



**Aboriginal
Housing
Office**



Aboriginal Housing Office
Annual Report 2024-25





Beginning

Acknowledgement

The Aboriginal Housing Office proudly acknowledges the collective Aboriginal people and lands within the boundaries of modern-day New South Wales, the traditional custodians of the lands and waters on which we live and work.

We pay our respects to their Elders past, present and emerging. Our Elders' strength, resilience and guidance was, and is paramount to ensuring Aboriginal people continue to thrive as the world's oldest living culture.

Since the Dreaming, Aboriginal people have practised their lore, languages, and nurtured Country by drawing upon cultural knowledge, and they continue to do so to this day.

Through the strength, resilience, and pride of Aboriginal Peoples; their cultures, communities, and economies, continue to grow and thrive.

Readers are advised that this report contains the name and image of an Aboriginal person who has died, used with the permission of their family.

Where the term 'Aboriginal' is used in this Annual Report, it refers to both Aboriginal and Torres Strait Islander people. Indigenous is retained when it is part of the title of a report, program or quotation.



Letter of Submission



**Aboriginal
Housing
Office**



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9 October 2025

The Hon. Rose Jackson MLC
Minister for Housing
52 Martin Place
SYDNEY NSW 2000

Letter of Submission

Dear Minister

I am pleased to submit the Annual Report for the Aboriginal Housing Office (AHO) for the year ended 30 June 2025, for tabling in Parliament by 30 November 2025.

This report has been prepared in accordance with the annual reporting provisions (Division 7.3) of the Government Sector Finance Act 2018 (GSF Act) and Treasury Policy.

The AHO has self-assessed as a group 1 agency and has prepared this annual report in accordance with the **Framework for Financial and Annual Reporting** (TPG25-10a).

Regards,

A handwritten signature in blue ink that reads "F. Williams".

Famey Williams
Chief Executive
Aboriginal Housing Office

Encl: Aboriginal Housing Office Annual Report 2024-25



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Chair Update

Damien Barnes

This year I want to reflect on two key themes that stand out as shaping financial year 2024-25 – pursuing innovation and welcoming change.

Let's start with pursuing innovation.

We're committed to achieving the AHO's vision – to ensure every Aboriginal person in NSW has equal access to, and choice in, affordable housing, and recognise that this requires new ways of thinking.

That's why the key focus for the Board this financial year has been exploring innovation and trying to look at new solutions to existing problems. We really embraced trying to flip problems on their head and shake them up to see them in new ways.

I saw this desire to look at problems with fresh eyes in the solution that MobReady were awarded a Client Experience Initiatives grant for. They're intending to break cycles and build community by looking holistically at people exiting custody. Co-designed initiatives like this always inspire me. We're very lucky to be able to tap into the collective knowledge of communities across NSW.

I also saw it in the completion of the AHO's first ever 3D printed house project. The duplexes in Dubbo are ground-breaking for social housing. I take great pride in knowing that the AHO is on the cutting edge of construction technology, and am eager to see what transformative ideas can be pursued next.

Innovation can't happen without change. The injection of new perspectives and knowledge that came with Jaymee Beveridge, Glenn Johnston and Katie Moore joining the Board in August 2024 was undeniable. Their

passion, enthusiasm and networks have invigorated the Board and opened up new possibilities.

Change is positive. It's enabled us to bring new ideas to the AHO, which has helped with the functional review process, business planning, and how we think about housing density.

We know, from nature, that change entails a process of renewal. We were sad to say goodbye to Aunty Bev, our longest-serving member, in February 2025. In her 12 years on the Board, she contributed immeasurably to the AHO. Aunty Bev was a Board Member, Acting Chair, and Elder-in-Residence at various times. I know that I will hold Aunty Bev's wisdom, grace and humanity with me as I continue to serve the AHO.

FY 2024-25 has been a year for sowing seeds of innovation and change – I can't wait to see these efforts bear fruit.

Thanks,
Damien



Chief Executive Famey Williams

I feel pride and gratitude when I look back on our last 12 months. The year threw some big challenges our way and staff showed remarkable resilience in the face of it.

Building on the Chair's themes of innovation and thinking outside the box, I'd like to highlight some of the character traits that I saw AHO staff proudly exemplifying. This year I watched on with pride as AHO staff displayed compassion and commitment, innovative problem solving and openness.

Compassion and commitment

People who work at AHO do so because they care. I was reminded of the huge hearts our staff have when so many of them put up their hand to work or volunteer on flood and cyclone recovery efforts. I couldn't be prouder of the people who choose to work here.

During ex-Tropical Cyclone Alfred, especially, the spirit of AHO staff shone brightly as they joined the Department of Communities and Justice (DCJ) disaster response efforts. The collaboration, for the good of our communities, was exemplary. We are stronger together. We'll continue to look for opportunities to collaborate with peers across government.



Innovative problem solving

The housing crisis continues to drive demand for more homes. With the rising cost of living and natural disasters not abating, the increasing demand has challenged us to think differently. With the full support of our Board, we've begun to look at new, innovative solutions, exploring the potential of medium and high-density housing options. This shift in thinking is crucial as we seek to deliver more homes to more people, faster than we have before. It's great to have innovative ideas coming from the top (our Board) and our staff – ideas are flowing in all directions.



Openness to growth

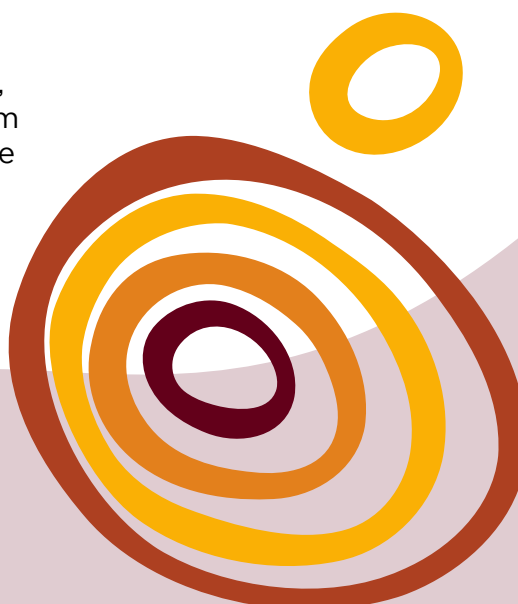
The AHO has been trialling more intensive approaches to performance management with our Aboriginal Community Housing Providers (ACHP) over the last 12 months. Yes, it has led to some challenging conversations, however, we have worked hard on both sides to build strong relationships. Out of that has come a more developed understanding of each other's side of the business. I am so grateful for those that have come with us on this journey, it will lead to a renewed Provider Performance Framework that will focus better on its original intent, true partnership.

The AHO has also experienced massive growth over the past year. With a growing number of properties, we've seen a corresponding increase in tenants, programs, and queries from both service providers and tenants.

Embracing growth also means accepting change. I'm proud of how AHO staff are navigating our functional review. The review is an opportunity to revisit our core business and focus on delivering the most value. Staff have contributed immensely to the future of the organisation by engaging in consultation about our purpose and organisational design.

With this many hands working together, united by the same sense of purpose, I'm excited to see what we can deliver in the next financial year!

Thanks,
Famey



Overview

The Aboriginal Housing Office (AHO) is a statutory body established under the *Aboriginal Housing Act 1998 (NSW)* to ensure that Aboriginal and Torres Strait Islander people have access to affordable, quality housing.

Our vision: To ensure every Aboriginal person in NSW has equal access to, and choice in, housing. This means accessible, culturally-appropriate and affordable housing.

We will achieve this by helping the Aboriginal community housing sector run sustainably for the long term.

The AHO is responsible for planning and administering the policies, programs and asset base for Aboriginal public housing in New South Wales. This includes resource allocation, sector-wide policy, strategic planning and monitoring outcomes and performance in the Aboriginal public housing sector.

The AHO is part of the Homes NSW Division of the NSW Department of Communities and Justice (DCJ).

As a reporting entity, the AHO comprises the parent entity and the controlled entity, the Dunghutti Aboriginal Elders Tribal Council Trust (Trust).

The AHO is:

- a NSW Government entity and is controlled by the State of New South Wales, which is the ultimate parent.
- a not-for-profit entity for financial reporting purposes (as profit is not its principal objective) and it has no cash-generating units. The reporting entity is consolidated as part of the NSW Total State Sector Accounts.





Rise Together (Bowangkaliko Malang)

Saretta Fielding, 2017

Saretta Fielding's artwork for the AHO captures the essence of the AHO's vision, showcasing people, culture, connection, Country and kinship.

The artwork is the centrepiece of our visual identity and conveys the innovation and collaboration in the AHO's DNA.

It represents our passion and vision to create sustainable housing opportunities that redress history and reflect the desire to make a difference.

The central house motif (our logo) represents home as a safe space, while the texture behind it symbolises a tree and the bark used for building traditional Aboriginal housing.

Framing the home are groupings of people symbols that represent Community, staff, clients and housing working together.

The backdrop represents Country – the mountains, valleys waterways – and historical Songlines.

Aboriginal Housing Office Board Members

The AHO is governed by an all-Aboriginal Board. They provide advice on Aboriginal housing issues in NSW to the Hon. Rose Jackson MLC, Minister for Housing and Homelessness.



Kim Whiteley



Damien Barnes
Chair



Famey Williams
Chief Executive



Joshua Gilbert



Katie Moore



Craig Kerslake



Steven Adams



Yvonne Weldon AM



Craig Taylor



Glenn Johnston



Jaymee Beveridge





Regional Aboriginal Housing Committees

Each of the AHO's three regions (Northern, Sydney South East and Western) are represented by a Regional Aboriginal Housing Committee (RAHC).

The RAHCs advise the AHO Board on issues associated with housing for Aboriginal people and carry out functions delegated to them by the Board, by:

- drawing on local knowledge
- monitoring program delivery
- providing an effective means for reporting to local Aboriginal communities
- identifying differing needs between and within regions.

RAHCs work with the Board in an advisory capacity, providing guidance that is grounded in culture and informed by regional perspectives and lived experiences. This advice enables the Board to adequately advise the Minister for Housing and Homelessness on AHO policies and strategic direction.

Western Regional Aboriginal Housing Committee

Thank you to the following committee members; Cory Paulson, Lesly Ryan, Paul Carr, Grace Toomey, Susan Sharp. These members represent the Broken Hill, Bogan, Dubbo and Brewarrina Local Government Areas (LGAs).

Northern Regional Aboriginal Housing Committee

Thank you to the following committee members; Leon Anderson, Veronica Walford, Erica Smits and Kevin McKenny. These members represent the Port Macquarie, Armidale, Central Coast and Lake Macquarie LGAs.

Sydney South East Regional Aboriginal Housing Committee

Thank you to the following committee members; Alison Croall, Jim Allen, Mandy Edwards, Narelle Lyons, Cheryl Moreton, Marcus Neal, William Henry and Lee Anne Orcher. These members represent the Sydney, Eurobodalla, Shellharbour and Wollondilly LGAs.



Aboriginal Housing Office Regions

● Aboriginal Housing Office



Aboriginal Housing Office Management Structure



Kakira Brennan
Executive Assistant

Famey Williams
Chief Executive



Ash Livingston
Director Property

- » New Builds
- » Portfolio Strategy
- » LAHC Transfers
- » Headleasing Exits
- » Aboriginal Community Housing Investment Fund (ACHIF)
- » Maintenance and Upgrades
- » Quality, Safety and Procurement
- » Flood Rebuilds and Repairs
- » Asset Management
- » Provider Asset Management

Property provide culturally appropriate housing, growth and maintenance of the AHO's portfolio.



Loshana Karthikeya
Director Performance and Finance

- » Budget and Labor Expense Cap Management
- » Statutory Reporting
- » Business Plans and Cases
- » Treasury Reporting
- » Program Management Office
- » Fixed Assets Management
- » Operations
- » Part 5 Approval Oversight
- » Common Terms and Conditions

Performance and Finance provide strategic financial support and manage contracts and compliance for internal and external stakeholders.



Mick Higgins
Director Housing and Client Services

- » Northern Region
- » Sydney South-East Region
- » Western Region
- » Services Our Way
- » Sector Reform, Development and Capacity Building
- » ACHP Registration
- » Regional Community Engagement
- » Regional Housing Committees (x3)
- » Property Management Transfers

Housing and Client Services are the face of the AHO for our clients. They manage property and tenancy operations and provide culturally appropriate service coordination.



Deslin Foster
Director Policy and Evidence

- » Subsidy Program
- » Research, Data and Evaluation
- » Home Ownership Programs
- » Policy Development and Implementation
- » Closing the Gap and Commonwealth Housing Policy Partnership
- » Strategic Community Partnerships (NCARA, Regional Alliances and Stolen Generations)
- » Remote Housing Strategy
- » Transitional Housing
- » Tenant Advocacy Groups and Education Programs
- » Pathways to Positive Client Outcomes (LCDS, CEI, TAG)
- » Program Delivery and Reporting

Policy and Evidence develop, deliver and measure AHO's policies and programs.



Tony Lloyd
Director Strategic Support

- » Ministerial Liaison and Board Liaison
- » Cultural Innovation and Engagement
- » People, Strategy and Development
- » Communications, Media, Engagement and Events
- » Organisation Development
- » Strong Families, Strong Communities
- » Facilities and Systems Support
- » Digital Projects and Innovations
- » Business Support and Office Operations
- » Audit/Risk/Compliance
- » Strategic Planning

Strategic Support are an internal-facing function that offer strategic advice in areas like HR, communications, information management and cultural innovation.

Our Strategy

2018-2028

Strong Family, Strong Communities (SFSC) is the AHO's ten-year strategy to improve the wellbeing of NSW Aboriginal families and communities through housing. The strategy is underpinned by four pillars:



These four pillars give structure to our reporting on operations and performance.



Operations and Performance

In FY 2024-25 we invested \$16.1m to deliver 190 new homes, and carry out 774 significant property upgrades.

Through the Strengthened Sector and Communities Program we also invested \$16.3m to deliver outcomes including:



175

home ownership
opportunities realised



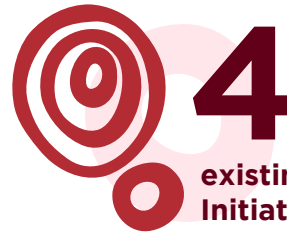
11

people supported with
transitional housing



119

students supported
with Tertiary
Accommodation Grants



4

existing Client Experience
Initiatives supported

We also supported 849 clients and their families with tailored help through Services Our Way with an investment of \$7.7 million, exceeding our target of 738.



Pillar 1: Housing Solutions

Delivering housing solutions with Aboriginal families based on demand for social and affordable housing.

To ensure we deliver adequate housing to the people and areas that need it, each year we focus on:

Repairs and maintenance

- Prioritise repairs and maintenance.
- Improve the quality of repairs, time taken and communication.
- Progress overdue housing upgrades.

New supply of properties

- Promote the supply of new houses that are culturally appropriate and co-designed with communities.
- Provide secure housing and a better housing experience to improve the wellbeing of families.

Home ownership

- Scope home ownership models so more Aboriginal families can buy a home.

Asset management

- Implement best practice asset management policies and procedures, so there is quality housing when and where it is needed.



3D printed housing

In FY 2024-25 the AHO completed NSW's first ever 3D-printed social housing project on Wiradjuri Country. This project saw two homes completed in just 16 weeks – around half the time of a conventional build.

This project showcases the kind of innovation that the AHO is utilising to better solve housing shortages in NSW. Once testing has been completed to assess the indoor environment quality of the Dubbo duplex, we are hopeful that 3D printed homes will be one of the keys to deliver quality housing for Aboriginal people in NSW sooner.

How walls are 3D printed

Digital model of home created

Model guides the 3D printer in constructing wall structures

Printer set up onsite

Specialised 'ContourCrete' mix with high recycled content

Walls printed layer by layer

Benefits

Compared to a traditional build, projects with 3D printed wall structures can expect to:

- produce less construction waste
- see total construction time reduced
- save 10-20% of total construction costs
- reduce cement usage (without impacting strength) and lower embodied carbon in concrete walls.

The AHO engaged Aboriginal Sustainable Homes (ASH) working in partnership with Contour3D to deliver this project.



Measuring tenant enjoyment and comfort

Ongoing evaluation of the properties will look at performance metrics such as building structure and various environmental parameters. The AHO will work with Building4.0 CRC in conjunction with Queensland University of Technology (QUT) to evaluate the Indoor Environmental Quality (IEQ) of the 3D-printed homes in Dubbo.

Looking at conditions within the properties – like their ability to stay warm in winter and cool in summer – will help make sure tenants are comfortable in their new homes and enjoy living there for years to come.

Why Dubbo?

Dubbo was chosen based on reasons such as community need, land availability and suitability, accessibility, infrastructure, partnerships and funding opportunities. Dubbo's varied climate was another contributing factor and will ensure robust evaluation can take place to inform future applications of the 3D printing technology.



"I'm very impressed that the AHO is taking an interest in monitoring the indoor environment. It shows that their focus goes beyond the construction method and extends to ensuring occupant comfort, which is great. If the data shows good indoor environmental quality, then the initiative could be scaled up and make a real difference in addressing the housing crisis."

Dr Sara Omranni, Senior Lecturer in Virtual Design and Construction, QUT





Energy efficient upgrades reduce tenant bills

Printing 3D homes is just one example of the AHO's commitment to sustainability and improving peoples' experiences in their homes.

Funding received from the Social Housing Energy Performance Initiative (SHEPI) also helps reduce energy bills for Aboriginal social housing residents and ensures their homes are comfortable year round.

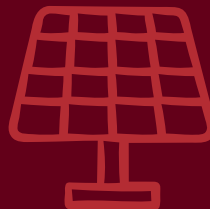
Through SHEPI, the AHO will receive co-contribution funding of \$24.7m over four financial years.

SHEPI in numbers

SHEPI funding allowed the AHO and ACHPs to deliver upgrades to AHO tenants' homes.



4,176 homes received air conditioning and passive energy upgrades.



1,131 ACHP homes received solar panels, air-conditioning or ceiling fans upgrades.



Accelerating new construction

In June 2023, the AHO secured \$130.1 million as part of the NSW Government's \$610m Government's Social Housing Accelerator Fund (SHAF) allocation.

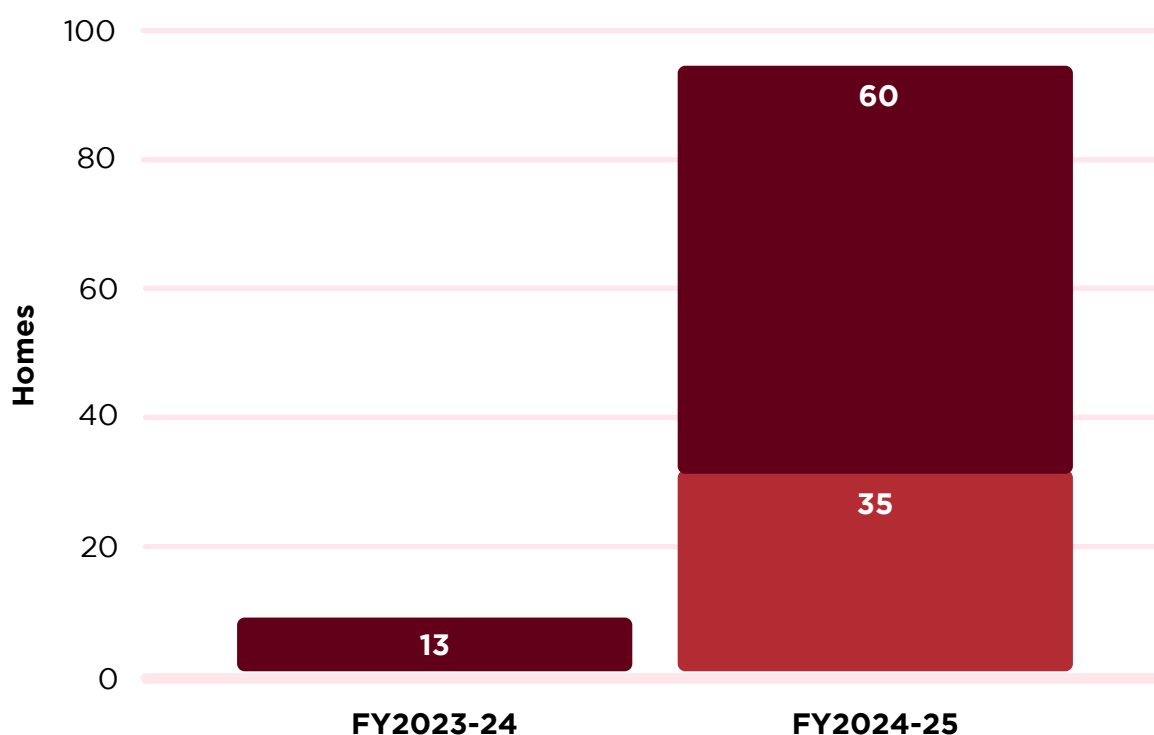
This funding targets new construction pipeline projects across both the AHO and the Aboriginal community housing sector. It will also increase social housing supply by contributing to the refurbishment of previously vacant ACHP-owned properties. The AHO's SHAF program has two streams:

SHAF ACHP Delivery:

\$44m for 37 approved ACHPs to deliver 98 ACHP-owned properties with a budget of \$44 million.

SHAF AHO New Supply:

\$86.1 million for the AHO to deliver approximately 125 new homes.



The AHO SHAF ACHP stream supports delivery of culturally appropriate housing solutions that reflect the needs of local communities, increases capability and contributes to addressing Aboriginal housing demand. The AHO is committed to supporting ACHPs along the way, with a dedicated AHO team established to provide project support and mentoring over the course of project delivery.

ACHPs who secure SHAF funding can appoint their own contractors (with preference for local Aboriginal contractors) and are responsible for all aspects of delivery and project management. This autonomy is self-determination in action and sees money invested into the local economy.



SHAF success story: Moych Aboriginal Corporation

Moych Aboriginal Corporation secured money as part of the SHAF ACHP delivery stream.

Their project involves seeking DA approval for 12 two-bedroom houses for older community members.

Moych engaged a design agency to run community workshops in late 2024. The initial design and consultation workshop allowed residents and potential tenants to have their say on what was important to them when designing new homes for community members.

The design company talked attendees through design concepts about ease of access, safe and effective layouts, energy-efficient orientation, comfort and aesthetics.



Participants raised safety, functionality, access, space for family to visit and overcrowding as key areas to address. The workshops enabled community input to design housing that meets specific local needs.



Sharing between Homes NSW and the AHO creates efficiencies

Being a part of DCJ's Homes NSW division means that the AHO can easily share learnings with their Homes NSW colleagues. Both agencies are pursuing projects under the Modern Methods of Construction (MMC) umbrella. In FY 20245-25, there were several MMC-related outputs that can be re-used across the agency:

- **Documentation** like contracts and forms can be reused on other projects, which saves time and creates consistency.
- **A register of lessons learnt** in the 3D building process (using different technologies, navigating processes like planning and procurement), which will inform future best practice guidance.
- **A procurement list for MMC projects** which will give MMC suppliers greater exposure to projects across NSW Government.

Sharing approaches is good for everyone – standardising government engagement with industry creates efficiencies in our ways of working while improving the experience of working with government for businesses that have been engaged.

Home Ownership: Calley's story

The AHO administers various grants to help make home ownership more achievable for Aboriginal people in NSW.

Calley received the Home Buyer Booster grant and the Deadly Deposit Grant, which allowed her to settle on a property in Campsie in November of 2024.

We asked Calley to share her story in her own words.

“

“I am a 40-year old single parent and grandmother.

I have lived in Sydney for over 12 years. I grew up in a small mining town called Port Hedland in WA.

I have struggled to cope with life since my father passed away. I went through a lifestyle of substance abuse. I experienced DV, family violence and homelessness.

My father had an incredible work ethic and demonstrated that home ownership was possible for mob. I never imagined that it would be possible for me as a single parent with a single income.

I've lived in Govt Housing for the last 12 years with my 2 youngest children, so I have had to take a leap of faith in pursuing my home ownership journey. I have been clean and sober for the most part of the last 8 years. Consistently for 5 and a half years.

I am so grateful for this opportunity. I have so many wonderful things happening in my life, my granddaughter has completely changed my life and outlook. I love that I am creating a financial future for my kids and granddaughter. I appreciate the AHO's assistance in this life changing experience!”

Calley got her home loan through Indigenous Business Australia (IBA). To help their customers become home owners sooner, IBA offer a shared equity scheme for people whose home loan doesn't cover the full property price.

“

“Working with Calley was inspiring! Even during her home-buying process, Calley was thinking about others! She couldn't wait to move into her new home so that another family could be provided with housing in her old place.”

Debbie Avery, Manager,
Home Ownership Program

Making home ownership more achievable in the Illawarra

In January 2025, the AHO Home Ownership team focused their efforts on the Illawarra region. Together with Head Start Homes, they held a roadshow over three days to explain the support available to eligible people wanting to transition from rental living to property ownership.

“The roadshow provided a platform that showcased both Head Start Homes and the AHO’s commitment to empowering Aboriginal communities and raising awareness around the Home Ownership Program. Through collaboration, unity and dedication, our partnership has benefited the wider Aboriginal community, and supported us to grow, learn and listen to each other.”

Debbie Avery, Manager, Home Ownership Program



Collaboration with DCJ Disaster Welfare Services

The AHO is committed to improving outcomes for NSW social housing tenants. As part of this commitment, AHO staff joined training run by the DCJ Disaster Welfare Services (DWS) team.

The role of the DWS team is to provide essential support to individuals and communities affected by emergencies. They deliver critical welfare services to meet immediate needs, including access to safe shelter at evacuation centres. As part of this, they maintain a register of volunteers who support evacuation centres across NSW. Volunteers must have completed a basic level of training so that they have the practical skills needed to assist during a natural disaster.

In FY 2024-25, five AHO staff completed their Welfare Support Officer training module and participated in evacuation centre exercises in Lismore and Moss Vale. Having staff trained so that they're ready when natural disasters hit ensures that communities are well-supported when they need it most.



Leonie Short was one of the AHO staff members deployed during the Lismore floods that resulted from ex-Tropical Cyclone Alfred. She displayed compassion, leadership and equanimity in helping community members navigate the stress, pain and confusion wrought by the natural disaster. Here's what she said about being involved:

“

“During the Lismore Floods, I was able to assist in comforting Mob who had to leave their homes. Many didn’t know if they still had a home to return to, or if their animals were safe. Having experienced this before, you could see how tired and worn down they were — the panic of the unknown weighing heavily. Everyone was bunked down together in a large university hall. Tensions were high, emotions raw. In moments like that, the simple act of sitting down, listening, and offering time becomes priceless.

We all have a skill that can make a difference during a disaster or major weather event. You might be good with animals, bring a calm and peaceful presence, be confident on the phone with services like Link2Home, or lend a hand by making temporary beds and helping with clean-up. Every contribution matters.

You are also reminded how grateful you are to have a home to return to. It’s exhausting and emotionally draining, but it’s also deeply rewarding — full of connection, learning, and new friendships. The experience stays with you, a reminder of the strength and spirit of community in times of crisis.”



Strong Family, Strong Communities: Strengthened Sector and Communities Program

Initiative	Outcome	Progress at 31 June 2025
Home Ownership Options	320 home ownership opportunities by 30 June 2026.	383 home ownership opportunities realised.
Tertiary Accommodation Grants	300 students enrolled in tertiary studies supported with the cost of housing.	246 students have received Tertiary Accommodation Grants.

Strong Family, Strong Communities: Closing the Gap Program

Initiative	Outcome	Progress at 31 June 2025
Closing the Gap - Housing Solutions Program	By June 2025 AHO will deliver: 1. 194 new Aboriginal homes over 4 years. 2. 256 significant upgrades over 4 years. 3. 4,440 solar and air-conditioning upgrades.	1. 159 new Aboriginal homes delivered. 2. 548 upgrades completed. 3. 2,696 solar and air-conditioning upgrades have been completed.
Aboriginal Housing Office (AHO) Flood Recovery Program	\$70m in funding to support flood recovery in Northern Rivers region. \$61m in grants for ACHPs to repair, upgrade and rebuild flood damaged properties with remaining funding to deliver additional Aboriginal social housing across flood affected Northern NSW.	1. AHO has expended \$43.7m to support Flood recovery efforts in Northern Rivers region. 2. AHO has delivered 230 upgrades along with a further 20 new homes to date.
AHO Housing Portfolio (formerly LAHC) Transfers Project	Transfer ownership of 3,325 homes from Housing Portfolio to AHO, starting with: • tranche 1 (500 properties in May 2023) • tranche 2 (500 homes November 2023) • tranche 3 (2,325 homes August 2024).	3,357 homes have been transferred to the AHO. The project is at closure stage.

Initiative	Outcome	Progress at 31 June 2025
AHO Social Housing Accelerator Fund (SHAF)	\$130.1m over four years delivering 222 new Aboriginal homes across both government and Aboriginal Community Housing Provider (ACHP) owned stock.	From the initial target of 222 homes by June 2027, AHO has delivered 95 new homes (43%) of the target. AHO has spent \$55.4m (42.5%) of the \$130.1m allocation.
Social Housing Energy Performance Initiative (SHEPI)	\$26.6m to deliver an overarching co-funded Energy Efficiency Program of \$56.2m that constitutes Solar PV system and Airconditioning and passive energy upgrades to AHO and ACHP homes by June 2027.	AHO has completed energy efficient upgrades to 1,283 homes.
AHO Capital Maintenance Program	\$80.8m targeted at repairing and extending the useful life of high priority State-owned homes by June 2031.	AHO has expended \$7.7m upgrading 151 homes in FY2024-25.
AHO Murdi Paaki Aboriginal Housing Program	\$80.8m targeted at repairing and extending the useful life of high priority state-owned homes by June 2031.	- AHO has expended \$6.9m for the FY2025 year. Maintenance and repair works have been completed at 59 properties across the Murdi Paaki Region. 11 in person, place-based engagement meetings with community housing leaders completed. 12 Aboriginal people successfully completed a Cert II in Construction at Broken Hill.

Pillar 2: Client Outcomes

Achieving better outcomes with Aboriginal tenants and clients through partnerships with Aboriginal organisations, human service agencies and creating study, work and business opportunities.

To ensure we prioritise the needs, safety, and autonomy of our tenants, each year we focus on:

A culturally responsive sector

- Support culturally appropriate service delivery.
- Promote cultural awareness and accountability for mainstream providers to better tailor services to Aboriginal families' needs.

Homelessness

- Improve the availability and appropriateness of accommodation to sustain tenancies.

Neighbourhood safety

- Focus on whole of community safety, including infrastructure and the environment when buying, building, allocating and managing housing stock.

Access to housing

- Streamline the application process and make it clearer about how housing is allocated.

Services working together

- Invest in government and non-government service coordination and collaboration to support tenants to access early intervention services.

Stable homes

- Support tenants to maintain stable and successful tenancies so they can benefit from study and work.

Grants for students changing lives

In FY2024-25, the Tertiary Accommodation Grants (TAG) program awarded grants to 131 students, exceeding their yearly target of 75. The words of six recipients illustrate the impact that this one program has.

"The Tertiary Accommodation Grant has allowed me to chase my dream of becoming a doctor. I'm from a rural town – without this money, I would not have been able to come to university. I'm passionate about Aboriginal health and want to make change for my community. This grant has allowed me to start my journey to do this.

It has relieved so much stress. I no longer have to worry about how I am going to pay my rent. It has allowed me to secure safe accommodation where I can focus on my studies and my dream."

"The grant has allowed me to fully focus on my studies. I have recently had some major changes in my family life resulting in me needing to find accommodation with very little notice. The stress this placed on me was unbelievable and the grant has helped me to find a safe and secure place to stay.

I pride myself on my grades and while going through housing stress I missed an assessment. Since receiving the grant and relieving that stress, I have made up the missed assessment and am back achieving high marks!"

"I'm a mature aged student who has decided on a career change – I want to be a doctor. I have risked everything to pursue studies, packing up my whole life into my car and moving to Newcastle.

I'd originally found short-term accommodation in a hostel but quickly found this to be not suitable or safe and needed to move. The grant has allowed me to find safe and secure accommodation where I can focus on my studies and change my life! It's meant I can chase my dream."

"Before I received the grant I was seriously considering dropping out and going back home. I'd relocated to Newcastle and was finding it hard to study and live. The grant relieved all of my stress about how I would pay my rent and study at the same time. It meant I could fully focus on adjusting to uni life and setting good habits in place. It allowed me to follow my dreams."

"I'm in my final year of nursing and this grant has enabled me to be able to pay my rent while on my final placement. During placement I had to undertake full-time work unpaid, with no other form of income. And you have to do it to finish your degree. I was unsure how I would be able to finish my studies and still be able to afford to live. The grant reduced so much stress and anxiety."

"Previously, I was affected by instable housing and home violence and receiving the grant has allowed me to find safe and stable accommodation on my own. It has allowed me to create a space where I feel safe and comfortable and where I can fully focus on my goal of becoming a teacher. I am so grateful for the grant."

Change in delivery sees more students accessing grants

TAG helps Aboriginal students with their living costs while at TAFE or university. By helping them overcome barriers that might get in the way of studying or applying to study, this grant aims to improve retention rates of existing students and increase enrolment of aspiring students.

In the first two years of TAG, it was clear that there was an opportunity to improve program delivery to increase the number of grant recipients.

After an internal review, the TAG team recommend improvements to the program's delivery.

The improvements they implemented were:

- **Delivering over two streams:**
 - » Stream A continued to work with the top three education providers as they had a proven track record of supporting students with TAG.
 - » Stream B was a new in-house delivery model for the AHO that addressed delivery gaps in stream A.
- **Updating eligibility criteria** to improve access to the program. This meant that more students, including more part-time students, could access TAG.
- **Improving accessibility in the application process** by publishing on SmartyGrants.

These changes to the delivery model meant that the program exhausted all funding for the 2024-25 financial period. The improvements were so successful that the program is now on track to easily meet its SFSC targets.

Dyrimiiil Gugubarra provides free yard maintenance to more than 30 clients

The Leading Community Demonstration Site (LCDS) program funds projects that support Aboriginal organisations with housing and other community-focused needs.

After securing LCDS funding, Wildflower has started to provide gardening and land care support to members of Sydney's Aboriginal community. The program name, Dyrimiiil Gugubarra, means "Charming Kookaburra" in Wiradjuri.

Dyrimiiil Gugubarra's staff are all Aboriginal, and involvement in the program offers them the chance to connect with and learn from the people whose gardens they're working on. The assistance they provide is not only physical, but spiritual and emotional.

“

“You fellas didn't just clean up my yard. You lifted a big weight off me.”

Community member,
Dyrimiiil Gugubarra recipient

“

“This funding has allowed us to deliver a community-centred support system that improves the wellbeing of residents and fosters stronger connection to culture and community.”

Matthew Coe,
Director, Wildflower



About Wildflower

Founded by Roman Deguchi and Matt Coe, Wildflower is a Sydney-based landscaping company whose mission is to care for Country and provide meaningful work that empowers the next generation. Their vision is to live in a world where Aboriginal knowledge and culture is valued.

Services Our Way

Services Our Way (SOW) work with clients to provide a wraparound service that is unique in government. To empower clients to achieve their own goals, SOW staff take time to understand the person's history and current situation and connect them to the right opportunities. This looks different for every client but often includes help navigating government and providing access to services.

SOW's Trisha Wilson explains how they operate differently to many other services:

"We support clients by understanding their needs. We connect with clients at events or via referrals. Most of the time we get a referral to deal with one simple issue, like a yard clean-up. Once we've talked to the client, we get a better picture of why the yard needs cleaning up – it could be physical or mental health issues, a lack of support system, any number of underlying issues. And it's only through yarning with the client, spending time to build that trust with them, that we're able to help them to change their circumstances."

Aunty Lindy's story

Aunty Lindy is a well-respected Elder in the Illawarra. She cares deeply about her culture and community. Her care is evident in the work she does with the NSW Police on the Commanders Active Citizens program, which strengthens relationships between police and Aboriginal youth by promoting cultural understanding, leadership, and positive community engagement. Aunty Lindy has also won multiple awards for her commitment to community, including Elder of the Year in 2012 and 2016 for outstanding contribution to education in NSW and outstanding contribution to reconciliation.

Aunty Lindy lived in Barrack Heights across the road from her twin sister Mandy, until Mandy passed in 2009. Aunty Lindy loved her home and had taken excellent care of it in her 40 years of tenancy. She also liked that her home allowed her to remain close to her sister's spirit.





Aunty Lindy and Mandy were separated from their siblings as part of the Stolen Generations when they were 5 months old. This disconnection from Country, culture and kin has had ongoing impacts on Aunty Lindy's life.

Trisha Wilson from SOW looked after Aunty Lindy's case and is quoted throughout.

"It was so special to be a part of Aunty's story. We met her at a NAIDOC Week event in Shoalhaven where she mentioned that she needed help downsizing and wanted to move into a senior's living facility.

"Aunty Lindy had been in her home for 40 years and raised two kids there – it was full of so many memories. Aunty Lindy's property was a part of the DCJ transfer to AHO management, where her home was now eligible for much needed upgrade – she realised that staying in her home was the best move for her health and wellbeing. So, we helped her navigate that and advocated for her throughout the property management transfer."

Upgrading Aunty Lindy's home

When the SOW team visited, the home still had the original kitchen, bathroom, carpet and paint. Aunty Lindy had lived modestly, explaining to the team that she always bought things second-hand or was gifted items.

"When we visited Aunty Lindy for the first time, it was clear that she was extremely house proud and took great care of her belongings. The house was immaculate – everything was original from the 1960s or 70s when it was built. She was also very humble, she'd never had anything new, just made do with second-hand items. It was

nice to be able to offer help with so many aspects of the home that suits her individual needs.”

After the initial property clean-up, SOW advocated for essential work to be completed on her home, which made the home habitable and more comfortable.

This work included:

- new carpets, doors and flooring
- fresh internal and external paint
- a new roof
- a new bathroom vanity
- a brand-new kitchen
- solar panels for the new roof
- SOW also purchased some much-needed household items for Aunty Lindy, including her very own brand-new bed.

Reconnecting separated siblings

In working with Aunty Lindy, Trisha came to understand that she was keen to be reunited with her brother, Les.

When the siblings were separated, Les was sent to Bomaderry Aboriginal Children’s Home while Lindy and Mandy were adopted by a non-Aboriginal family. They had been able to reconnect briefly when Lindy was a teen but hadn’t seen one another in 34 years. Their experiences of childhood and adulthood had been very different, but Lindy asked for Trisha’s help to reconnect.

“At first, Uncle Les declined. There was so much emotion and history for him to have to face if he agreed to meet her. Aunty Lindy persevered though because she has this quiet, fiery determination burning inside her. After a few more attempts, with emails and photos, Les agreed to meet.”

SOW supported Aunty Lindy in attending the nursing home where Les had settled. Based in Nowra, it offers residents a safe and culturally sensitive environment.

“Uncle Les’ face just lit up when he saw his sister. He was smiling from ear to ear. The reunion was healing for both of them.

Uncle Les was so proud of his sister – he learned that everyone at the nursing home knew her and that she’s very connected and respected in community, saying “She is famous!”. And Aunty found great comfort in knowing that he was happily resting on Country and making new connections. After years of disconnection, they’re now only a 45-minute drive from one another.”



Uncle Les presented his sister with a white hat that she is wearing proudly in her photo.

Aunty Lindy is happy to stay in her forever home. She and Les plan to stay in touch so they can catch up on missed years.

Policy updates provide further clarity

Two key policy documents were updated in FY 2024-25 – the AHO Housing Policy Framework and the AHO Eligibility for Services Policy.

AHO Housing Policy Framework	AHO Eligibility for Services Policy
Supports the provision of consistent, high-quality housing services for Aboriginal Peoples. The framework lays out: • clear roles and responsibilities across various AHO teams • ongoing stakeholder engagement and collaboration to improve housing solutions • ensuring alignment with government policies and strategic objectives.	Previously known as the Confirmation of Aboriginality Policy, this policy and the associated guideline outlines what documentation a person must supply to access AHO housing services and/or products.

The AHO Policy team worked on other policy documents at various stages of the policy lifecycle this financial year. The policy lifecycle ensures that policy output is consistent, fit for purpose, and keeps Aboriginal culture at the centre throughout all stages.



Strong Family, Strong Communities: Strengthened Sector and Communities Program

Initiative	Outcome by 30 June 2026	Progress at 31 June 2025
Finding Your Way Transitional Housing Options	20 properties repurposed. 40 families supported in transitional housing.	16 transitional housing programs delivered. 40 participants supported.
Sustaining Aboriginal Tenancies Project	Support 260 families.	183 families supported.
Leading Community Demonstration Site (LCDS)	- Support 1 LCDS in FY 2022-23. - Provide 3 years funding for a new site to FY 2025-26.	1 LCDS supported.
Client Experience Initiatives (CEI)	Support 2 CEIs, each over 4 years.	4 CEIs supported.

Services Our Way

Target 2024-25

738 clients supported.

Actual 2024-25

849 clients supported.





Pillar 3: Growing the Sector

Strengthening and growing Aboriginal Community Housing Providers (ACHPs) through sector investment, regulation and the transfer of housing and property management.

To ensure we deliver adequate housing to the people and areas that need it, each year we focus on:

Tenacy management

- Scope best practice models of tenancy management that are responsive to tenant needs. Support tenants to understand their rights and responsibilities.

Community housing regulation

- Support ACHPs to register for and comply with the National Regulatory System for Community Housing.

Growth providers

- Strengthen the capacity and sustainability of ACHPs.

Fair rent, collected reliably

- Increase tenant awareness of how rent is calculated and collected.
- Work with ACHPs to support the timely collection of rent.

Sector growth

- Property Management Transfers to grow the sector.

Establishing ACHIA

- Aboriginal Housing Peak Body.

HCCSP

- Developing subsidy solutions to support the sector.

Partnering with Stolen Generations Survivors

On 9 April 2025, the AHO hosted a Housing Yarn Up for Stolen Generations Survivors. In attendance were survivors from Kinchela Boys Home and Cootamundra Girls and their descendants, plus the Stolen Generation Council ACT/NSW.

This forum was an opportunity for the AHO to hear directly from Survivors about the barriers and challenges they face in relation to housing. It also allowed AHO and Homes NSW staff to connect with Survivors whose lives are impacted by their programs and policies.

Dean Schafer, Manager of AHO's Strategic Partnerships team, emphasised the ongoing commitment that the AHO is making:

"This isn't a one-off thing, the conversation is ongoing. We've committed to take action on suggestions about maintenance, long-term planning and home ownership options. So, we'll be meeting with the group again next financial year to update them."

Famey Williams, who hosted, explained how important it is for the AHO to be leading by example in working with Stolen Generations Survivors to improve their housing outcomes.

"I can't put into words how important it is to host yarns like this. Hearing directly from Survivors means we can plan better services and systems of support for them. It allows us to set the standard, then influence other government departments to follow our example." **Famey Williams**, Chief Executive, AHO

Creating space for yarning

When holding conversations like this Yarn Up, it's important to remember that interactions with government can be re-traumatising for Stolen Generations Survivors.

The Strategic Partnerships team put in work before the event to ensure that they create a safe space for participants. For this event, that meant:

- » having a flexible agenda with plenty of room for sharing stories
- » listening before speaking
- » regular breaks throughout the workshop to ensure Survivors have the time and space to rest, reflect, and process discussions
- » offering genuine collaboration opportunities
- » promising to take action.



Ngamuru helpdesk ready to support the sector

Ngamuru is our Salesforce-based software that makes it easier for housing providers and tenants to access the data that is relevant to them. Since Ngamuru was launched in 2016, the AHO property portfolio has gone from 4,000 to 9,600. In this time, the AHO have been growing the features within Ngamuru to meet the needs of the Aboriginal community housing sector.

In March of 2025, the team behind Ngamuru officially launched a helpdesk to support Ngamuru users.

“It’s a one-stop support channel for ACHPs, tenants, staff and contractors doing repairs and maintenance. By establishing the helpdesk, we’re preparing for a future where the sector use Ngamuru for reporting and compliance, so they’ll need personalised support. Support is available by phone, email or from within Ngamuru itself.”

- **Kevin Govindsamy**, Manager, Business Services

How Ngamuru provider portal helps ACHPs

Ngamuru allows housing providers to manage properties in one place, with features like a rent management system and a property condition assessment tracker. Use of the tool is optional for ACHPs, but encouraged, because it brings together multiple internal systems to improve the user’s experience.

The AHO pays for licenses for ACHPs to use the tool and provides hands-on support.

By allowing providers to enter data about their properties, Ngamuru saves providers time and administrative burden. It also reduces reporting burden because if they’re using Ngamuru, they’re entering information that is required by the AHO.

Aboriginal housing sector gather to set strategy

Over two days in November 2024, ACHPs came together for the annual Sector Visioning Workshop. The event explored strategic priorities and initiatives aimed at collaborating, sharing best practice and strengthening the housing sector. The standout theme from the event was the importance of working together to enhance housing outcomes for Aboriginal communities.

The two days were split into collaboration sessions, panels and a focused workshop. The workshop was a chance for participants to identify priority areas and explore innovative ways to collaborate more effectively. The energy and enthusiasm in the workshops highlighted a collective determination to ensure that ACHPs are well-equipped to serve their communities.

The event was co-hosted by the AHO, the NSW Aboriginal Land Council (NSWALC), and the Aboriginal Community Housing Industry Association (ACHIA).

Strong Family, Strong Communities: Strengthened Sector and Communities Program

Initiative	Outcome	Progress at 31 June 2025
Aboriginal Community Housing Industry Association (ACHIA) and Sector Workforce Development	Continued support to maintain ACHIA's growth as an Aboriginal Housing Sector peak body in NSW, which strengthens the Aboriginal community housing and adjacent sector workforce.	ACHIA funded to contribute towards base operations. NCAT training delivered by ACHIA for 30 providers, including participation from approximately 60 ACHP staff. Two days in-person training conducted: • 25-26 February – Ballina • 10-11 March – Dubbo • 8-9 April – Parramatta • 8-9 May – Newcastle • 21-22 May – Wagga Wagga • 17-18 June – Batemans Bay
Sector Capability Fund	Support up to 125 ACHPs to obtain and maintain registration by 30 June 2026.	• 55 ACHPs registered. • Annual mid-year ACHP information sessions delivered face-to-face in each AHO region. • Supported 21 ACHPs for FY 2024-25 Sector Capability Grants. • Applications opened 31 March 2025 and Closed 2 June 2025 for delivery of Sector Capability Grants for FY 2025-26.
High-Cost Community Support Payments	Provide funding to support 1,805 dwellings per annum, over 4 years.	Issued 100% of funding to support 1577 dwellings.



Pillar 4: Data and Evidence

Improving data collection, analysis and evaluation, and better reporting to plan and investing in the future.

To achieve the best possible outcomes for Aboriginal people, families and communities across NSW, our decisions must have a strong evidence base. To ensure we deliver sound data and evidence, each year we focus on:

Ongoing need analysis and evaluation

- Build ongoing analysis and evaluation into the work of the AHO so evidence is available for decisions about Aboriginal social housing.

Access to housing

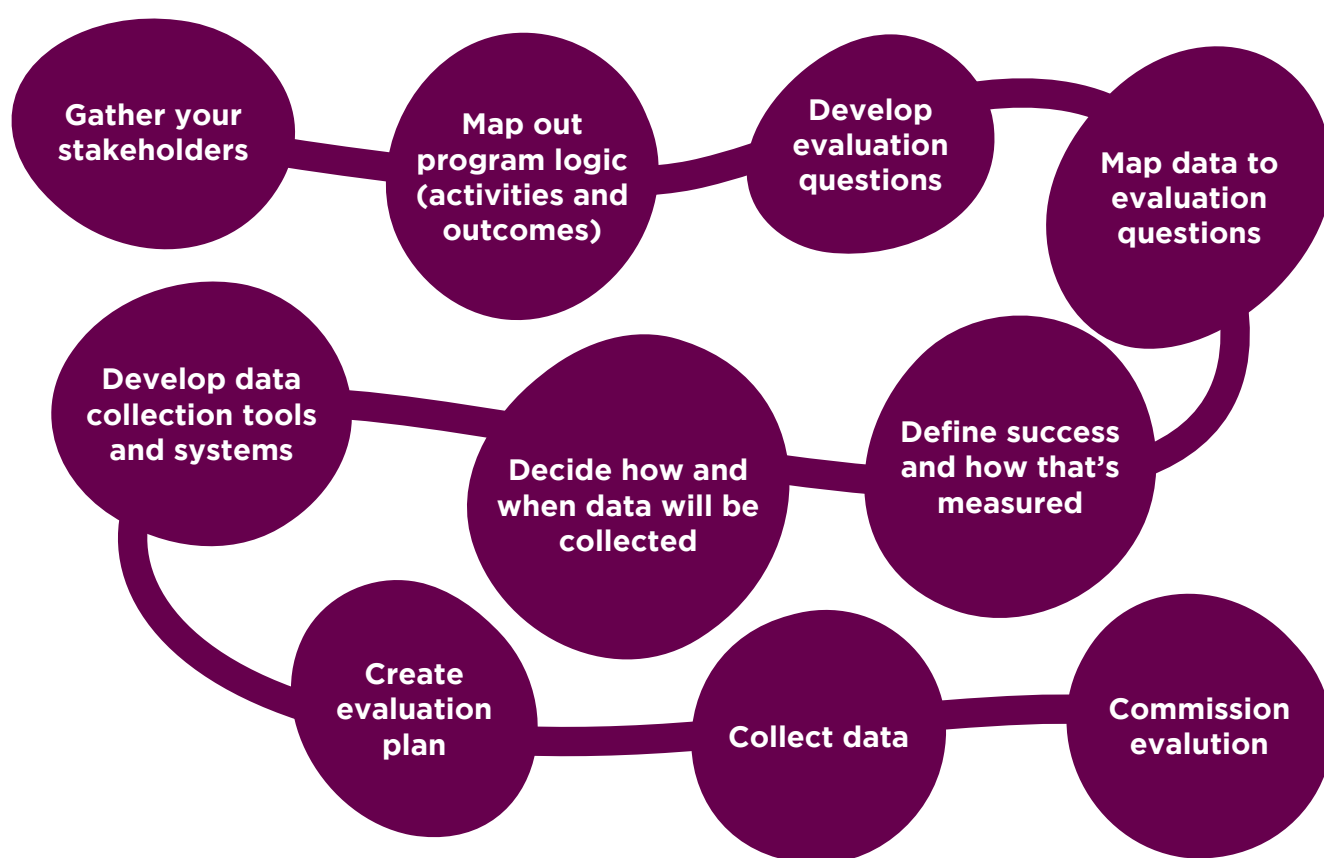
- Streamline reporting and compliance for ACHPs.
- Share data collected with the sector to drive performance and improvement.

Co-designing evaluations with stakeholders

In 2024-25 the Research and Analysis team (R&A) worked with the Client Outcomes (CO) team to run workshops to help newer members understand the evaluation process.

The workshops prompted important conversations about each person's role in producing quality evaluations. R&A explained the importance of evaluation in building evidence bases and stepped out the process in a way that aligned with the team's existing work cadences.

The evaluation process is captured in a roadmap that CO and R&A had co-designed previously. The roadmap was designed to produce more rigorous evaluations by enabling the planning of adequate data capture before a program is launched.



What gets captured?

When thinking about the data we capture, it was important that we consider more than just qualitative data. When planning an evaluation, teams need to be prepared to adequately capture information conveyed in a range of mediums, including:

- » yarning circles
- » paintings
- » videos
- » storytelling
- » interviews
- » surveys.



AHO innovates in procuring evaluations

This financial year, the procurement process used for AHO's Aboriginal-led co-design evaluation was highlighted in the First Nations Investment Framework. Georgeina Cleary, Manager of the Research and Evaluation team reflected on what it meant that the AHO's work was included.



“Our teams work hard to improve the outcomes of Aboriginal people in NSW and are proud to share our approaches for cross-Government peers to implement as well. Embedding co-design in the procurement and planning of an evaluation is an innovation of process that we strongly encourage other agencies to consider as it supports self-determination for our Aboriginal communities.

This is important because it means the process is truly Aboriginal-led. We're fully committing to co-design with this approach – not just informing Community, but making sure they're involved in the decision-making about suppliers, tender assessment and sign-off. This approach has resulted in lots of positive change – it's improved relationships with ACCOs, improved processes internally, and resulted in better outcomes at a Community level.”

What the process looks like

To get the best evaluation outcomes, the AHO involved Aboriginal Community Controlled Organisations (ACCOs) in the procurement process. Representatives from ACCOs were asked to work with the AHO to:

- **Identify potential evaluators.** Since project success required an understanding of local context and cultural protocols, it was agreed that preference would be given to Aboriginal consultancies.
- **Review tender specifications.** Once a consultancy had been identified, the AHO drew up specifications for a tender for ACCOs to review before a proposal was sought from the consultancy.
- **Review the proposal.** A tender panel was convened with ACCO representatives to score the proposal and ensure the potential consultancy met the requirements. Panel members were asked to declare any conflicts of interest to ensure the independence and credibility of the evaluation findings.

Developments in AHO Data Governance Strategy

In FY 2024-25, the AHO Research and Analysis team commenced development of an AHO Data Strategy, centred around Indigenous Data Sovereignty and Governance (IDS&G). This strategy was intended to:

1. Streamline data management
2. Explore opportunities to increase ownership and control over Indigenous data across all phases of the data lifecycle, including creation, collection, access, analysis, interpretation, management, dissemination, and reuse.

The team has brought in the subject matter expertise to understand the current data capture and workflows across the organisation to inform future planning and data governance.

ACHPs and other key Aboriginal stakeholders will be involved with the consultation to gain a deeper understanding of their data needs and priorities.

A toolkit has been developed to assess on our maturity in terms of implementing mechanisms that will operationalise IDS&G.

We've taken the strategy to the Aboriginal Research and Knowledge Advisory Group (ARKAG) and it's now a standing agenda item.



Indigenous Data Sovereignty is the right of Indigenous peoples to govern the collection, ownership and application of data about Indigenous communities, peoples, lands, and resources. Consideration of Indigenous Data Sovereignty is critical for research teams to deliver ethical and effective research.

Culture at the centre

Our Aboriginal Cultural Reference Group (ACRG) is the key decision-making authority within AHO regarding Aboriginal Cultural Integrity. Consultation with the ACRG ensures that the AHO's business is respectful, appropriate and responsive in line with the Aboriginal Cultural Framework within AHO.



ACRG in numbers

In FY 2024-25 the ACRG contributed to the cultural integrity of AHO's projects by:

- consulting on 21 projects
- reviewing 7 policies
- reviewing 12 Aboriginal Impact Statements
- providing 37 instances of feedback
- holding 16 meetings
- holding 2 roles in Ngarra, the Homes NSW Aboriginal staff advisory body
- attending 1 introductory meeting with Homes NSW's Aboriginal Outcomes Team.

Management and Accountability

Legal change

Refer to DCJ Annual Report.

Board members are appointed for a 2-year term with the possibility of reappointment for 4 years. Then they can do an expression of interest for reappointment for an additional 4 years (they need to go through the recruitment process).

Name	Role	Board member since	Current term ends
Damien Barnes	Chair	21 June 2015	10 December 2027
Craig Taylor	Board member	21 June 2015	18 July 2027
Steven Adams	Board member	15 September 2021	10 December 2027
Joshua Gilbert	Board member	2 September 2019	10 December 2027
Craig Kerslake	Board member	2 August 2017	10 December 2027
Yvonne Weldon AM	Board member	11 December 2023	10 December 2029
Kim Whiteley	Board member	11 December 2023	10 December 2029
Glenn Johnston	Board member	12 August 2024	11 August 2026
Jaymee Beveridge	Board member	12 August 2024	11 August 2026
Katie Moore	Board member	12 August 2024	11 August 2026
Aunty Bev Manton	Board member, A/Chair, Elder-in-residence	21 May 2013	27 February 2026

AHO's organisational structure and responsibilities are covered in the overview section of the annual report.

Economic or other factors

Economic factors are reflected in Appendix A: AHO Audited Financial Statements 2025.

Promotion

There were no overseas visits by employees or officers to promote investments in NSW during the 2024-25 financial year.

Risk management and insurance activities affecting the agency

	Count of Line of Business	Sum of Net Incurred Cost \$	Sum of Amount Paid \$	Sum of Amount Recovered \$	Sum of Latest Estimate \$
General Liability (MF100834)	17	\$372,776.00	\$4,675.00	\$0.00	\$368,101.00
Property (MF700378)	27	\$9,531,543.97	\$8,481,543.97	\$0.00	\$1,050,000.00
Workers Compensation (WC900774)	1	\$224,370.98	\$32,295.57	\$0.00	\$192,075.41
	45	\$10,128,690.95	\$8,518,514.54	\$0.00	\$1,610,176.41

Audit and Risk Committees

The AHO Audit and Risk Committee (ARC) is established within Homes NSW. The ARC monitors, reviews and provides oversight on AHO's governance processes, risk management, control frameworks, annual financial statements and internal audit charter.

Members of the ARC

Jan McClelland AM, Chairperson

Alan Zammit, Member

Ian Gillespie, Member

An AHO Audit and Risk Subcommittee is also established with meetings aligned to the AHO's ARC requirements. The Audit and Risk attestation can be found in Appendix B.

Requirements arising from employment arrangements

AHO receive Payroll Services from the Department of Communities and Justice.

Legislation administered by the agency

The AHO administers the *Aboriginal Housing Act 1998* on behalf of the Minister for Housing.

Compliance with relevant legislation

Privacy and Personal Information Protection Act 1998

DCJ's privacy obligations are set out in the *Privacy and Personal Information Protection Act 1998 (PPIP Act)*.

In accordance with section 33 of the *PPIP Act*, DCJ publishes a Privacy Management Plan on its website at: Privacy Management Plan | Communities and Justice. A review of the Privacy Management Plan commenced during the reporting period, with the revised Privacy Management Plan expected to be finalised and published in 2025–26.

Further detail of DCJ's PPIP-related reporting is published in DCJ's annual report on the DCJ website: <https://dcj.nsw.gov.au/resources/annual-reports.html>.

Government Information (Public Access) Act 2009 reporting

The Aboriginal Housing Office (AHO) is part of the Homes NSW Division of the NSW Department of Communities and Justice (DCJ). DCJ's Annual Report includes reporting under the *Government Information (Public Access) Act 2009 (NSW)* relevant to the AHO.

DCJ's annual report is published on the DCJ website: <https://dcj.nsw.gov.au/resources/annual-reports.html>.

Annual report costs

Costs associated with producing this annual report totalled \$14,943.50.

Exemptions

AHO has not sought a reporting exemption for any aspect of this report.

Events arising after the end of the annual reporting period

There were no events arising after the end of the annual reporting period.

Human Resources

People

As of 30 June 2025, AHO had 182 highly skilled and dedicated staff.

Workforce statistics

Table 1: Total number of AHO employees by employment category by year

Department of Communities and Justice	2022-23	2023-24	2024-25
Ongoing		86	116
Temporary		38	60
Senior Executives ¹		6	6
Casual			
Others			
Total		130	182

Source: Workforce Profile Report 2024-25

¹ In accordance with the *Government Sector Employment Act 2013*, all Senior Executive employees are now subject to common public service senior executive employment contracts and are covered by the conditions of employment and guidelines for the Senior Executive.

² Senior Executives for 2024-25 had no non-executives receiving an allowance to act as senior executive.

Table 2: Number of AHO employees by ANZSCO group at workforce census period¹

Occupational group by headcount	2022-23	2023-24	2024-25
Managers		37	40
Professionals		20	21
Technicians and Trade Workers			
Community and Personal Service Workers			
Clerical and Administrative Workers		73	121
Sale Workers			
Machinery Operators and Drivers			
Labourers			
Total		130	182

Source: Workforce Profile Report 2024-25

¹ Occupational group counts are made using NSW Government standard headcount and ANZSCO groupings reported in accordance with NSW Public Service Commission Workforce Profile specifications. The headcount number is consistent with the methodology used for the NSW Public Sector reported through the annual workforce profile and required under TPG25-10a.

Senior Executive grades and remuneration

Table 3: Number of AHO Public Service Senior Executives employed in each band

Public Service Senior Executive Band	2022-23		2023-24		2024-25	
	Female	Male	Female	Male	Female	Male
1 (Director)			2	3	2	3
2 (Executive Director/Chief Executive)			1		1	
3 (Deputy Secretary)						
4 (Secretary)						
Total				6		6¹

Source: Workforce Profile Report 2024-25. This table includes all employees in public service senior executive roles as at census date of 30 June 2025.

¹ Senior Executives for 2024-25 had no non-executives receiving an allowance to act as senior executive.

Table 4: Average remuneration of Public Service Senior Executives employed in each band

Public Service Senior Executive Band	2022-23	2023-24	2024-25	
	Average remuneration (\$)	Average remuneration (\$)	Average remuneration (\$)	Range (\$)
1 (Director)		235,108	235,108	201,350 - 287,200
2 (Executive Director/Chief Executive)		311,583	326,818	287,201 - 361,300
3 (Deputy Secretary)				
4 (Secretary)				

Source: Workforce Profile Report 2024-25.

Consultants

In the FY 2024-25, the AHO had no consultant engagement equal to or greater than \$50,000.

Sustainability

Disability Inclusion Action Plan

During financial year 2024–25, DCJ continued to implement a range of disability inclusion strategies, services and initiatives for its workforce, including AHO staff.

Further detail of DCJ's Disability Inclusion Action Plan reporting is published in DCJ's annual report on the DCJ website: <https://dcj.nsw.gov.au/resources/annual-reports.html>.

Work, Health and Safety

In financial year 2024–25 the AHO aligned to DCJ Work Health and Safety Initiatives (where possible) to ensure compliance to legislative requirements and an uplift to safety culture and capability. This included:

Launching a Psychosocial Risk Management Program (PRMP) aligned to DCJ's Psychosocial Risk Management Framework and Procedure and Wellbeing Strategy. Promoting incident reporting in SafetySuite via various AHO channels to improve workplace safety culture and embed the practice of safety being everybody's responsibility.

Cascading DCJ flu vaccination and wellbeing messaging to all AHO staff. The AHO transitioned to DCJ's Incident Reporting and Investigation Management System, SafetySuite, and had a total of 24 incidents reported including 12 hazards and 9 near misses.

The total number of compensable injuries across the AHO was one, this was psychological in nature.

Further detail of DCJ's approach to managing work health and safety is available in the DCJ annual report, available on the DCJ website: <https://dcj.nsw.gov.au/resources/annual-reports.html>.

Program to manage psychosocial risks

In May 2025, the AHO launched an 18-month Psychosocial Risk Management Program (PRMP) to mitigate workplace psychosocial risks for staff. Psychosocial hazards include stress, fatigue, and workplace conflict.

The program's Well@Work Survey was co-designed with the AHO's Aboriginal Cultural Reference Group and Cultural Innovation Team to measure and integrate Aboriginal cultural safety at the AHO. To ensure proper governance and success of the program:

- a PRMP Steering Committee has been established
- leadership commitment has been secured
- rigorous program controls and evaluation are in place.

Total number of AHO workers compensation claims, costs incurred and average cost at each year

DCJ (department)	2022-23	2023-24	2024-25
Total claims	4	5	1
Total cost incurred (\$) ¹	-	\$258,476	\$13,288
Average cost per claim (\$) ²	-	\$51,695	\$13,288

Source: NSW Self Insurance Corporation Data Warehouse and iCare Portal

¹ The cost per claim is highest among claims where the mechanism of injury is psychological, this is consistent with Workers Compensation claims across DCJ,

² Average cost per claim is for all claims that occurred in that financial year. As claims are in differing stages of maturity, it is not the final average cost per claim.

Notifiable incidents

Nil.

Modern Slavery Act 2018 (NSW)

The AHO, as a part of DCJ, has an obligation to take reasonable steps to ensure that goods and services procured are not the product of modern slavery.

No issue was raised by the Anti-Slavery Commissioner during the reporting period. The AHO also requires all contractors and sub-contractors to be compliant with the provisions of the Act.

Further details of DCJ's compliance with the *Modern Slavery Act 2018* is published in DCJ's annual report on the DCJ website: <https://dcj.nsw.gov.au/resources/annual-reports.html>.

Workforce diversity

DCJ aggregates data about workforce diversity for its agencies. This means that the AHO does not have data specific to its workforce.

Highlighting some data from DCJ's annual report, of DCJ's staff:

- 33% reported being Aboriginal or Torres Strait Islander
- 8.8% reported that they first spoke a language other than English as a child
- 2.7% reported being a person with a disability.

Further detail on DCJ's workforce diversity is available in the DCJ annual report, available on the DCJ website: <https://dcj.nsw.gov.au/resources/annual-reports.html>.

Initiatives and programs towards the Inclusion Strategy

The AHO, as part of DCJ, continued to deliver initiatives and programs under the Inclusion Strategy 2021-2025 to improve employment and inclusion outcomes for people from diverse backgrounds, including women, Aboriginal and Torres Strait Islanders, people with disability, CALD, LGBTQIA+ people, mature workers, people with carers' responsibilities, and young people.

Representation in senior roles

The AHO strives to recruit people from diverse backgrounds. This commitment to diversity is evident in the representation seen in our most senior roles in FY 2024-25 – Board were all Aboriginal and the senior leadership team were 50% women and 50% men.

Networks to amplify diverse voices

Staff at the AHO also actively participate in networks designed to support and celebrate diversity, including the Disability Inclusion Network, DCJ Pride Network, Indigenous Employee Network and Multicultural Network.

Financial Performance

Signed AHO financial statements can be found in Appendix A: AHO Consolidated Financial Statements for the year ended 30 June 2025.

Financial statements for the Dunghutti Aboriginal Elders Tribal Council can be found in Appendix C: Dunghutti Aboriginal Elders Tribal Council Trust Financial statements for the year ended 30 June 2025.

Identification of audited financial statements

Audited financial statements can be found in Appendix D: AHO Dunghutti Trust Independent Auditor's Report 2025.

A 2024-25 Independent Auditors Report relating to the Dunghutti Aboriginal Elders Tribal Council Trust can be found in Appendix D: Independent Auditors Report.

Identification of unaudited financial statements

No unaudited statements have been submitted.

Liability management performance

Not relevant to the AHO.

Compliance index

Compliance requirement	Source	Completed	Page
Acknowledgement of Country	TPG25-10a	Y	3
Letter of submission	TPG25-10a	Y	5
Operations and performance			
Pillar 1: Housing Solutions	N/A	Y	20
Pillar 2: Client Outcomes	N/A	Y	34
Pillar 3: Growing the Sector	N/A	Y	44
Pillar 4: Data and Evidence	N/A	Y	49
Management and accountability			
Numbers and remuneration of Senior executives	TPG25-10a Public Service Commission Circular 2014-09	Y	57
People	TPG25-10a	Y	56
Consultants	TPG25-10a	Y	57
International travel	TPG25-10a	Y	54
<i>PIPP Act requirements – privacy management</i>	TPG25-10a	Y	55
<i>Government Information (Public Access) Act 2009 (GIPA Act) requirements</i>	<i>section 125(4), (6) of the GIPA Act; clause 8, Schedule 2 and clause 13, Schedule 3 of the GIPA Regulation</i>	Y	56
Risk management and insurance activities	TPG25-10a	Y	55
Internal audit and risk management policy attestation	TPP20-08	Y	112
Sustainability			
Work health and safety (WHS)	TPG25-10a	Y	58
Workforce diversity	TPG25-10a PSC Circular 2014-09	Y	59
<i>Modern Slavery Act 2018 (NSW)</i>	<i>Modern Slavery Act 2018</i>	Y	59
Disability Inclusion Action Plan	<i>Disability Inclusion Act 2014</i>	Y	58
Appendices			
Compliance Index	TPG25-10a	Y	61
Acronyms glossary	N/A	Y	145
Major works	TPG25-10a	Y	146



Appendix A

**AHO Consolidated financial statements for the year ended 30 June 2025 and
Independent Auditor’s Report**

Aboriginal Housing Office

Consolidated Financial Statements

For the year ended 30 June 2025



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ABORIGINAL HOUSING OFFICE

STATEMENT BY THE CHIEF EXECUTIVE

For and on behalf of the ABORIGINAL HOUSING OFFICE

Pursuant to section 7.6(4) of the *Government Sector Finance Act 2018*, I state that in my opinion:

1. the accompanying consolidated financial statements and notes hereto present fairly the financial position of the reporting entity (AHO), being the Aboriginal Housing Office and its controlled entity as at 30 June 2025 and its financial performance and cash flows for the year then ended; and
2. the accompanying consolidated financial statements and notes thereto have been prepared in accordance with the Australian Accounting Standards (which include Australian Accounting Interpretations) and the requirements of the *Government Sector Finance Act 2018*, the *Government Sector Finance Regulation 2024* and Directions issued by the Treasurer; and
3. the accompanying consolidated financial statements and notes thereto have been prepared in accordance with *Treasurer's Direction TD23-24 SDA account financial reports*, and presents fairly AHO's Special Deposit Account's (SDA) financial position, financial performance and cash flows.



Famey Williams
Chief Executive
Aboriginal Housing Office

25 September 2025



Aboriginal Housing Office

Consolidated Statement of Comprehensive Income for the year ended 30 June 2025

		PARENT			CONSOLIDATED		
		Actual 2025 \$'000	Budget 2025 \$'000	Actual 2024 \$'000	Actual 2025 \$'000	Budget 2025 \$'000	Actual 2024 \$'000
	Notes						
Expenses excluding losses							
Personnel services	2(a)	25,596	28,114	19,026	25,596	28,114	19,026
Operating expenses	2(b)	97,161	89,858	73,100	97,824	89,858	73,574
Depreciation	2(c)	41,856	39,926	31,531	41,944	39,926	31,626
Grants and subsidies	2(d)	60,731	79,179	37,318	60,731	79,179	37,318
Finance costs	2(e)	11	-	9	11	-	9
Total expenses excluding losses		225,355	237,077	160,984	226,106	237,077	161,553
Revenue							
Rent and other tenant charges	3(a)	98,631	84,650	61,777	98,631	84,650	61,777
Grants and contributions	3(b)	221,632	238,377	167,973	221,632	238,377	167,973
Other income	3(c)	15,618	12,716	9,240	15,618	12,716	9,240
Total revenue		335,881	335,743	238,990	335,881	335,743	238,990
Losses on disposal and write-offs	4	(9,308)	(7,268)	(800)	(9,308)	(7,268)	(800)
Impairment losses on financial assets	5	(1,872)	(967)	(266)	(1,872)	(967)	(266)
Net result		99,346	90,431	76,940	98,595	90,431	76,371
Other comprehensive income							
<i>Items that will not be reclassified to net result in subsequent periods</i>							
Changes in revaluation surplus of property, plant and equipment	8	352,475	65,883	129,294	353,060	65,883	127,834
Total other comprehensive income		352,475	65,883	129,294	353,060	65,883	127,834
TOTAL COMPREHENSIVE INCOME		451,821	156,314	206,234	451,655	156,314	204,205

The accompanying notes form part of these financial statements, and variations to budget are disclosed in Note 17.



Aboriginal Housing Office

Consolidated Statement of Financial Position as at 30 June 2025

	Notes	PARENT			CONSOLIDATED		
		Actual 2025 \$'000	Budget 2025 \$'000	Actual 2024 \$'000	Actual 2025 \$'000	Budget 2025 \$'000	Actual 2024 \$'000
ASSETS							
Current Assets							
Cash and cash equivalents	6	33,587	36,769	15,349	33,587	36,769	15,349
Receivables	7	18,988	9,858	20,419	15,792	9,858	17,886
Total Current Assets		52,575	46,627	35,768	49,379	46,627	33,235
Non-Current Assets							
Property, plant and equipment							
Land and buildings	8	5,587,969	4,963,898	4,542,683	5,594,337	4,963,898	4,548,554
Plant and equipment	8	726	1,108	683	726	1,108	683
Capital work in progress	8	86,576	64,888	77,134	86,576	64,888	77,134
Leasehold improvements	8	-	-	43	-	-	43
Total property, plant and equipment		5,675,271	5,029,894	4,620,543	5,681,639	5,029,894	4,626,414
Right of use assets	9(a)	311	228	256	311	228	256
Total Non-Current Assets		5,675,582	5,030,122	4,620,799	5,681,950	5,030,122	4,626,670
Total Assets		5,728,157	5,076,749	4,656,567	5,731,329	5,076,749	4,659,905
LIABILITIES							
Current Liabilities							
Payables	11	32,553	39,713	28,447	31,553	39,713	27,447
Borrowings	9(b)	108	63	104	108	63	104
Total Current Liabilities		32,661	39,776	28,551	31,661	39,776	27,551
Non-Current Liabilities							
Borrowings	9(b)	177	171	162	177	171	162
Provisions	12	213	213	213	213	213	213
Total Non-Current Liabilities		390	384	375	390	384	375
Total Liabilities		33,051	40,160	28,926	32,051	40,160	27,926
Net Assets		5,695,106	5,036,589	4,627,641	5,699,278	5,036,589	4,631,979
EQUITY							
Asset Revaluation Reserve	1(e)(i)	2,212,287	1,958,262	1,868,717	2,218,935	1,958,262	1,874,780
Accumulated funds	1(e)(ii)	3,482,819	3,078,327	2,758,924	3,480,343	3,078,327	2,757,199
Total Equity		5,695,106	5,036,589	4,627,641	5,699,278	5,036,589	4,631,979

The accompanying notes form part of these financial statements, and variations to budget are disclosed in Note 17.

Aboriginal Housing Office

Consolidated Statement of Changes in Equity for the year ended 30 June 2025

2025 PARENT	Notes	Accumulated Funds \$'000	Asset Revaluation Reserve \$'000	Total \$'000
Balance as at 1 July 2024		2,758,924	1,868,717	4,627,641
Net result for the year		99,346	-	99,346
Other comprehensive income:				
Net change in revaluation surplus of property, plant and equipment	8	-	352,475	352,475
Total other comprehensive income		-	352,475	352,475
Total comprehensive income for the year		99,346	352,475	451,821
Transaction with owners in their capacity as owners				
Increase in net assets from equity transfers	8	615,644	-	615,644
Transfer between equity items				
Transfer arising from disposals of property, plant and equipment		8,905	(8,905)	-
Balance at 30 June 2025		3,482,819	2,212,287	5,695,106

2025 CONSOLIDATED	Notes	Accumulated Funds \$'000	Asset Revaluation Reserve \$'000	Total \$'000
Balance as at 1 July 2024		2,757,199	1,874,780	4,631,979
Net result for the year		98,595	-	98,595
Other comprehensive income:				
Net change in revaluation surplus of property, plant and equipment	8	-	353,060	353,060
Total other comprehensive income		-	353,060	353,060
Total comprehensive income for the year		98,595	353,060	451,655
Transaction with owners in their capacity as owners				
Increase in net assets from equity transfers	8	615,644	-	615,644
Transfer between equity items				
Transfer arising from disposals of property, plant and equipment		8,905	(8,905)	-
Balance at 30 June 2025		3,480,343	2,218,935	5,699,278



Aboriginal Housing Office

Consolidated Statement of Changes in Equity for the year ended 30 June 2025

2024 PARENT	Notes	Accumulated Funds \$'000	Asset Revaluation Reserve \$'000	Total \$'000
Balance as at 1 July 2023		1,528,953	1,738,880	3,267,833
Net result for the year		76,940	-	76,940
Other comprehensive income:				
Net change in revaluation surplus of property, plant and equipment	8	-	129,294	129,294
Total other comprehensive income		-	129,294	129,294
Total comprehensive income for the year		76,940	129,294	206,234
Transaction with owners in their capacity as owners				
Increase in net assets from equity transfers	8	1,153,574	-	1,153,574
Transfer between equity items				
Transfer arising from disposals of property, plant and equipment		(543)	543	-
Balance at 30 June 2024		2,758,924	1,868,717	4,627,641

2024 CONSOLIDATED	Notes	Accumulated Funds \$'000	Asset Revaluation Reserve \$'000	Total \$'000
Balance as at 1 July 2023		1,527,797	1,746,403	3,274,200
Net result for the year		76,371	-	76,371
Other comprehensive income:				
Net change in revaluation surplus of property, plant and equipment	8	-	127,834	127,834
Total other comprehensive income		-	127,834	127,834
Total comprehensive income for the year		76,371	127,834	204,205
Transaction with owners in their capacity as owners				
Increase in net assets from equity transfers	8	1,153,574	-	1,153,574
Transfer between equity items				
Transfer arising from disposals of property, plant and equipment		(543)	543	-
Balance at 30 June 2024		2,757,199	1,874,780	4,631,979

The accompanying notes form part of these financial statements.



Aboriginal Housing Office

Consolidated Statement of Cash Flows for the year ended 30 June 2025

	Notes	PARENT			CONSOLIDATED		
		Actual 2025 \$'000	Budget 2025 \$'000	Actual 2024 \$'000	Actual 2025 \$'000	Budget 2025 \$'000	Actual 2024 \$'000
CASH FLOWS FROM OPERATING ACTIVITIES							
Payments							
Personnel services		(35,782)	(28,114)	(18,549)	(35,782)	(28,114)	(18,549)
Suppliers for goods and services		(83,733)	(89,888)	(78,691)	(83,733)	(89,888)	(78,691)
Grants and subsidies		(60,731)	(79,179)	(37,257)	(60,731)	(79,179)	(37,257)
Total payments		(180,246)	(197,181)	(134,497)	(180,246)	(197,181)	(134,497)
Receipts							
Rent and other tenant charges		97,617	84,650	52,817	97,617	84,650	52,817
Grants and contributions		223,578	238,377	164,140	223,578	238,377	164,140
Insurance income		12,489	8,876	6,291	12,489	8,876	6,291
Other income		2,731	569	2,804	2,731	569	2,804
Total receipts		336,415	332,472	226,052	336,415	332,472	226,052
NET CASH FLOWS FROM OPERATING ACTIVITIES	15	156,169	135,291	91,555	156,169	135,291	91,555
CASH FLOWS FROM INVESTING ACTIVITIES							
Proceeds from sale of property, plant and equipment, net of disposal costs		4,366	3,318	2,183	4,366	3,318	2,183
Purchases of property, plant and equipment		(142,169)	(141,078)	(107,144)	(142,169)	(141,078)	(107,144)
NET CASH FLOWS FROM INVESTING ACTIVITIES		(137,803)	(137,760)	(104,961)	(137,803)	(137,760)	(104,961)
CASH FLOWS FROM FINANCING ACTIVITIES							
Payment of principal portion of lease liabilities	9(b)	(128)	-	(113)	(128)	-	(113)
NET CASH FLOWS FROM FINANCING ACTIVITIES		(128)	-	(113)	(128)	-	(113)
NET INCREASE IN CASH AND CASH EQUIVALENTS		18,238	(2,469)	(13,519)	18,238	(2,469)	(13,519)
Opening cash and cash equivalents		15,349	39,238	28,868	15,349	39,238	28,868
CLOSING CASH AND CASH EQUIVALENTS	6	33,587	36,769	15,349	33,587	36,769	15,349

The accompanying notes form part of these financial statements, and variations to budgets are disclosed in Note 17.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

1. Statement of material accounting policy information

(a) The Reporting Entity

The Aboriginal Housing Office (AHO) is a statutory authority established in 1998 pursuant to the *Aboriginal Housing Act 1998*. AHO as a reporting entity, comprises the parent entity and the controlled entity, the Dunghutti Aboriginal Elders Tribal Council Trust (Trust). In the process of preparing the consolidated financial statements for the economic entity consisting of AHO and the Trust, all inter-entity transactions and balances have been eliminated and like transactions and other events are accounted for using uniform accounting policies.

AHO is responsible for planning and administering the policies, programs and asset base for Aboriginal public housing in New South Wales. This includes resource allocation, sector wide policy, strategic planning and monitoring outcomes and performance in the Aboriginal public housing sector.

AHO is a NSW government entity and is controlled by the State of New South Wales, which is the ultimate parent. AHO is a not-for-profit entity for financial reporting purposes (as profit is not its principal objective) and it has no cash generating units. The reporting entity is consolidated as part of the NSW Total State Sector Accounts.

AHO is within the cluster of the Department of Communities and Justice (DCJ), under the Homes NSW division. AHO is not a controlled entity.

The consolidated financial statements for the year ended 30 June 2025 have been authorised for issue by the Chief Executive on 25 September 2025.

(b) Basis of Preparation

AHO's consolidated financial statements are general purpose financial statements, which have been prepared on an accrual basis and in accordance with:

- applicable Australian Accounting Standards (which include Australian Accounting Interpretations);
- the requirements of *Government Sector Finance Act 2018* (GSF Act); and
- Treasurer's Directions issued under the Act.

Property, plant and equipment are measured using the fair value basis. Other financial statement items are prepared under the historical cost convention except where specified otherwise.

Judgements, key assumptions and estimations made by management are disclosed in the relevant notes to the financial statements.

All amounts are rounded to the nearest one thousand dollars and are expressed in Australian currency, which is AHO's presentation and functional currency.

(c) Statement of compliance

The consolidated financial statements and notes comply with Australian Accounting Standards, which include Australian Accounting Interpretations.

(d) Accounting for the Goods and Services Tax (GST)

Income, expenses and assets are recognised net of GST, except that:

- the amount of GST incurred by AHO as a purchaser that is not recoverable from the Australian Taxation Office (ATO) is recognised as part of the cost of acquisition of an asset or as part of an item of expense and
- receivables and payables are stated with the amount of GST included.

Cash flows are included in the consolidated Statement of Cash Flows on a gross basis. However, the GST components of cash flows arising from investing and financing activities which is recoverable from, or payable to, the ATO are classified as operating cash flows.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

1. Statement of material accounting policy information (continued)

(e) Equity and reserves

(i) Asset revaluation reserve

The revaluation reserve is used to record increments and decrements on the revaluation of property, plant and equipment. This accords with AHO's policy on the revaluation of property, plant and equipment as discussed in Note 8.

(ii) Accumulated funds

The category 'Accumulated Funds' includes all current and prior period retained funds.

(f) Equity transfer

The transfer of net assets between entities as a result of an administrative restructure, transfers of programs/functions and parts thereof between NSW public sector entities and 'equity appropriations' are designated or required by Australian Accounting Standards to be treated as contributions by owners and recognised as an adjustment to 'Accumulated Funds'. This treatment is consistent with AASB 1004 *Contributions* and Australian Interpretation 1038 *Contributions by Owners Made to Wholly-Owned Public Sector Entities*.

Transfers arising from an administrative restructure involving not-for-profit and for-profit government entities are recognised at the fair value of the assets and liabilities to the transferee entity.

All other equity transfers are recognised at fair value, except for intangibles. Where an intangible asset has been recognised at (amortised) cost by the transferor because there is no active market, AHO recognises the asset at the transferor's carrying amount. Where the transferor is prohibited from recognising internally generated intangibles, AHO does not recognise that asset.

(g) Comparative information

Except when an Australian Accounting Standard permits or requires otherwise, comparative information is presented in respect of the previous period for all amounts reported in the consolidated financial statements.

(h) Changes in accounting policy, including new or revised Australian Accounting Standards

(i) Effective for the first time in 2024-2025

The AHO applied the following amendments for the first time:

- *AASB 2022-10 Amendments to Australian Accounting Standards – Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities*

For assets of not-for-profit public sector entities that are not held primarily for their ability to generate net cash inflows, AASB 2022-10 introduces the following Australian specific amendments:

- Current use is highest and best use, unless the asset is classified as held for sale in accordance with AASB 5 Non-current Assets Held for Sale and Discontinued Operations or it is highly probable the asset will be used for an alternative purpose to its current use (AASB13.Aus29.1 and Aus29.2).
- The 'financially feasible' criteria is met if market participants would invest in the asset's service capacity (AASB13.Aus28.1).

The AHO has reviewed the amendment and concludes that its highest and best use of its non-financial assets i.e. properties as social housing remain unchanged as its properties are not classified as held for sale nor are they used for an alternative purpose.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

1. Statement of material accounting policy information (continued)

(h) Changes in accounting policy, including new or revised Australian Accounting Standards (continued)

(i) Effective for the first time in 2024-2025

- *AASB 2020-1 Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-current* and *AASB 2022-06 Amendments to Australian Accounting Standards – Non-current Liabilities with Covenants*

The amendments require entities to assess the following conditions prior to classifying a liability as current:

- Whether the entity has a right to defer the settlement of the liability for at least twelve months after the reporting period (AASB 2020-1)
- Whether there is any covenant that needs to be complied with, that could affect the rights to defer settlement of the liability at reporting date (AASB 2022-06)

The AHO has reviewed the above amendments and concludes that it does not have liabilities for which there are rights to defer nor are there covenants that needs to be complied with.

Several other amendments are interpretations applied for the first time in 2024-25, but do not have an impact on the consolidated financial statements of AHO.

(ii) Issued but not yet effective

NSW public sector entities are not permitted to early adopt new Australian Accounting Standards, unless Treasury determines otherwise.

The following new Australian Accounting Standards have not been applied and are not yet effective:

- *AASB 17 Insurance Contracts*
- *AASB 2022-9 Amendments to Australian Accounting Standards – Insurance Contracts in the Public Sector*
- *AASB 2024-2 Amendments to Australian Accounting Standards – Classification and Measurement of Financial Instruments*
- *AASB 2025-2 Amendments to Australian Accounting Standards – Classification and Measurement of Financial Instruments: Tier 2 Disclosures*
- *AASB 18 Presentation and Disclosure in Financial Statements [for not-for-profit and superannuation entities]*

AHO's assessment of the impact of these new standards and interpretations is that they will not materially affect any of the amounts recognised in the consolidated financial statements or significantly impact the disclosures in relation to AHO upon adoption.

(i) Changes in accounting estimates

There have been no material changes in accounting estimates during the year.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

2. Expenses excluding losses

(a) Personnel services

	PARENT		CONSOLIDATED	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Salaries and wages (including annual leave)	20,653	15,638	20,653	15,638
Superannuation - defined contribution plans	2,167	1,497	2,167	1,497
Long service leave	771	224	771	224
Workers' compensation insurance	610	601	610	601
Payroll tax and fringe benefit tax	1,319	1,003	1,319	1,003
Other	76	63	76	63
Fee for personnel services	25,596	19,026	25,596	19,026

Personnel services expenses has increased from prior year as a result of the 3.5% wages increment agreement between the Government and the Public Service Association (PSA). Prior year's vacant positions were also filled in the current year, resulting in an increase during the year.

Recognition and measurement

Personnel services and payable for personnel services

AHO does not have any employees. Personnel services to AHO are provided and charged by DCJ. DCJ also assume the Annual Leave, Long Service Leave and superannuation provisions of employees providing Personnel services to AHO. These charges include:

(i) Salaries and wages, annual leave, sick leave and on-costs

Salaries and wages (including non-monetary benefits) and paid sick leave that are expected to be settled wholly within 12 months after the end of the period in which the employees render the service are recognised and measured at the undiscounted amounts of the benefits.

Annual leave is not expected to be settled wholly before twelve months after the end of the annual reporting period in which the employees render the related service. As such, it is required to be measured at present value in accordance with AASB 119 *Employee Benefits*. AHO has assessed based on AHO's circumstances and has determined that the effect of discounting is immaterial to annual leave.

Unused non-vesting sick leave does not give rise to a liability as it is not considered probable that sick leave taken in the future will be greater than the benefits accrued in the future.

(ii) Superannuation on annual leave loading

The AHO has determined that it is not probable a liability arises to pay superannuation on annual leave loading. This position has been formed based on current inquiries, other information currently available to management, and after considering the facts from a decision in the Federal Court of Australia: *Finance Sector Union of Australia v Commonwealth Bank of Australia* [2022] FedCFamC2G 409. That decision confirmed that, in relation to the industrial agreement considered in that case, annual leave loading did not form part of ordinary time earnings and therefore, did not require superannuation contributions to be made under superannuation guarantee legislation because the obligation to pay annual leave loading was not referable to ordinary hours of work or to ordinary rates of pay. Rather, it was paid by reference to the period of annual leave, and for the purpose of compensating employees for their loss of opportunity to work additional hours at higher rates during this period.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

2. Expenses excluding losses (continued)

(a) Personnel services (continued)

(iii) Long service leave and superannuation

Long service leave is measured at the present value of expected future payments to be made in respect of services provided up to the reporting date. Consideration is given to certain factors based on actuarial review, including expected future wage and salary levels, experience of employee departures, and periods of service.

Expected future payments are discounted using Commonwealth government bond rate of 4.16% (2024: 4.31%) at the reporting date.

- Defined contribution superannuation schemes

AHO contributes to the First State Superannuation Scheme, a defined contribution scheme in the NSW public sector, as well as other private schemes to a lesser extent. Contributions to these schemes are recognised as an expense in net result as incurred. The liability recognised at the reporting date represents the contributions to be paid to these schemes in the following month.

(iv) Consequential on-costs

Consequential costs to employment are recognised as liabilities and expenses where the employee benefits to which they relate have been recognised. This includes outstanding amounts of payroll tax, workers compensation insurance premiums and fringe benefits tax.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

2. Expenses excluding losses (continued)

(b) Operating expenses

	PARENT		CONSOLIDATED	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Building maintenance and utilities expense	51,942	32,156	52,201	32,348
Contractors and professional fees	16,029	16,049	16,421	16,318
Fee for services rendered ⁽ⁱ⁾	13,352	9,370	13,352	9,370
Insurance	6,547	5,725	6,547	5,725
Business services fee ⁽ⁱⁱ⁾	2,877	3,921	2,877	3,921
Product for clients	2,026	1,950	2,026	1,950
Travelling, removal and subsistence	1,318	1,329	1,320	1,330
Training and development expense	777	707	777	707
Data processing services	562	500	562	500
Advertising and promotions	321	251	321	251
Auditor's remuneration - audit of the financial report	94	101	103	110
Rent and accommodation expense	64	57	64	59
Motor vehicle expenses	97	108	97	108
Other	1,155	876	1,156	877
	97,161	73,100	97,824	73,574

⁽ⁱ⁾ This mainly relates to expenses charged to AHO by DCJ for tenancy management services, as well as by Housing Portfolio (formerly LAHC) for contract administration, professional and technical advice, repairs and maintenance and related reporting services. Refer to Note 19(b) for further details.

⁽ⁱⁱ⁾ This mainly relates to expenses charged to AHO by DCJ of \$2.9m (2024: \$3.9m). Refer to Note 19(b) for further details.

Recognition and Measurement

Maintenance expense

Day-to-day servicing costs or maintenance are charged as expenses as incurred, except where they relate to the replacement or an enhancement of a part or component of an asset, in which case the costs are capitalised and depreciated.

Insurance

AHO's insurance activities relating to its operations and property portfolio are conducted through the NSW Treasury Managed Fund Scheme of self-insurance for Government entities. The expense (premium) is determined by the Fund Manager based on past claims experience. AHO is self-insured against property and liability damage (fire damage, vehicle impact and tempest) less than \$250,000 in aggregate on its property portfolio.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

2. Expenses excluding losses (continued)

(b) Operating expenses (continued)

Recognition and Measurement (continued)

Lease expense

AHO recognises the lease payments associated with the following types of leases as an expense on a straight-line basis:

- Leases that meet the definition of short-term, i.e. where the lease term at commencement of the lease is 12 months or less. This excludes leases with a purchase option.
- Leases of assets that are valued at \$10,000 or under when new.

Variable lease payments are not included in the measurement of the lease liability (i.e. variable lease payments that do not depend on an index or a rate, initially measured using the index or rate as at the commencement date). These payments are recognised in the period in which the event or condition that triggers those payments occurs.

(c) Depreciation

	PARENT		CONSOLIDATED	
	2025 \$'000	2024 \$'000	2025 \$'000	2024 \$'000
Depreciation				
Buildings	41,455	31,111	41,543	31,206
Right-of-use assets	119	108	119	108
Leasehold improvements	43	86	43	86
Plant and equipment	239	226	239	226
	41,856	31,531	41,944	31,626

Refer to Note 8(v) for recognition and measurement policies on depreciation and amortisation.

(d) Grants and subsidies

The AHO provides funds towards the repair and maintenance of Aboriginal community housing and the support of the Aboriginal Community through various programs.

The expenditure below relates to recurrent expenditure provided during the year:

	PARENT		CONSOLIDATED	
	2025 \$'000	2024 \$'000	2025 \$'000	2024 \$'000
Stimulus Program - Grant payment for Aboriginal Community Upgrades	-	5,081	-	5,081
Strong Family, Strong Communities Phase 2 program	10,036	10,486	10,036	10,486
Closing the Gap Housing Solutions	5,030	8,604	5,030	8,604
Flood Recovery	16,144	6,637	16,144	6,637
Social Housing Accelerator Fund Program	15,569	6,027	15,569	6,027
Social Housing Energy Performance Initiative	5,893	-	5,893	-
Remote Housing Maintenance Program	1,841	-	1,841	-
Asset transfer to Housing Portfolio (Non-cash)	-	61	-	61
Other grants	6,218	422	6,218	422
	60,731	37,318	60,731	37,318



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

2. Expenses excluding losses (continued)

(e) Finance costs

	PARENT		CONSOLIDATED	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Interest expense from lease liabilities	11	9	11	9
	11	9	11	9

Recognition and Measurement

Finance costs consist of interest and other costs incurred in connection with the borrowing of funds. Borrowing costs are recognised as expenses in the period in which they are incurred, in accordance with Treasury's Mandate to not-for-profit NSW General Government Sector entities.

3. Revenue

Recognition and Measurement

Income is recognised in accordance with the requirements of AASB 15 *Revenue from Contracts with Customers* or AASB 1058 *Income of Not-for-Profit Entities*, dependent on whether there is a contract with a customer defined by AASB 15 *Revenue from Contracts with Customers*. Comments regarding the accounting policies for the recognition of income are discussed below.

(a) Rent and other tenant charges

	PARENT		CONSOLIDATED	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Market rental	136,093	81,993	136,093	81,993
Rental rebates	(41,658)	(23,287)	(41,658)	(23,287)
	94,435	58,706	94,435	58,706
Tenant charges	4,196	3,071	4,196	3,071
	98,631	61,777	98,631	61,777

Recognition and Measurement

Rent is charged one week in advance and recognised as revenue on an accrual basis, on a straight-line basis over the lease term.

AHO charges rent for tenants, subject to individual limitations. Tenants, however, are only charged an amount equivalent to a pre-determined percentage of their household income. The difference between the market rent and the amount tenants are charged is referred to as a rental rebate. Estimated market rent and other tenant related charges, net of estimated rental rebates, are recognised and reported in the Statement of Comprehensive Income as Rent and other tenant charges.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

3. Revenue (continued)

(b) Grants and contributions

	PARENT		CONSOLIDATED	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Grants without sufficiently specific performance obligations				
State Social Housing	5,408	4,832	5,408	4,832
National Housing and Homelessness Agreement (NHHA)	31,849	32,160	31,849	32,160
Economic Recovery Grant	-	12,000	-	12,000
Closing the Gap Housing Solutions Grant	67,248	58,205	67,248	58,205
Strong Family, Strong Communities	16,335	18,526	16,335	18,526
Social Housing Accelerator Fund	39,100	14,000	39,100	14,000
Flood Recovery Grant	21,784	9,267	21,784	9,267
Services Our Way	10,608	7,267	10,608	7,267
Remote Housing Maintenance Program	14,541	-	14,541	-
Grants from Department of Planning, Housing & Infrastructure (DPHI)	1,963	-	1,963	-
Other Grants	5,525	9,876	5,525	9,876
Asset Transfer from Housing Portfolio (Non-cash)	322	990	322	990
Grants with sufficiently specific performance obligations				
Grants from Department of Climate Change, Energy, the Environment and Water (DCCEEW)	6,280	700	6,280	700
Disaster Ready Fund	669	150	669	150
	221,632	167,973	221,632	167,973

Grants are received through NSW Treasury from the Commonwealth Government under the National Agreement on Social Housing and Homelessness (NASHH). Additional contribution is also received from the State Government under State Social Housing. These funds are used mainly for New Supply and Capital Upgrades of AHO homes.

As part of the Budget 2024 Housing Package, the Closing the Gap Housing Solutions and Strong Family, Strong Communities Phase 2 programs were approved for the AHO. In 2024/25, a total funding of \$83.6m was received from DCJ (2024: \$76.7m).

As part of the Federal Government's Social Housing Accelerator initiative announced in June 2023, the AHO's Social Housing Accelerator Fund (SHAF) program was approved. In 2024/25, a total funding of \$39.1m was received from DCJ (2023/24: \$14.0m).

A Flood Recovery grant of \$21.8m (2023/24: \$9.4m) was recognised during the year as part of the NSW Severe Weather & Flooding 22 February 2022 package to provide additional support to severely affected communities.

As part of the NSW Budget 2024/25, a Remote Housing Maintenance Program was approved for the AHO from 2024/25 to 2030/31, with a grant of \$14.5m recognised during the year.

Grants from DPHI of \$2.0m (2023/24: \$nil) was recognised during the year as part of a MoU for the Redfern-Waterloo Authority Affordable Housing Contributions Plan.

As part of the NSW Treasury's annual cash buffer adjustment process, the AHO received \$5.5m (2024: \$9.7m) of grant from DCJ, and this is disclosed within Other Grants.

As part of the co-funded Social Housing Energy Performance Initiative (SHEPI) program, the AHO received \$6.3m (2023/24: \$0.7m) from the Commonwealth, through DCCEEW.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

3. Revenue (continued)

(b) Grants and contributions (continued)

Recognition and Measurement

Income from grants to acquire/construct a recognisable non-financial asset to be controlled by AHO is recognised when AHO satisfies its obligations under the transfer. AHO satisfies the performance obligations under the transfer to construct assets over time as the non-financial assets are being constructed. The percentage of cost incurred is used to recognise income, because this most closely reflects the progress to completion.

Revenue from grants with sufficiently specific performance obligations is recognised when AHO satisfies a performance obligation by transferring the promised goods. Revenue from these grants is recognised based on the grant amount specified in the funding agreement/funding approval, and revenue is only recognised to the extent that it is highly probable that a significant reversal will not occur. No element of financing is deemed present as funding payments are usually received in advance or shortly after the relevant obligation is satisfied. Income from grants without sufficiently specific performance obligations is recognised when AHO obtains control over the granted assets (e.g. cash).

(c) Other income

	PARENT		CONSOLIDATED	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Insurance Recoveries	12,489	6,291	12,489	6,291
Small-Scale Technological Certificates Revenue & Energy Rebates	2,158	-	2,245	-
Assets recognised for the first time	670	-	670	-
Other Income	301	2,949	214	2,949
	15,618	9,240	15,618	9,240

AHO received \$12.5m (2024: \$6.3m) of insurance income during the year for properties lost through fire or structural damage. As part of the SHEPI program, \$2.2m of energy rebates revenue was also received in the current financial year in relation to solar and aircon upgrades on AHO owned properties.

Recognition and Measurement

Insurance income is recorded upon finalisation of claims and the receipt of cash from the insurance company.

Energy rebates are recorded upon completion of a rebates claim to the Commonwealth Government when the energy upgrades are completed and the receipt of cash from an aggregator company,



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

4. Losses on disposal and write-offs

	PARENT		CONSOLIDATED	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Proceeds from disposal	4,366	2,210	4,366	2,210
Disposal costs	-	(27)	-	(27)
Carrying amount of assets disposed - Note 8	(4,373)	(2,361)	(4,373)	(2,361)
Net Loss on disposal of property	(7)	(178)	(7)	(178)

In the current year, there was no asset that was transferred to the Aboriginal Community Housing Providers (ACHPs) (2024: \$0.4m) as part of the Housing Aboriginal Communities Program.

Loss on transfers/demolitions and retirements

	PARENT		CONSOLIDATED	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Written down value of assets demolished - Note 8	(9,281)	(622)	(9,281)	(622)
Written down value of assets written-off - Note 8	-	-	-	-
Project costs written off	(20)	-	(20)	-
	(9,301)	(622)	(9,301)	(622)
	(9,308)	(800)	(9,308)	(800)

Recognition and Measurement

Impairment losses on non-financial assets

Impairment losses may arise on non-financial assets held by AHO from time-to-time. Accounting for impairment losses is dependent upon the individual asset (or group of assets) subject to impairment. Accounting policies and events giving rise to impairment losses are disclosed in Note 8.

5. Impairment loss on financial assets

	PARENT		CONSOLIDATED	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
(Increase in)/Reversal of allowance for impairment of receivables - refer Note 7	(1,872)	(266)	(1,872)	(266)
	(1,872)	(266)	(1,872)	(266)



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

6. Current assets – cash and cash equivalents

	PARENT		CONSOLIDATED	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Cash at bank and on hand	33,587	15,349	33,587	15,349
	33,587	15,349	33,587	15,349

For the purposes of the statement of cash flows, cash and cash equivalents includes cash on hand and cash at bank. There is an amount of \$0.2m for 2025 (2024: \$0.2m) which relates to restricted cash held for purchase of replacement properties for the ACHPs.

Cash and cash equivalent assets recognised in the statement of financial position are reconciled at the end of financial year to the statement of cash flows as follows:

Cash and cash equivalents (as per Statement of Financial Position)	33,587	15,349	33,587	15,349
Closing cash and cash equivalents (as per Statement of Cash Flows)	33,587	15,349	33,587	15,349

Refer to Note 16 for details regarding credit risk and market risk arising from financial instruments.

7. Current assets – receivables

	PARENT		CONSOLIDATED	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Rental debtors	6,032	4,471	6,032	4,470
Sundry debtors	8	238	8	238
Receivables from Trust	3,196	2,532	-	-
Receivables from NSW Reconstruction Authority	7,020	5,462	7,020	5,462
Receivables from DCJ	31	2,158	31	2,158
Receivables from Housing Portfolio	3,911	6,604	3,911	6,604
Receivables from Department of Climate Change, Energy, the Environment and Water (DCCEEW)	-	700	-	700
Other Receivables	600	268	600	268
Allowance for expected credit losses*	(3,505)	(2,771)	(3,505)	(2,771)
	17,293	19,662	14,097	17,129
Prepayments	834	162	834	162
GST receivable (net)	861	595	861	595
	18,988	20,419	15,792	17,886

* Movement in the allowance for expected credit losses

Balance at beginning of the period	(2,771)	(2,565)	(2,771)	(2,565)
Amounts written off during the year	1,138	60	1,138	60
Increase in allowance recognised in net result	(1,872)	(266)	(1,872)	(266)
Balance at end of the period	(3,505)	(2,771)	(3,505)	(2,771)

Details regarding credit risk of receivables that are either past due or impaired are disclosed in Note 16.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

7. Current assets – receivables (continued)

Recognition and measurement

AHO recognises a financial asset or a financial liability when, and only when, it becomes a party to the contractual provisions of the instrument. To determine when the agency becomes a party to the contractual provisions of the instrument, the entity considers:

- Whether the entity has a legal right to receive cash (financial asset) or a legal obligation to pay cash (financial liability); or
- Whether at least one of the parties has performed under the agreement.

All 'regular way' purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

Receivables are initially recognised at fair value plus any directly attributable transaction costs. Trade receivables that do not contain a significant financing component are measured at the transaction price.

Subsequent measurement

AHO holds receivables with the objective to collect the contractual cash flows and therefore measures them at amortised cost using the effective interest method, less any impairment. Changes are recognised in the net result for the year when impaired, derecognised or through the amortisation process.

Impairment

AHO recognises an allowance for expected credit losses (ECLs) for all debt financial assets not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows and the cash flows that AHO expects to receive, discounted at the original effective interest rate.

For trade receivables, AHO applies a simplified approach in calculating ECLs. AHO recognises a loss allowance based on lifetime ECLs at each reporting date. AHO has established a provision matrix based on its historical credit loss experience for trade receivables, adjusted for forward-looking factors specific to the receivable.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

8. Non-current assets – property, plant and equipment

2025 PARENT	Land and Buildings				Capital Work in Progress	Total
	Tenanted*	Not Tenanted	Plant and Equipment	Leasehold Improvement		
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At 1 July 2024 - fair value						
Gross carrying amount	4,527,426	15,364	917	257	77,134	4,621,098
Accumulated depreciation and impairment	(107)	-	(234)	(214)	-	(555)
Net Carrying Amount	4,527,319	15,364	683	43	77,134	4,620,543
At 30 June 2025 - fair value						
Gross carrying amount	5,561,180	27,128	1,358	-	86,576	5,676,242
Accumulated depreciation and impairment	(339)	-	(632)	-	-	(971)
Net Carrying Amount	5,560,841	27,128	726	-	86,576	5,675,271

* This relates to properties where AHO is the lessor under operating leases (social housing).

Reconciliation

A reconciliation of the carrying amount of each class of property, plant and equipment at the beginning and end of the current reporting period is set out below:

2025 PARENT	Land and Buildings				Capital Work in Progress	Total
	Tenanted*	Not Tenanted	Plant and Equipment	Leasehold Improvement		
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Year ended 30 June 2025						
Net Carrying Amount at start of year	4,527,319	15,364	683	43	77,134	4,620,543
Additions	45,616	-	289	-	95,103	141,008
Equity transfer from Housing Portfolio	615,644	-	-	-	-	615,644
Property transfers to DCJ	(4,366)	-	-	-	-	(4,366)
Non-cash property transfers from Housing Portfolio (Note 3(b))	228	94	-	-	-	322
Assets recognised for the first time (Note 3(c))	670	-	-	-	-	670
Transfers from work in progress	77,789	7,872	-	-	(85,661)	-
Disposals (Note 4)	-	-	(7)	-	-	(7)
Demolition (Note 4)	(9,281)	-	-	-	-	(9,281)
Net revaluation increment	348,677	3,798	-	-	-	352,475
Depreciation expense (Note 2(c))	(41,455)	-	(239)	(43)	-	(41,737)
Net Carrying Amount at end of year	5,560,841	27,128	726	-	86,576	5,675,271

* This relates to properties where AHO is the lessor under operating leases (social housing).



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

8. Non-current assets – property, plant and equipment (continued)

2024 PARENT	Land and Buildings				Capital Work in Progress	Total
	Tenanted* \$'000	Not Tenanted \$'000	Plant and Equipment \$'000	Leasehold Improvement \$'000		
At 1 July 2023 - fair value						
Gross carrying amount	3,190,813	16,181	916	257	63,744	3,271,911
Accumulated depreciation and impairment	(94)	-	(332)	(128)	-	(554)
Net Carrying Amount	3,190,719	16,181	584	129	63,744	3,271,357
At 30 June 2024 - fair value						
Gross carrying amount	4,527,426	15,364	917	257	77,134	4,621,098
Accumulated depreciation and impairment	(107)	-	(234)	(214)	-	(555)
Net Carrying Amount	4,527,319	15,364	683	43	77,134	4,620,543

* This relates to properties where AHO is the lessor under operating leases (social housing).

Reconciliation

A reconciliation of the carrying amount of each class of property, plant and equipment at the beginning and end of the previous reporting period is set out below:

2024 PARENT	Land and Buildings				Capital Work in Progress	Total
	Tenanted* \$'000	Not Tenanted \$'000	Plant and Equipment \$'000	Leasehold Improvement \$'000		
Year ended 30 June 2024						
Net Carrying Amount at start of year	3,190,719	16,181	584	129	63,744	3,271,357
Additions	16,892	-	538	-	82,365	99,795
Equity transfer from Housing Portfolio	1,153,574	-	-	-	-	1,153,574
Non-cash property transfers to Housing Portfolio (Note 2(d))	-	(61)	-	-	-	(61)
Non-cash property transfers from Housing Portfolio (Note 3(b))	591	399	-	-	-	990
Transfers from work in progress	70,559	(1,584)	-	-	(68,975)	-
Disposals (Note 4)	(2,148)	-	(213)	-	-	(2,361)
Demolition (Note 4)	(622)	-	-	-	-	(622)
Net revaluation increment	128,865	429	-	-	-	129,294
Depreciation expense (Note 2(c))	(31,111)	-	(226)	(86)	-	(31,423)
Net Carrying Amount at end of year	4,527,319	15,364	683	43	77,134	4,620,543

* This relates to properties where AHO is the lessor under operating leases (social housing).



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

8. Non-current assets – property, plant and equipment (continued)

2025 CONSOLIDATED	Land and Buildings				Capital Work in Progress \$'000	Total \$'000
	Tenanted*	Not Tenanted	Plant and Equipment	Leasehold Improvement		
	\$'000	\$'000	\$'000	\$'000		
At 1 July 2024 - fair value						
Gross carrying amount	4,531,863	16,798	917	257	77,134	4,626,969
Accumulated depreciation and impairment	(107)	-	(234)	(214)	-	(555)
Net Carrying Amount	4,531,756	16,798	683	43	77,134	4,626,414
At 30 June 2025 - fair value						
Gross carrying amount	5,566,114	28,562	1,358	-	86,576	5,682,610
Accumulated depreciation and impairment	(339)	-	(632)	-	-	(971)
Net Carrying Amount	5,565,775	28,562	726	-	86,576	5,681,639

* This relates to properties where AHO is the lessor under operating leases (social housing).

Reconciliation

A reconciliation of the carrying amount of each class of property, plant and equipment at the beginning and end of the current reporting period is set out below:

2025 CONSOLIDATED	Land and Buildings				Capital Work in Progress \$'000	Total \$'000
	Tenanted*	Not Tenanted	Plant and Equipment	Leasehold Improvement		
	\$'000	\$'000	\$'000	\$'000		
Year ended 30 June 2025						
Net Carrying Amount at start of year	4,531,756	16,798	683	43	77,134	4,626,414
Additions	45,616	-	289	-	95,103	141,008
Equity transfer from Housing Portfolio	615,644	-	-	-	-	615,644
Property transfers to DCJ	(4,366)	-	-	-	-	(4,366)
Non-cash property transfers from Housing Portfolio (Note 3(b))	228	94	-	-	-	322
Assets recognised for the first time (Note 3(c))	670	-	-	-	-	670
Transfers from work in progress	77,789	7,872	-	-	(85,661)	-
Disposals (Note 4)	-	-	(7)	-	-	(7)
Demolition (Note 4)	(9,281)	-	-	-	-	(9,281)
Net revaluation increment	349,262	3,798	-	-	-	353,060
Depreciation expense (Note 2(c))	(41,543)	-	(239)	(43)	-	(41,825)
Net Carrying Amount at end of year	5,565,775	28,562	726	-	86,576	5,681,639

* This relates to properties where AHO is the lessor under operating leases (social housing).



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

8. Non-current assets – property, plant and equipment (continued)

2024 CONSOLIDATED	Land and Buildings			Leasehold Improvement	Capital Work in Progress	Total
	Tenanted* \$'000	Not Tenanted \$'000	Plant and Equipment \$'000			
At 1 July 2023 - fair value						
Gross carrying amount	3,196,805	17,615	916	257	63,744	3,279,337
Accumulated depreciation and impairment	(94)	-	(332)	(128)	-	(554)
Net Carrying Amount	3,196,711	17,615	584	129	63,744	3,278,783
At 30 June 2024 - fair value						
Gross carrying amount	4,531,863	16,798	917	257	77,134	4,626,969
Accumulated depreciation and impairment	(107)	-	(234)	(214)	-	(555)
Net Carrying Amount	4,531,756	16,798	683	43	77,134	4,626,414

* This relates to properties where AHO is the lessor under operating leases (social housing).

Reconciliation

A reconciliation of the carrying amount of each class of property, plant and equipment at the beginning and end of the previous reporting period is set out below:

2024 CONSOLIDATED	Land and Buildings			Leasehold Improvement	Capital Work in Progress	Total
	Tenanted* \$'000	Not Tenanted \$'000	Plant and Equipment \$'000			
Year ended 30 June 2024						
Net Carrying Amount at start of year	3,196,711	17,615	584	129	63,744	3,278,783
Additions	16,892	-	538	-	82,365	99,795
Equity transfer from Housing Portfolio	1,153,574	-	-	-	-	1,153,574
Non-cash property transfers to Housing Portfolio (Note 2(d))	-	(61)	-	-	-	(61)
Non-cash property transfers from Housing Portfolio (Note 3(b))	591	399	-	-	-	990
Transfers from work in progress	70,559	(1,584)	-	-	(68,975)	-
Disposals (Note 4)	(2,148)	-	(213)	-	-	(2,361)
Demolition (Note 4)	(622)	-	-	-	-	(622)
Net revaluation increment	127,405	429	-	-	-	127,834
Depreciation expense (Note 2(c))	(31,206)	-	(226)	(86)	-	(31,518)
Net Carrying Amount at end of year	4,531,756	16,798	683	43	77,134	4,626,414

* This relates to properties where AHO is the lessor under operating leases (social housing).



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

8. Non-current assets – property, plant and equipment (continued)

Recognition and measurement

(i) Capitalisation threshold

Property, plant and equipment, including leasehold improvements costing \$5,000 and above are capitalised, if it is probable that future economic benefits will flow to AHO and the cost of the asset can be reliably measured. Grouped assets forming part of a network costing more than \$5,000 are capitalised.

(ii) Acquisition of Property, Plant and Equipment

Property, plant and equipment are initially measured at cost and subsequently revalued at fair value less accumulated depreciation and impairment. Cost is the amount of cash or cash equivalents paid or the fair value of the other consideration given to acquire the asset at the time of its acquisition or construction or, where applicable, the amount attributed to that asset when initially recognised in accordance with the requirements of other AAS.

Fair value is the price that would be received to sell an asset in an orderly transaction between market participants at measurement date. Where payment for an asset is deferred beyond normal credit terms, its cost is the cash price equivalent; i.e. deferred payment amount is effectively discounted over the period of credit. Assets acquired at no cost, or for nominal consideration, are initially recognised at their fair value at the date of acquisition.

The gain or loss on disposal of an item of property, plant and equipment is determined by comparing the proceeds from disposal with the carrying amount of the property, plant and equipment, with the net amount being recognised within the Statement of comprehensive income.

(iii) Subsequent costs

a) Major inspection costs

When a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied.

b) Repairs and maintenance

AHO expenses the cost of routine repairs and maintenance necessarily incurred to maintain its property portfolio at pre-determined standards, except where they relate to replacement of a part or component of an asset, in which case the costs are capitalised and depreciated.

A percentage of repairs and maintenance on properties costing in aggregate more than \$10,000 are capitalised. Individual repairs and maintenance costing more than \$5,000 are capitalised.

Value of unpaid repairs and maintenance at reporting date is accrued. AHO estimates this accrual by applying a pre-determined percentage of the value of works orders issued to maintenance contractors. The pre-determined percentage is assessed every year depending on the status of the works orders as at reporting date.

c) Capital improvements

AHO incurs costs necessary to bring older dwellings within its property portfolio to the benchmark condition. When the work undertaken results in the improved dwellings exceeding the original standard of the dwellings, the costs incurred are capitalised.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

8. Non-current assets – property, plant and equipment (continued)

Recognition and measurement (continued)

(iv) Revaluation of Property, Plant and Equipment

Physical non-current assets are valued in accordance with the 'Valuation of Physical Non-Current Assets at Fair Value' Policy and Guidelines Paper (TPP 21-09). This policy adopts fair value in accordance with AASB 13 *Fair Value Measurement* and AASB 116 *Property, Plant and Equipment*.

Property, plant and equipment is measured at the highest and best use by market participants that is physically possible, legally permissible and financially feasible. The highest and best use must be available at a period that is not remote and take into account the characteristics of the asset being measured, including any socio-political restrictions imposed by government. In most cases, after taking into account these considerations, the highest and best use is the existing use.

AASB 2022-10 Amendments to Australian Accounting Standards – Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities (AASB 2022-10) applies to annual periods beginning on or after 1 January 2024. AASB 2022-10 amends AASB 13 Fair Value Measurement (AASB 13). For non-financial assets of not-for-profit public sector entities that are not held primarily for their ability to generate net cash inflows, there is a rebuttable assumption that current use is highest and best use, unless the asset is classified as held for sale in accordance with AASB 5 Non-current Assets Held for Sale and Discontinued Operations or it is highly probable the asset will be used for an alternative purpose to its current use (AASB 13.Aus29.1 and Aus29.2).

Fair value of property, plant and equipment is based on a market participants' perspective, using valuation techniques (market approach, cost approach, income approach) that maximise relevant observable inputs and minimise unobservable inputs. Also refer to Note 10 for further information regarding fair value.

AHO revalue its lands and buildings annually to ensure that the carrying amount of each asset in the class does not differ materially from its fair value at the reporting date.

For non-specialised assets with short useful lives, these are measured at depreciated historical cost as an approximation of fair value. AHO has assessed that any difference between fair value and depreciated historical cost is unlikely to be material.

When revaluing non-current assets using income or market approach the accumulated depreciation of an asset at the revaluation date is eliminated against the asset's gross carrying amount. The resulting net balance in the asset account is increased or decreased to bring the asset's value to fair value.

Revaluation increments are credited directly to revaluation reserve, except that, to the extent that an increment reverses a revaluation decrement in respect of that class of asset previously recognised as an expense in the net result, the increment is recognised immediately as revenue in the net result. The remaining balance is directly credited to the revaluation reserve.

Revaluation decrements relating to an asset class is first offset against the existing credit balance in the revaluation reserve for that asset class. The remaining balance is recognised as an expense in the net result reported in the Statement of Comprehensive Income.

As a not-for-profit entity, revaluation increments and decrements are offset against one another within a class of non-current assets, but not against assets that belong to a different asset class.

Where an asset that has previously been revalued is disposed of, any balance remaining in the revaluation reserve in respect of that asset is transferred to accumulated funds.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

8. Non-current assets – property, plant and equipment (continued)

Recognition and measurement (continued)

(v) Depreciation

Property, plant and equipment, other than land is depreciated on a straight-line basis so as to write off the depreciable amount of each asset as it is consumed over its useful life. All material identifiable components of assets are depreciated separately over their useful lives. The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end. AHO undertakes ongoing maintenance and upgrades in order to maintain properties at a certain standard. The depreciation rates are as follows:

	2025 % Rate	2024 % Rate
Property		
Building	2	2
Plant & Equipment		
Office furniture and fittings	33	33
Office equipment	14	14
Computer equipment	25	25
Motor vehicles	16	16

Leasehold improvements are amortised over the unexpired period of the lease or the estimated useful life of the improvements, whichever is shorter.

(vi) Leases

Right-of-Use Assets acquired by lessees

AASB 16 *Leases* (AASB 16) requires a lessee to recognise a right-of-use asset for most leases. AHO has elected to present right-of-use assets separately in the Statement of Financial Position. Further information on leases is contained in Note 9.

(vii) Transfer of Assets

On a regular basis, Housing Portfolio transfers properties (including legal title) to AHO to assist in meeting Aboriginal housing needs. AHO also transfers properties to Housing Portfolio, such as when the relevant properties no longer meet the requirements of Aboriginal households. AHO and Housing Portfolio regularly undertake a reconciliation of the value of property transfers in and out (quantity and dollar values). AHO records as revenue the value of properties transferred from Housing Portfolio and records as an expense the value of properties transferred to Housing Portfolio.

For 2024/25, as part of an approved program to transfer the title of Aboriginal tenanted properties from Housing Portfolio to the AHO, 1,210 properties (2023/24: 1,642 properties) worth \$615.6m (2023/24: \$1.15bn) were transferred to the AHO. The properties were recognised as an equity transfer in accordance with AASB 1004 *Contributions*, rather than revenue, in line with the cabinet decision (SC1032-2020) issued on 20 July 2021 and this increased net assets by \$615.6m (2023/24: \$1.15bn increase).

A Ministerial vesting order was also signed off on 12 May 2025, which saw the transfer of 6 properties worth \$4.4m to DCJ as part of the Building Homes for NSW program.

(viii) Impairment

As a not-for-profit entity with no cash generating units, impairment under AASB 136 *Impairment of Assets* is unlikely to arise. As property, plant and equipment is carried at fair value or an amount that approximates fair value, impairment can only arise in rare circumstances such as where the costs of disposal are material.

AHO assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, AHO estimates the asset's recoverable amount. When the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

8. Non-current assets – property, plant and equipment (continued)

Recognition and measurement (continued)

(viii) Impairment (continued)

As a not-for-profit entity, an impairment loss is recognised in the net result to the extent the impairment loss exceeds the amount in the revaluation surplus for the class of asset.

After an impairment loss has been recognised, it is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in net result and is treated as a revaluation increase. However, to the extent that an impairment loss on the same class of asset was previously recognised in net result, a reversal of that impairment loss is also recognised in net result.

(ix) Trust's assets

The assets owned by the Trust, upon consolidation, form part of AHO's consolidated financial statements. As part of a Community consultation and mediation process with the beneficiaries of the Trust to decide on the future of these assets, AHO, as the Trustee of the Trust, has the intention to transfer the assets to the beneficiaries. This intention has been ratified by the AHO Board and approved by the Chief Executive, as well as published to the Community. However, the assets will not be derecognised as at the end of 30 June 2025 as:

- the assets are still titled to AHO as the Trustee (and to the Trust) and,
- the decision has not been approved by Treasurer and Minister and,
- AHO does not have acceptance of the beneficiaries for the transfer as at the date of the consolidated Financial Statements.

As a result, AHO will continue recognising the assets until such time the transfer process has been completed.

9. Leases

AHO leases various offices for operational use. Lease contracts are typically made for fixed periods of 5 to 6 years, but may have extension options. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants, but leased assets may not be used as security for borrowing purposes. AHO does not provide residual value guarantees in relation to leases.

Extension and termination options are included in a number of property leases. These terms are used to maximise operational flexibility in terms of managing contracts. The majority of extension and termination options held are exercisable only by AHO and not by the respective lessor. In determining the lease term, management considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option.

Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not terminated).

AASB 16 *Leases* (AASB 16) requires a lessee to recognise a right-of-use asset and a corresponding lease liability for most leases.

AHO has elected to recognise payments for short-term leases and low value leases as expenses on a straight-line basis, instead of recognising a right-of-use asset and lease liability. Short-term leases are leases with a lease term of 12 months or less. Low value assets are assets with a fair value of \$10,000 or less when new.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

9. Leases (continued)

(a) *Right-of-use assets under leases*

The following tables present right-of-use assets that do not meet the definition of investment property.

	Motor Vehicles	Total
	\$'000	\$'000
PARENT/CONSOLIDATED		
Balance at 1 July 2024	256	256
Additions	174	174
Depreciation expense	(119)	(119)
Balance at 30 June 2025	311	311

	Motor Vehicles	Total
	\$'000	\$'000
PARENT/CONSOLIDATED		
Balance at 1 July 2023	228	228
Additions	136	136
Depreciation expense	(108)	(108)
Balance at 30 June 2024	256	256

(b) *Lease liabilities*

The following table presents liabilities under leases:

	Total
	\$'000
PARENT/CONSOLIDATED	
Balance at 1 July 2024	266
Additions	174
Interest expenses	11
Payments	(128)
Other movements	(38)
Balance at 30 June 2025	285
Balance at 1 July 2023	234
Additions	136
Lease modification revaluation	-
Interest expenses	9
Payments	(113)
Balance at 30 June 2024	266



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

9. Leases (continued)

(b) Lease liabilities (continued)

	PARENT		CONSOLIDATED	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Current lease liability	108	104	108	104
Non-current lease liability	177	162	177	162
	285	266	285	266

(c) Right-of-use expenses under leases

The following amounts were recognised in the statement of comprehensive income for the current and prior periods:

	2025	2024
	\$'000	\$'000
Depreciation expense of right-of-use assets	119	108
Interest expense on lease liabilities	11	9
Total amount recognised in the statement of comprehensive income	130	117

AHO had total cash outflows for leases of \$0.13m in 2024/25 (2023/24: \$0.11m).

Recognition and measurement

AHO assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. AHO recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets, except for short-term leases and leases of low-value assets.

i. Right-of-use assets

AHO recognises right-of-use assets at the commencement date of the lease (i.e. the date the underlying asset is available for use). Right-of-use assets are initially measured at the amount of initial measurement of the lease liability (refer ii below), adjusted by any lease payments made at or before the commencement date and lease incentives, any initial direct costs incurred, and estimated costs of dismantling and removing the asset or restoring the site.

The right-of-use assets are subsequently measured at cost. They are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets (50 years for office buildings).

As the lease terms for AHO's right-of-use assets is usually 5 years which is shorter than the useful lives of the assets, these assets are depreciated over the lease term.

If ownership of the leased asset transfers to AHO at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

The right-of-use assets are also subject to impairment. AHO assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, AHO estimates the asset's recoverable amount. When the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

9. Leases (continued)

(c) *Right-of-use expenses under leases (continued)*

Recognition and measurement (continued)

i. Right-of-use assets (continued)

After an impairment loss has been recognised, it is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the net result.

ii. Lease liabilities

At the commencement date of the lease, AHO recognises lease liabilities measured at the present value of lease payments to be made over the lease term. Lease payments include:

- fixed payments (including in substance fixed payments) less any lease incentives receivable;
- variable lease payments that depend on an index or a rate;
- amounts expected to be paid under residual value guarantees;
- exercise price of a purchase options reasonably certain to be exercised by AHO; and
- payments of penalties for terminating the lease, if the lease term reflects AHO exercising the option to terminate.

Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for AHO's leases, the lessee's incremental borrowing rate is used, being the rate that AHO would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

The only borrowing that AHO has relates to lease liabilities. Borrowings classified as financial liabilities at amortised cost are initially measured at fair value, net of directly attributable transaction costs. These are subsequently measured at amortised cost using the effective interest method. Gains and losses are recognised in net result when the liabilities are derecognised as well as through the amortisation process.

iii. Short-term leases and leases of low-value assets

AHO applies the short-term lease recognition exemption to its short-term leases of property, plant and equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low value assets are recognised as expense on a straight-line basis over the lease term. AHO does not have such leases as at 30 June 2025.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

9. Leases (continued)

(c) *Right-of-use expenses under leases (continued)*

Recognition and measurement (continued)

iv. Leases that have significantly below-market terms and conditions principally to enable the entity to further its objectives

The initial and subsequent measurement of right-of-use assets under leases at significantly below-market terms and conditions that are entered into principally to enable AHO to further its objectives is same as normal right-of-use assets. They are measured at cost, subject to impairment. AHO does not have such leases as at 30 June 2025.

10. Fair value measurement of non-financial assets

(a) *Fair value hierarchy*

2025	Notes	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total fair value \$'000
PARENT					
Property, plant and equipment					
Land and buildings	8	-	-	5,587,969	5,587,969
		-	-	5,587,969	5,587,969
2025					
CONSOLIDATED					
Property, plant and equipment					
Land and buildings	8	-	-	5,594,337	5,594,337
		-	-	5,594,337	5,594,337

There were no transfers between Level 1 or 2 during the period.

2024	Notes	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total fair value \$'000
PARENT					
Property, plant and equipment					
Land and buildings	8	-	-	4,542,683	4,542,683
		-	-	4,542,683	4,542,683
2024					
CONSOLIDATED					
Property, plant and equipment					
Land and buildings	8	-	-	4,548,554	4,548,554
		-	-	4,548,554	4,548,554

There were no transfers between Level 1 or 2 during the period.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

10. Fair value measurement of non-financial assets (continued)

(a) Fair value hierarchy (continued)

Recognition and measurement

Fair value measurement and hierarchy

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability or in the absence of a principal market, in the most advantageous market for the asset or liability.

When measuring fair value, the valuation technique used maximises the use of relevant observable inputs and minimises the use of unobservable inputs. Under AASB 13, AHO categorises, for disclosure purposes, the valuation techniques based on the inputs used in the valuation techniques as follows:

- Level 1 - quoted prices in active markets for identical assets / liabilities that AHO can access at the measurement date.
- Level 2 – inputs other than quoted prices included within Level 1 that are observable, either directly or indirectly.
- Level 3 – inputs that are not based on observable market data (unobservable inputs).

AHO recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

(b) Valuation techniques, inputs and processes

Fair values are determined by applying an annual rolling benchmark valuation approach whereby a third of the benchmark properties are valued by accredited property valuers with reference to market sales comparisons to calculate a market movement index. The market movement index is applied to the remaining two-thirds of the benchmark properties. This has the advantage of engaging an independent assessment annually. All benchmark properties are grouped within thirteen geographical reporting regions. The median value increase in each geographical group is then applied to the entire property portfolio. Adjustments to each property are made for any significant different characteristic from benchmark properties. The rolling benchmark valuation process is calculated annually as at 31 December. As such, an uplift market movement factor is provided from a registered valuer for the six months period ended 30 June 2025.

The uplift/(downward) market movement for the six months from 31 December 2024 to 30 June 2025 is \$105m (2023/24: nil). This methodology involves a physical independent valuation each year of one-third of the benchmark properties.

Significant inputs used as part of the valuation include:

- Market sales comparison approach utilising recent sales of comparable properties.
- Adjustments for any different attributes to benchmark properties- number of bedrooms, street appeal, aspect, dwelling size, yard size, internal condition and car accommodation, land size and zoning restrictions
- Where a single title exists over multiple properties, a block title adjustment is made to reflect the required costs for sub-division.
- Market movement for six months ended 30 June 2025.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

10. Fair value measurement of non-financial assets (continued)

(b) Valuation techniques, inputs and processes (continued)

Inter-relationship between significant inputs and fair value measurement include:

- Higher (lower) market sales values reflect higher (lower) valuations.
- Better / (lesser) attributes for location, condition, size, aspect and street appeal over benchmark properties result in higher / (lower) valuation.
- Depending on the complexity of the conversion to single title, valuations are reduced by conversion costs.
- Higher / (lower) six monthly uplift market movement will result in higher / (lower) valuation.

Due to the extent of extrapolation and calculations for block title adjustments and uplift factors, management considers that an overall type 3 input level is appropriate.

(c) Reconciliation of Level 3 fair value measurements

Please refer to Note 8 for a reconciliation of the Level 3 fair value measurements for land & buildings.

11. Current liabilities – payables

	PARENT		CONSOLIDATED	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Payable for personnel services - DCJ	6,520	5,017	6,520	5,017
Creditors - trade	5,937	3,673	5,937	3,673
Creditors - sundry	4,294	3,040	4,294	3,040
Payable to the Dunghutti Trust	1,000	1,000	-	-
Payable to DCJ	3,605	4,508	3,605	4,508
Payable to Housing Portfolio	4,249	2,889	4,249	2,889
Accrued operating expenditure	5,901	6,113	5,901	6,113
Accrued capital expenditure - Housing Portfolio	10	6	10	6
Accrued capital expenditure - Others	1,037	2,201	1,037	2,201
	<u>32,553</u>	<u>28,447</u>	<u>31,553</u>	<u>27,447</u>

Details regarding credit risk, liquidity risk and market risk, including a maturity analysis of the above payables are included in Note 16.

Recognition and measurement.

Trade and other payables

These represent liabilities for goods and services provided to AHO and other amounts. Payables are financial liabilities at amortised cost, initially measured at fair value, net of directly attributable transaction costs. However, short-term payables with no stated interest rate are measured at the original invoice amount where the effect of discounting is immaterial.

Subsequent to initial recognition, trade and other payables are measured at amortised cost using the effective interest method. Gains and losses are recognised in the net result when the liabilities are de-recognised as well as through the amortisation process.



Aboriginal Housing Office
Notes to the financial statements
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12. Non-current liabilities – provisions

	PARENT		CONSOLIDATED	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Property replacement cost	213	213	213	213
	<u>213</u>	<u>213</u>	<u>213</u>	<u>213</u>

Reconciliation

A reconciliation of the provision movements for the current year is set out below:

2025 PARENT	Property replacement \$'000	Total \$'000
Carrying amount at beginning of the financial year	213	213
Additional provision recognised	-	-
Provision settled	-	-
Unwinding/Change in the discount rate	-	-
Carrying amount at the end of the financial year	<u>213</u>	<u>213</u>

2025 CONSOLIDATED	Property replacement \$'000	Total \$'000
Carrying amount at beginning of the financial year	213	213
Additional provision recognised	-	-
Provision settled	-	-
Unwinding/Change in the discount rate	-	-
Carrying amount at the end of the financial year	<u>213</u>	<u>213</u>



Aboriginal Housing Office
Notes to the financial statements
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12. Non-current liabilities – provisions (continued)

Reconciliation

A reconciliation of the provision movements for the previous year is set out below:

	Property replacement \$'000	Total \$'000
2024 PARENT		
Carrying amount at beginning of the financial year	213	213
Additional provision recognised	-	-
Provision settled	-	-
Unwinding/Change in the discount rate	-	-
Carrying amount at the end of the financial year	<u>213</u>	<u>213</u>
2024 CONSOLIDATED		
Carrying amount at beginning of the financial year	213	213
Additional provision recognised	-	-
Provision settled	-	-
Unwinding/Change in the discount rate	-	-
Carrying amount at the end of the financial year	<u>213</u>	<u>213</u>

Recognition and measurement

Provisions

AHO has no employees and therefore has no employee related provisions.

A provision is recognised if, as a result of a past event, AHO has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation.

If the effect of the time value of money is material, provisions are discounted at a pre-tax rate that reflects the current market assessments of the time value of money and the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time (i.e. unwinding of discount rate) is recognised as a finance cost.

Provision for property replacements cost relates to AHO's obligation to purchase suitable replacement properties for the ACHPs. This amount is reassessed on an annual basis.



Aboriginal Housing Office
Notes to the financial statements
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13. Commitments for expenditure

Capital commitments

Aggregate capital expenditure contracted for the purpose of providing housing for Aboriginal people at balance date and not provided for:

	PARENT		CONSOLIDATED	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Within one year	76,516	67,540	76,516	67,540
Later than one and not later than five years	-	-	-	-
Total (including GST)	76,516	67,540	76,516	67,540

The majority of the Capital Commitments relates to AHO's Capital Works, Closing the Gap Housing Solutions, SHAF and Remote Housing Maintenance programs that are currently in progress.

14. Contingent liabilities and contingent assets

The AHO does not have any contingent liabilities or assets for the year ended 30 June 2025.

15. Reconciliation of cash flows from operating activities to net result

	PARENT		CONSOLIDATED	
	2025	2024	2025	2024
	\$'000	\$'000	\$'000	\$'000
Net cash from operating activities	156,169	91,555	156,169	91,555
Losses on disposal, demolitions and write-offs	(9,288)	(800)	(9,288)	(800)
Depreciation	(41,856)	(31,531)	(41,944)	(31,626)
Assets recognised for the first time	670	-	670	-
Non-cash transfer from Housing Portfolio	322	990	322	990
Non-cash transfer to Housing Portfolio	-	(61)	-	(61)
Finance costs	(11)	(9)	(11)	(9)
Other movements in lease liability	38	-	38	-
Decrease / (increase) in allowance for impairment	(734)	(206)	(734)	(206)
Increase / (decrease) in receivables	(697)	12,379	(1,360)	11,905
Decrease / (increase) in payables	(5,267)	4,623	(5,267)	4,623
Net result	99,346	76,940	98,595	76,371



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

16. Financial instruments

AHO's principal financial instruments are outlined below. These financial instruments arise directly from AHO's operations or are required to finance AHO's operations. AHO does not enter into or trade financial instruments for speculative purposes. AHO does not use financial derivatives. AHO's main risks arising from financial instruments are outlined below, together with AHO's objectives, policies and processes for measuring and managing risk. Further quantitative and qualitative disclosures are included throughout these financial statements.

The Chief Executive has the overall responsibility for the establishment and oversight of risk management and reviews and agrees policies for managing each of these risks. Risk management policies are established to identify and analyse the risks faced by AHO, to set risk limits and controls and to monitor risks. AHO works closely with DCJ and participates in the DCJ risk management process to manage these risks. Compliance with policies is reviewed by AHO on a continuous basis.

(a) Financial instrument categories for consolidated entity

Class	Note	Category	2025 \$'000	2024 \$'000
Financial Assets				
Cash and cash equivalents	6	Amortised Cost	33,587	15,349
Receivables (1)	7	Amortised Cost Loans and Receivables	14,097	17,129
Total financial assets			47,684	32,478
Financial Liabilities				
Payables (2)	11	Financial liabilities measure at amortised cost	31,553	27,447
Borrowings	9	Financial liabilities measure at amortised cost	285	266
Total financial liabilities			31,838	27,713

(1) Excludes statutory receivables and prepayments (i.e. not within scope of AASB 7)

(2) Excludes statutory payables and unearned revenue (i.e. not within scope of AASB 7)

AHO determines the classification of its financial assets and liabilities after initial recognition and, when allowed and appropriate, re-evaluates this at each financial year end.

De-recognition of financial assets and liabilities

(i) Financial assets

Financial assets are de-recognised when the contractual rights to the cash flows from the financial assets expire; or when AHO transfers its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either:

- (a) AHO has transferred substantially all the risks and rewards of the asset; or
- (b) AHO has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control.

When AHO has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. Where AHO has neither transferred nor retained substantially all the risks and rewards or transferred control, financial assets are recognised only to the extent of AHO's continuing involvement in the asset. In that case, AHO also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that AHO has retained.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

16. Financial instruments (continued)

(a) *Financial instrument categories for consolidated entity (continued)*

De-recognition of financial assets and liabilities (continued)

(ii) Financial liabilities

A financial liability is derecognised when the obligation specified in the contract is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the net result.

Offsetting Financial Instruments

Financial assets and financial liabilities are offset and the net amount is reported in the Statement of Financial Position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

(b) *Credit risk*

Credit risk arises when there is a possibility of AHO's debtors defaulting on their contractual obligations, resulting in a financial loss to AHO. The maximum exposure to credit risk is generally represented by the carrying amount of the financial assets (net of any allowance for credit losses or allowance for impairment). Credit risk arises from the financial assets of AHO, including cash and receivables. No collateral is held by AHO. AHO has not granted any financial guarantees. AHO considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, AHO may also consider a financial asset to be in default when internal or external information indicates that AHO is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by AHO.

Cash and cash equivalents

Cash comprises cash on hand and bank balances with Westpac Banking Corporation. Interest is earned on daily bank balances. Any interest income earned is pooled centrally and retained by NSW Treasury.

Accounting policy for impairment of trade debtors and other financial assets

Receivables – trade debtors

Collectability of trade debtors is reviewed on an ongoing basis. Procedures as established in the Treasurer's Directions are followed to recover outstanding amounts, including letters of demand.

AHO applies the AASB 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade debtors.

To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due.

The expected loss rates are based on historical observed loss rates. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. AHO has identified the GDP, the unemployment rate and the Commonwealth government welfare transfer payments regime to be the most relevant factors, and accordingly adjusts the historical loss rates based on expected changes in these factors.

Trade debtors are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others a failure to make contractual payments for a period of greater than 90 days past due.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

16. Financial instruments (continued)

(b) Credit risk (continued)

Accounting policy for impairment of trade debtors and other financial assets (continued)

Receivables – trade debtors (continued)

The loss allowance for trade debtors was determined as follows:

30 June 2025						
\$'000						
	Current	<30 days	30-60 days	61-90 days	>91 days	Total
Expected credit loss rate	-	-	71%	76%	76%	
Estimated total gross carrying amount at default	-	-	17	17	4,590	4,624
Expected credit loss	-	-	12	13	3,480	3,505

30 June 2024						
\$'000						
	Current	<30 days	30-60 days	61-90 days	>91 days	Total
Expected credit loss rate	-	-	63%	60%	69%	
Estimated total gross carrying amount at default	-	-	8	10	4,083	4,101
Expected credit loss	-	-	5	6	2,812	2,823

Note: The analysis excludes statutory receivables, prepayments, as these are not within the scope of AASB 7. Therefore, the "total" will not reconcile to the receivables total in Note 7.

(c) Liquidity risk

Liquidity risk is the risk that AHO will be unable to meet its payment obligations when they fall due. AHO continuously manages risk through monitoring future cash flows and commitments maturities. No assets have been pledged as collateral. AHO's exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk.

The liabilities are recognised for amounts due to be paid in the future for goods or services received, whether or not invoiced. Amounts owing to suppliers (which are unsecured) are settled in accordance with the policy set out in NSW TC 11/12. If trade terms are not specified, payment is made no later than the end of the month following the month in which an invoice or a statement is received. NSW TC 11/12 Payment of Accounts allows the Minister to award interest for late payment. No interest for late payment was made during the 2024/25 (2024: \$Nil).



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

16. Financial instruments (continued)

(c) Liquidity risk (continued)

The table below summarises the maturity profile of AHO's consolidated entities' financial liabilities based on contractual undiscounted payments, together with the interest rate exposure.

30 June 2025	Interest rate exposure	Maturity dates			Total
	Nominal Amount	<1 year	Between 1 and 5 years	> 5 years	
	\$'000	\$'000	\$'000	\$'000	\$'000
Payable for personnel services	6,520	6,520	-	-	6,520
Creditors and accrual expenses	25,033	25,033	-	-	25,033
Borrowings	285	108	177	-	285
Total	31,838	31,661	177	-	31,838

30 June 2024	Interest rate exposure	Maturity dates			Total
	Nominal Amount	<1 year	Between 1 and 5 years	> 5 years	
	\$'000	\$'000	\$'000	\$'000	\$'000
Payable for personnel services	5,017	5,017	-	-	5,017
Creditors and accrual expenses	22,430	22,430	-	-	22,430
Borrowings	266	104	162	-	266
Total	27,713	27,551	162	-	27,713

The amounts disclosed are the contractual undiscounted cash flows of each class of financial liabilities based on the earliest date on which AHO can be required to pay.

AHO has access to the following line of credit with Westpac:

	2025 \$'000	2024 \$'000
Tape Negotiation Authority	20,000	40,500

This facility authorises the bank to debit AHO's operating bank account up to the above limit when processing the electronic payroll and accounts payables.

	2025 \$'000	2024 \$'000
AHO has access to the following credit card facility with Citibank	600	950

In 2022/23, NSW Treasury made changes to the NSW State Banking Agreement with Citibank and transitioned to an aggregate facility borrowing for all GSF agencies and established spend limit for each agency to support administrative efficiencies. AHO was allocated a limit of \$600k by Treasury as part of the arrangement.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

16. Financial instruments (continued)

(d) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. AHO's exposures to market risk are primarily through interest rate risk on cash and cash equivalents. AHO has no exposure to foreign currency risk and does not trade in derivatives of any nature.

The effect on profit and equity due to a reasonably possible change in risk variable is outlined in the information below, for interest rate risk. A reasonably possible change of +/- 1 per cent is used, consistent with current trends in interest rates. This basis will be reviewed annually and amended where there is a structural change in the level of interest volatility. AHO's parent and consolidated entities' exposure to interest rate risk is set out below.

30 June 2025

	-1%		+1%	
Carrying amount	Net Result	Equity	Net Result	Equity
\$'000	\$'000	\$'000	\$'000	\$'000
Financial assets				
Cash and cash equivalents	33,587	(336)	336	336
Total increase/(decrease)		(336)	336	336

30 June 2024

	-1%		+1%	
Carrying amount	Net Result	Equity	Net Result	Equity
\$'000	\$'000	\$'000	\$'000	\$'000
Financial assets				
Cash and cash equivalents	15,349	(153)	153	153
Total increase/(decrease)		(153)	153	153

(e) Fair value compared to carrying amount

The carrying values of financial assets less any impairment provision and financial liabilities are a reasonable approximation of their fair value due to their short term nature.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

17. Budget review

Budgeted amounts

The budgeted amounts are drawn from the original budgeted financial statements presented to Parliament in respect of the reporting period. Subsequent amendments to the original budget (e.g. adjustment for transfer of functions between entities as a result of Administrative Arrangements Orders) are not reflected in the budgeted amounts. Major variances between the original budgeted amounts and the actual consolidated amounts disclosed on the primary consolidated financial statements are explained below.

Net Cost of Services (NCOS) (equivalent to Net result)

The Net Cost of Services (NCOS) was \$98.6m surplus against the original budget surplus of \$90.4m.

Revenue and Expenses

The major variances to revenue were:

Rent and other tenant charges were higher than budget by \$14.0m due to higher than expected rental income that was received from the Housing Portfolio transfer properties.

Grant revenue was lower than budget by \$16.7m mainly due to a carry-forward of budgets to future years for various programs as a result of Aboriginal Community driven reasons.

Other income was higher than budget by \$2.9m mainly due to a higher insurance income received during the year as there were more properties that were lost to fire or structural damage, which is in line with an increased portfolio size resulting from the properties transferred from Housing Portfolio.

The major variances to expenses were:

Personnel services and grants were below budget mainly due to carry-forward of budgets to future years as a result of Aboriginal Community driven reasons.

Operating expenses were higher than budget due to a higher repairs & maintenance spend, which is in line with an increased portfolio size resulting from the properties transferred from Housing Portfolio.

Assets and Liabilities

The major variances to budget were:

AHO's cash position was \$3.2m lower than budget mainly due to a delay in grant payments from NSW Reconstruction Authority and other payments from Housing Portfolio.

Receivables was higher than budget by \$5.9m mainly due to timing of cash receipt from various debtors, as mentioned above.

Property, plant and equipment was higher than budget by \$651.7m due to the Housing Portfolio Transfer of 1,210 properties in November 2024, and a revaluation increment of \$353.1m during the year.

Payables was lower than budget by \$8.2m, which is in line with the lower expenses during the year as a result of the aforementioned carry-forwards.

Asset Revaluation Reserve and Accumulated Funds were higher than budget due to the Housing Portfolio Transfer of 1,210 properties in November 2024, and a revaluation increment of \$353.1m during the year. Note that the transfer of the properties was treated as an equity transfer, resulting in an increase in Accumulated Funds during the year.

Cash Flows

As mentioned above, the AHO's cash position as at year-end was \$3.2m lower than budget mainly due to a delay in grant payments from NSW Reconstruction Authority and other payments from Housing Portfolio.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

18. Program group statement

AHO operates and reports in one program group. The Consolidated Statement of Comprehensive Income and Consolidated Statement of Financial Position show the program group information of AHO.

19. Related party disclosures

A related party is a person or entity that is related to AHO that is preparing consolidated financial statements. AHO is a cluster agency of DCJ as at 30 June 2025. As AHO is a statutory authority 100% controlled by the NSW Government, AHO is a related party of all NSW Government controlled agencies and State Owned Corporations.

(a) Key management personnel

In accordance with AASB 124 *Related Parties* disclosures, Key Management Personnel (KMP) are those having authority and responsibility for planning, directing and controlling the activities of the entity including whether executive or otherwise. The Minister, the Secretary of DCJ and Chief Executive of the Aboriginal Housing Office have been identified as the KMP of AHO.

Key management personnel compensation

Ministers are compensated by NSW Legislature and AHO is not obligated to reimburse the Legislature. Ministerial compensation has been centrally compiled by Treasury and Department of Premier and Cabinet for distribution to agencies for inclusion in their financial statements. AHO is not aware of any non-monetary benefits provided by AHO to the Minister. The Secretary is remunerated by DCJ as the principal department of the cluster and therefore compensation for the Secretary is also excluded from the table below.

AHO's key management personnel compensation is as follows:

	2025	2024
	\$'000	\$'000
Short-term employee benefits:	358	296
Post-employment benefits	-	-
Total remuneration	358	296

The above compensation disclosures are based on actual payments made to KMP during the year.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

19. Related party disclosures (continued)

KMP Related party information

There were no other related party transactions that occurred during the year with KMP or close family members of KMP.

(b) Other related party transactions

Cluster and other government agencies

The following table shows the related party transactions of the AHO during the year:

	Note	2025 \$'000	2024 \$'000
Personnel Services Expense			
DPHI (Up to 31 Jan 2024)	2(a) Personnel Services	-	11,135
DCJ (1 Feb 2024 onwards)	2(a) Personnel Services	25,596	7,891
Total		25,596	19,026
Management Agreement Expenses			
Housing Portfolio - Contract administration and repairs & maintenance	2(b) Fee for services	4,235	2,855
DPHI - Tenancy Management and Housing Services	2(b) Fee for services	-	3,290
DCJ - Tenancy Management and Housing Services	2(b) Fee for services	8,273	2,350
DPHI - Office Rental	2(b) Fee for services	21	856
DCJ - Office Rental	2(b) Fee for services	610	-
Property NSW - Office Rental	2(b) Fee for services	175	-
DPHI - Corporate Services and Efficiency Dividend	2(b) Business Services	-	2,730
DCJ - Corporate Services	2(b) Business Services	2,877	1,191
Total		16,191	13,272
Operating Expense			
DPHI	2(b) Professional fees	11	-
DPHI	2(b) Data processing services	288	-
DCJ	2(b) Data processing services	15	-
		314	-
Grant Revenue			
DPHI	3(b) Grants and contributions	1,963	59,022
DCJ	3(b) Grants and contributions	190,614	97,706
NSW Reconstruction Authority - Flood Recovery	3(b) Grants and contributions	22,453	9,417
DCCEEW	3(b) Grants and contributions	6,280	700
Housing Portfolio - Non-cash asset transfer in	3(b) Grants and contributions	322	990
Department of Customer Service - Digital Restart Fund	3(b) Grants and contributions	-	138
Total		221,632	167,973
Grant Expense			
Housing Portfolio - Non-cash asset transfer out	2(d) Grant Expense	-	61
Total		-	61

Other government agencies

AHO transacts with other government entities in the normal course of business at arm's length.



Aboriginal Housing Office
Notes to the financial statements
For the year ended 30 June 2025

19. Related party disclosures (continued)

(b) Other related party transactions (continued)

Transaction with the Trust

The only transaction with the Trust during the year relates to the continued recognition of receivable from the Trust, in relation to expenses that AHO has paid on behalf of the Trust.

Balance with related parties

The aggregate value of the outstanding related party balances with AHO are as follows:

		2025 \$'000	2024 \$'000
Receivables from:	Note		
DCJ	7	31	2,158
Housing Portfolio	7	3,911	6,604
Trust	7	3,196	2,532
NSW Reconstruction Authority	7	7,020	5,462
DCCEEW	7	-	700
Total		14,158	17,456
Payables for personnel services to:			
DCJ	11	6,520	5,017
Total		6,520	5,017
Accrued capital expenditure to:			
Housing Portfolio	11	10	6
Total		10	6
Payable to:			
The Trust	11	1,000	1,000
DCJ	11	3,605	4,508
Housing Portfolio	11	4,249	2,889
Total		8,854	8,397

20. Events after the reporting period

There were no other events subsequent to balance date which would significantly affect the disclosures of these financial statements.





INDEPENDENT AUDITOR'S REPORT

Aboriginal Housing Office

To Members of the New South Wales Parliament

Opinion

I have audited the accompanying financial statements of Aboriginal Housing Office (the Office), which comprise the Statement by the Chief Executive, the Consolidated Statement of Comprehensive Income for the year ended 30 June 2025, the Consolidated Statement of Financial Position as at 30 June 2025, the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flows for the year then ended, and notes to the financial statements, including a Statement of Material Accounting Policy Information and other explanatory information of the Office and the consolidated entity. The consolidated entity comprises the Office and the entities it controlled at the year's end or from time to time during the financial year.

In my opinion, the financial statements:

- have been prepared in accordance with Australian Accounting Standards and the applicable financial reporting requirements of the *Government Sector Finance Act 2018* (GSF Act), the *Government Sector Finance Regulation 2024* (GSF Regulation) and the Treasurer's Directions
- presents fairly the financial position, financial performance and cash flows of the Office and the consolidated entity.

My opinion should be read in conjunction with the rest of this report.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report.

I am independent of the Office and the consolidated entity in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of public sector agencies
- precluding the Auditor-General from providing non-audit services.

I have fulfilled my other ethical responsibilities in accordance with APES 110.

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



Chief Executive's Responsibilities for the Financial Statements

The Chief Executive is responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards and the GSF Act, GSF Regulation and Treasurer's Directions. The Chief Executive's responsibility also includes such internal control as the Chief Executive determines is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Chief Executive is responsible for assessing the ability of the Office and the consolidated entity to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to:

- obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the financial statements.

A description of my responsibilities for the audit of the financial statements is located at the Auditing and Assurance Standards Board website at: www.auasb.gov.au/media/apzlw0y/ar3_2024.pdf. The description forms part of my auditor's report.

The scope of my audit does not include, nor provide assurance:

- that the Office and the consolidated entity carried out their activities effectively, efficiently and economically
- about the assumptions used in formulating the budget figures disclosed in the financial statements
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.



Manuel Moncada
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

29 September 2025
SYDNEY





Appendix B

**Internal Audit and Risk Management Attestation Statement for the 2024-2025
Financial Year for the Aboriginal Housing Office**

Internal Audit and Risk Management Attestation Statement for the 2024-2025 Financial Year for the Aboriginal Housing Office

I, Michael Tidball, Secretary, am of the opinion that the Aboriginal Housing Office has internal audit and risk management processes in operation that are compliant with the seven (7) Core Requirements set out in the *Internal Audit and Risk Management Policy for the NSW Public Sector*, specifically:

Core Requirements

Risk Management Framework		
1.1	The Accountable Authority shall accept ultimate responsibility and accountability for risk management in the agency.	Compliant
1.2	The Accountable Authority shall establish and maintain a risk management framework that is appropriate for the agency. The Accountable Authority shall ensure the framework is consistent with AS/NZS ISO 31000:2018.	Compliant
Internal Audit Function		
2.1	The Accountable Authority shall establish and maintain an internal audit function that is appropriate for the agency and fit for purpose.	Compliant
2.2	The Accountable Authority shall ensure the internal audit function operates consistent with the International Standards for Professional Practice for Internal Auditing.	Compliant
2.3	The Accountable Authority shall ensure the agency has an Internal Audit Charter that is consistent with the content of the 'model charter'.	Compliant
Audit and Risk Committee		
3.1	The Accountable Authority shall establish and maintain efficient and effective arrangements for independent Audit and Risk Committee oversight to provide advice and guidance to the Accountable Authority on the agency's governance processes, risk management and control frameworks, and its external accountability obligations.	Compliant
3.2	The Accountable Authority shall ensure the Audit and Risk Committee has a Charter that is consistent with the content of the 'model charter'.	Compliant



Membership

The chair and members of the Risk and Audit Committee are:

- Independent Chair, Jan McClelland, 1 February 2024 to 31 January 2028
- Independent Member 1, Ian Gillespie, 1 February 2024 to 31 January 2027
- Independent Member 2, Alan Zammit, 1 February 2024 to 31 January 2026

Shared Arrangements

I, Michael Tidball, Secretary, advise that Aboriginal Housing Office, has entered into an approved shared arrangement comprising the following agencies:

- NSW Land and Housing Corporation
- Aboriginal Housing Office
- Teacher Housing Authority of NSW

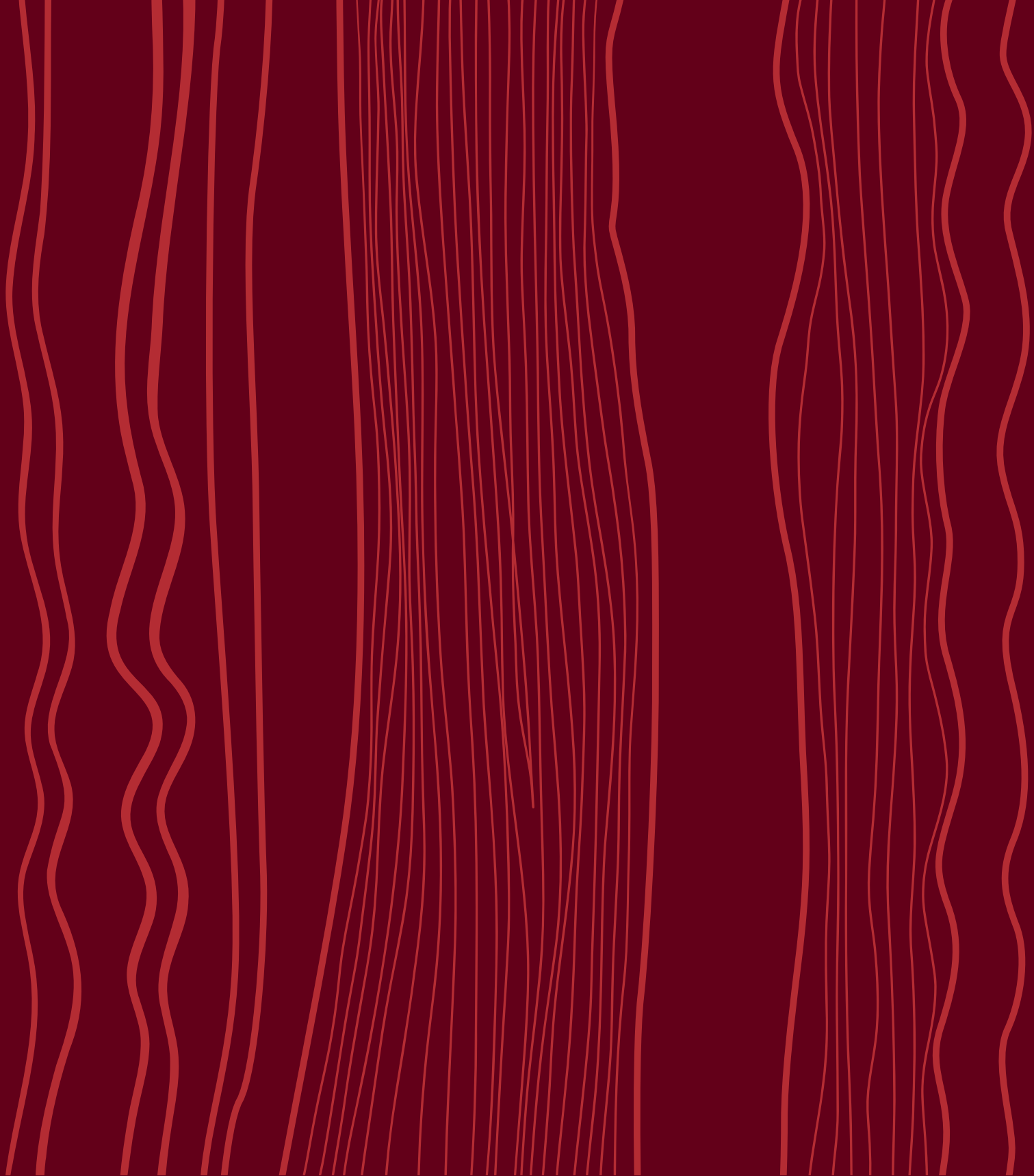
The resources shared include the Audit and Risk Committee, the Chief Audit Executive, and the internal audit function. The shared Audit and Risk Committee is a collaborative shared Audit and Risk Committee.



Michael Tidball
Secretary
Department of Communities and Justice
2 October 2025

Agency Contact:
Lakshmi Satyanarayana
Director Internal Audit and Chief Audit Executive
cae@dcj.nsw.gov.au





Appendix C

Dunghutti Aboriginal Elders Tribal Council Trust
Financial Statements for the year ended 30 June 2025

Dunghutti Aboriginal Elders Tribal Council Trust

Financial statements for the year ended 30 June 2025



Dunghutti Aboriginal Elders Tribal Council Trust**Financial statements
For the year ended 30 June 2025**

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Statement of Cash Flows	7
Notes to the financial statements	8-25



Dunghutti Aboriginal Elders Tribal Council Trust

Statement by Trustee

Pursuant to section 7.6(4) of the *Government Sector Finance Act 2018*, I state that in my opinion the accompanying financial statements and notes thereto:

1. present fairly the financial position of the Dunghutti Aboriginal Elders Tribal Council Trust as at 30 June 2025 and its financial performance and cash flows for the year then ended; and
2. have been prepared in accordance with the Australian Accounting Standards (which include Australian Accounting Interpretations) and the requirements of the *Government Sector Finance Act 2018*, the Government Sector Finance Regulation 2024 and Directions issued by the Treasurer.



Famey Williams
Chief Executive

For and on behalf of
Aboriginal Housing Office,
Trustee

25 September 2025



Dunghutti Aboriginal Elders Tribal Council Trust

Statement of Comprehensive Income For the year ended 30 June 2025

	Notes	2025 (\$)	2024 (\$)
<u>Expenses</u>			
Repairs and maintenance	2	177,996	117,691
Professional fees	3	394,205	268,501
Utilities		81,271	76,088
Depreciation	5	88,110	95,390
Travel		1,607	876
Others		9,535	9,887
Total Expenses		752,724	568,433
Total Revenue		-	-
Net deficit		(752,724)	(568,433)
 Other comprehensive income			
<i>Items that will not be reclassified to net result in subsequent periods</i>			
Changes in revaluation reserve	5	586,750	(1,460,610)
Total other comprehensive income		586,750	(1,460,610)
Total comprehensive income		(165,974)	(2,029,043)

The accompanying notes form part of the financial statements.



Dunghutti Aboriginal Elders Tribal Council Trust

Statement of Financial Position For the year ended 30 June 2025

	Notes	2025 (\$)	2024 (\$)
<u>Assets</u>			
Current assets			
Receivables from Aboriginal Housing Office	4	1,000,000	1,000,000
Total current assets		<u>1,000,000</u>	<u>1,000,000</u>
Non-current assets			
Land and buildings	5	6,368,640	5,870,000
Total non-current assets		<u>6,368,640</u>	<u>5,870,000</u>
Total assets		<u>7,368,640</u>	<u>6,870,000</u>
<u>Liabilities</u>			
Current liabilities			
Payable to Aboriginal Housing Office	6	3,196,320	2,531,706
Total current liabilities		<u>3,196,320</u>	<u>2,531,706</u>
Total liabilities		<u>3,196,320</u>	<u>2,531,706</u>
Net assets		<u>4,172,320</u>	<u>4,338,294</u>
<u>Equity</u>			
Asset revaluation reserve		6,163,662	5,576,912
Accumulated funds		(1,991,342)	(1,238,618)
Total equity		<u>4,172,320</u>	<u>4,338,294</u>

The accompanying notes form part of the financial statements.



Dunghutti Aboriginal Elders Tribal Council Trust

Statement of Changes in Equity For the year ended 30 June 2025

2025		Accumulated Funds (\$)	Asset Revaluation Reserve (\$)	Total (\$)
	Notes			
Balance at 1 July 2024		(1,238,618)	5,576,912	4,338,294
Net deficit for the year		(752,724)	-	(752,724)
<u>Other comprehensive income:</u>				
Net increase in fair value of land and buildings	5	-	586,750	586,750
Total other comprehensive income				
Total comprehensive income for the year		(752,724)	586,750	(165,974)
Balance at 30 June 2025		(1,991,342)	6,163,662	4,172,320

2024		Accumulated Funds (\$)	Asset Revaluation Reserve (\$)	Total (\$)
	Notes			
Balance at 1 July 2023		(670,185)	7,037,522	6,367,337
Net deficit for the year		(568,433)	-	(568,433)
<u>Other comprehensive income:</u>				
Net decrease in fair value of land and buildings	5	-	(1,460,610)	(1,460,610)
Total other comprehensive income		-	(1,460,610)	(1,460,610)
Total comprehensive income for the year		(568,433)	(1,460,610)	(2,029,043)
Balance at 30 June 2024		(1,238,618)	5,576,912	4,338,294



Dunghutti Aboriginal Elders Tribal Council Trust

Statement of Cash Flows

For the year ended 30 June 2025

	Notes	2025 (\$)	2024 (\$)
<u>Cash flows from operating activities</u>			
Net cash flows from operating activities	12	-	-
<u>Cash flows from investing activities</u>			
Net cash flows from investing activities		-	-
<u>Cash flows from financing activities</u>			
Net cash flows from financing activities		-	-
Net increase/(decrease) in cash and cash equivalents		-	-
Opening Cash and cash equivalents		-	-
Closing Cash and cash equivalents		-	-

Note: There are no cash flows since no separate bank account is maintained for the Dunghutti Aboriginal Elders Tribal Council Trust (the Trust). The Trust’s expenses are paid for by AHO on its behalf as Trustee of the Trust, for which resulting payable balance is recorded by the Trust, and a corresponding receivable balance is recorded by the AHO as the Trustee.



Dunghutti Aboriginal Elders Tribal Council Trust

Notes to the Financial Statements For the year ended 30 June 2025

1. Summary of material accounting policies

(a) Reporting Entity

The Dunghutti Aboriginal Elders Tribal Council Trust (the Trust) is a NSW government entity controlled by the State of New South Wales, which is the ultimate parent. The Trust is a not-for-profit entity (as profit is not its principal objective) and has no cash generating units.

The Trust was established on 22 October 2001 and is controlled by the Aboriginal Housing Office (AHO) with the objective of providing Aboriginal and Torres Strait Islander people access to quality and affordable housing.

AHO, as the Trustee, holds the legal title of the land and building assets of \$6.4 million (2024: \$5.9 million) at the Old Burnt Bridge area in South Kempsey in northern New South Wales. The assets are held on trust for the beneficiaries.

These financial statements for the year ended 30 June 2025 have been authorised for issue by the Trustee on 25 September 2025.

(b) Basis of preparation

The Trust's financial statements are general purpose financial statements which have been prepared on an accruals basis and in accordance with:

- applicable Australian Accounting Standards (AAS) (which include Australian Accounting Interpretations);
- the requirements of *Government Sector Finance Act 2018* (GSF Act); and
- Treasurer's Directions issued under the GSF Act

Land and Buildings are measured using the fair value basis. Other financial statement items are prepared in accordance with the historical cost convention except where specified otherwise.

Judgements, key assumptions and estimations management made are disclosed in the relevant notes to the financial statements.

All amounts are rounded to the nearest dollar and are expressed in Australian currency, which is the Trust's presentation and functional currency.

(c) Statement of compliance

The financial statements and notes comply with Australian Accounting Standards, which include Australian Accounting Interpretations.

(d) Accounting for goods and services tax (GST)

Income, expenses and assets are recognised net of the amount of GST, except that the:

- amount of GST incurred by the Trust as a purchaser is not recoverable from the Australian Taxation Office (ATO) and is therefore recognised as part of an asset's cost of acquisition or as part of an item of expense and
- receivables and payables are stated with the amount of GST included.



Dunghutti Aboriginal Elders Tribal Council Trust

Notes to the Financial Statements For the year ended 30 June 2025

1. Summary of material accounting policies (Continued)

(e) Equity and Reserve

(i) Asset revaluation reserve

The asset revaluation reserve is used to record increments and decrements on the revaluation of non-current assets. This accords with the Trust's policy on the revaluation of land and buildings.

(ii) Accumulated Funds

The category 'Accumulated Funds' includes all current and prior period retained funds.

(f) Comparative information

Except when an Australian Accounting Standard permits or requires otherwise, comparative information is presented in respect of the previous period for all amounts reported in the financial statements.

(g) Changes in accounting policies, including new or revised Australian Accounting Standards

(i) Effective for the first time in 2024-2025

The Trust applied "AASB 2022-10 Amendments to Australian Accounting Standards – Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities" for the first time.

Specifically, for assets of not-for-profit public sector entities that are not held primarily for their ability to generate net cash inflows, AASB 2022-10 introduces the following Australian specific amendments:

- Current use is highest and best use, unless the asset is classified as held for sale in accordance with AASB 5 Non-current Assets Held for Sale and Discontinued Operations or it is highly probable the asset will be used for an alternative purpose to its current use (AASB13.Aus29.1 and Aus29.2).
- The 'financially feasible' criteria is met if market participants would invest in the asset's service capacity (AASB 13.Aus28.1).

The above amendments have been applied as part of the financial statements where applicable. Several other amendments are interpretations applied for the first time in 2024-25, but do not have an impact on the consolidated financial statements of AHO.



Dunghutti Aboriginal Elders Tribal Council Trust

Notes to the Financial Statements

For the year ended 30 June 2025

1. Summary of material accounting policies (Continued)

(g) Changes in accounting policies, including new or revised Australian Accounting Standards (Continued)

(ii) NSW public sector entities are not permitted to early adopt new Australian accounting Standards, unless Treasury determines otherwise.

The following new Australian Accounting Standards and interpretations have not been applied and are not yet effective.

- *AASB 2024-2 Amendments to Australian Accounting Standards – Classification and Measurement of Financial Instruments*
- *AASB 2025-2 Amendments to Australian Accounting Standards – Classification and Measurement of Financial Instruments: Tier 2 Disclosures*
- *AASB 18 Presentation and Disclosure in Financial Statements [for not-for-profit and superannuation entities]*

The Trust's assessment of the impact of these new standards and interpretations is that they will not materially affect any of the amounts recognised in the financial statements or significantly impact the disclosures in relation to the Trust.



Dunghutti Aboriginal Elders Tribal Council Trust

Notes to the Financial Statements

For the year ended 30 June 2025

2. Repairs and Maintenance

	2025 (\$)	2024 (\$)
Repairs and maintenance	177,996	117,691

Day-to-day servicing costs or recurrent repairs and maintenance are charged as expenses as incurred, except where they relate to the replacement or an enhancement of a part or component of an asset, in which case the costs are capitalised and depreciated.

These costs were incurred by AHO as the Trustees on behalf of the Beneficiaries of the Trust and are payable to the AHO. There were no capital improvements for the current year (2024: Nil) as per Note 5.

3. Professional Fees

	2025 (\$)	2024 (\$)
Professional Fees	394,205	268,501

AHO as the Trustee of the Trust have been working closely with the community on the future of the properties held by the Trust. This has included use of mediation, legal and professional services. Professional fees are recognised as incurred.

4. Current Assets - Receivables

	2025 (\$)	2024 (\$)
Receivables from Aboriginal Housing Office (i)	1,000,000	1,000,000
Total receivables	1,000,000	1,000,000

- (i) A receivable balance of \$1m in 2025 (2024: \$1m) relates to a Commonwealth grant that was received by AHO as the Trustee in 2021. As the Trust does not hold any bank account, the grant amount is currently being held in AHO's bank account as the Trustee.



Dunghutti Aboriginal Elders Tribal Council Trust

Notes to the Financial Statements

For the year ended 30 June 2025

5. Non-Current Assets – Land and buildings

2025	Land & Buildings (\$)
At 1 July 2024 – fair value	
Gross carrying amount	5,870,000
Accumulated depreciation and impairment	-
Net Carrying Amount	<u>5,870,000</u>
At 30 June 2025 – fair value	
Gross carrying Amount	6,368,640
Accumulated depreciation and impairment	-
Net Carrying Amount	<u>6,368,640</u>

Reconciliations

Reconciliations of the carrying amounts of land and buildings at the beginning and end of the reporting period are set out below:

2025	Land & Buildings (\$)
Period ended 30 June 2025	
Net carrying amount at start of year	5,870,000
Capital improvement	-
Net revaluation increment	586,750
Depreciation expense	(88,110)
Net carrying amount at end of year	<u>6,368,640</u>



Dunghutti Aboriginal Elders Tribal Council Trust

Notes to the Financial Statements For the year ended 30 June 2025

5. Non-Current Assets – Land and buildings (Continued)

2024	Land & Buildings (\$)
At 1 July 2023 – fair value	
Gross carrying amount	7,426,000
Accumulated depreciation and impairment	-
Net Carrying Amount	<u>7,426,000</u>
At 30 June 2024 – fair value	
Gross carrying Amount	5,870,000
Accumulated depreciation and impairment	-
Net Carrying Amount	<u>5,870,000</u>

Reconciliations of the carrying amounts of land and buildings at the beginning and end of the reporting period are set out below:

2024	Land & Buildings (\$)
Period ended 30 June 2024	
Net carrying amount at start of year	7,426,000
Capital improvement	-
Net revaluation decrement	(1,460,610)
Depreciation expense	(95,390)
Net carrying amount at end of year	<u>5,870,000</u>

AHO, as the Trustee of the Trust, has the objective to transfer the assets owned by the Trust to the beneficiaries of the Trust. This intention has been ratified by AHO Board and approved by the Chief Executive, as well as published to the Community. However, the assets will not be derecognised as at the end of 30 June 2025 as:

- the assets are still titled to AHO as the Trustee (and to the Trust) and,
- the decision has not been approved by the Treasurer and Minister and,
- AHO does not have acceptance of the beneficiaries for the transfer as at the date of the Financial Statements.

As a result, the Trust will continue recognising the assets until such time the transfer process has been completed.



Dunghutti Aboriginal Elders Tribal Council Trust

Notes to the Financial Statements For the year ended 30 June 2025

5. Non-Current Assets – Land and buildings (Continued)

Recognition and Measurement

(i) *Capitalisation thresholds*

Property, plant and equipment, costing \$5,000 and above are capitalised, if it is probable that future economic benefits will flow to the Trust and the cost of the asset can be reliably measured. Grouped assets forming part of a network costing more than \$5,000 are capitalised.

(ii) *Recognition and measurement*

Property, plant and equipment are initially measured at cost and subsequently revalued at fair value less accumulated depreciation and impairment. Cost is the amount of cash or cash equivalents paid or the fair value of the other consideration given to acquire the asset at the time of its acquisition or construction or, where applicable, the amount attributed to that asset when initially recognised in accordance with the requirements of other Australian Accounting standards. The present value of the expected cost for the restoration or cost of dismantling of an asset after its use is included in the cost of the respective asset if the recognition criteria for a provision are met.

Fair value is the price that would be received to sell an asset in an orderly transaction between market participants at measurement date. Where payment for an asset is deferred beyond normal credit terms, its cost is the cash price equivalent, i.e. deferred payment amount is effectively discounted over the period of credit. Assets acquired at no cost, or for nominal consideration, are initially recognised at their fair value at the date of acquisition.

The gain or loss on disposal of an item of property, plant and equipment is determined by comparing the proceeds from disposal with the carrying amount of the property, plant and equipment, with the net amount being recognised within the Statement of Comprehensive Income.

(iii) *Subsequent costs*

a) Major inspection costs

The cost of performing major inspections for faults is capitalised as an addition to the asset, when the recognition criteria is satisfied.

b) Repairs and maintenance

The Trust expenses the cost of routine repairs and maintenance necessarily incurred to maintain its property portfolio at pre-determined standards, except where they relate to replacement of a part or component of an asset, in which case the costs are capitalised and depreciated.

Repairs and maintenance that are deemed to improve the useful life of the properties are capitalised.



Dunghutti Aboriginal Elders Tribal Council Trust

Notes to the Financial Statements For the year ended 30 June 2025

5. Non-current Assets – Land and Buildings (Continued)

c) Capital improvements

The Trust incurs costs necessary to bring older dwellings within its property portfolio to the benchmark condition. When the work undertaken results in the improved dwellings exceeding the original standard of the dwellings, the costs incurred are capitalised.

(iv) Revaluation of land and buildings

Physical non-current assets are valued in accordance with the *Valuation of Physical Non-Current Assets at Fair Value* Policy and Guidelines Paper (TPP21-09) and Treasurer's Direction *Valuation of Physical Non-Current Assets at Fair Value* (TD21-05). TD21-05 and TPP21-09 adopt fair value in accordance with AASB 13 *Fair Value Measurement*, AASB 116 *Property, Plant and Equipment*.

Land and buildings are measured at the highest and best use by market participants that is physically possible, legally permissible and financially feasible. The highest and best use must be available at a period that is not remote and take into account the characteristics of the asset being measured, including any socio-political restrictions imposed by government. In most cases, after taking into account these considerations, the highest and best use is the existing use.

AASB 2022-10 Amendments to Australian Accounting Standards – Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities (AASB 2022-10) applies to annual periods beginning on or after 1 January 2024. AASB 2022-10 amends AASB 13 *Fair Value Measurement* (AASB 13). For non-financial assets of not-for-profit public sector entities that are not held primarily for their ability to generate net cash inflows, there is a rebuttable assumption that current use is highest and best use, unless the asset is classified as held for sale in accordance with AASB 5 *Non-current Assets Held for Sale and Discontinued Operations* or it is highly probable the asset will be used for an alternative purpose to its current use (AASB 13.Aus29.1 and Aus29.2).

Fair value of land and buildings are based on a market participants' perspective, using valuation techniques (market approach, cost approach, income approach) that maximise relevant observable inputs and minimise unobservable inputs. The Trust revalue land and buildings annually to ensure that the carrying amount of each asset in the class does not differ materially from its fair value at the reporting date.

When revaluing non-current assets using income or market approach the accumulated depreciation of an asset at the revaluation date is eliminated against the asset's gross carrying amount. The resulting net balance in the asset account is increased or decreased to bring the asset's value to fair value. Revaluation increments are credited directly to revaluation reserve, except that, to the extent that an increment reverses a revaluation decrement in respect of that class of asset previously recognised as an expense in the net result, the increment is recognised immediately as revenue in the net result. The remaining balance is directly credited to the revaluation reserve.



Dunghutti Aboriginal Elders Tribal Council Trust

Notes to the Financial Statements
For the year ended 30 June 2025

5. Non-current Assets – Land and Buildings (Continued)

Recognition and Measurement (Continued)

(iv) Revaluation of land and buildings(Continued)

Revaluation decrements relating to an asset class is first offset against the existing credit balance in the revaluation reserve for that asset class. The remaining balance is recognised as an expense in the net result reported in the Statement of Comprehensive Income. As a not-for-profit entity, revaluation increments and decrements are offset against one another within a class of non-current assets, but not against assets that belong to a different asset class. Where an asset that has previously been revalued is disposed of, any balance remaining in the revaluation reserve in respect of that asset is transferred to accumulated funds.

(v) Depreciation

Buildings are depreciated on a straight-line basis so as to write off the depreciable amount of each asset as it is consumed over its useful life. The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end. The Trust undertakes ongoing maintenance and upgrading in order to maintain properties at a certain standard. The depreciation rates are as follows:

	2025 % Rate	2024 % Rate
Property building	2	2

(vi) Impairment

As a not-for-profit entity with no cash generating units, impairment under AASB 136 Impairment of Assets is unlikely to arise. As property, plant and equipment is carried at fair value or an amount that approximates fair value, impairment can only arise in rare circumstances such as where the costs of disposal are material.

The Trust assesses at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Trust estimates the asset’s recoverable amount. When the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. As a not-for-profit entity, an impairment loss is recognised in the net result to the extent the impairment loss exceeds the amount in the revaluation surplus for the class of asset.

After an impairment loss has been recognised, it is reversed only if there has been a change in the assumptions used to determine the asset’s recoverable amount. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in net result and is treated as a revaluation increase. However, to the extent that an impairment loss on the same class of asset was previously recognised in net result, a reversal of that impairment loss is also recognised in net result.



Dunghutti Aboriginal Elders Tribal Council Trust

Notes to the Financial Statements

For the year ended 30 June 2025

6. Current Liabilities - Payables

	2025 (\$)	2024 (\$)
Payable to Aboriginal Housing Office (i)	3,196,320	2,531,706
Total payables	3,196,320	2,531,706

The payable balance of \$3m in 2025 (2024: \$2.5m) relates to expenses paid on behalf for the Trust by AHO.

7. Fair value measurement of non-financial assets

(a) Fair value hierarchy

	Level 1 (\$)	Level 2 (\$)	Level 3 (\$)	Total fair value (\$)
2025				
Land and Buildings	-	-	6,368,640	6,368,640
Total	-	-	6,368,640	6,368,640

There were no transfers between Level 1 or 2 during the period.

	Level 1 (\$)	Level 2 (\$)	Level 3 (\$)	Total fair value (\$)
2024				
Land and Buildings	-	-	5,870,000	5,870,000
Total	-	-	5,870,000	5,870,000

There were no transfers between Level 1 or 2 during the period.



Dunghutti Aboriginal Elders Tribal Council Trust

Notes to the Financial Statements For the year ended 30 June 2025

7. Fair value measurement of non-financial assets (Continued)

Fair value measurement and hierarchy

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability or in the absence of a principal market, in the most advantageous market for the asset or liability.

The Trust adopts the fair value hierarchy disclosure approach of AHO, the parent entity. A number of the parent entity's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. When measuring fair value, the valuation technique used maximises the use of relevant observable inputs and minimises the use of unobservable inputs. Under AASB 13, the parent entity categorises, for disclosure purposes, the valuation techniques based on the inputs used in the valuation techniques as follows:

- * Level 1 - quoted prices in active markets for identical assets / liabilities that the entity can access at the measurement date.
- * Level 2 – inputs other than quoted prices included within Level 1 that are observable, either directly or indirectly.
- * Level 3 – inputs that are not based on observable market data (unobservable inputs).

All the Land and buildings of the Trust are classified as Level 3. There were no transfers between Level 1 or 2 during the period.

(b) Valuation techniques, inputs and processes

Fair values are determined by applying an annual rolling benchmark valuation approach whereby a third of the benchmark properties are valued by accredited property valuers with reference to market sales comparisons to calculate a market movement index. The market movement index is applied to the remaining two-thirds of the benchmark properties. All benchmark properties are grouped within thirteen geographical reporting regions. The median value increase in each geographical group is then applied to the entire property portfolio. Adjustments to each property are made for any significant different characteristic from benchmark properties. The rolling benchmark valuation process is calculated annually as at 31 December. As such, an uplift market movement factor is provided from a registered valuer for the six months period ended 30 June. The uplift market movement for the six months ended 30 June 2025 is nil.

This methodology involves a physical independent valuation each year of one-third of the benchmark properties. This has the advantage of engaging an independent assessment annually.



Dunghutti Aboriginal Elders Tribal Council Trust

Notes to the Financial Statements For the year ended 30 June 2025

7. Fair value measurement of non-financial assets (Continued)

(b) Valuation techniques, inputs and processes (Continued)

Significant inputs

- (i) Market sales comparison approach utilising recent sales of comparable properties.
- (ii) Adjustments for any different attributes to benchmark properties- number of bedrooms, street appeal, aspect, dwelling size, yard size, internal condition and car accommodation, land size and zoning restrictions.
- (iii) Where a single title exists over multiple properties, a block title adjustment is made to reflect the required costs for sub-division.
- (iv) Uplift market movement for six months ended 30 June.

Inter-relationship between significant inputs and fair value measurement

- (v) Higher (lower) market sales values reflect higher (lower) valuations.
- (vi) Better (lesser) attributes for location, condition, size, aspect and street appeal over benchmark properties result in higher / (lower) valuation.
- (vii) Depending on the complexity of the conversion to single title, valuations are reduced by conversion costs.
- (viii) Higher / (lower) six monthly uplift market movement will result in higher / (lower) valuation.

Due to the extent of extrapolation and calculations for block title adjustments and uplift factors, management considers that an overall type 3 input level is appropriate.



Dunghutti Aboriginal Elders Tribal Council Trust

Notes to the Financial Statements

For the year ended 30 June 2025

8. Financial instruments

The Trust's principal financial instruments are outlined below. These financial instruments arise directly from the Trust's operations or are required to finance the Trust's operations. The Trust does not enter into or trade financial instruments for speculative purposes. The Trust does not use financial derivatives. The Trust's main risks arising from financial instruments are outlined below, together with the Trust's objectives, policies and processes for measuring and managing risk. Further quantitative and qualitative disclosures are included throughout these financial statements.

AHO, as the trustee of the Trust, has the overall responsibility for the establishment and oversight of risk management and reviews and agrees policies for managing each of these risks. Risk management policies are established to identify and analyse the risks faced by the Trust, to set risk limits and controls and to monitor risks. The Trust works closely with DCJ and participates in the DCJ risk management process to manage these risks. Compliance with policies is reviewed by the Trust on a continuous basis.

(a) Financial instrument categories

Financial Assets/Liabilities	Category	2025	2024
Class:		(\$)	(\$)
Receivables	Amortised Cost Loan and Receivables	1,000,000	1,000,000
Total financial assets		1,000,000	1,000,000
Payables	Financial liabilities measured at amortised cost	3,196,320	2,531,706
Total financial liabilities		3,196,320	2,531,706

The Trust determines the classification of its financial assets and liabilities after initial recognition and, when allowed and appropriate, re-evaluates this at each financial year end.



Dunghutti Aboriginal Elders Tribal Council Trust

Notes to the Financial Statements For the year ended 30 June 2025

8. Financial instruments (Continued)

De-recognition of financial assets and liabilities

(i) Financial assets

Financial assets are de-recognised when the contractual rights to the cash flows from the financial assets expire; or when the Trust transfers its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either:

- a) The Trust has transferred substantially all the risks and rewards of the asset; or
- b) The Trust has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control.

When the Trust has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. Where the Trust has neither transferred nor retained substantially all the risks and rewards or transferred control, financial assets are recognised only to the extent of the Trust's continuing involvement in the asset. In that case, the Trust also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Trust has retained.

(ii) Financial liabilities

Financial liabilities are de-recognised when the obligations specified in the contracts expire, are discharged or cancelled.

(b) Credit risk

Credit risk arises when there is a possibility of the Trust's debtors defaulting on their contractual obligations, resulting in a financial loss to the Trust. The maximum exposure to credit risk is generally represented by the carrying amount of the financial assets (net of any allowance for credit losses or allowance for impairment).

Credit risk arises from the financial assets of the Trust, including cash and receivables. No collateral is held by the Trust. The Trust has not granted any financial guarantees.

The Trust considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the Trust may also consider a financial asset to be in default when internal or external information indicates that the Trust is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Trust.



Dunghutti Aboriginal Elders Tribal Council Trust

Notes to the Financial Statements For the year ended 30 June 2025

8. Financial instruments (Continued)

(b) Credit risk (Continued)

Accounting policy for impairment of financial assets

Receivables

Collectability of debtors is reviewed on an ongoing basis. Procedures as established in the Treasurer's Directions are followed to recover outstanding amounts, including letters of demand.

The Trust applies the AASB 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all debtors.

To measure the expected credit losses, receivables have been grouped based on shared credit risk characteristics and the days past due.

The expected loss rates are based on historical observed loss rates. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Trust has identified the GDP, the unemployment rate and the Commonwealth government welfare transfer payments regime to be the most relevant factors, and accordingly adjusts the historical loss rates based on expected changes in these factors.

Debtors are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others a failure to make contractual payments for a period of greater than 90 days past due. As at 30 June 2025, the loss allowance for debtors is nil (2024: Nil).

(c) Liquidity risk

Liquidity risk is the risk that the Trust will be unable to meet its payment obligations when they fall due. The Trust's exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk.

The liabilities are recognised for amounts due to be paid in the future for goods or services received, whether or not invoiced. Amounts owing to suppliers (which are unsecured) are settled in accordance with the policy set out in NSW TC 11/12. If trade terms are not specified, payment is made no later than the end of the month following the month in which an invoice or a statement is received. NSW TC 11/12 allows the Minister to award interest for late payment. No interest for late payment was made during 2024-25 (2023-24: Nil).

The table below summarises the maturity profile of the Trust's financial liabilities based on contractual undiscounted payments, together with the interest rate exposure.



Dunghutti Aboriginal Elders Tribal Council Trust

Notes to the Financial Statements For the year ended 30 June 2025

8. Financial instruments (Continued)

(d) Liquidity risk (Continued)

At 30 June 2025	Interest rate exposure		Maturity dates		
	Nominal Amount	<1 year	Between 1 and 5 years	> 5 years	Total
	(\$)	(\$)	(\$)	(\$)	(\$)
Payable to AHO	3,196,320	3,196,320	-	-	3,196,320
Total	3,196,320	3,196,320	-	-	3,196,320

At 30 June 2024	Interest rate exposure		Maturity dates		
	Nominal Amount	<1 year	Between 1 and 5 years	> 5 years	Total
	(\$)	(\$)	(\$)	(\$)	(\$)
Payable to AHO	2,531,706	2,531,706	-	-	2,531,706
Total	2,531,706	2,531,706	-	-	2,531,706

The amounts disclosed are the contractual undiscounted cash flows of each class of financial liabilities based on the earliest date on which AHO can be required to pay.

(e) Fair Value compared to carrying amount

The carrying values of financial asset less any impairment provision and financial liabilities are a reasonable approximation of their fair value due to their short-term nature.



Dunghutti Aboriginal Elders Tribal Council Trust

Notes to the Financial Statements For the year ended 30 June 2025

9. Related parties

In accordance with AASB 124 *Related party disclosures*, Key Management Personnel (KMP) are those having authority and responsibility for planning, directing and controlling the activities of the entity including whether executive or otherwise.

The State of New South Wales is the ultimate parent of the Trust. AHO, as the Trustee, is a cluster agency of DCJ. As the Trust is a statutory authority 100% controlled by the NSW Government, the Trust is a related party of all NSW Government controlled agencies and State-Owned Corporations.

The Chief Executive of the Aboriginal Housing Office has been identified as the KMP of Trust.

Inter-entity transactions that occur between the Trust and AHO are disclosed in Note 4.

The aggregate value of the outstanding related party balances with the Trust are as follows:

	2025	2024
	(\$)	(\$)
Receivable from AHO	1,000,000	1,000,000
Total receivables	1,000,000	1,000,000
Payable to AHO	(3,196,320)	(2,531,706)
Total payables	(3,196,320)	(2,531,706)

10. Commitments

The Trust has no commitments to be reported at 30 June 2025 (2024: Nil).

11. Contingent assets and Contingent liabilities

The Trust has no contingent assets or contingent liabilities to be reported at 30 June 2025 (2024: Nil).

12. Reconciliation of cash flows from operating activities to net result

	2025	2024
	(\$)	(\$)
Net cash from operating activities	-	-
Depreciation	(88,110)	(95,390)
Increase in payables	(664,614)	(473,043)
Net (deficit)/surplus	(752,724)	(568,433)



Dunghutti Aboriginal Elders Tribal Council Trust

Notes to the Financial Statements For the year ended 30 June 2025

13. Events after the reporting period

There are no events subsequent to the balance date which would significantly affect the disclosures of these financial statements.

14. Additional Trust Information

Dunghutti Aboriginal Elders Tribal Council Trust is registered in and operates in Australia.

Registered office:

Aboriginal Housing Office
4 Parramatta Square
12 Darcy Street, Parramatta NSW 2150

****END OF FINANCIAL STATEMENTS****





Appendix D

**Independant Auditor’s Report
Dunghutti Aboriginal Elders Tribal Council Trust**



INDEPENDENT AUDITOR'S REPORT

Dunghutti Aboriginal Elders Tribal Council Trust

To Members of the New South Wales Parliament

Opinion

I have audited the accompanying financial statements of Dunghutti Aboriginal Elders Tribal Council Trust (the Trust), which comprise the Statement by Trustee, the Statement of Comprehensive Income for the year ended 30 June 2025, the Statement of Financial Position as at 30 June 2025, the Statement of Changes in Equity and the Statement of Cash Flows, for the year then ended, and notes to the financial statements, including material accounting policy information, and other explanatory information.

In my opinion, the financial statements:

- have been prepared in accordance with Australian Accounting Standards and the applicable financial reporting requirements of the *Government Sector Finance Act 2018* (GSF Act), the *Government Sector Finance Regulation 2024* (GSF Regulation) and the Treasurer's Directions
- presents fairly the Trust's financial position, financial performance and cash flows.

My opinion should be read in conjunction with the rest of this report.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report.

I am independent of the Trust in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of public sector agencies
- precluding the Auditor-General from providing non-audit services.

I have fulfilled my other ethical responsibilities in accordance with APES 110.

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



Trustee's Responsibilities for the Financial Statements

The Trustee is responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards, the GSF Act, GSF Regulation and Treasurer's Directions. The Trustee's responsibility also includes such internal control as the Trustee determines is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustee is responsible for assessing the Trust's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to:

- obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the financial statements.

A description of my responsibilities for the audit of the financial statements is located at the Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar4.pdf. The description forms part of my auditor's report.

The scope of my audit does not include, nor provide assurance:

- that the Trust carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.



Manuel Moncada
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

29 September 2025
SYDNEY





Appendix E

Glossary of terms

Acronym	
ACHPs	Aboriginal Community Housing Providers
ACCos	Aboriginal Community-Controlled Organisations
ACHIA	Aboriginal Community Housing Industry Association
AHO	Aboriginal Housing Office
ARKAG	Aboriginal Research and Knowledge Advisory Group
CHPs	Community Housing Providers
CO	Client Outcomes
DCJ	Department of Communities and Justice
GIPA	<i>Government Information (Public Access) Act 2009</i>
LALC	Local Aboriginal Land Council
LCDS	Leading Community Demonstration Site
LGAs	Local Government Areas
NSWALC	NSW Aboriginal Land Council
RAHC	Regional Aboriginal Housing Committee
R&A	Research and Analysis
SFSC	Strong Families Strong Communities (Aboriginal Housing Strategy)
SG	Stolen Generations
SGAC	Stolen Generations Advisory Committee
SHAF	Social Housing Accelerator Fund
SHEEP	Social Housing Energy Efficiency Program (replaced by SHEPI)
SHEPI	Social Housing Energy Performance Initiative
SHFFA	Social Housing Federation Funding Agreement (aka SHEPI)
SII	Sustainability and Investment Initiative
TAG	Tertiary Accommodation Grants





Appendix F

Major works in progress

Major Works in Progress

This section lists major works in progress, including the cost of those works to date and the estimated dates of completion. It also includes details of any significant delays, cancellations, or cost overruns in major works.

Project description	Total estimated cost (\$'000) ¹	Cost up to 30 June 2024 (\$'000) ²	Expected completion
New Works			
Aboriginal Children and Family Centre Program	64,500	3,570	2026
Digital Court Reform Program Refresh	8,505	2,919	2027
Establishment of Industrial Court NSW	35,335	1,372	2026
Social Housing – New Supply	541,049	133,222	2039
Works in Progress			
Drug Court Expansion	16,092	6,043	2025
Expansion of Audio-Visual Link	18,000	13,983	2025
Sustaining Critical Infrastructure Program Phase 2	120,000	76,573	2025
Police Force Housing –Flood Program	3,742	2,224	2025
Regional Key Worker Housing	37,899	4,497	2025
Transform Prisoner Rehabilitation	40,419	36,859	2025
Social Housing –New Supply	833,848	193,053	2039
Completed works			
Central Office Consolidation	23,372	23,337	2024
Improving Local Court Capacity	975	938	2024
Prison Bed Capacity Program	2,416,051	2,418,170	2024
Removal of Prison Cell Ligature	6,000	5,987	2024
Social Housing –New Supply	593,971	593,971	2024
Social Housing –Asset Improvement	227,965	212,299	2024

¹ Total estimated cost is the estimated cost for the whole project.

² Cost up to 30 June 2024 is the total cost from project inception through to 30 June 2024.





**Aboriginal
Housing
Office**

