

Annual Report 2022

A new era of Co-operation begins

Southeast Housing
Co-operative and Eastern
Suburbs Rental Housing
Co-operative join forces



SouthEast
Housing Co-operative Ltd
Housing Futures

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“It is only with the experience of stable housing that people are able to put down roots in the local community, feel included, and be motivated to contribute to the society around them.”

Who we are, what we do and how we do it.

SouthEast Housing Cooperative Ltd (SouthEast) is a not-for-profit, non-trading cooperative and the largest Rental Housing Cooperative in Victoria. SouthEast was founded through the merger of the Ringwood/Croydon, Oakleigh and Frankston Cooperatives in 2000. They sought to consolidate community assets and ensure members would have control over an effective and efficient housing management structure.

The new structure worked so well that the Moorabbin Rental Housing Cooperative became part of the organisation in 2004. This merger was followed seventeen years later by the merger of Eastern Suburbs Rental Housing Cooperative Ltd (ESRHC) with SouthEast; swelling the number of members by 38 to 204.

Today, SouthEast owns and manages 14 properties and manages a further 190 properties for the Department of Families, Fairness and Housing (DFFH) under a General Lease arrangement.

Our mission is to provide affordable, secure, financially and environmentally sustainable housing for people on low incomes, primarily in the South and East of Melbourne, who are committed to cooperative democracy and engagement.

Prospective cooperative members need to have income levels and asset bases below certain thresholds to qualify for membership. Once qualified, cooperative members are charged an income-based rent set in accordance with DFFH guidelines. This ensures that the rent charged by SouthEast to its members is invariably well below true market value.



SouthEast Housing Co-operative
by the numbers

We believe that accessible, affordable and appropriate long-term housing is not only important for the safety and security of individuals and families, it also forms part of the foundation on which we build strong, sustainable communities.



204
members



476
people housed



14
employees



8.8^M
net assets



14
properties
owned outright

190
managed properties
(DFFH lease)



11
directors



2.6^M
Annual Income





BOARD OF DIRECTORS



Steven Grange

Chairman, Non-member Director and Chairman of the Governance Committee

Steven worked for First Option Credit Union (a \$160M entity with 10,000 members) as their Business Development Manager.

He has thirty-five years' experience in the industry-based credit union sector. Other roles include; Kyneton Community Cooperative director, and Chairman of the Reservoir Fawkner Credit Cooperative.

Steven holds a Diploma of Marketing, and has undertaken directorship training with the Australian Institute of Credit Union Directors.



Avril Lochhead

Member Director

I have had careers in the Travel Industry, TV production, Real Estate, Recruitment and in recent years, up until COVID, I facilitated educational programs as a Trainer and Assessor.

I have volunteered in various positions in my original Oakleigh Rental Housing Co-op in the 1990s and also after our merger into SouthEast Housing Co-operative.

Being a SEHC tenant for 25 years and having secure, affordable housing provided me with the opportunity to study a Bachelor of Adult Learning and Development (B.A.L.D.!) at Monash University in 2002. Having left school in Scotland at 15, this was a dream come true.



Shirley Faram

Member Director and member of the Governance Committee.

Over fifteen years on the SouthEast board. Twelve years as SouthEast Chairperson. Four years as secretary of the Frankston Council's Good Neighbour Program. Four years volunteering with the Bayside Shared Accommodation Register. Four years as committee member and worker with the Bayside Youth Housing Project. Six years as a director of the Cooperative Federation of Victoria.



Debbie Dioguardi

Member Director and member of the Governance Committee

Debbie has been a Director of SouthEast for 11 years, serving as Secretary for 4 of these. Her professional qualifications include Certificate 3 in bookkeeping to trial balance, Certificate 4 in Leisure and Health, and Level 4 First Aid. She has also completed courses with the Australian Institute of Company Directors; The Role of the NFP Chair, and The Board's Role in NFP Mergers. Debbie has represented SouthEast as a delegate at four AHURI housing conferences. Attending these conferences has afforded Debbie a wealth of knowledge and insight into affordable housing in Australia. Debbie has also been a committed member of both the Governance and the Risk, Audit and Finance Committees. Debbie volunteers with Forever Friends Animal Rescue and Interchange Outer East, and completed a course with the latter in Mental Health First Aid for People with Disabilities. Debbie's previous work experiences include the banking industry (6 years), fashion, cosmetics, transport, logistics and health.



Steven Kropf

Non-member Director and Chairman of the Risk, Audit and Finance Committee

Over twenty years' experience in senior commercial management roles including CFO, GM Finance and planning roles through a range of companies covering transport and logistics, tourism, government privatisations and pharmaceuticals. Currently owner and manager of two companies both in the service sector.

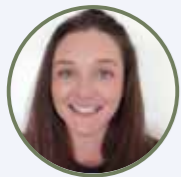


Andrea Lee

Member Director and member of the Risk, Audit and Finance Committee

Andrea's professional background includes over twenty years' experience in Business Services, and she is currently contracted to a Federal Government Department. She has been a member of SouthEast since July 2001, and has been involved with the Board for many years.

Her professional qualifications include a Bachelor of Business, Accounting and Management, which she completed studying while a member of SouthEast. Andrea has worked with in many different business sectors, completed training with the Australian Institute of Company Directors (AICD), and brings vast knowledge and experience to her Board role.



Rochelle Bateman

Member Director and member of the Governance Committee

Cooperative member since 2012. Board member since 2018.

Diploma of Community Services. Currently employed in Operations, in the finance and mercantile sector.



Elizabeth O'Connor

Member director and member of the Risk, Audit and Finance Committee

Active member of the Moorabbin Housing Cooperative from 1988, having served on Moorabbin's Maintenance, Finance and Participation (attendance) committees. Longstanding Commonwealth public servant, firstly with the Australian Taxation Office and then with the Department of Health and Human Services. Her experience has provided Liz with a deep understanding of policy and procedure compliance and formulation.

Successfully completed two courses conducted by the Australian Institute of Company Directors in June and December 2021

* The Boards role in NFP Mergers and * Interpreting Financial Statements

Liz was also a member of the Merger Sub-committee in the lead up to the successful merger of Eastern Suburbs Rental Housing Co-operative with South East Housing Co-operative.



Terry Smith

Member Director

Commenced my working life at 15 years of age and have continued to work up until current working in many and varied industries. Currently working in Facilities Management. Married in 1989 and along with my life partner am the proud parent of 3 children currently, 30, 27 and 22 years old. First housed in ESRHC in 1995 and currently in the second home since joining the Co-op.

Eastern Suburbs Rental Housing Co-operative Roles

- Member of the maintenance working group, then maintenance committee since joining the Co-op.
- Member of the finance committee.
- Chair for 9 years.
- Have attended inhouse and external director training over several years.
- I am a passionate believer that everyone deserves affordable, safe, secure and appropriate housing.



Garry White

Member Director and member of the Governance Committee

Equality and accessibility to affordable and long-term housing is one of my drivers. Social housing and in particular Co-op housing should be based on dignity and respect. I have been a co-op member now for 15 years, 4 years at Eastern Suburbs, and 11 in a Common Equity Housing Co-operative in Bendigo.

I have worked in a variety of positions over my working life.

They include Teaching, small business operator, disability support and consultancy, CEO of a community based multiservice organisation, that specialised in Community Transport and social isolation, Performing Arts training and project manager for a Palliative Care Consortium. I also have been and am currently undertaking a carer's role.

I have been with my partner, Les for 42 years.

My other passions include gardening, our dog, computers and computer games.



Ankur Pandit

DipPM, Prince 2, MBM, BCSE.

Non-member Director

Experienced Project Management Office (PMO) and IT leader with over sixteen years experience in delivering key business outcomes. Skilled in Project Management Portfolio, IT Strategy & Planning, IT Service Management, Governance, Reporting, Budgeting and Stakeholder Management. Holds qualifications in Master of Business Management, Bachelor of Computer Systems Engineering and Diploma of Project Management.



Steven Morrissey

GAICD, MBusMgt, CMgr, FIML, FCM1 (London)

Chief Executive Officer

Steven has worked in the world of not-for-profits since 1999. Initially in the apprenticeship area and then the disability sector, his management roles have included; project management, operations management, HR responsibilities, recruitment agency general manager, and heading a Registered Training Organisation.

Steven was appointed to the position of CEO in December 2015.

His formal qualifications include: Master of Business Management (Monash, 2009), Graduate of the Australian Institute of Company Directors (2017), Certificate IV Workplace Trainer & Assessor, Certificate III Investigative Services, A Grade Electrician (Vic.) No. A27739.

Steven is also a Fellow of both the Institute of Managers & Leaders and the Chartered Management Institute (London), having achieved Chartered Manager status with both institutes in 2018.



Joy Haines

Tenancy Officer

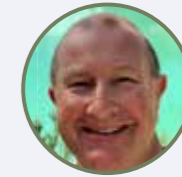
Advanced Certificate in Estate Agency (Frankston College of TAFE 1994). Joined SouthEast October 2001



Sue Fettes

Compliance and Development Officer.

22 years working in the Community Housing sector as former CEO of Eastern Suburbs Rental Housing Co-operative. Management roles have included financial management, compliance, Board support, tenancy and asset management and member selection, liaison and development. Previous employment - 10 years in Public Service at Corporate Affairs. Various roles including accounts, IT project management and administration. Studied Social Science at Bendigo College of Advanced Education



Eric Quitt

Asset Coordinator

Eric commenced with SouthEast on a casual basis in December 2020, before being appointed to the Asset Coordinator role full-time in June 2021. He has many years of experience in establishing and maintaining production facilities (both in Victoria and interstate). Having successfully established and managed his own business over a 20-year period, Eric brings a wealth of knowledge, experience and expertise to the Asset Coordinator's role.





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CHAIRMAN'S REPORT

It gives me great pleasure to report to members and stake holders that the 2021/22 financial year has been a period of continued growth for our co-op, with a successful merger finalised in January 2022.

The merger process between SouthEast Housing Co-operative (SEHC) and Eastern Suburbs Rental Housing Co-operative (ESRHC) began in early 2021 and progressed smoothly to the point where members of both co-ops voted overwhelmingly to approve the merger in late December 2021.

As a result of the successful merger, SEHC now has 204 members and properties, and remains the largest stand-alone housing co-op in Victoria. We have a strong balance sheet and are in the process of acquiring more properties to house more members.

Our Board has also benefitted from the merger with two experienced ESRHC Board members now part of the SEHC Board. I would like to extend a warm welcome to Terry Smith, ex-ESRHC Chair and Garry White, ex-ESRHC Director. Both are very experienced Directors and I thank them for agreeing to be part of the SEHC Board.

In addition, I also extend a warm welcome to Sue Fettes, ex-CEO of ESRHC. Sue joins our team as Operations and Compliance Manager. Sue brings extensive compliance and operational experience to SEHC and is a valuable addition to our team.

As part of the pre-merger Terms of Agreement between the two co-ops, it was agreed that the ESRHC accumulated surplus would be used to purchase two 2-bedroom properties within the ESRHC catchment. These were to be offered to ex-ESRHC members as rightsizing options.

A three-person committee that includes the two ex-ESRHC Board members has been formed to oversee the purchase process. At the time of preparing my Chairman's Report, two suitable properties have been identified and our offers on both have been accepted by the vendors.

These two properties have been identified as perfect rightsizing accommodation. One is a new

two-bedroom apartment in Blackburn South, close to all amenities. The other, in Blackburn, is an older style two-bedroom unit, again close to all amenities. Both are suited to members who feel they no longer need a large house and are looking forward to a simpler life with little or no maintenance.

Maintenance Stimulus Program

During 2022, your co-op has accessed and spent around \$1M in government grants. This funding has been used to renovate, kitchens, bathrooms, floor coverings, heating cooling, wiring and plumbing. It has given us the opportunity to upgrade our properties and provide members with improved facilities.

The Maintenance Stimulus Program has been a great success. In spite of material shortages and shortage of tradespeople, we can report that all of the work tabled to be done has now been carried out and completed.

I take this opportunity to thank our CEO for securing the Maintenance Stimulus funding and Eric Quitt our Asset Coordinator for ensuring all works were carried out in a timely and cost-effective manner.

Changes to the Board

At the 2021 AGM, our long serving Director, Greg Nolan retired from the Board. Greg had been a SEHC Board member since 2004 and had served on various committees as a member of Moorabbin Rental Housing Co-operative (Moorabbin RHC). Greg had also served a term as Vice Chair of Moorabbin RHC. Greg has been a valued Board member and we thank him for his many years of service to SEHC.

Thanks to the SEHC team

I would like to take the opportunity to acknowledge and thank the SEHC staff for their commitment and support.

COVID has thrown us many challenges over the past three years and our team has risen to every challenge. Our team is made up of very experienced and committed people and I thank them sincerely for a job well done.



"As a result of the successful merger, SEHC now has 204 members and properties, and remains the largest stand-alone housing co-op in Victoria."

Finally, I'd like to thank my fellow Board members for their enthusiasm and professionalism. The past few years has presented our Board with many challenges, but I am pleased and grateful to say your Board has worked in a unified and co-operative manner. Thank you to my fellow Board members.

In Cooperation,

Steven Grange
Chairman



"2022 finds SouthEast Housing Cooperative in the most robust health of its 22-year history."

CEO'S REPORT

Last year I closed my report with this statement:

"It is my fervent desire that 2022's Annual Report confirms that the merger [with Eastern Suburbs Rental Housing Cooperative Ltd] took place, and as a result our cooperative and its 204-strong membership are reaping all of the benefits..."

I am pleased to confirm in this year's Annual Report that the merger did in fact take place, allowing 38 members of Eastern Suburbs Rental Housing Cooperative Ltd (ESRHC) to join the ranks of SouthEast Housing Cooperative Ltd (SEHC).

Acknowledging the history of ESRHC

It is fitting to acknowledge the significant history of ESRHC, its membership, Directors and staff. ESRHC was formed from the Camberwell Independent Living Association (a disability organisation which was established in 1983) and incorporated as a co-operative on 1 October 1985. On 12 June 2009 ESRHC was registered by the Housing Registrar as a Housing Provider.

Notwithstanding some challenges, ESRHC established itself as an extremely well-run, professional housing provider whose mission was "...to increase and provide safe, secure, affordable and environmentally sustainable long-term housing for low-income people including those with disabilities". This central purpose (along with our geographic proximity) aligned so closely with SEHC's mission that it made the merger of our two entities almost a natural progression. Under the sound stewardship of CEO Sue Fettes (commencing in 2000) and a committed Board of Directors the co-op thrived, and by the time of the merger with SEHC the cooperative had accumulated retained surpluses in excess of \$1M.

In the wake of the Merger

Prior to the merger process, some of the potential benefits of a merger were identified as:

1. Greater capacity for growth in membership and properties;
2. Improved efficiency;
3. Elimination of duplicate reporting, and;
4. Reduced governance burden on ESRHC members.

I am pleased to report that the merger has achieved all of the above. Together we have a greater capacity for growth (evidenced by the fact that we are about to purchase two rightsizing properties primarily funded by ESRHC's retained surpluses); we have improved our efficiency; we

no longer duplicate reports to our regulators; and there is no longer the need for over 10% of ESRHC members to join the Board of Directors. Our governance and operational capacity have both benefitted enormously from the merger, with supremely competent and experienced operators such as Sue Fettes (Operations & Compliance Manager), Terry Smith (Director) and Garry White (Director) all joining our ranks from ESRHC. Whichever way one looks at it, this merger is a really good-news story.

Maintenance Stimulus Works

The other big story of 2021/22 was the volume of work carried out on members' homes as a result of the Maintenance Stimulus Program funded by Homes Victoria. Costing just over one million dollars, these works comprised 107 projects:

- 31 External painting projects**
- 22 Kitchen upgrades**
- 20 Bathroom upgrades**
- 9 Split-system a/c installations**
- 6 Sundry projects**
- 5 Laundry upgrades**
- 4 Internal painting projects**
- 4 carpet replacement projects**
- 4 hot water service upgrades**
- 2 solar panel installations**

Essentially, these works doubled the amount of maintenance undertaken by the cooperative for an eighteen-month period. Given COVID-19 impacts on site access, availability of tradespeople and disruption of supply chains it has been a significant achievement for our organisation to be able to deliver this volume of work in the allotted time.

In Conclusion...

2022 finds SouthEast Housing Cooperative in the most robust health of its 22-year history. With 204 members, recent upgrades completed on 94 of its members' homes, projected annual income of \$2.6M, a balance sheet bottom line approaching \$9M and no debt our cooperative is in a position of great strength and poised for growth. I look forward to working with our fantastic Board of Directors and dedicated team to achieve that growth through 2023 and beyond.

In Cooperation,

Steven Morrissey
GAICD, MBUSMGT, CMGR, FIML, FCMI (London)
Chief Executive Officer



COOPERATIVE VALUES AND PRINCIPLES

International Cooperative Alliance

The International Cooperative Alliance (ICA) has developed cooperative Principles for cooperatives throughout the world as guidelines to put cooperative values into practice.

These principles allow cooperatives to compete in the market whilst operating within a unique set of principles that set them apart from conventional profit-maximising businesses.

These principles define cooperatives and provide guidance on how they should operate and engage with members and the community.

These key principles are:

- 1 voluntary and open membership
- 2 democratic member control
- 3 member economic participation
- 4 autonomy and independence
- 5 education, training and information
- 6 cooperation among cooperatives
- 7 concern for community.

For more information: www.sehc.org.au



SouthEast Housing Cooperative supports the ICA cooperative principles and values.

Key activities and practices that promote cooperative principles include:

Voluntary membership

and open door policy. Everyone who is eligible for public housing can apply to become a member and access our services.

Democratic values

each member has one vote, which is exercised to elect the board at the Annual General Meeting and to decide upon proposed changes to the cooperative's rules.

Education and Information.

The cooperative provides training opportunities to members who are Board members. Each SouthEast member receives a SouthEast Rights and Obligations Manual.

Cooperation among cooperatives.

the cooperative is a member of the Cooperative Housing Industry Association and has worked together with other housing cooperatives to obtain a mutual benefit

Inter-generational solidarity

all surpluses are re-invested into the cooperative. Cooperative assets cannot be distributed. This allows the cooperative to operate in perpetuity for the benefit of future generations and our community

Concern for the Community

the cooperative has purchased new properties in order to provide more low-income families the opportunity to live in a place they can call home on a long term basis.

Mutuality

all members are treated equally, pay rent according to their income, and can access repairs and maintenance services as necessary.



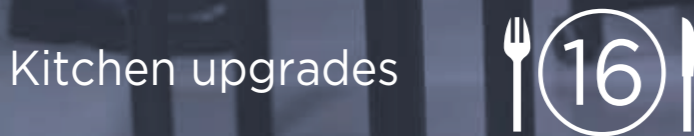
Performance Snapshot

100%

New tenancies sourced from the Victorian housing register's priority list

2021/2022

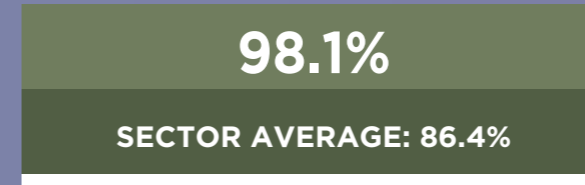
Successful outcomes



0 Evictions



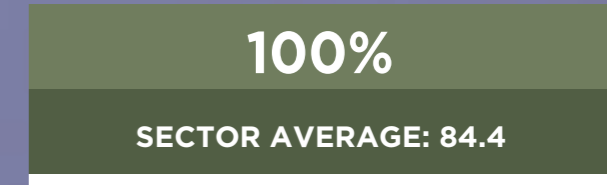
Non-urgent repairs on time



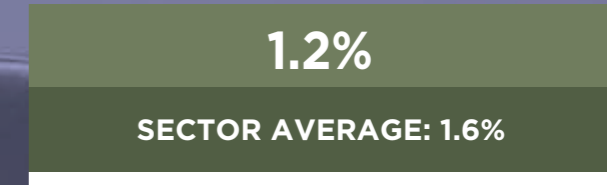
Average vacancy turnaround time (tenantable)*



Urgent repairs on time



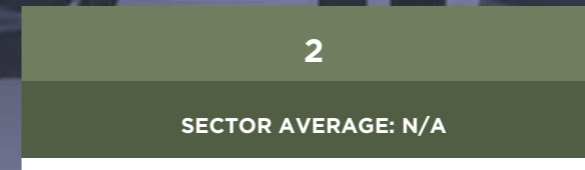
Rent Arrears



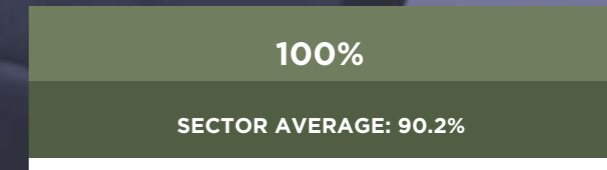
Performance outcomes

Comparing our outcomes with sector averages

Formal tenant complaints



Formal tenant complaints resolved within 30 days



GOVERNANCE

The SouthEast Board represents the membership and has a legal obligation to protect the assets of the cooperative. The Board is ultimately accountable to members to achieve cooperative goals and economic performance in compliance with the law and in alignment with cooperative principles. The Board is also responsible to make sure the value and condition of its assets are well preserved, so they can be passed on to the next generation.

Compliance

SouthEast is committed to the maintenance of an effective risk management framework that is Management Standard (AS/NZS ISO 31000:2009). Risk management is an integral part of the cooperative's governance. It includes the appropriate risk mitigation strategies to effectively manage risks, and regular monitoring, review and reporting of risks. This approach enables the cooperative to proactively maintain a robust risk management framework. SouthEast has implemented a Risk Management Policy and procedures to ensure that risk management is effectively integrated into the cooperative's strategic planning cycle.

The Cooperative also manages risks by appointing a Board with appropriate capabilities that includes three independent directors, sound business planning, prudent financial management, engagement with reputable institutions and stakeholders, employment of suitably qualified staff, and avoiding employing or dealing with anyone that has any conflict of interest.

Our Board

The Board meets once a month. The Board is supported by the Governance Committee and the Risk, Audit & Finance Committee to help it oversee the cooperative's operations.

The Board's key activities to fulfill its functions and accountabilities include:

- Approving the strategic plan and reviewing it annually
- Appointing the Chief Executive Officer, who is responsible for managing staff, the implementation of the strategic plan, and to report regularly to the Board
- Approving cooperative policies and procedures
- Ensuring decisions are made without any conflict of interest
- Providing regular strategic and operational oversight at Board meetings to make sure that goals are achieved in compliance with the law and cooperative principles
- Ensuring the risk management is aligned with strategic planning
- Regularly reviewing the compliance program
- Monthly review of financial operations and performance and approving all key major financial decisions
- Approving new members and new tenancies
- Reviewing and endorsing the Annual Financial Report which is put to members at the Annual General Meeting.

Risk Management

SouthEast is committed to the maintenance of an effective risk management framework that is fit-for-purpose and in accordance with the Risk Management Standard (AS/NZS ISO 31000:2009).

Risk management is an integral part of the cooperative's governance. It includes the identification and assessment of risks, the adoption of appropriate risk mitigation strategies to effectively manage risks, and regular monitoring, review and reporting of risks. This approach enables the cooperative to proactively maintain a robust risk management framework.

SouthEast has implemented a Risk Management Policy and procedures to ensure that risk management is effectively integrated into the cooperative's strategic planning cycle.

The cooperative's risk management framework includes:

- Risk Management Policy and procedures that clearly articulate the purpose of risk management, assign roles and responsibilities, and explain the procedures used to identify, assess, monitor and report on risks;
- Leadership by the Board and management, and oversight by the Board and the Risk, Audit and Finance Committee, to ensure that appropriate risk management practices operate within the cooperative;
- The integration of risk management with the strategic business plan
- An Asset Management Plan to ensure that key assets are maintained in good order thus avoiding unexpected costs
- Appropriate financial delegation and prudent financial planning ensuring that expenditure is within budget
- Appropriate financial reserves are kept to deal with unexpected consequences
- Regular monitoring of financial risks and discussions about financial, compliance and other risks at Board Level and in the Risk, Audit and Finance Committee.

The cooperative's key legislations that it is required to comply with include:

The Residential Tenancies Act 1997 which guides its engagement with members as tenants

The Cooperatives National Law Application Act 2013, which governs our operation as a cooperative

The Housing Act 1983, which details the regulatory requirements that SouthEast must comply with

In addition to the legislation listed at left, the cooperative needs to comply with:

Key acts dealing with occupation health and safety and privacy principles and equal opportunity

Lease agreement between the Director of Housing and SouthEast

Quarterly and Annual reporting to the Housing Registrar, Director of Housing, the Department of Health and Human Services; Consumer Affairs Victoria; the Australian Charities and Not-for-Profits Commission; and the ATO.

Attestation on compliance with the Australian and New Zealand risk management standard

I, Steven Grange, certify that SouthEast Housing Cooperative is currently a low risk organisation that has risk management processes in place consistent with the Australian and New Zealand risk management standard AS/NZS ISO 31000:2009 or its successor.

Furthermore, they are suitable to our organisation size and risk profile, and there is an internal control system in place that enables the executive to understand, manage and satisfactorily control, risk exposures and compliance requirements.

The risk audit and Finance Committee and the board regularly review the cooperatives key risks and its risk profile, and the Board reviews the statutory authorities reporting schedule at every board meeting.

25 August 2022.



Steven Grange,
Chairperson.

DIRECTOR'S PERFORMANCE

SouthEast Directors Board and Committee Attendance
Financial Year 2021 / 2022

Board Meetings (12 meetings)

Name	Possible	Apology	Attended
Steven Grange (Chairman)	12	0	12
Ankur Pandit	12	1	11
Andrea Lee	12	1	11
Rochelle Bateman	12	0	12
Elizabeth O'Connor	12	0	12
Debbie Dioguardi	12	0	12
Shirley Faram	12	0	12
Steven Kropf	12	0	12
Greg Nolan	7	0	7
Kerrie Robins	7	0	7
Terry Smith	6	0	6
Garry White	5	0	5
Avril Lothead	5	0	5

Note: There was one extraordinary meeting in January 2021.

Governance Committee (1 meeting)

Name	Possible	Apology	Attended
Steven Grange (Chairman)	1	0	1
Rochelle Bateman	1	0	1
Debbie Dioguardi	1	0	1
Greg Nolan	1	0	1
Shirley Faram	1	0	1

Risk, Audit & Finance Committee (1 meeting)

Name	Possible	Apology	Attended
Andrea Lee (Chair)	1	0	1
Steven Kropf	1	0	1
Elizabeth O'Connor	1	0	1
Kerrie Robins	1	0	1



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STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

SouthEast Housing Cooperative Ltd
For the year ended 30 June 2022

Continuing Operations

	NOTES	2022	2021
Revenue			
Operating revenue		2,273,348	1,939,462
Other revenue		417,416	315,585
Total Revenue		2,690,764	2,255,047
Expense			
Employee benefits expense		(618,512)	(634,113)
Depreciation and amortisation		(111,795)	(165,018)
Occupancy expense		(16,058)	(11,075)
Property expense		(1,317,111)	(1,058,507)
Administration expense		(276,010)	(231,102)
Bad debts		(350)	-
Total Expense		(2,339,836)	(2,099,815)
Profit before income tax		350,928	155,232
Profit for the year		350,928	155,232
Other comprehensive income			
Items that will not be reclassified subsequently to profit or loss: Net gain on revaluation of land and buildings		-	513,135
Total Other comprehensive income		-	513,135
Total comprehensive income for the year		350,928	668,367
Profit attributable to members of the Co-operative:			
Profit for the year		350,928	155,232
Total comprehensive income attributable to members of the Co-operative:		350,928	668,367



STATEMENT OF FINANCIAL POSITION

SouthEast Housing Cooperative Ltd
As at 30 June 2022

	NOTES	30 JUN 2022	30 JUN 2021
Assets			
Current Assets			
Cash & Cash Equivalents		4,285,696	2,758,826
Trade and Other Receivables		117,744	42,597
Other Current Assets		49,504	39,895
Total Current Assets		4,452,944	2,841,318
Non-Current Assets			
Property, plant and equipment		4,665,554	4,725,857
Total Non-Current Assets		4,665,554	4,725,857
Total Assets		9,118,498	7,567,175
Liabilities			
Current Liabilities			
Trade and Other Payables		229,280	180,589
Provisions		108,450	52,426
Total Current Liabilities		337,730	233,015
Non-Current Liabilities			
Provisions		7,195	7,195
Total Non-Current Liabilities		7,195	7,195
Total Liabilities		344,925	240,210
Net Assets		8,773,573	7,326,965
Equity			
Retained Earnings		6,722,743	5,383,224
Reserves		2,050,830	1,943,741
Total Equity		8,773,573	7,326,965





STATEMENT OF CHANGES IN EQUITY

SouthEast Housing Cooperative Ltd
For the year ended 30 June 2022

	Retained Earnings	Cyclical Maintenance Reserve	Revaluation Reserve	Total attributable to members of the Co-operative
	\$	\$	\$	\$
Balance at 1 July 2020	5,227,992	145,000	1,285,606	6,658,599
Profit for the year	155,232	-	-	155,232
Other comprehensive income	-	-	513,135	513,135
Total comprehensive income for the year	155,232	-	513,135	668,367
Balance at 30 June 2021	5,383,224	145,000	1,798,741	7,326,965
Balance at 1 July 2021	5,383,224	145,000	1,798,741	7,326,965
Profit for the year	350,928	-	-	350,928
Other comprehensive income	-	-	-	-
Total comprehensive income for the year	350,928	-	-	350,928
Transfers	(107,089)	107,089	-	-
Retained Earnings from merger with Eastern Suburbs Rental Housing Co Op	1,095,680	-	-	1,095,680
Balance at 30 June 2022	6,722,743	252,089	1,798,741	8,773,573



STATEMENT OF CASHFLOWS

SouthEast Housing Cooperative Ltd
For the year ended 30 June 2022

	2022	2021
Cash flows from Operating Activities		
Receipts from tenants and government agencies	2,641,841	2,251,724
Payments to suppliers and employees	(2,228,791)	(1,901,415)
Interest received	6,862	13,168
Net Cash flows from Operating Activities	419,912	363,477
Cash flows from Investing Activities		
Receipts from merger with Eastern Suburbs Rental Housing Co Op	1,158,450	-
Payment for property, plant and equipment	(51,492)	-
Net Cash flows used in Investing Activities	1,106,958	-
Cash flows from Financing Activities		
Repayments of Lease Liabilities	-	(53,935)
Net Cash flows used in Financing Activities	-	(53,935)
Net increase/(decrease) in cash held	1,526,870	309,542
Cash Balances		
Opening cash balance	2,758,826	2,449,284
Closing cash balance	4,285,696	2,758,826
Movement in cash	1,526,870	309,542

Note 1: The financial information contained herein has been extracted from SouthEast Housing Cooperative Ltd's 2021/22 Financial Report and therefore does not represent a full financial report. Any member who wishes to review the full audited financial reports can request a copy by contacting the Operations & Compliance Manager, Sue Fettes at the SouthEast Office (phone 9706 8005; email sue@sehc.org.au).





AUDITOR'S REPORT



Chartered Accountants & Advisors

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REPORT OF THE INDEPENDENT AUDITOR ON THE SUMMARY FINANCIAL STATEMENTS

TO THE MEMBERS OF SOUTHEAST HOUSING CO-OPERATIVE LTD

Opinion

The summary financial statements, which comprise the summary statement of financial position as at 30 June 2022, the summary statement of comprehensive income, summary statement of changes in equity and summary cash flow statement for the year then ended, and related notes, are derived from the audited financial report of SouthEast Housing Co-operative Ltd for the year ended 30 June 2022.

In our opinion, the accompanying summary financial statements are consistent, in all material respects, with the audited financial report, on the basis described in Note 1.

Summary Financial Statements

The summary financial statements do not contain all the disclosures required by the Co-operatives National Law applied in preparation of the audited financial report of SouthEast Housing Co-operative Ltd. Reading the summary financial statements and the auditor's report thereon, therefore, is not a substitute for reading the audited financial report and the auditor's report thereon.

The summary financial statements and the audited financial report do not reflect the effects of events that occurred subsequent to the date of our report on the audited financial report.

The Audited Financial Report and Our Report Thereon

We expressed an unmodified audit opinion on the audited financial report in our report dated 7th November 2022 with an emphasis of matter on going concern and basis of accounting.

Management's Responsibility for the Summary Financial Statements

Management is responsible for the preparation of the summary financial statements on the basis described in Note 1.



Independent Member of Walker Wayland Australasia Limited,
an association of independent accounting firms.
Liability limited by a scheme approved under professional standards legislation.



REPORT OF THE INDEPENDENT AUDITOR ON THE SUMMARY FINANCIAL STATEMENTS (Continued)

Auditor's Responsibility

Our responsibility is to express an opinion on whether the summary financial statements are consistent, in all material respects, with the audited financial report based on our procedures, which were conducted in accordance with Auditing Standard ASA 810 *Engagements to Report on Summary Financial Statements*.

Walker Wayland Advantage

WALKER WAYLAND ADVANTAGE AUDIT PARTNERSHIP
CHARTERED ACCOUNTANTS

AWAIS UR REHMAN
PARTNER

Dated in Melbourne on this 7th day of November 2022



DIRECTOR'S DECLARATION

Directors Declaration

Southeast Housing Cooperative Ltd For the year ended 30 June 2022

The directors have determined that the Co-operative is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statements.

The directors of the Co-operative declare that:

1. The accompanying financial statements and notes for the financial year ended 30 June 2022 are prepared in accordance with the requirements of the *Co-operatives National Law* and:
 - a) Give true and fair view of the financial position and performance of the Co-operative at the end of the financial year, and
 - b) Comply with the accounting policies disclosed in the financial report.
2. At the date of this declaration, there are reasonable grounds to believe that the Co-operative will be able to pay its debt as and when they become due and payable.
3. The Co-operative has kept such accounting records that correctly record and explain the transactions and financial position of the Co-operative.

This declaration is made in accordance with a resolution of the Board of Directors:

DocuSigned by:
Steven Grange 11/7/2022
E54C8E7C4AE7

Steven Grange
Director/Chairperson

DocuSigned by:
Steven Kropf 11/7/2022
C7DE3C0D19488

Steven Kropf
Director



