



## ACCESS 2 PLACE HOUSING

*Specialist in Disability Housing*

# ANNUAL REPORT

2024-2025



# ACKNOWLEDGEMENT OF COUNTRY



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.

To learn more about our commitment to supporting First Nations peoples, please visit **[www.access2place.com.au](http://www.access2place.com.au)**

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**ACCESS 2 PLACE HOUSING**

*Specialist in Disability Housing*

# 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



Respect



Empowerment



Inclusivity



# GUIDING OUR IMPACT

## A word from our leadership

The past financial year has been a year of meaningful progress and deepened purpose for Access 2 Place.

As we reflect on our journey, we are proud to shift our focus from simply measuring outputs to demonstrating the real social impact of our work – how our homes transform lives.

We believe that everyone deserves a home that is safe and accessible. Yet far too many people living with a disability remain in housing that does not meet their needs. Our mission is to close that gap by delivering contemporary, purpose-built homes that empower individuals and foster inclusivity, independence, and wellbeing.

This year, we approved 13 new homes, bringing our total to 58 toward our 100-home target – which is on track to be completed ahead of target. We completed 16 homes during the year; each contemporary in design and purpose-built to meet the needs of our tenants – homes they are proud to call their own.

Through our Specialist Disability Accommodation (SDA) Development program in partnership with the SA Housing Trust, we have now approved 26 homes for people who live with complex and challenging issues. Ten co-designed, purpose-built homes have now been completed and seven are in design or construction. The remainder are actively being progressed through land acquisition.

We warmly welcome Kate Thiele to the Board as a Non-Executive Director. With over ten years in the disability sector and extensive board experience across not-for-profit, private, and government sectors, Kate brings valuable insight and leadership to advance our mission and future direction.



**Natasha Rees**  
Board Chair

**Trent Lines**  
CEO

Our engagement in the Disability Housing Program reform as well as monitoring of the NDIS Review and Disability Royal Commission recommendations ensure's we remain responsive to the evolving landscape. We recognise the challenges posed by fluctuating support levels under the NDIS and their impact on participants and providers alike.

From a compliance standpoint, no recommendations or improvement notices were identified from the National Regulatory System for Community Housing for the second consecutive year.

We are also proud to report that the third and final stage of our solar panel program is nearing completion. Over 140 homes will be fitted with solar panels at no cost to our tenants, representing a \$1.1 million investment in sustainability and cost-of-living relief.

Every home we build is a step toward empowering people with a disability. Our tenant-centred approach is not just a philosophy – it's a commitment to improving lives. We thank our staff, board members, and partners for their unwavering support and look forward to continuing this vital work together.

# FINANCIAL REPORT

## Statement of Profit and Loss for the year ended 30 June 2025

	2025 \$	2024 \$
REVENUE		
Total Revenue	10,161,221	14,875,818
EXPENSES		
Property Expenses	1,274,512	1,217,289
Salaries and Wages	1,950,662	1,769,843
Other Expenses	5,385,340	4,189,176
Total Expenses	8,610,474	7,176,308
Net Operating Surplus	1,550,747	7,699,510
OTHER COMPREHENSIVE INCOME		
Fair Value Gain on revaluation of Land and Buildings	12,489,048	8,050,725
Total Comprehensive Income	14,039,795	15,750,235

## Statement of Financial Position as at 30 June 2025

	2025 \$	2024 \$
ASSETS		
Current Assets	13,711,283	21,559,192
Non-Current Assets	100,188,080	80,566,999
Total Assets	113,899,363	102,126,191
LIABILITIES		
Current Liabilities	12,260,167	16,823,751
Non-Current Liabilities	4,018,775	1,721,814
Total Liabilities	16,278,942	18,545,565
Net Assets	97,620,421	83,580,626

This is an abridged version of the financial statements of Access 2 Place Ltd for the year ended 30 June 2025. The full set of financial statements and accompanying notes are obtainable upon request.



Photo: Battle of the Blooms  
finalist garden (Access 2 Place)

# YEAR IN REVIEW

Company snapshot as at 30 June 2025

## Total Properties



(Increased by 16)  
**357**

## Total Tenancies



(Increased by 23)  
**516**

## Total Occupants



(Increased by 8)  
**567**

## Maintenance Jobs Completed



(Increased by 43)  
**2852**

## Inspections & Home Visits



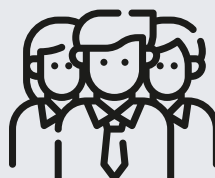
(up 4%)  
**1084**

## Total Suburbs



(Increased by 8)  
**90**

## Employees



**16**

## Social Media Followers



(Increased by 267)  
**2430**

## % of SDA Market in SA Participants



**14%**

## % of SDA Market in SA Dwellings



**19%**

## Annual Revenue



**\$10.2m**

## Net Assets



(up 17%)  
**\$97.6m**

## Property Development Investment



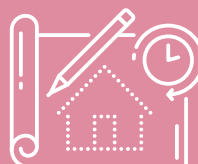
**\$10m**

## Builds Approved Not in Development



**11**

## Builds Approved In Development



**18**

## Purpose-built Homes Completed



**58**

# MEET OUR BOARD MEMBERS



## **Natasha Rees - Board Chair**

*BA, MPubLaw, CertIVRiskMgt, AdvDipProjMgt*

Natasha joined the Access 2 Place Board in January 2020 and became Chair in July 2023. She has over 30 years of leadership experience in government, driving reforms in disability, ageing, employment, and housing. A Fellow of the Governance Institute of Australia, Natasha holds qualifications in management, risk management, public law, and psychology.

As Managing Director of NchangeR, she supports social purpose organisations with strategy and governance. She was instrumental in implementing the NDIS in South Australia.



## **Jeanie Elliott - Deputy Chair**

*BA/LLB, GAICD*

*Member of the Property & Development Committee*

Jeanie joined the Access 2 Place Board in June 2019 after serving on the Audit, Risk & Compliance Committee since 2015. A founding partner of Fenwick Elliott Grace, a specialist construction law firm, Jeanie has practised in construction law since 1992.

She is actively involved in industry committees, including the Master Builders Association of South Australia and the Australian Institute of Building.



## **David Mullins**

*CA, B.Comm, B.Fin*

*Chair of the Property & Development Committee*

David is a Partner and Adelaide Office Chair at Grant Thornton, with over 14 years of experience as a Chartered Accountant. He leads Grant Thornton's Real Estate & Construction Group in South Australia.



## **Finbar Mills**

*MBA, B. Comm, GAICD*

Finbar is a Marketing and Communications specialist with experience across aviation, retail, and engineering. As Bid Manager for WSP in South Australia, he oversees proposals for large-scale projects and provides marketing and business solutions to various organisations.

A paraplegic since a motorbike crash in 2009, Finbar is a passionate advocate for disability inclusion, working to improve access and awareness in the community and workplace.



**James Lawes**

*FCA, B. Comm, GAICD*

***Chair of the Audit, Risk & Compliance Committee***

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.

**Michael Osborn**

*MBA, AICD*

***Member of the Property & Development Committee***

Michael joined the Access 2 Place Board in October 2023, bringing over 30 years of experience as a practising town planner in the property and development sectors. Throughout his career he has provided advice to both the private and public sector on a wide range of planning matters and has been involved in many city-shaping projects across metropolitan Adelaide. He is a Registered Planner with the Planning Institute of Australia and a Vice President of the Urban Development Institute of Australia (SA Division).

**Nicole Willing*****Member of the Audit, Risk & Compliance Committee***

Nicole is a counsellor and advocate whose career has spanned the community and retirement housing sector, with a strong focus on aged and disability inclusion. Living with vision impairment, she brings lived experience to her work, offering empathy and practical support to others navigating vision loss. In recent years, she has counselled clients through See Differently with the Royal Society for the Blind, combining professional expertise with a passion for empowering people with disability to thrive. This frontline experience deeply informs her role as a board director where she champions housing models that foster independence, dignity, and community connection for people with disability.

**Kate Thiele**

*FAICD, Fellow HCA*

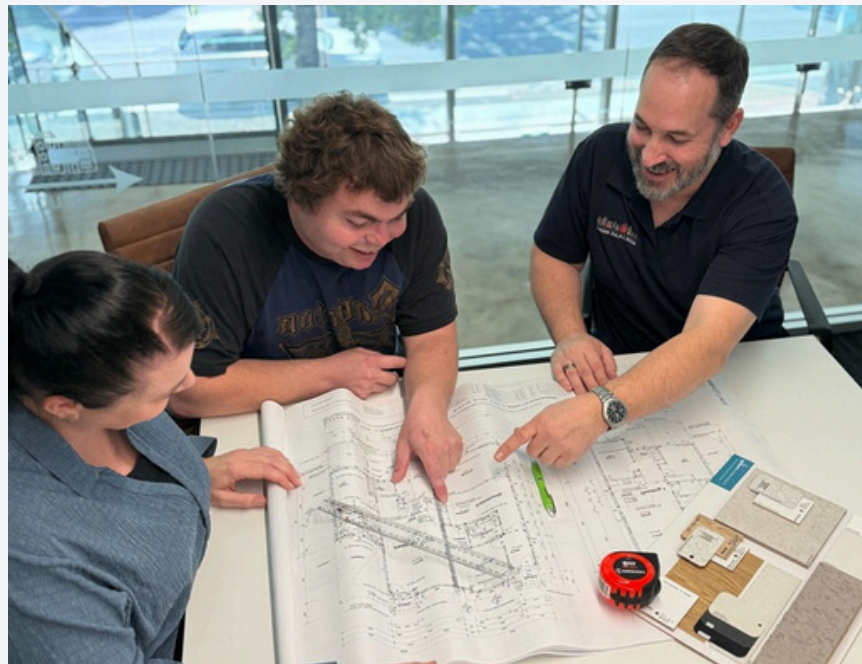
Kate joined the Access 2 Place Board in 2025. As Principal of Klarity, she brings extensive experience in governance, strategy, and leadership across the not-for-profit, private, and government sectors. With a strong background in disability services through roles at Guide Dogs SA/NT and Minda Incorporated, Kate is passionate about driving meaningful change. She is a Telstra SA Business Woman of the Year and Harvard Club of Australia Fellow, and serves on the boards of the Adelaide Crows Foundation, Australian Sports Foundation, and Maxima Training Group Ltd.

# BUILDING HOMES, NOT HOUSES



At Access 2 Place, we believe a home is more than a place to live. It is where people feel secure, valued and in control of their lives. Every home we deliver is shaped through genuine co-design with tenants, families, support providers and builders, ensuring that each space reflects the people who will live there.

Our purpose-built homes go beyond accessibility and compliance. They are designed around individual preferences and needs, creating spaces that feel personal, safe and empowering.



This collaborative approach builds trust, brings together diverse expertise and ensures every detail supports independence and wellbeing.

The outcomes are powerful. Tenants are more engaged in their communities, building stronger relationships and gaining confidence in their independence. We are seeing fewer maintenance issues, reduced behavioural incidents and less need for restrictive practices. It shows what is possible when homes are designed with people at the centre.

This year we completed 16 purpose-built homes, each one unique to the person who now calls it their own. Small details such as quiet zones, private spaces, favourite colours and sensory-friendly design transform a house into a home.

Most importantly, tenants have the security of long-term housing, giving them the stability to plan, connect and thrive.

Alongside new developments, we continue to manage over 350 existing homes, including those leased from the South Australian Housing Trust. Their work extends well beyond tenancy management. Through regular inspections, a proactive maintenance program and ongoing support, they create environments where people feel safe, respected and supported to live well.

Because listening and co-design are embedded in the way we work, every purpose-built home reflects the person who lives in it. This people-first approach creates more than housing. It builds stability, confidence and a sense of community that supports tenants to thrive.



# IMPROVING HOMES, ENRICHING LIVES

In 2025, Access 2 Place proudly completed a major renovation of one of our long-term homes, first occupied by its tenant a decade ago. Over the years, the property had experienced natural wear and tear, along with additional challenges linked to the tenant's unique behavioural and environmental needs. These factors highlighted the importance of ensuring the home could continue to provide a safe, functional, and supportive living environment.

To preserve the home's comfort and integrity, we undertook a full bathroom rebuild and refreshed the entire interior. This included new waterproofing, tiling, flooring, and a fresh coat of paint throughout. While the work was extensive, the result is a home that feels renewed and ready to support the tenant for many more years to come.

These improvements are about more than bricks and mortar. They represent stability and peace of mind for someone who calls this place home. By investing in quality and longevity, we're reducing future maintenance risks and creating healthier, more sustainable living environments.

This project reflects what Access 2 Place is all about — ensuring every decision and improvement leads to the best possible outcomes for our tenants and the homes they live in.

**Before**



**After**




# A Mother's Hope for Her Son's Future


When a mother's son, who lives with severe autism and is non-verbal, began to show in his early twenties that he wanted more independence, she realised his disability did not make him any different from other young adults. He needed a long-term home to call his own, one that could support his unique needs while allowing him to live with dignity and autonomy.

After advocating for the level of support he needed, she secured SDA funding through the NDIS and approached Access 2 Place to help make her son's dream a reality. Working collaboratively, a purpose-built home was designed in his preferred suburb, tailored to his behavioural and environmental requirements.

This story reflects the heart of what Access 2 Place stands for, helping individuals and families achieve peace of mind through secure, purpose-built housing that supports independence for life.



*"I'm ageing and my capacity to care for my son is diminishing. But now, thanks to the NDIS and Access 2 Place, he is happily living his best life in a home that he will call his own even after I am no longer here to advocate for him."*  
- Parent of a tenant



# A Forever Home of His Own

For another tenant, moving into his own purpose-built home represents more than just a change of address. It marks the beginning of greater independence and choice in how he lives his life.

His previous accommodation, provided through a private rental arrangement, was not a long-term solution and did not meet accessibility or suitability standards. Within his NDIS goals, he expressed a wish to live independently in a home that truly met his needs while maintaining his current support team. While his support provider had delivered excellent care, the tenant and his family wanted to preserve a separation between housing and support so he could have greater choice and control over his living situation, including paying his own rent.

Access 2 Place shared that vision and worked closely with the tenant and his family to design a home that supports his independence while maintaining continuity of care. Today, he lives in a home that is built for purpose, safe, modern, and his to call his own.

He remains closely connected with his family, enjoying regular visits and calls that keep those bonds strong. His new home provides the stability he needs to live confidently and independently while remaining part of the close family network that means so much to him.



*“With heartfelt thanks for helping our son’s forever home become a reality. We are sure he will be very happy with his brand-new, purpose-built home.”*

*- Parents of a tenant*

## What These Stories Tell Us

For families like these, a home is far more than a roof or a set of walls. It is a foundation for wellbeing, belonging, and peace of mind.

These stories remind us why Access 2 Place exists: to provide purpose-built, secure, and affordable homes that empower people living with disability to live life their way, with choice, independence, and stability at the centre of every decision we make.



# FIRST NATIONS TENANTS

## Our RAP Journey

At Access 2 Place, we acknowledge the enduring cultures, histories, and contributions of Aboriginal and Torres Strait Islander Peoples. We recognise their role as the world's oldest continuous cultures and the strength that comes from their deep connection to land, waters, and community. This understanding guides our responsibility to listen, learn, and act in ways that support reconciliation and create a more equitable future for the communities we work with.

Since the release of our Reflect Reconciliation Action Plan (RAP) in 2021, our organisation has been on a journey of reflection and learning. We have focused on building a strong foundation of cultural awareness, listening to First Nations voices, and to continue forming respectful relationships with Aboriginal and Torres Strait Islander communities.

While we are proud of the progress made through cultural awareness training, engagement in key reconciliation events, and collaboration with First Nations partners, we know there is more to do. Reconciliation is an ongoing journey, and our commitment continues to grow.

Looking ahead, we are excited to transition into our Innovate RAP. This next stage provides us with the opportunity to deepen our impact by developing, testing, and embedding new approaches to reconciliation within our organisation. Innovate challenges us to move beyond reflection and to create meaningful outcomes. Whether by strengthening cultural connections in the communities we work alongside, increasing opportunities for Aboriginal and Torres Strait Islander businesses, or embedding cultural respect into the way we deliver homes and tenancy services.





# POWERING BRIGHTER FUTURES WITH SOLAR ENERGY

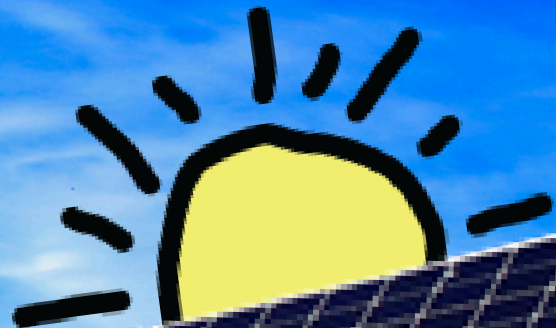
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Since launching our solar power program in 2022, Access 2 Place has made significant progress toward a more sustainable and cost-effective future for our tenants. This initiative, developed in partnership with South Australian technology company 369Labs, continues to demonstrate how innovation and social responsibility can work hand in hand to deliver lasting impact.

As of June 2025, solar systems have been installed across 148 homes within our owned portfolio. The rollout, which included a trial followed by three stages, spans both metropolitan and regional South Australia, reaching communities in Port Pirie, Whyalla, Murray Bridge, Mount Gambier, Kangaroo Island, and Millicent. All newly built homes automatically include solar panels fostering sustainability and ongoing cost savings for our tenants.

The program has been guided by a simple but powerful goal: to create homes that are not only safe and accessible, but sustainable and affordable to live in. By reducing the cost of living for tenants while lowering our collective carbon footprint, the solar rollout is delivering long-term value for individuals, families, and the broader community.

This initiative reflects what Access 2 Place stands for — building a more sustainable, inclusive, and tenant-focused future, one home at a time.





# OUR SOCIAL IMPACT

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This year, we are proud to share Access 2 Place's first Social Impact Summary, a milestone in how we measure and communicate the difference we make.

As a purpose-driven, not-for-profit housing provider, our goal has always been simple: to create homes that empower people with disability to live independently and with choice. This report captures how that purpose translates into real outcomes, from housing and community wellbeing to partnerships and sector accountability.

We have built a framework around the Environmental, Social and Governance (ESG) pillars to guide our progress and ensure transparency. While this is our first formal step, it establishes a clear baseline for where we are today and how we will continue to grow, learn, and improve alongside our tenants and partners.

Thank you to everyone who has supported us on this journey. This summary marks the start of a more open, evidence-based way of showing our impact.



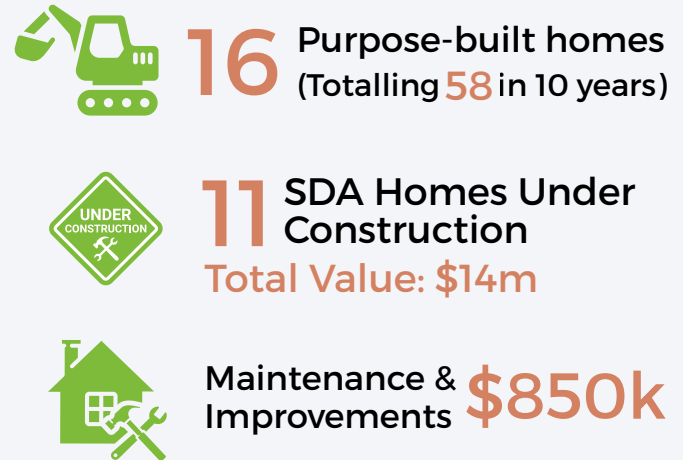


# SOCIAL IMPACT SNAPSHOT

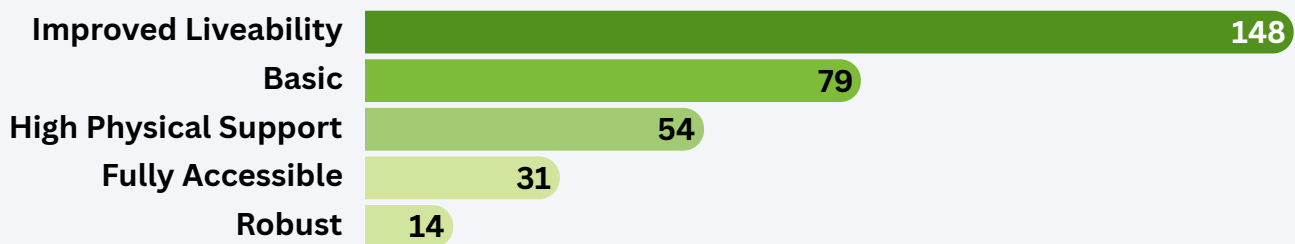
## OUR REACH



## HOUSING ACTIVITY



## TOTAL PROPERTIES BY SDA DESIGN CATEGORY



## TENANT IMPACT



## STAFF & CULTURE



**NRSCH: 100% Compliant | Improvement Opportunities = 0**

**SOLAR POWER PROGRAM**  
INCLUDED IN ALL NEW BUILDS



**Total Installations 148**  
**Total Investment \$1.1 Million**

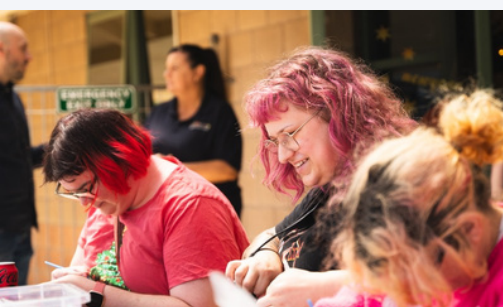
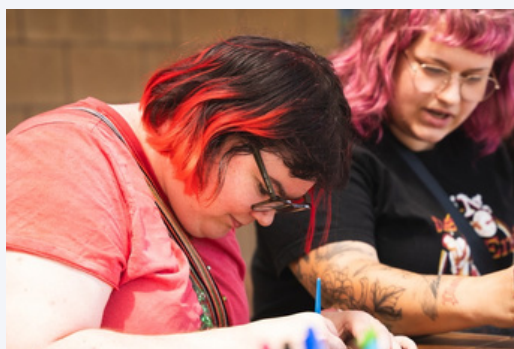


# OUR COMMUNITY

Connection sits at the heart of everything we do at Access 2 Place. This year, we brought tenants, partners and stakeholders together through events that celebrated community, showcased our purpose-built approach, and strengthened the relationships that make great housing possible.

## International day of people with disability (IDPwD) 2024

Through our Tenant Engagement Network (TEN) initiative, we marked IDPwD with a vibrant community event at Christies Downs Community House on 3 December 2024. Tenants, stakeholders, staff, and board members enjoyed an upbeat Welcome to Country by Spirit in Unity, hands-on arts and crafts, and a classic sausage sizzle. We were honoured to host the Hon. Nat Cook MP, Minister for Human Services, who delivered the keynote address and helped us celebrate the day's focus on inclusion and possibility.





## Our New Offices & Stakeholder Showcase

On 11 December 2024, we welcomed tenants, stakeholders, staff, and board members to our new offices in Unley, to celebrate A2P's 10-year anniversary. Attendees included representatives from the SA Housing Trust, industry partners, builders, fellow community housing providers, and key contractors. Guest speaker and inaugural Board member David Holst shared insights on sector collaboration, followed by messages from our Chair Natasha Rees and CEO Trent Lines. Thank you to everyone who joined us to reflect on a decade of impact and to look ahead at what's to come.



## TEN Bowling Days

Delivered through our TEN initiative, tenant events continued to be a highlight. We hosted two TEN Bowling Days. The first in Noarlunga in May and then in Woodville in July. These events are designed to create a relaxed, social space for tenants, stakeholders and staff to connect. Thank you to everyone who came along; your energy makes these days a hit and reinforces the value of our TEN program fostering community and connection.





## Directors' Site Visit & Tenant BBQ

Staying close to the work on the ground, our Board undertook a site visit to our new purpose-built Robust home in Port Adelaide, followed by a BBQ at Kidman Park with on-site tenants. The visit offered directors a first-hand look at the quality and design of our purpose-built homes and a chance to listen to tenant experiences over a shared meal. The opportunity strengthened the connection between our Board and the lived experiences of our tenants.



## Industry Awards - AHI & CHIA

We were proud to win the **Excellence in Social Housing Award** for our Purpose-Built Housing program at the 2025 **AHI: Brighter Future Awards**. This recognition reflects the innovation, quality, and impact of our co-designed, tenant-centred approach. Our win qualifies Access 2 Place for the national AHI awards scheduled to be held in Perth (October 2025).

In addition, Access 2 Place was recognised as runner-up at the **CHIA SA Awards for Excellence in Community Housing**.





# TENANT

ENGAGEMENT

# NETWORK

ENGAGE

HAVE FUN

BE HEARD



# THANK YOU

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## ACCESS 2 PLACE HOUSING

### **Head office**

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Unley SA 5061 Australia

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### **Writers/Contributors**

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### **Front Cover**

An Access 2 Place tenant in  
their Hackney apartment.