gladstone
AFFORDABLE HOUSING

13/14 ANNUAL REVIEW

Chairman's report

It is fair to say that the 2013/14 financial year has been both challenging and rewarding. We have all watched closely as the Gladstone property market has come off the boil and while this is welcome relief for many it is our low to moderate income earners, particularly the key worker groups in the community, who still need assistance with quality affordable accommodation.

At GAH we are committed to ensuring that our funding delivers the maximum number of right-sized affordable housing dwellings. We are committed to ensuring that the dwellings we deliver match the needs of low to moderate income key workers in Gladstone, both now and into the future. We are committed to ensuring that our dwellings are of the highest quality, satisfy all local planning requirements, blend well and add real value to the local communities where they are located.

We take all of these commitments very seriously and are delighted that Council approvals for our two initial developments were obtained during the period. We have also now selected our builder and simultaneously commenced construction on both sites. We all look forward to turning the key on these dwellings once completed and welcoming our first tenants into their new homes in 2015.

Much work has also been going on behind the scenes to ensure our company, together with our strategic partners, will become recognised as the pre-eminent providers of social and affordable housing in the region. There are many exciting new opportunities evolving in the sector and we are well placed to make valuable contributions at the appropriate time.

Particularly during periods of construction it is easy to focus on bricks and mortar, but rest assured GAH's primary focus is the people who need our assistance with a safe, secure and affordable place to live. As such, the underlying theme for our Annual Review this year is our primary target group, key workers in the community.

I commend this review to you.

Professor John McAuliffe AM
Chair

September 2014

Construction update

After commencing construction for both initial developments we look forward to a quality, seamless build period with our project partners Badge Constructions.

GAH is also delighted to have been able to relocate an existing home from the Fisher Street development site. The house from 7 Fisher Street was sold and relocated to Mt Larcom by a young family.

This arrangement is an example of how GAH aims to work with members of the community to achieve positive housing outcomes for those wishing to call the Gladstone region home.

FISHER CREST

Delivering a total of 32 new homes with a mix of housing options - studio, one and two bed apartments and three bedroom villas, Fisher Crest will provide an architecturally designed development in a highly sought after location.

Residents will enjoy peaceful suburban living perfectly located close to shops, schools and the commercial centre.

GAH is selling nine homes in this development including seven three-bed villas and two two-bed apartments. The remaining 23 homes will be retained by GAH and offered for rent to eligible key workers at affordable rates.

GLENLYON STREET

Our Glenlyon Street project is situated on a large, centrally located site that will be developed in a series of stages.

Our first stage will deliver a small block of 12 apartments with a mix of studio, one and two bedroom apartments.

Once again, beautiful design and high levels of quality and liveability were key ingredients for this development. The apartments are built over three levels and feature a basement carpark. All homes in this development will be retained by GAH and provided as affordable rentals for eligible key workers.

Slip Slop
Slap
Queensland

Your Home in Gladstone

Every community needs people to deliver its essential services. People to teach our children; come to our aide in an emergency; uphold the law; sell us our groceries; serve us when we choose to eat out or catch a movie; and the list goes on.

These are the industries and businesses which provide a quality of life to the community. Unfortunately, those employers typically cannot afford to pay large salaries and it is their entry level workers that are most affected by this reality.

At GAH we understand the importance of these key workers to the community and the need to provide quality affordable housing both to attract and retain people in these jobs. We're building a mix of quality new housing types that will be rented to singles, couples and small family groups at a price that ensures they will still have enough money left over to enjoy a comfortable lifestyle themselves.

Summary of financial operations

Since incorporation, the Company has secured $19.8 million in grant funding from Santos GLNG, APLNG and QGC through a landmark funding agreement. This unique collaboration of pooled resources allows a unified response to the affordable housing needs of the region.

A table of Key Financial Statistics (below) illustrates the Company's operational performance. The results below are representative of a developing housing organisation in a start up phase.

Gladstone Affordable Housing, is audited by Grant Thornton Brisbane of King George Central, 145 Ann Street, Brisbane Qld 4000.

Summary Statement of Financial Performance	2013/2014 * $	2012/2013 $	2011/2012 $
Grants	$ 4,500,000	$ 5,000,001	$ 9,800,000
Other (Bank Interest & Sundry)	$ 281,111	$ 238,516	$ 2,715
Total Revenue	$ 4,781,111	$ 5,238,517	$ 9,802,715
Total Expenses	$ 1,014,751	$ 985,303	$ 351,373
Net Surplus / Loss	$ 3,766,360	$ 4,253,214	$ 9,451,342
Cash at the end of the Financial Year	$ 7,828,727	$ 11,994,742	$ 4,457,248
Total Assets	$ 18,011,061	$ 18,758,150	$ 14,736,842
Total Liabilities	$ 540,145	$ 5,053,594	$ 5,285,500
Total Equity	$ 17,470,916	$ 13,704,556	$ 9,451,342

Our Board of Directors

Professor John McAuliffe AM
Chair

As a Property/Commercial Consultant specialising in Central Business District, sales purchase and development for many years Professor John McAuliffe AM holds extensive knowledge in the property development sector.

Brian Stewart
Director

A Life Member and Fellow of the UDIA (Queensland), Brian has extensive experience in leadership of policy and business initiatives associated with the Urban Development Industry in Queensland for over 10 years.

Pam Bourke
Director

Pam is a lecturer at the University of Queensland and an Industry Fellow for the Centre for Social Responsibility in Mining. Pam works in Australia and internationally as a trainer in Community Relations and her industry areas of expertise include affordable housing, community development and engagement, social planning and organisational strategy.

Stuart Gregory
Director

Stuart has attributed skills acquired from over 30 years experience in professional services as both a Finance Director and Chief Executive. Stuart has a wide array of skills in Finance, Administration and Business Management.

13/14 ANNUAL REVIEW

gladstone AFFORDABLE HOUSING

ABN: 63 155 856 652

159 Goondoon Street
Gladstone QLD 4680

PO Box 1900
Gladstone QLD 4680

P: 07 4972 5204

gladstoneaffordablehousing.com.au

Roseberry Community Services Limited

GAH would like to acknowledge our partners Roseberry Community Services Limited.

GAH takes this opportunity to acknowledge the funding received from Santos GLNG, APLNG, QGC, and the continued support of the Gladstone Regional Council.

Santos GLNG Project

AUSTRALIA PACIFIC LNG

QGC A BG Group business