



VENTURE
HOUSING COMPANY



2013 / 14
ANNUAL REPORT

VISION STATEMENT

For all Territorians on low/moderate incomes to be able to access affordable and secure accommodation.

OUR MISSION

To make a significant contribution to the supply of affordable housing in the Northern Territory.

VENTURE VALUES

- Inclusiveness, choice and greater equity for our clients.
- Customers and staff being central to all things.
- Innovation in our thinking and actions.
- Collaboration and partnerships.
- Transparency, honesty and trust in all our dealings.
- Application of business-like disciplines and accountability alongside strict standards of governance.

ABOUT US

Venture Housing Company (Venture) provides affordable housing options for Territorians.

Venture was established in 2012 with strong support from the Northern Territory Government to provide affordable housing to the Territory community. Venture was established by two successful affordable housing rental companies: Housing Choices Australia and Unity Housing Company.

Venture focuses on providing rental housing for low to moderate income earners in the Territory

who are struggling to find a home but may not qualify for public housing.

There is also a strong emphasis on targeting key workers vital to the Territory economy, such as workers in retail, trades and hospitality. Venture also works towards providing housing for disadvantaged groups in the community.

Venture develops affordable housing, working with private sector and non-government organisations through partnership to deliver housing projects.





Matthew Adcock

CHAIRMAN'S REPORT

The Northern Territory is a unique place.

In national affordable housing terms, NT is relatively high cost and deep need. The dynamics of strong economic growth, a springboard to Australia's international interests, major infrastructure investment, remoteness and seasonal environmental conditions combine to drive housing cost pressures. This is particularly so for those on low to moderate incomes, the key workers in NT.

Venture dates back to 2011, when it was created as a strategic response by founding members

Unity Housing Company and Housing Choices Australia to the Northern Territory Government's national tender process. This tender process sought an effective solution to the growing housing affordability crisis amongst low and moderate income groups in the NT.

The original intent and constitution of Venture is an inclusive model; embracing the expansion of its membership and governance to NT-based participation. Venture is an affordable housing company in the NT, maximising opportunities for Territorians.

Venture commenced in 2012 and by the end of the 2014/15 financial year, it will be capitalised to circa \$50m comprising some 150 new build dwellings in the Darwin region with associated cash flow capacity. At the end of the 2013 financial year, the hands-on support of the founding members was fulfilled and we transitioned to independent management including the appointment of our Chief Executive Officer and our tenancy and support staff and setting up an office. Pursuant to the partnership commitment with the NT Government, the end of the 2014 financial year marked the conclusion of the founding members' "Establishment Phase".

be Venture's opportunity platform. Addressing unique needs and the continuing high cost drivers requires innovation in design, construction, funding, partnerships, and expanding traditional housing models and thinking.

The Board has developed Board Objectives, a Strategic Plan and a sound governance framework. The Board will however undertake a review of these upon the commencement of the full complement of directors in 2015.

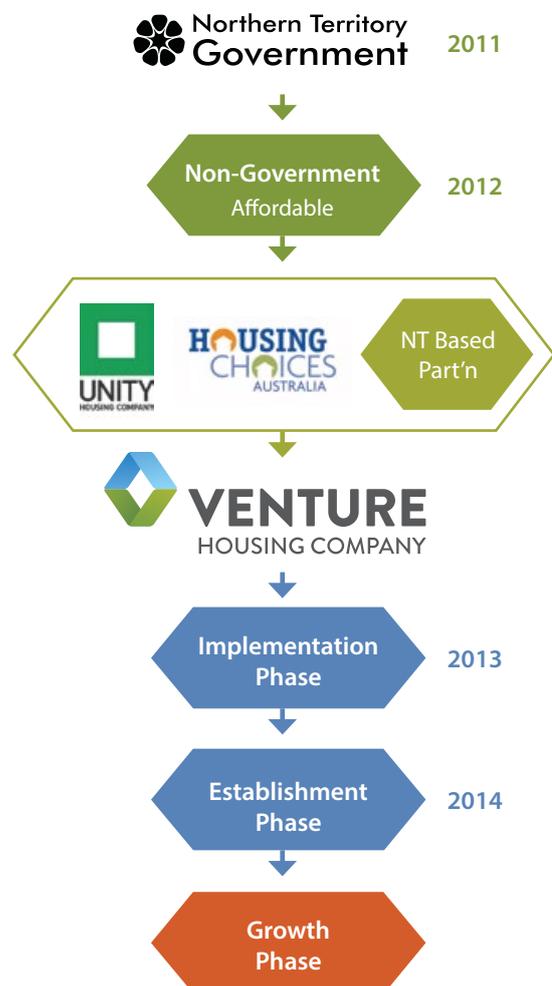
As Chair, I thank the other directors for their strategic focus and commitment to Venture's charter and look forward to our next phase of growth.

\$50M capitalisation
Substantial Net Surplus

Venture now embraces a significant strategic transition phase as part of its evolution: the expansion of its membership to NT-based organisations and individuals; and their election of three additional directors (including the Board's election of an independent chair from amongst the elected NT directors) to work with the founding members' nominated directors to maximise Venture's charter.

This charter is exciting. The application of Venture's growth capacity linking partnerships across the development sector, industry, land owners, not for profit sector, local government, NT Government, Commonwealth Government, philanthropic interests and others will be its strength and opportunity.

In a period of uncertainty around traditional funding programs, leadership in affordable housing innovation will





Raquel Nicholls-Skene

CEO'S REPORT

Venture Housing is at an exciting time in its development. Venture currently has 44 units across Darwin and Palmerston. We have 35 one, two or three bedroom apartments in Parap and a further nine in Palmerston. Venture Housing is also very proud to manage, on behalf on the Northern Territory Government, 10 seniors units also in Parap.

The next 12 months is an exciting time for Venture Housing as we have significant growth with a further 116 dwellings currently under development, to be tenanted in early 2015.

These developments are across Darwin and Palmerston and are a mix of apartments and houses.

Venture Housing is currently made up of myself, our Property Manager Caitlin Lee, and our Finance Officer Jenny Jan. We may be a small team but we are passionate about providing affordable housing options and we are looking forward this year to recruiting new team members as new properties come on board.

Venture is also excited to be working closely with our tenants to ensure we provide the best services possible, supporting them to maintain successful tenancies. We will be formalising this process through customer service surveys, commencing January 2015. We are proud to support Territorians to work and live here, given the high cost of living.

None of this would have been possible without the valuable support of our founding member companies Housing Choices Australia and Unity Housing Company and their commitment to supporting Venture Housing into the future.

DARWIN		PALMERSTON	
Apartments	20	Apartments	60
		Houses	36

DIRECTORS



Matthew Adcock

Matthew Adcock

Chairman, Venture Housing Company

Matthew is a Bachelor of Business (Property), VAL and PRM, Member of Property Council of Australia. He is a Director of Leedwell Strategic, a strategic property advisory firm. His experience includes a broad range of property projects across commercial, retail, residential and specialist property project.



Matthew Woodward

Matthew Woodward DIRECTOR

Unity Housing Company

Matthew is CEO of Unity Housing Company, the largest provider of community housing in South Australia and a leading national provider with over 1,950 properties across SA providing a range of affordable accommodation options to over 4,500 people every night.

Matthew has worked in human services across the Government and non-government sectors in Australia and overseas for over 30 years and has been active in supporting the development of a broadly based not-for-profit sector with the capacity to take a pro-active role in addressing the lack of affordable housing supply. This work has included participation on numerous state and national bodies as Government/Ministerial nominee or elected NFP sector representative.

“Thank you Venture for supporting me and my family into an affordable home. The NT is so expensive and you helped us through the process with great ease and respect. The professionalism, expertise and moral support your team has provided has been outstanding. Thank you.” Venture Housing tenant

“I believe that affordable, secure housing is crucial for Darwin and I’m proud to be associated with Venture Housing.”

Venture Housing tenant



Michael Lennon

Michael Lennon DIRECTOR

Housing Choices Australia

Michael’s 25-year international career in housing, planning and urban development includes a term as CEO of the Glasgow Housing Association, where he oversaw the largest housing stock transfer in Europe. Prior to this he was the first CEO of Housing New Zealand Corporation. In 2008 Michael established and began the growth of Housing Choices Australia, where he remained as CEO until 2012. A leading thinker and contributor to the sector, Michael also led the restructure of the Australian Housing and Urban Research Institute (AHURI).

Michael has been Managing Director at Housing Choices Australia since June 2014.



Noel Phillips

Noel Phillips DIRECTOR

Housing Choices Australia

Noel has over 20 years extensive experience in finance, operations and management. He has worked in leading organisations in the retail and hospitality sectors, such as Ray’s Outdoors, National Leisure & Gaming Limited and Australian Leisure and Hospitality Group. Noel has experience in developing strategic business plans, including mergers and acquisitions and a deep understanding of finance and accounting-related matters.

STATEMENT OF PROFIT & LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2014

	2014 \$	2013 \$
INCOME		
Rent	708,288	323,359
Government recurrent grants	290,304	394,285
Capital Grants	4,302,236	13,500,000
Interest received	598	492
Other Income	1,634	(1,818)
TOTAL INCOME	5,303,060	14,216,318
EXPENSES		
Cost Recovery – Unity Housing Company Ltd	159,584	154,669
Cost Recovery – Housing Choices Australia Ltd	28,010	142,598
Depreciation	9,232	5,266
Maintenance expenses	8,041	830
Rates and taxes	39,682	16,184
Other property expenses	182,322	80,863
Administration expenses	137,400	97,265
Staffing costs	164,158	81,875
Office expenses	24,606	7,698
TOTAL EXPENSES	753,035	587,248
NET OPERATING PROFIT	4,550,025	13,629,070
NET PROFIT FOR THE YEAR	4,550,025	13,629,070
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	4,550,025	13,629,070

This is an abridged version of the financial statements of Venture Housing Company Ltd for the year ended 30 June 2014. The full set of financial statements and accompanying notes are obtainable on request from Venture Housing.

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2014

	2014 \$	2013 \$
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	7,338,076	175,966
Trade and other receivables	373,604	173,479
Other current assets	48,476	27,045
TOTAL CURRENT ASSETS	7,760,156	376,490
NON-CURRENT ASSETS		
Fixed assets	19,191,325	13,614,167
TOTAL NON-CURRENT ASSETS	19,191,325	13,614,167
TOTAL ASSETS	26,951,481	13,990,657
LIABILITIES		
CURRENT LIABILITIES		
Trade and other payables (creditors)	144,313	138,978
Other current liabilities	8,525,384	121,581
TOTAL CURRENT LIABILITIES	8,669,697	260,559
NON-CURRENT LIABILITIES		
Employee Provisions	1,661	-
NON CURRENT LIABILITIES	1,661	-
TOTAL LIABILITIES	8,671,358	260,559
NET ASSETS	18,280,123	13,730,098
EQUITY		
Retained earnings	18,280,123	13,730,098
TOTAL EQUITY	18,280,123	13,730,098

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“Caitlin and the staff at Venture Housing have been professional, compassionate and efficient throughout the application process and our tenancy to date. Caitlin shows patience and empathy, and has been prompt in dealing with maintenance issues.”



VENTURE
HOUSING COMPANY

Venture Housing Company Ltd

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