



## OUR VISION

Creating opportunities for people through affordable housing

## OUR AIMS

To provide affordable and sustainable housing that is responsive to the diverse and changing needs of our community.

To focus on the unmet needs of people who are vulnerable, particularly those living with disabilities or experiencing homelessness

To build quality housing and thriving communities

To be a leading national provider of affordable housing

## *Our values & culture*

*Respect*

*Social Justice*

*Innovation and Creativity*

*Collaboration and Partnerships*

*Leadership and Continuous Improvement*

*Transparency, Accountability and Honesty*

*Sustainable housing in sustainable communities*



## CONTENTS

Our Vision	2
Table of Contents	3
Board of Directors	4
Chairman's Report	6
Chief Executive Officer's Report	7
About Unity	8
Tenant Stories	9
Community Connect	10
Community Housing	11
Boarding Houses	12
Affordable Housing	13
Partnerships	14
Support and Community Partnerships	15
Financials	16



**MATTHEW ADCOCK**  
CHAIRMAN  
DIRECTOR SINCE 18/04/08

Qualifications:  
Bachelor of Business (Property); VAL and PRM, Member of Property Council of Australia.

Experience:  
Director of Leedwell Strategic, a strategic property advisory firm operating in South Australia and the Northern Territory specialising in the corporate property development sector as well as state and local government major projects including public-private partnerships.

His experience includes a broad range of property projects across the commercial, retail, residential and specialist property fields.

Special Responsibilities:  
Member of Property Development sub-committee & Governance sub-committee

## BOARD OF DIRECTORS



**RICHARD WILLSON**  
COMPANY SECRETARY  
DIRECTOR SINCE 18/04/08

Qualifications:  
Bachelor of Accounting, Fellow CPA Australia, Fellow Australian Institute of Company Directors.

Experience:  
Chief Financial Officer and Company Secretary, YTC Resources Ltd, Non-Executive Director, Taronga Mines Ltd, Non-Executive Director, Tellus Resources Ltd. His experience includes a range of senior financial management positions predominantly within the mining industry and directorship of several private and publicly listed companies.

Special Responsibilities:  
Member of Finance, Audit and Compliance sub-committee.



**FRANK O'NEILL**  
DIRECTOR SINCE 18/04/08

Qualifications:  
Graduate of Queens University, Belfast (Mathematics and Physics), Alumnus of Melbourne Business School.

Experience:  
Director of several private companies in the Australian and Asian services sector. He has held leadership roles in university management at the University of Melbourne and University of Adelaide. He has also held appointments as Adjunct Professor in the Faculty of Commerce, Charles Sturt University and as Business Ambassador for the State of South Australia.

Special Responsibilities:  
Member of Governance sub-committee.

**JOSEPHINE TIDDY**  
DIRECTOR SINCE 15/12/08

Qualifications:  
Honorary Doctorate, Flinders University of South Australia, Fellow of Australian Institute of Company Directors and Justice of the Peace.

Experience:  
Managing Director of JTCT, consulting in dispute resolution and organisational wellness, Chair and/or Member of not for profit and government boards. Currently serving on Advertising Standards Board, Passenger Transport Standards Committee, Joanna Briggs Foundation Advisory Board and previously completed 16 years as Commissioner for Equal Opportunity administering federal and state anti-discrimination laws.

Special Responsibilities:  
Member of Governance sub-committee

**LEIGH GARRETT**  
DIRECTOR SINCE 20/10/08

Qualifications  
Master of Business Administration; Bachelor of Education; Graduate Diploma of Occupational Health Safety and Welfare. Member of the Australian Institute of Company directors, Fellow of the Australian Institute of Management.

Experience:  
Chief Executive Officer of OARS, Community Transitions and the Centre for Restorative Justice. Deputy Chair, SACOSS (SA Council of Social Service) Board, Life Member of SACOSS. Chair, Restorative Practices International (RPI) Boar. Member of the Australian Crime Prevention Council National Executive.

Special Responsibilities  
Member of Finance, Audit and Compliance sub-committee



**BEN BRAZIER**  
DIRECTOR SINCE 18/04/08

Qualifications:  
Associate of the Institute of Chartered Accountants in Australia, Bachelor of Economics (Accounting), Graduate Diploma in Applied Finance and Investment.

Experience:  
Principal with Pitcher Partners, providing advice to small and medium sized businesses in the areas of finance, taxation, business strategy and planning.

Special Responsibilities:  
Member of Finance, Audit and Compliance sub-committee & Property Development sub-committee

**SACHA WAINWRIGHT**  
DIRECTOR SINCE 16/03/09

Qualifications:  
Bachelor of Law, Bachelor of Economics.

Experience:  
Partner in the Real Estate division of Minter Ellison, specialising in commercial property. Experience includes the provision of legal advice in the areas of property acquisitions, property development, leasing and infrastructure projects.

Special Responsibilities:  
Member of Property Development sub-committee.

# CHAIRMAN'S REPORT

Unity Housing Company has a strong culture and is a quiet achiever. We've grown a great deal in our first four years, responding quickly to the increasing demand for affordable housing in the community.

## INNOVATIVE LEADERS

Unity aims to be an innovative leader and a partnership builder. We are a growth oriented organisation with a preparedness to invest. Investing now will maximise a self generating capacity for the future and will lessen the continual reliance on public capital. Unity seeks to create a legacy of opportunity for future generations.



Matthew Adcock

## OUR ORIGINS

Our origins are in housing people with high needs: the homeless, the aged, people with disabilities and those experiencing mental illness. We will never lose sight of our mandate to provide excellence in housing and linked support for those in our society who are vulnerable and marginalised.

## AFFORDABLE HOUSING

Current funding for housing targets people who, despite having a job, find themselves excluded from the housing market: key workers, students and those starting out in life. Our strategy is to expand housing supply for this group and build our capacity to redirect funds to the expansion of higher needs housing as our next phase of re-investment.

## STRATEGIC PRIORITIES

These are exciting times for expanding housing supply. Unity has adopted four strategic priorities to guide us:

1. Alliance to the State Government's 30-Year Plan for Greater Adelaide: Building high quality homes in good locations (i.e., Transit Oriented Developments – TODs)
2. Investing in housing in regional South Australia
3. Addressing the need for affordable housing in the Northern Territory – one of the most expensive rental markets in Australia
4. Building capacity for future growth

## AFFORDABLE HOUSING CRISIS

The critical issue however, is that we have only touched the tip of the iceberg in terms of addressing the affordable housing crisis.

As we move into a phase of national regulation and accreditation there is so much that can be achieved in South Australia where genuine partnerships are aimed at expanding housing.

## THE MODEL

By the end of 2012, Unity will comprise an asset base of more than \$250 million. During its recent growth phase, Unity established each project as self sustaining and has maintained debt levels of approximately 43% on project cost. It has a net equity capacity of more than \$61million and can now reinvest its surpluses in housing supply growth. This prudential framework is paramount to long term sustainability and provides a healthy position for the future.

I thank the Board for its strategic focus, a willingness to push the boundaries and commitment to Unity's charter. On behalf of the Board, I sincerely thank our staff for its tireless efforts under continual pressure to provide excellence in housing for an ever expanding range of people in need.

### UNITY HOUSING COMPANY HIGHLIGHTS 2011-2012

Number of tenancies	1391	Equity	\$61.7 M
Number of new tenancies	418	Surplus (after depreciation and interest and before capital grants)	\$117 K
Number of local government areas present	27	Value of housing stock	\$253 M
Number of new homes built	104	Number of FTE Staff	46
Debt	\$13.6 M	Increase in FTE staff numbers	3

# CEO REPORT

Unity has increased its property portfolio by 55% in the past four years producing more affordable and secure homes for a range of people in South Australia. In the past twelve months, we have purpose built homes for people with very high needs in partnership with the South Australian Mental Health Unit. We have also purpose built homes for people locked out of the private rental market in partnership with the state and federal governments.

At June 2012 Unity managed a portfolio of more than 1340 homes, including 161 boarding house units. Our growth has been achieved through an internal construction program, stock transfers by the SA Government as a result of funding through the Commonwealth Government's Economic Stimulus Plan, and Unity's acquisition and mergers program. In 2012 Unity completed development and delivery of 167 (NRAS 1 & 2) properties and contracted for tenancy and property management services on 267 (NRAS 3) properties. Unity is currently pursuing delivery of a further 150 properties through the NRAS 4 program.

## KEY ACHIEVEMENTS

### TRANSIT ORIENTED DEVELOPMENT

Unity secured 100 allocations from the Commonwealth Government's National Rental Affordability Scheme (NRAS 4). Fifty per cent of these allocations will be medium to high density housing in Transport Oriented Developments.

### REGIONAL SOUTH AUSTRALIA

The balance of Unity's NRAS 4 portfolio is committed to the construction of \$30million of housing across the Mid North, Yorke Peninsula, and Far North of South Australia. This initiative is underpinned by a \$5million Commonwealth Government Regional Development Australia Fund grant and partnerships with the SA Government, local councils and corporate sector.

### NORTHERN TERRITORY

Unity's Joint Venture with Housing Choices Australia culminated in the launch of Venture Housing Company in 2012. Based in Darwin, and heavily capitalised by the NT Government, Venture will have 45 homes completed by December 2012 with a further target of 200 dwellings, all supported by NRAS 4 allocations, by June 2014.



Matthew Woodward

### REAL ESTATE LICENCE

Unity is a licensed real estate agency and has recently established a property and tenancy management program in partnership with the private sector for the delivery of 267 NRAS housing investments across SA.

### RESPONSIVE AND PROFESSIONAL SERVICES

We pride ourselves on providing responsive and professional services to the many vulnerable people who constitute the majority of the more than 2000 people housed each night by Unity.

We have been able to achieve so much over the past 12 months largely due to the efforts of our skilled and committed staff members, who have consistently delivered exceptional outcomes and continue to do so as we grow. The contributions of a multi-skilled and committed Board have provided crucial guidance and structure.

We are poised to become accredited under the National Community Housing Standards and will be well placed to achieve Tier 1 status under the National Regulations proposed to commence from June 2013.

### A GREATER ROLE FOR THE NGO SECTOR

Unity recognises that it is part of a national response to the critical shortage of affordable housing supply in Australia. The housing reform initiatives of the Federal Government are key to developing a robust NGO sector capable of a significantly greater role than has historically been the case.

*We look forward to continuing to work with our partners in the private development and finance sectors, our colleagues in public housing and NGOs across Australia to deliver improved access to quality affordable housing.* Matthew Woodward CEO

# ABOUT UNITY

Unity's focus is to help build a sustainable housing system that provides a range of options for people who are facing housing affordability pressures, and to make a positive contribution to the communities we are a part of.

## THE MODEL

Unity harnesses community, government, private and not-for-profit resources to develop innovative housing solutions. The majority of our properties are located in the Adelaide metro region but extend as far as Clare in the North to Victor Harbor/Goolwa in the South and Murray Bridge, Strathalbyn and Mount Gambier in the lower southeast.

Our model aims to:

- Increase housing supply with the assistance of a multitude of partners
- Deliver flexible housing services that are responsive to diverse needs
- Encourage and foster positive outcomes for tenants and the community

*We pride ourselves in providing responsive and professional services to the many vulnerable people who constitute the majority of the more than 2000 people housed each night by Unity.* Matthew Woodward CEO

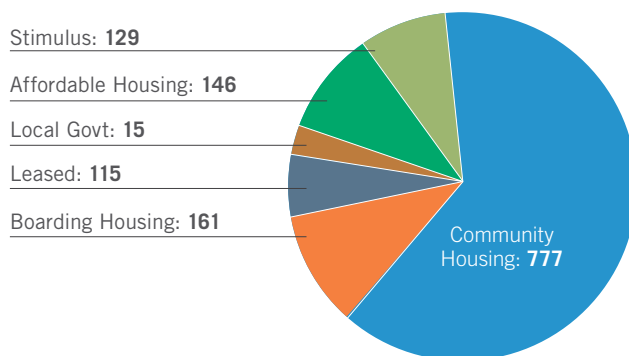
## SERVICE DELIVERY

Unity's extensive housing portfolio is serviced by a dedicated team of staff and contractors who work from five sites across the Adelaide metropolitan area. In total we have 46 staff working in a range of roles that include tenancy management, asset management, quality assurance, finance, and administration.

*Since there is no sign of any easing in rents at the lower end of the market, the problem of housing availability and cost is likely to be more acute for less wealthy households.*

2011 State of Supply Report, National Housing Supply Council.

## UNITY PROPERTIES BY PROGRAM TYPE



2008	872 homes - \$1M equity
2009	982 homes - \$6.2M equity
2010	1,206 homes - \$8.9M equity
2011	1,250 homes - \$23.1M equity
2012	1,343 homes - \$61.7M equity





# TENANT STORIES



*Omar and Yasmen*

Omar had been in Australia only a short time, on a temporary protection visa, when the Red Cross referred him to Unity. This was before his family joined him and he was housed in a small unit. He found work, settled in. But having had polio as a child, his health deteriorated and he recently became unable to perform the fieldwork required by his job in Agricultural Engineering.

Omar is planning to transition into more suitable work in his field, such as in a laboratory setting, and is currently exploring courses and volunteer positions that will help him make the move. Once his wife Yasmen has mastered more English, she will continue her studies in Computer Science.

Since the addition of a son, the family of four is now settled in a house in Adelaide's city centre.



*Jungle*

Jungle is an artist with a history of mental health issues. Unity was able to offer Jungle and his wife a community house in Adelaide's inner south. Having a permanent home has helped Jungle maintain his health which has, in turn, provided him with the stability to pursue his art. Jungle's home is a riot of paintings and he has recently been sponsored by Arts SA and his work will form part of the first exhibition of an Australian artist at the Musée de la Création Franche in France.

*Walter*

Walter was working before he suffered a severe heart failure - which resulted in a heart transplant. Unable to continue working, Walter applied for housing with Unity. He now has a home in the inner southern suburbs of Adelaide and is progressing with his long term recovery.



*Dianne*

Dianne had to make a new start. She left her son in the care of his father and arrived at The Terrace, a Unity boarding house. Dianne says herself that this was "not ideal" but now she is back on her feet and working in the tertiary education sector. Later, Unity was able to provide Dianne with more suitable affordable housing. Dianne and her son James, who is studying building and construction, now live in a two-bedroom unit in Adelaide's city centre made available through Unity's affordable housing scheme.

*Elizabeth*

Elizabeth was seriously ill and had to travel from regional South Australia to receive treatment (including radio and chemo therapies) for her throat cancer. She really needed a home close to the hospital to continue with her treatment and eventual recovery. Unity was able to provide Elizabeth with a place in an all female boarding house in the city where she would have the privacy to learn to eat again. Despite the odds, Elizabeth has made it through and is making excellent progress.

# COMMUNITY CONNECT

*Access to safe and secure housing is one of the most basic human rights. However homelessness is not just about housing.*

Australian Human Rights Commission.

Many people who come to Unity have experienced homelessness. Often they have felt lonely and excluded and have lost faith in their abilities.

## COMMUNITY CONNECT

Unity's Community Connect Program works with tenants to encourage and facilitate a positive and constructive relationship between Unity, its tenants and the broader community. Connecting tenants to others – often people in the neighbourhood – can be the first step towards stripping away some of the stigma of being homeless while increasing confidence, building new skills and rediscovering old ones.

## HOW DOES THE PROGRAM WORK?

Tenants initially participated in four key areas which were identified in a survey: music, art, fitness and horticulture. More recently, Unity has added cooking, housing information sessions, a spirituality group, IT basics, budgeting and Centrelink outreach.

The program is predominantly focussed on The Terrace Boarding House and community housing in the City of Adelaide. We are currently looking at ways to broaden the program across the metropolitan area to deliver better outcomes across a larger number of tenants and surrounding communities.

## WHO BENEFITS?

Tenants are the real focus and the benefits are clear. But it's a win-win as the surrounding communities start to see their neighbours from a different perspective. The broader community also benefits when a tenancy is successful with significant whole-of-government savings in areas such as health, mental health and income support.

## NEXT STEPS

The program is showing signs of becoming self-sustaining in the city as participants start to take a leadership role in managing and co-ordinating events and activities. We will work towards attracting grants and cultivating partnerships with the business and corporate community to expand the program.

## REAL ST-ART AT THE TERRACE



Autumn, Margheritte, Jeanette, Helen, Robin, Darrin, Julie, Mardi, Steven, Nick.

# COMMUNITY HOUSING

*I left 12 years ago. I moved constantly since then with my children until I found Unity. And thanks to them I have been able to stop moving. Thank you, Unity! Cathy*

Unity provides a comprehensive tenancy and property management service to approximately 1900 people.

This year we successfully tendered for the Asian Housing Association, which comprised of 19 homes. Whilst seeking to achieve a seamless transition for these tenants, our goal has been to support secure and stable tenancies for everyone especially during these times of change.

Our team continues to develop links with more than 40 support agencies and community services across the greater metro area. Many of our tenants receive support in their homes ranging from 24/7 intensive support to a few hours of social support a week. With a low turnover rate, Unity has consistently achieved an occupancy rate of 98% in the last year.

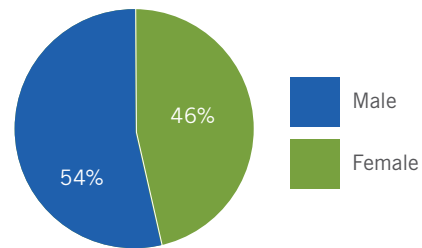
*My situation is stable and my private circumstances have improved since I started my tenancy due to housing security and affordability. Trevor*

## IT'S NOT JUST ABOUT THE BRICKS AND MORTAR – IT'S ABOUT THE PEOPLE!

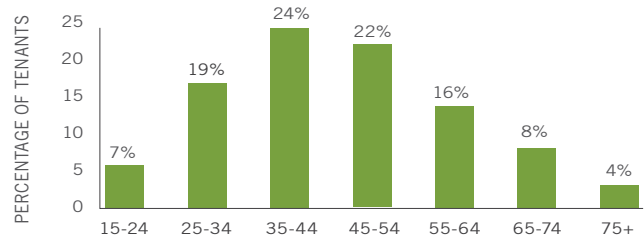
Our team is continually working toward better and improved ways of working with tenants and communities. A common motivation for staff working at Unity is best described by Rachel:

*I find Unity to be very compassionate and understanding towards tenants and people in general, therefore making me feel like my work is worthwhile!*

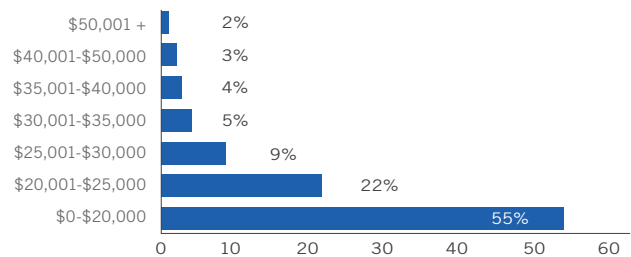
### COMMUNITY HOUSING GENDER



### COMMUNITY HOUSES AGE RANGE



### COMMUNITY HOUSING ANNUAL INCOME RANGE



# BOARDING HOUSES

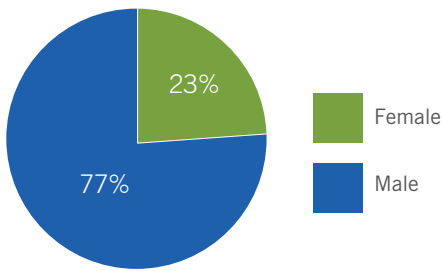
*I am real happy because I am accepted for who I am.* Roseanna

Unity operates a Boarding House program which provides 161 beds across 5 unique locations in the Adelaide CBD. It is an important entry point into affordable, safe and supportive accommodation for more than 290 people each year.

The Terrace, Angas Lodge, Gilles Lodge, Citi Hall and Hurtle Square offer a variety of room types ranging from room only with shared facilities through to self contained units with kitchenettes. All five sites are owned by Housing SA and leased to Unity for management. Approximately 16 staff provide 24/7 cover on a rostered basis to both The Terrace and Angas Lodge with the other three sites being managed on an outreach basis.

Support agencies and partners in service delivery are crucial to the sustainability of tenancies for many people. Varying levels of tenancy assistance enable these tenants 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.

## BOARDING HOUSES GENDER



## 'The Poet – Adeeb'

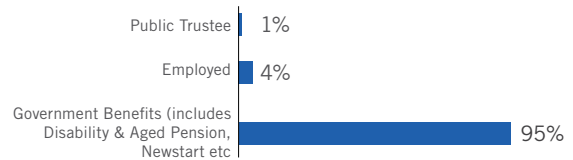
Adeeb's poetry relies on symbolism. His language expresses the human condition through universal themes and the titles of his poems are testimony to this: Loneliness, Boredom, Losses, Isolation, Waiting, Joy, Laughter, Meaning and Time.

Adeeb, born in Babylon, 1953, is a poet, journalist and translator. After finding that his family and work as a journalist were discriminated against, he had no option but to leave Iraq for Jordan and later to Australia in 2000.

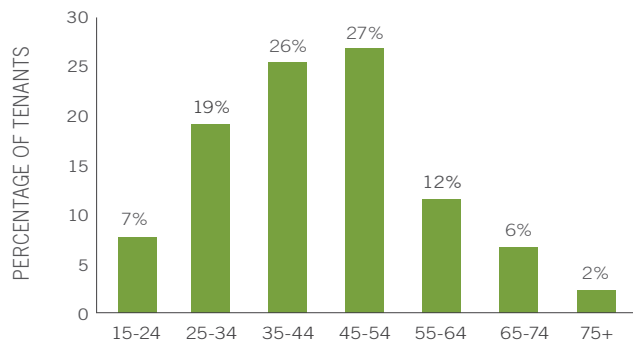
Unity was able to offer Adeeb housing at The Terrace boarding house, where he is always an uplifting and distinguished presence.

Adeeb has published fourteen collections of poetry in English and Arabic and he also won a major prize of Iraqi poetry in 1999. His poetry has been published in The Best Australian Poems 2007 (edited by Peter Rose) and magazines like Southerly Meanjin and Friendly Street Poets. His latest book is called Something Wrong

## BOARDING HOUSES INCOME TYPE



## BOARDING HOUSES AGE RANGE



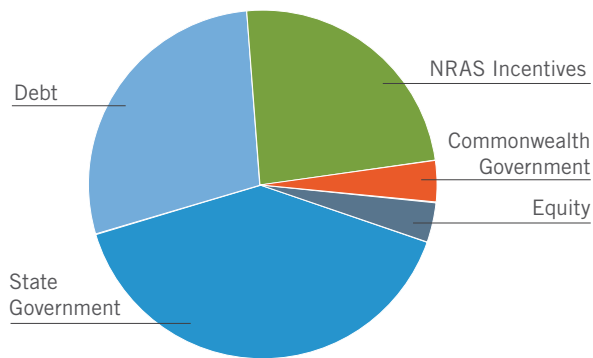
# AFFORDABLE HOUSING

Unity has been developing its affordable housing program since 2009 and at 30 June 2012 owned 146 homes with a value of \$38M in this program area.

During 2011-2012 Unity delivered 72 new homes for long term rental. We currently have another 150 homes in varying stages of development with a final completion date of June 2014.

Our affordable housing program is based on a partnership model with a wide range of capital funding sources.

## AFFORDABLE HOUSING FUNDING SOURCES



This housing program has two basic financial models that enable us to build houses for 1) vulnerable people on very low incomes such as Disability and Aged Pensions, and 2) for low-income workers who struggle to rent in the private market.

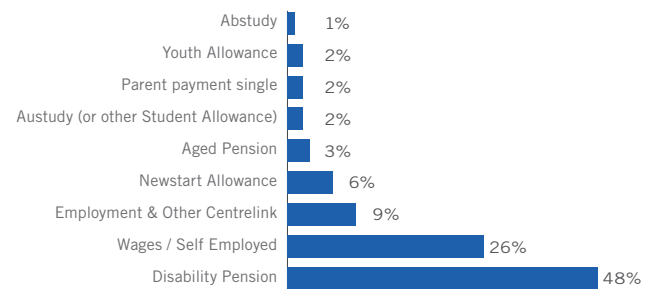
### Model 1 (42%)

- Tenants on Pension or Newstart
- Very low rent (25% of income rent)
- Co-ordinated clinical and NGO support
- High level of capital subsidy

### Model 2 (58%)

- Key workers (low-income)
- Low rent (74.9% of market rent)
- No support attached
- 33% Grant funding

## AFFORDABLE HOUSING - TENANT INCOME



*Hindmarsh is very proud of the completion of Globe Eastend Apartments and our successful partnership with Unity Housing. This is a terrific example of a creative, professional commitment between the not for profit sector and the private sector to deliver affordable, well located housing stock to a broad demographic.* Hindmarsh CEO, Darren Dougan



# PARTNERSHIPS



Adelaide City Council is pleased to have been a long term partner with Unity Housing. Most recently Council has supported Unity's Community Connect Program through its Strategic Partnership Grants and through community development initiatives.

Meeting the needs of isolated and marginalised groups helps to achieve social inclusion. Our partnership with Council also encourages and facilitates a positive interface between tenants and the broader inner city community. We have a great relationship with Council's community development officers and often work together across programs and events such as Neighbour Day, Community Gardening and Council's Community Centre activities. To read more about the Program, see page 10.



Hindmarsh has had long standing involvement with community organisations and is committed to good corporate citizenship. Unity and Hindmarsh enjoy a collaborative, innovative and creative relationship and it shows. Globe East End Apartments, developed in partnership with Hindmarsh, is a modern, uniquely designed 15 storey development with 78 apartments for students and key workers in the city.

*Hindmarsh is proud to present innovative projects with Unity to harness the expertise and leadership of the private sector partnering with not-for-profit sectors.*



When people arrive at one of Unity's four boarding houses needing accommodation, many of them have very little in the way of belongings. While we take a cup of tea for granted, it's a luxury for some. Bendigo Bank is committed to making better the lives of people in our community, providing all our new tenants with a welcome pack to help them get settled, which include tea, sugar, milk, various toiletries, snacks, cutlery and crockery. Bendigo Bank uses its extensive community, business and social networks to put together the packs and we thank the bank and all its partners for their generosity.



Bankmecu works in partnership with community organisations that are also committed to social, environmental and economic responsibility making them a natural fit for Unity. bankmecu financed the Globe East End Apartments project enabling us to make 42 affordable National Rental Affordability Scheme apartments available to the community, six of which are for people with high needs.



HomeStart helps people get started towards home ownership. It was created by the SA Government in 1989 with the clear purpose of making home ownership a reality for more people in more ways.

HomeStart created a lending facility for Unity which financed the development of 95 National Rental Affordability Scheme homes, including 36 which provide a home for people experiencing mental illness, some of the most vulnerable people in our community.



AV Jennings understands that some people need a helping hand. Over the years they have supported a number of charitable organisations and have continued with that commitment to this present day. Their experience in building a range of homes has made them a valuable partner in helping Unity to expand its affordable housing portfolio. This year we have been able to construct six homes in Goolwa and 25 residences in St Clair through this joint endeavour.

# SUPPORT & COMMUNITY PARTNERSHIPS

Unity works with over 40 partner agencies providing support to tenants to enable them to participate in their local community and sustain their tenancies.

Sincere thanks to all our trusted partners for their valued contributions in 2011-2012. We look forward to working with you again in 2012-13.

## MEMBERS

Hutt Street Centre  
Offenders Aid and Rehabilitation Services of South Australia Incorporated  
Real Estate Training College

## PROFESSIONAL SERVICES

ComCan  
DonorTec  
Pursuit People  
Stephen Duddy Architects

## NON PROFIT PARTNERS

Housing Choices Australia  
The Wyatt Benevolent Institution Inc.

## LOCAL GOVERNMENT

Adelaide City Council  
Adelaide Hills Council  
Alexandrina Council  
City of Charles Sturt  
City of Victor Harbor  
City of Onkaparinga  
City of Marion

## STATE GOVERNMENT

Department for Communities and Social Inclusion (DCSI)  
SA Health, Mental Health Services

## FEDERAL GOVERNMENT

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

## SUPPORT PARTNERS

### ADULT

Offenders Aid and Rehabilitation Services of South Australia (OARS)

### AGED

City of Salisbury (HACC)  
Department for Communities and Social Inclusion (DCSI) - Aged Homeless Program  
Home and Community Care (HACC)  
Hutt Street Centre

## DISABILITY

Barkuma Inc  
Community Accommodation & Respite Agency (CARA)  
Community Living and Support Services (CLASS)  
Community Living Options (CLO)  
Community Living Projects (ISAS)  
DeafCanDo  
Disability SA  
Individual Supported Accommodation Services  
Life's for Living  
Minda Inc. Independent Support Services

## DOMESTIC VIOLENCE

Central Domestic Violence Service  
Northern Domestic Violence Service  
Southern Domestic Violence Service

## FAMILIES

Anglicare SA  
Calvary Lutheran Family Support  
Families SA  
Fleurieu Homelessness Support Service  
Inner Southern Homelessness Service  
Lutheran Community Care  
Murraylands Homelessness Service  
Outer Southern Generic Homelessness Service  
The Salvation Army  
Uniting Communities

## HOMELESS

Catherine House  
Cedars North, Glenside  
Centrelink  
Felixstow Mental Health  
Fleurieu Homelessness Support Service  
Hutt Street Centre  
Inner Southern Homelessness Service  
Job Prospects (SYC)  
Murraylands Homelessness Service  
Outer Southern Generic Homelessness Service  
St John's Youth Service  
Street to Home  
Towards Independence  
Uniting Communities

## MENTAL HEALTH

Clare Community Mental Health Services  
Felixstow Mental Health  
Glenside  
James Nash House  
Life Without Barriers  
NEAMI  
Personal Helpers and Mentors (PHaMs) Programs  
Southern Fleurieu Mental Health Service  
UnitingCare Wesley Port Adelaide

## CALD

Australian Refugee Association  
Cambodian Association of SA Inc  
Chinese Welfare Services of SA Inc  
Lutheran Community Care  
Vietnamese Community in Australia, SA Chapter Inc

## YOUTH

Anglicare SA  
Service to Youth Council  
Southern Junction Community Services  
The Salvation Army

# FINANCIALS

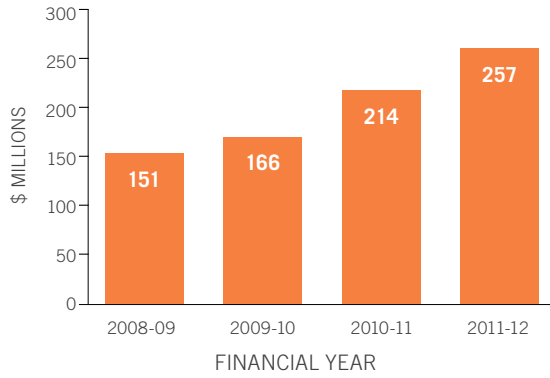
## 2011/12

Unity Housing Company continued to expand its income and asset base during the 2012 financial year, establishing itself as the major provider of community housing within South Australia.

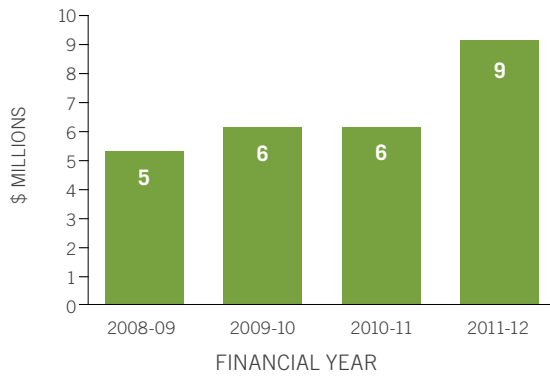
The company recorded a profit of \$38.6M for the financial year ended 30 June 2012. This included \$8.1M in capital grants for the purchase of affordable housing properties and \$30.3M in property transfers from the Federal Government Nation Building Economic Stimulus Plan. These funding sources have expanded Unity's housing stock and are generating rental income to service the housing investment activities undertaken by Unity. The property portfolio managed by Unity now totals more than \$253M as at 30 June 2012.

Abridged financial statements have been included in this annual report. Audited financial statements and accompanying notes are obtainable upon request from Unity.

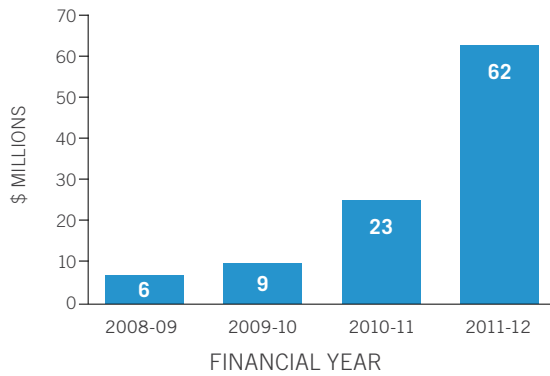
**UNITY HOUSING COMPANY TOTAL ASSETS**



**UNITY HOUSING COMPANY RENTAL INCOME**



**UNITY HOUSING COMPANY TOTAL EQUITY**





**UNITY HOUSING COMPANY LTD STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2012**

	2012 (\$)	2011 (\$)
<b>Income</b>		
Housing rental income	8,676,130	6,262,719
Government recurrent grants	1,991,949	810,207
Government capital grants	8,095,749	9,378,166
Transfer of Nation Building Economic Stimulus Properties	30,328,818	4,345,000
Other income	325,982	648,034
<b>Total Income</b>	<b>49,418,628</b>	<b>21,444,126</b>
<b>Expenses</b>		
Administration expenses	1,803,741	912,118
Capital contributions paid to State Government	859,374	668,303
Property expenses	4,298,231	2,708,247
Staffing costs	3,291,563	2,665,581
Depreciation expenses	55,088	58,122
Interest expense	55,805	41,402
Other expenses	250,575	228,964
<b>Total Expenses</b>	<b>10,614,377</b>	<b>7,282,737</b>
<b>Net Operating Profit</b>	<b>38,804,251</b>	<b>14,161,389</b>
Less Transfers to provisions	262,941	121,014
<b>Net Profit for the Year</b>	<b>38,541,310</b>	<b>14,040,375</b>
<b>Other comprehensive income</b>		
Net gain on revaluation of land & buildings	70,000	115,000
Other	-	15,937
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>	<b>38,611,310</b>	<b>14,171,312</b>

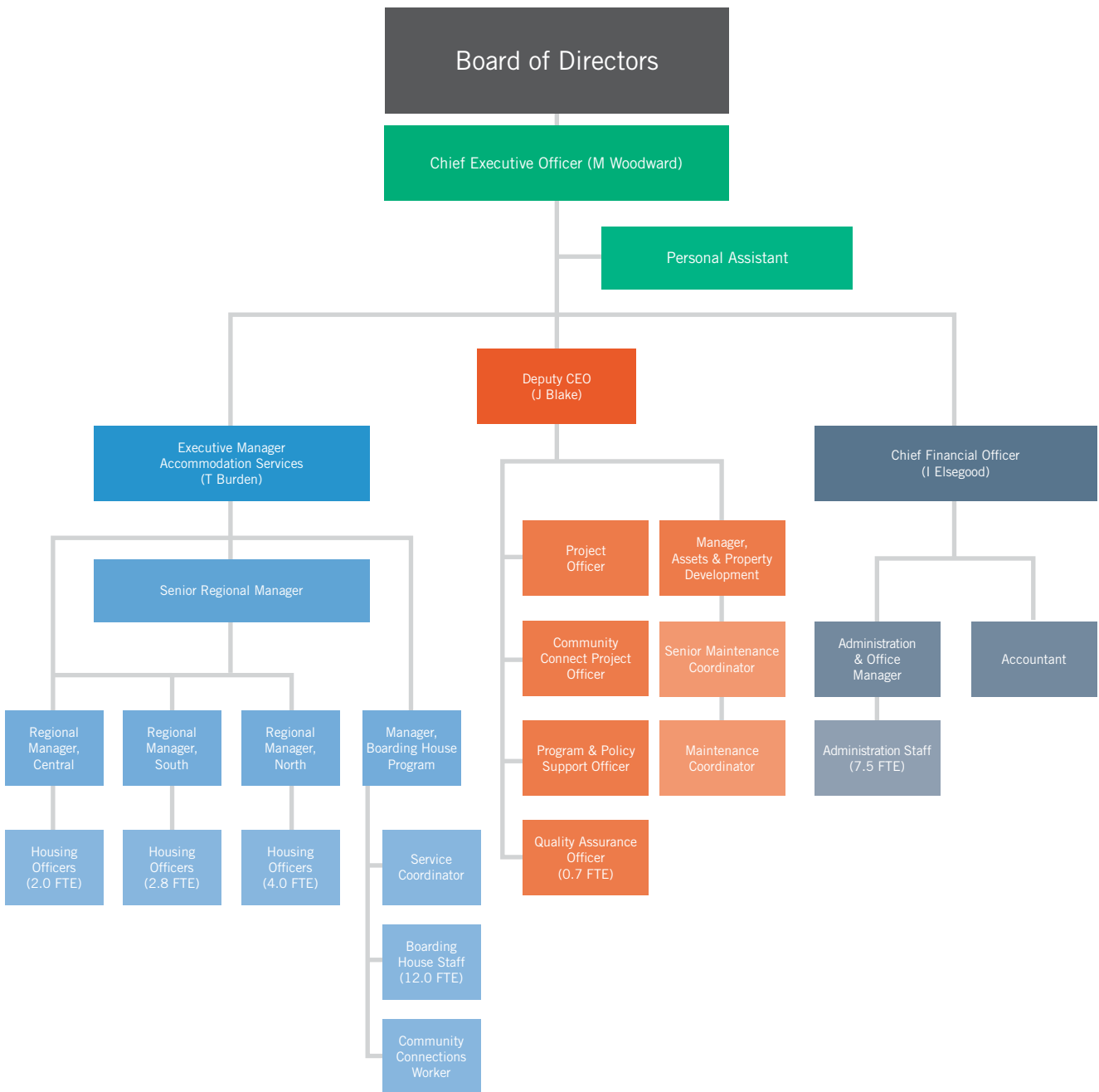
**UNITY HOUSING COMPANY LTD STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2012**

	2012 (\$)	2011 (\$)
<b>Current Assets</b>		
Cash and cash equivalents	2,393,059	4,494,601
Trade and other receivables	945,755	495,568
Other current assets	142,007	42,163
<b>Total current assets</b>	<b>3,480,821</b>	<b>5,032,332</b>
<b>Non-current Assets</b>		
Fixed assets	74,868,731	27,794,323
Intangible contractual right	178,334,835	181,272,317
<b>Total Non-current assets</b>	<b>253,203,566</b>	<b>209,066,640</b>
<b>Total Assets</b>	<b>256,684,387</b>	<b>214,098,972</b>
<b>Current Liabilities</b>		
Trade and other payables	680,426	580,934
Bank loans	385,883	435,552
Provisions	50,527	43,508
Other liabilities	238,374	2,031,018
<b>Total Current Liabilities</b>	<b>1,355,210</b>	<b>3,091,012</b>
<b>Non-Current Liabilities</b>		
Contributed debentured property	178,334,835	181,272,317
Maintenance provisions	1,656,918	1,445,699
Tenant service provisions	289,806	183,954
Other provisions	66,216	51,344
Bank Loans	13,256,123	4,940,677
<b>Total Non-current Liabilities</b>	<b>193,603,898</b>	<b>187,893,991</b>
<b>Total Liabilities</b>	<b>194,959,108</b>	<b>190,985,003</b>
<b>Net Assets</b>	<b>61,725,279</b>	<b>23,113,969</b>
<b>Equity</b>		
Retained Earnings	59,842,543	21,301,233
Asset Revaluation Reserve	1,882,736	1,812,736
<b>TOTAL EQUITY</b>	<b>61,725,279</b>	<b>23,113,969</b>

This is an abridged version of the financial statements of Unity Housing Company Ltd for the year ended 30 June 2012. The full set of financial statements and accompanying notes are obtainable upon request from Unity Housing.

# UNITY HOUSING COMPANY LTD

Organisation Chart – September 2012



A photograph of two women sitting on a balcony. The woman on the left has dark hair and is wearing a striped shirt. The woman on the right has blonde hair and is wearing a grey t-shirt. They are both smiling and looking towards the camera. Behind them is a black metal railing and a large, colorful mural depicting a coastal scene with buildings and palm trees. A green rectangular box is overlaid on the image, containing text.

## TURNING THEM AWAY

On a typical day in Australia:

- 59% of people who make a new request for immediate accommodation from government-funded specialist homelessness agencies are turned away
- 74% of couples with children who make a new request for immediate accommodation are turned away.

Gilbert, T. (2011). *People turned away from Government Funded Specialist Homelessness Services*. 2010-11, ACT, Aust: Homelessness Australia

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