



St Vincent de Paul Society Housing
AUSTRALIA
good works

ANNUAL REPORT

2023-2024



HONOURING COUNTRY WITH RESPECT AND RECONCILIATION

We acknowledge the traditional owners and custodians of the land and country on which we work and throughout Australia, and their continuing connection to land, sea and community. We pay our respects to them, their cultures and to their elders past, present and emerging.

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WHO WE ARE: OUR JOURNEY AND MISSION

This year marked a significant moment for our organisation, as we transitioned to a new name: St Vincent de Paul Society Housing Australia. While the name may be new, we have always been part of the St Vincent de Paul Society, an organisation deeply rooted in service, led by its members. This name change reflects our long-standing connection and reaffirms that our mission of service to the community remains at the heart of everything we do. As part of the Society, our commitment to providing housing and ending homelessness aligns with one of the Society's core aims, and we are proud to contribute to this mission.

As a Tier 1 Community Housing Provider (CHP), St Vincent de Paul Society Housing Australia continues to 'build hope through housing' for those who are homeless, disadvantaged, or on low to moderate incomes. We provide secure, affordable rental housing to 2,445 people in 1,457 homes, ensuring that those in need have a stable place to call home.

Established in New South Wales in 2012 as a Special Work by the Society of St Vincent de Paul, our organisation was initially known as Amélie Housing. From its inception, it was envisioned that we would become a national housing provider to complement the charitable services provided by the Society to disadvantaged members of the Australian community. In 2018, we began operating as the National Community Housing Provider for the Society of St Vincent de Paul through the National Council of Australia, uniting operations in NSW, South Australia and the ACT.

With our new identity as St Vincent de Paul Society Housing Australia, we remain committed to our vision of becoming 'a national leader advocating justice in housing markets and a major player in the provision of Social and Affordable Housing to the most disadvantaged members of our society.' Our focus is on continued growth, expanding our portfolio, and establishing a strong national footprint.

Looking ahead, we aim to expand our operational capacity and improve services and outcomes by working collaboratively with the Society and other partner agencies. Our goal is to increase the supply of Social and Affordable Housing, while maintaining our reputation for high-quality property and tenancy management services, specialist case management, and wrap-around support.

Our unique relationship with the St Vincent de Paul Society sets us apart. Together, we are able to provide appropriate housing to a higher proportion of households with special or complex needs, supporting them in sustaining their tenancies and enhancing their quality of life. This shared mission drives us forward, and we are proud to continue this important work under our new name.

OUR MISSION

To provide safe, secure, affordable housing and support to people in housing need

OUR VISION

To become 'a national leader advocating justice in housing markets and a major player in the provision of social and affordable housing to the most disadvantaged members of our society'

OUR VALUES



TEAMWORK

We will work collaboratively to build a culture that is trusting, supportive and empathic - that empowers staff to set goals and celebrate achievements.

We will share information in a transparent way, actively listen to one another, and be open and flexible to adapt to new ideas.

We value teamwork within our company.



SUSTAINING OUR RELATIONSHIPS

We will foster relationships with external people and agencies as required to achieve outcomes.

We will respectfully cooperate with partners agencies, establish clear working arrangements, and value the contribution they make.

We value relationships that will enable us to achieve common goals.



SERVING OUR COMMUNITY

We aim to build communities that are economically, socially and environmentally sustainable.

We will listen respectfully to the members of communities in which we serve and seek to provide solutions and support to achieve shared goals.

We value service to our community.

BUILDING HOPE THROUGH HOUSING

We are:

- a not-for-profit CHP with Tier 1 status under the National Regulatory System for Community Housing (NRSCH)
- a registered charity (ACNC) and Public Benevolent Institution (PBI)
- a Company limited by guarantee incorporated under the Corporations Act 2001
- governed by an independent skills-based Board
- an approved National Rental Affordability Scheme (NRAS) provider
- a registered provider of Specialist Disability Accommodation (SDA) under the National Disability Insurance Scheme (NDIS)
- part of the St Vincent de Paul Society (Vinnies), one of Australia's largest and most respected charitable organisations, committed to serving those in need and ending homelessness.



CHAIR'S REPORT

 Tony Carpani, Chair, St Vincent de Paul Society Housing Australia



I am pleased to report that St Vincent de Paul Society Housing Australia (SVDPSHA), achieved a highly

successful 2024 with significant progress on several fronts, including new housing developments, an expanded Board, and improved operational efficiencies and financial outcomes.

Early in the year, we recognised the importance of more clearly conveying our affiliation with the St Vincent de Paul Society at State and Federal Government levels. Given the Society's strong national recognition, we registered a name change to St Vincent de Paul Society Housing Australia (SVDPSHA) to reinforce this connection and enhance our visibility and advocacy.

On the housing development front, as outlined in my previous report, we anticipated new state and federal initiatives to address the housing crisis. Under the leadership of our CEO, Graham West, we successfully secured funding from the Federal Government's Accelerator Fund and Housing Australia Future Fund initiatives. Additionally, we received grants from Homes Tasmania and are awaiting confirmation from the NSW State Government's Homes Australia program. These funds will support our development projects in Coonabarabran and Griffith, NSW, and Hobart, Tasmania. Although exact NSW funding details are unavailable at the time of writing, we expect them to meet our requirements, enabling construction to commence on all three projects in the coming financial year.

Securing funding for these projects is particularly commendable, given the highly competitive environment in which many Community Housing Providers received no funding. This achievement is a testament to Graham West and his team's dedication and expertise, positioning us strongly against much larger providers. Based on these developments, we anticipate

adding approximately 120 new dwellings to our portfolio within the next 18 months, demonstrating the impact our Tier 1 status can have on communities across Australia.

I am also pleased to report that ordinary revenue grew by 13% this year, from \$12.1 million to \$13.7 million, primarily due to increased rents and optimised asset utilisation. Additionally, a major asset donation of 14 Units and 1 House from Dominican Convent Inc., as well as 1 Unit from St Dominic's Priory Inc., assisted us in achieving a FY24 surplus of \$5.25 million. For these generous donations, we are truly grateful.

Our financial strength has enabled us to support critical project submissions, including the successful submission for a key multistorey project in Tasmania, which secured government funding and will allow construction to begin next year. Furthermore, we were pleased to receive a Capital Grant of \$3.659 million (ex-GST) from the Department of Communities and Justice under the Community Housing Assistance Agreement. This funding, alongside a grant from the Sisters of Mercy and the support of the local parish, will enable us to build new social housing in Griffith. These milestones demonstrate our commitment to addressing the housing crisis and expanding our capacity to serve those in need.

This year, we also made a significant one-time investment of \$420,000 in a new Zavanti Microsoft Dynamics 365-based Social and Affordable Housing IT platform. This essential upgrade underpins our growing portfolio, and has already delivered improved efficiencies, enhanced visibility, and provided superior data and reporting capabilities. Meanwhile, our balance sheet has strengthened, with net assets rising by 43%, from \$164 million to \$234 million, partly due to updated asset valuations for our South Australian properties. This growth solidifies our financial foundation and enhances our capacity to deliver secure, affordable housing.

In addition to this, I am delighted to report the recent expansion of our Board, which now includes Corey McGrath, President of

Tasmania's State Council, who joined as a Class B Member Director on 2 February 2024. Corey brings a wealth of experience in finance, investment and IT; along with extensive board experience in the non-profit sector. Additionally, on 27 March 2024, Warwick Fulton joined us as a Class A Member representing the National Council. Warwick serves as Deputy President of National Council and has been a member of the St Vincent de Paul Society for 16 years, holding senior leadership roles at both the ACT and national levels. With a background as a Barrister and Solicitor of the Supreme Court of ACT, and former Fellow Certified Practising Accountant (FCPA), Warwick's expertise adds substantial strength to our Board. We are privileged to welcome Corey and Warwick to SVDPSHA. Their extensive experience and commitment to our mission enhance the Board and bring invaluable skills to our organisation.

Finally, in our operations, we have made substantial strides in streamlining efficiencies and reducing costs this year. I am particularly proud of the successful implementation of our new IT system, a challenging but essential upgrade. I am deeply grateful to our dedicated staff, whose resilience and commitment ensured a smooth transition, with all systems fully operational by year-end. Their hard work has not only kept us on track but also contributed to the high quality of our services.

I extend my heartfelt thanks to our team - staff, directors, partners, and community members - for their invaluable contributions. Together, we are advancing our mission with determination, building a secure future for our tenants and the communities we serve.

Thank you,



Tony Carpani

Chair, St Vincent de Paul Society Housing Australia

CEO'S REPORT

 Graham West, Chief Executive Officer, St Vincent de Paul Society Housing Australia



As we reflect on the past year, I am incredibly proud of the progress we have made at St Vincent de Paul Society

Housing Australia. Our mission remains focused on delivering safe, affordable housing, and this year, we've been able to build on that foundation in ways that strengthen both our internal capacity and the communities we serve.

This year saw a significant milestone in our rebranding to St Vincent de Paul Society Housing Australia. This change reflects our deeper alignment with the broader mission of the St Vincent de Paul Society. It is not just a name change; it's a reaffirmation of our commitment to supporting the most vulnerable through secure, affordable housing. We appreciate the patience and grace our staff have shown as we navigated this transition, ensuring our customers continue to receive the high-quality service they expect.

As cost-of-living pressures grow and housing prices and rents continue to rise, our services are needed more than ever. By coming together as one organisation and growing the number of homes we can provide, we can be part of the solution to the housing crisis. This year, we've focused on improving our operations, building the capacity of both our organisation and our team, while simultaneously expanding and developing new projects to ensure we can provide more homes to more people in need.

This includes launching significant projects across our areas of operation; as well as new housing initiatives for women over 55 in Tasmania, new developments in regional NSW, and promising new opportunities in

the Canberra-Goulburn area and South Australia (in collaboration with the wider church).

Our continued focus on sustainability and improvement saw us introduce a new phone system that allows us to more efficiently handle incoming calls through our 1800 number, ensuring that tenants can reach the right people quickly. We also moved to cloud-based IT solutions, which have improved security for our tenants' data and made access easier for our staff. Looking forward, we plan to extend this system to allow tenants direct access to their rent accounts, maintenance requests, and other services, streamlining their experience.

Incorporating feedback from our staff, we have also enhanced system functionality to better support day-to-day operations. We've developed easy-to-follow user guides and provided comprehensive training to staff, ensuring that these new tools are fully integrated into our processes. Our efforts to streamline policies, letters, templates and practices across all teams and programs have been pivotal in improving the consistency and quality of our services.

To further strengthen our alignment with the mission of the St Vincent de Paul Society, we held team days to renew our connection with the national Vinnies vision, mission and values. These sessions have helped us ensure that our teams remain deeply connected to the purpose that drives our work.

This year, we also welcomed two new Board members, strengthening our leadership. Corey McGrath, President of Tasmania's State Council, bringing expertise in finance, investment, IT and non-profit governance. In March, Warwick Fulton, Deputy President of the National Council, also joined as a Director, with 16 years in the Society and a background as a Barrister, Solicitor and FCPA. Their skills and experience will greatly benefit our organisation.

This year, we provided more homes to those in desperate need, housing 362 new households experiencing or at risk of homelessness. We are also proud to have delivered positive exit outcomes for many of our tenants, with a majority of those leaving our transitional programs moving into long-term social housing or private rentals. These achievements highlight the real, tangible impact of our work on the lives of vulnerable Australians.

As we look to the future, we will continue to focus on key strategic priorities, including enhancing tenant engagement, advocating for housing affordability, and building resilient communities. We will also maintain our strong partnerships with the St Vincent de Paul Society, governments and support agencies to deliver lasting solutions to Australia's housing challenges.

I would like to extend my deepest thanks to our staff, Conference Members, Board, supporters and funding partners. Together, we are making a real difference in the lives of those who need it most, and I look forward to continuing this important work with you in the years to come.

Thank you,

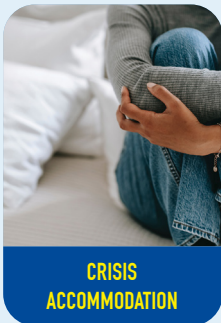
Graham West

CEO, St Vincent de Paul Society Housing Australia

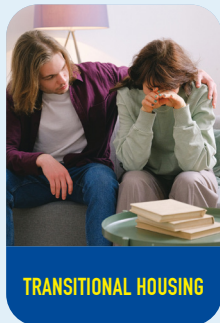
HOW WE HELP

- **We support our community's most vulnerable by providing a range of housing solutions tailored to meet their needs.**

This includes:



Short term housing for people who are homeless or in need of on-site support and case management.



Medium-term housing for people at risk of homelessness or in need of on-site support and case management.



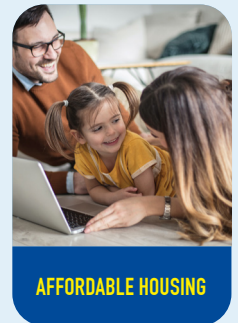
Housing for people with extreme functional impairment or very high support needs.

SDA dwellings have accessible features to help residents live more independently and allow other supports to be delivered better or more safely.



Rental housing for people on very low to moderate incomes who may be experiencing 'rental stress' in the private market.

Rent is charged as a percentage of income (between 25-30%) plus Commonwealth Rent Assistance (CRA).



Housing for low to moderate income earners, who are working but may find it difficult to afford housing in the private rental market.

Rent is charged as a percentage of market rent (usually 75%).

- **We work with specialist St Vincent de Paul Society services and Society members to support households with high and complex needs.**

We share the St Vincent de Paul Society's mission and form part of the Society's national response to homelessness and our critical shortage of social housing.

Our collaborative approach allows us to support those at risk of homelessness by stabilising their tenancies and improving their quality of life, with our primary focus on property and tenancy management, and the Society's on providing specialised support services as needed.

SVDP SOCIETY HOUSING AUSTRALIA

- Property development
- Tenancy management
- Property management
- Asset management
- Tenancy support
- Community development

SVDP SUPPORT SERVICES

- Case management
- Information, assessment and referral
- Counselling and family support
- Domestic violence support
- Training and employment services

SVDP CONFERENCES (VOLUNTEERS)

- Practical assistance with homemaking
- Material aid
- Transport assistance
- Mentoring
- Community development



A SAFE, SECURE, AFFORDABLE
HOME FOR ALL

PERFORMANCE HIGHLIGHTS

This year, we made significant investments in service improvements across all areas of our business, marking another cycle of change for our teams, partners and tenant communities. This progress demonstrates the unwavering commitment and tenacity shown throughout our journey of continuous improvement.

Over the past year, we:

- ✓ Provided high quality services and homes to 2,445 people in 1,457 dwellings throughout NSW, SA & the ACT.
- ✓ Expanded our national presence into Tasmania with the announcement of matching grants for our North Hobart development through Homes Tasmania's Community Housing Growth Program and the Housing Australia Future Fund (HAFF) Social Housing Accelerator.
- ✓ Transitioned to cloud-based IT solutions, enhancing tenant security and staff access, with future plans to enable tenants to manage accounts, maintenance requests, and notices electronically.
- ✓ Developed comprehensive training and user-friendly guides for staff on new systems.
- ✓ Streamlined policies, letters, templates, and practices across teams and programs to enhance consistency and efficiency.
- ✓ Implemented a new phone system to improve efficiency in handling incoming calls to our 1800 number.
- ✓ Achieved positive exit outcomes, including successful tenant transitions to long-term accommodation, private rentals, and home ownership.
- ✓ Integrated team feedback into system functionality improvements to support daily operations.
- ✓ Expanded our Board to strengthen leadership and governance.
- ✓ Engaged the broader community and Vinnies Conference members through our Member Engagement with Tenants initiative, fostering thriving, connected communities where people feel safe and valued.
- ✓ Demonstrated our commitment to reconciliation by continuing to act on our Reconciliation Action Plan (RAP).
- ✓ Hosted team days to renew our connection with Vinnies' national Vision, Mission, and Values.
- ✓ Built stronger connections with stakeholders and partners, enabling the expansion of our housing portfolio and better meeting tenant and community needs.



OUR TENANTS

At June 30, 2024 we housed 2,445 people in 1,457 dwellings throughout NSW, SA & the ACT.

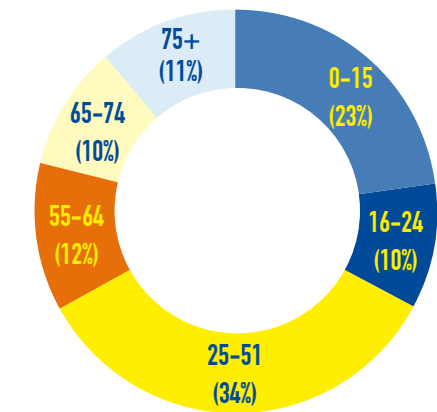


PEOPLE HOUSED



HEAD TENANTS

HOUSEHOLD MEMBERS BY AGE CATEGORY



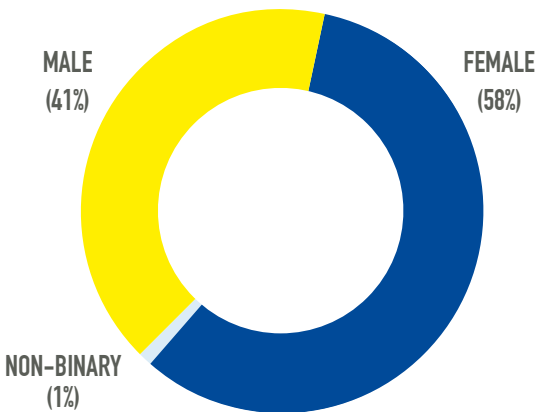
18%

Single parents

29%

Have a disability

HEAD TENANTS BY GENDER



6%

First Nations people

13%

Spoke a language other than English as their first language

LANGUAGES SPOKEN:

English, Aboriginal English, Afrikaans, Amurdak, Arabic, Armenian, Assyrian Neo-Aramaic, Bengali, Cambodian, Cantonese, Chinese, Dari, Djirba, Fijian, Filipino, French, German, Greek, Hindi, Indonesian, Iranian - nec, Italian, Khmer, Korean, Macedonian, Malay, Mandarin, Nepali, Pashto, Persian, Polish, Punjabi, Russian, Serbo-Croatian/Yugoslavian, Spanish, Tagalog, Tamil, Tetum, Thai, Tigrinya, Tongan, Turkish, Urdu, Uyghur, Vietnamese, Yiddish



Our tenants come from all walks of life, reflecting the diversity of our community. They are parents raising families, shop assistants greeting customers, teachers shaping young minds, tradies building our future, nurses caring for the unwell, transport workers keeping us connected, office administrators keeping businesses running, and so much more.

What unites them, despite their varied backgrounds and roles, is a shared need for a safe, secure, and affordable place to call home - a foundation where they can thrive and build their lives.

TENANT ENGAGEMENT AND SUPPORT

■ Enhancing our tenants' lived experiences through holistic, community support

Our shared mission and partnership with the St Vincent de Paul Society and SVDP Support Services set us apart, enabling tenants to access wrap-around and tailored support for their complex needs. This critical approach helps individuals sustain tenancies and improve their quality of life.

Through our 'Member Engagement with Tenants' initiative, St Vincent de Paul Conference members connect with tenants to provide practical assistance and foster community development, creating safe and connected neighborhoods.

By collaborating with the Society, Support Services, and Conference members, we holistically enhance our tenants' lived experiences.

Member Engagement Project Annual Update

In 2023–2024, the bond between members and tenants grew through meaningful activities, with Conference Member Engagement fostering safe, connected communities. Collaboration between members, St Vincent de Paul Society Housing Australia, Vinnies employees, and tenants has been key, with members engaging based on tenant interests and local Conference capacity. A part-time Member Engagement Officer supports these efforts, connecting members and employees while sharing updates through board reports and newsletters.

Member Engagement Events

Penrith

This year, our Penrith SAHF property hosted several events fostering community and connection among tenants. A highlight was a Halloween block party, complete with competitions for best-dressed costumes and decorations. The festivities brought out plenty of spooky decorations and fun for all, with children eagerly piling into the lift to trick-or-treat willing tenants.

Monthly morning teas at Penrith, hosted by Mel, a Conference member and the Tailored Support Coordinator, have become a cherished gathering. Mel shared, "It's wonderful to see more residents and new faces joining us," as tenants came together for a chat and a cup of tea.

In December, Conference members organised a memorable Christmas BBQ luncheon, attended by about 30 tenants, some of whom brought food to share. The event featured a visit from Santa, who brought gifts for the children and hampers for each resident, spreading holiday cheer and reinforcing the sense of community at Penrith.

Katoomba

In Katoomba, Conference members continued their weekly tradition of delivering donated bread on Saturdays, often joined by tenants who helped and enjoyed a chat. Elaine noted, "It is really lovely to see the way some of the tenants have developed genuine care, concern, and liking for each

other." Additionally, members established a small library for tenants to borrow and contribute books, fostering a shared sense of community.

Merrylands

At Merrylands, several morning teas were organised by membership staff, bringing local Conference members and residents together. Attendees appreciated the opportunity to get to know their neighbours and connect with members in a relaxed, welcoming setting.

Albury

In Albury, Year 11 and 12 students from Xavier Catholic High School actively engaged with tenants. In July, they attended a BBQ to connect with residents, and in August, they assisted with the Vinnies Community Sleepout held at the SAHF property. The students organised activities for the evening and prepared meals for the 70 participants, generously donating ingredients for the event.

Later in the year, Xavier High School Conference members joined tenants for a Christmas lunch on 29 November, distributing handmade packs of Christmas biscuits. As Christmas approached, they delivered hampers brimming with food and holiday treats to tenants, spreading festive joy and strengthening community bonds.

Burraneer

In Burraneer, approximately 45 residents gathered for a joyous Christmas celebration on 18 November, hosted by the Caringbah Conference members. The evening featured a BBQ with chicken kebabs, sausages, fresh salads, and an array of desserts. Adding a special touch, one member prepared homemade Christmas cakes for every resident.

Cardiff

At Cardiff, the Tailored Support Coordinator and Conference members collaborated to support and engage tenants. Conference members responded to tenant requests for assistance and frequently checked in to foster a sense of connection and care.

Dubbo

In Dubbo, members of the Dubbo Conference enjoyed regular social events with tenants at St Faith's complex. Highlights included a morning tea in October and their attendance at the Christmas party. The following day, residents were delighted to receive Christmas hampers from the Conference members, spreading holiday cheer and strengthening community ties.



Santa brings some Christmas cheer to residents in Penrith.



Xavier High School Conference members deliver hampers in Albury.



Christmas Lunch at Burraneer.



Members of the Dominican Convent Inc, SVDPSA, Staff, Tenants & Contactors at the opening of The Dominican Units.

THE HEART OF COMMUNITY ENGAGEMENT: CONFERENCE MEMBERS MAKING A DIFFERENCE

One of the things that sets St Vincent de Paul Society Housing Australia apart is our close relationship with Conference members, whose dedication and compassion bring our mission to life. Their involvement goes beyond providing support - they help build safe, connected communities that foster belonging and care.

When Conference members attended block meetings with SAHF tenants in Katoomba and Burraneer this year, they not only listened to tenant concerns but also strengthened the bonds of trust and engagement. Meeting new residents and hearing their voices, the members left inspired by the sense of community these meetings cultivated.

This commitment to connection extends across all our properties. In Inverell, Conference members regularly visited tenants, offering friendship and support while assisting with maintenance and finding tenants for vacant units. In Sydney, Panania Conference members reached out to a tenant in distress, providing a compassionate listening ear that brought relief and comfort during a challenging time.

Finally, in Forbes, the impact of Conference members was evident in their presence at a morning tea at the Lachlan Aged Care Units, where residents enjoyed music from the Bishop on the bagpipes. Beyond the event, they provided practical support, helping residents access health services and offering care during illness.

Through their work, Conference members enrich our housing communities, creating places where people feel valued and supported. Their compassion and dedication reflect the essence of who we are, showing that meaningful relationships and small acts of kindness can transform lives and build thriving communities.

To our Conference members, we extend our heartfelt gratitude. Your unwavering commitment and care make a profound difference in the lives of the people we serve. Thank you for being the heart of our mission.



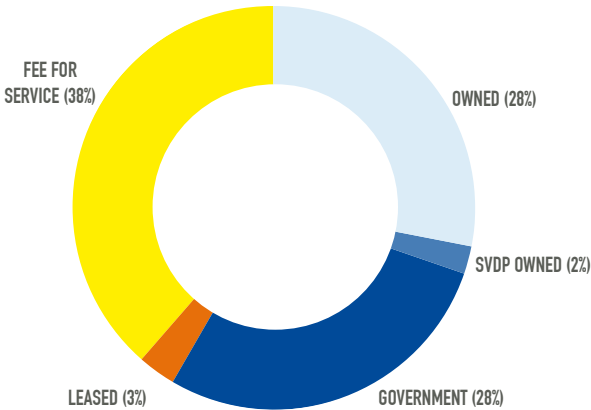
OUR HOMES

At June 30, 2024 we owned or managed 1,457 dwellings across 59 Local Government Areas in two states (NSW & SA) & one territory (ACT).

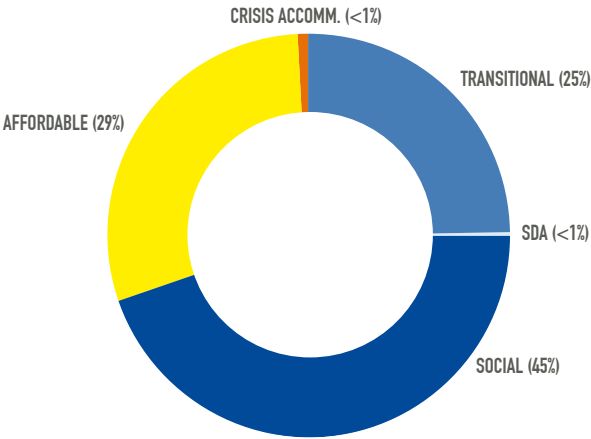


DWELLINGS

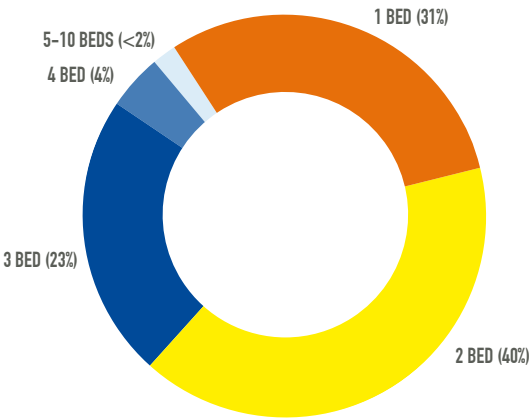
PROPERTIES BY STOCK TYPE



PROPERTIES BY ACCOMMODATION TYPE



PROPERTIES BY NO. OF BEDROOMS



25%

Transitional Housing

29%

Affordable Housing

45%

Social Housing

<1%

Specialist Disability Accommodation

<1%

Crisis Accommodation

NEW SOUTH WALES

Expanding Our Reach

In NSW, our work stretches from Tweed Shire in the north to Albury in the south and Bourke in the west. We are awaiting confirmation of funding from the NSW State Government's Homes Australia program to support development projects in Coonabarabran and Griffith. While funding details are still pending, we anticipate approval soon, allowing construction to begin on all planned projects in the coming financial year.



SOUTH AUSTRALIA

Supporting Communities Statewide

In South Australia, our reach extends from Playford in the north to Goolwa in the south, Outer Harbour in the west, and the Adelaide Hills in the east. Thanks to strong partnerships, our portfolio grew by 5.36% this year, with additional new dwellings added to provide much-needed housing across the state.

AUSTRALIAN CAPITAL TERRITORY

Housing Support for All in the Nation's Capital

In the ACT, we continue to provide secure, affordable housing, supporting individuals and families and fostering stability in the nation's capital.

TASMANIA

North Hobart, Tasmania – Upcoming Residential Development

In 2024, St Vincent de Paul Society Housing Australia advanced plans for a new residential development in North Hobart, Tasmania. This project, supported by Homes Tasmania and a Housing Australia Future Fund (HAFF) Social Housing Accelerator grant, aims to address critical housing needs for women over 55 or those at risk of homelessness or family violence.

Located above Vinnies' Southern Regional Office and retail store on Argyle Street, the development will feature 38 modern studio apartments with kitchens, bathrooms, and private balconies. Completion is expected in 2026, providing secure, affordable housing alongside ongoing support from Vinnies programs.

COMING SOON



59

LOCAL GOVERNMENT AREAS

STATE REPORTS – NSW & ACT

● A Year in Review by Poppy Whiting, State Manager (New South Wales & Australian Capital Territory)

ACT STATE REPORT

In the ACT, we continue to collaborate with SVdP Canberra Goulburn to deliver quality housing and support services through a transitional housing model. We are proud to work with some of Canberra's most vulnerable residents, including those experiencing or at risk of homelessness, in the city's most disadvantaged suburbs.

This year, we successfully tendered for additional properties under the ACT Government's Family Services initiatives. We were awarded 11 new properties to house families facing homelessness or at risk. These properties are expected to become available in the coming year, further strengthening our support for those in need.

Key Achievements for the ACT:

- ✓ Our small portfolio of 92 properties made an impact by housing 39 new households experiencing homelessness.
- ✓ 54% of tenants exiting the transitional program moved onto long-term social housing or private rental.
- ✓ 15% of tenants were relocated when their needs changed.
- ✓ In partnership with Housing ACT, 16% of the portfolio has been upgraded to a higher standard.
- ✓ Working in close collaboration with the Vinnies Community Inclusion Program to support several outreach initiatives to the Oaks Estate residents, including Orange Sky Laundry, Oz Harvest, CAHMA, Directions Health, CARE, ACT Legal Aid, and various NDIS providers.



AUSTRALIAN CAPITAL TERRITORY

39

Households were successfully housed that were homeless or at risk of homelessness.

16%

Of property portfolio was upgraded to a higher standard.

54%

Transitional tenants moved into long-term social housing or private rentals.



NSW STATE REPORT

This year, we focused on consolidating our various programs into one cohesive team, pooling resources and expertise to enhance the quality and efficiency of tenancy management across NSW. Our scope is extensive, servicing over 1,100 households in metropolitan and regional communities across the State. We deliver our services from several office hubs located in Cardiff, Parkes, Albury, Eagle Vale, Lewisham and our head office at Wentworthville.

I extend my gratitude to our Vinnies Conferences across NSW for their invaluable support, providing tenants with social connection, advocacy, and practical assistance. This dedicated network organises tenant activities like BBQs and coffee catch-ups and contributes to community fundraisers, including the recent CEO and Community Sleep Out.

Key Achievements for NSW:

- ✓ Collaborated with over 30 support agencies to collectively provide safe, affordable housing to our most vulnerable members of society.
- ✓ Housed 304 new households experiencing or at risk of homelessness across our transitional, social, and affordable housing programs.
- ✓ Positive exit outcomes achieved:
 - Three tenants successfully purchased and moved into their own homes.
 - 70% of exits were positive, with tenants entering the private rental market, long-term social housing, or affordable housing.
- ✓ Partnered with local services and Vinnies Conferences across our portfolio to deliver community inclusion initiatives, including:
 - Supporting tenant-led initiatives like the Cardiff Coffee Club and the 'Do it for Dolly' morning tea, promoting community, kindness and anti-bullying awareness.
 - Morning teas and/or BBQs at several sites, including Cardiff, Dubbo, Penrith, Albury, Burraneer, Merrylands, and Inverell.

- Outreach services from Oz Harvest, CareVan, HairAid, Shire Helper, and Vinnies Conferences.
- Community education initiatives raising awareness about homelessness, violence against women, bullying, NAIDOC Week, and Reconciliation.
- Hosting Vinnies Community Sleepouts at two sites and participating in the Western Sydney Community Sleepout to raise awareness and much-needed funds for Vinnies homelessness services.
- ✓ Successfully audited the Specialist Disability Accommodation (SDA) program, receiving the final report with no recommendations and securing further registration as an SDA provider.
- ✓ Partnered with CHIA NSW to offer eligible staff members the opportunity to participate in the "Get Recognised" pilot program, rolling out the Certificate IV in Social Housing.
- ✓ Held an annual planning day between Tenancy and Tailored Support to assess strengths, overlaps and gaps, shaping the SAHF team's Service Improvement Plan for the next year.

NSW Property and Maintenance Results

Work Order Completion: Achieved 90.3% on-time delivery for 3,408 work orders during FY 23/24, increasing to 93.3% when excluding capital works.

Safety Compliance: Maintained 100% compliance with smoke alarm audits and electrical safety standards.

Property Upgrades	Number
Bathroom	12
Internal Painting	3
Kitchen Replacement	9
Roof Replacement	2

NEW SOUTH WALES

304

Households were successfully housed that were homeless or at risk of homelessness.

70%

Of exits were positive, with tenants entering into private rentals, social or affordable homes.

90%

On-time completion of all work orders.

100%

Compliance with smoke alarm audits and electrical safety compliance.



STATE REPORTS – SOUTH AUSTRALIA

■ A Year in Review by Jonathon Armstrong, State Manager (SA)

2023/2024 was a year of growth, change and achievement for St Vincent de Paul Society Housing Australia in South Australia. We welcomed 19 new households and celebrated several transitioning into home ownership.

Staffing changes marked a significant milestone, with Roman Kowalczyk, who's been with us since 2016, stepping into the role of Chief Operations Officer. Roman has been a major strength in our success over the years, helping to nearly double the South Australian portfolio and playing a key role in the creation of our national housing company. His unwavering dedication to the people we serve has been a true inspiration.

With Roman stepping up, I was given the honour of leading our South Australian team. We're a small but incredibly dedicated group, and despite the challenges, we've consistently risen to meet the growing demand for housing services. Our commitment to professionalism and the maintenance of high standards has been constant throughout this year.

One of the standout achievements for us was also our smooth transition to a cloud-based operating system. This was a huge leap forward for us, and credit goes to the national project team that handled the complex system configuration and implementation so well. Their hard work, along with the Board and Executive's significant investment in upgrading our IT infrastructure, has positioned us for greater efficiency and service delivery in the future.

Our partnerships have been instrumental to our success this year, especially with organisations that have supported our efforts to expand housing for those in need. A huge thanks goes to Dominican Convent Inc. and Bernadette Kiley OP for their focus on housing outcomes for women over 55, leading to 15 new dwellings in our portfolio. Similarly, the Sisters of St Josephs contributed three more dwellings in northern Adelaide, and St Dominic's Priory continues its mission with an unwavering commitment to changing lives and increasing our portfolio and reach. Sister Joyce and her team at the Adelaide Day Centre for Homeless Persons Inc. has also been incredible in enabling us to expand our services.

Collaborating with the South Australia Housing Trust (SAHT) has been a significant driver of growth and strengthened connections. Our portfolio expanded by 5.36%, reflecting meaningful progress in providing more

homes for those at risk of homelessness. Despite challenges during the year, we achieved a 22% reduction in arrears, demonstrating the effectiveness of our strategies and the unwavering dedication of our tenancy staff.

In terms of operational achievements, we hit an impressive 87% on-time completion rate for work orders, demonstrating our commitment to providing prompt and reliable maintenance services. Finally, our compliance with smoke alarm audits and electrical safety was almost perfect, hitting 97.87%, highlighting our commitment to safety and quality housing. We were also able to complete several refurbishments of our dwellings with multiple kitchens and bathrooms replaced.

This year brought challenges and rewarding moments. I'm deeply grateful to our team, partners, and supporters. Together, we're making a difference. Here's to another year of growth and impact!

Key Achievements for SA:

- ✓ Welcomed 19 new households, with several transitioning into home ownership.
- ✓ Transitioned to a cloud-based operating system for greater efficiency and service delivery.
- ✓ Partnership Success:
 - Added 15 new dwellings for women over 55 through Dominican Convent Inc.
 - Gained three new dwellings from the Sisters of St Josephs.
 - Expanded services through collaboration with St Dominic's Priory and the Adelaide Day Centre for Homeless Persons Inc.
- ✓ Increased portfolio by 5.36%, providing more homes for those at risk of homelessness.
- ✓ Reduced arrears by 22% through effective strategies.
- ✓ Achieved 87% on-time work order completion and 97.87% compliance with safety standards.
- ✓ Replaced multiple kitchens and bathrooms in existing dwellings.

SOUTH AUSTRALIA

19

New households welcomed to SVDP SHA.

22%

Reduction in arrears.

87%

On-time completion of all work orders.

98%

Compliance with safety standards.





SOCIAL AND AFFORDABLE HOUSING FUND (SAHF) PROGRAM

2024 Results

SAHF Annual Tenant Satisfaction Survey Results against Service Quality KPIs



SATISFACTION WITH OVERALL QUALITY OF TENANCY MANAGEMENT SERVICES



SATISFACTION WITH CONDITION OF DWELLING



SATISFACTION WITH OVERALL QUALITY OF TAILORED SUPPORT COORDINATION SERVICES



SATISFACTION WITH MAINTENANCE SERVICES



ALL TENANCIES SUSTAINED FOR 12 MONTHS OR LONGER



OVERALL SATISFACTION WITH HOUSING SERVICES

SAHF Annual Tenant Satisfaction Survey Results – Personal Wellbeing Index			
PWI Domain	CHIA NSW Benchmark	SVDPH	Difference
Future security	65.90	75.24	+9.34
Standard of living	71.32	79.05	+7.73
Achieving in life	64.51	70.12	+5.60
Personal relationships	66.11	75.71	+9.60
Safety	73.54	80.28	+5.59
Wellbeing index	66.81	73.81	+7.00
Sense of community	64.96	71.15	+6.19
Health	61.65	65.83	+4.18
Life as a whole	70.22	74.52	+4.18



SAHF PROGRAM HIGHLIGHTS

94%

TENANCIES SUSTAINED OF THOSE
THAT HAD A HISTORY OF
HOMELESSNESS
(2023-2024)

- 274 of 293 people who had a history of homelessness prior to entering the program have been supported to sustain their tenancies for 12 months or longer (100%).

92%

TENANCIES SUSTAINED OF THOSE
THAT WERE HOMELESS AT INTAKE
(2023-2024)

- 150 out of 163 people that were homeless at intake when entering the program have been supported to sustain their tenancies for 12 months or longer (100%).

66%

INITIALLY UNEMPLOYED SAHF
TENANTS HAVE SINCE GAINED
EMPLOYMENT
(2023-2024)

- Of the 192 tenants that identified as unemployed during their Initial Assessment, 127 (63%) tenants have since achieved part-time employment or full-time employment.

BENCHMARKING COMPARISONS

When compared to CHIA NSW's industry benchmark indicator set, SVDPH was above the benchmark for eleven of seventeen measured indicators recorded.

Indicators above the benchmark were quality of life, with 83% satisfied (10 points above), property condition, with 91% satisfied (10 points above), satisfaction with neighbourhood, with 86% satisfied (4 points above), tenant involvement, 80% satisfied (8 points above), listening and acting on tenants' views 75% satisfied (6 points above), value for money 87% satisfied (5 points above), information provision 85% satisfied (3 points above), tenant's rights upheld 83% satisfied (2 points above), and communication 82% satisfied (2 points above).

SPECIALIST DISABILITY ACCOMMODATION

2024 Results

SDA Annual Tenant Satisfaction Survey Results

We became a registered Specialist Disability Accommodation (SDA) provider with the National Disability Insurance Agency (NDIA) in 2019, and we currently support eighteen participants across four SDA group homes in Sydney and Coonamble, regional NSW. Our participants, identified by the NDIS as having extreme functional impairments or very high support needs, are at the heart of everything we do. As their accommodation provider, we are committed to ensuring their homes are safe, accessible, liveable, and tailored to meet their unique requirements.

2024 Tenant Survey Results

Our SDA Tenant Survey offers valuable insights into the experiences and satisfaction of tenants living in Specialist Disability Accommodation (SDA). Despite its small sample size, with only three respondents and a response rate of 19%, the 2024 feedback provides a positive outlook on various aspects of tenant life.

Key Findings:

- **Tenants' Rights:** All participants agreed that SvDPSHA respects their rights, continuing a strong trend from the previous year.
- **Complaints Handling:** Tenants unanimously felt that SvDPSHA effectively resolved complaints, showing improvement from the previous year's results.
- **Neighbourhood Satisfaction:** All respondents liked the neighbourhoods they live in, reflecting a consistent level of satisfaction with their living environments.
- **Communication:** Tenants reported that SvDPSHA listens to their concerns and assists with their questions, maintaining a high standard in communication.
- **Repairs and Maintenance:** The survey indicates full satisfaction with the way SvDPSHA Housing addresses repairs, with tenants confident that issues are resolved promptly and effectively.
- **Condition of Home:** Tenants felt safe at home and were pleased with the overall condition of their living spaces, echoing the positive feedback from 2023.
- **Quality of Life:** All participants agreed that their quality of life has improved since moving into a SvDPSHA home, highlighting the positive impact of their accommodation on their well-being.

Personal Wellbeing Index (PWI):

- The PWI scores showed a mix of slight improvements and consistent satisfaction across different categories. The average scores for 2024 were generally high, with some categories reaching perfect scores, indicating a high level of overall wellbeing among the tenants.
- This survey reinforces the commitment of SvDPSHA –to providing safe, supportive, and satisfying living environments for their tenants, ensuring their rights are respected, their needs are met, and their quality of life is enhanced.



Remembering Bernie Murphy

This year, we were saddened to lose our former colleague, Bernie Murphy, whose exceptional leadership and dedication were key to the success of our Specialist Disability Accommodation (SDA) program. As the

Manager of SDA, Bernie played a vital role in achieving high participant satisfaction, improving wellbeing outcomes, and securing NDIS registration for Amélie Housing.

Bernie's passion, tireless advocacy, and infectious sense of humour left a profound and lasting impact on everyone who worked alongside him. His contributions have enriched the lives of many, and his legacy will continue to shape and inspire the future of our work. We will always remember and celebrate the positive difference he made.

Rest in peace, Bernie.

OUR PARTNERS

St Vincent de Paul Society
Vinnies services - CIP, STH, FS, Energy
Efficiency Program

Vinnies Conferences

Australasian Housing Institute

Catholic Archdiocese of Adelaide

Onelink

About U Services

Calvary Community Care

Australasian Housing Institute

Care Financial

SA Care

Catholic Diocese of Darwin

Adelaide North West Housing Alliance

St Benedicts Karabar

Centacare Catholic Community Services

Canberra Alliance for Harm Minimisation
& Advocacy

Canberra Community Law

Directions Health ACT

Bakers Delight

Faith Housing Alliance

Public Trustee/Guardian ACT & NSW

Mercy Services

Catholic Care – Broken Bay

Catholic Care – Lewisham

Centrelink

Muslim Women's Association

Tharawal Housing Aboriginal Corporation

Nova Women and Children

Twenty10

Uniting

ADF NSW

Kathleen York House

Linking Hearts Program

Haymarket Foundation

WAGEC

YWCA

House of Welcome

Launchpad Youth

Mission Australia

Parkes Forbes Housing

Social Futures

L'Arche NSW

Lions Youth Haven

Jenny's Place

Gethsemane Community

The Gender Centre

Sister's Housing

Wesley Community Services Ltd

Northern Shore Ryde

Koori Dustbusters

KARI

Mental Health Service

Shire Helper

SamaritanHouse

Samaritans Foundation

Diocese of Newcastle

New Horizons Enterprises Ltd

Community Connections Australia

Community Housing Industry Association
NSW and SA

Faith Housing Alliance

Welcome Mat

Shelter NSW

Dominican Convent Inc

Sisters of Mercy of Australia and Papua
New Guinea

Shire Helper

Sisters of St Josephs

Uniting SA Port Adelaide

Western Domestic Violence

Southern Domestic Violence

Baptist Care

Westcare

Womens Safety Services

Wardli-Ana

Neami

Pathways - Southern and Northern
Division

Hutt St Centre

Salvation Army

NDIS providers

Red Cross

Eastern and Southern Hoarding Squalor
Groups

Oz Harvest

Care Inc

Feros Care

CareVan

Foodcare

Hair Aid

Aboriginal Family Support Services

Centacare

Western Adelaide Homelessness Services

Towards Home

ACT Legal Aid

Youth 110

Uniting Care Wesley – Bowden

Community Living Options

All levels of government (Commonwealth,
States & Territories, Local Government),
specifically:

- NSW Department of Communities
and Justice
- NSW Land and Housing
Corporation
- South Australian Housing Trust
- Department for Child Protection SA
- Department of Human Services SA
- Department of Correctional Services
SA
- Housing ACT



OUR PEOPLE AND CULTURE

- At June 30, 2024 we had 43 staff members working across 8 offices in NSW, SA & the ACT.



St Vincent de Paul Society Housing Australia continues to be governed by an independent, skills-based Board composed of leaders with extensive expertise in governance, finance, and social housing. Our Board remains dedicated to steering the organisation with a forward-thinking vision that addresses the evolving housing needs across the communities we serve.

This year, our team of over 43 dedicated staff has further strengthened its capabilities in delivering specialist corporate services, housing services, and tenancy management expertise. United by a shared commitment to our tenants and driven by our values, we continue to evolve, focusing on innovation and collaboration to deliver high-quality service and support in every community we serve.

Our head office is located in Wentworthville, NSW, with additional offices across Eagle Vale, Lewisham, Parkes, Albury, and Cardiff in NSW. We also have offices in Yarralumla (ACT) and Adelaide (SA), ensuring we support and serve all the communities in which we operate.

Staff Diversity and Engagement Survey

In August 2024, we conducted our Staff Diversity and Engagement Survey to ensure we remain responsive to the needs and experiences of our workforce. This survey provides us with valuable insights into the diversity within our organisation and helps us understand how engaged and supported our staff feel. The outcome of this process allows us to create a more inclusive, collaborative, and fulfilling work environment, ensuring that every staff member can thrive. By regularly seeking staff feedback, we identify areas for improvement, reinforce our organisational values, and remain aligned with our mission to serve the community with excellence and compassion.

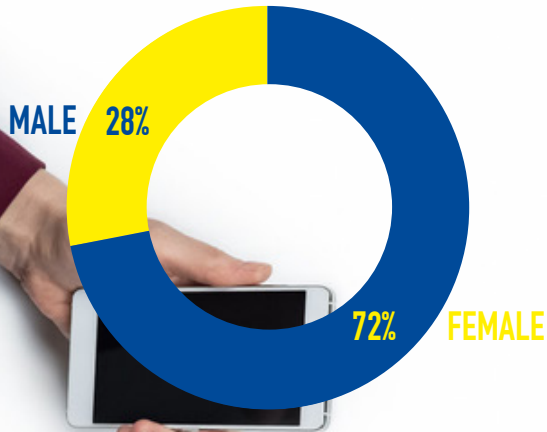
Team Days: Fostering Collaboration and Celebrating Success

Team Days are a cornerstone of our organisational culture, uniting colleagues from across metropolitan, regional, and interstate offices. These gatherings provide an invaluable opportunity to strengthen connections, foster collaboration, and celebrate our collective dedication.

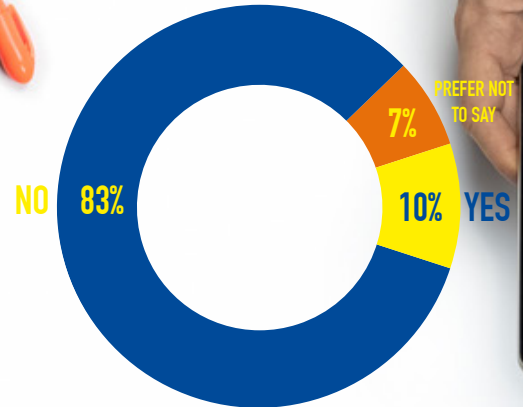
A highlight of the year, Team Days offer time to reflect on our shared mission, engage in meaningful discussions, and align with our strategic goals. They are vital for reinforcing our values, encouraging innovation, and creating an open space for communication, all of which drive our ongoing success.

In addition to insightful presentations and strategic sessions, we celebrate the outstanding contributions of our staff through the Staff Awards, recognising those who go above and beyond. These moments of recognition showcase the commitment and talent within our organisation, reinforcing the collaborative and positive environment that helps us achieve our mission of providing housing and hope.

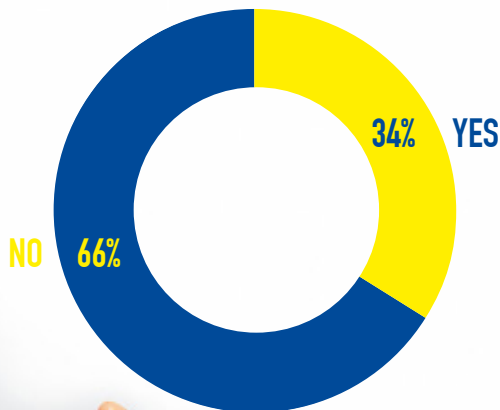
GENDER



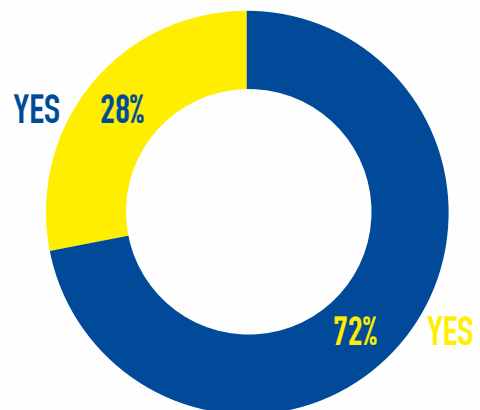
DISABILITY



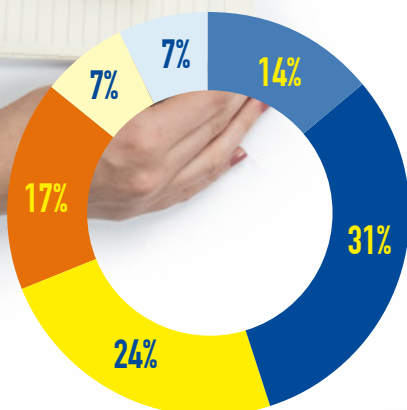
CARER



ENGLISH AS A SECOND LANGUAGE



EDUCATION



LANGUAGES SPOKEN

Hindi, Bisaya, Nepali, Macedonian, Dutch, Spanish

ETHNIC BACKGROUNDS

Swedish, Irish, Australian, Filipino, Nepalese, Indian, English, Croation, Irish, Macedonian, Dutch, Greek, South American

CONNECTION TO SOCIAL HOUSING

17% HAVE LIVED IN SOCIAL HOUSING
21% PARENTS LIVED IN SOCIAL HOUSING

■ SENIOR SECONDARY SCHOOL CERT
 ■ VOCATIONAL QUALIFICATION
 ■ BACHELOR'S DEGREE
 ■ POST GRAD CERTIFICATE OR DIPLOMA
 ■ MASTER'S DEGREE
 ■ PREFER NOT TO SAY

STAFF SURVEY
DIVERSITY RESULTS

96% ALIGNMENT WITH
ORGANISATIONAL VALUES

62% FULLY ALIGNED

34% SOMEWHAT ALIGNED

96% SATISFACTION WORKING
AT SVDPSHA

62% VERY SATISFIED

34% SATISFIED

WHAT STAFF APPRECIATE ABOUT OUR ORGANISATIONAL CULTURE

90% VALUE OUR:
SUPPORTIVE TEAM

79% WORK-LIFE BALANCE

76% TEAM COLLABORATION

69% OPEN COMMUNICATION

WHAT STAFF ENJOY MOST ABOUT WORKING AT SVDPSHA

Shared Values

Friendly Staff

Belonging To An Organisation
That Strives To Improve The Lives
Of People In Need

Supportive Management

Team Environment

Helping People In Need

The People

Welcoming And Accommodating
Environment

Inclusive Culture

Work-Life Balance

Shared Commitment To People
Doing It Tough



4.5 STARS

**RECOMMENDATION OF SVDPSHA
AS A GOOD PLACE TO WORK**

**STAFF SURVEY
ENGAGEMENT RESULTS**





Spreading Joy Through Community Service

Staff in South Australia extended their impact beyond housing by partnering with The Adelaide Day Centre for Homeless Persons. In the lead-up to Christmas 2023, the team packed much-needed hampers, spreading joy and providing support to vulnerable members of the community. This initiative reflects the compassion and community spirit at the heart of St Vincent de Paul Society Housing Australia, reinforcing our commitment to making a positive difference.

AWARDS AND RECOGNITION

Our Recognition Awards celebrate the good work our team do, and recognise those that go above and beyond.

INNOVATION AWARD

The Innovation Award recognises team members who regularly find new and better ways of doing things. Award winners demonstrate excellence in problem solving and continual improvement – finding new ways, testing new ideas, and leading change by transitioning from one thing to the next.

This year's Innovation Award winner was:

Jonathon Armstrong



Jonathon exemplifies Amélie's values by fostering a culture of initiative and innovation within his team. He empowers team members to think independently and back their decisions, ensuring they find the best solutions for tenants. Rather than simply providing answers, Jonathon encourages his team to come

up with their own ideas, often asking, "What do you think we should do?". This approach helps cultivate a proactive mindset, where team members are unafraid to think creatively and outside the box. Jonathon's leadership has resulted in a team that consistently delivers innovative solutions, providing outstanding service and outcomes for tenants.

AMÉLIE'S AWARD

The Amélie Award recognises team members who consistently demonstrate our values and anchor their teams in times of uncertainty. They do this by showing humility, generosity and a passion for service, while always putting clients first.

This year's Amélie Award winner was:

John Ceh



John integrates our values into everything he does, both in his work with staff and clients. Serving as the anchor of the maintenance side of operations, he consistently puts customers first and ensures the upkeep of properties. His dedication is evident in his visits to regional areas like Parkes, where he

goes above and beyond in managing maintenance. John's "can-do" attitude improves tenant services and enhances the condition of our homes, while his ability to build strong relationships with Housing Officers and tenants bridges the gap between Asset and Tenancy functions. His generosity and passion for his work, particularly in capital projects, reflect not only his personal values but also those of the organisation. John's commitment to supporting tenants, demonstrated by initiatives like negotiating the donation of over 400 Christmas hampers, makes him a deserving recipient of the Amélie Award.

EXCELLENCE AWARD

This award recognises a staff member who consistently exceeds role expectations, enhancing the tenant experience and contributing to the organisation's goals. They take on additional responsibilities, offer innovative ideas, and find cost-efficient solutions, all while delivering top-quality customer service. Their dedication and proactive approach make them an invaluable asset to both the team and the community.

This year's Excellence Award winners was:

Joe Jackson



Joe is the face of all things related to assets in South Australia, consistently engaging with tenants and building on our reputation for well-maintained properties and successful partnerships with long-term contractors. He goes above and beyond the expectations of his role by ensuring maintenance

issues are resolved professionally and developing strong relationships with both tenants and contractors. Joe brings innovative ideas to the table, such as long-term, cost-efficient solutions to garden maintenance, helping tenants sustain their tenancies with minimal costs. His proactive approach, such as removing overgrown hedges and trees that contribute to long-term maintenance challenges, has improved property conditions and enhanced communication between maintenance teams and Housing Officers. Joe's empathy, particularly with older tenants, and his focus on maintaining open lines of communication with contractors and Housing Officers ensure that issues are addressed collaboratively. His dedication to tenant satisfaction and his commitment to delivering the highest quality service make him a deserving recipient of the Excellence Award.

HIDDEN GEM AWARD

The Hidden Gem Award recognises a staff member who consistently delivers exceptional results and makes a significant impact on their team and the organisation, often behind the scenes. This individual may not always be in the spotlight, but their dedication, hard work and reliability shine through in the quality of their contributions. Their efforts are invaluable in helping the organisation achieve its goals, and they are a true asset to the team.

This year's Hidden Gem Award winners were:

Rachael Carney and Kerry Wade



Rachael received the Hidden Gem Award for her exceptional ability to consistently improve systems, making them more efficient and beneficial for everyone involved. She goes above and beyond in her role, often learning on the fly to ensure things happen smoothly. Rachel's dedication

extends not only to tenants and staff but also to lessors, real estate agents, contractors and suppliers. Always striving to find better, more cost-effective, and time-saving solutions, Rachel enables the organisation to allocate more time and resources to tenant care. Her commitment and proactive approach make her a true asset, deserving of the Hidden Gem Award.



Kerry was awarded the Hidden Gem Award for her outstanding commitment supporting tenants, consistently going above and beyond in her role. Kerry exemplifies a truly person-centred approach, treating each tenant as an individual, not just focusing on their conditions or circumstances. She takes the time to understand what matters most to her tenants, their families, carers, and support networks, fostering trust and mutual respect. Her dedication to providing personalised, respectful care makes a significant difference in the lives of those she supports, earning her well-deserved recognition with the Hidden Gem Award.



MISSION AND SPIRITUALITY

■ A message from Leo Tucker, Executive Director - Mission and Spirituality



“Blessed are you, Simon... And I tell you that you are Peter, and on this rock I will build my church...”

This passage from the Gospel of Matthew reflects two key themes: a transformation in how Peter perceives his mission and is perceived by others, and the shift in paradigm that gives rise to something new. These themes are echoed in the journey of St Vincent de Paul Society Housing Australia in 2023-24.

Firstly, we have embraced a name change, moving from Amélie Housing to St Vincent de Paul Society Housing Australia, marking a renewed alignment with our core mission. Secondly, under the leadership of Graham West, we have undergone a restructuring aimed at enhancing care, practice, and excellence. Together, we have strived to identify efficiencies and, as a spirit-led organisation, recognised fresh opportunities for the future.

Change, when taken at face value, can be

challenging and difficult to navigate. As Pope John XXIII famously said at the start of the Second Vatican Council: “We are not here to guard a museum, but to cultivate a flourishing garden of life.” Pope Francis has reiterated this call for renewal, and we too, as part of the St Vincent de Paul Society, are called to listen, cultivate, and transform both those we serve and those we serve alongside. Our Vincentian Rule reminds us: “Adaptation to a Changing World: faithful to the spirit of its founders, the Society constantly strives for renewal, adapting to changing world conditions... It seeks to be ever aware of the changes that occur in human society and the new types of poverty that may be identified or anticipated. It gives priority to the poorest of the poor and to those most rejected by society.”

As the gospel tells us, all of this is only possible if the foundation is solid - “on this rock” we build. For us, that “rock” is expressed through the ministry of Jesus, grounded in radical inclusivity, accompaniment, and the restoration of lives. Our mission and the Vincentian spirit call us to embed this pastoral ministry deeply in our story, listening to and understanding the signs of the times.

**“You are the Messiah, the Son of the living God.”
Matt 16:16 NIV**

In practice, our Mission is rooted in the social principles of human dignity, solidarity, preferential care for the vulnerable, and subsidiarity. These principles give contemporary voice to our work of building hope through housing, enabling us to support the homeless, the disadvantaged, and those on low to moderate incomes. Our future focus remains on strengthening communities, especially in tough times, while striving to transform lives in a just and equitable society.

This mission, which inspired our founders, continues to give us purpose today. It is grounded in the rock of Catholic social principles, responding to the imperatives of the Gospel. As we move forward, may we build upon these lasting foundations, continuing to care for others, give voice to the voiceless, and walk together in service.

Leo Tucker
Executive Director - Mission and Spirituality

OUR HISTORY

■ A Story of Love, Service and Compassion

Amélie Housing derives its name from Amélie Soulacroix, the wife of Frédéric Ozanam, the French literary scholar, lawyer, journalist and equal rights advocate who founded the Society of St Vincent de Paul in Paris in 1833.

A celebrated love story, Amélie and Frédéric worked together in service to the poor and the community's most vulnerable. In addition to supporting Frédéric's social justice research at the Sorbonne, Amélie partnered with him to support the development of the Society, while tending to the care of their young daughter Marie.

In September 1853, following Frédéric's death at age 40, Amélie resolved to facilitate the publication of his research and letters, to ensure his legacy. She was 32 at the time.

In the shadow, with great humility, Amélie pressed on – devoting her life to serving those in greatest need, and to the love of God and her family.

She died at 74, after a very short illness in September 1894, an awaited death in hope, as shown by the excerpt from one of her prayer, ‘Let me be reunited promptly with my beloved, and let us, O Lord, behold and worship you together for all eternity’.

Frédéric and Amélie's example of love and dedication to the most vulnerable are a motivation for us to create a more just and compassionate community.

Within the Society, Amélie's name graces many projects dedicated to the care of women and families. This includes Amélie House – a crisis accommodation service that supports vulnerable women and those experiencing domestic violence.

In 2012, when the Society launched a special purpose community housing company, Amélie and her legacy were seen to reflect the vision held for this new initiative.

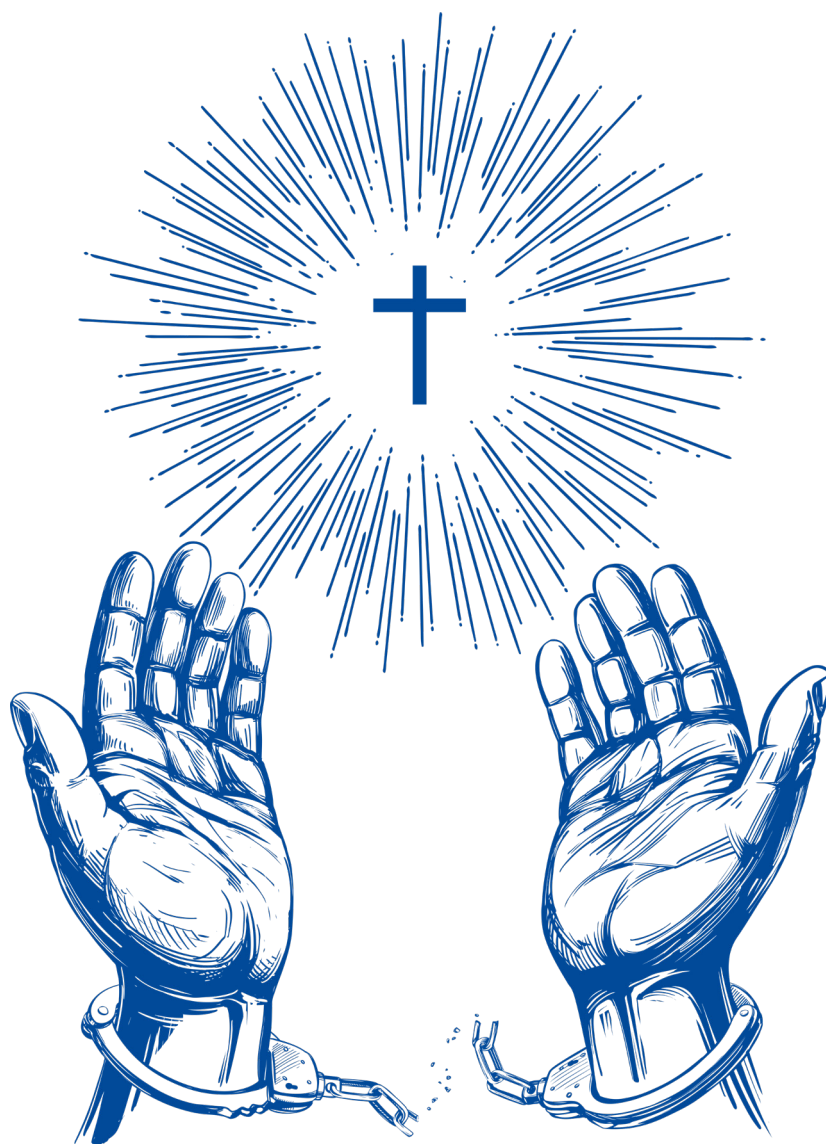
COMMITMENT TO ADDRESSING MODERN SLAVERY

The St Vincent de Paul Housing Board is assisted by its Audit, Risk and Finance Committee to maintain compliance with corporate governance standards, including oversight of Modern Slavery obligations. The Board has engaged St Vincent de Paul (Society) Housing Australia to manage the St Vincent de Paul Housing portfolio. This work is carried out by a dedicated team who provide specialist corporate services, housing services and tenancy management. The Chief Executive Officer (CEO) and Chief

Operations Officer (COO) of St Vincent de Paul (Society) Housing Australia hold contractual responsibility for procurement for that company and St Vincent de Paul Housing. The COO is also responsible for ensuring organisational governance, including maintaining current governance policies and procedures, such as the Modern Slavery Policy.

St Vincent de Paul (Society) Housing Australia actively fulfills its Modern Slavery obligations and supports St Vincent de

Paul Housing in fulfilling its Modern Slavery obligations. This includes engaging with suppliers to raise awareness about the risks of modern slavery and clearly communicating the organisation's expectations for addressing these risks. The organisation also provides training for staff and implements other relevant initiatives to mitigate the risks of modern slavery within its operations and supply chain. Through these actions, St Vincent de Paul (Society) Housing Australia demonstrates its commitment to ethical and responsible practices.





FINANCIAL REPORT

ACN 103 181 700

30 June 2024



DIRECTORS' REPORT

■ For the year ended 30 June 2024

The Directors present this report on ST VINCENT DE PAUL (SOCIETY) HOUSING AUSTRALIA (previously known as AMELIE HOUSING) ('the Company' or "SVDPSHA") for the year ended 30 June 2024.

Directors

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

Beverley Kerr

Lesley Wyatt

Michael Dureau

Peter Miller

Anthony Carpani

Stewart Chapman

Corey McGrath (appointed 2 February 2024)

Warwick Fulton (appointed 27 March 24)

Objectives

The short-term objectives of the company are:

- Provide more Homes
To expand availability of diverse, affordable, and sustainable housing options, meeting the growing demand across all states and territories we operate in. This will create a diverse community where housing stock increases, The community becomes in engaged and long-term tenancy sustainability is provided.
- Build the Capacity of Staff and Leadership

- To strengthen our internal capabilities to ensure that our workforce is well-equipped to meet current and future challenges, fostering a culture of leadership, innovation, and excellence.
- Create Community
To foster inclusive, supportive, and vibrant communities within our housing developments, where residents feel connected, supported, and empowered.
- Break the Cycle of Disadvantage
To address the main causes of disadvantage by providing tailored support and opportunities that empower tenants to achieve long-term stability and personal growth.
- One Society
To strengthen collaboration across all levels of the St Vincent de Paul Society to amplify our impact on housing and homelessness, both locally and internationally providing a streamlining system.
- To work collaboratively with other agencies of the Catholic Church to utilise church land to increase the supply of social and affordable housing;
- To obtain secured debt facilities with recognised lenders to finance a growth strategy;
- The re-development of properties transferred to the Company (from either the Society or Housing NSW);
- The implementation of innovative models of housing providing pathways out of homelessness into secure housing; and
- The social and economic development of communities experiencing social exclusions through community development.

Strategy for Achieving Objectives

SVDPSHA is well advanced in establishing its internal capacity and is in a position to selectively expand its overall operational capacity. SVDPSHA's ongoing commitment to continual improvement will enable it to refine business systems and processes while strategically collaborating on the provision of housing and support services as well as selected property development projects.

The primary focus for 2024/25 will be to selectively expand in property and tenancy management.

The long-term objectives are:

- To cooperate with the Society in other States to establish a national Community Housing Company;
- To undertake the re-development of Society property for community housing purposes;
- To leverage the value of Society property to invest in expanding the provision of community housing;
- To work with all levels of the Society to provide support services for tenants in the communities where they live;

DIRECTORS' REPORT

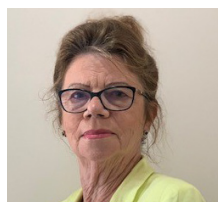
■ For the year ended 30 June 2024

Principal Activities

During the financial year the principal continuing activities of the company were the provision of Housing Services. On 19 December 2023, the Company name was changed from Amélie Housing to St Vincent De Paul (Society) Housing Australia.

Information on Directors as at the date of this report

Beverley Kerr



Non-Executive Director

Part completed BA Social Science, completed District Officers Training, Justice of Peace.

Beverley worked mainly in Social Services/Welfare, specialising in Disabilities, Mental Health, Adoptions (Natural Parents, Local and Overseas), Child Protection, Homelessness and Children's and District Court. Bev has been a member of the St Vincent de Paul Society (SVDP) for 20 years. She has held various positions in the SVDP: Regional President, Vice President State Council, Member of National Council for a year. President of Matthew Talbot Hostel, President of Vinnies Support Services, Board Director of SVDP. She is also a member of AICD.

Special responsibilities: Member of Audit Risk Finance Committee

Anthony Carpani



Non-Executive Director

B. Eng Sydney University, Fellow Australian Institute of Company Directors (FAICD)

Anthony has over 42 years' experience in the manufacturing industry both in Australia and the United States. He is an experienced senior executive across several industry sectors and export markets in over 25 countries. Anthony recently lived and worked in the US as Vice President and Group Executive with Wabtec Corp, a US\$ 8 Billion NYSE listed public company focused on manufacturing rolling stock and engineered components for the global railway industry. He now runs his own consulting company advising senior management on strategic planning, business development and Lean management. Anthony joined the Board of Amélie Housing on 8 November 2018.

Special responsibilities: Chairperson of the Amélie Housing Board
Member of the Asset Management and Development Committee

Kelly Wescombe (appointed 16 March 2022)



Non-Executive Director

B. Eng (Civil & Environmental), Diploma of Project Management

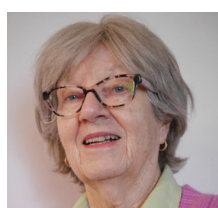
Having worked in across a range of property projects and infrastructure types for over 21 years, Kelly has developed her own consulting business to utilise her engineering and project management skills. She has a passion for making a difference in the lives of others and works with her clients as partners in her projects. She enjoys integrating, summarising and presenting information gleaned from a range of technical disciplines to communicate key findings to enable project decision making at an executive level.

DIRECTORS' REPORT

■ For the year ended 30 June 2024

Information on Directors as at the date of this report (Continued)

Lesley Wyatt



Non-Executive Director

Bachelor of Social Science and Masters of Social Administration, University of Western Sydney. Member of the Australasian Housing Institute.

Lesley has 34 years' experience in the provision of Community Housing, overseeing the growth of an organisation from 36 to 1,000 properties between 1983 and 2008.

She has worked as the CEO of a new Community Housing Development company between 2008-2009. She has experience as a Contractor Peer Evaluator carrying out Accreditation Audits against the National Community Housing Standards throughout the sector to present day. Lesley has carried out these audits in NSW, ACT, Victoria and New Zealand.

Special responsibilities: Former Member of the Audit Risk Finance Committee

Stewart Chapman



Non-Executive Director

Bachelor of Commerce and a Master of Commerce (Hons), Bachelor of Legal Studies (Law)

Stewart is admitted to the New South Wales Supreme Court as Barrister and admitted to the Supreme Court of the Australian Capital Territory as barrister and solicitor. He is on the Territory Council of the St Vincent De Paul Society of the Canberra Goulburn Archdiocese as a Vice President since 2016 and is on the Board of the St VDP CG Archdiocese. He has completed course work for a Master of Law degree. He has worked in the ACT Treasury for 16 years. He has been the treasurer of a number of clubs and societies.

Peter Miller



Non-Executive Director

Bachelor of Commerce (UNSW), Fellow Certified Practicing Accountants (FCPA), Fellow Institute of Company Directors (FAICD), Associate of the Australian Chartered Institute of Secretaries and Administrators (ACIS).




A senior Finance and Accounting Executive with over 43 years' experience in financial management working with a number of leading organisations in Australia. This included Chief Financial Officer St Vincent de Paul NSW, the Commercial Director BP Australia, Finance Director Castrol Australia and NZ, Group Financial Controller for AGL, National Commercial Manager Monier Limited. He was also a Board Member for National Seniors Australia and a Director for Outward Bound Australia for 28 years. Other NFP experience included a Finance Committee Member for YWCA and a Member of the Audit and Finance Committee for the Royal Rehabilitation Centre Sydney.

Special responsibilities: Chairperson of the Audit Risk Finance Committee

DIRECTORS' REPORT

For the year ended 30 June 2024

Information on Directors as at the date of this report (Continued)

Adjunct Professor Michael Dureau AM	
	Non-Executive Director
	FTSE, Hon FIEAust, FIChemE, FAIE, FAICD, CPEng, CSci, JP
	Michael Dureau has a proven track record as a successful CEO in both expanding and contracting markets in Australia, New Zealand and Asia and, more recently, a leader of new energy technology development, advanced engineering and studies of key environmental issues facing Australia.
	As MD of ALSTOM Power (formerly ABB Power Generation) he built Australia's most successful Power Generation Technology and Services Company. He is the Chairman and Executive Director of the Warren Centre for Advanced Engineering Ltd.
	He is a Member of the executive and an Honorary Life Fellow of the Chem. Eng Foundation and immediate past President of the Electrical and Information Engineering Foundation. He is a long serving member of the Industry Advisory Network of The University of Technology, Sydney and a Zunz Lecturer.
	Recognising an urgent need of the Electric Power Industry in Australia for properly trained power engineers he led the initiative to set up Australia's first Electric Power Institute and was its founding Chairman.
	He is a member of EA's National Committee on Fuels and Energy as well as an Advisory Board Member of the Centre for Engineering Leadership and Management for EA Sydney Division.
Special responsibilities:	He is passionate about renewable and clean energy and is Chairman of AnaeCo Ltd. and of Microflow Ltd. He is a director of Granite Power Ltd., BioTek Fuels Ltd. and the Australian Centre for Innovation Ltd. In 2010 he retired as Australian and International Chairman of Registered Engineers for Disaster Relief (RedR) after 8 years on the Board.
	Michael joined the Board of Amélie Housing on 8 November 2018 and Audit Risk Finance Committee in February 2023.
Corey McGrath (appointed 2 February 2024)	
	Non-Executive Director
	B. Bus (Finance and IT)
	Core Competencies: Finance/Investment, IT, Governance, Strategic Change Management, Culture Change. Corey has served on 13 non-profit charity boards in the roles of Director, Treasurer, Secretary, Vice-Chair and Chair; as well as on multiple board sub committees (as Member or Chair) related to Governance, Finance, Property, Risk, Investment, Cyber Security and Safeguarding. Corey also serves as a Bench Justice in North West Tasmania.
Warwick Fulton (appointed 27 March 2024)	
	Non-Executive Director
	Barister of the Supreme Court of NSW; Barrister and Solicitor of the Supreme Court of the ACT; former Fellow Certified Practicing Accountant (FCPA) now retired.
	Warwick held various roles in the Australian Taxation Office over 26 years specializing in Tax Appeals and International Tax Law including assisting in the introduction of Australia's international tax legislation. He was also a partner from its early days in what became one of the largest Strata Management companies in the ACT. A member of the St Vincent de Paul Society for 16 years holding senior leadership positions in the ACT and at national level. Currently Deputy President of the National Council.

DIRECTORS' REPORT

For the year ended 30 June 2024

Meetings of Directors

The number of meetings of the company's Board of Directors ('the Board') and of each Board Committee held during the year ended 30 June 2024, and the number of meetings attended by each director were:

	Board		Audit Risk Finance Committee	
	Attended	Held	Attended	Held
Beverley Kerr	6	6	4	5
Anthony Carpani	6	6		
Lesley Wyatt	6	6		
Michael Dureau	5	6	5	5
Peter Miller	5	6	5	5
Stewart Chapman	6	6		
Kelly Wescombe	5	6		
Corey McGrath	2	2		
Warwick Fulton	2	2		

Held: represents the number of meetings held during the time the director held office or was a member of the relevant committee.

Members' Guarantee

St Vincent de Paul (Society) Housing Australia is a company limited by guarantee. In the event of, and for the purpose of winding up on the Company, the amount capable of being called up from each member and any person or association who ceased to be a member in the year prior to the winding up, is limited to \$100 (2023: \$100) for all members, subject to the provisions of the Company's constitution.

At 30 June 2024 the maximum liability of members in the event of winding up was \$500 (2023: \$400).

Events after the end of the reporting period

On 24 October 2024, the Company sold its property in Burwood, NSW for a consideration of \$3,600,500 and utilised its proceeds to partially settled its loan with ADF.

No matters or circumstances 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.

Auditor's independence declaration

A copy of the auditor's independence declaration is set out on the following page.

On behalf of the directors



Anthony Carpani
Director

8 November 2024
Sydney



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Fax: +61 2 9240 9821
www.bdo.com.au

Level 11, 1 Margaret Street
Sydney NSW 2000
Australia

DECLARATION OF INDEPENDENCE BY CLAYTON EVELEIGH TO THE DIRECTORS OF ST VINCENT DE PAUL (SOCIETY) HOUSING AUSTRALIA (PREVIOUS KNOWN AS AMELIE HOUSING)

I declare that, to the best of my knowledge and belief, there have been no contraventions of any applicable code of professional conduct in relation to the audit of St Vincent De Paul (Society) Housing Australia for the year ended 30 June 2024.

A handwritten signature in black ink, appearing to read 'Clayton Eveleigh', is written over a light blue horizontal line.

Clayton Eveleigh
Director

BDO Audit Pty Ltd

Sydney, 8 November 2024

BDO Audit Pty Ltd ABN 33 134 022 870 is a member of a national association of independent entities which are all members of BDO Australia Ltd ABN 77 050 110 275, an Australian company limited by guarantee. BDO Audit Pty Ltd and BDO Australia Ltd are members of BDO International Ltd, a UK company limited by guarantee, and form part of the international BDO network of independent member firms. Liability limited by a scheme approved under Professional Standards Legislation.

Statement Of Profit Or Loss And Other Comprehensive Income

For the year ended 30 June 2024

	Note	2024 \$	2023 \$
Revenue	1	13,654,157	12,087,568
Other income	1	6,547,560	385,027
Expenses			
Employee benefits expenses		(5,017,660)	(5,169,213)
Depreciation and amortisation expenses		(1,092,874)	(762,084)
Finance costs		(387,773)	(290,493)
Occupancy expenses		(6,123,390)	(5,836,237)
Administration expenses		(2,326,742)	(1,155,283)
Surplus/(deficit) before fair value adjustments, Investment property movement and income tax		5,253,278	(740,715)
Net surplus/(loss) on derecognition of SA investment properties			62,299
Gain on revaluation of investment properties	8	64,645,487	18,575,269
Surplus before income tax		69,898,765	17,896,853
Income tax expense	20(b)		
Surplus after income tax expense for the year		69,898,765	17,896,853
Other comprehensive income for the year, net of tax			
Total comprehensive income for the year		69,898,765	17,896,853

Statement Of Financial Position

For the year ended 30 June 2024

	Note	2024 \$	2023 \$
CURRENT ASSETS			
Cash and cash equivalents	3	1,779,611	3,695,066
Trade and other receivables	4	205,689	275,432
Other current assets	6	806,573	1,101,189
Non current asset for sale	5	3,500,000	
Financial assets - investments	6	3,577,773	3,840,232
TOTAL CURRENT ASSETS		9,869,646	8,911,919
NON-CURRENT ASSETS			
Property, plant & equipment	7	2,380,726	1,960,800
Intangibles		3,055	6,389
Investment properties	8	232,023,418	162,602,476
Right-of-use assets	9	314,949	490,991
TOTAL NON-CURRENT ASSETS		234,722,148	165,060,656
TOTAL ASSETS		244,591,794	173,972,575
CURRENT LIABILITIES			
Lease liabilities	10	984,998	1,058,976
Trade and other payables	11	1,717,104	2,011,848
Contract liability	12	44,241	50,000
Borrowings	13	691,143	
Employee entitlements		829,546	805,658
TOTAL CURRENT LIABILITIES		4,267,032	3,926,482
NON-CURRENT LIABILITIES			
Lease liabilities	10	1,174,037	1,242,693
Borrowings	13	5,286,566	4,838,000
TOTAL NON-CURRENT LIABILITIES		6,460,603	6,080,693
TOTAL LIABILITIES		10,727,635	10,007,175
NET ASSETS		233,864,159	163,965,400
EQUITY			
Retained surpluses		144,673,204	74,774,445
Member contributions		89,190,955	89,190,955
TOTAL EQUITY		233,864,159	163,965,400

Statement Of Changes In Equity

■ For the year ended 30 June 2024

	Member contributions	Retained surpluses	Total equity
		\$	\$
Opening balance as at 1 July 2022	89,190,955	56,592,952	145,783,907
Surplus after income tax expense for the year		17,896,853	17,896,853
Other comprehensive income			
Total comprehensive income for the year		17,896,853	17,896,853
<i>Other transactions with owners in the capacity as owners</i>			
Gain on merger (Note 19)		284,640	284,640
Balance as at 30 June 2023	89,190,955	74,774,445	163,965,400
Opening balance as at 1 July 2023	89,190,955	74,774,445	163,965,400
Surplus after income tax expense for the year		69,898,765	69,898,765
Other comprehensive income			
Total comprehensive income for the year	89,190,955	144,673,204	233,864,159
Balance as at 30 June 2024	89,190,955	144,673,204	233,864,159

Statement Of Cash Flows

■ For the year ended 30 June 2024

	Note	2024	2023
		\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers (inclusive of GST)		16,635,088	12,024,110
Payments to suppliers and employees (inclusive of GST)		(16,191,873)	(12,334,072)
Interest received		24,918	61,802
Finance costs paid (including interest on leases)		(387,771)	(290,493)
Net cash from/(used in) operating activities		80,362	(538,654)
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for investment properties excluding donated properties		(2,211,673)	(75,345)
Payments for property, plant and equipment		(504,009)	
Cash received on merger (Note 19)			279,781
Proceeds from the sale of investment properties			1,000,444
Investment in financial assets - term deposits (Note 6) *		500,000	(2,000,000)
Net cash used in investing activities		(2,215,682)	(795,120)
CASH FLOWS FROM FINANCING ACTIVITIES			
Payment for lease liability		(919,844)	(539,793)
Proceeds from borrowings, net		1,139,709	
Net cash used in financing activities		219,865	(593,793)
Net (decrease)/increase in cash and cash equivalents *		(1,915,455)	(1,873,566)
Cash and cash equivalents at beginning of the financial period		3,695,066	5,568,632
Cash and cash equivalents at the end of the financial period		1,779,611	3,695,066

* Cash and cash equivalents excludes term deposits with maturities of greater than 3 months which are classified as financial assets.

DIRECTORS' DECLARATION

■ For the year ended 30 June 2024

In the Directors' opinion:

- the attached financial statements and notes comply with the Australian Accounting Standards - Simplified Disclosures and the Australian Charities and Not-for-profits Commission Act 2012 and Not-for-profits Commission Regulation 2022;
- the attached financial statements and notes give a true and fair view of the consolidated entity's financial position as at 30 June 2024 and of its performance for the financial year ended on that date;
- there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable; and

Signed in accordance with a resolution of directors made pursuant to section 60.15(2) of the Australian Charities and Not-for-profit Commission Regulation 2022.



.....
Anthony Carpani

Director

Sydney, 8 November 2024

INDEPENDENT AUDITOR'S REPORT

To the members of St Vincent De Paul (Society) Housing Australia

Report on the Audit of the Financial Report

Opinion

We have audited the financial report of St Vincent De Paul (Society) Housing Australia (the registered entity), which comprises the statement of financial position as at 30 June 2024, 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 St Vincent De Paul (Society) Housing Australia, 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 2024 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 St Vincent De Paul (Society) Housing Australia'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

This description forms part of our auditor's report.

BDO Audit Pty Ltd

A handwritten signature in black ink, appearing to read 'Clayton', is written over the printed name.

Clayton Eveleigh
Director

Sydney, 11 November 2024

Notes



St Vincent de Paul Society Housing
AUSTRALIA

good works