

Access 2 Place Housing
Annual Report

2022-2023



“Access 2 Place Housing operates across several First Nations lands in South Australia. We acknowledge the Traditional Custodians of Country throughout the lands on which we work and live and pay our respects to their Elders past and present. We recognise and respect their cultural heritage, beliefs and continuing relationship with the lands and waters.”



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Chair Report

Natasha Rees
A2P Board Chair

We are now building homes in partnership with our tenants, designed by them, which they can consider their own home. This supports our vision of purpose-built homes that empower people with disability.

Good housing design goes beyond just being an accessible place to live, but can improve the independence and wellbeing of people with disability and that is reflected in our new vision.

This year saw the retirement of Mark Phelps and Gavin Cragg, two of our longest serving Directors.

I would like to thank them both for their significant expertise and contribution over the past 9 years, and for growing Access 2 Place into the organisation that it is today.

We welcomed Finbar Mills who strengthens the board with his expertise in marketing and communications along with lived experience of disability from a spinal cord injury in 2009. James Lawes joined the board and became Chair of the Audit, Risk and Compliance board sub-committee.

Finally, I would like to thank our CEO, Trent Lines, and all the staff for their passion, innovation and commitment to supporting our tenants.

Firstly, I would like to thank our outgoing Chair, Mel Blondell, who has been on the board of Access 2 Place since 2016 and Chair since 2017.

She has led us through some challenging times including the 2019-20 summer bushfires, where our homes on Kangaroo Island were threatened but thankfully ultimately not affected, and shortly afterwards the COVID pandemic.

Her leadership has meant that Access 2 Place is in a strong position of growth and is now the leading NDIS specialist disability housing provider in South Australia and fourth largest in Australia.

It is a privilege to take over as Chair of South Australia's leading specialist disability housing provider. My goal for Access 2 Place is to continue to grow in maturity as an organisation, with 2024 being our 10th anniversary.

Earlier this year the board held strategic planning sessions to review our Strategic Plan, and our new Strategic Plan is now in place for 2023 – 2026.





Vision

Purpose-built homes that empower people with disability.

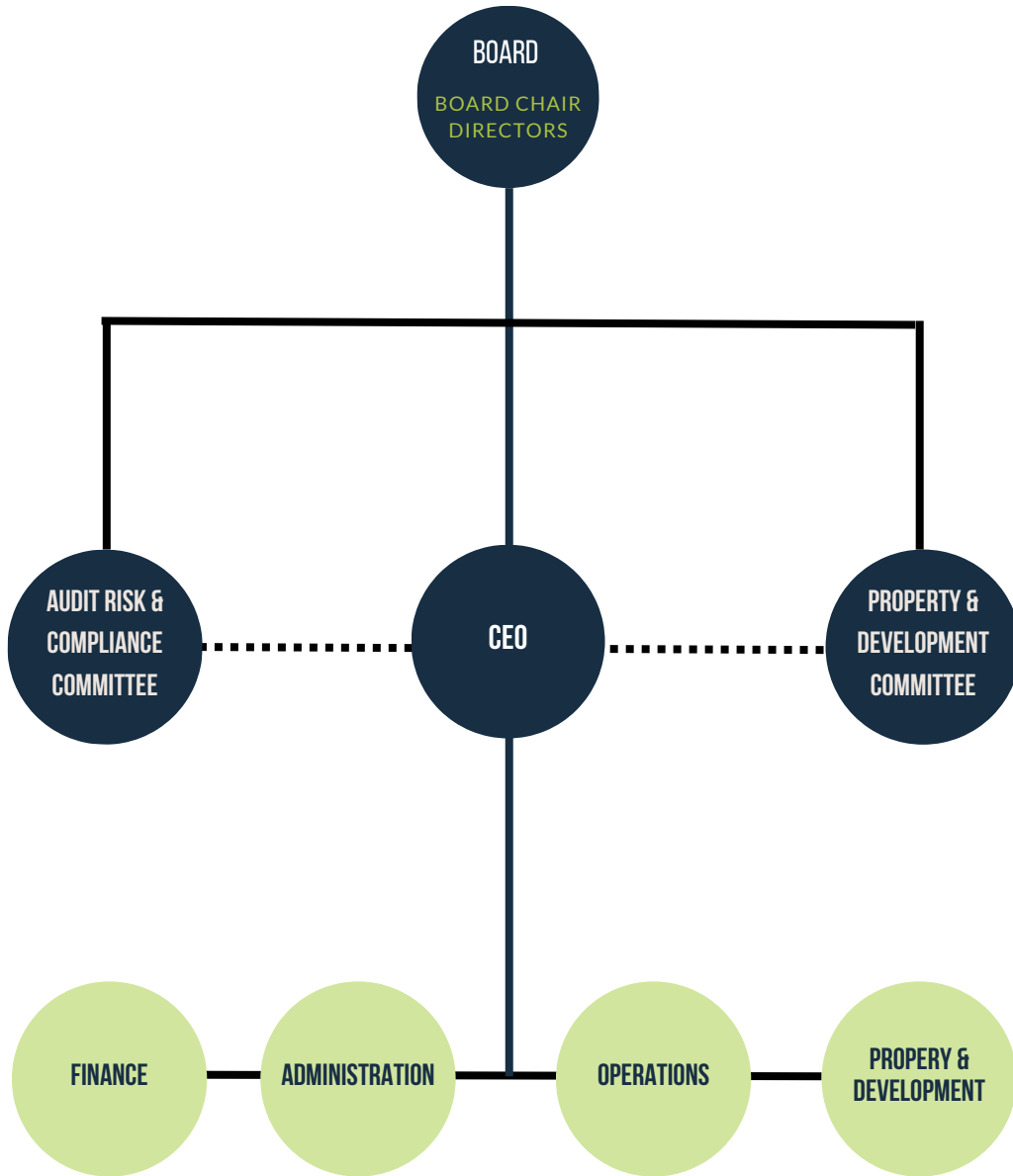
Mission

Our mission is to provide innovative, secure, choice-based, affordable housing options and sustainable tenancy management for people living with disability.

Values

- **Integrity:** "We do the right thing – even when no one is looking"
- **Evolving:** "We are agile, we adapt, we lead"
- **Equity:** "We recognise that not everyone has the same advantages in life"
- **Choice:** "A person's choice is as individual as they are"
- **Resilience:** "We are here to stay"
- **Persistence:** "We ask the difficult questions and we don't back away from a challenge"

Organisation Structure



No. 1 choice of Disability
Housing Provider



Growth through
purpose



Independent
sustainable organisation

Strategic Pillars
2023-2026



CEO Report

Trent Lines
Chief Executive Officer

After nine years of operation Access 2 Place Housing (A2P) remains focused on ensuring it continues to provide accessible, safe and secure housing for the most vulnerable members of our community.

We are now two years into our 10-year development program that includes constructing 100 new contemporary homes, that are purpose-built for those most in need. Twenty-five individual homes have been approved for construction for pre-identified participants who have been involved in every step of the home-building journey. From selecting the site, designing the home and undertaking specifications and selections, the entire process is completely collaborative with the end-user – our tenant.

Our tenant-led approach was used in completing three homes during the year. One home, owned by the SA Housing Trust, was a significant refurbish and upgrade.



The home was co-designed and specified with materials selected to suit the individual needs of a participant living with high complex needs. With multiple stakeholders involved the process was challenging, collaborative and ultimately highly rewarding for the participant and his family.

We have continued to invest into improving and upgrading our existing homes, with a record maintenance investment of over \$1 million.

During the year, we created two new roles, General Manager Disability Housing and a Marketing & Engagement position. The central premise of both positions is to create wonderful experiences for tenants in our homes, while engaging deeper within the disability sector and wider community.

The re-focused engagement includes the newly-developed Community Housing Advisory Group (CHAG), which commenced in July 2023. The purpose of the CHAG is to hear the voice of our most important stakeholder – our tenants. By collaborating with key stakeholders, we aim to work towards ensuring a broader and more diverse range of views are considered, when making decisions that impact our tenants. A2P's first Reconciliation Action Plan (RAP) was endorsed late in 2022. The Reflect RAP has provided A2P with the opportunity to better understand Aboriginal and Torres Strait Islander cultures, while expanding our engagement, by learning and partnering with our tenants and their communities.

Over the past twelve months we have developed a Strategic Plan 2023 – 2026, that focuses on the three pillars:

- No.1 choice of Disability Housing Provider.
- Growth through purpose.
- Independent sustainable organisation

Strategically, the key themes are to focus on improving the wellbeing of our tenants, developing housing solutions and strengthening partnership engagement.

From a financial perspective, the underlying performance has been strong with revenue exceeding the forecast by 10%. The strong balance sheet position places A2P in an ideal position to deliver the 10-year development program, in a measured and controlled manner that meets the growing demand for contemporary, purpose-built disability accommodation.

On the staffing front, I am pleased to report that the A2P remains an attractive place to work, with our monthly staff engagement score remaining strong with an average of 91%. In closing, I extend heartfelt gratitude to our dedicated team for their unwavering commitment and hard work throughout the past year. Their resilience and tireless efforts have been instrumental in our collective success and have not gone unnoticed. We thank them for their exceptional contributions and ongoing commitment to improve the lives of the most vulnerable members of our community.



Disability Housing Report

Emma Calabro
General Manager
- Disability Housing



I am profoundly honoured and excited to have joined Access 2 Place as the General Manager of Disability Housing in April 2023. It is a privilege to be part of A2P's journey towards an inspiring future. As part of the leadership team, I am eager to apply my expertise, experience, and passion to further our organisation's mission and positively impact the lives of our tenants.

Over the past year, our focus has been on rigorously reviewing and updating our policies, processes, and systems. This ensures their alignment with the standards of our regulatory bodies and addresses the dynamic needs of our industry. In doing so, we not only adhere to the necessary guidelines and regulations but also prioritise the best interests of our organisation and all stakeholders.

Our commitment to the Disability, Ageing & Lifestyle Expo is a testament to A2P's dedication to building connections and providing access to vital resources for individuals with disabilities. We have reinforced our commitment to tenant services through collaborative efforts between our housing officers and maintenance teams.

We have prioritised personalised tenant visits, assigning each tenant a dedicated Housing Officer. The integration of new team members has brought a wealth of diverse skills, enhancing our approach to provide consistent, cohesive, and positive experiences for our clients. By focussing our services around tenant needs, Access 2 Place is advancing its tenant-centric approach, offering more customised and efficient services.

Our communication with tenants has been bolstered by the Exceptional Needs Unit Training and Development Support Grant. Our grant application was geared towards enhancing the skills and confidence of our frontline staff in communicating with tenants who have Complex Communication Needs.

This grant has enabled us to offer extensive training in areas such as the use of communication tools and boards, basic Auslan sign language, Trauma-Informed Tenancy Practice, and Autism SA - Communication and Awareness Training. This training ensures our staff are well-equipped to engage inclusively with tenants with unique communication needs.

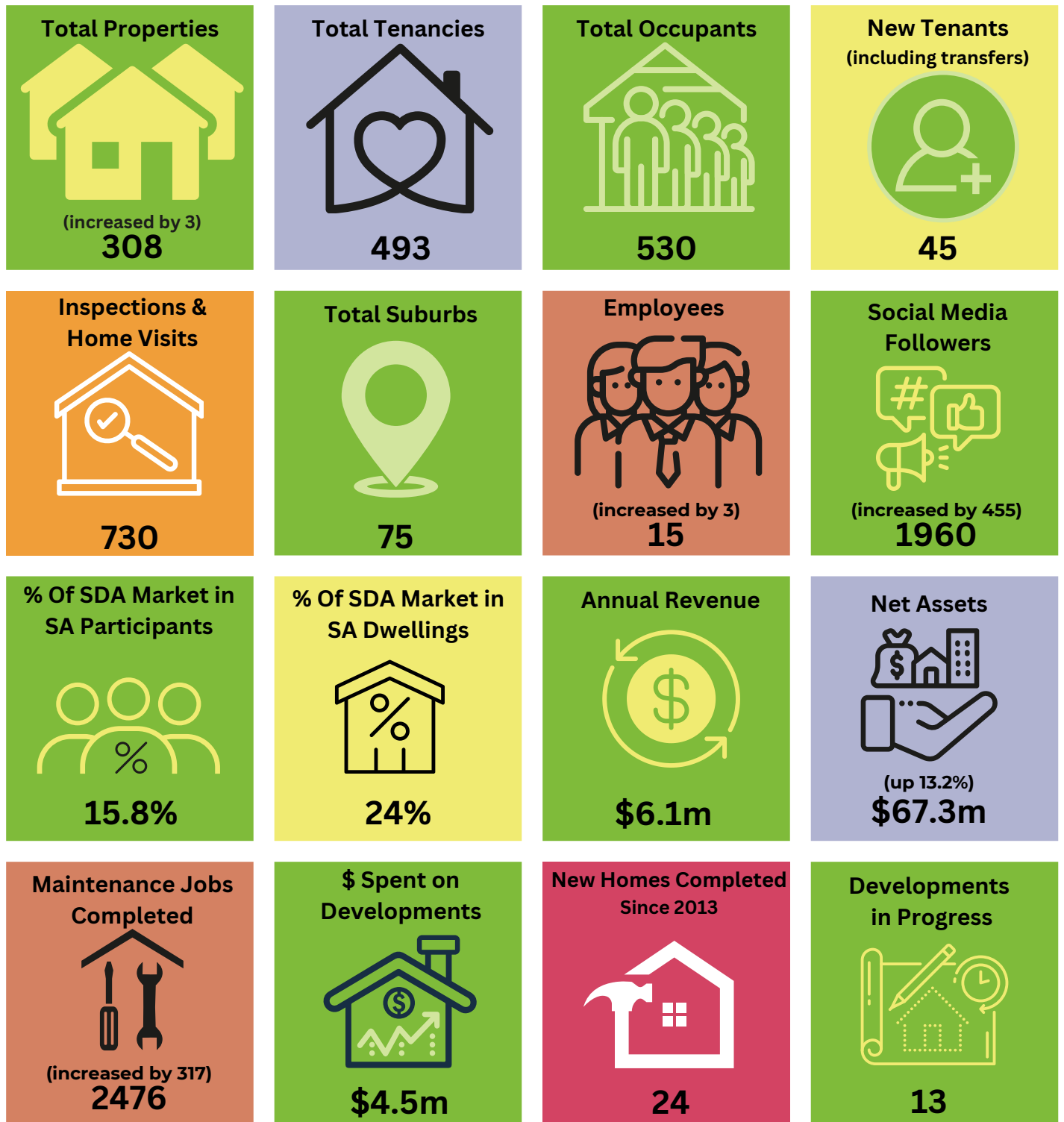
We recognise the importance of feedback and engagement from tenants, staff and stakeholders, and continue to focus on this. This engagement is crucial for refining our services, enhancing our customer service approach, and gaining deeper insights into tenant needs and preferences.

As I collaborate with the board, management and staff at Access 2 Place, I am enthusiastic about contributing to the development of inclusive, empowering, innovative, and sustainable housing solutions for our community.



Year in Review

Company snapshot as at 30 June 2023



Report of the Property Development Committee

David Mullins

Chair, Property & Development Committee

While the Property & Development Committee continues to investigate new opportunities to create quality homes for our tenants and the disability community, the core focus has been delivering our existing housing pipeline. The committee has refined its approach to builder assessment and approval with consideration given to disability housing experience, Specialist Disability Accommodation (SDA) standards, scale, capacity, and geography. This has resulted in a diverse range of builders being engaged by Access 2 Place, reducing our concentration risk in what has become a particularly challenging sector to operate in. In the current inflationary environment and with rising construction costs, it has been vital to develop this framework to mitigate both financial and project delay risks which would have a negative outcome for our tenants and stakeholders. We are pleased to say that our experience with each of our builders has been very positive and we have full confidence in their ability to deliver exceptional outcomes.

A continuing area of focus for the committee is the impact of environmental factors on development site selection and housing design. Assessing climate risks such as fire and floods is critical when considering development sites and the committee continues to enhance the due diligence requirements in respect to these assessments.

Access 2 Place is also in the middle of the rollout of its solar panel project which will provide significantly lower energy costs to be passed on to our tenants.

One of the significant achievements of 2023 was the completion of our Christies Beach Robust Project which provides a much higher quality of living for a tenant living with very high and complex needs. This tenant-led housing solution has been in the pipeline for several years with extensive ongoing consultation between the tenant's family, supports and other stakeholders over the journey.

As we look forward to the immediate future, the committee is excited about the positive housing outcomes we can achieve. Through a tenant-led approach and with the evolving relationships with our builders and key stakeholders, we are looking forward to seeing high quality homes created for the disability community.



From Dreams to Reality

Changing lives in Adelaide's South



We recently handed over keys to two groups of excited tenants in an inner-southern suburb of Adelaide as they moved into their brand spanking new homes.

Their journey to a new home started in 2021 with dreams of a purpose-built home, a wish list of features and a building site.

We first met one of the Oaklands Park future tenants and their families in May 2021. Kim, Kate, Adam and Charlie were already living together and wanted to continue the small community they created in an environment that better met their individual needs.

Another family and their son Charlie were also looking forward to a new lifestyle in a brand new purpose-built home that would support Charlie's independence, while laying down their roots in a location close to friendship groups, carers and services.

Access 2 Place was able to find a block of land for Charlie which quickly turned out to be a perfect match for both groups, starting the co-design for not one but two homes. Being involved in the design process ensured that the final design met and went beyond Specialist Disability Accommodation (SDA) requirements but also incorporated the specific features each family wanted to incorporate in their home.

For Charlie this meant being able to have his own space where he would have enough room for his sports and movie paraphernalia while being able to comfortably move around the home in his wheelchair.

Kim, Kate, Adam and Charlie would each have their own bedrooms with access to shared bathrooms while having shared indoor and outdoor living spaces to come together for meals, to watch tv and have enough room for their families to visit and spend time with them.

Incorporating accessible features and the latest technology means the homes are wheelchair accessible with wide halls and doorways and access ramps, while the kitchens have adjustable benchtops and temperature is controlled through zoned touch screens.

Ultimately the collaboration process has resulted in the creation of two state-of-the art homes, providing these tenants with the security of an ongoing home that meets their needs, while giving them the opportunity to live as a family, offering independence and maintaining dignity.

"We have thoroughly enjoyed being part of, and watching the creation of Charlie's forever home," said Charlie and his family in a thank you note to Access 2 Place. "We've loved collaborating with the whole team seeing this all materialise."

"Our family can't wait to put down roots at this home, enjoy our quality time together, utilising the awesome facilities and most of all the security a long term housing situation provides us."



Solar Panel Program

Empowering Sustainability and Tenant Well-being: Access 2 Place Housing's Innovative Solar Initiative

In a determined move towards sustainability and the wellbeing of our tenants, Access 2 Place has rolled out a pilot program to install solar panels across 18 of our owned homes portfolio. This forward-thinking initiative, launched in 2022, is a collaboration between A2P and 369Labs (369labs.com.au), a notable South Australian technology company dedicated to advancing the adoption of solar energy.

At the heart of this transformative effort is an innovative concept crafted to align the interests of both A2P and our tenants. A2P takes the lead in acquiring solar systems for designated homes, and in return, tenants can access solar electricity at a discounted rate — 20% less than market rates. This groundbreaking approach not only offers tenants access to green energy but also allows A2P to recoup the investment over an estimated 7.5 years, all without requiring any upfront capital from our tenants.

369Labs plays a crucial role in offering comprehensive services to our tenants from initial cost assessments to the seamless installation of solar panels and inverters. They ensure grid connectivity, and their expertise ensures a smooth transition to sustainable energy sources.

As we move toward a more sustainable future, A2P's commitment to the prosperity of its tenants is clear. Recognising the financial constraints faced by many people, the program addresses this challenge by providing immediate benefits without capital expenditure.

This visionary approach promotes sustainable practices while delivering tangible advantages for occupants.

An innovative aspect of this initiative is the tenant-friendly power monitor and Beat Energy smartphone app providing users with real-time electricity consumption insights, encouraging conscientious energy use. The monitor's dynamic illumination of vibrant green, red and orange easily empowers tenants to optimise their electricity usage, they can clearly identify when they are using solar power (green), when their consumption is exceeding solar power (red) and when there is a balance between production and usage (orange).

The impact of this undertaking is set to extend beyond its pilot phase to all A2P owned properties, 138 homes suitable for solar installations. It proposes a staged implementation approach for optimal efficiency which includes regional and metropolitan areas and the inclusion of all new builds.

In alignment with recent recommendations of the National Disability Insurance Authority (NDIA) Specialist Disability Accommodation (SDA) Pricing Review, emphasising the pivotal role of renewable energy adoption. A2P's solar program stands as a model of comparison, A2P's solar initiative isn't just a project—it's a bright idea for a sustainable, inclusive, and tenant-friendly future.



“Our solar initiative isn’t just a project... it’s a bright idea for a sustainable, inclusive and tenant-friendly future.”



Meet our Board Members



Natasha Rees **Board Chair**

*BA, MPubLaw, CertIVRsikMgt,
AdvDipProjMgt*

Natasha joined the Board of Access 2 Place in January 2020 and was elected Chair in July 2023. She has over 30 years' experience in senior leadership roles in the Australian and South Australian Governments, leading public policy reforms in disability, ageing, carers, employment and housing to improve the lives of Australians. She is a Fellow of the Governance Institute of Australia, and has tertiary qualifications in management, risk management, public law and psychology.

Natasha is currently Managing Director of NchangeR, a consultancy providing government relations, strategy and governance services to social purpose organisations.

Natasha was instrumental in implementing NDIS in SA, including leading the SA contribution to the development of the national NDIS Quality and Safeguarding Framework.



Jeannie Elliott **Deputy Chair**

BA/LLB, GAICD

Jeanie joined the Access 2 Place board in June 2019 after serving on the Audit, Risk & Compliance committee since October 2015.

Her background is in construction law; she has specialised in this area of practice since 1992 and is a founding partner of Adelaide specialist construction law firm, Fenwick Elliott Grace, established in 2006. She is a member of the Construction Industry Forum, the Contracts and Subcontractors committees for the Master Builders Association of South Australia, committee member of the SA Chapter of the Australian Institute of Building and a former Board member of the Architectural Practice Board of South Australia.



David Mullins *CA, B.Comm, B.Fin*

David is a Partner and the Adelaide Office Chair of Grant Thornton. As a Chartered Accountant with over 14 years' experience, David is the South Australian lead for Grant Thornton's Real Estate & Construction Group. David specialises in providing advice to the property industry and is the Chair of the SA Property Council of Australia's Social Infrastructure Committee.



Finbar Mills

MBA, B. Comm, GAICD

Finbar is a Marketing and Communications specialist with extensive experience working with various industries, including aviation, retail and engineering. He has held senior roles as Asian Pacific Marketing Manager and Tender and Bid Consultant. Finbar's daily role is Bid Manager for South Australia at global multinational engineering firm WSP, delivering successful proposals and response documents to win contracts for large-scale ventures and projects. Additionally, Finbar provides consultation services to numerous businesses and organisations, offering marketing, communications and business solutions.

Finbar brings lived experience to the team; after sustaining a spinal cord injury from a motorbike crash in 2009, Finbar became a paraplegic and used a wheelchair for mobility. Since becoming a paraplegic, Finbar has worked as an advocate for people with disabilities, seeking to improve access, awareness and inclusion in the community and workplace.



James Lawes

FCA, B. Comm, GAICD

James is a Chartered Accountant and Auditor with over 20 years' experience working with Ernst & Young (EY) across Queensland, Victoria and South Australia. He has advised a number of clients across a wide range of industries including media and entertainment, manufacturing, aged care and education.

James has held numerous board roles including as Deputy Chair of St Peters Girls School, and was Chair of Eldercare Australia.



Acknowledgement of our Retired Directors 2022-23

We extend our deepest gratitude and heartfelt appreciation to our esteemed retired directors. Their unwavering commitment, strategic vision, and invaluable contributions have left an indelible mark on the trajectory of our organisation.

- **Mel Blondell** - Board Chair
(Resigned June 2023)
- **Gavin Cragg**
(Resigned February 2023)
- **Belinda Hallsworth**
(Resigned January 2023)
- **Mark Phelps**
(Resigned December 2022)

We can't thank them enough for their hard work and dedication.

Changing the Mould of Robust Housing

More than two years ago Access 2 Place Housing identified the need to establish a housing program that catered for NDIS participants who required SDA Robust housing.

We were aware of an increasingly unmet demand in the community where participants with complex behaviours were not being offered choice and control with their housing arrangements. At A2P we have first-hand experience with tenants who were living in accommodation that was not fit-for-purpose. The housing presented to these participants under the block and state funded arrangements, was not focused on empowering the individuals and was ultimately reducing their quality of life.

We were determined to change the mould and build a home that not only met or exceeded the SDA Robust regulations, but more importantly provided the future tenant with a home they were proud of where they participated in choosing the location, design and home selections.

This focus on Robust homes is due to the understanding that less than 5% of all enrolled SDA dwellings in South Australia are designed to Robust standards. Access 2 Place held no SDA robust homes across the 300-home portfolio. A deficiency we were determined to fix.

Access 2 Place is committed to designing purpose-built homes that suit the individual and their circumstances, rather than a cookie-cutter, meet the minimum regulations approach. This process has been driven from listening to our most important stakeholder – the participants living in our homes!

Our fundamental objective is to build homes for people. We do not simply want to build a house for someone to live in. We want to create a truly collaborative relationship, between the participant, their family, support team, building designer and builder that leads to a home someone will love and see themselves living in for a long time.

While our process may take longer, it's very rewarding and extremely gratifying. The participant waits for the land to be purchased, plans to be drawn and approved, then for the home to be constructed – and the result is being able to live in the location they have chosen, in the house they have co-designed.

We've learnt a lot over the last few years and take the learnings from each build to the next. Currently we have approved the capital funding to build the homes for seventeen individuals, who require SDA Robust built homes.

While we are still on our journey, the results and feedback from the stakeholders involved so far have been overwhelmingly positive. Recently, the mother of a tenant told us that the home we built for her son exceeded her expectations and that it was like 'winning the lottery' for him.

Access 2 Place remains focused on building contemporary, purpose-built homes for participants with the highest needs that allows them to live independently and comfortably. Our Robust housing program has the potential to significantly improve the lives of the participants and promote a more equitable community. It's a goal we're committed to, one home at a time.





Asset & Maintenance Report

A2P is dedicated to delivering an exemplary standard of maintenance service, bolstered by our proactive Lifecycle Management Program. This initiative encompasses responsive maintenance, cyclical maintenance, disability modifications and planned upgrades, all tailored to ensure that our housing stock not only meets the highest standards but also maintains optimal functionality throughout its extended lifecycle.

Responsive maintenance involves swift action following unexpected incidents, ensuring the immediate restoration of assets to operational and safe conditions. Cyclical maintenance, on the other hand, focuses on preventative service maintenance, addressing annual servicing and routine tasks while adhering to legal and mandatory community housing standards.

Our planned upgrades constitute capital improvements strategically embedded within a comprehensive 10-year cyclical program. Each upgrade is meticulously assessed to enhance and prolong the useful life of our homes. In the past year alone, A2P successfully completed nearly 2,500 maintenance tasks, more than 300 jobs compared to the previous year, coupled with a financial investment exceeding \$1.8 million in property and maintenance expenditure.

Our approach to maintenance is driven by a commitment to enhance the lives and experiences of our tenants. By providing homes our tenants can take pride in, A2P seeks to empower individuals, to actively engage in an environment they are proud to call home.



Walk-in Bath Installation



New path installation



Refurbished Ramp

Our dedicated Maintenance Team is the heartbeat of A2P's housing quality, ensuring safe, comfortable homes for our tenants.



RAP REFLECT

Our Journey continues

As we reflect on the past year, we are delighted to share the progress we have made in implementing our inaugural Reconciliation Action Plan (RAP).

The heart of our RAP is to 'Reflect,' and this has been our guiding principle throughout the year. We invested in building a strong foundation of knowledge and understanding about Indigenous cultures, histories, and perspectives. Our staff underwent cultural awareness training, and the depth of insight we gained was truly humbling.

Our primary aim in implementing our RAP was to foster stronger connections between A2P, our tenants, First Nations peoples and the broader South Australian community. While the A2P Reflect RAP represents our initial step, we are deeply motivated by the potential to honour and celebrate First Nation Culture within our properties.

Collaboration forms the cornerstone of our RAP, and over the past year, we actively sought opportunities to connect and engage with Indigenous organisations, participating in cultural events and activities. By working closely with our Indigenous partners, we gained valuable insights into their needs and aspirations, allowing us to align our actions with their priorities.

Throughout the year, we made significant progress towards achieving our RAP goals. We actively participated in National Reconciliation Week, National Sorry Day, and NAIDOC Week, demonstrating our unwavering commitment to the reconciliation process and celebrating the achievements of First Nation peoples.

Our heartfelt gratitude extends to our Reconciliation Action Group members, both internal and external, who generously contributed their time and provided invaluable cultural insights.



“I would paint an Aboriginal woman sitting by a creek or a river. The woman is looking down into the water and the reflection from the water is something that reflects the Aboriginal culture”. Mia Qua

- Artist & A2P Tenant

Special thanks go to our tenant and artist, Mia Qua, who was commissioned to create the remarkable artwork featured throughout our RAP Reflect. Mia explained that her painting symbolises “reflection of a white woman sharing the vision with an Aboriginal woman. They see beyond today, what both races are capable of doing, positively, and joining together to make that come true.” Mia's beautiful piece is proudly displayed in the A2P office and on our website, along with her inspiring story of hope.



Community Engagement

Tenant Advisory Group & Events

Throughout this year, our engagement with our A2P tenants has been a cornerstone of our success. The collaboration with our Tenant Advisory Group (TAG) has been particularly rewarding, as we've witnessed incredible contributions and insights from our members.

Our participation at the SACARE Expo and the Disability, Ageing, and Lifestyle Expo in 2022 was a highlight, spanning two days of meaningful connections. Engaging with visitors, hearing their narratives, and addressing their inquiries about housing and SDA was a fulfilling experience for our team. We're eagerly looking forward to reconnecting at next year's event.

We extend a heartfelt thank you to our TAG members for their commitment and invaluable feedback. Their insights have been crucial in improving our services and event coordination. Our free bowling day events for tenants, are a great example of this success, as they grow in popularity.

Reflecting on this year, it's been full of active participation, growth, and teamwork. We're looking forward to building on these strong foundations in the upcoming year.





Report of the Audit Committee

James Lawes

Chair, Audit, Risk and Compliance Committee

MEMBERSHIP OF THE COMMITTEE

The Audit, Risk and Compliance Committee is comprised only of independent non-executive board members with a minimum requirement of two such members. It is presently comprised of James Lawes (Chair) and Jeanie Elliott. Other attendees at committee meetings (or part thereof) were the Chief Executive Officer, Chief Financial Officer, Financial Controller, Secretary, and the external auditors. After nine years as a Board Member and Chair of the Audit Committee, Mark Phelps retired from the board.

ROLE OF THE COMMITTEE

The role and responsibilities of the Audit, Risk and Compliance Committee are set out in written terms of reference and reviewed periodically by the committee.

The committee's responsibilities include, but are not limited to, the following matters with a view to bringing any relevant issues to the attention of the board:

- Oversight of risk management.
- Review of Access 2 Place's annual financial statements.
- Oversight of the external auditors' performance, independence, and objectivity, including recommendation to the board of their continuance; and approval of their fees.

HOW THE COMMITTEE HAS DISCHARGED ITS RESPONSIBILITIES.

The committee met four times over the 2023 financial year.

The committee's principal activities were as follows:

Risk Management

The committee monitored Access 2 Place's overall approach to risk management and control, and its processes and outcomes. It reviewed:

- Access 2 Place's Risk Register, including controls and mitigating action plans.
- Implementation of a robust compliance monitoring plan.
- Policies and practices regarding the Business Continuity Plans.

Financial Statements

The committee reviewed the annual financial report inclusive of the external auditors' reports, prior to their publication.

The committee also considered whether the 2023 Financial Statements were fairly presented and whether they contained the necessary information. The committee was satisfied that, taken as a whole, the 2023 Financial Statements were fairly presented and understandable.

Audit of the Annual Financial Statements

Nexia Edwards Marshall, Access 2 Place's external auditor, reported to the committee on the scope and outcome of the annual audit. Their reports included audit and accounting matters, governance and control, and accounting developments. The committee held independent meetings with the external auditors during the year and discussed the views and conclusions of Nexia Edwards Marshall.

Evaluation of the Audit Committee

As part of the internal board evaluation carried out in 2023, the Board considered the performance of the committee, which concluded that the committee is performing effectively.

Financial Report

Statement of Profit and Loss as at 30 June 2023

Statement of Financial Position as at 30 June 2023

	2023 \$	2022 \$		2023 \$	2022 \$
Revenue	6,068,838	6,359,638	ASSETS		
Less Expenses			CURRENT ASSETS		
Auditing, Accounting & Legal Fees	56,342	33,316	Cash & Cash Equivalents	18,627,635	18,105,915
Computer Expenses	44,392	32,264	Trade & Other Receivables	2,865,952	1,930,695
Depreciation & Writedown Expenses	1,391,753	1,084,528	Other Assets	401,477	261,253
Amortisation Expenses	330,433	300,428	Non-current assets classified as held for sale	351,853	
Insurance Expenses	280,096	161,401	TOTAL CURRENT ASSETS	22,246,917	20,297,863
Property Expenses	1,801,614	877,744	NON-CURRENT ASSETS		
Salaries and Wages	1,443,233	1,258,903	Property, Plant & Equipment	65,895,630	54,748,314
Interest Expenses	97,171	55,908	Right-Of-Use Asset	93,518	366,744
Other Expenses	419,816	285,020	TOTAL NON-CURRENT ASSETS	65,989,148	55,115,058
Total Expenses	5,864,850	4,089,512	TOTAL ASSETS	88,236,065	75,412,921
Net Operating Surplus	203,988	2,270,126	LIABILITIES		
Other Comprehensive Income	7,684,809	15,322,857	CURRENT LIABILITIES		
Total Comprehensive Income	7,888,797	17,592,983	Trade & Other Payables	1,177,391	193,614
			Contract Liabilities	124,032	107,867
			Lease Liabilities	71,002	283,883
			Financial Liabilities	28,958	48,225
			Employee Provisions	65,233	56,985
			Provisions	2,065,672	
			Other Liabilities	15,353,892	13,343,250
			TOTAL CURRENT LIABILITIES	18,886,180	14,033,824
			NON-CURRENT LIABILITIES		
			Lease Liabilities	30,501	72,456
			Financial Liabilities	1,472,023	1,355,932
			Employee Provisions	16,970	9,115
			TOTAL NON-CURRENT LIABILITIES	1,519,494	1,437,503
			TOTAL LIABILITIES	20,405,674	15,471,327
			NET ASSETS	67,830,391	59,941,594

This is an abridged version of the financial statements of Access 2 Place Ltd for the year ended 30 June 2023. The full set of financial statements and accompanying notes are obtainable upon request.



voice of support

"We've loved collaborating with the whole team (Access 2 Place), seeing this all materialise and the friendly faces we've come to know. We are just so excited to move in!"

- Charlie's family

"Hazel had glowing reviews of Access 2 Place as an agency, as well as the staff she had been in contact with."

"I want to take this opportunity to say how great it (the home) is looking and to thank Access 2 Place for all your hard work and patience with our team to get the best possible housing outcome for the applicant."

"Agnes passes on her sincere thanks to say how happy & grateful she is to have an opportunity to have her forever home."

"He (A2P Maintenance Officer) was extremely polite and helpful and wanted to pass on their appreciation for his works".





Photographed by A2P tenant
T.Curth-Stritzke

