Venture Housing Company Limited

Financial Statements

For the Year Ended 30 June 2024

Venture Housing Company Limited

For the Year Ended 30 June 2024

CONTENTS

Directors' Report

30 June 2024

The Directors of Venture Housing Company Limited submit herewith the annual report of the company for the financial year ended 30 June 2024. In order to comply with the provisions of the *Australian Charities and Not-for-profits Commission Act 2012*, the directors report as follows:

Information on directors

The names of the directors in office at any time during, or since the end of, the year are:

Names

Allan McGill, AM

Frances Kilgariff, AM, FAICD

Patrick Bellot

Patricia Angus

Graham Symons

Robert Stribling

Clare Milikins

Directors have been in office since the start of the financial year to the date of this report unless otherwise stated.

During the financial year, 13 meetings of directors (including committees of directors) were held. Attendances by each director during the year were as follows:

	Directors' Meetings	
	Number eligible to attend	Number attended
Allan McGill, AM	13	11*
Frances Kilgariff, AM, FAICD	13	8*
Patrick Bellot	13	10*
Patricia Angus	13	12
Graham Symons	13	10*
Robert Stribling	13	9*
Clare Milikins	13	12

*Includes leave of absence granted.

Significant changes in state of affairs

No significant changes in the Company's state of affairs occurred during the financial year.

Principal activities

The principal activity of Venture Housing Company Limited during the course of the financial year was the provision of affordable and social housing.

No significant changes in the nature of the Company's activity occurred during the financial year.

Directors' Report
30 June 2024

Members' guarantee

Venture Housing Company Limited is a Company limited by guarantee. In the event of, and for the purpose of winding up of 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 $10 each towards meeting any obligations of the Company. As at 30 June 2024, the number of members was seven.

At 30 June 2024 the collective liability of members was $70 (2023: $70).

Review of operations

Venture Housing Company Limited was registered as a Company on 3rd January 2012. The Company was established in response to a need for affordable housing in the Northern Territory.

The Company manages five hundred and eighty-two (582) dwellings, of which one hundred and nightly three (193) are owned, eighty eight (88) dwellings has a head lease arrangement and eight (8) dwellings are managed under a fee-for-service arrangement.

The Company is:

i. incorporated under the *Corporations Act 2001* and is a Company limited by guarantee,

ii. a Tier 1 registered Community Housing Provider under the National Regulatory System for Community Housing, and a registered charity under the Australian Charities and Not-for-profits Commission.

In the event of the winding-up of the Company or the revocation of its endorsement as a deductible gift recipient under income tax law, any property remaining after satisfaction of all debts and liabilities of the Company must not be paid to or distributed among the Members but must be given or transferred to some (one or more) other fund, authority or institution that is established in Australia and operating in the Northern Territory of Australia:

i. to which tax-deductible income gifts can be made;

ii. having objects and purposes being charitable, like those of the Company; and

iii. which prohibits the distribution of its or their income among its members to an extent at least as great as is imposed on this Company under or by virtue of Clause 4 (the Objects and Purpose) of the entity’s Constitution.

If, at the time of the winding-up of the Company, the Company is registered as a Community Housing Provider under the *Community Housing Providers (National Uniform Legislation) Act 2013 (Northern Territory)*, then all its remaining community housing assets in the Northern Territory must be transferred to another registered community housing provider or to a Housing Agency in the Northern Territory that will commit to maintaining the objects of the Company.

The reported operating surplus/(deficit) of the Company amounts to ($60,248) (2023: $1,650,216).

Environmental regulations

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

Future developments

At the date of this report, the Company is investigating options to expand its housing portfolio in response to affordable housing demand and shortages in the greater Darwin, Katherine and Tennant Creek regions.

Venture Housing Company Limited

Directors' Report

30 June 2024

Proceedings on behalf of company

With respect to the following matter:

- Building Compliance - Home Building Certification Fund Scheme Claim (16 units)

Due to the scope and complex nature of the remedial works, this matter was unable to be resolved in the current reporting period; however, the Company is working closely with all parties and is confident this matter will be satisfactorily resolved in the financial year ending 30 June 2025.

Indemnification and insurance of officers and auditors

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

The director's report is signed in accordance with a resolution of the Board of Directors made pursuant to s.298(2) of the *Corporations Act 2001*:

Allan McGill | Director

Director: ....
Allan McGill, AM

18-11-2024

Dated this .... day of 2024

TDH
chartered accountants

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Parap NT 0820

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Darwin NT 0801

Auditor's Independence Declaration under Section 60-40 of the Charities and Not-for-profits Commission Act 2012 to the Directors of Venture Housing Company Limited

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2024, there have been:

(i) no contraventions of the auditor independence requirements as set out in section 60-40 of the *Australia Charities and Not-for-profits Commission Act 2012* in relation to the audit; and

(ii) no contraventions of any applicable code of professional conduct in relation to the audit.

Adam Dohnt (FCA)

Registered Company Auditor

Darwin

18 November 2024

Venture Housing Company Limited

Statement of Financial Position

As At 30 June 2024

	Note	2024 $	2023 $
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	9	**2,254,732**	5,620,901
Trade and other receivables	11	**985,678**	1,763,402
Other assets	12	**1,292,187**	292,873
TOTAL CURRENT ASSETS		**4,532,597**	7,677,176
NON-CURRENT ASSETS			
Property, plant and equipment	13	**568,528**	197,353
Investment properties	14	**64,278,135**	62,320,092
Right-of-use assets	15	**18,147**	35,026
TOTAL NON-CURRENT ASSETS		**64,864,810**	62,552,471
TOTAL ASSETS		**69,397,407**	70,229,647
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	16	**526,994**	469,885
Borrowings	17	**420,591**	434,059
Short-term provisions	19	**184,215**	168,525
Other financial liabilities	20	**-**	710,142
TOTAL CURRENT LIABILITIES		**1,131,800**	1,782,611
NON-CURRENT LIABILITIES			
Borrowings	17	**3,541,831**	3,685,961
Lease liabilities	15	**18,991**	35,795
Long-term provisions	19	**39,753**	-
TOTAL NON-CURRENT LIABILITIES		**3,600,575**	3,721,756
TOTAL LIABILITIES		**4,732,375**	5,504,367
NET ASSETS		**64,665,032**	64,725,280
EQUITY			
Reserves	21	**1,850,000**	1,700,959
Retained earnings		**62,815,032**	63,024,321
		64,665,032	64,725,280
TOTAL EQUITY		**64,665,032**	64,725,280

The accompanying notes form part of these financial statements.

Statement of Changes in Equity
For the Year Ended 30 June 2024

2024

	Note	Retained Earnings $	Reserves $	Reserves - Grant $	Total $
Balance at 1 July 2023		**63,024,321**	**700,959**	**1,000,000**	**64,725,280**
Profit for the year		**(60,248)**	**-**	**-**	**(60,248)**
Transfers between retained earnings and general reserve	21	**(149,041)**	**149,041**	**-**	**-**
Balance at 30 June 2024		**62,815,032**	**850,000**	**1,000,000**	**64,665,032**

2023

	Note	Retained Earnings $	Reserves $	Reserves - Grant $	Total $
Balance at 1 July 2022		62,374,105	700,959	-	63,075,064
Profit for the year		1,650,216	-	-	1,650,216
Transfers between retained earnings and general reserve	21	(1,000,000)	-	1,000,000	-
Balance at 30 June 2023		63,024,321	700,959	1,000,000	64,725,280

Venture Housing Company Limited

Statement of Profit or Loss and Other Comprehensive Income
For the Year Ended 30 June 2024

	Note	2024 $	2023 $
Revenue	3	**8,434,655**	6,034,627
Finance income		**39,681**	3,525
Employee benefits expense		**(2,372,246)**	(1,890,194)
Depreciation and amortisation expense		**(78,974)**	(77,092)
Property expenses		**(2,413,435)**	(1,531,402)
Loss on investments held at FVTPL		**(2,811,070)**	-
Other expenses		**(572,296)**	(624,156)
Finance expenses		**(286,563)**	(265,092)
Profit/(loss) for the year		**(60,248)**	1,650,216
Total comprehensive income for the year		**(60,248)**	1,650,216

The accompanying notes form part of these financial statements.

Statement of Cash Flows
For the Year Ended 30 June 2024

	Note	2024 $	2023 $
CASH FLOWS FROM OPERATING ACTIVITIES:			
Receipts from customers		**4,286,717**	4,842,886
Payments to suppliers and employees		**(5,151,084)**	(4,277,846)
Interest received		**39,681**	3,525
Interest paid		**(286,563)**	(265,092)
Receipt from grants		**1,035,385**	(904,078)
Other receipts		**2,114,816**	-
Net cash provided by/(used in) operating activities	10	**2,038,952**	(600,605)
CASH FLOWS FROM INVESTING ACTIVITIES:			
Purchase of property, plant and equipment		**(461,604)**	(143,448)
Purchase of other non current assets		**(4,769,114)**	(432,160)
Net cash provided by/(used in) investing activities		**(5,230,718)**	(575,608)
CASH FLOWS FROM FINANCING ACTIVITIES:			
Payment of finance lease liabilities		**(16,804)**	(73,012)
Payment of borrowings		**(144,190)**	(126,752)
Net cash provided by/(used in) financing activities		**(160,994)**	(199,764)
Net increase/(decrease) in cash and cash equivalents held		**(3,352,760)**	(1,375,977)
Cash and cash equivalents at beginning of year		**5,607,492**	6,983,469
Cash and cash equivalents at end of financial year	9	**2,254,732**	5,607,492

Notes to the Financial Statements
For the Year Ended 30 June 2024

About this Report

The financial report covers Venture Housing Company Limited as an individual entity. Venture Housing Company Limited is a not-for-profit Company limited by guarantee, incorporated and domiciled in Australia.

The principal activities of the Company is the provision of affordable and social housing. The company is a registered charity with the Australian Charities and Not-for-Profit Commission, which holds deductible gift recipient status and is exempt from income tax.

The financial report of Venture Housing Company Ltd for the year ended 30 June 2024 was authorised for issue in accordance with a resolution of the directors on 18 November 2024.

Comparatives are consistent with prior years, unless otherwise stated.

The financial report is presented in Australian dollars, which is the company's functional and presentation currency. All values are rounded to the nearest dollar unless otherwise stated.

Basis of preparation

The financial statements are general purpose financial statements that have been prepared in accordance with the Australian Accounting Standards - Simplified Disclosures , the *Australian Charities and Not-for-profits Commission Act 2012* (ACNC) and the *Corporations Act 2001.*The entity is a not-for-profit entity for financial reporting purposes under Australian Accounting Standards.

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

Material accounting policies adopted in the preparation of these financial statements are presented in the accounting treatment area of the relevant notes and are consistent with prior reporting periods unless otherwise stated.

1 Critical accounting estimates and judgments

The directors make estimates and judgements during the preparation of these financial statements regarding assumptions about current and future events affecting transactions and balances.

These estimates and judgements are based on the best information available at the time of preparing the financial statements, however as additional information is known then the actual results may differ from the estimates.

The significant estimates and judgements made have been described below.

Key estimates - Valuation of investment properties and freehold land

Investment properties are re-valued on a minimum three (3) year cycle, or earlier if an event warrants a revaluation occurring. Investment properties are independently valued by a registered valuer. The investment property valuations are based on the market value of individual units (gross realisation) with vacant possession. Under this approach, sales of similar properties are compared to the subject units to assess their market value.

In February 2024 eight (8) investment properties were independently assessed by Heron Todd White, after the completion of the construction of these assets, resulting in an increase in carrying value of $910,000.

The directors have performed a directors' valuation on four (4) blocks of land held for development in Tennant Creek. The directors have reviewed the key assumptions adopted by independent valuers on previous independent valuations, and do not believe there has been a significant change in the assets, and the carrying amount of these properties reflects the fair value as of 30 June 2024.

1 Critical accounting estimates and judgments (continued)

Key estimates - Useful lives of property plant and equipment

The Company reviews the estimated useful lives of property, plant and equipment at the end of each reporting period, based on the expected utility of the assets.

The Company has certain financial assets and liabilities which are measured at fair value. Where fair value has not able to be determined based on quoted price, a valuation model has been used. The inputs to these models are observable, where possible, however these techniques involve significant estimates and therefore fair value of the instruments could be affected by changes in these assumptions and inputs.

Key estimates - Impairment

General

The Company assesses impairment at the end of each reporting period by evaluating conditions and events specific to the Company that may be indicative of impairment triggers.

Leasehold improvements and plant and equipment

The Company assesses the impairment of leasehold improvements and plant and equipment at each reporting date by evaluating conditions specific to the Company and to the particular asset that may lead to impairment. If an impairment trigger exists, the recoverable amount of the asset is determined. This involves fair value less costs to sell or value-in-use calculations, which incorporate several key estimates and assumptions. There was no provision for impairment of leasehold improvements and plant and equipment as of 30 June 2024 (2023: $Nil).

Accounts receivable

The provision for impairment of receivables assessment requires a degree of estimation and judgement. The level of provision is assessed by considering the recent sales experience, the ageing of receivables, historical collection rates and specific knowledge of the individual debtors' financial position.The provision for impairment of receivables as of 30 June 2024 is $66,330 (2023: $79,766).

Key estimates - Repairs and Maintenance

Repairs and maintenance costs are recognised as expenditure as incurred, except where they relate to the replacement of a component of an asset, in which case, the costs are capitalised and depreciated. Other routine operating maintenance, repair and minor renewal costs are recognised as expenditure as incurred. In recognition of the need to plan for major refurbishments of investment properties, the Board approved the establishment of a Reserve account (Strategic Asset Management Plan (SAMP) Reserve). The amounts transferred annually between Retained Earnings and the SAMP Reserve are guided by the maintenance budget as outlined in the Company's Integrated Asset Management Plan 2018-2028. The Maintenance Plan identifies major renewal costs and does not include routine operating maintenance, repair, and minor renewal costs. The Maintenance Plan is reviewed annually in March to enable accurate financial year forecasting to be included in the annual budgeting and cash flow forecast process. For the year ending 30 June 2024, $149,071 was transferred to reserves (2023: Nil).

Key estimates - Performance obligations under AASB 15

To identify a performance obligation under AASB 15, the contract must be sufficiently specific to be able to determine when the obligation is satisfied. Management exercises judgement to determine whether the contract is sufficient by taking into account any conditions specified in the arrangement, explicit or implicit, regarding the promised goods or services. In making this assessment, management includes the nature/ type, cost /value, quantity, and the period of transfer related to the goods or services promised.

Key estimates - Lease term and Option to Extend under AASB 16

The lease term is defined as the non-cancellable period of a lease together with both periods covered by an option to extend the lease if the lessee is reasonably certain to exercise that option; and also periods covered by an option to terminate the lease if the lessee is reasonably certain not to exercise that option. The options that are reasonably going to be exercised is a key management judgement that the entity will make.

The entity determines the likeliness to exercise the options on a lease-by-lease basis by looking at various factors, such as which assets are strategic and which are key to the future strategy of the entity.

1 Critical accounting estimates and judgments (continued)

Fair Value of Assets and Liabilities

The Company measures some of its assets and liabilities at fair value on either a recurring or non-recurring basis, depending on the requirements of the applicable Accounting Standard.

"Fair Value" is the price the Company would receive to sell an asset or would have to pay to transfer a liability in an orderly (i.e., unforced) transaction between independent, knowledgeable, and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from the principal market for the asset or liability (i.e. the market with the greatest volume and level of activity for the asset or liability). In the absence of such a market, market information is extracted from the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset or minimises the payments made to transfer the liability, after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

The fair value of liabilities and the Company's' own equity instruments (if any) may be valued where there is not observable market price in relation to the transfer of such financial instruments by reference to observable market information where such instruments are held as assets. Where this information is not available, other valuation techniques are adopted and, where significant, are detailed in the respective note to the financial statements.

2 Adoption of new and revised accounting standards

The Company has adopted all standards which became effective for the first time at 30 June 2024, the adoption of these standards has not caused any material adjustments to the reported financial position, performance or cash flow of the Company.

AASB 2021-2: Amendments to Australian Accounting Standards – Disclosure of Accounting Policies and Definition of Accounting Estimates. The Entity adopted AASB 2021-2 which amends AASB 7, AASB 101, AASB 108 and AASB 134 to require disclosure of 'material accounting policy information' rather than significant accounting policies' in an entity's financial statements. It also updates AASB Practice Statement 2 to provide guidance on the application of the concept of materiality to accounting policy disclosures.

AASB 2021-6: Amendments to Australian Accounting Standards – Disclosure of Accounting Policies: Tier 2 and Other Australian Accounting Standards. AASB 2021-6: Amendments to Australian Accounting Standards – Disclosure of Accounting Policies: Tier 2 and Other Australian Accounting Standards.

AASB 2022-7: Editorial Corrections to Australian Accounting Standards and Repeal of Superseded and Redundant Standards. AASB 2022-7 makes editorial corrections to various Australian Accounting Standards and AASB Practice Statement 2. It also formally repeals the superseded and redundant Australian Accounting Standards set out in Schedules 1 and 2 of this standard. The adoption of the amendment did not have a material impact on the financial statements.

The AASB has issued new and amended Accounting Standards and Interpretations that have mandatory application dates for future reporting periods. The Company has decided not to early adopt these Standards. With no material impact on the Company where the Standard is relevant.

3 Revenue and other income

(a) Revenue summary

	Note	2024 $	2023 $
- provision of services		**222,807**	375,204
- rental revenue for property investment		**3,661,723**	2,986,520

3 Revenue and other income (continued)

(a) Revenue summary (continued)

	Note	2024 $	2023 $
- government revenue (including grants)	3(b)	**3,422,486**	2,570,097
- other revenue		**1,127,639**	102,806
Total Revenue		**8,434,655**	6,034,627

(b) Government grants and other assistance

	2024 $	2023 $
Commonwealth government		
Department of Social Services	**906,014**	1,265,264
National Disability Insurance Scheme	**81,163**	92,333
	987,177	1,357,597
State government		
Department of Territory Families, Housing and Community	**2,435,309**	1,212,500
Total government grants and other assistance	**3,422,486**	2,570,097

(a) Income

The Company's principle income sources are rental income from properties leases at a discounted rate to market rent and the income derived from incentives provided under the National Rental Affordability Scheme (NRAS).

(b) Income from Government sources

The Company is dependent upon the ongoing receipt of grants from the Northern Territory and Federal Governments to ensure the continuance of affordable housing options to relieve rental stress for those on low to medium income levels.

National Rental Affordability Scheme (NRAS)

The Company owns dwellings rented under the NRAS, from which the Company receives Government recurrent grant funding. The NRAS will cease in 2026. The first tranche of thirty-five (35) owned properties had exited the scheme in 2022, with most properties leaving in 2025 and 2026.

The Company is dependent on generating sufficient rental income to operate its business and uses current NRAS Incentives to provide working capital and to increase its housing stock (assets).

The directors are considering various strategies and options for the Company’s future direction before and post the NRAS wind-down.

National Disability Scheme (NDIS) Specialist Disability Accommodation (SDA)

The Company owns four (4) SDA units for tenanting to eligible participants under the NDIS with SDA in their support plans. The funding received is based on the NDIS SDA pricing arrangements.

3 Revenue and other income (continued)
(c) Revenue recognition for revenue from contracts with customers (AASB 15)

Revenue from rental income

The Company receives rental income from owned and leased property that is leased to tenants under the Residential Tenancies Act 1999 (NT). Rents are charged at or less than 74.99% of market rent valuations. Market rental valuations and market rent indices are applied under National Rental Affordability Scheme (NRAS) regulations. At the date of this report, the Company owns one hundred and ninety three (193) dwellings, has a head lease arrangement over eighty eight (88) dwellings, and manages eight (8) dwellings on a fee-for-service basis.

Rental income from an operating lease is recognised on a straight-line basis over the term of the relevant leases.

Fee from service income

Revenue from the rendering of a service is recognised upon the delivery of the service to the customer.

The Company receives a fee for service income for:

i. The provision of tenancy services for external customers, and

ii. The provision of NRAS administration services for investors with properties registered under the NRAS.

(d) Revenue recognition for revenue streams which are either not enforceable or do not have sufficiently specific performance obligations (AASB 1058)

Grant income

Non-reciprocal grant revenue is recognised in profit or loss when the entity obtains control of the grant, and it is probable that the economic benefits gained from the grant will flow to the entity, and the amount of the grant can be measured reliably.

If conditions are attached to the grant, which must be satisfied before the entity is eligible to receive the contribution, the recognition of the grant as revenue will be deferred until those conditions are satisfied.

When grant revenue is received, whereby the entity incurs an obligation to deliver economic value directly back to the contributor, this is considered a reciprocal transaction and the grant revenue is recognised in the statement of financial position as a liability until the service has been delivered to the contributor; otherwise, the grant is recognised as income on receipt.

The Company receives non-reciprocal contributions of assets from the government and other parties for zero or a nominal value. These assets are recognised at fair value on the date of acquisition in the statement of financial position, with a corresponding amount of income recognised in profit or loss.

The Company received the following contributions during the year:

i. John Stokes building fit out $485,309

ii. Katherine Housing Project $1,400,000

iii Tennant Creek Housing Project $480,000

4 Economic dependence

At the date of this report, the Company owns one hundred ninety-three (193) dwellings, has a head lease arrangement over eighty eight (88) dwellings, and manages eight (8) dwellings under a fee for service arrangement. Owned dwellings are rented under the National Rental Affordability Scheme (NRAS) from which the Company receives Government recurrent grant funding. The NRAS will cease in 2026. The first tranche of thirty-five (35) owned properties had exited the scheme in 2022, with the majority of properties exiting in 2025 and 2026. The Company is dependent on generating sufficient rental income to operate its business and uses current NRAS Incentives to provide working capital and to increase its housing stock (assets). The directors are considering various strategies and options for the Company’s future direction prior to and post the NRAS wind down.

Notes to the Financial Statements

For the Year Ended 30 June 2024

5 Remuneration of Auditors

Remuneration of the auditor:

- auditing or reviewing the financial statements $11,500

- other assurance services $500

6 Income tax

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

7 Key Management Personnel Remuneration

Any person(s) having authority and responsibility for the planning, directing, and controlling the activities of the Company, directly or indirectly, including any director (whether executive or otherwise) of that Company, is considered key management personnel (KMP).

The remuneration paid to key management personnel of the Company is $ 697,114 (2023: $ 386,492).

8 Related parties

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

There were no related party transactions in 2024 (2023: nil).

9 Cash and cash equivalents

	2024 $	2023 $
Cash at bank and in hand	**1,019,197**	3,314,310
Short-term deposits	**1,000,010**	763,551
Other cash - trust accounts	**235,525**	1,543,040
	2,254,732	5,620,901

Accounting treatment

Cash and cash equivalents include cash on hand, deposits held at-call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the statement of financial position.

10 Cash flow information

(a) Reconciliation of result for the year to cashflows from operating activities

Reconciliation of net income to net cash provided by operating activities:

	2024	2023
	$	$
Profit for the year	**(60,248)**	1,650,216
Cash flows excluded from profit attributable to operating activities		
Non-cash flows in profit:		
- amortisation and depreciation	**78,974**	77,002
- net gain on disposal of property, plant and equipment	**28,332**	-
- (gain)/loss on revaluation of investment property	**2,811,070**	-
Changes in assets and liabilities:		
- (increase)/decrease in trade and other receivables	**(428,842)**	46,090
- (increase)/decrease in prepayments	**172,780**	(82,362)
- increase/(decrease) in trade and other payables	**(618,557)**	(2,307,407)
- increase/(decrease) in employee benefits	**55,443**	15,856
Cashflows from operations	**2,038,952**	(600,605)

Notes to the Financial Statements
For the Year Ended 30 June 2024

11 Trade and other receivables

	2024	2023
	$	$
Trade receivables	**197,804**	249,408
Provision for impairment	**(66,330)**	(79,766)
GST receivable	**164,422**	65,390
NRAS receivables	**689,782**	1,528,370
	985,678	1,763,402

The carrying value of trade receivables is considered a reasonable approximation of fair value due to the short-term nature of the balances.

The maximum exposure to credit risk at the reporting date is the fair value of each class of receivable in the financial statements.

12 Other non-financial assets

	2024	2023
	$	$
CURRENT		
Prepayments	**118,045**	290,825
Accrued income	**1,124,142**	-
Deposits	**50,000**	2,048
	1,292,187	292,873

13 Property, plant and equipment

	2024	2023
	$	$
Furniture, fixtures and fittings		
At cost	**105,715**	254,540
Accumulated depreciation	**(8,611)**	(204,014)
Total furniture, fixtures and fittings	**97,104**	50,526
Computer equipment		
At cost	**-**	18,075
Accumulated depreciation	**-**	(15,546)
Total computer equipment	**-**	2,529
Leasehold Improvements		
At cost	**530,286**	146,666
Accumulated depreciation	**(58,862)**	(2,368)
Total leasehold improvements	**471,424**	144,298
	568,528	197,353

(a) Movements in carrying amounts

Movement in the carrying amounts for each class of property, plant and equipment between the beginning and the end of the current financial year:

	Furniture, Fixtures and Fittings	Computer Equipment	Leasehold Improvements	Total
	$	$	$	$
Year ended 30 June 2024				
Balance at the beginning of year	**50,526**	**2,529**	**144,298**	**197,353**
Additions	**105,715**	**-**	**355,888**	**461,603**
Disposals	**(25,804)**	**(2,529)**	**-**	**(28,333)**
Depreciation expense	**(23,331)**	**-**	**(38,764)**	**(62,095)**
Balance at the end of the year	**107,106**	**-**	**461,422**	**568,528**

Accounting treatment

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

(b) Plant and equipment

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

Plant and equipment that have been contributed at no cost or for a nominal cost are valued and recognised at the asset's fair value at the acquired date.

Notes to the Financial Statements
For the Year Ended 30 June 2024

13 Property, plant and equipment (continued)

(c) Depreciation

The depreciable amount of all fixed assets, including buildings and capitalised lease assets, but excluding freehold land, is depreciated using the straight-line or diminishing value method over the asset's useful life to the entity commencing from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

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

Class of Fixed Asset	Depreciation & Amortisation Rate
Computer Equipment	20% - 66.7%
Fittings	20%
Furniture	13%
Leased motor vehicles	33%
Leased office space	20%
Leasehold improvements	5% - 10%

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

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

Leased assets and leasehold improvements are amortised over the shorter of either the unexpired period of the lease or their estimated useful life.

14 Investment properties

	2024	2023
	$	$
At fair value		
Owned Property		
Investment properties	**62,824,000**	61,625,000
Balance at end of year	**62,824,000**	61,625,000

	2024	2023
	$	$
At cost value		
Freehold and crown lease land	**248,182**	248,182
Properties under development	**1,205,953**	446,910
Balance at end of the period	**1,454,135**	695,092

Accounting treatment

Investment properties are shown at their fair value based on periodic, but at least every three years, valuations by an external independent valuer and ignore the effect of any GST that may ultimately be payable. Any GST that may be payable at the time of sale, should that ever occur, will depend on various factors, and the company would seek specific tax advice at that time.

14 Investment properties (continued)

Accounting treatment (continued)

The investment property valuations are based on the market value of individual units (gross realisation) with vacant possession. Under this approach, sales of similar properties are compared to the subject units to assess their market value.

Increases in the carrying amount arising on revaluation of land and buildings at fair value are recognised in the statement of profit and loss and other comprehensive income.

An investment property is initially measured at cost and subsequently at fair value, with any change recognised in profit or loss.

Any gain or loss on the disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in profit and loss. When investment property previously classified as property, plant and equipment is sold, any related amount included in the revaluation reserve is transferred to retained earnings. During the reporting period, two revaluations have been conducted:

- In February 2024 eight (8) investment properties were independently assessed by Heron Todd White, after the completion of the construction of these assets, resulting in an increase in carrying value of $910,000.

- A Director's valuation had been conducted over the sixteen (16) properties, impacted by the Home Building Certification Fund Scheme claim are now beyond repair and are required to be demolished. As such the properties have been recorded at their recoverable amount determined to be the unimproved capital value (UCV) of the land parcels, less the costs to demolish the existing buildings. This resulted in a decrease in the carrying value of $1,901,000.

Property Name	Location	No. Units	Carrying Amount $	Last Valuation $	Valuation date	Next Valuation
Lorna	Driver, Palmerston	9	2,940,000	2,985,000	19/04/2022	18/04/2025
Parks	Johnston, Palmerston	12	3,360,000	3,600,000	19/04/2022	18/04/2025
Avis	Nightcliff, Darwin	10	4,020,000	4,385,000	21/04/2022	20/04/2025
Nahla	Nightcliff, Darwin	10	3,955,000	4,350,000	21/04/2022	20/04/2025
Driver	Driver, Palmerston	20	6,220,000	6,900,000	19/04/2022	18/04/2025
Parap	Parap, Darwin	35	12,595,000	12,715,000	18/03/2022	17/03/2025
EcoGardens	Johnston, Palmerston	6	910,000	232,000	30/06/2024	30/06/2025
EcoWaters	Johnston, Palmerston	10	1,520,000	297,000	30/06/2024	30/06/2025
Tarakan	Johnston, Palmerston	48	13,840,000	14,960,000	19/04/2022	18/04/2025
Peko	Tennant Creek	5	1,520,000	1,520,000	08/03/2022	07/03/2025
Mitchell Springs	Johnston, Palmerston	8		3,050,000	19/04/2022	18/04/2025
Mitchell Springs	Johnston, Palmerston	12	4,360,000	4,730,000	19/04/2022	18/04/2025
Katherine	Katherine East	8		3,100,000	14/02/2024	
		193	**$57,946,905**	**$62,824,000**		

Freehold land and buildings are shown at their fair value based on periodic, but at least triennial, valuations by an external independent valuer, less subsequent depreciation for buildings.

In periods when the freehold land and buildings are not subject to an independent valuation, the directors conduct directors' valuations to ensure the carrying amount for the land and buildings is not materially different to the fair value.

Increases in the carrying amount arising from the revaluation of land and buildings are recognised in other comprehensive income and accumulated in the revaluation surplus in equity. Revaluation decreases that offset the previous increases of the same class of assets shall be recognised in other comprehensive income under revaluation surplus. All other decreases are recognised in profit or loss.

Any accumulated depreciation at the revaluation date is eliminated against the gross carrying amount of the asset, and the net amount is restated to the revalued amount of the asset.

Freehold land and buildings that have been contributed at no cost or nominal cost are initially recognised and measured at the asset's fair value at the acquired date.

Notes to the Financial Statements
For the Year Ended 30 June 2024

14 Investment properties (continued)

Property Type	Location	Parcel size	Value	Purchased
Freehold land	Tennant Creek NT 0860	1,460 sqm	$85,000	25/11/2019
Crown Lease for Development	Tennant Creek NT 0860	1,200 sqm	$45,000	28/10/2019
Crown Lease for Development	Tennant Creek NT 0860	1,150 sqm	$40,909	28/10/2019
Freehold land	Tennant Creek NT 0860	1,000 sqm	$77,273	07/10/2019
			$248,182	

15 Leases

Right-of-use assets

	Motor Vehicles $	Total $
Year ended 30 June 2024		
Balance at beginning of year	**35,026**	**35,026**
Depreciation charge	**(16,879)**	**(16,879)**
Additions to right-of-use assets	**-**	**-**
Balance at end of year	**18,147**	**18,147**

Lease liabilities

The maturity analysis of lease liabilities based on contractual undiscounted cash flows is shown in the table below:

	< 1 year $	1 - 5 years $	> 5 years $	Total undiscounted lease liabilities $	Lease liabilities included in this Statement Of Financial Position $
2024					
Lease liabilities	**18,991**	**-**	**-**	**18,991**	**18,991**
2023					
Lease liabilities	16,807	18,988	-	35,795	35,795

Statement of Profit or Loss and Other Comprehensive Income

The amounts recognised in the statement of profit or loss and other comprehensive income relating to interest expense on lease liabilities and short-term leases or leases of low value assets are shown below:

	2024 $	2023 $
Interest expense on lease liabilities	**1,818**	5,318
Expenses relating to short-term leases	**21,953**	51,711
Expenses relating to leases of low-value assets	**1,761**	425
	25,532	57,454

The entity as a lessee

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

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

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

- fixed lease payments less any lease incentives;

15 Leases (continued)

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

The right-of-use assets comprise the initial measurement of the corresponding lease liability as mentioned above, any lease payments made at or before the commencement date as well as any initial direct costs. The subsequent measurement of the right-of-use assets is at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated over the lease term of the useful life of the underlying asset, whichever is the shortest. Where a lease transfers ownership of the underlying asset or the cost of the right-of-use asset reflects that the Company anticipates exercising a purchase option, the specific asset is depreciated over the useful life of the underlying asset.

Concessionary Leases

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

16 Trade and other payables

	2024	2023
	$	$
CURRENT		
Trade payables	**112,461**	133,327
Deposits	**238,466**	205,207
Accrued expense	**65,281**	48,708
Other payables	**65,863**	47,149
Credit card liabilities	**4,626**	1,021
PAYGW payables	**40,297**	34,473
	526,994	469,885

Trade and other payables are unsecured, non-interest bearing and are normally settled within 30 days. The carrying value of trade and other payables is considered a reasonable approximation of fair value due to the short-term nature of the balances.

Accounting treatment

The Company's financial liabilities include trade and other payables, which are measured at amortised cost using the effective interest rate method.

Trade and other payables are unsecured, non-interest bearing and are normally settled within 30 days. The carrying amounts are considered to be a reasonable approximation of fair value.

Goods and services tax (GST)

Revenue, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payable are stated inclusive of GST.

Notes to the Financial Statements
For the Year Ended 30 June 2024

16 Trade and other payables (continued)

Accounting treatment (continued)

Cash flows in the statement of cash flows are included on a gross basis and the GST component of cash flows arising from investing and financing activities which is recoverable from, or payable to, the taxation authority is classified as operating cash flows.

17 Borrowings

	2024 $	2023 $
CURRENT		
Bank overdraft	**-**	13,408
Bank loan secured	**420,591**	420,651
Total current borrowings	**420,591**	434,059
NON-CURRENT		
Bank loan secured	**3,541,831**	3,685,961
Total non-current borrowings	**3,541,831**	3,685,961
	3,962,422	4,120,020

Defaults and breaches

During the current and prior year, there were no defaults or breaches on any of the loans.

The carrying amounts of non-current assets pledged as collateral for liabilities are:

The bank debt is secured by a first registered mortgage over certain freehold properties owned by the Company. The loan facilities are principal and interest facilities. Covenants imposed by the bank require the Company to maintain at all times a maximum LVR of 60% and a Debt Cover Ratio of 1.25:1.

The financial assets pledged as collateral represent a floating charge and cannot be disposed of without consent of the financier.

The carrying amount of the assets pledged as collateral total $8,919,000 (2023: $8,919,000).

Notes to the Financial Statements

For the Year Ended 30 June 2024

18 Financial risk management

		2024	2023
		$	$
Financial assets			
Held at amortised cost			
Cash and cash equivalents	9	**2,254,732**	5,620,901
Trade and other receivables	11	**985,678**	1,763,402
Fair value through profit and loss			
Investment properties	14	**64,278,135**	62,320,092
Total financial assets		**67,518,545**	69,704,395
Financial liabilities			
Financial liabilities measured at amortised cost	1617	**4,489,418**	4,589,903
Total financial liabilities		**4,489,418**	4,589,903

Accounting treatment

Financial instruments

Financial instruments are recognised initially on the date that the Company becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

All recognised financial instruments are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial instrument.

Classification

On initial recognition, the Company classifies its financial instruments into the following categories, those measured at:

- amortised cost
- fair value through profit or loss - FVTPL

The accounting treatment for each instrument can be found under each corresponding note.

19 Provisions

	2024	2023
	$	$
CURRENT		
Annual leave provision	**184,215**	143,894
Long service leave provision	**-**	24,631
	184,215	168,525

	2024	2023
	$	$
NON-CURRENT		
Long service leave provision	**39,753**	-
	39,753	-

19 Provisions (continued)

Accounting treatment

Provisions are recognised when the Company has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result, and that outflow can be reliably measured. Provisions are recognised represent the best estimate of the amounts require to settle the obligation at the end of the reporting period.

Short-term employee benefits

Provision is made for the entity's obligation for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly within 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and annual leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Company's obligations for short-term employee benefits such as wages, salaries, and superannuation are recognised as part of current trade and other payable in the statement of financial position.

For the purpose of measurement, AASB 119; Employee Benefits defines obligations for short-term employee benefits as obligations expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service. The entity expects that employees will use their annual leave entitlements in the same year in which they are earned or during the 12-month period that follows. The directors believe that obligations for annual leave entitlements satisfy the definition short-term employee benefits.

Other long-term employee benefits

The Company classifies employees' long service leave and annual leave entitlements as other long-term employee benefits, as they are not expected to be settled wholly within 12 months after the end of the annual reporting period in which the employees render the related service.

Provision is made for the Company's obligation for other long-term employee benefits, which are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage, and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations.

Upon the remeasurement of obligations for other long-term employee benefits, the net change in the obligation is recognised in profit or loss classified under employee benefits expense.

The Company's obligations for long-term employee benefits are presented as non-current liabilities in its statement of financial position, except where the company does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current liabilities.

All employees of the Company receive defined contribution superannuation entitlements, for which the company pays the fixed superannuation guarantee contribution (currently 11% of the employee's ordinary average salary) to the employee's superannuation fund of choice. All contributions in respect of employees' defined contribution entitlements are recognised as an expense when they become payable.

The Company's obligation with respect to employees' defined contribution entitlements is limited to its obligation for any unpaid superannuation guarantee contributions at the end of the reporting period.

20 Other financial liabilities

	2024	2023
	$	$
Unexpended RentChoice subsidy	-	526,997
Committed RentChoice subsidy	-	183,145
Total	-	710,142

21 Reserves and retained earnings

	2024	2023
	$	$
Asset Management Reserve	**850,000**	700,959
Reserves - Grant	**1,000,000**	1,000,000
Total	**1,850,000**	1,700,959

Strategic Asset Management Plan Reserve

In accordance with the Company's Strategic Asset Management Plan (SAMP), an amount, as designated in the Board-approved budget, is transferred (to and from) Retained Earnings to the SAMP Reserve to provide for long-term maintenance of the Company-owned properties. During the current period, $149,041 was transferred from Retained Earnings to the SAMP Reserve (2023: Nil)

Reserves - Grant

In 2022-23 the Board established a grant reserve to provide for the headlease for the Palmerston Micro apartments, which has yet to be finalised.

22 Statutory Information

The registered office and principal place of business of the company is:

Venture Housing Company Limited
15 Boetdoemba Street
Nightcliff NT 0810

23 Contingent liabilities and contingent assets

(a) Investment Property

Properties gifted (160 properties in 2017-18) are subject to conditions provided in a Funding Deed dated 30 July 2012. The Company must seek approval to:

i. Mortgage, charge or otherwise encumber the properties;

ii. Sell, assign, transfer or otherwise dispose of the properties.

The Funding Deed continues to bind the Parties for 30 years. The funder, in its absolute discretion by notice in writing no later than the commencement of the final year of the term, extends the term by a period of 15 years. Upon expiration of the term of the Funding Deed, the funder will cease to have any interest in the properties.

(b) Building Compliance - Home Building Certification Fund Scheme Claim

In the financial year ending 30 June 2024, the Company had an outstanding claim under the Home Building Certification Fund (HBCF) scheme for National Construction Code (NCC) non-compliance regarding sixteen (16) dwellings. The claim was lodged on 06 November 2018.

On 30 June 2024, determinations on the claim elements were unresolved. The Company is working closely with relevant parties, given the dwellings are now determined beyond economic repair and will need to be demolished, the company continues to work with NT Government to remedy this matter, which is progressing well.

Any subsequent movements in property values and impairment have been recognised at the end of the reporting period on 30 June 2024.

Notes to the Financial Statements

For the Year Ended 30 June 2024

24 Events occurring after the reporting date

There has not been any matter or circumstance occurring subsequent to the end of the financial year that has significantly effected, or may significantly effect the operations of the Company, the results of those operations or the state of affairs of the Company in future financial years.

Directors' Declaration

The Director's declare that in their opinion:

- there are reasonable grounds to believe that the Company is able to pay all of its debts, as and when they become due and payable; and

- the financial statements and notes satisfy the requirements of the *Australian Charities and Not-for-profits Commission Act 2012* including:

  (i) giving a true and fair view of the financial position and performance of the Company; and

  (ii) complying with Australian Accounting Standards - Simplified Disclosures.

Signed in accordance with subsection 60.15(2) of the *Australian Charities and Not-for-profit Commission Regulation 2022*.

Allan McGill | Director

Director ....

Allan McGill, AM

18-11-2024

Dated this .... day of 2024

Tel: 08 8941 1460
Fax: 08 8941 1450
Email: admin@tdhnt.com.au

212/12 Salonika Street
Parap NT 0820

GPO Box 4587
Darwin NT 0801

Independent Audit Report
to the members of Venture Housing Company Limited

Report on the Audit of the Financial Report

Opinion

I have audited the financial report of Venture Housing Company Limited ('Company'), 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 statements, including a summary of material accounting policies, and the directors' declaration.

In my opinion, the accompanying financial report of Venture Housing Company Limited has been prepared in accordance with the Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012*, including:

(i) giving a true and fair view of the Company's financial position as at 30 June 2024 and of its financial performance for the year ended; and

(ii) complying with Australian Accounting Standards – Simplified Disclosures, to the extent described in Note 1, and Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012*.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report. I am independent of the Company in accordance with the auditor independence requirements of the *Australian Charities and Not-for-profits Commission Act 2012* 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 my audit of the financial report in Australia. I have also fulfilled our other ethical responsibilities in accordance with the Code.

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

Responsibilities of Directors for the Financial Report

The directors of the Company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards – Simplified Disclosures, the *Australian Charities and Not-for-profits Commission Act 2012* and the Company's constitution, and for such internal controls as the directors determine are necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Company'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 directors either intend to liquidate the Company, to cease operations, or have no realistic alternative but to do so.

TDH Pty Limited
ABN: 19 087 176 565
Director: Adam Dohnt (FCA)

Auditor's Responsibilities for the Audit of the Financial Report

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

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

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by responsible entities.

- Conclude on the appropriateness of the Company's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

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

Independence

I confirm that the independence declaration required by the ACNC Act, which has been given to the directors of Venture Housing Limited, would be in the same terms if given to the Company at the time of this auditor's report.

TDH Chartered Accountants

Adam Dohnt (FCA)

Registered Company Auditor

Darwin

18 November 2024