



ANNUAL REPORT 2015

AFFORDABLE HOUSING. SUSTAINABLE COMMUNITIES.

CHAIRMAN & CEO REPORT

Over the past 12 months Unity has continued to grow in strength and capacity as we seek to fulfill our objective of delivering safe, affordable, secure and appropriately located housing outcomes for vulnerable and low-income people. In this period over 400 properties were added to our portfolio, bringing the total number of properties under management to over 2,000. Managing a property portfolio valued in excess of \$500 million, Unity has a net equity capacity of \$83 million, an annual turnover of approximately \$20 million and employs 70 staff.

2014 has seen the successful conclusion of a development program which has delivered over \$77m new housing across SA, underpinned by significant Unity debt facilities. Unity continues to be committed to the development of housing which is not only affordable, but is well located, “fit for purpose” and provides a high level of amenity. This commitment was recognised with receipt of:

- UDIA Affordable Housing Award for our 15 unit development in partnership with AV Jennings at St Clair;
- Australasian Housing Institute Award for Professional Excellence in Housing for our 100 property Northern Region Affordable Housing project;
- Powerhousing Australia Innovation and Leadership Award for the Northern Region Affordable Housing Project.

Unity’s development capacity is now well established and we look forward to launching a number of exciting new developments and products off this platform over the coming 12 months.

The expansion of Unity’s housing portfolio has taken us into the mid northern country region, where we now have a presence in over 12 regional communities, which has delivered significant new investment and developed new partnerships. Unity is proud of the fact that over 80% of employment in its \$25m development across this region was local. We look forward to delivering on a strategic commitment to rapidly grow our footprint and partnerships across the Mid-North and Yorke Peninsula.

In parallel with this significant expansion, a key focus at Unity has been the consolidation and further

development of infrastructure, systems and staff capabilities to ensure a platform for both delivery on existing commitments and for future growth. This has seen the doubling of size of the Brighton and Elizabeth offices and the opening of a new office in Port Augusta.

Unity is also well advanced in the implementation of a new integrated business IT system, which will significantly enhance the organisation’s effectiveness and its capacity to manage future growth.

This work done in developing organisational capacity has been recognized by Unity’s registration as a Tier 1 Provider under the new National Regulatory System and our continuing accreditation under National Community Housing Standards.

Tenants remain at the core of all we do, and Unity’s growth has been achieved in the context of continuing to deliver responsive and professional services to the many vulnerable adults, who continue to be the majority of people we accommodate. Our success in ensuring this focus was recognized in the outcomes of the 2014 tenant Satisfaction Survey, independently administered by the NSW Housing Federation, which concluded that:

“Unity Housing’s results exceeded all benchmarks and were amongst the best for any provider that the Federation has surveyed.”

To ensure tenants receive the support necessary to sustain their tenancies, Unity has continued to develop close working relationships with support providers underpinned by Memorandums of Understanding (MOUs) with 42 organisations that provide support to Unity tenants. The quality services provided by our support partners ensure optimum outcomes, as we work together to respond to the needs of our tenants.

A key element of Unity’s commitment is the creation of housing that is not only affordable but is also socially and financially viable which in turn leads to balanced and functional communities.

Unity continues to grow its extremely successful “Community Connect” program which encourages tenants to participate in community based activities to integrate into local communities.

Unity is part of a national response to the critical shortage of affordable housing supply in Australia and looks forward to continuing to work with partners in the private housing and finance sectors. We also continue to work with colleagues in Public Housing and NGOs across Australia as we seek to increase the supply of adequate and affordable accommodation. As part of this commitment we provide ongoing support to the Venture Housing Company in Darwin.

Unity's extensive list of achievements over the past 12 months, is largely due to the efforts of our skilled and committed staff who have consistently delivered exceptional outcomes.

The contributions of a professional, multi-skilled and committed Board of Directors has not only discharged its regulatory and fiduciary obligations but has also established sound governance and a strategic platform to take Unity forward.

We appreciate everything our Staff and Directors have achieved and we thank them for their passion and commitment.

Chairman, Board of Directors

Francis O'Neill

Chief Executive Officer

Matthew Woodward

Unity Housing Chairman, Frank O'Neill with Minister for Housing and Urban Development, John Rau at the opening of the new 42 unit affordable housing development in Bowden.



ABOUT US

Unity's vision is to create opportunities for people to live in affordable and sustainable houses of their choice. Established in 2008, Unity is an independent, not for profit statewide organisation with the capacity to deliver at scale and increase the supply of affordable housing for families and individuals on low incomes in South Australia.

Unity has a long and strong history of providing housing to some of the most vulnerable people in our community. We have built a reputation as a leader in the sector through continuous improvement, evidence based practice and innovation.

Managing over \$500 million of housing with a staff of 70 operating out of 4 regional offices, Unity is the state's largest and most innovative provider of affordable and social housing with more than 2,000 properties, providing accommodation to over 4,500 people per annum.

Unity seeks to build balanced and functional communities through its diverse housing portfolio of low income, affordable and high needs housing. It delivers a continuum of housing options including: a boarding house program which provides an entry point for highly vulnerable people into low cost, safe and secure accommodation; a community housing program which offers accommodation to people on low incomes, living with a disability or experiencing homelessness; and an affordable housing portfolio providing opportunities for people who may not otherwise be eligible for subsidised housing. Affordable housing meets a broad spectrum of need in the community, including retirees, young couples and individuals as well as families who struggle in the private rental market.

Unity has an active property development program, delivering more than \$77 million in affordable properties since 2011. With strong organisational and staff capacity, and a growth pipeline, it continues to respond to its strategic goal of increasing affordable housing supply.

The establishment of a new division, delivering fee for service property management to over 300 privately owned affordable National Rental Affordability Scheme properties, has laid a solid foundation for continuing expansion of Unity's business platform.

Tenants remain at the core of all we do, and Unity's growth has been achieved in the context of delivering a responsive and professional service to the many vulnerable adults who are accommodated by Unity each night.

Unity has also continued to develop close working relationships with support providers and we now have formalised Memorandums of Understanding (MOUs) with over 42 organisations which provide support to Unity tenants.

The quality services provided by our support partners ensure the best possible outcomes for our tenants.

GOVERNANCE

Board of Directors

Chairman, Frank O'Neill

Company Secretary-Director, Richard Willson

Director, Ben Brazier

Director, Josephine Tiddy

Director, Sacha Wainwright

Director, Leigh Garrett

Chief Executive Officer

Matthew Woodward

ACCREDITATION


The provision of outstanding service is central to all that Unity does and the organisation has an ongoing commitment to quality improvement.

Unity strives for best practice in the delivery of its housing services and has adopted a number of frameworks and strategies in order to achieve this.

Over the past three years Unity has devoted significant time and resources to meeting established benchmarks for best practice in organisational governance, management and service delivery.

Unity is accredited under the National Community Housing Standards and is registered under the National Regulatory System as a Tier 1 provider.



A photograph of an elderly woman with short, vibrant red hair. She is wearing a wide-brimmed straw hat with a dark red fabric flower on top. She is dressed in a bright yellow sleeveless tank top and a necklace made of large, dark red beads. She has a joyful expression, smiling broadly and looking off to the side. Her right arm is raised, and she appears to be in a well-lit indoor space, possibly a community center or a workshop, with other people blurred in the background.

“Unity Housing has given me peace of mind and stability regarding a home and a place to live. My area is very safe and handy regarding my location to bus stops and shops. I love my home and suburb and am very grateful to Unity.”

“Unity offered me accommodation....they saved my life and my sanity. Life is better than it has ever been. I can never thank Unity enough for giving me a second chance at life. In my opinion Unity deserve the highest commendation.”

COMMUNITY HOUSING

Unity continues to build its reputation as a leading community housing provider through maintaining collaborative support partnerships, continuous improvement, evidence-based practice and innovation. Our vision is to create opportunities for people to live in affordable and sustainable houses of their choice and to enable people who are marginalised to participate and contribute more fully in the community.

Unity is committed to proactive participation in the development and provision of affordable and appropriate housing for people with a disability through the NDIS. Unity currently provides property and tenancy management services to 400 tenants living with disability and strives to enhance our housing stock through appropriate housing design, desirable locations, accessible features and home modifications.

Feedback from our tenants through regular tenant satisfaction surveys tells us the diversity of our community housing portfolio contributes to increased social inclusion, improved health and wellbeing and better access to employment and training opportunities for our tenants.

In the last year, we have provided safe, affordable and sustainable housing to more than 3,800 people living in 1,400 community housing properties across a geographical span of 1,000kms from Whyalla in the north to Mount Gambier in the south. We are proud to have created a portfolio and tenant mix that mirrors the diversity of our community with a variety of cultures, family structures and age groups. Over the past year, Unity has grown its community housing portfolio with the addition of over 250 properties.

Central to Unity’s service model is our capacity for creative, individualised and holistic responses rather than a ‘one size fits all’ model. Partnerships are crucial to Unity’s success. We link tenants to community based support through our many partner agencies, providing a mix of tenancy and social support which is the key to independent living for many of our tenants. Unity places a high value on the development of positive and enduring relationships between ourselves, tenants, support agencies and local communities.

Unity has a comprehensive range of partnerships across the metro and regional areas underpinned by Memorandums of Understanding (MOUs), contracts and partnership agreements with over 42 organisations and is committed to a business model which empowers people and builds social cohesion by working in a collaborative, inclusive and co-operative manner.

Testament to our ability to work in close partnership with multiple support agencies is the recent transition of 250 additional properties with tenants in place into our broader property portfolio within a three month period. Through the redesign of the Transitional Housing program and a successful tender bid, Unity was allocated additional properties across four regions including eastern, western, mid north and Barossa and northern country. Unity staff worked closely with thirteen separate support agencies with whom this ongoing relationship was formalised through an MOU. Some of these include Uniting Care Wesley Country SA, Centacare Catholic Family Services, Uniting Care Wesley Port Adelaide and Salvation Army Towards Independence.



AFFORDABLE HOUSING

Unity continues to expand and consolidate our affordable housing portfolio across the state. We achieve this through working closely with local communities to improve the supply of secure, quality, well located affordable housing for low to moderate income earners, people with a disability and the elderly.

The portfolio consists of approximately 565 properties provided at subsidised rent and includes purpose built properties for people with a disability and older South Australians. Of these properties, 290 are owned by private investors and as a licensed real estate agent, Unity provides a professional property management service to the landlord and tenants alike. The remaining 275 properties were built and are owned by Unity.

In 2015 we grew the portfolio of the affordable housing programme into the Mid North with the addition of 80 dwellings across 11 regional locations. Unity also expanded its operations and opened an office in Port Augusta to service our growth across the mid north region. Across metro Adelaide we added to our portfolio in Bowden and St Clair with an additional 55 units and townhouses which have now all been tenanted.

On 1st February 2015, Unity was appointed as the caretaking & managing agent of the 78 unit Globe Apartments in which Unity owns 42 Apartments and manages others on behalf of private investors. Unity has also taken on facilities management responsibility for this site.

In the coming year, Unity will continue to identify additional opportunities across the state that will strengthen individual choice and housing options for low income earners.

These benefits are best explained by Sue:

“Sue said her life is a million times better now she has her unit. She loves being able to cool & heat the house. She sees the unit is her home & is now doing things she would never have done before. Her life and health have changed 360 degrees since moving in, she has a better relationship with her daughter who has stayed over a few times and has been on holiday with her daughter for the first time since she was 3yrs old. Sue loves the fact her property has a disability friendly bathroom and a rainwater tank to help her maintain her passion for gardening.”

“Without the services that Unity offers it would not have been possible for us to live out on our own. Thank you!”



“As a result of housing with Unity I will be entering my final year of Bachelor in Early Education. The affect of achievement and involvement in my community have been most incredible complement to therapy and medical care. As a result, I feel very well! I can easily access uni and amenities. I am very well served by buses. I have friendly neighbours - we look out for each other. God bless all at Unity. Thank you!”



PROPERTY DEVELOPMENT PROGRAM

Unity's Property Development Program has delivered \$77 million worth of property developments since 2011, in partnership with a wide range of stakeholders and funding sources underpinned by Unity debt and equity.

Over the past 12 months, Unity was able to add 135 units of accommodation to its development portfolio of 315 units, through the completion of a number of significant projects, including:

- Brocas Ave, St Clair - 12 Townhouses and 2 Mews style accommodation
- Post Parade, St Clair - 15 apartments
- Nexus Apartment Building at Bowden - 42 apartments, 16 to market and 26 retained by Unity
- Northern Region Affordable Housing Initiative - 102 single story dwellings, 22 to market and 80 retained by Unity

Two of the projects received three significant awards as recognition, by peers and industry bodies, of outstanding achievement. The development at Brocas Ave, St Clair received the Best Affordable Development 2014 from the Urban Development Institute of Australia, while the Northern Region Affordable Housing Initiative received the Australasian Housing Institute Award for Professional Excellence in Housing - Leading Housing Development Award and the Power Housing Australia Award for Leadership and Innovation.

In order to successfully deliver projects Unity has developed strong relationships with its partners in the development industry. These relationships include builders and developers, the Commonwealth Government through the provision of infrastructure and NRAS funding; the State Government through grant funding, NRAS contributions and land partnerships; local government through land contributions and partnerships; community groups; local Church/parish

support and a wide range of other local businesses and community groups.

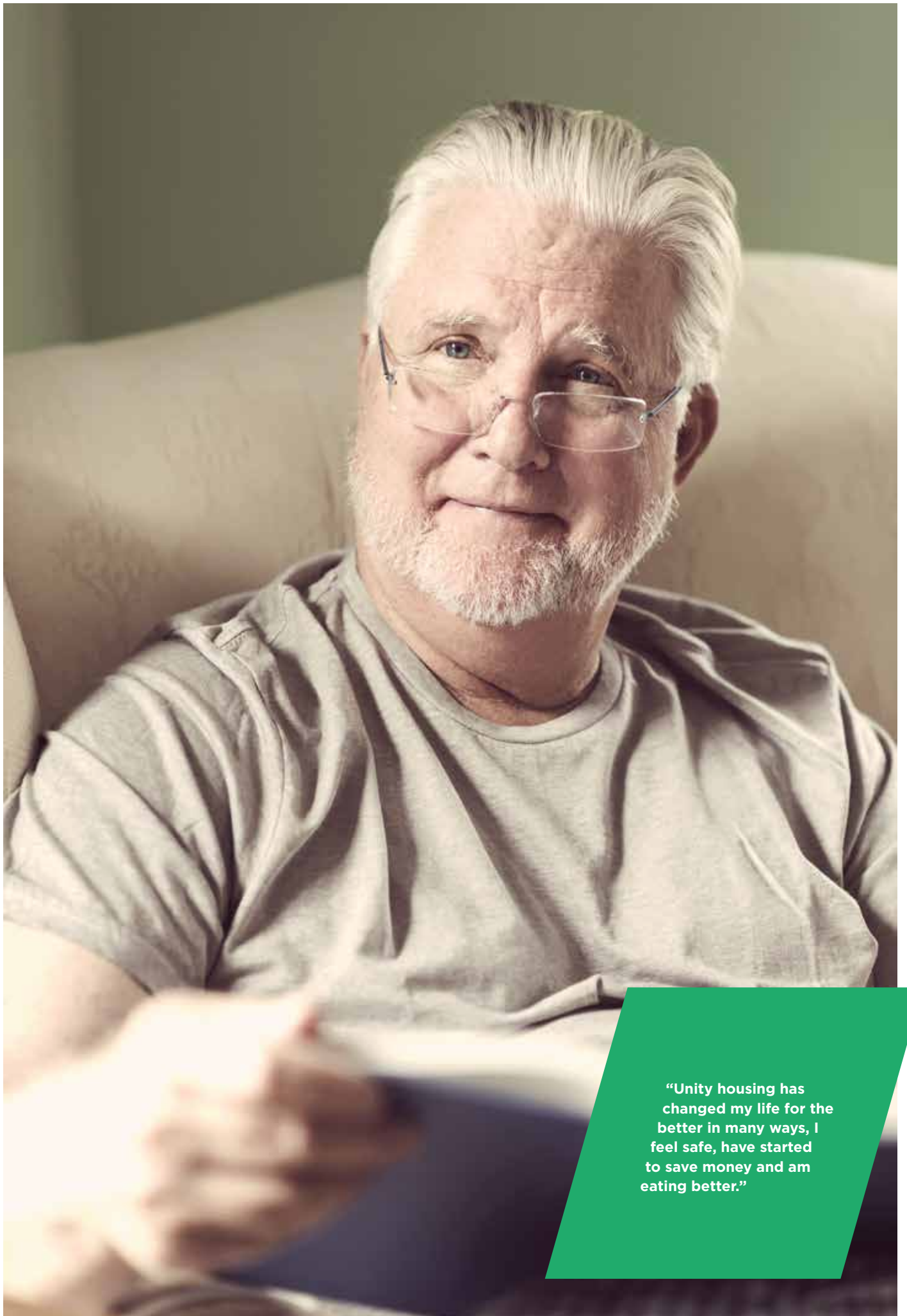
The key to bringing these parties together to achieve such successful outcomes has been Unity's commitment to a consultative, co-operative and partnership based approach to harnessing the expertise and capacity of government, developers and a range of other partners.

Whilst outcomes of Unity's 315 unit development program are largely focused on providing affordable accommodation to low income working people, they also include over 50 properties developed to specifically cater for aged people, and those living with a disability and linked to services providing clinical and psychosocial rehabilitation in addition to support for individuals in a community setting. Through the program, 38 properties were also developed for sale into the private market, ensuring mixed communities and viable financial models.

This supports Unity's target to build balanced and functional communities through a diverse housing portfolio of low income, affordable and high needs housing.

In order to achieve growth targets, Unity will continue to actively seek development opportunities through ongoing consultation with our key partner networks to remain informed of project funding opportunities from State and Federal Governments as well as private partnerships.





“Unity housing has changed my life for the better in many ways, I feel safe, have started to save money and am eating better.”

BOARDING HOUSES

Unity continues to operate four boarding houses in the inner Adelaide area and provides a safe, affordable and supportive environment to over 300 people each year. The boarding houses meet the needs of vulnerable adults who are experiencing homelessness or are at risk of homelessness.

Support agencies and partners in service delivery are crucial to the sustainability of tenancies for many of our tenants. Varying levels of tenancy assistance enables people to live harmoniously in a group setting. Boarding houses provide an opportunity to build confidence and a sense of well-being, participate in community life and further develop independent living skills. Our boarding house staff work closely with Catherine House, Hutt Street Centre, OARS and other support agencies to provide a housing and support response to tenants with multiple and complex needs.

The Boarding House program is the referral point into over 150 Unity owned community housing properties in the CBD and our broader housing portfolio. Unity seeks to provide a continuum of housing opportunity and facilitate homeless and vulnerable inner city adults to rebuild lives and re-establish their independence.

In 2014, Unity was unsuccessful in obtaining additional funding from the SA Government to fully cover the increasing operational costs of the Boarding Houses, which resulted in the closure of Angas Lodge, a 45 room boarding house in the CBD, on 31 December 2014. Unity and Hutt Street Centre staff worked closely with other housing providers in the inner Adelaide area to ensure all exiting Angas Lodge tenants had appropriate alternative accommodation options to choose from. The aim was to have helped everyone move and settle into their new homes before Christmas. On a positive note, many people were pleasantly surprised with their new homes and the unexpected lifestyle opportunities that came with them.

“It’s been a great experience with Unity and all their staff assistance. I started off in the boarding house and now I’m in a community housing property which is fantastic and allowed me a fresh start with my kids.”

Mark



“The first thing I really like is the staff, the second thing is the feeling of safety. I like the outings that we do and that you can be involved as much or as little as you like. Most people are really friendly and there’s a good community feel, and even if people don’t say hello to you at first, well, eventually one day they might.”

Beverly

PROFESSIONAL PROPERTY MANAGEMENT

As a licensed Real Estate Agent, Unity has been actively expanding the commercial focus of our business through the development of a state based affordable housing property and tenancy management service. Our team is driven by a passion for providing tenants and landlords with outstanding customer service, responsiveness and reliability in the provision of residential rental services. This includes the management, maintenance and leasing of a range of NRAS accommodation types for students, singles, couples and families in metropolitan and regional areas.

Unity is currently contracted to manage on behalf of private investors approximately 300 properties across the greater Adelaide area and has consistently maintained this portfolio at 97% occupancy and successfully maximised rental income for our landlord base. This represents 22% properties in the metropolitan area and 78% in regional country areas and 15% of Unity's total property portfolio. Our growing property management service is flexible and responsive to diverse landlord and tenant needs.

“Living in an NRAS property managed by Unity Housing has changed my life by being able to do things we were never able to do before. We are no longer struggling to make ends meet. The quality of housing provided by Unity is very good and we love the area we live in now”.

Tenant

“Since 2012, we have been working closely with Unity Housing and their property management staff to ensure our clients (the purchasers) are serviced in an efficient and professional manner. Purchasing and tenancing a new Investment Property can be a daunting, stressful time for many purchasers and the property management staff at Unity have played a significant role in ensuring this process runs as smoothly as possible.”

Stephen Townsend, Rivergum Homes Group.



“I have personally purchased an NRAS property so have dealt with Unity Housing as my property manager. The staff are always courteous, knowledgeable, efficient and professional with all aspects of the property management. I would highly recommend Unity Housing as property managers.”



A photograph of two cyclists riding on a paved path through a wooded area. The cyclist on the left is wearing a black and white jersey and sunglasses, smiling at the camera. The cyclist on the right is wearing a white jersey and shorts, also smiling. The background is filled with green foliage and trees.

On Ya Bike is a cycling club available to boarding house tenants. Tenants can borrow a bike and helmet and are invited to join group rides around the city.

Unity also has a successful grants and partnership strategy which enhances our ability to offer longer-term community development and skills building projects.

COMMUNITY CONNECT

Unity's award winning Community Connect program supports tenant participation and engagement within Unity and the broader community. It is guided by our Community Engagement and Participation Framework and provides opportunities for recreation, participation in decision making and connection to social activities.

In the past year, Unity has been successful in receiving a number of community development grants for community gardens and an outdoor kitchen, a bike club, a community woodworking shed and a broad scale community development project in the southern region. These activities all boost the community atmosphere and help to reduce social isolation and anxiety and increase health and wellness and confidence among participants.

Homelessness, housing stress and social disadvantage affects people from all sections of the community. Having safe, secure and affordable housing is essential for people to feel connected to their local community. Together with our tenants, local neighbours and project partners, Unity continues to develop our community connect strategy which has received a significant injection of resources in the past year through funding received for The South Project through which we aim to provide a variety of participation opportunities that meet tenants needs. Tenants are choosing to get involved in different ways and at different levels along a spectrum of community and social connectedness.

The South Project is Unity's flagship regional initiative partnership with Marion Council and the Southgate Institute. The project has long term aims to improve health, well-being and educational outcomes for community housing tenants, and other local residents with children. The project taps into existing networks to assist people to acquire new skills, increase knowledge of the services and facilities in the area and make supportive community connections".

The Community Shed offers ongoing woodworking and furniture making classes for tenants.

Mark Ford, Terrace Liaison worker reports that "after some encouragement, one particular tenant has really enjoyed getting out of their room and socializing, as well as working with their hands. For me it has been really great to see the joy that they get from being involved and participating in a group activity."



SPECIAL THANKS TO OUR PARTNERS

Partnerships are central to Unity's service model and success, allowing us to deliver creative, individualised and holistic housing and social service solutions for tenants. Unity places a high value on the development of positive and enduring relationships, which are underpinned by Memorandums of Understanding (MOUs), contracts and partnership agreements. The quality services provided by our support partners ensure the best possible outcomes for our tenants

Adelaide City Council

Alexandrina Council

Anglicare SA

Australian Refugee Association

AV Jennings

Bank Australia

Baptist Care

Barkuma Incorporated

Bedford Group

Build Tec Group

Calvary Lutheran Family Support

Catherine House

Centacare Catholic Family Services

Central Domestic Violence Service

Centrelink

City of Marion

City of Salisbury

Clare and Gilbert Valley Council

Clare Community Mental Health Services

Common Ground

Community Accommodation and Respite Agency (CARA)

Community Living and Support Services (CLASS)

Community Living Options (CLO)

Community Sector Banking

DeafCanDo

Department for Communities and Social Inclusion (DCSI)

Department of Families, Housing, Community Services and Indigenous Affairs (FAHCSIA)

Department of Planning, Transport and Infrastructure

Devine Homes

Disability SA

District Council of Peterborough

EBL Disability Services

Felixstow Mental Health

Fleurieu Homelessness Support Service

Glenside Hospital

Hindmarsh

HomeStart Finance

Housing Choices Australia

Housing SA

Hutt Street Centre

Individual Supported Accommodation Services (ISAS)

Inner Southern Homelessness Service

Junction Australia

Junction and Women's Housing

Leedwell Strategic

Life Without Barriers

Lutheran Community Care

Lynch Meyer Lawyers

Mental Illness Fellowship (SA)

Minda Incorporated

Minter Ellison

NEAMI National

Northern Domestic Violence Service

Offenders Aid and Rehabilitation Services of South Australia Incorporated (OARS)

Orana

Outer Southern Generic Homelessness Service

ParaQuad SA

Port Pirie Regional Council

Questus

Regional Council of Goyder

Renewal SA

Rossdale Homes

SA Health, Mental Health Services

Salvation Army - Ingle Farm

Salvation Army - Towards Independence

Service to Youth Council

Southern Domestic Violence Service

Southern Fleurieu Mental Health Service



St John's Youth Service

Street to Home

The Wyatt Benevolent Institution Inc.

Uniting Communities

UnitingCare Wesley Country SA

UnitingCare Wesley Port Adelaide

University of South Australia

Venture Housing Company Ltd

Wahlstedt Quality Homes

Westpac

Whittles Management Services

AFFILIATIONS

Australasian Housing Institute

Australian Institute of Company Directors

Australian Institute of Management

Business SA

Community Housing Council of SA

Housing Industry Association

Master Builders Association of SA

PowerHousing Australia

Real Estate Institute SA (REISA)

South Australian Council of Social Service (SACOSS)

FINANCIAL STATEMENTS

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2015

INCOME	2015 (\$)	2014 (\$)
Housing rental income	12,820,897	10,598,027
Government recurrent grants	2,328,370	1,694,468
Government capital grants	1,309,500	7,578,235
Other income	666,960	768,120
Net gain on revaluation of investment properties	5,879,705	-
TOTAL INCOME	23,005,432	20,638,850
EXPENSES	2015 (\$)	2014 (\$)
Administration expenses	1,582,751	1,509,143
Capital contributions paid to State Government	1,777,666	1,355,522
Property expenses	4,635,283	4,358,605
Staffing costs	5,063,511	4,412,438
Depreciation expenses	99,856	83,396
Interest expense	1,516,925	878,235
Other expenses	485,383	466,139
TOTAL EXPENSES	15,161,375	13,063,478
NET OPERATING PROFIT	7,844,057	7,575,372
Less Transfers to provisions	58,001	(120,560)
Other comprehensive income	-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	7,786,056	7,695,932

This is an abridged version of the financial statements of Unity Housing Company Ltd for the year ended 30 June 2015. The full set of financial statements and accompanying notes are obtainable upon request from Unity Housing.

STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2015

CURRENT ASSETS	2015 (\$)	2014 (\$)
Cash and cash equivalents	1,773,051	2,436,021
Trade and other receivables	3,328,557	2,817,107
Other current assets	222,876	237,797
TOTAL CURRENT ASSETS	5,324,484	5,490,925
NON-CURRENT ASSETS	2015 (\$)	2014 (\$)
Investment properties	111,744,754	89,251,219
Fixed assets	266,029	216,213
Intangible assets	6,493,051	6,191,787
TOTAL NON-CURRENT ASSETS	118,503,834	95,659,219
TOTAL ASSETS	123,828,318	101,150,144
CURRENT LIABILITIES	2015 (\$)	2014 (\$)
Trade and other payables	1,581,764	1,679,156
Bank loans	799,628	587,452
Provisions	480,530	379,588
Other liabilities	332,251	2,003,175
TOTAL CURRENT LIABILITIES	3,194,173	4,649,371
NON-CURRENT LIABILITIES	2015 (\$)	2014 (\$)
Maintenance provisions	1,908,095	1,777,372
Tenant service provisions	151,292	190,376
Other provisions	231,484	211,185
Bank Loans	34,852,148	18,616,770
TOTAL NON-CURRENT LIABILITIES	37,143,019	20,795,703
TOTAL LIABILITIES	40,337,192	25,445,074
NET ASSETS	83,491,126	75,705,070
EQUITY	2015 (\$)	2014 (\$)
Retained Earnings	81,623,390	73,837,334
Asset Revaluation Reserve	1,867,736	1,867,736
TOTAL EQUITY	83,491,126	75,705,070

2015

Unity Housing Company recorded a net profit of \$7.7M for the year which included a net gain from revaluation of land and buildings totalling \$5.8M. The company has now finalised construction and tenancy of 135 residential properties costing \$32.4M, in addition to assuming management over more than 230 transitional housing properties assigned from the South Australian Government during this period.

The property portfolio managed by Unity Housing Company now exceeds \$500M as at 30 June 2015. As a major community housing provider in South Australia, the company returned more than \$1.7M in recurrent capital contributions to the South Australian Government from its social housing portfolio rental income.

In the past year, Unity Housing Company continued to build its scale of operations, infrastructure and capacity in anticipation of future growth opportunities as the leading community housing provider in South Australia.





UNITY
HOUSING COMPANY

UNITY HOUSING .ORG.AU

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Unity's office hours are 9am to 5pm,
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