

COURIER

OFFICE

25

20



Acknowledgment

SPCHG operates from our office location in South Melbourne and as an organisation, we acknowledge the peoples of the Wurundjeri Woi-wurrung, as the Traditional Owners of this land. We pay our respects to the Elders, past and present. We operate on unceded land which always was, and always will be, Aboriginal land.

In June, members of our staff and board took up Yoorook Commissioner Lovett's invitation to Walk for Truth on the final day of his 400km walk.

We proudly celebrate the establishment of a Treaty process in Victoria as a significant step towards reconciliation and creating a stronger, fairer place for First Nations peoples.



Who We Are

SPCHG is a registered Housing Provider and holds DGR 1 status as a Charity with the Australian Charities and Not for Profit Commission.

The organisation was formed as a result of a grassroots initiative in 1983, to undertake community based management of State owned local rooming houses. We have also provided a specialist youth homelessness service in the area for more than 35 years.

Priority allocation of housing is given to people from the local area to help retain important networks of support and connections to the community.

Our Vision

A community where every person has access to safe, secure and affordable housing.



Our Purpose

- We create safe, secure and affordable housing options for single adults and young people who have faced homelessness and social exclusion.
- We work with people who are most in need of an affordable, supportive place to live.
- We provide a supportive style of housing management based on personal relationships, empowerment and partnership.
- We create opportunities for the people living in our housing to participate in and share the benefits of the local community.
- We speak up and advocate for the creation of more affordable housing options for people facing homelessness.



Chair & CEO Report 2025

As an organisation, deeply committed to social justice and our stated mission, South Port has continued to demonstrate over the 24-25 FY, the value of providing housing and support to our most vulnerable individuals in the community.

Our service is person-centered, flexible, and adaptable to individual needs. The goal is to keep people connected to support, to help them re-engage with the local community, and maintain their housing stability.

We are proudly community-focused and maintain high standards of accountability, transparency, and ethics in everything we do. This report demonstrates how your support - whether as a government partner, community supporter, or valued donor - creates meaningful change in people's lives.

We are extremely pleased to report another year of strong financial management, which has strengthened our cash reserves and positioned the organisation well for future growth. The organisation has also taken risks to both innovate and adapt to current challenges and changing circumstances.

At the start of the financial year, we established a new Partnerships and Philanthropy Manager position, in recognition of the need to diversify our revenue streams and increase our profile and opportunities for partnership. Early results have been strongly encouraging, showing there is tremendous goodwill and willingness in the philanthropic and local business community, to support practical local solutions to the housing crisis.

A realignment in our Housing Program, to resource two new positions, one focusing on case management and another as Team Coordinator, in response to the increasing demands on our staff, has also achieved efficiencies and improved outcomes for renters.

In April, together with St Kilda Community Housing, we led a local housing and homelessness forum, opened by the Mayor of the City of Port Phillip and attended by over 40 representatives of local agencies. The forum highlighted the growing importance of working in coordination, often around the restrictive requirements of government-funded programs, to achieve outcomes for individuals facing barriers to housing.



Maria Tarrant

In June, we ended our 35-year occupancy of 259 Dorcas Street, South Melbourne, fittingly with a street party, surrounded by residents, founders, and long-term supporters. Our identity has been forged from the site, nestled behind the historic South Melbourne town hall, and within the historic Emerald Hill precinct. We are deeply grateful to the staff project team, led by Steve Timmerman, assisted by the Property and Fundraising Committee of the Board, who carefully assessed over 15 different sites in our search for new office space in the local area.



Charlie Beckley

Over the year, the team has established a number of critical partnerships in the local community, further enhancing our offer across our Youth Housing Support Program and Housing services. South Port Community Housing was pleased to be among a consortium of providers, led by Access Health, to secure a new headspace facility in South Melbourne. An MOU established in November commits our Youth Housing Support Program to on-site in-reach support to facilitate referrals and opportunities for housing to young people in crisis.

In addition to a substantial and demanding workload, the organisation has also made several important contributions in thought leadership and advocacy within the community sector, including to Parliamentary Inquiries, regulation reforms, and rent setting frameworks. Representations were also made to the Commissioner for Residential Tenancies regarding constructive ideas for improving financial viability and social outcomes under the General Lease framework, which is currently under review by Homes Victoria.

The work of the Property and Fundraising Committee over the year, led by Chair Rob McGauran with fantastic pro bono support, has reviewed and assessed the feasibility of a number of projects for social housing expansion. We are keen to continue to work with our partners to progress these opportunities.

This year, we acknowledge the significant contribution of three long serving members who have made the difficult decision to retire from the Board. Tom Barrett, Alex Ghantous, and Andrew Scarlett will each leave an impressive legacy of principled stewardship over a time of growth and maturity in the organisation.

Thank you to our tremendous staff, who show such commitment to meeting our residents' and clients' needs, day in and day out; and to our supporters and partners, old and new.

Maria Tarrant
Chair

Charlie Beckley
CEO

Our Staff

Our staffing profile has increased to 19 (16.5 FTE) this year.

Staff highlights included creating an exciting new Philanthropy and Partnerships Manager role. We also created three further positions, recruiting internally – Community Housing Support Worker - Case Management, Team Coordinator, and Community Housing Worker - Cleaning/Maintenance.



Not pictured: Anna Cagnoni, Barni, Celine Bowler, Iain Macdonald, Katharine Perez, Lauren Wilson, Luke Williams, Omar Palacios, Paul Stapleton, Ron Hazelwood, Saby Anaz

“You said that finding a good home for someone made you feel happy. Well you should be feeling absolutely fantastic now because I am just so happy here. Thank you. Thank you.”

New renter to staff member



Staff

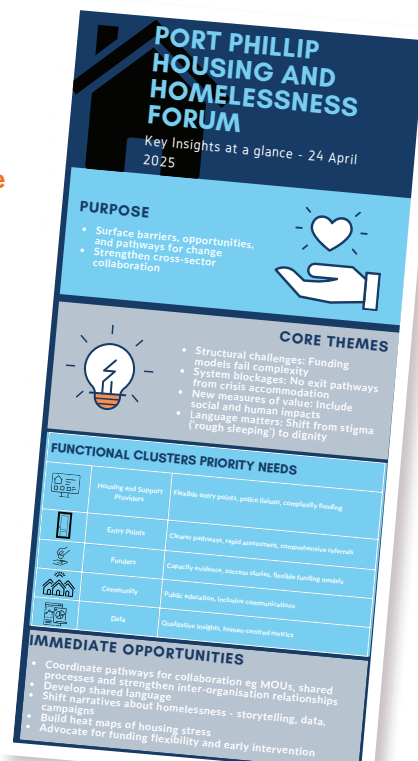
		Commenced
CEO	Charlie Beckley	Jul 2019
Manager Corporate Services 0.8	Steve Timmerman	Jul 2021
Partnerships and Philanthropy Manager 0.6	Celine Bowler	Jul 2024
Finance Manager	Sabeeya Anaz	Jun 2022
Finance Officer 0.8	Ashley Kotorac	Jul 2022
People and Culture Coordinator 0.8	Simone Tracey	Jan 2018
Manager Housing Operations	Elana Kopke	Nov 2014
Team Coordinator – Housing Operations	Daniel Daly	Mar 2021
Community Housing Worker	Dale Kent	Jun 2022
Community Housing Worker 0.8	Omar Palacios	Jul 2023
Community Housing Worker 0.9	Carolina Franco	Jul 2023
Community Housing Worker 0.9	Luke Williams	Jul 2023
Community Housing Worker – Properties/Maintenance	Ron Hazelwood	Feb 2011
Community Housing Worker – Case Management	Luke Johnston	Jun 2023
Community Housing Worker – Cleaning/Maintenance 0.8	Paul Stapleton	Jan 2024
Program Lead – Youth Housing Support Program	Lauren Wilson	May 2016
(Acting) Program Lead – Youth Housing Support Program	Katharine Perez	Nov 2024
Youth Housing Support Worker 0.6	Anna Cagnoni	Sep 2022
Youth Housing Support Worker 0.4	Iain McDonald	Sep 2024

Port Phillip Local Housing and Homelessness Forum

In April, in partnership with newly formed Southside Community Foundation, and together with St Kilda Community Housing, we designed and delivered the 'Port Phillip Housing and Homelessness Forum' comprising representative of over 40 leaders and practitioners from local agencies at the St Kilda Town Hall.

The forum was held during a time of heightened attention on community safety and public responses to visible homelessness. These discussions unfolded in the context of a highly constrained funding environment—particularly for programs supporting people with high and complex needs. After an opening by the Mayor Louise Crawford, Emily Hobbs (SGS Economics) provided a powerful scene-setting presentation, outlining the critical questions and barriers facing our region:

- How do we focus collective effort on the best initiatives?
- What are the barriers to housing people, particularly those with complex needs?
- How do we get greater alignment between local stakeholders?



This forum showed that while there is deep frustration with systemic barriers, there is also deep commitment to doing better — together.

Participants surfaced real tensions and real opportunities. A shared willingness to move beyond ‘business as usual’ was clear.

Now is the time to turn insights into action: to formalise partnerships, drive advocacy, and strengthen community understanding.

A key message reinforced through this forum is that without significant investment in additional local, permanent social housing, even well-designed service collaborations will fall short of achieving long-term change.

Together, we have the relationships, knowledge, and courage to create a different future for housing in Port Phillip.



Janette's Story

One enters Janette's room and it's like sitting in a Bower bird's nest! Laden with countless little trinkets – cupcake, daisy and lady bug earrings, half knitted sparkly wool scarves and a sea of adorable mini trolls with their rainbow coloured hair.

Needless to say, Janette is a busy girl always working on these joyful little items, packaging them and gifting them to everyone in the community near and far. She takes them down to the Caulfield Hospital, supplies them to the Op Shops, Baker's Delight and the local cigarette shop too. The scarf she is currently knitting is for a friend of the person who lives in Room One. Janette also regularly sends "supplies" down to the SPCHG office for renters and staff. "Staff get first pickins", she says.

Janette lives with schizophrenia and bipolar in conjunction with a form of Post Traumatic Stress Disorder. However, it was seeing a friend suffer through cancer a couple of years ago that led her to think about ways in which she could spread a little joy in a challenging world. We think that she's doing a brilliant job.



Nina's Story

When we pass through the gate, Nina beams as she points to the clothesline where her towel and bathers hang drying in the glorious sun. She's been swimming this morning.

Nina has been a resident of SPCHG for a couple of years now. She moved from Tasmania after her beloved husband passed and points to a massive picture of him hanging on her wall. "He used to do everything", she says. Nina directly moved in with her daughter's family of six out west in Hoppers Crossing, however the situation was not sustainable due to overcrowding.

Nina is delightful. She's always smiling, helping at social meals, cooking and feeding the SPCHG community. Asked why she enjoys cooking so much, she shares that it's about the "experience". Through food, she wants to share the Vietnamese experience and culture. Also, she is so very grateful to be living at SPCHG and describes it as a "Blessing". Four days a week she goes swimming for free, which SPCHG has been able to facilitate through the generosity of Stonnington Council's Prahran pool. It keeps Nina "Happy and fit". Also, she receives free bread, fruit and vegetables from the office each week. We extended thanks to the folk at FoodFilled for their weekly produce deliveries. "Housing help me a lot", Nina says.



Our Properties

We manage 50 properties, the majority head leased from Homes Victoria, under a General Lease that has been in overholding since January 2025. We own one property of 31 studio bedsit flats, and another 40 one bedroom flats via a long term lease with the Melbourne Roman Catholic Diocese.



SPCHG MANAGED AND OWNED HOUSING STOCK		
HEAD LEASED	UNITS	LOCATION
Self-Contained Bed-sits	191	South Melbourne, Albert Park, Elsternwick, Port Melbourne, Prahran
Rooming House rooms	38	Malvern East, Windsor
One Bedroom Flats	41	South Melbourne
Standalone Houses & Flats	33	St Kilda, Balaclava, Elwood, Windsor, Prahran, East Malvern, Elsternwick, St Kilda East, South Melbourne, Port Melbourne
OWNED		
One Bedroom Flats	40	South Melbourne
Bed-sit Flats	31	South Melbourne
TOTAL	374	



New Partners

For Dan Copsey and Stephanie Babinczky from Admosis Media Group, supporting South Port Community Housing Group (SPCHG) is about standing alongside a community that believes everyone deserves a place to call home.



Dan Copsey and Stephanie Babinczky from Admosis Media Group

Through their partnership with SPCHG, Admosis Media Group and Partners in Progress have brought creativity and compassion together, helping to share the stories of residents, staff, and volunteers, and shining a light on the organisation’s life-changing work. Their professional expertise in storytelling and visual communication has helped SPCHG connect with new supporters, raise awareness, and celebrate the people behind the projects.

“South Port’s work goes far beyond bricks and mortar,” says Dan. “It’s about restoring dignity and creating stability for people who’ve faced enormous challenges. We’re proud to help tell that story.”

For Stephanie, the connection runs even deeper. “Housing is a human right, and community is at the heart of what makes people thrive. Being part of SPCHG’s mission through our creative work and seeing the real difference it makes has been incredibly fulfilling.”

The collaboration between SPCHG, Partners in Progress, and Admosis Media Group reflects what can happen when business and community come together with shared purpose. Their contribution, from pro-bono creative projects to communications support, has helped SPCHG expand its reach and strengthen its impact.

For Admosis Media Group, the reward is seeing the ripple effect of their support: a stronger voice for SPCHG, more awareness of housing inequality, and a community reminded that compassion is powerful.

“We see this as progress in motion, creative partnerships helping to drive social change,” says Stephanie. “That’s something we’re honoured to be part of.”



Farewell 259 Dorcas Street

In June we marked the end of our tenure at 259 Dorcas St, South Melbourne with a special signature street party inviting residents and long time supporters. Erected in 1882, the heritage listed building was the site of South Melbourne's longest running newspaper The Record, which circulated from 1868 to 1976.

Home to the organisation since 1990, its location, conveniently within walking distance from many of our properties, and grand welcoming Victorian front door, has become synonymous with our identity.

An excerpt from our history book, 'More Than Just Housing' details the origins:

"In early years, the committee made do with whatever space it could access for its staff. Early operations tended to revolve around Joan Crawford's office at South Melbourne Town Hall. The first employee, John Enticott, then worked out of a tiny room at the rear of the Layfield Street rooming house from 1986 to 1988. More space was needed when the youth housing workers were employed, so an arrangement was made with South Port Community Health Service to utilise two rooms upstairs at 7 Perrins Street, South Melbourne.

In pursuit of more permanent premises, the committee requested assistance from the Ministry of Housing. In mid-1990 the Ministry granted use of the historical three-storey building at 259 Dorcas Street as an office.



The management committee minutes noted: Establishment costs will be considerable. They include at least \$5,000 for a telephone system. A letter requesting rent free accommodation for 12 months has therefore been sent to the Ministry. By September 1990 we should be able to pay rent, cleaning and energy costs given the expected additional income from the five new houses".

Over the years we've adapted the workplace to meet the organisation's growing needs, seeing through street parties, COVID, and countless lunchtime social meals from the driveway.

A change in Homes Victoria policy in 2023, meant the organisation needed to find new office space. We'll remember our time with fondness and look forward to the building being put to future use for a social purpose.



Housing Program

This year has been a period of growth, reflection, and innovation for the Housing Program team. In response to both internal and external challenges, we placed a strong focus on leadership development and fostering wellbeing across the team. We have also redoubled efforts to increase our support to vulnerable renters. These foundational efforts have helped build a more supportive, effective, and resilient program.



Elana Kopke

A key achievement has been a changed management structure within the growing housing team through the appointment of Daniel Daly into the role of Team Co-Ordinator. This has brought improved accountability, direct supervision, and ultimately improved direction to our operations. Under this realignment, the team is now better supported to navigate the challenges and increasing pressures of our work to support vulnerable people into housing and sustain their tenancies.

This leadership focus allowed us to implement a schedule of structured supervision, to support professional development and staff wellbeing. We also established a number of study leave and flexible working arrangements in support of professional growth and development within the team.

Luke Johnson was appointed to our new dedicated case manager position, bringing extensive trauma informed care and NDIS-specific experience. This new capacity has strengthened our ability to address complex housing needs through tailored, person-centered support. By focusing on stabilising tenancies, developing effective partnerships with referral agencies, community connection, and overall wellbeing, the case management function—though currently small in scale—has become an integral part of our overall efforts.

This year, we also proposed and successfully brought our cleaning services 'in house'. This new role has led to increased efficiency and operational improvements, including greater flexibility and responsiveness to our renters. We welcomed Paul Stapelton into this role.

Internally, we made significant changes to our tenancy management approach. We introduced a more focused model, where team members are assigned to smaller, defined geographic or tenancy-based areas. This structure enables deeper engagement with residents, more consistent support, and improved efficiency.

As anyone with experience in social housing tenancy management knows, the constant task-switching, scattered demands, and intensive problem-solving can be overwhelming. This new model is an attempt to help reduce cognitive load, allowing staff to remain more focused, responsive, and effective in their roles.

We also successfully implemented a complex rent review, which required significant technical expertise. Building on this work, Luke Williams led a project to introduce the Electronic Verification of Rent (EVOR) service from Services Australia, after it was identified that many renters were not receiving their full entitlements. This work reflects our ongoing commitment to achieving better outcomes for our renters identified in the organisation's Strategic Plan.

We also managed the transition of several complex tenancies formally funded under the Victorian Government's Homelessness to a Home program. Despite great efforts to sustain, we had to negotiate the process of ending some of these tenancies. These new properties were then prepared for re-tenancing, which was very labour intensive, and re-tenanted with improved social-mix in mind, progressing some of our long-term and more stable renters into better long-term housing.

All of this, while showing strong commitment to community engagement by re-establishing the weekly social meal program after the loss of original funding—successfully repurposing an existing City of Port Phillip (CoPP) grant to continue service delivery. We also developed our partnership with FoodFilled, making weekly food deliveries for our residents, a response to increasing cost-of-living pressures.

As we plan for the coming year, we are excited to build on our current momentum with several new initiatives in the wings (including two new roles) for our team and operations. Importantly, these changes will also allow senior team members to focus on more specialised and complex areas of work, including intensive tenancy management, systems development, asset management, increasing compliance demands, and the high-level application of tenancy law.

In conclusion, the 24–25 FY has been a transformative year for us. Through leadership changes, internal restructuring, and a renewed focus on psychological safety and team development, we are now better positioned for future growth and to house and support those most in need.

Elana Kopke

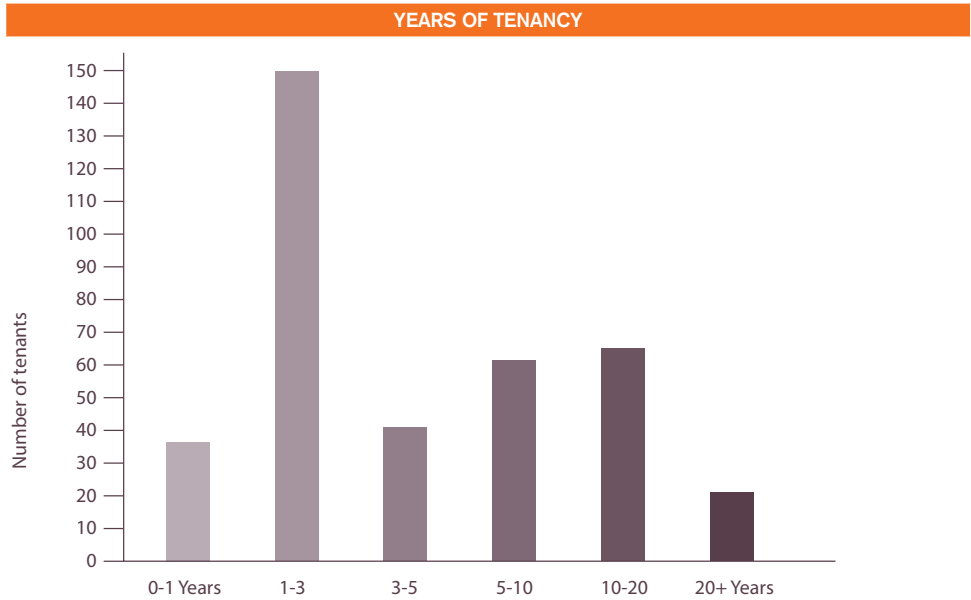
Manager Housing Operations

Long Term Housing Statistics

INCOME TYPE: RENTERS JULY 2025	
Age Pension – Single	67
Carers Payment – Single	5
Youth Allowance	1
Wages	23
JobSeeker	134
Disability Support Pension – Single	138
Other	6
TOTAL	374



AGE PROFILE: RENTERS JULY 2025					
Under 21 Years	21 - 40 Years	41 - 55 Years	56 - 69 Years	Over 70 Years	Total
0	42	138	146	48	374



REFERRALS: NEW RENTERS 2024-25	
PRIOR HOUSING SITUATION	
Crisis Accommodation	29
Private Board / Rooming House	0
Prison	0
Couch Surfing	0
Sleeping Rough	0
Local Support Service	23
Self Referral	16
TOTAL	68



Remembering

We remember, with fondness and sadness, members of our community who passed away this year. Vale.

Frank Cummins
Joseph Poke
Peter Brachi
Linda Jensen
Tito Aurelia
Rochelle Bell

Youth Housing Support Program

SPCHG's Youth Housing Support Program (YHSP) supports single young people (16-25) and single parents who are homeless or at risk of homelessness in the Inner Southern regions of Melbourne. The program aims to address the root causes of homelessness via early interventions by focusing on developing connections and opportunities in employment, education, mental health and family support.

In the 24 – 25 FY period, the youth team saw a 20 per cent increase in engagement and support outcomes, leading to 112 total support periods delivered, well above our yearly target. This not only highlights the value of South Port's Youth Housing Program, but also the commitment of the incredible team and the importance of dedicated youth-specific services in responding to the growing youth homelessness crisis and driving meaningful, lasting housing outcomes for young people.

Overwhelmingly, the main contributor to youth homelessness is family violence perpetrated by the family of origin, and a history of engagement with child protection. Young people navigating the housing and homelessness system demonstrate extraordinary resilience, yet they remain at a systemic disadvantage. Reliant on limited income support such as Youth Allowance (around \$331.65 per week) and forced to compete with adults they face significant barriers to entry into the rental and housing market. Despite these challenges, the young people we have worked with this year continue to advocate for themselves, pursue opportunities, and work towards breaking the cycle of homelessness.

The team has also navigated several challenges, including changes to referral pathways, intake and assessment processes, as well as an increase in 24–25-year-olds accessing the service, who are not prioritised for youth refuge vacancies, and therefore require more innovative approaches to support and outcomes. Our team's approach to these sector challenges, and our focus on service collaboration has resulted in strong partnerships and positive outcomes for young people.

A key achievement, was joining a consortium of local providers to win the establishment of a new Headspace facility in South Melbourne. This partnership strengthens our ability to connect clients with professional mental health support and reflects our ongoing commitment to working alongside like-minded, youth-focused organisations.



We have also joined the Bayside Peninsula Family Violence Partnership, a joint initiative between the Family Violence Partnership and the Child and Family Services Alliance across the Southern and Bayside Peninsula region. This initiative plays a vital role in ensuring that victim-survivors experiencing homelessness because of family violence receive appropriate support through integrated and coordinated responses across service providers. In addition, the Youth Team was nominated by the Partnership to participate in the Adolescent Family Violence Community of Practice, providing insight into the experiences of young people facing both homelessness and intimate partner violence.

In the year, the team transitioned to the services of Dr. Irene Krauskopf (PhD), who provides regular clinical supervision. We would like to take the opportunity to thank David Chong for his years of support and guidance to our staff and program. This service, funded internally, offers valuable opportunities for reflective practice and ongoing guidance. We also would like to extend our gratitude to Malvern East/Chadstone Rotary Club who raised \$35,000 for our program in November last year. This was an incredible donation, and the team were able to support clients in a range of ways, including:

- Assisting a young mum and her children to relocate to safe, long-term housing.
- Enabling a young person to move into a long-term tenancy at a local Youth Foyer, which allowed them to complete Year 12 and transition into university.
- Arranging emergency shelter care for a client's dog while they were in temporary accommodation, ensuring they could be reunited and preventing the need for surrender.

We have also strengthened and continued our partnerships with:

- For Change Co. to facilitate several young people through their paid training program aimed at alleviating youth homelessness.
- Father Bob's Foundation, where our clients benefit from its dedicated food relief programs.

These dedicated and essential services are a lifeline for many young people, and we are grateful for their continued support of the community.

The South Port Youth Team has had an outstanding year, and we are excited to carry this momentum into 2025–2026. At the heart of everything we do are the young people we work with. We remain committed to supporting our community, empowering young people to achieve their goals, and advocating for youth-focused services and outcomes that address both immediate needs and long-term systemic change.

Katharine Perez

(Acting) Program Lead – Youth Housing Support Program

Our Board

Our Board, chaired by Maria Tarrant provides leadership and governance for the organisation.

Board members volunteer their time to support our mission to deliver housing and community support for people at risk of homelessness in the inner south of Melbourne.

Board expertise includes governance and law, business and finance, social policy, property design and development as well as lived experience of housing instability.

The Board has established three committees to support the deliberations and decisions of the Board. The committees are Governance, Finance Audit and Risk and Property and Fundraising.

Board

		Commenced
Chairperson	Maria Tarrant	2021
Deputy Chairperson	Rob McGauran	2023
Secretary	Andrew Scarlett	2015
Treasurer	Rochna Banerjee	2023
Member	Prof. Mary Anne Noone	2009
Member	Rachelle Paquin	2006
Member	Tom Barrett	2009
Member	Alex Ghantous	2018
Member	Sheryl Powell	2018
Member	Rob Zeidaks	2023
Member	Anne Mercovich	2024



2024-25 Board Meetings

Month	Attendance	No. of Members
1 Jul 24	9	11
2 Aug 24	9	11
3 Sep 24	8	11
4 Oct 24	5	11
5 Nov 24	8	11
6 Jan 25	9	11
7 Feb 25	9	11
8 Feb 25 (extraordinary)	9	11
9 Mar 25	10	11
10 Apr 25	9	11
11 May 25	9	11
12 Jun 25	6	11

Treasurer's Report

I am pleased to report another year of solid financial results for South Port Community Housing Group, with an operating surplus of \$927k (FY 23-24 surplus \$495k) and a net surplus after depreciation of \$503k (FY 23-24 surplus \$150k).

This has been driven by a number of factors including the successful refurbishment and returned occupancy of Emerald St, providing secure long-term housing for 31 vulnerable renters. Fundraising income of \$140K was secured following the appointment of a Partnership and Philanthropy Manager. Additionally, SPCHG received \$208k from Homes Victoria under the remaining funding of the Building Works Maintenance Stimulus program – which was fully acquitted in December 2024.

South Port's management team have undertaken significant efforts in last year's rent review to ensure transparency in calculations and align with established benchmarks and policy. The Board considered carefully the factors of balancing rising operational costs against the cost pressures of our residents to arrive at this year's setting. As corporate memory has faded in the sector and in State Government departments, the Board has appreciated the thought leadership on the issue of rent setting and continues to advocate, with support from CHIA VIC, to Homes Victoria for clarification on policy.

During the year, SPCHG transitioned to a five-by-five year commercial lease, following the requirement to identify, fit out and move our workplace of 35 years, which has contributed to higher administrative costs. Electricity costs also rose in line with the external market price increases.

We continue to operate in a challenging environment of rising housing demand, cost pressures and greater regulatory oversight to ensure renter safety. Our equity remains strong at \$16.1m backed by net current assets and fixed assets.

The Board has been pleased to note, management has fully the implemented all legacy aspects of the 2022 merger with Prahran Malvern Community Housing, including staffing, banking, and improving the condition and amenity of the housing stock we now manage.

My thanks to the Finance, Audit & Risk Committee members - Alex Ghantous, Mary Anne Noone and Sheryl Powell. A special thanks to retiring member Bill Joyce for his incredible 19 years of dedicated service to our organisation, who we farewellled in 2024.

Rochna Banerjee
Treasurer

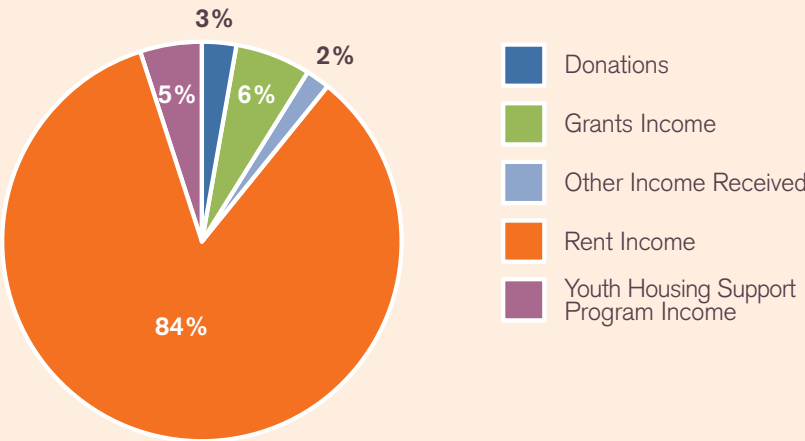


Profit & Loss

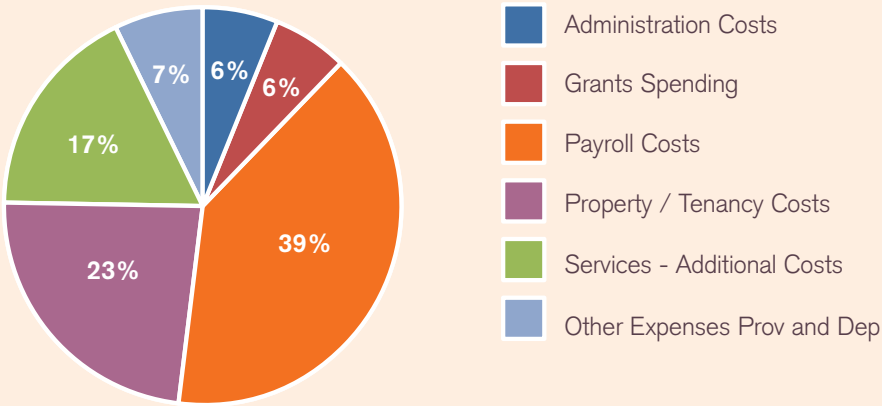
July 2024 through June 2025 – Accrual Basis

	July 2024 - June 2025	July 2023 - June 2024
ORDINARY INCOME/EXPENSE		
Income		
Donations	140,199	48,049
Grants Income	324,002	325,530
Interest Received	107,880	107,347
Other Income Received	46,681	29,510
Rent Income	4,367,951	3,698,086
Youth Housing Support Program Funding	263,860	254,815
Total Income	5,250,573	4,463,337
Gross Profit	5,250,573	4,463,337
Expense		
Administration Costs	306,296	282,301
Grants Spending	303,962	272,401
Payroll costs	1,865,484	1,713,127
Property/Tenancy Costs	1,112,408	967,985
Services - Additional Costs	813,615	732,342
Total Expense	4,401,765	3,968,156
Net Ordinary Income	848,808	495,181
Net Ordinary Income After Provisions	848,808	495,181
Depreciation for 330 Bank St Amortization of Right of Use Land & Building and Emerald St Building		
330 Bank St Amortization of Right of Use Land & Building	267,506	267,506
Emerald St Bldg Depreciation	77,460	77,458
Total Depreciation for 330 Bank St Amortization of Right of Use Land & Building and Emerald St Building	344,966	344,964
Net Ordinary Income After Provisions and Depreciation	503,842	150,217
Net Income	503,842	150,217

Income 2024-2025



Expenses 2024-2025



Balance Sheet - As of June 30, 2025

	June 30, 2025	June 30, 2024
ASSETS		
Current Assets		
Total Chequing/Savings	1,864,560	972,530
Total Financial Assets	1,667,978	1,589,931
Total Accounts Receivable	47,466	67,395
Other Current Assets		
Prepayments	85,427	71,941
Accrued Revenue	32,514	30,400
Advance Payment	15,100	100
Rent Tenants Arrears		
Arrears	29,849	54,350
Provision for Doubtful Arrears	-8,954	-16,305
Total Rent Tenants Arrears	20,895	38,045
Total Other Current Assets	153,936	140,486
Total Current Assets	3,733,940	2,770,342
Fixed Assets		
330 Bank St. Building & Land	11,700,228	11,700,228
Less Accumulated Dep.		
- 330 Bank Amortization of Right of Use Land	-325,000	-300,000
- 330 Bank Amortization of Right of Use Building	-3,634,527	-3,392,022
Total 330 Bank Street	7,740,701	8,008,206
Emerald St Building	5,761,438	5,761,438
Less Accumulated Dep. - Bldg Emerald St	-828,952	-751,492
Total Emerald Street	4,932,486	5,009,946
Furniture & Equipment - At Cost	710,014	700,131
Less Accumulated Depreciation - Furniture & Equipment	-629,716	-537,192
Total Furniture & Equipment	80,298	162,939
Furniture & Equipment Emerald St	8,714	8,714
Less Accumulated Dep. Furn	-8,714	-7,722
Total Furniture & Equipment Emerald St	0	992
Furniture & Equipment 330 Bank St	202,907	202,907
Less Accumulated Dep Furn 330 Bank St	-150,726	-139,451
Total Furniture & Equipment 330 Bank St	52,181	63,456
Motor Vehicles - At Costs	131,000	119,065
Less Accumulated Depreciation - Motor Vehicles	-41,422	-47,075
Total Motor Vehicles	89,578	71,990
Total Fixed Assets	12,895,244	13,317,529
TOTAL ASSETS	16,629,184	16,087,871

Balance Sheet - As of June 30, 2025

	June 30, 2025	June 30, 2024
LIABILITIES		
Current Liabilities - Accounts Payable		
Accounts Payable	97,073	129,711
Total Accounts Payable	97,073	129,711
Other Current Liabilities - Accruals		
Accruals	194,389	85,442
Total Accruals	194,389	85,442
BAS Payable		-23,090
Income in Advance		
Other income in advance	33,951	34,352
Homelessness to a Home Program		52,914
Total Income in advance	33,951	87,266
Total Payroll Liabilities	216,922	225,535
Total Other Current Liabilities	445,262	375,153
Total Current Liabilities	542,335	504,864
TOTAL LIABILITIES	542,335	504,864
NET ASSETS	16,086,849	15,583,007
EQUITY		
Retained Earnings	13,982,625	13,167,609
Housing Expansion Reserve	101,541	155,956
LTM Reserve - Bank Street	1,019,738	1,019,738
LTM Reserve - Emerald Street	479,103	479,103
Net Assets contributed by PMCH on amalgamation		452,196
Transfer to and from reserves		158,188
Net Income	503,842	150,217
TOTAL EQUITY	16,086,849	15,583,007

Partners and Supporters

Sincere thank you to those that have partnered, donated, and worked with us over 2024-25 to support our mission:



















































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