grant subsidy \$	Deferred revenue – Grant for projects \$	Deferred income \$	Total \$
<b>Balance at 1 July 2021</b>	1,099,018	5,300,176	2,465,906	8,865,100
Payment received in advance	15,335,964	3,974,608	1,997,673	21,308,245
Transfer to revenue- performance obligation satisfied in the year	(14,006,984)	(2,970,898)	(1,922,958)	(18,900,840)
<b>Balance at 30 June 2022</b>	<b>2,427,998</b>	<b>6,303,886</b>	<b>2,540,621</b>	<b>11,272,505</b>
Payment received in advance	14,991,510	17,105,814	2,036,401	34,133,725
Transfer to revenue- performance obligation satisfied in the year	(15,807,454)	(18,283,844)	(1,430,864)	(35,522,162)
<b>Balance at 30 June 2023</b>	<b>1,612,054</b>	<b>5,125,856</b>	<b>3,146,158</b>	<b>9,884,068</b>

*Deferred grant income*

Grant income is deferred until the Company satisfied performance obligations which occurs when the services are delivered or transferred to the customer.

*Deferred income*

Deferred income is rental revenue received but not yet earned.

**NOTE 14: EMPLOYEE BENEFITS**

	2023 \$	2022 \$
<b>CURRENT</b>		
Annual leave	817,413	779,474
Long service leave	454,971	417,828
	1,272,384	1,197,302
<b>NON - CURRENT</b>		
Long service leave	150,913	143,639
	<b>150,913</b>	<b>143,639</b>

Liabilities for wages and salaries, including annual leave expected to be settled within 12 months of reporting date, are recognised in provisions in respect of employees' services rendered up to reporting date and are measured at amounts expected to be paid when the liabilities are settled. Liabilities are included as part of employee benefits.

Liabilities for annual leave not expected to be settled within 12 months from reporting date are recognised in non-current liabilities, provided there is an unconditional right to defer settlement of the liability. Long service leave entitlements have been measured at the amount expected to be paid when the liability is settled, plus related on-costs, which provides an estimate of the amount not materially different from the liability measured at the present value of the estimated future cash outflows to be made for those benefits.

Long service leave, once 5 years' service is reached, can either be taken as leave or paid on termination of employment. This liability is shown as a current liability although it is not expected that this full amount will be paid within the next 12 months.

No provision is made for sick leave entitlements.

*Amounts not expected to be settled within the next 12 months*

The current liability for employee benefits includes all unconditional entitlements where employees have completed the required period of service and also those where employees are entitled to pro-rata payments in certain circumstances. The entire amount is presented as current, since the Company does not have an unconditional right to defer settlement. However, based on past experience, the Company does not expect all employees to take the full amount of accrued leave or require payment within the next 12 months.

The following amounts reflect leave that is not expected to be taken within the next twelve months.

	2023 \$	2022 \$
Employee benefits obligation expected to be settled after twelve months	181,741	211,327
	<b>181,741</b>	<b>211,327</b>

**NOTE 15: BORROWINGS**

	2023 \$	2022 \$
<b>NON – CURRENT</b>		
Borrowings	76,000,000	76,000,000
Less: Loan arrangement fees	(301,157)	(342,209)
	<b>75,698,843</b>	<b>75,657,791</b>

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.

The Company maintained its debt facility with the National Housing Finance and Investment Corporation (NHFIC) of \$76,000,000 (2022: \$76,000,000) to fund various acquisitions and developments. There is no unused line of credit as at 30 June 2023 (2022: \$Nil). No loan is required to be paid until 23 May 2030. The borrowing is secured by registered first mortgages over the properties owned by the Bridge Housing.

*Finance costs*

Finance costs attributable to qualifying assets are capitalised as part of the asset (nil 2023 and 2022). All other finance costs are expensed in the period in which they are incurred, including interest on long-term and short-term borrowings.

**NOTE 16: RESERVES**

Movements on reserves in the year are as follows:

	At the start of the year \$	Revaluation of Land and Buildings \$	At the end of the year \$
Asset revaluation	177,030,306	(7,762,831)	169,267,475
	<b>177,030,306</b>	<b>(7,762,831)</b>	<b>169,267,475</b>

The asset revaluation reserve is used to recognise increments and decrements in the fair value of land and buildings in accordance with note 8.

Critical estimates are made by the Directors in respect to the fair values of the land and buildings. The fair value of the land and buildings are reviewed regularly by the Directors with reference to independent third party valuations. As a result, the land and buildings were revalued downwards by \$7,762,831 (2022 upward: \$28,882,356).



**NOTE 17: CASH FLOW INFORMATION**

	2023 \$	2022 \$
Reconciliation of surplus to net cash flow from operating activities		
Surplus/(deficit) for the year	15,593,469	1,775,567
Depreciation	4,452,531	3,942,070
Amortisation	41,053	41,053
(Gain)/Loss on disposal	-	(420)
Grant investment revenue	-12,839,000	-5,000,000
Amortisation - right of use asset	17,938,295	19,138,659
Gain on lease termination	(658,427)	(683,493)
Changes in assets and liabilities		
(increase) / Decrease in trade and other receivables	(3,964,976)	2,593,832
Increase/(decrease) in trade creditors and other payables	79,789	900,941
(Decrease)/Increase in provisions and employee benefits	82,356	(29,042)
(Decrease)/Increase in other liabilities	(3,789,495)	2,407,405
<b>Net cash flow from operating activities</b>	<b>16,935,596</b>	<b>25,086,572</b>



**NOTE 18: CONTINGENT LIABILITIES**

There is a security deposit guarantee of \$385,557 for the office level 9, 59 Goulburn St, Sydney premises (2022: \$385,557). Another security deposit guarantee of \$60,622 for the office level 1, 660-664 Pittwater Rd, Brookvale premises (2022: \$60,622).

The Company had no other contingent liabilities as at 30 June 2023 or 30 June 2022.

**NOTE 19: COMMITMENTS**

*Capital commitment*

As at 30 June 2023 there is a capital commitment \$6,805,636 (2022: \$0) relating to the purchase of 17 units at 11-17 Joyner Street, Westmead which is expected to settle in December 2023.

**NOTE 20: RELATED PARTY TRANSACTIONS**

*Key management personnel*

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

	2023 \$	2022 \$
Short-term employee benefits	1,190,107	1,232,545
Post-employment benefits	113,656	107,643
	<b>1,303,763</b>	<b>1,340,188</b>

*Transactions with related parties*

There were no transactions with related parties during the current or previous financial year.

*Receivable from and payable to related parties*

There were no trade receivables from, or trade payables 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 21: FAIR VALUE MEASUREMENT**

*Fair value hierarchy*

The following tables detail the Company's assets and liabilities, measured or disclosed at fair value, using a three level hierarchy, based on the lowest level of input that is significant to the entire fair value measurement, being:

- **Level 1:** Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date
- **Level 2:** Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly
- **Level 3:** Unobservable inputs for the asset or liability

<b>30 June 2023</b>	<b>Level 1</b> \$	<b>Level 2</b> \$	<b>Level 3</b> \$	<b>Total</b> \$
Assets				
Land and buildings	-	-	349,989,816	349,989,816
<b>Total assets</b>	-	-	<b>349,989,816</b>	<b>349,989,816</b>

<b>30 June 2022</b>	<b>Level 1</b> \$	<b>Level 2</b> \$	<b>Level 3</b> \$	<b>Total</b> \$
Assets				
Land and buildings	-	-	332,954,533	332,954,533
<b>Total assets</b>	-	-	<b>332,954,533</b>	<b>332,954,533</b>

There were no transfers between levels during the financial year.

The carrying amounts of trade and other receivables and trade and other payables are assumed to approximate their fair values due to their short-term nature.

The fair value of financial liabilities is estimated by discounting the remaining contractual maturities at the current market interest rate that is available for similar financial liabilities.

Valuation techniques for fair value measurements categorised within level 3.

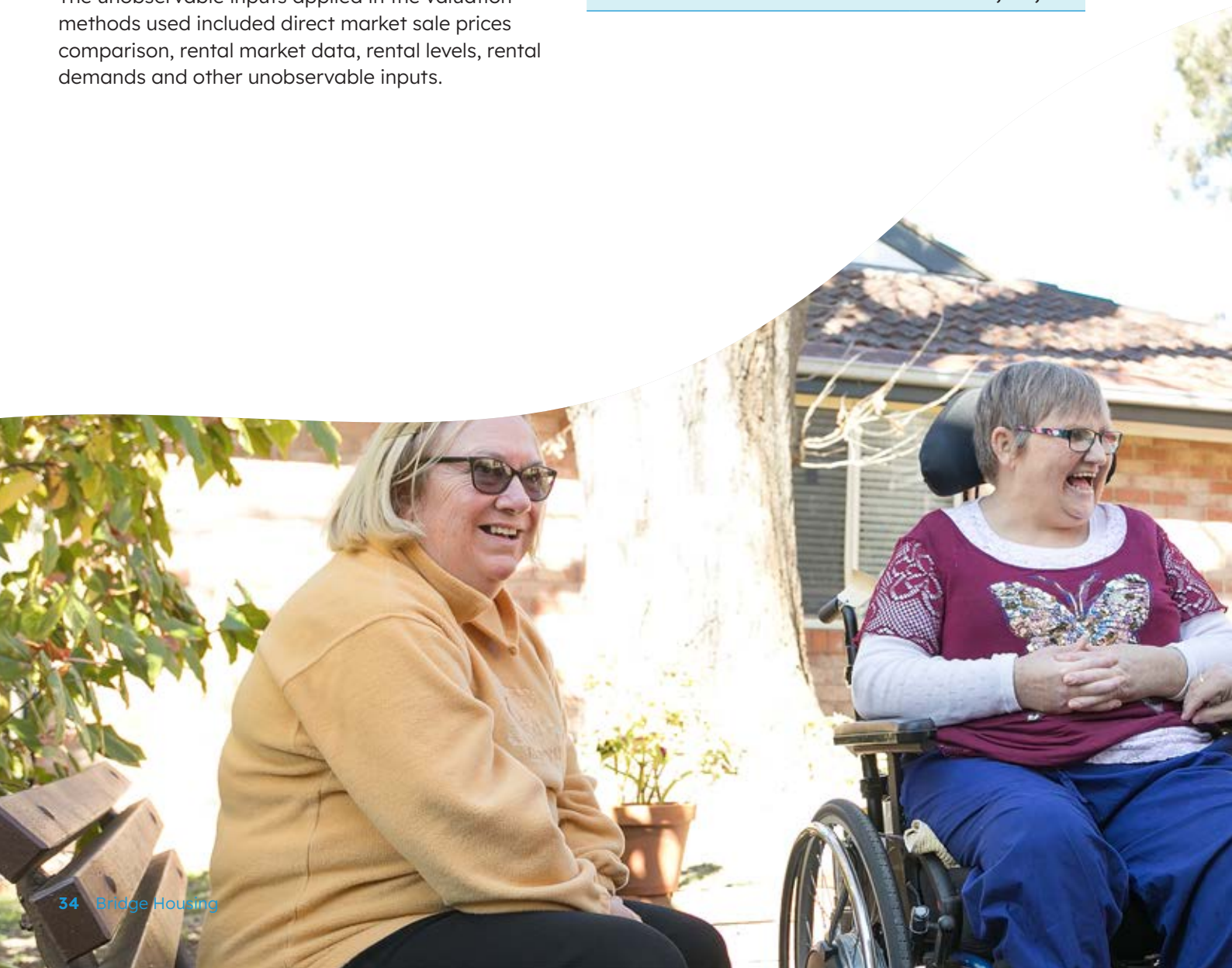
Land and buildings have been valued based on similar assets, location and market conditions.

The unobservable inputs applied in the valuation methods used included direct market sale prices comparison, rental market data, rental levels, rental demands and other unobservable inputs.

*Level 3 assets and liabilities*

Movements in level 3 assets and liabilities during the current and previous financial year are set out below:

	<b>Land and buildings \$</b>
Balance at 30 June 2022	332,954,533
Additions/Disposal /transfers from construction in progress	28,727,455
Depreciation	(3,929,340)
Disposal	-
Revaluation increment / (decrement)	(7,762,832)
<b>Balance at 30 June 2023</b>	<b>349,989,816</b>



**NOTE 22: EVENTS AFTER REPORTING PERIOD**

There are no matters or circumstances that have arisen since the end of the financial year that have significantly affected or may significantly affect the operations of the company, the results of those operations or the state of affairs of the company in future financial years.

**NOTE 23: FINANCIAL RISK MANAGEMENT**

**(a) General objectives, policies and processes**

In common with all other businesses the Company is exposed to risks that arise from its use of financial instruments. This note describes the Company's objectives, policies and processes for managing those risks and the methods used to measure them. Further quantitative information in respect of these risks is presented throughout these financial statements.

There have been no substantive changes in the Company's exposure to financial instrument risks, its objectives, policies and processes for managing those risks or the methods used to measure them from previous periods unless otherwise stated in this note.

The Company's financial instruments consist of cash and cash equivalents, interest rate swaps, trade receivables, trade payables and borrowings.

The Board has overall responsibility for the determination of the Company's risk management objectives and policies and its overall objective is to set policies that seek to reduce risk as far as possible without unduly affecting the ability of the Company to achieve its aims and each year the Board reviews the strategic risks and the risk management plan. Further details regarding these policies are set out below, in notes (b), (c) and (d).

**(b) Credit Risk**

Credit risk is the risk that the other party to a financial instrument will fail to discharge their obligation resulting in the Company incurring a financial loss. This usually occurs when debtors fail to settle their obligations owing to the Company.

There is no concentration of credit risk with respect to current receivables.

The maximum exposure to credit risk at balance sheet date is the carrying value of these assets, net of any provision for impairment, as disclosed below:



	2023 \$	2022 \$
Cash	18,698,879	15,733,292
Trade and other receivables	7,109,854	3,144,878
Term Deposits	7,500,000	30,500,000
	<b>33,308,733</b>	<b>49,378,170</b>

### (c) Liquidity Risk

Liquidity risk is the risk that the Company may encounter difficulties raising funds to meet commitments associated with financial instruments.

The Company is not significantly exposed to this risk, as it has \$18,698,879 (2022: \$15,733,292) of cash and cash equivalents to meet these obligations as they fall due.

The Company manages liquidity risk by monitoring cash flows and ensuring it has sufficient cash reserves and available borrowings to be able to pay debts as and when they become due and payable.

### *Maturities of financial liabilities*

The tables below analyse the Company's financial liabilities into relevant maturity groupings based on the remaining period at the reporting date to the contractual maturity date.

2023	Less than 12 months \$	Between 1-3 years \$	Over 3 years \$	Total \$
Non-derivative financial Liabilities				
Trade and other payables	3,620,761	-	-	3,620,761
Lease liabilities	20,399,404	37,049,850	48,889,207	106,338,461
Borrowings		-	75,698,843	75,698,843
	<b>24,020,165</b>	<b>37,049,850</b>	<b>124,588,050</b>	<b>185,658,065</b>

2023	Less than 12 months \$	Between 1-3 years \$	Over 3 years \$	Total \$
Non-derivative financial Liabilities				
Trade and other payables	5,942,029	-	-	5,942,029
Lease liabilities	19,685,399	35,634,997	47,428,649	102,749,045
Borrowings		-	75,657,791	75,657,791
	<b>25,627,428</b>	<b>35,634,997</b>	<b>123,086,440</b>	<b>184,348,865</b>

As at 30 June 2023, the Company has a debt agreement with the National Housing Finance and Investment Corporation (NHFIC) for \$76m.

**(d) Market Risk**

Market risk arises from the use of interest bearing financial instruments. It is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in interest rates.

The Company's exposure to interest rate risk is set out in the tables below:

	Floating interest rate \$	Fixed interest <1year \$	Fixed interest 1-3 year And Over \$	Non- interest bearing \$	Total \$
<b>2023</b>					
<b>Financial Assets</b>					
Cash	2,397,150	-	-	2,167,077	4,564,227
Term Deposit		21,134,652	500,000	-	21,634,652
Trade and other receivables	-	-	-	7,109,855	7,109,855
	<b>2,397,150</b>	<b>21,134,652</b>	<b>500,000</b>	<b>9,276,932</b>	<b>33,308,734</b>
<b>Weighted average interest rate</b>	<b>3.22%</b>				
<b>Financial Liabilities</b>					
Trade and other payables	-	-	-	3,620,761	3,620,761
Borrowings*	-	-	76,000,000	-	76,000,000
	-	-	76,000,000	3,620,761	79,620,761
<b>Weighted average interest rate</b>	<b>2.07%</b>				
<b>2022</b>					
<b>Financial Assets</b>					
Cash	5,656,359	-	-	2,076,933	7,733,292
Term Deposit		38,000,000	500,000	-	38,500,000
Trade and other receivables	-	-	-	3,144,877	3,144,877
	<b>5,656,359</b>	<b>38,000,000</b>	<b>500,000</b>	<b>5,221,810</b>	<b>49,378,169</b>
<b>Weighted average interest rate</b>	<b>0.76%</b>				
<b>Financial Liabilities</b>					
Trade and other payables	-	-	-	5,942,029	5,942,029
Borrowings*	-	-	76,000,000	-	76,000,000
	-	-	76,000,000	5,942,029	81,942,029
<b>Weighted average interest rate</b>	<b>2.07%</b>				

\*Borrowings are long term fixed interest bonds for 10 years and 12 years

*Sensitivity Analysis – Interest Rate Risk*

The Company has performed a sensitivity analysis relating to its exposure to interest rate risk at balance date. This sensitivity analysis demonstrates the effect on the current year results and equity which could result from a change in the risk.

The effect on the result and equity as a result of changes in interest rate, with all other variables remaining constant, would be as follows:

2023	Profit/loss after tax		Equity	
	100bp higher	100bp lower	100bp higher	100bp lower
	\$	\$	\$	\$
<b>Effect of market interest rate movement</b>	(760,000)	760,000	(760,000)	760,000

The above analysis assumes all other variables remain constant.

	Carrying Amount	+1%	-1%
2023		Result	Result
	\$	\$	\$
Cash	26,198,879	261,989	(261,989)
2022			
<b>Cash</b>	<b>46,233,292</b>	<b>462,333</b>	<b>(462,333)</b>





**NOTE 24: ECONOMIC DEPENDENCY**

The Company is economically dependent on the NSW State Government and the Federal Government for significant financial support in the form of subsidies and grants to assist in the delivery of affordable and social housing to the community.

**NOTE 25: COMPANY DETAILS**

The current address of the registered office and principal place of business is:

Level 9 59 Goulburn St, Sydney, NSW 2000.

**NOTE 26: MEMBERS' GUARANTEE**

The entity is incorporated under the *Australian Charities and Not-for-profits Commission Act 2012* and is an entity limited by guarantee. If the entity is wound up, the constitution states that each member is required to contribute a maximum of \$1 each towards meeting any outstanding obligations of the entity.

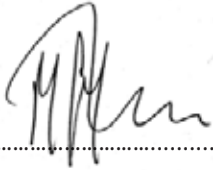


# DIRECTORS' DECLARATION

The directors of the Company declare that:

1. The financial statements comprising the statement of financial position, statement of profit or loss and other comprehensive income, statement of cash flows, statement of changes in equity, and accompanying notes to the financial statements, are in accordance with the *Australian Charities and Not-for-Profits Commission Act 2012* and
  - a. comply with Australian Accounting Standards and the *Australian Charities and Not-for-Profit Commission Regulations 2022*, and
  - b. give a true and fair view of the Company's financial position as at 30 June 2023 and of its performance for the year ended on that date;
2. In the directors opinion, there are reasonable grounds to believe that Bridge Housing Limited will be able to pay its debts as and when they fall due.

This declaration is made in accordance with a resolution of the Board of Directors and is signed for and on behalf of the directors by:



**Mark Turner**  
Chairperson



**Stephen Bull**  
Director

Dated this 24th day of October 2023

## DECLARATION OF INDEPENDENCE BY LEAH RUSSELL TO THE DIRECTORS OF BRIDGE HOUSING LIMITED

As lead auditor of Bridge Housing Limited for the year ended 30 June 2023, I declare that, to the best of my knowledge and belief, there have been:

1. No contraventions of the auditor independence requirements of section 60-40 of the *Australian Charities and Not-for-profits Commission Act 2012* in relation to the audit; and
2. No contraventions of any applicable code of professional conduct in relation to the audit.



**Leah Russell**  
Director

**BDO Audit Pty Ltd**

Sydney, 24 October 2023

## INDEPENDENT AUDITOR'S REPORT

To the members of Bridge Housing Limited

### Report on the Audit of the Financial Report

#### Opinion

We have audited the financial report of Bridge Housing Limited (the registered entity), which comprises the statement of financial position as at 30 June 2023, 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 report, including a summary of significant accounting policies, and the responsible entities' declaration.

In our opinion the accompanying financial report of Bridge Housing Limited, 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 registered entity's financial position as at 30 June 2023 and of its financial performance for the year then ended; and
- (ii) Complying with Australian Accounting Standards - Simplified Disclosures and Division 60 of the *Australian Charities and Not-for-profits Commission Regulations 2022*.

#### 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 registered entity in accordance with the auditor independence requirements of the *Australian Charities and Not-for-profits Commission Act 2012* (ACNC Act) and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to 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 responsible entities of the registered entity are responsible for the other information. The other information obtained at the date of this auditor's report is information included in the Bridge Housing Limited's annual report, but does not include the financial report and our 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 on the other information obtained prior to the date of this auditor's report, 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 responsible entities for the Financial Report**

The responsible entities of the registered entity are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards - Simplified Disclosures and the ACNC Act, and for such internal control as the responsible entities determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, responsible entities are responsible for assessing the registered entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the responsible entities either intends to liquidate the registered entity or to cease operations, or has no realistic alternative but to do so.

The responsible entities of the registered entity are responsible for overseeing the registered entity's financial reporting process.

#### **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 (<http://www.auasb.gov.au/Home.aspx>) at:

[http://www.auasb.gov.au/auditors\\_responsibilities/ar4.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf)

This description forms part of our auditor's report.

**BDO Audit Pty Ltd**

BDO  
*Leah Russell*

Leah Russell  
Director  
Sydney, 27 October 2023





DARLEY SMITH BUILDING

# bridge housing

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