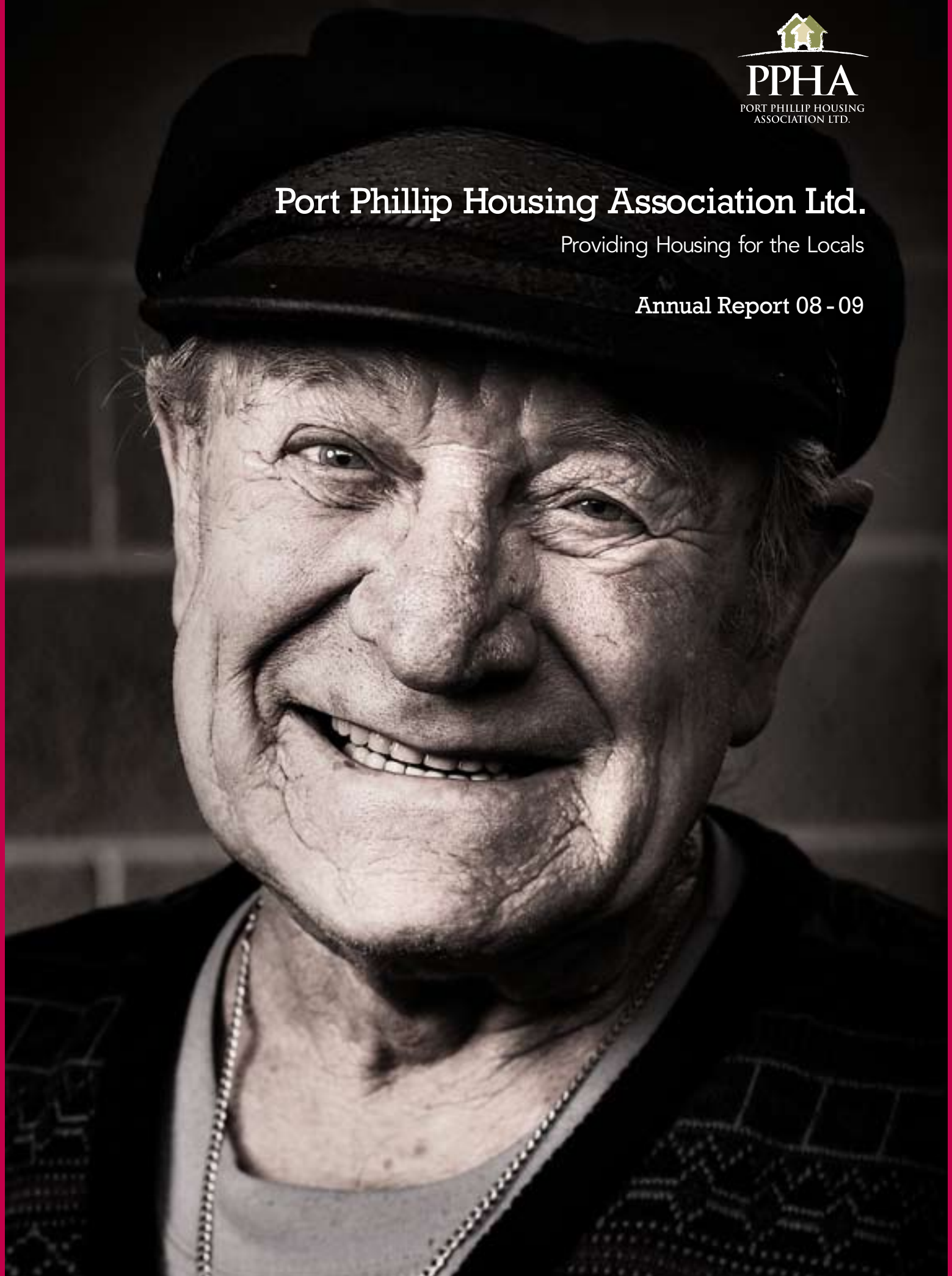




Port Phillip Housing Association Ltd.

Providing Housing for the Locals

Annual Report 08 - 09



Vision and Values

PPHA's vision is for all Victorians to have access to secure, appropriate and affordable housing choices within communities in which they choose to live.

PPHA values:

People – our tenants, staff and board members.

Communities – understanding, respecting and working with difference within our communities.

Housing – high quality design, construction and management.

Accountability – honest, transparent processes for making decisions and accounting for resources.

Independence – of our organisation.

Mission, Principles and Practice

PPHA's mission is:

To increase the supply of secure, high-quality, affordable housing in metropolitan Melbourne for people who may otherwise be excluded from the housing market.

We are committed to community development principles and practice that:

Provide responsive management to our residents.

Enhance personal well-being and strengthen individual lives.

Assist residents to access the resources they need and to connect with their community.

Collaborate with other agencies to achieve our mission.

Contents

BOARD OF DIRECTORS	4
ORGANISATION CHART	5
CHAIRPERSON'S REPORT	6
2008 - 2009 HIGHLIGHTS	7
MORE NEW HOUSING FOR THE LOCALS	9
ASSET MANAGEMENT AND MAINTENANCE SERVICES	10
TENANT PROFILE	11
HOUSING SERVICES	12
PPHA LTD FINANCIAL STATEMENTS	14
PPH TRUST FINANCIAL STATEMENTS	17
SERVICES AND ACKNOWLEDGEMENTS	20
PROPERTY PORTFOLIO	21



PAUL DICKERSON
Tenancy Officer

PPHA plays an extremely vital part in the community by providing much needed affordable, safe housing. Clients being housed for the first time in community housing are surprised by how clean and well-maintained properties are, and how well it caters for their needs.

Board of Directors



BRENDAN MCINTYRE
Bachelor of Laws (LL.B),
Licensed Estate Agent

Chairperson

Barrister and solicitor since 1999, principally working in property law, landlord and tenant law and commercial law. Member of the Law Institute of Victoria.



PAUL BOLT
MBL, BEc, BSW

Acting Disability Services Manager, Southern Metropolitan Region, DHS

Paul has 20 years experience in human services both as a clinician and program manager.



ANNE TUOHEY
BA

Research and Policy Coordinator, St Vincent de Paul Aged Care and Community Services

15 years experience in policy and project management positions with OoH. Social Policy Advisor roles with VCOSS, and other community service agencies, as well as several years consulting to the sector.



STEVE DUNN
MBA, Grad Dip URP, BA

Director, Policy and Strategy, Growth Areas Authority

Steve has held senior management positions in both state and local government and has professional experience in town planning, environmental management and economic development.



NIKI HARLEY
BA (Hons)

PPHA tenant for 13 years

Active participant in local community issues with particular interest in housing, arts, childcare and the environment.



GARY SPIVAK
BA, BSW, Grad Dip UPR
MA (Research)

Housing Development Officer, CoPP since 1985

24 years experience in supporting affordable and social housing through development of housing under the Port Phillip Community Housing Program 1985-2006. Has conducted research projects to support affordable housing, prepared the City of Port Phillip's housing policy and facilitated social housing by social housing providers.



JANE TOUZEAU
Councillor,
City of Port Phillip

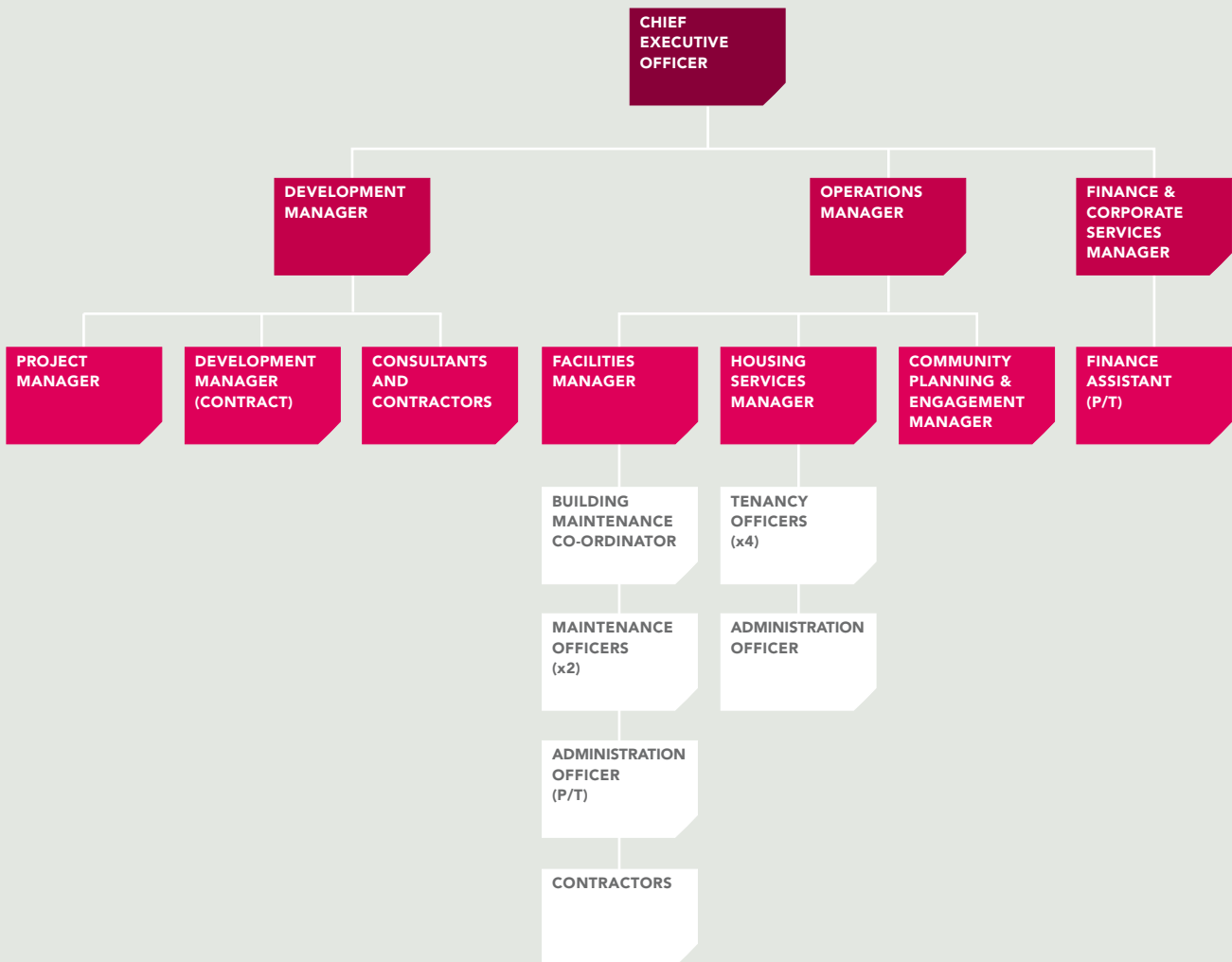
Jane has had many varied years working in the community, most recently teaching adult literacy and English in Broadmeadows. Before that she was the fieldwork co-ordinator for the Community Development BA courses at Victoria University. Jane has taught community development, welfare and literacy at various neighbourhood houses and TAFE colleges.



RICHARD ROBERTS
Director Infrastructure Investments,
Super Investment Management

Richard has had extensive involvement in the development and financing of infrastructure. He spent 5 years with Queensland Treasury negotiating infrastructure packages between the state and developers followed by 10 years in investment banking and 10 years as manager project finance with Thiess Pty Ltd.

Organisation Chart



Staff List

Chief Executive Officer:

Karen Barnett

Operations Manager:

Tanya Armstrong

Finance & Corporate Services Manager:

Steve Morris

Development Manager:

Alida Natoli

Facilities Manager:

Colin Frauenfelder

Building Maintenance Co-ordinator:

Simon Hirth

Maintenance Officers:

Dennis Dunell, Justin Harris

Housing Services Manager:

Joy Tansey

Tenancy Officers:

Kerry Riches, Max Ottaway, Amrit Crewe, Paul Dickerson

Administration Officers:

Maggie Tyers, Helen Avraam

Chairperson's Report

The 2008-2009 financial year has been another period of significant activity for PPHA, yielding valuable gains in our mission of "providing housing for the locals".

A very significant achievement this year was PPHA's competitive bid to deliver the substantial Ashwood Chadstone Redevelopment Project. In May PPHA was selected as a preferred tenderer and all our efforts and hard work were rewarded on 9 September when Premier John Brumby named us the successful tenderer.

This is the first time in Victoria's history that a registered housing association will take the lead in the development and delivery of a large-scale social housing and community regeneration project involving Director of Housing-owned land. The project will be the largest and most challenging in PPHA's history, creating more than 170 affordable rental units and 70 private dwellings. PPHA will then develop over 250 additional affordable rental homes as leverage projects in other parts of Melbourne. I congratulate CEO Karen Barnett, the management and staff team, the board and project consultants for all their hard work that brought us successfully to this historic point.

Elsewhere in Port Phillip, PPHA was successful in purchasing land at auction in Vale Street St Kilda and in negotiating the purchase of land in Chapel Street, St Kilda. These two sites will provide a total of 132 new housing units.

Meanwhile at Kyme Place, Port Melbourne we are continuing to advance the development of 27 new units along with 28 units in Station Avenue, McKinnon, in partnership with the Multiple Sclerosis Society.

This year PPHA also commenced and completed the refurbishment of eight one-bedroom units in Tiuna Grove, Elwood. The association has managed these units since 1986, making them one of our first properties. The units were given a new "long" lease on life and specifically refitted as older persons units.

Over the coming three years, the Ashwood project, leverage projects and our existing state-funded projects currently under development will represent the largest phase of sustained growth in PPHA's existence. We are set to more than double the number of properties under ownership and management; extend our presence in the north of Melbourne beyond our Parkville properties; and establish a significant presence in the East in the Ashwood/Chadstone area.

We are committed in our approach to growth. Opportunities are pursued only if they reflect PPHA's mission and are consistent with our community development principles. They must build on our practice of providing housing for locals with a face-to-face approach to tenancy management and community engagement. We see it as critical that growth is pursued in such a way as to deliver the critical mass needed to sustain a local office base in the communities in which we establish housing.

This year we farewelled Darren Ray and David Moeller from the board. On behalf of the directors I thank Darren and David for their valuable contributions. David served as chair during 2007-2008 and Darren gave a generous nine years of service. I also welcome Councillor Jane Touzeau and Richard Roberts who joined the board this year.

On behalf of the board I thank CEO Karen Barnett and her industrious and dedicated team. The successes we enjoy would not be achieved without the considerable efforts made by them in delivering the housing and services that are the core of PPHA's objectives.

Brendan McIntyre
Chairperson

2008-09 Highlights

PPHA Wins Ashwood Tender



L to R in photo: Matthew Reszka, Project Leader – Affordable Housing Solutions, Bob Stensholt, State MP for Burwood and Chair of the Community Liaison Committee, Anne Tuohey, Director PPHA, Hon John Brumby, Premier, Karen Barnett, CEO PPHA, Councillor Jieh-Yung Lo, Monash City Council, MLA Jennifer Huppert

PPHA is delighted to be the successful tenderer for the Ashwood Chadstone Redevelopment Project.

The project in Melbourne's east will see the construction of 170 social housing homes and an additional 70 homes for private sale on six vacant sites.

The exclusive tender to housing associations is a powerful demonstration of government confidence in the sector to redevelop public housing estates. The project will also serve as a showcase for PPHA's ability to take on large-scale development.

PPHA recognises the importance of the community in planning a socially sustainable and integrated housing development. We see it as important for both our future tenants and the wider community for us to invest in developing a long-term, socially sustainable community in the Ashwood Chadstone area.

To that end, PPHA will appoint a community engagement manager to be based at a local office in Ashwood to coordinate all activity with local and state government, stakeholders, the Community Liaison Committee and the Neighbourhood Renewal Team.

We are optimistic that the project will be a catalyst for ongoing physical renewal in the Ashwood, Ashburton and Chadstone area. It will be a future focus for PPHA, which has committed funds to developing community services and training and employment opportunities for tenants.

2008-09 Highlights

Strategic Plan Review

PPHA developed a new three year Strategic Plan this year with the assistance of MC Two Pty Ltd. We have commenced a huge period of growth underpinned by winning significant funding with the Ashwood project, state government-funded projects and the Commonwealth Nation Building Stimulus Package. This growth builds on a successful history of delivering people-focused housing and represents evolutionary change as PPHA develops a presence in eastern Melbourne and enhances its existing presence in northern Melbourne. In this environment, PPHA is committing to a series of detailed strategic actions that will:

- > Strengthen its governance and strategic planning;
- > Support the expansion of the staff skill base including through the recruitment of new staff;
- > Build its management capacity;
- > Expand operational reach while maintaining its current high standards;
- > Deliver the currently funded developments while securing a pipeline of new projects; and
- > Expand its partnerships with other agencies including the Office of Housing, the City of Port Phillip and other Local Government Authorities.

Pymont wins a Victorian Architecture Award

The newly developed Pymont Rooming House redevelopment won the 'Residential Architecture, Multiple Housing Architecture Award' in the Victorian Architecture Awards 2009.

Congratulations and thanks to Michael McKenna Architecture and Interiors for their outstanding design. The heritage-listed Pymont mansion site has been redeveloped to include a new rooming house that provides innovative singles accommodation.

There are 35 units comprising 20 studios, each with a kitchen and ensuite bathroom, 11 one-bedroom units and 4 rooming house rooms with communal facilities.

Commonwealth Nation Building Stimulus Package

PPHA lodged submissions with the Office of Housing for four projects to be funded under the Commonwealth Nation Building Stimulus Package. At the time of printing, funding had been approved for two of these projects, which will deliver 75 units in Moorabbin and 26 units in St Kilda. If successful, the remaining 2 projects would contribute to delivering a total of 178 one, two and three-bedroom homes by the end of 2011.

PPHA was also successful in securing \$400,000 Nation Building Stimulus Funding for upgrades at Ravelston and Fire Station rooming houses. Extensive renovations included internal and external painting, bathroom and kitchen upgrades and new floor coverings.

Tenancy and Asset Management highlights and achievements are continued on pages 10, 11 and 12.

ANNE TUOHEY Director

There is an irony in our society that often it is those with busy lives that take them away from home, have the best housing. We should as a society recognise that those who spend more time at home are the ones who should have housing they enjoy being in and which nurtures them.



More new housing for the locals

In addition to the Ashwood project and the projects to be funded under the Nation Building Stimulus Package, PPHA is also managing the development of four other new projects. The completion of these units will add an additional 191 units to our existing property portfolio.



Chapel Street, St Kilda

Construction of a four-storey apartment style development, inclusive of lift access, private and communal open space, as well as a basement area for car parking. The completed project will provide 81 new independent living units, including 47 one-bedroom apartments, 31 two-bedroom apartments and 3 three-bedroom apartments.

Target Group:
Singles, couples & families.

Funding:
PPHA: \$8m (25%)
OoH: \$24m (75%)
Total Cost: \$32m

Status:
Planning permit application has been lodged.

Expected Completion:
End of 2011.



Station Avenue, McKinnon

Construction of self-contained units, in a three-storey apartment style building, inclusive of lift access, private and communal open space, a basement area for resident storage as well as car parking located centrally within the development. The completed project will provide for 28 new fully accessible independent living units, including 18 one-bedroom apartments, seven one-bedroom apartments with a study area and three two-bedroom apartments.

Target Group:
Singles, singles with disabilities, older persons and couples

Funding:
PPHA: \$2.2m (25%)
OoH: \$6.5m (75%)
Total Cost: \$8.7m

Status:
Planning permit application has been approved, with construction documentation underway.

Expected Completion:
Early 2011.



Vale Street, St Kilda

Construction of town house and apartment-style dwellings, inclusive of two-storey town houses and four levels of apartments located to the rear of the site. Lift access is provided to the apartments, and residents will be provided with a basement car park, as well areas of both private and communal open space. The completed project will provide 51 new independent living units; including 31 one-bedroom and studio apartments, 13 two-bedroom apartments, five two-bedroom town houses and two three-bedroom town houses.

Target Group:
Singles, couples & families

Funding:
PPHA: \$4.6m (25%)
OoH: \$14m (75%)
Total Cost: \$18.6m

Status:
Planning permit application has been lodged.

Expected Completion:
End of 2011.



Kyme Place, Port Melbourne

Construction of a three-level apartment-style building located over an existing municipal car park, providing self-contained living units inclusive of lift access, private and communal open space. The completed project will provide for 27 new one-bedroom and studio style, self-contained independent living units.

Target Group:
Singles

Funding:
PPHA: \$2.2m (27%)
OoH: \$6.0m (73%)
Total Cost: \$8.2m

Status:
Planning permit application has been lodged.

Expected Completion:
Early 2011.

Asset Management and Maintenance Services

PPHA welcomed some new staff and expanded our Asset Management and Maintenance team in 2008/09. Some highlights and new initiatives undertaken through the year include:

- > Enhancement of building maintenance outcomes was a major focus during the year using the catch phrase 'what are we doing-how can we do it better'. Cyclical maintenance commitments were consolidated, commercially revalued and outcomes risk shared with the preferred service provider.
- > The team hosted an induction afternoon for over 40 new and established PPHA contractors that served to promote safe work methods, proactive maintenance priorities and targeted outcomes for PPHA's existing properties. CEO Karen Barnett also outlined the association's mission, building commitments and plans to expand PPHA's asset base.
- > Tenancy and maintenance staff held a number of presentation and pizza nights for rooming house residents. They were not only a great opportunity for staff to interact with residents, but also for providing information about the buildings, PPHA's planned maintenance program and details of PPHA's processes for requesting maintenance. Residents also had the opportunity to give us feedback and raise any issues that required attention.
- > The all-encompassing annual property inspections occurred during February and March. All of our 537 units, plus all internal and external communal areas were thoroughly inspected and documented by both tenancy and maintenance staff. Some five hundred work requests of varying complexity were created and continue to be completed by PPHA's maintenance staff and external contractors where required.
- > A five-year asset management plan was developed focusing on refining scheduled long-term maintenance, analysing building stock type, location, condition and compliance with standards, plus functional suitability. The plan includes indicative costing for remedial and enhancement works scheduled to be undertaken over the next five years.
- > Communication of maintenance activities with tenants and other interested parties has been improved with the publication of a regular newsletter. The presentation and pizza evenings reinforced the need and potential value of publishing the newsletter and providing another avenue for communication with residents.
- > Our increased staff capacity has provided the ability for regular scrutiny of the works processed through PPHA's computerized maintenance management system, known as CODA, which has strengthened the association's record of achieving its key performance indicators. Over the last year, works have regularly equalled and surpassed the responsive maintenance KPIs. PPHA aims to achieve 95% of urgent works completed within 24 hours, 90% of priority works in seven days and 85% of normal responsive works completed in 14 days.

STEVE MORRIS
Finance & Corporate
Services Manager

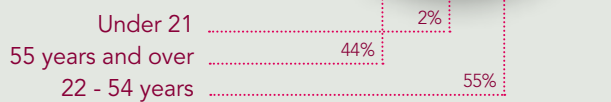
I spent about 12 months looking for this role. I wanted something that had a good feel about it, something that I would be glad to be a part of.



Tenant Profile

PPHA is currently managing 537 tenancies, providing secure and affordable housing for over 700 residents. The profile of tenants remains largely the same, but there has been a gradual shift towards a higher proportion of our residents who are employed, with 20% now either fully or partly employed.

AGE 2008



AGE 2009



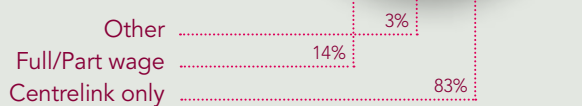
GENDER 2008



GENDER 2009



INCOME 2008



INCOME 2009



Housing Services



Older Persons Units in Tiuna Grove, Elwood

Demand for services

At the end of June 2009, PPHA had 843 applicants on our waiting list – an increase of more than 200 applicants since July 2007. Demand for housing is predominantly from singles and aged singles with 77% of applicants seeking one-bedroom dwellings.



COLIN FRAUENFELDER Facilities Manager

Affordable housing has a new community-spirited connection for me. When I started work at PPHA, it exploded my thinking from the historic 'commission housing'.

Community development activities and programs initiated this year

- > Successfully secured a City of Port Phillip grant for \$10,000 to continue to provide the "Breaking Bread, Sharing Stories" program of cooking classes for rooming house residents.
- > Facilitated a program of providing free pap tests for women in rooming houses.
- > Developed plans to establish a PPHA community garden for our 100+ residents at Parkville Gardens.
- > Designed and provided a vegetable garden and gardening tools for residents at Fire Station Rooming House.
- > Facilitated creative writing sessions for residents at Albion St with Roomers magazine for rooming house residents.
- > Held 'pizza nights' at rooming houses to engage maintenance staff with residents and encourage reporting of issues.

Achieving Social Inclusion

Following the completion of Woodstock Rooming Housing in 2006 PPHA was focused on ensuring a smooth transition for tenaning of the building and ensuring acceptance of tenants into the community. The project received significant opposition from local residents and traders. However, PPHA's post-occupancy evaluations have found that the initial negativity and opposition to the community housing project has diminished over time. The surveys revealed that the majority of neighbours had no concerns about the operation of community housing in their neighbourhood and many had positive reactions.

We believe that a contributing factor to the success of Woodstock is that PPHA has been active in facilitating opportunities for Woodstock tenants to engage with the neighbouring residents. This included an open day where neighbours could come and see for themselves how the development looks and have an opportunity to meet the tenants. An afternoon tea was also held where the tenants invited nearby neighbours and traders to come and enjoy home-made cakes and savouries cooked by the tenants. This was very successful and has helped to reduce the negative stereotyping and improved the social integration and acceptance of the tenants.

The residents are proud to call Woodstock their home, including Daphne, whose story follows.



MAGGIE TYERS
Administration Officer

I remember the feeling of elation after PPHA housed a woman who'd been living on the streets for months. When the woman was offered a rooming house room she skipped across the office courtyard.

Daphne grew up in North West Tasmania, boarding at Launceston Ladies College where she met girls from all sorts of different backgrounds, some of whom remain friends to this day.

Daphne's passion was to travel and see Australia and to work as a preschool teacher. Leaving school she worked at a Salvation Army Orphanage, earning enough money to enroll in teachers college. After graduating she moved to Victoria becoming an 'itinerant teacher,' which meant she would move between country schools, going wherever she was needed.

For 35 years, Daphne continued teaching at country schools in Queensland, Northern Territory, Western Australia and South Australia. This was truly a life on the road, fulfilling her dream to travel and see more of Australia than most people.

Moving back to Victoria she worked for a short time at Red Tulip. Later she moved to Gippsland taking a nanny position for 4 years, living near the Lakes.

Health reasons forced a return to Melbourne, where Daphne had a knee replacement. She felt lucky to find accommodation at the beautiful old mansion known as "Eildon"

in St Kilda. When the mansion became a backpackers, a position as housekeeper kept her living-in and employed until it was sold to the French Embassy.

In need of a home again Daphne approached Homeground in St Kilda who told her about Port Phillip Housing Association. Daphne was delighted to be offered a room at Woodstock in Balaclava within a week. She was amazed to find a brand new property to move into, and took a second floor room with a patio near the lift.

One of the highlights of living in this rooming house is that all the residents get to cook a variety of dishes with a professional chef. Daphne recalls how excited she was when they were invited to cook an afternoon tea for the PPHA staff, the local police, local council and the surrounding neighbors. A further invitation came to show off their culinary expertise by preparing for PPHA's AGM function. The residents decided to publish their recipes in "Woodstock Cookbook". Daphne gave a copy of the cookbook to a neighbour she befriended at the afternoon tea. The cookbook was passed around to other neighbors and Daphne believes this really made a difference to their finally being

accepted in the local area.

Now on the far side of 70, Daphne regards Woodstock as her home. "As I stand on my patio, listening to bustling Carlisle Street, I count myself lucky to have a comfortable home, with nice neighbors', and close to shops and transport. ... I am truly content" says Daphne.



Daphne preparing food in the cooking classes.

PORT PHILLIP HOUSING ASSOCIATION LIMITED

ABN: 13 116 093 004

Income Statement for the Year Ended 30 June 2009

	2009	2008
	\$	\$
Revenue from government and other grants	281,250	1,728,750
Other revenue	3,615,077	23,506,277
Employee benefits expense	(973,987)	(876,774)
Depreciation and amortisation	(32,118)	(25,576)
Finance costs	(272,192)	(197,171)
Repairs, maintenance and vehicle running expense	(752,441)	(420,247)
Audit, legal and consultancy expense	(115,124)	(102,317)
Administration expenses	(204,683)	(160,616)
Profit before income tax	1,545,782	23,452,326
Income tax expense	0	0
Profit after income tax	1,545,782	23,452,326



JOY TANSEY
Housing Services Manager

Older people don't need to fear being squeezed out of the area that they have grown old in, where all their friends are, where they go to church, the kids went to school, where they know the local shop keeper. PPHA aims to keep people in the area where their links are and that is so important for social and mental well-being.

PORT PHILLIP HOUSING ASSOCIATION LIMITED

ABN: 13 116 093 004

Balance Sheet as at 30 June 2009

	2009	2008
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	843,264	1,373,904
Trade and other receivables	332,815	316,045
TOTAL CURRENT ASSETS	1,176,079	1,689,949
NON-CURRENT ASSETS		
Financial assets	5,000	5,000
Property, plant and equipment	64,169,262	52,382,938
TOTAL NON-CURRENT ASSETS	64,174,262	52,387,938
TOTAL ASSETS	65,350,341	54,077,887
CURRENT LIABILITIES		
Trade and other payables	15,491,789	6,780,880
Short term provisions	148,000	132,237
TOTAL CURRENT LIABILITIES	15,639,789	6,913,117
NON-CURRENT LIABILITIES		
Trade and other payables	6,000,000	5,000,000
TOTAL NON-CURRENT LIABILITIES	6,000,000	5,000,000
TOTAL LIABILITIES	21,639,789	11,913,117
NET ASSETS	43,710,552	42,164,770
EQUITY		
Retained earnings	43,710,552	42,164,770
Reserves	0	0
TOTAL CURRENT LIABILITIES	43,710,552	42,164,770

PORT PHILLIP HOUSING ASSOCIATION LIMITED

ABN: 13 116 093 004

Cash Flow Statement for the year ended 30 June 2009

	2009	2008
	\$	\$
CASH FLOW FROM OPERATING ACTIVITIES		
Receipts from customers and stakeholders	3,814,945	25,175,214
Payments to suppliers and employees	(2,855,264)	(1,620,934)
Interest received	81,382	59,763
Finance costs	(272,192)	(197,171)
Net cash generated from operating activities	768,871	23,416,872
CASH FLOW FROM INVESTING ACTIVITIES		
Acquisition of property, plant and equipment	(11,774,511)	(34,749,830)
Net cash used in investing activities	(11,774,511)	(34,749,830)
CASH FLOW FROM FINANCING ACTIVITIES		
Capital grants and borrowings	10,475,000	10,600,000
Net cash generated from (used in) financing activities	10,475,000	10,600,000
Net increase in cash held	(530,640)	(732,958)
Cash at the beginning of the financial year	1,373,904	2,106,862
Cash at the end of the financial year	843,264	1,373,904

PORT PHILLIP HOUSING TRUST

ABN: 19 604 981 200

Income Statement for the Year Ended 30 June 2009

	2009	2008
	\$	\$
CASH FLOW FROM OPERATING ACTIVITIES		
Revenue	2,043,082	1,914,390
Other Income	365,556	34,321,821
Other expenses	(32,960)	(44,076)
Administration expenses	(12,260)	(8,008)
Maintenance and property expenses	(1,409,109)	(710,245)
Property Management fee	(1,080,000)	(1,200,000)
Net profit (loss) attributable to Trust	(125,691)	34,273,882
Total net profit (loss) attributable to Trust	(125,691)	34,273,882

“

”

AMRIT CREWE**Tenancy Officer**

I believe in social justice and equality. Working at PPHA provides me with challenges and gives me the satisfaction that I contribute in making a difference in a person's life on a daily basis.



PORT PHILLIP HOUSING TRUST

ABN: 19 604 981 200

Balance Sheet as at 30 June 2009

	2009	2008
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	2,113,855	1,410,452
Trade and other receivables	300,035	914,026
TOTAL CURRENT ASSETS	2,413,890	2,324,478
NON-CURRENT ASSETS		
Property, plant and equipment	37,954,724	37,172,164
TOTAL NON-CURRENT ASSETS	37,954,724	37,172,164
TOTAL ASSETS	40,368,614	39,496,642
CURRENT LIABILITIES		
Trade and other payables	704,434	106,773
TOTAL CURRENT LIABILITIES	704,434	106,773
NON-CURRENT LIABILITIES		
Trade and other payables	0	0
TOTAL NON-CURRENT LIABILITIES	0	0
TOTAL LIABILITIES (excluding net assets)	704,434	106,773
EQUITY		
Net assets attributable to Trust	39,664,180	39,389,869
TOTAL LIABILITIES (including net assets)	40,368,614	39,496,642

PORT PHILLIP HOUSING TRUST

ABN: 19 604 981 200

Cash Flow Statement for the year ended 30 June 2009

	2009	2008
	\$	\$
CASH FLOW FROM OPERATING ACTIVITIES		
Receipts from customers and stakeholders	2,323,697	36,176,742
Payments to suppliers and employees	(1,322,677)	(2,097,300)
Interest received	84,943	59,469
Net cash (used in) provided by operating activities	1,085,963	34,138,911
CASH FLOW FROM INVESTING ACTIVITIES		
Acquisition of property, plant and equipment	(782,560)	(35,062,607)
Net cash used in investing activities	(782,560)	(35,062,607)
CASH FLOW FROM FINANCING ACTIVITIES		
Cash Contribution	400,000	400,000
Net cash provided by financing activities	400,000	400,000
Net (decrease) increase in cash held	703,403	(523,696)
Cash at the beginning of the financial year	1,410,452	1,934,148
Cash at the end of the financial year	2,113,855	1,410,452

Services

Community

Good Shepherd Youth & Family Service
 Inner South Community Health Centre
 Wintringham
 Royal District Nursing Service
 Sacred Heart Mission
 Argyle Street Housing Service
 Junction Clinic Crisis Assessment Team
 Port Phillip Community Group
 Kate Incerti, Housing Information and Support Worker,
 City of Port Phillip

Financial

Jeff Garnet, Lindsay Brown & Associates

Communications and Marketing

OBM Advertising

IT

Mathew Taylor, Onesimus Pty Ltd

Legal

Andrew Boer, Moores Legal
 Phil Bisset, Sharnie Halls, Minter Ellison
 Paul Carrick, Corrs Chambers Westgarth

Strategic Planning

Joseph Connellan, MC Two Pty Ltd

Project Development

Hal Bisset, David Moeller, Tim Liston, Matthew Reszka,
 Neil Youren, Affordable Housing Solutions
 Leon Lachal, Montlaur Project Services
 Russell Fairlie, RATIO Consultants
 Maugan Bastone, Andrew Duggan, Kris Wilson, Edgar
 Gottschalk, Urbis
 Anthony Prowse, Prowse Quantity Surveyors Pty Limited
 Nicole Jilich, WT Partnership Quantity Surveyors
 Brett Gamon, Chisholm and Gamon Real Estate Agents
 David Clement, Preston Rowe Patterson (PRP)
 Valuers & Consultants
 Brendan Sheales, Westlink Consulting

Architecture

Eli Giannini, Dana Bonacci, Joshua Wheeler, Chris Jones,
 Rob McGauran, McGauran Giannini Soon Pty Ltd
 Leo De Jong, De Jong Architects
 Daniel Liong, Craig Stoll, Stoll Long Pty Ltd
 Michael McKenna, Michael McKenna Architects
 Greg Anson, Riordan Gough, FMSA

Local Government

Gary Spivak, Phillip Beard, City Of Port Phillip
 Nick Matteo, Chris Leivers, Maribyrnong City Council
 Paul Kearsley, Fee Harrison, Carolyn McClean, Monash
 City Council
 Peter Jones, Fergus Chisholm, John Brooks, Glen Eira Council
 Jonathan Guttman, Kingston City Council

Acknowledgements

Mark Tan, Robert Macbeth, Housing Sector Development,
 Office of Housing
 Michael Papadopoulos, Michael Thompson, Adrienne Hearn,
 King Ng, Nation Building, Office of Housing
 Michael Forbes, Mark Hamilton-Smith, Sue Bell,
 Niraj Pau Housing Registrar
 Staff and colleagues, Community Housing Federation
 of Victoria and Community Housing Federation of Australia




MAX OTTAWAY Tenancy Officer

I was drawn to PPHA because I believed it to be a cutting-edge community housing organization. My initial impression proved to be correct and I am proud to say that I work with PPHA housing, the underprivileged in our community.

Property Portfolio

	PROPERTY		OPU	2BR	3BR	4BR	RH ROOM	SEMI SELF CON.	SELF CON. STUDIO	1BR	TNTS (min)	UNITS
1986	TIUNA GVE, ELWOOD		8								8	8
1987	DANDENONG RD, EAST ST KILDA ("BROXTED")						10	1		1	12	12
1990	MILTON ST, ELWOOD			6	3						21	9
1990	TENNYSON ST, ELWOOD ("RAVELSTON")	•					19		1		20	20
1992	BRIGHTON RD – SCOTT ST, ELWOOD ("FIRE STATION")						10				10	10
1993	CARLISLE ST, ST KILDA	•	12								12	12
1994	GROSVENOR ST – BRUNNING ST, EAST ST KILDA		10	8	2						32	20
1996	ARGYLE ST, ST KILDA	•		9	5				2		35	16
1996	BALLUK WILLAM CRT, ST KILDA	•	21	9	15	1				10	98	56
1999	BELFORD ST, ST KILDA									2	2	2
2000	LITTLE GREY ST, ST KILDA ("THE REGAL")						39		10		49	49
2001	ALBION ST, BALACLAVA ("JOHN CRIBBES HOUSE")	•					29		8	5	42	42
2003	INKERMAN ST & GREEVES ST, ST KILDA ("INKERMAN OASIS")	•	9	11	1	1				8	46	30
2004	BARKLY ST, ST KILDA ("CHELMSFORD")	•					7	13	16		36	36
2004	LIARDET ST & NOTT ST, PORT MELBOURNE									6	6	6
2005	PRINCES ST, PORT MELBOURNE ("EXCELSIOR HALL")	•		2						13	17	15
2006	MARLBOROUGH ST, BALACLAVA ("WOODSTOCK")	•					14	4	12	1	31	31
2007	PARKVILLE GARDENS	•	12	45		14				11	169	82
2008	BARKLY ST, ST KILDA ("PYRMONT")	•					4		20	11	35	35
2008	ENFIELD ST, ST KILDA ("ENFIELD HOUSE")	•	31	4							39	35
2008	ORMOND RD, ELWOOD	•	9	1					1		12	11
	TOTAL		112	95	26	16	132	18	70	68	732	537

Current Projects

	PROPERTY		OPU	2BR	3BR	4BR	RH ROOM	SEMI SELF CON.	SELF CON. STUDIO	1BR	TNTS (min)	UNITS
2010	STATION AVENUE, MCKINNON	•	25	3							31	28
2010	KYME PLACE, PORT MELBOURNE	•								27	27	27
2011	VALE STREET, ST KILDA	•		18	2				1	30	73	51
2011	CHAPEL STREET, ST KILDA	•		31	3					47	118	81
2012	ASHWOOD PROJECT (TBC)	•	79	47	15					66	284	207
2012	ASHWOOD LEVERAGE SITES (TBC)	•	70	110	8					40	354	228
2012	NATION BUILDING PROJECTS	•	60	28					10	30	156	128
	TOTAL		234	237	28				11	240	1043	750



Simon Hirth
Building Maintenance Co-ordinator

Spending time here you pick up on a special vibe generated by our tenants. It's a good vibe.







Port Phillip Housing Association Ltd.
Suite 6/22-28 Fitzroy Street
St Kilda, VIC 3182

Ph: (03) 9534 5837

Fax: (03) 9534 8636

Email: info@ppha.org.au

Web: www.ppha.org.au

Port Phillip Housing Association Ltd
ABN 13 116 093 004

as Trustee for Port Phillip Housing Trust
ABN 19 604 981 200