



Level 9
State Administration Centre
200 Victoria Square
Adelaide SA 5000
DX 56208
Victoria Square
Tel +618 8226 9640
Fax +618 8226 9688
ABN 53 327 061 410
audgensa@audit.sa.gov.au
www.audit.sa.gov.au

To the Acting Chief Executive South Australian Housing Trust

As required by section 31(1)(b) of the *Public Finance and Audit Act 1987* and section 27(4) of the *South Australian Housing Trust Act 1995*, I have audited the financial report of the South Australian Housing Trust for the financial year ended 30 June 2018.

Opinion

In my opinion, the accompanying financial report gives a true and fair view of the financial position of the South Australian Housing Trust as at 30 June 2018, its financial performance and its cash flows for the year then ended in accordance with the Treasurer's Instructions issued under the provisions of the *Public Finance and Audit Act 1987* and Australian Accounting Standards.

The financial report comprises:

- a Statement of Comprehensive Income for the year ended 30 June 2018
- a Statement of Financial Position as at 30 June 2018
- a Statement of Changes in Equity for the year ended 30 June 2018
- a Statement of Cash Flows for the year ended 30 June 2018
- notes, comprising significant accounting policies and other explanatory information
- Disaggregated Disclosures – Expenses and Revenues for the year ended 30 June 2018
- Disaggregated Disclosures – Assets and Liabilities as at 30 June 2018
- a Certificate from the Chair, Acting Chief Executive and the Acting Director, Finance.

Basis for opinion

I conducted the audit in accordance with the *Public Finance and Audit Act 1987* and Australian Auditing Standards. My responsibilities under those standards are further described in the 'Auditor's responsibilities for the audit of the financial report' section of my report. I am independent of the South Australian Housing Trust. The *Public Finance and Audit Act 1987* establishes the independence of the Auditor-General. In conducting the audit, the relevant ethical requirements of APES 110 Code of Ethics for Professional Accountants have been met.

I believe that the audit evidence obtained is sufficient and appropriate to provide a basis for my opinion.

Responsibilities of the Chief Executive and members of the South Australian Housing Trust for the financial report

The Chief Executive is responsible for the preparation of the financial report that gives a true and fair view in accordance with the Treasurer's Instructions issued under the provisions of the *Public Finance and Audit Act 1987* and Australian Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of the financial report that gives a true and fair view and that is free from material misstatement, whether due to fraud or error.

The members of the South Australian Housing Trust are responsible for overseeing the entity's financial reporting process.

Auditor's responsibilities for the audit of the financial report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Chief Executive
- evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

My report refers only to the financial report described above and does not provide assurance over the integrity of electronic publication by the entity on any website nor does it provide an opinion on other information which may have been hyperlinked to/from the report.

I communicate with the Chief Executive and the members of the South Australian Housing Trust about, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during the audit.

A handwritten signature in black ink, appearing to read 'Andrew Richardson', with a stylized flourish extending to the right.

Andrew Richardson

Auditor-General

21 September 2018

**SOUTH AUSTRALIAN
HOUSING TRUST**

FINANCIAL STATEMENTS

FOR THE PERIOD

1 July 2017 TO 30 June 2018

INTERNAL REPRESENTATION LETTER

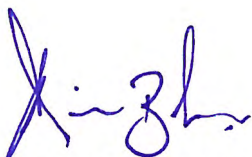
TO THE MEMBERS OF THE SOUTH AUSTRALIAN HOUSING TRUST

We, the undersigned, hereby certify that:

- (a) the attached General Purpose Financial Statement has been prepared pursuant to the *South Australian Housing Trust Act 1995*, the *South Australian Co-operative and Community Housing Act 1991 (SACCH Act)*, and the *Community Housing Providers (National Law) (South Australia) Act 2013* and presents fairly, in accordance with the Treasurer's Instructions promulgated under the provisions of the *Public Finance and Audit Act 1987*, applicable Australian Accounting Standards and other mandatory professional reporting requirements in South Australia, the financial position of the South Australian Housing Trust as at 30 June 2018, its financial performance and its cash flows for the reporting period;
- (b) the attached financial statements are in accordance with the accounts and records of the Trust and give an accurate indication of the financial transactions of the authority for the reporting period; and
- (c) the internal controls over financial reporting have been effective for the reporting period.

We have taken the necessary action to ensure that:

- (a) all known debts have been written-off and an adequate provision for doubtful debts was made;
- (b) all current assets have been recorded at amounts not exceeding the values which, in the ordinary course of business, they may be expected to realise;
- (c) all non-current assets are shown at amounts not exceeding their replacement costs as at 30 June 2018, having regard to their value to the Trust as a going concern;
- (d) the financial statements and accompanying notes contain sufficient detailed information and explanations to prevent them from being misleading by reason of the over-statement of the values of assets or the understatement of liabilities; and
- (e) the financial statements give an accurate indication of the financial position as at the reporting date and the financial performance and cash flows for the reporting period.



Michael Buchan
Chief Executive
South Australian Housing Trust



Nicholas Symons
A/Director, Finance
South Australian Housing Trust

Dated: 14/9/18

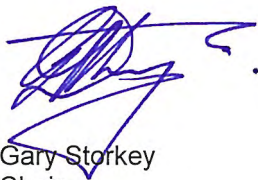
Dated: 14/9/18

CERTIFICATION OF THE FINANCIAL STATEMENTS

We certify that the attached general purpose financial statements for the South Australian Housing Trust:

- comply with relevant Treasurer's instructions issued under section 41 of the *Public Finance and Audit Act 1987*, and relevant Australian Accounting Standards;
- are in accordance with the accounts and records of the Trust; and
- present a true and fair view of the financial position of the Trust as at 30 June 2018 and the results of its operation and cash flows for the financial year.

We certify that the internal controls employed by the Trust for the financial year over its financial reporting and its preparation of the general purpose financial statements have been effective throughout the reporting period.



Gary Storkey
Chair
South Australian Housing Trust Board



Michael Buchan
Chief Executive
South Australian Housing Trust



Nicholas Symons
A/Director, Finance
South Australian Housing Trust

Date... 14/9/18

STATEMENT OF COMPREHENSIVE INCOME

For the Year Ended 30 June 2018

	Note No.	2018 \$'000	2017 \$'000
Expenses			
Staffing Costs	3	72 711	74 196
Supplies and Services	5	30 909	34 370
Business Service Fees	6	24 363	23 352
Rental Property Expenses	7	374 909	375 102
Depreciation and Amortisation	8	89 844	88 274
Grants and Subsidies	9	32 636	37 073
Impairment Expenses	10	36 197	29 707
Total Expenses		661 569	662 074
Income			
Rental Income	12	250 697	278 510
Interest Revenue	13	3 560	6 679
Recoveries	14	30 211	38 193
Recurrent Commonwealth Revenues	15	75 091	74 485
Other Revenue	16	6 812	6 569
Net Gain from Disposal of Assets	11	17 485	3 459
Gain on revaluation of non-current assets		-	162
Total Income		383 856	408 057
Net Cost of Providing Services		277 713	254 017
Revenues from SA Government			
Recurrent Revenues from SA Government	17	171 244	86 318
Capital Revenues from SA Government	18	11 581	1 311
Total Revenues from SA Government		182 825	87 629
Net Result Before Income Tax Equivalent		(94 888)	(166 388)
Income Tax Equivalent		-	-
Net Result After Income Tax Equivalent		(94 888)	(166 388)
Other Comprehensive Income			
<i>Items that will not be reclassified to net result</i>			
Changes in asset revaluation surplus		407 939	126 683
Total Comprehensive Result		313 051	(39 705)

The Net Result and Comprehensive Result are attributable to the SA Government as owner.

The above statement should be read in conjunction with the accompanying notes

STATEMENT OF FINANCIAL POSITION

As at 30 June 2018

	Note No.	2018 \$'000	2017 \$'000
Current Assets			
Cash and cash equivalents	19	177 016	205 354
Receivables	20	13 369	19 624
Inventories	21	146 657	149 900
Non-current assets classified as held for sale	22	12 898	15 374
Total Current Assets		349 940	390 252
Non-Current Assets			
Inventories	21	94	79
Property, Plant and Equipment	23	10 243 128	9 885 738
Intangible Assets	24	10 192	4 206
Total Non-Current Assets		10 253 414	9 890 023
Total Assets		10 603 354	10 280 275
Current Liabilities			
Payables	26	46 284	47 696
Staff Entitlements	27	9 725	9 786
Provisions	28	660	1 063
Other Liabilities	29	16 650	12 218
Total Current Liabilities		73 319	70 763
Non-Current Liabilities			
Payables	26	1 466	1 388
Staff Entitlements	27	15 916	15 103
Provisions	28	1 112	2 001
Other Liabilities	29	1 306	1 709
Total Non-Current Liabilities		19 800	20 201
Total Liabilities		93 119	90 964
Net Assets		10 510 235	10 189 311
Equity			
Retained Earnings		3 164 246	3 161 506
Asset Revaluation Surplus		7 244 444	6 934 458
Contributed Capital		101 545	93 347
Total Equity		10 510 235	10 189 311
The total equity is attributable to the SA Government as owner			
Unrecognised Contractual Commitments	30		
Contingent Assets and Liabilities	31		

The above statement should be read in conjunction with the accompanying notes

STATEMENT OF CHANGES IN EQUITY

For the Year Ended 30 June 2018

	Note No.	Contributed Capital \$'000	Asset Revaluation Surplus \$'000	Retained Earnings \$'000	Total \$'000
Balance as at 30 June 2016		83 800	6 881 953	3 254 264	10 220 017
Net Result after income tax equivalent for 2016-17		-	-	(166 388)	(166 388)
Revaluation of property during 2016-17					
Movement in rental houses due to revaluation:					
- Transferred to Capital Works		-	(6 949)	-	(6 949)
- Subject to sales contracts		-	(2 326)	-	(2 326)
Increment in freehold land and buildings due to revaluation	23.4	-	135 958	-	135 958
Total Comprehensive Result for 2016-17		-	126 683	(166 388)	(39 705)
Transfer to retained earnings of increment realised on sale of freehold land and buildings		-	(74 178)	-	(74 178)
Realisation of asset revaluation surplus on sale of freehold land and buildings		-	-	74 178	74 178
Total transfer between equity components 2016-17		-	(74 178)	74 178	-
Equity contribution received	17	9 547	-	-	9 547
Assets transferred to Renewal SA as part of administrative restructure	2	-	-	(548)	(548)
Total transfer between SA Government as owner 2016-17		9 547	-	(548)	8 999
Balance as at 30 June 2017		93 347	6 934 458	3 161 506	10 189 311
Net Result after income tax equivalent for 2017-18		-	-	(94 888)	(94 888)
Revaluation of property during 2017-18					
Movement in rental houses due to revaluation:					
- Transferred to Capital Works		-	(7 248)	-	(7 248)
- Subject to sales contracts		-	(3 061)	-	(3 061)
Increment in freehold land and buildings due to revaluation	23.4	-	418 248	-	418 248
Total Comprehensive Result for 2017-18		-	407 939	(94 888)	313 051
Transfer to retained earnings of increment realised on sale of freehold land and buildings		-	(97 953)	-	(97 953)
Realisation of asset revaluation surplus on sale of freehold land and buildings		-	-	97 953	97 953
Total transfer between equity components 2017-18		-	(97 953)	97 953	-
Equity contribution received	17	8 198	-	-	8 198
Assets transferred to Renewal SA as part of administrative restructure	2	-	-	(325)	(325)
Total transfer between SA Government as owner 2017-18		8 198	-	(325)	7 873
Balance as at 30 June 2018		101 545	7 244 444	3 164 246	10 510 235

All changes in equity are attributable to the SA government as owner

The above statement should be read in conjunction with the accompanying notes

STATEMENT OF CASH FLOWS

For the Year Ended 30 June 2018

	Note No.	2018 \$'000	2017 \$'000
Cash flows from Operating Activities			
Cash Outflows			
Staffing Costs		(73 066)	(74 697)
Supplies and Services		(26 373)	(32 264)
Business Service Fee		(28 881)	(20 974)
Rental Property Expenses		(189 380)	(195 211)
Grants and Subsidies		(36 283)	(37 717)
Land Tax Equivalents Paid		(190 019)	(313 660)
Payments for Paid Parental Leave Scheme		270	(115)
Development Costs		(169 094)	(113 503)
Cash used in operations		(712 826)	(788 141)
Cash Inflows			
Rent Received		238 506	264 354
Recoveries Received		32 900	37 378
Other Receipts		7 024	6 717
Receipts from Commonwealth		75 091	74 485
Interest Received		3 854	6 888
Proceeds from Sale of Rental Property		144 374	107 694
GST receipts from the DHS		1 538	3 273
Cash generated from operations		503 287	500 789
Cash Flows from SA Government			
Receipts from SA Government		182 825	87 629
Cash generated from SA Government		182 825	87 629
Net Cash provided by/(used in) Operating Activities	34	(26 714)	(199 723)
Cash flows from Investing Activities			
Cash Outflows			
Purchase of Property, plant and equipment		(2 105)	(265)
Purchase of Intangibles		(7 717)	(1 403)
Cash used in investing activities		(9 822)	(1 668)
Net Cash used in Investing Activities		(9 822)	(1 668)
Cash flows from Financing Activities			
Cash Inflows			
Capital contributions from SA Government		8 198	9 547
Cash generated from financing activities		8 198	9 547
Net Cash used in Financing Activities		8 198	9 547
Net Increase/(Decrease) in Cash Held		(28 338)	(191 844)
Cash at the Beginning of the Financial Year		205 354	397 198
Cash at the End of the Financial Year	19	177 016	205 354

The above statement should be read in conjunction with the accompanying notes

NOTE INDEX

Basis of Financial Statements	Note	1
Objectives and Activities	Note	2
Expense Notes		
Staffing Costs	Note	3
Remuneration of Board and Committee Members	Note	4
Supplies and Services	Note	5
Business Service Fees	Note	6
Rental Property Expenses	Note	7
Depreciation and Amortisation Expense	Note	8
Grants and Subsidies	Note	9
Impairment Expenses	Note	10
Net Loss / Gain from Disposal of Assets	Note	11
Rental Income	Note	12
Revenue Notes		
Interest Revenue	Note	13
Recoveries	Note	14
Recurrent Commonwealth Revenues	Note	15
Other Revenue	Note	16
Recurrent Revenues from SA Government	Note	17
Capital Revenues from SA Government	Note	18
Asset Notes		
Cash and Cash Equivalents	Note	19
Receivables	Note	20
Inventories	Note	21
Non-current Assets Classified as Held for Sale	Note	22
Property, Plant and Equipment	Note	23
Intangible Assets	Note	24
Fair Value Measurement	Note	25
Liabilities Notes		
Payables	Note	26
Staff Entitlements	Note	27
Provisions	Note	28
Other Liabilities	Note	29
Unrecognised Contractual Commitments	Note	30
Other Notes		
Contingent Assets and Liabilities	Note	31
Related Party Disclosures	Note	32
Unexpended Funding Commitments	Note	33
Cash Flow Reconciliation	Note	34
Financial Instruments/Financial Risk Management	Note	35
Impact of Standards and Statements Not Yet Implemented	Note	36
Events after the Reporting Period	Note	37
Transactions with SA Government	Note	38

Note 1 Basis of Financial Statements**1.1 Reporting Entity**

The Trust's financial statements include only Trust activities and do not incorporate any administered items. The financial statements and accompanying notes include all the controlled activities of the Trust.

1.2 Statement of Compliance

The Trust has prepared these financial statements in compliance with section 23 of the *Public Finance and Audit Act 1987*, and section 27 of the *South Australian Housing Trust Act 1995 (the Act)*.

The financial statements are general purpose financial statements. The accounts have been prepared in accordance with relevant Australian Accounting Standards and comply with Treasurer's Instructions and the Accounting Policy Statements promulgated under the provisions of the *Public Finance and Audit Act 1987*.

The Trust has applied Australian Accounting Standards that are applicable to not-for-profit entities, as the Trust is a not-for-profit entity. Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet effective, have not been adopted by the Trust for the period ending 30 June 2018.

1.3 Basis of Preparation

The financial statements have been prepared based on a 12 month period and presented in Australian currency. The historical cost convention is used unless a different measurement basis is specifically disclosed in the note associated with the item measure on a different basis.

All amounts in the financial statements and accompanying notes have been rounded to the nearest thousand dollars (\$'000).

Assets and liabilities that are to be sold, consumed or realised as part of the normal operating cycle have been classified as current assets or current liabilities. All other assets and liabilities are classified as non-current.

Where asset and liability line items combine amounts expected to be realised within 12 months and more than 12 months, the Trust has separately disclosed the amounts expected to be recovered or settled after more than 12 months.

Significant accounting policies are set out in the notes.

1.4 Taxation

In accordance with section 25 of the Act, the Trust may be required to pay to the State Government tax equivalents. Tax Equivalent Payments are required in respect of income tax and land tax equivalents.

In determining its income tax equivalent commitments, the Trust utilises the accounting profit model. Under this model, income tax expense is calculated by applying the company income tax rate (currently 30%) to the accounting profit for the year, adjusted for any items approved by the Under Treasurer for exclusion from the profit figure. Treasury reimburses the full cost of an Income Tax Expense resulting in a nil effect of these payments on the net result.

Land Tax equivalent is partially reimbursed by the State Government as part of a budget arrangement. The shortfall in funding impacting the net result for 2017-18 is \$22.616m (\$107.149m).

The Trust is liable for the cost of Payroll Tax, Fringe Benefits Tax, Stamp Duty and Goods and Services Tax (GST).

With respect to GST, the Trust is part of a GST group of which the nominated representative of the group is DHS, which is responsible for paying GST on behalf of the Trust and is entitled to claim input tax credits. Administrative arrangements between DHS and the Trust provide for the reimbursement of the GST consequence incurred/earned by the Trust. The reimbursement receivable from/payable to the Trust has been recognised as a payable/receivable in the Statement of Financial Position.

Income, expenses and assets are recognised net of the amount of GST except:

- when the GST incurred on a purchase of goods or services is not recoverable from the Australian Taxation Office, in which case the GST is recognised as part of the cost of acquisition of the asset or as part of the expense item applicable
- receivables and payables, which are stated with the amount of GST included.

Cash flows are included in the Statement of Cash Flows on a gross basis and the GST component of cash flows arising from investing and financing activities, which is recoverable from, or payable to, the Australian Taxation Office is classified as part of operating cash flows.

Note 2 Objectives and Activities

2.1 Objectives

The South Australian Housing Trust (the Trust) is the State's principal housing authority. The Trust's roles and powers are based on the *South Australian Housing Trust Act 1995* (the Act), the *South Australian Co-operative and Community Housing Act 1991* (SACCH Act) and the *Community Housing Providers (National Law) (South Australia) Act 2013*.

As per Section 8 of the Act, the Trust is subject to the control and direction of the Minister for Human Services formerly the Minister for Housing and Urban Development. Prior to 22 March 2018, the former Minister for Social Housing was responsible for selected functions under the Housing Improvement Act and the Act. From 22 March 2018 all responsibilities under the Act and the Housing Improvement Act were assigned to the Minister for Human Services.

The Trust's ability to meet its objectives and financial obligations is dependent on government policy and the decisions of the Minister.

During 2017-18 the Trust delivered on its objectives under the Act via Service Level Administrative Arrangements (SLAAs) established with both Renewal SA (RSA) and the Department of Human Services (DHS). RSA provided, on behalf of the Trust, services for all asset and maintenance strategy, the development and delivery of projects that will renew the Trust's housing stock, and management of not-for-profit community housing growth strategies and transfers, including relevant financial management.

DHS, on behalf of the Trust, delivered social housing services through Housing SA (including property maintenance services as funded by the Trust) to tenants and clients. Housing SA also provided other key housing related programmes and responsibilities as required.

The objectives of the Trust include but are not limited to the provision of affordable housing to households and families on low to moderate incomes, including affordable home purchase opportunities, provision of homelessness services, private rental assistance and support services; and the funding and regulation of Community Housing. The Board is responsible to the Minister for overseeing the operations of the Trust with the goals of:

- Ensuring the sound administration of the Act and the implementation of the Minister's housing policies and plans
- Achieving continuing improvements in the provision of secure and affordable public housing
- Providing transparency and value in managing the resources available to the Trust and meeting Government and community expectations as to probity and accountability
- Achieving appropriate social justice objectives and the fulfilment of the Trust's community service obligations.

2.2 Activities

Trust operations have been organised into the following business activities:

Public Housing – management of public housing tenancies and assets, and promotion of the development of the social housing sector. Managing tenancies includes assessment of customers for eligibility, allocation of public houses to those in need, provision of rental subsidies, linking customers with appropriate support services, provision of transitional housing and management of supported tenancies by providing properties to support agencies. Managing assets includes maintenance, area regeneration and urban renewal programs,

stock replacement programs (construction, purchase and disposal), modification of houses for those with a disability and strategic management and planning for future public housing stock needs. Promoting development of the social housing sector includes furthering the Government's strategies to address the key issues of affordable housing and homelessness, as well as promoting innovation and partnering with private sector organisations.

Indigenous Housing – management of tenancies and housing assets specifically for indigenous customers (who may also choose to access assistance via general Public Housing), and management of the Commonwealth Government's National Partnership Agreement for Remote Indigenous Housing. This Agreement provides funding for the purpose of addressing issues of overcrowding in remote indigenous communities by increasing the supply of new houses, improving the condition of existing houses and ensuring ongoing maintenance and management of rental houses in remote indigenous communities.

Community Housing – development, support and promotion of the community housing sector, including administering the South Australian Co-operative and Community Housing Act 1991 and the Community Housing Providers (National Law) (South Australia) Act 2013, and assisting in the establishment, regulation and administration of Housing Co-operatives and Housing Associations in South Australia.

Private Rental Assistance – provision of financial assistance, information, referral, advocacy and counselling to assist households who are experiencing instability, poverty or housing difficulty in the private rental market.

Homelessness Services and Support – supporting the homelessness services sector to enable more integrated and responsive service provision.

Emergency Relief Support - Housing SA is the lead agency responsible for the Emergency Relief Functional Support Group (ERFSG), at the direction of the SA Government, under the state emergency management arrangements. The ERFSG delivers relief and recovery services for the affected community during and after an emergency/disaster (e.g. bushfire, flood or earthquake).

The disaggregated disclosures schedules present expenses, income, assets and liabilities information attributable to each of the activities for the years ended 30 June 2017 and 30 June 2018.

DISAGGREGATED DISCLOSURES - EXPENSES AND REVENUES

For the Year Ended 30 June 2018

	Public Housing		Indigenous Housing		Community Housing		Private Rental Assistance		Homelessness Services & Support		Emergency Relief Function		Program Total	
	2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000
Expenses														
Staffing Costs	50 991	52 267	8 520	8 328	2 781	3 014	5 685	5 759	4 387	4 312	347	516	72 711	74 196
Supplies and Services	22 497	24 023	4 827	5 458	866	1 075	1 624	1 926	968	1 140	127	748	30 909	34 370
Business Services Fees	16 626	15 671	2 869	2 870	2 274	2 041	1 401	1 445	1 113	1 178	80	147	24 363	23 352
Rental Properties Expenses	357 587	356 063	17 186	18 783	129	250	6	4	1	1	-	1	374 909	375 102
Depreciation and Amortisation	66 609	67 214	11 709	9 610	11 526	11 450	-	-	-	-	-	-	89 844	88 274
Grants and Subsidies	10 546	9 172	4 143	1 484	-	-	17 866	18 201	48	47	33	8 169	32 636	37 073
Impairment Expenses	27 958	21 957	1 520	1 584	70	266	6 649	5 900	-	-	-	-	36 197	29 707
Total Expenses	552 814	546 367	50 774	48 117	17 646	18 096	33 231	33 235	6 517	6 678	587	9 581	661 569	662 074
Income (excluding Capital Grants)														
Rental Income	223 902	249 912	13 914	15 610	12 881	12 988	-	-	-	-	-	-	250 697	278 510
Interest Revenue	3 560	6 679	-	-	-	-	-	-	-	-	-	-	3 560	6 679
Recoveries	15 522	22 474	2 059	2 463	30	199	8 420	8 690	4 180	4 367	-	-	30 211	38 193
Recurrent Commonwealth Revenues	75 091	74 485	-	-	-	-	-	-	-	-	-	-	75 091	74 485
Other Revenue	5 037	4 487	281	370	-	349	1 491	1 362	3	1	-	-	6 812	6 569
Net Gain from Disposal of Assets	19 070	4 825	(1 452)	(1 336)	(133)	(30)	-	-	-	-	-	-	17 485	3 459
Recurrent Revenues from SA Government	170 083	75 991	504	678	422	206	-	-	235	281	-	9 162	171 244	86 318
Gain on revaluation of non-current assets	-	162	-	-	-	-	-	-	-	-	-	-	-	162
Total Income (excluding Capital Grants)	512 265	439 015	15 306	17 785	13 200	13 712	9 911	10 052	4 418	4 649	-	9 162	555 100	494 375
Net Result Before Capital Grants	(40 549)	(107 352)	(35 468)	(30 332)	(4 446)	(4 384)	(23 320)	(23 183)	(2 099)	(2 029)	(587)	(419)	(106 469)	(167 699)
Capital Grants														
Capital Revenues from SA Government	11 581	1 311	-	-	-	-	-	-	-	-	-	-	11 581	1 311
Total Capital Grants	11 581	1 311	-	-	-	-	-	-	-	-	-	-	11 581	1 311
Net Result Before Income Tax Equivalent	(28 968)	(106 041)	(35 468)	(30 332)	(4 446)	(4 384)	(23 320)	(23 183)	(2 099)	(2 029)	(587)	(419)	(94 888)	(166 388)
Income Tax Equivalent	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Result After Income Tax Equivalent	(28 968)	(106 041)	(35 468)	(30 332)	(4 446)	(4 384)	(23 320)	(23 183)	(2 099)	(2 029)	(587)	(419)	(94 888)	(166 388)

DISAGGREGATED DISCLOSURES - ASSETS AND LIABILITIES

As at 30 June 2018

	Public Housing		Indigenous Housing		Community Housing		Private Rental Assistance		Homelessness Services & Support		Emergency Relief Function		Program Total	
	2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000
Assets														
Cash and cash equivalents	177 015	205 354	1	-	-	-	-	-	-	-	-	-	177 016	205 354
Receivables	11 369	14 515	1 407	5 109	593	-	-	-	-	-	-	-	13 369	19 624
Inventories	145 308	149 547	249	432	1 194	-	-	-	-	-	-	-	146 751	149 979
Non-current assets classified as held for sale	12 898	15 374	-	-	-	-	-	-	-	-	-	-	12 898	15 374
Property, Plant and Equipment	6 998 333	7 705 241	620 335	685 532	2 624 460	1 494 965	-	-	-	-	-	-	10 243 128	9 885 738
Intangible Assets	10 192	4 206	-	-	-	-	-	-	-	-	-	-	10 192	4 206
Total Assets	7 355 115	8 094 237	621 992	691 073	2 626 247	1 494 965	-	-	-	-	-	-	10 603 354	10 280 275
Liabilities														
Payables	46 678	49 084	1 072	-	-	-	-	-	-	-	-	-	47 750	49 084
Staff Entitlements	17 982	17 533	3 004	2 794	981	1 011	2 005	1 932	1 547	1 446	122	173	25 641	24 889
Provisions	1 772	3 060	-	-	-	4	-	-	-	-	-	-	1 772	3 064
Other Liabilities	17 956	13 927	-	-	-	-	-	-	-	-	-	-	17 956	13 927
Total Liabilities	84 388	83 604	4 076	2 794	981	1 015	2 005	1 932	1 547	1 446	122	173	93 119	90 964

*These items have been attributed wholly to Public Housing as it was not possible to reliably attribute across other programs

2.3 Administrative Restructure – Transferred Out

On 21 November 2017 pursuant to the provisions of Section 23 of the South Australian Housing Trust Act 1995, a transfer of properties from the Trust to Renewal SA, was effected by Government Gazettal. These properties consisted of the remaining non-tenanted properties of the Woodville West urban renewal project

The effective date of the transfer is 21 November 2017.

The following assets were transferred to Renewal SA:	2018 \$'000	2017 \$'000
Non Current Assets		
Property, Plant and Equipment	325	548
Total Non Current Assets	325	548
Total Net Assets Transferred Out	325	548

Note 3 Staffing Costs

	2018 \$'000	2017 \$'000
Salaries and Wages	56 584	56 427
Superannuation*	6 871	6 678
Annual Leave	5 625	5 891
Payroll Tax	3 664	3 529
Other staff expenses	2 555	2 597
Long Service Leave	2 332	814
Retention Leave	375	377
Workers Compensation	(428)	1 112
Targeted Voluntary Separation Packages (refer below)	121	43
Board Fees	177	180
Charged to Capital Program	(5 165)	(3 452)
Total Staffing Costs	72 711	74 196

The Trust does not directly employ staff. Under Section 17 of the Act the Trust utilises staff of the DHS & RSA for the provision of services. The Trust has entered into SLAAs with RSA and DHS who employ staff and assign them, under these agreements, to the Trust to carry out the obligations and functions of the Trust. The Trust reimburse RSA and DHS for the employee costs incurred and these are disclosed above.

* The superannuation employment on-cost charge represents the Trust's contributions to superannuation plans in respect of current services of staff assigned to the Trust.

3.1 Targeted Voluntary Separation Packages (TVSPs)

	2018 \$'000	2017 \$'000
Amount paid during the reporting period to separated staff:		
TVSPs	121	43
Annual Leave, Retention Leave and Long Service Leave paid to those staff	154	22
Recovery from the DHS	-	-
Net cost to Trust	275	65

Number of staff who received a TVSP during the reporting period was: 2 1

3.2 Key Management Personnel

Key management personnel of the Trust include both the Minister for Human Services, and the former Minister for Social Housing and the Minister for Housing and Urban Development, the Board of Directors, the Chief Executive of Renewal SA, the Executive Director of Housing SA, the four members of the Renewal SA Executive team and the seven members of the Housing SA Housing and Homelessness Leadership Group who have responsibility for the strategic direction and management of the Trust.

Total compensation for key management personnel was \$1.652 million in 2017-18 and \$1.582 million in 2016-17.

South Australian Housing Trust

2017-18

The compensation detailed below excludes salaries and other benefits the Minister for Human Services, and the former Minister for Social Housing and the Minister for Housing and Urban Development receive. The Minister's remuneration and allowances are set by the *Parliamentary Remuneration Act 1990* and the Remuneration Tribunal of SA respectively and are payable from the Consolidated Account (via the Department of Treasury and Finance) under section 6 the *Parliamentary Remuneration Act 1990*.

3.2 Key management personnel compensation

	2018 \$'000	2017 \$'000
Salaries and other short-term employee benefits	1 294	1 310
Post-Employment benefits	319	272
Other long-term employment benefits	39	-
Termination benefits	-	-
Total key management personnel compensation	1 652	1 582

3.3 Remuneration of Staff

The number of staff whose remuneration received or receivable falls within the	2018 No	2017 No
\$147 000 to \$149 000 [#]	-	1
\$149 001 to \$159 000	3	2
\$159 001 to \$169 000	4	1
\$169 001 to \$179 000	1	5
\$179 001 to \$189 000	1	-
\$189 001 to \$199 000	-	1
\$199 001 to \$209 000	2	2
\$209 001 to \$219 000	2	-
\$289 001 to \$299 000 [*]	2	1
Total number of staff	15	13

[#] This band has been included for the purposes of reporting comparative figures based on the executive base level remuneration rate for 2016-17.

^{*} The table includes the TVSP component paid where the employee meets the \$149,000 threshold on normal remuneration. In 2017-18, there were 1 (0) staff included in the table whom received a TVSP.

The table includes DHS & RSA employees assigned to the Trust under the respective service level agreements whose normal remuneration was equal to or greater than the base Executive Remuneration level during the year. Remuneration of staff reflects all costs of employment including salaries and wages, superannuation contributions, fringe benefits tax and any other salary sacrifice benefits. The total remuneration received by these staff for the year was \$2.887 million (\$2.381 million).

Note 4 Remuneration of Board and Committee Members

Membership for various Boards and Committees during 2017-18 were:

SAHT Governing Board (appointed by the Governor)

M Patetsos (Chairperson)
J King
M Hemmerling
G Crafter
C Holden
A Blair

Audit and Finance Committee (appointed by the Board)

J King (Chairperson)
M Patetsos
M Hemmerling
G Holdich

The fees paid to Board members in their capacity as Board Members are set by Executive Council.

South Australian Housing Trust

2017-18

The number of Board and Committee members whose remuneration from the Trust falls within the following bands:

	2018	2017
	No.	No.
\$0 - \$9 999	1	1
\$20 000 - \$29 999	3	3
\$30 000 - \$39 999	2	2
\$40,000 - \$49,999	1	1
	7	7

Remuneration of members reflects all costs of performing board/committee member duties including sitting fees, superannuation contributions, salary sacrifice benefits and fringe benefits and any fringe benefits tax paid or payable in respect of those benefits. The total remuneration received or receivable by members was \$0.194m (\$0.197m) including superannuation contributions of \$0.017m (\$0.017m).

Note 5 Supplies and Services

	2018	2017
	\$'000	\$'000
Operating Lease	6 740	6 931
Insurance	6 288	5 573
Contractors	3 525	3 534
Accommodation Expenses	2 821	2 979
Leased Property Expenses	956	1 243
Administration Expenses	1 928	1 900
Fleet Management	1 938	1 816
Computer Expenses	3 644	5 352
Printing, Stationery and Postage	1 434	1 655
Travel and Accommodation	1 218	763
Communications	837	949
Tenant Relocation	531	848
Agent Fees	433	496
Other Customer Related Expenses	835	335
Staff Development	677	562
Audit Fees - Auditor-General's Department ⁽¹⁾	520	456
Consultants	434	392
Brokerage	252	139
Charged to Capital Program	(4 102)	(1 553)
Total Supplies and Services	30 909	34 370

⁽¹⁾ Audit fees paid/payable to the Auditor – General's Department relating to the audit of financial statements. No other services were provided by the Auditor-General's Department.

No penalty amounts were paid to small businesses as required by the *Late Payment of Government Debts (Interest) Act 2013* during the 2017-18 year.

5.1 Operating Leases

Operating lease payments are recognised as an expense on a straight-line basis over the lease term, as it is representative of the pattern of benefits derived from the leased assets.

5.2 Consultants

The number of consultancies and the dollar amount paid/payable (included in supplies and services expense) to consultants that fell within the following bands.

The number and dollar amount of consultancies paid/payable (included in supplies and services expense) that fell within the following bands:	2018	2018	2017	2017
	Number	\$'000	Number	\$'000
Below \$10 000	3	13	1	9
Above \$10 000	8	421	9	383
Total paid/payable to the consultants engaged	11	434	10	392

Note 6 Business Services Fees

	2018	2017
	\$'000	\$'000
Computing Services and Processing Charges	8 343	8 140
Project Management Services	4 977	4 311
SA Government Shared Services	1 854	1 829
Human Resources Services	1 712	1 647
Staff Development	1 001	937
Procurement Services	990	966
Records Management and Mail Services	906	882
Administration Premises Management	896	874
Internal Audit	609	594
Payroll Services	598	584
GST Expense	360	497
Legal & Financial Services	442	431
Media & Communications Services	323	316
Geographical Information Services	292	285
Business Planning, Strategy and Quality Assurance	291	284
Insurance	281	274
Telecommunications Management and Charges	174	170
Motor Vehicle Hire Charges	314	331
Total Business Service Fees	24 363	23 352

In addition to assigned staff (refer note 3), DHS, Renewal SA and Shared Services SA provide services and functions to the Trust pursuant to SLAAs as categorised above. Business Service Fees include payments made to DHS, Renewal SA and Shared Services SA for these services and functions.

Note 7 Rental Property Expenses

	2018	2017
	\$'000	\$'000
Land Tax Equivalent	190 019	179 804
Maintenance	108 273	113 842
Council Rates	42 918	45 334
Water Rates	32 673	33 801
Construction Variances	141	217
Property Expenses	505	1 799
Emergency Services Levy	335	275
Stamp Duty & Search Fees	45	30
Total Rental Property Expenses	374 909	375 102

Note 8 Depreciation and Amortisation Expense

	2018	2017
	\$'000	\$'000
Rental Properties	61 056	67 037
Assets under Arrangement	18 006	12 565
Plant and Equipment	571	572
Administrative Properties	178	166
Commercial Properties	91	89
Intangible Assets	1 731	2 137
Leasehold Improvements	230	232
Remote Indigenous Leased Properties	7 981	5 476
Total Depreciation and Amortisation	89 844	88 274

All non-current assets, having a limited useful life, are systematically depreciated/amortised over their useful lives in a manner that reflects the consumption of their service potential.

Lease incentives in the form of leasehold improvements are capitalised as an asset and depreciated over the remaining term of the lease or estimated useful life of the improvement, whichever is shorter.

8.1 Useful Life

Property, plant and equipment assets have a limited useful life and are systematically depreciated over their useful lives in a manner that reflects the consumption of their service potential ranging from 3 to 50 years. The useful lives of all major assets held by the Trust are reassessed on an annual basis.

The value of leasehold improvements is amortised over the estimated useful life of each improvement, or the unexpired period of the relevant lease, whichever is shorter.

Land, vacant land and capital work in progress are not depreciated.

Depreciation of property, plant and equipment is determined as follows:

Class of Asset	Depreciation Method	Useful Life (Years)
Rental Properties (Dwellings)*	Straight Line	50
Administrative Properties	Straight Line	20
Commercial Properties	Straight Line	20
Assets under Arrangement	Straight Line	50
Remote Indigenous Leased Properties	Straight Line	30
Leasehold Improvements	Straight Line	3 - 10
Plant and Equipment	Straight Line	3 - 10

* An estimated useful life of 50 years is assumed for rental dwellings and depreciation expense is calculated at a rate of 2 percent per annum on the opening revalued amount for each property.

The useful lives of intangible assets are assessed to be either finite or indefinite. The Trust only has intangible assets with finite lives.

8.2 Change in Depreciation Due to Revaluation

The Trust revalued its building upward during 2018. As a result of the revaluation, depreciation on these assets has increased in the current reporting period. Depreciation expenses increased by \$0.683m as a result of the revaluation.

8.3 Revision of Accounting Estimates

Assets' residual values, useful lives and amortisation methods are reviewed and adjusted if appropriate, on an annual basis. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are accounted for prospectively by changing the time period or method, as appropriate, which is a change in accounting estimate.

During the year, the Trust reassessed the useful lives of Remote Indigenous Leased Properties, resulting in a reduction in the estimated useful life.

This has resulted in an increase of \$2.238m in the amount of depreciation calculated on these assets in the 2017-18 financial year relative to the amount that would have been expensed based on the previous estimate of the useful life. The higher depreciation expense will also be reflected in future years.

Note 9 Grants and Subsidies

	2018	2017
	\$'000	\$'000
Private Rental Assistance	13 033	14 825
National Rental Affordability Scheme Subsidies	7 992	8 082
Emergency Accommodation Assistance ⁽²⁾	4 837	3 462
National Partnership Agreement: Remote Indigenous Housing	4 070	1 481
CBD Respite Facility	1 860	-
Affordable Housing Grants	690	710
Other Recurrent Grants	118	344
Emergency Management Grants	36	8 169
Total Grants and Subsidies	32 636	37 073

⁽²⁾ Temporary Hotel/Motel Emergency Accommodation

Note 10 Impairment Expenses

	2018	2017
	\$'000	\$'000
Asset Write-offs ⁽³⁾	21 207	14 850
Doubtful Debts Expense	14 130	14 268
Assets Held for Sale	860	589
Total Impairment Expenses	36 197	29 707

⁽³⁾ Expensing of book value of assets demolished.

Receivables were tested for indications of impairment by way of an actuarial review at 30 June. The impairment loss has been offset against receivables and has been recognised in the Statement of Comprehensive Income under Impairment Expenses.

All other non-current tangible and intangible assets are tested for indication of impairment at each reporting date. Where there is an indication of impairment, the recoverable amount is estimated. If the amount by which the asset's carrying amount exceeds the recoverable amount is material it is recorded as an impairment loss.

For revalued assets an impairment loss is offset against the asset revaluation surplus.

Note 11 Net Gain From Disposal of Assets

	2018	2017
	\$'000	\$'000
Rental Properties		
Proceeds from disposal	67 701	62 475
Less net book value of assets disposed ⁽⁴⁾	(69 936)	(65 061)
Net Loss from disposal of rental properties	(2 235)	(2 586)
Inventory - Developed Properties		
Proceeds from disposal	63 636	35 744
Less net book value of assets disposed ⁽⁴⁾	(44 376)	(30 944)
Net Gain from disposal of completed assets	19 260	4 800
Inventory – Vacant Land		
Proceeds from disposal	2 954	3 315
Less net book value of assets disposed ⁽⁴⁾	(2 399)	(2 015)
Net Gain/Loss from disposal of vacant land	555	1 300
Plant and Equipment		
Proceeds from disposal	-	-
Less net book value of assets disposed	(95)	(55)
Net Loss from disposal of plant and equipment	(95)	(55)
Total Assets		
Total proceeds from disposal	134 291	101 534
Less net book value of assets disposed ⁽⁴⁾	(116 806)	(98 075)
Total Net Gain from Disposal of Assets	17 485	3 459

⁽⁴⁾ The net book value of assets disposed comprises the carrying amount of the properties, plus the costs of marketing and agent fees and the cost of separating services and titles in respect of double units sold. In establishing the property value, the Valuer includes the impact of capital improvements effected by the tenants. Tenants purchasing properties are allowed discounts consistent with their personal investment in the property.

Gains/Losses on disposal of assets are recognised at the date control of the asset is passed to the buyer and are determined after deducting the cost of the asset from the proceeds at that time. When revalued assets are sold, the revaluation surplus is transferred to retained earnings.

Note 12 Rental Income

	2018	2017
	\$'000	\$'000
Rent received/receivable from entities external to the SA Government		
Market Rent Income	429 719	487 416
less Rental Rebates	(194 531)	(224 313)
Other Rent	15 509	15 407
Total Rental Income	250 697	278 510

Rent receivable in respect of each property is recognised as revenue and charged to tenants weekly, in advance.

The Trust determines a market rent for each property, structured on the basis of regional rental markets. This represents the potential rental income derivable from the rental stock. The Trust's rental policy is that no eligible tenant will be required to pay more than 25 percent of their household income in rent. The difference between the assessed rent (\$235.188m) for the property and the market rent (\$429.719m) is recognised as a rental rebate subsidy provided to tenants and income forgone by the Trust (\$194.531m).

On 23 September 2017, 4003 properties and tenancies were transferred to the management of the Community Housing Sector. A further 47 properties and tenancies were transferred on 24 March 2018. The decrease in the number of rental dwellings has resulted in an overall decrease in market rent income during the period.

Note 13 Interest Revenue

	2018	2017
	\$'000	\$'000
Interest from entities within the SA Government	3 541	6 660
Interest from entities external to the SA Government	19	19
Total Interest Revenue	3 560	6 679

Note 14 Recoveries

	2018	2017
	\$'000	\$'000
Water charges	9 700	14 969
Private Rental Assistance	8 399	8 481
Maintenance	5 941	5 396
Homelessness Services Recoveries	4 175	4 207
GST Recoveries	-	2 005
Insurance	1 453	1 998
General Service Recoveries	302	958
Other	241	179
Total Recoveries	30 211	38 193

Recoveries include costs that are on charged to tenants by the Trust including water usage charges, non-fair wear and tear maintenance charges and Private Rental Assistance bonds that are claimed by landlords.

Note 15 Recurrent Commonwealth Revenues

	2018	2017
	\$'000	\$'000
National Affordable Housing Agreement Base Funding	74 411	73 806
Kurlana Tangkuinya 'New Dreams' Project	507	507
Local Support Coordinator - Domestic & Family Violence	173	172
Total Recurrent Commonwealth Revenues	75 091	74 485

Revenues received from the Commonwealth Government are recognised as revenues when the Trust obtains control over the funding. Control over these revenues is normally obtained upon receipt.

Note 16 Other Revenue

	2018	2017
	\$'000	\$'000
Bad Debts Recovered	5 409	5 413
Sundry Revenue	1 282	607
Shared Value Mortgages	121	242
Local Government Community Housing Program	-	307
Total Other Revenue	6 812	6 569

Note 17 Recurrent Revenues from SA Government

	2018	2017
	\$'000	\$'000
Tax Equivalent Reimbursement	167 403	72 655
National Rental Affordability Scheme	2 680	2 549
Emergency Management Reimbursement	-	9 162
Other State Grants	504	1 465
Homelessness Program	235	281
Equal Remuneration Order Supplementation Funding	422	206
Total Recurrent Revenues from SA Government	171 244	86 318

Revenues received from SA Government are recognised as revenues when the Trust obtains control over the funding. Control over these revenues is normally obtained upon receipt.

The capital component of National Partnership Agreement on Remote Indigenous Housing funding has been appropriated in the form of an equity contribution and is therefore not included as Revenues from SA Government. Where money has been appropriated in the form of an equity contribution, the Treasurer has acquired a financial interest in the net assets of the Trust and the appropriation is recorded as contributed equity. Refer to the Statement of Changes in Equity.

Note 18 Capital Revenues from SA Government

	2018	2017
	\$'000	\$'000
Disability Housing Construction	-	1 099
Strathmont Stage 3 - Julian Rd Penfield Disability Project	-	212
Housing Loans Redemption Fund Balance	11 581	-
Total Capital Revenues from SA Government	11 581	1 311

During 2017-18, the SA government paid to SAHT the balance of the Housing Loans Redemption Fund, being \$11.581m. These funds were applied in full by SAHT to the construction of new social housing dwellings as part of its 2017-18 capital investment program.

Note 19 Cash and Cash Equivalents

	2018	2017
	\$'000	\$'000
Cash held at SAFA Cash Management Facility	49 666	146 210
Deposits with the Treasurer	125 920	57 733
Cash – Development Projects	1 412	1 393
Cash on hand	18	18
Total Cash and Cash Equivalents	177 016	205 354

Cash is measured at nominal amounts

19.1 Deposits with the Treasurer

Relates to working cash held in the Commonwealth Bank Working account through the SA Department of Treasury and Finance.

19.2 Cash - Development Projects

Relates to the ANZ accounts held for the Playford development projects.

Note 20 Receivables

	2018	2017
	\$'000	\$'000
Receivables	25 530	30 517
Less allowance for doubtful debts	(17 677)	(19 062)
Accrued revenues	5 037	6 993
GST receivable from DHS	-	671
Prepayments	479	505
Total Current Receivables	13 369	19 624
Total Receivables	13 369	19 624

20.1 Allowance for doubtful debts

The allowance for doubtful debts (allowance for impairment loss) is recognised when there is objective evidence that a receivable is impaired. An allowance for impairment has been recognised in impairment expenses for specific debtors and debtors assessed on a collective basis for which such evidence exists.

Movements in the allowance for doubtful debts (impairment loss)	2018	2017
	\$'000	\$'000
Carrying amount at the beginning of the period	19 062	20 256
Increase in the provision	14 130	14 268
Amounts written off	(15 515)	(15 462)
Carrying amount at the end of the period	17 677	19 062

20.2 Bad and doubtful debts

The Trust has recognised a doubtful debts expense of \$14.130m (\$14.268m) in the Statement of Comprehensive Income (refer Note 10).

The provision for doubtful debts/impairment loss is based on an actuarial review conducted by the consulting actuaries Brett & Watson Pty Ltd in June 2018. The actuarial assessment conducted by Brett & Watson Pty Ltd was based on the requirements of AASB 139 *Financial Instruments: Recognition and Measurement*. The basic assumptions used in calculating the impairment loss included a discount rate of 2.3 per cent per annum, based on the risk free rate as at 30 April 2018, an estimated future debt write off of 2.3 per cent per annum and an assumption that 72 per cent of first arrangements will be written off by the end of their twelfth year. The provision covers variations to the net present value of debts as well as the debts not expected to be recovered. The next actuarial review will be undertaken in 2021.

20.3 Interest rate and credit risk

Receivables arise in the normal course of selling goods and services to other government agencies and to the public. Rent is payable in advance and charged weekly. All other receivables are subject to a term of 30 days.

Other than what is recognised in the allowance for doubtful debts, it is not anticipated that counterparties will fail to discharge their obligations. The carrying amount of receivables approximates net fair value due to being received on demand. The credit risk is concentrated in the rental area due to the nature of the business of the Trust.

Prepayments, accrued revenues and the majority of receivables are non-interest bearing.

Maturity analysis of receivables – refer to table 35.5 in Note 35

Categorisation of financial instruments and risk exposure information – refer to Note 35

Note 21 Inventories

	2018	2017
	\$'000	\$'000
Current		
Capital Work in progress	111 376	112 769
Developed properties	19 881	22 248
Vacant land	15 400	14 883
Total Current Inventories	146 657	149 900
Non-Current		
Capital Work in progress	94	79
Total Non-Current Inventories	94	79
Total Inventories	146 751	149 979

Inventories include capital work in progress, developed properties and vacant land that are expected to be sold in the ordinary course of business. Inventories are carried at the lower of cost and net realisable value. The amount of any inventory write-down to net realisable value is recognised as an expense in the period the write-down occurred. Any write-down reversals are recognised as an expense reduction.

- (i) Capital work in progress relates to development projects containing both land and building components that are expected to be sold on completion.
- (ii) Developed properties relates to land and building components that have been developed and may be sold in their current condition or transferred to capital work in progress as part of a development project. It is carried at cost.
- (iii) Vacant land consists of land that is expected to be sold.

Note 22 Non-current Assets Classified as Held for Sale

	2018	2017
	\$'000	\$'000
Land	8 208	8 203
Buildings	4 690	7 171
Total Non-Current Assets Classified as Held for Sale	12 898	15 374

Non-Current Assets classified as Held for Sale relate to rental properties and administrative properties that are expected to be sold, through the private property market, within the next 12 months. These assets are measured at the lower of their carrying amount and fair value less costs to sell and are no longer depreciated, pending sale.

Note 23 Property, Plant and Equipment

	2018	2017
	\$'000	\$'000
Rental Properties		
<i>Land</i>		
Land at fair value	4 214 855	4 697 146
<i>Buildings</i>		
Buildings at fair value	2 925 708	3 326 874
Accumulated depreciation	(38 966)	(44 354)
Total Buildings	2 886 742	3 282 520
Total Rental Properties	7 101 597	7 979 666
Administrative Properties		
<i>Land</i>		
Freehold Land	1 822	1 771
<i>Buildings</i>		
Buildings	3 683	3 828
Accumulated depreciation	(140)	(128)
Total Buildings	3 543	3 700
<i>Leasehold Improvements</i>		
Leasehold Improvements at cost (deemed fair value)	8 382	7 774
Accumulated depreciation	(5 872)	(6 935)
Total Leasehold Improvements	2 510	839
Total Administrative Properties	7 875	6 310
Commercial Properties		
<i>Land</i>		
Commercial Properties	207	206
<i>Buildings</i>		
Buildings	1 837	1 789
Accumulated depreciation	(61)	(60)
Total Commercial Properties - Buildings	1 776	1 729
Total Commercial Properties	1 983	1 935
Assets Under Arrangement		
<i>Land</i>		
Assets Under Arrangement	1 553 452	824 454
<i>Buildings</i>		
Assets Under Arrangement	1 034 783	626 346
Accumulated depreciation	(13 810)	(8 371)
Total Assets Under Arrangement - Buildings	1 020 973	617 975
Total Assets Under Arrangement	2 574 425	1 442 429
Vacant Land		
<i>Land</i>		
Freehold Land	35 586	37 153
Total Vacant Land	35 586	37 153
Remote Indigenous Leased Properties		
Remote Indigenous Buildings	228 969	237 237
Accumulated amortisation	(6 176)	(14 398)
Total Remote Indigenous Leased Properties	222 793	222 839

South Australian Housing Trust

2017-18

	2018	2017
Plant and Equipment	\$'000	\$'000
Plant and Equipment at cost (deemed fair value)	7 344	7 274
Accumulated depreciation	(4 115)	(3 606)
Total Plant and Equipment	3 229	3 668
Capital Works in Progress		
Buildings & Land	295 640	191 738
Total Capital Works in Progress	295 640	191 738
Total Property, Plant and Equipment	10 243 128	9 885 738
 Total property, plant and equipment at fair value	 10 000 902	 9 756 804
Total property, plant and equipment at cost	311 366	206 786
Total accumulated depreciation	(69 140)	(77 852)
Total Property, Plant and Equipment	10 243 128	9 885 738

23.1 Acquisition and recognition

Assets acquired at no value, or minimal value, are recorded at their fair value in the Statement of Financial Position unless they are acquired as part of a restructuring of administrative arrangement, in which case they are recorded at the value recorded by the transferor prior to transfer.

All other assets are initially brought to account as follows:-

Rental Properties, Administrative Properties, Commercial Properties, Leasehold Improvements, Vacant Land and Plant and Equipment

These assets are initially recorded at cost or at the value of any liabilities assumed, plus any incidental cost involved with the acquisition and are depreciated as outlined below. The Trust capitalises assets with a value of \$5 000 or greater.

Subsequent costs are included in the asset's carrying amount, as appropriate, including capitalised maintenance costs on rental properties.

Assets Under Arrangement

Assets under arrangement are tenantable properties that have been transferred to a Community Housing Provider (CHP) to manage. In return for the right to manage these properties the CHP has issued a debenture at fair value, or entered into a legal arrangement, with similar provisions. Recognition is based on the Trust's control of the future service potential of the assets and that these are probable and can be reliably measured. Control of these properties resides with the Trust through the Community Housing Providers (National Law) (South Australia) Act 2013 and Funding Agreements which prescribe how the properties are to be used and managed on behalf of the government, the eligible tenants that are entitled to use them and the rent that can be charged by the CHP.

The SACCH Act provides for members of Housing Co-operatives and tenants of Associations to acquire equity in the properties they occupy, by the Co-operative or Association issuing equity shares to members. The equity shares reflect a proportional interest in the value of a specific Co-operative property.

Assets under arrangement are initially recognised at market value.

Remote Indigenous Leased Properties

The Minister for Human Services has entered into lease arrangements ranging between 40 and 50 years with numerous indigenous communities to lease parcels of land to allow the construction of new houses and the upgrade of existing houses in remote areas utilising National Partnership Agreement funding. The Trust, as agent for the Minister, will oversee all capital works on the properties and overall management of the agreement. Under the terms of the Ground Lease, ownership of the new dwellings will pass to the governing body that manages the land at the end of the lease term.

The constructed assets are recorded as capital works in progress and once complete are recognised as Remote Indigenous Leased Properties.

Capital Work in Progress

Capital work in progress reflects assets under construction that will be utilised in the Trust's operations.

The carrying amount for capital work in progress includes all construction costs, charges for administrative expenses and a revaluation increment or decrement where the property has previously been revalued but excludes any borrowing costs and feasibility or pre-construction costs.

23.2 Valuation

Rental Properties, Administrative Properties, Commercial Properties, Vacant Land and Assets Under Arrangement

In compliance with AASB 116 Property, Plant & Equipment and APF III Asset Accounting Framework, all land and buildings are subsequently measured at fair value less accumulated depreciation.

The Trust revalues all land and buildings annually using the Valuer-General's values for rating purposes, issued as at 1 July 2017 reflecting "the capital amount that an unencumbered estate of fee simple in the land might reasonably be expected to realise upon sale" in accordance with the *Valuation of Land Act 1971* and is determined in line with the property market evidence at that time. This value is deemed to be fair value for financial reporting purposes.

Revaluation occurred at 31 October 2017, using the 1 July 2017 values, for all land and buildings acquired or completed before 31 October 2016.

Any revaluation increment is credited to the asset revaluation surplus, except to the extent that it reverses a revaluation decrease of the same asset class previously recognised as an expense, in which case the increase is recognised as income. Any revaluation decrease is recognised as an expense, except to the extent that it offsets a previous revaluation increase for the same asset class, in which case the decrease is debited directly to the asset revaluation surplus to the extent of the credit balance existing in revaluations reserve for that asset class.

Any accumulated depreciation as at the revaluation date is eliminated against the gross carrying amounts of the assets and the net amounts are restated to the revalued amounts of the asset.

Upon disposal or de-recognition, any revaluation surplus relating to that asset is transferred to retained earnings.

Remote Indigenous Leased Properties

Remote Indigenous Leased Properties are amortised over the life of the building relevant to the ground lease (30 years). Each property is revalued every three years based on their depreciated replacement cost. The replacement cost is derived from information provided by the Trust's construction programs for similarly configured properties being constructed remotely. Due to the remoteness of many of these leased properties, there is no observable market for these properties, nor consistent Valuer-Generals information that could be applied to an alternative valuation method. The properties were last revalued at 31 October 2017.

Leasehold Improvements

The value of leasehold improvements is recorded at cost (deemed fair value).

Plant and Equipment

Plant and equipment is brought to account at historical cost (deemed fair value).

23.3 Impairment

All non-current tangible and intangible assets are tested for indication of impairment at each reporting date. Where there is an indication of impairment, the recoverable amount is estimated. If the amount by which the asset's carrying amount exceeds the recoverable amount is material it is recorded as an impairment loss.

For revalued assets an impairment loss is offset against the asset revaluation surplus.

23.4 Reconciliation of Property, Plant and Equipment During 2017-18 and 2016-17

The following table shows the movement of Property, Plant and Equipment during 2017-18 and 2016-17:

	Rental Properties – Land		Rental Properties – Buildings		Admin Properties – Land	
	2018	2017	2018	2017	2018	2017
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Carrying Amount as at 1 July	4 697 146	4 725 125	3 282 520	3 340 853	1 771	1 954
Additions	-	-	-	-	(35)	-
Transfer In from other asset category	43 620	39 741	65 529	48 822	35	35
Maintenance Upgrades	-	-	14 545	12 803	-	-
Assets Classified as Held for Sale	259	3 257	2 481	(1 157)	-	-
Disposals	(40 603)	(39 497)	(25 112)	(23 775)	235	-
Transfer out to other asset category	(789 867)	(130 559)	(426 665)	(25 563)	(235)	(235)
Assets transferred due to Admin restructure	(290)	(443)	(35)	(105)	-	-
Revaluation Increment (Decrement) ⁽⁵⁾	304 590	99 522	33 989	(2 843)	51	17
Depreciation and Amortisation expenses	-	-	(61 056)	(67 037)	-	-
Depreciation and Amortisation on disposals	-	-	546	522	-	-
Carrying Amount as at 30 June	4 214 855	4 697 146	2 886 742	3 282 520	1 822	1 771

	Admin Properties – Buildings		Admin Properties – Leasehold Improvements		Commercial Property – Land	
	2018	2017	2018	2017	2018	2017
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Carrying Amount as at 1 July	3 700	3 568	839	1 010	206	194
Additions	-	-	2 017	347	-	-
Transfer In from other asset category	-	315	-	-	-	-
Maintenance Upgrades	-	-	-	-	-	-
Assets Classified as Held for Sale	-	-	-	-	-	-
Disposals	-	-	(1 367)	(91)	-	-
Transfer out to other asset category	-	(75)	(42)	(195)	-	-
Assets transferred due to Admin restructure	-	-	-	-	-	-
Revaluation Increment (Decrement) ⁽⁵⁾	21	58	-	-	1	12
Depreciation and Amortisation expenses	(178)	(166)	(230)	(232)	-	-
Depreciation and Amortisation on disposals	-	-	1 293	-	-	-
Carrying Amount as at 30 June	3 543	3 700	2 510	839	207	206

	Commercial Property – Buildings		Assets Under Arrangement – Land		Assets Under Arrangement – Buildings	
	2018	2017	2018	2017	2018	2017
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Carrying Amount as at 1 July	1 729	1 624	824 454	800 457	617 975	616 588
Additions	-	-	-	-	-	-
Transfer In from other asset category	-	-	680 859	2 607	407 202	3 867
Maintenance Upgrades	-	-	-	-	-	-
Assets Classified as Held for Sale	-	-	-	-	-	-
Disposals	-	-	(986)	-	(1 279)	-
Transfer out to other asset category	-	-	(7 238)	(5 556)	(1 739)	(2 566)
Assets transferred due to Admin restructure	-	-	-	-	-	-
Revaluation Increment (Decrement) ⁽⁵⁾	138	194	56 363	26 946	16 812	12 624
Depreciation and Amortisation expenses	(91)	(89)	-	-	(18 006)	(12 565)
Depreciation and Amortisation on disposals	-	-	-	-	8	27
Carrying Amount as at 30 June	1 776	1 729	1 553 452	824 454	1 020 973	617 975

	Vacant Land – Land		Remote Indigenous Leased Properties*		Plant and Equipment	
	2018	2017	2018	2017	2018	2017
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Carrying Amount as at 1 July	37 153	44 296	222 839	213 259	3 668	4 151
Additions	308	3 365	-	-	50	83
Transfer In from other asset category	8 920	10 778	2 502	16 768	104	60
Maintenance Upgrades	-	-	-	-	-	-
Assets Classified as Held for Sale	-	-	-	-	-	-
Disposals	(733)	(2 324)	-	(1 817)	(106)	(177)
Transfer out to other asset category	(10 912)	(18 552)	-	-	-	-
Assets transferred due to Admin restructure	-	-	-	-	-	-
Revaluation Increment (Decrement) ⁽⁵⁾	850	(410)	5 433	-	-	-
Depreciation and Amortisation expenses	-	-	(7 981)	(5 476)	(571)	(572)
Depreciation and Amortisation on disposals	-	-	-	105	84	123
Carrying Amount as at 30 June	35 586	37 153	222 793	222 839	3 229	3 668

	Capital Work in Progress		Total Property, Plant and Equipment	
	2018	2017	2018	2017
	\$'000	\$'000	\$'000	\$'000
Carrying Amount as at 1 July	191 738	151 348	9 885 738	9 904 427
Additions	146 790	84 479	149 130	88 274
Transfer In from other asset category	129 353	147 620	1 338 124	270 613
Maintenance Upgrades	-	-	14 545	12 803
Assets Classified as Held for Sale	-	-	2 740	2 100
Disposals	-	-	(69 951)	(67 681)
Transfer out to other asset category	(172 241)	(191 709)	(1 408 939)	(375 010)
Assets transferred due to Admin restructure	-	-	(325)	(548)
Revaluation Increment (Decrement) ⁽⁵⁾	-	-	418 248	136 120
Depreciation and Amortisation expenses	-	-	(88 113)	(86 137)
Depreciation and Amortisation on disposals	-	-	1 931	777
Carrying Amount as at 30 June	295 640	191 738	10 243 128	9 885 738

⁽⁵⁾ In 2018, the total \$418.248 million revaluation increment was applied as an increase in revaluation surplus. Of the total \$136.120 million revaluation increment in 2017, \$135.958 million was applied as an increase in revaluation surplus and \$0.162 million was recognised as a gain on revaluation.

Note 24 Intangible Assets

	2018	2017
	\$'000	\$'000
Computer Software		
Internally Generated Computer software	18 728	16 819
Accumulated amortisation	(16 019)	(14 317)
Total Computer Software	2 709	2 502
Work in progress Computer System Development	7 483	1 704
Total Work in progress Computer Systems Development	7 483	1 704
Total Intangible Assets	10 192	4 206

Intangible assets are measured at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation.

The useful lives of intangible assets are assessed to be either finite or indefinite. The Trust only has intangible assets with finite lives.

The acquisition or internal development of software is capitalised when the expenditure meets the definition and recognition criteria of an asset as outlined in AASB 138 *Intangible Assets* and when the amount of expenditure is greater

than or equal to \$5 000. Amortisation is calculated on a straight-line basis over 3 years from the date that the asset is ready for use.

All research and development projects that do not meet the capitalisation criteria outlined in AASB 138 *Intangible Assets* are expensed. An expense of \$1.439m (\$2.686m) for research and development costs has been recognised in 2017-18. Refer Note 5.

24.1 Impairment

There were no indications of impairment of intangible assets at 30 June 2018.

24.2 Reconciliation of Intangible Assets During 2017-18 and 2016-17

	Internally Generated Software		Work in Progress Computer System Development		Total	
	2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000
Opening Balance	2 502	3 168	1 704	1 772	4 206	4 940
Additions	1 966	1 471	7 745	1 403	9 711	2 874
Transfers to Internally Generated Software	-	-	(1 966)	(1 471)	(1 966)	(1 471)
Disposal	(28)	-	-	-	(28)	-
Amortisation	(1 731)	(2 137)	-	-	(1 731)	(2 137)
Closing Balance	2 709	2 502	7 483	1 704	10 192	4 206

Note 25 Fair Value Measurement

AASB 13 *Fair Value Measurement* defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants, in the principal or most advantageous market, at the measurement date.

The Trust classifies fair value measurement using the following fair value hierarchy that reflects the significance of the inputs used in making the measurements, based on the data and assumptions used in the most recent revaluation.

- Level 1 – traded in active markets and is based on unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at measurement date.
- Level 2 – not traded in an active market and are derived from inputs (inputs other than quoted prices included within level 1) that are observable for the asset, either directly or indirectly.
- Level 3 – not traded in an active market and are derived from unobservable inputs.

The valuation processes and fair value changes are reviewed by the Director, Finance and the Audit & Finance Committee at each reporting date.

In determining fair value, the Trust has taken into account the characteristics of the asset (eg condition and location of the asset and any restrictions on the sale or use of the asset); and the asset's highest and best use (that is physically possible, legally permissible, financially feasible).

The Trust's current use is the highest and best use of the asset unless other factors suggest an alternative use is feasible. As the Trust did not identify any factors to suggest an alternative use, fair value measurement was based on current use.

The carrying amount of non-financial assets with a 'fair value at the time of acquisition that was less than \$1 million or had an estimated useful life that was less than three years' are deemed to approximate fair value.

25.1 Fair Value Hierarchy

The fair value of non-financial assets must be estimated for recognition and measurement or for disclosure purposes. The Trust categorises non-financial assets measured at fair value into hierarchies based on the level of inputs used in measurement as follows:

25.2 Fair Value Measurements at 30 June 2018

	\$'000	Level 2 \$'000	Level 3 \$'000
Recurring fair value measurement			
Land (Note 23)	5 770 336	5 770 336	-
Buildings (Note 23)	3 913 034	3 913 034	-
Vacant Land (Note 23)	35 586	35 586	-
Leasehold Improvements (Note 23)	2 510	-	2 510
Plant and Equipment (Note 23)	3 229	-	3 229
Remote Indigenous Leased Properties (Note 23)	222 793	-	222 793
Capital Works in Progress (Note 23)	295 640	295 640	-
Total recurring fair value measurements	10 243 128	10 014 596	228 532
Non-recurring fair value measurement			
Land held for sale (Note 22) ⁽⁶⁾	8 208	8 208	-
Buildings held for sale (Note 22) ⁽⁶⁾	4 690	4 690	-
Total non-recurring fair value measurements	12 898	12 898	-
TOTAL	10 256 026	10 027 494	228 532

25.3 Fair Value Measurements at 30 June 2017

	\$'000	Level 2 \$'000	Level 3 \$'000
Recurring fair value measurement			
Land (Note 23)	5 523 577	5 523 577	-
Buildings (Note 23)	3 905 924	3 905 924	-
Vacant Land (Note 23)	37 153	37 153	-
Leasehold Improvements (Note 23)	839	-	839
Plant and Equipment (Note 23)	3 668	-	3 668
Remote Indigenous Leased Properties (Note 23)	222 839	-	222 839
Capital Works in Progress (Note 23)	191 738	191 738	-
Total recurring fair value measurements	9 885 738	9 658 392	227 346
Non-recurring fair value measurement			
Land held for sale (Note 22) ⁽⁶⁾	8 203	8 203	-
Buildings held for sale (Note 22) ⁽⁶⁾	7 171	7 171	-
Total non-recurring fair value measurements	15 374	15 374	-
TOTAL	9 901 112	9 673 766	227 346

⁽⁶⁾ The Trust has measured land and buildings held for sale at fair value less costs to sell in accordance with AASB 5 because the assets' fair value less costs to sell is lower than its carrying amount. Refer to Note 22.

The Trust's policy is to recognise transfers into and out of fair value hierarchy levels as at the end of the reporting period. Valuation techniques used to derive level 2 and 3 fair values are at Note 22 and 23.

During 2018 and 2017, the Trust had no valuations categorised into level 1; there were no transfers of assets between level 1 and 2 fair value hierarchy levels and there were no changes in valuation technique

25.4 Reconciliation of Level 3 Recurring Fair Value Measurements as at 30 June 2018

The following table is a reconciliation of fair value measurements using significant unobservable inputs (level 3).

	Plant & Equipment	Leasehold Improvements	Remote Indigenous Properties
	2018 \$'000	2018 \$'000	2018 \$'000
Opening balance at the beginning of the period	3 668	839	222 839
Acquisitions	50	2 017	-
Transfer into level 3 ⁽⁷⁾	104	-	2 502
Transfer out of level 3 ⁽⁷⁾	-	(42)	-
Disposals	(22)	(74)	-
Total gains (losses) for the period recognised in net result:			
Depreciation and Amortisation expenses	(571)	(230)	(7 981)
Revaluation increments	-	-	5 433
Carrying amount at the end of the period	3 229	2 510	222 793

	Plant & Equipment	Leasehold Improvements	Remote Indigenous Properties
	2017 \$'000	2017 \$'000	2017 \$'000
Opening balance at the beginning of the period	4 151	1 010	213 259
Acquisitions	83	347	-
Transfer into level 3 ⁽⁷⁾	60	-	16 768
Transfer out of level 3 ⁽⁷⁾	-	(195)	-
Disposals	(54)	(91)	(1 712)
Total gains (losses) for the period recognised in net result:			
Depreciation and Amortisation expenses	(572)	(232)	(5 476)
Carrying amount at the end of the period	3 668	839	222 839

⁽⁷⁾ Transfers into and out of level 3 relate to transfers from and to other asset classes disclosed in different fair value hierarchy levels.

Note 26 Payables

	2018	2017
	\$'000	\$'000
Current		
Creditors	23 209	24 067
Accrued expenses	20 786	22 251
Staff oncosts	1 364	1 378
GST Payable to Department of Human Services	925	-
Total Current Payables	46 284	47 696
Non-Current		
Staff oncosts	1 466	1 388
Total Non-Current Payables	1 466	1 388
Total Payables	47 750	49 084

As a result of an actuarial assessment performed by the Department of Treasury and Finance, the proportion of long service leave taken as leave has changed from the 2017 rate (40%) to 41% and the average factor for the calculation of employer superannuation on-cost has changed from the 2017 rate (of 10.1%) to 9.9%. These rates are used in the employment oncost calculation. The net financial effect of the change in the current financial year is an increase in the employment on-cost and staffing costs expense of \$0.169m. The estimated impact on future years is considered to be immaterial.

26.1 Interest rate and credit risk

Creditors and accruals are raised for all amounts billed but unpaid. Sundry creditors are normally settled within 30 days. All payables are non-interest bearing. The carrying amount of payables represents fair value due to the amounts being payable on demand.

26.2 Maturity analysis of payables - refer to table 35.5 in Note 35.**26.3 Categorisation of financial instruments and risk exposure information - refer to Note 35****Note 27 Staff Entitlements**

	2018	2017
	\$'000	\$'000
Current		
Annual leave	6 030	5 957
Long service leave	1 995	1 943
Retention leave	454	485
Accrued Salaries and Wages	1 246	1 401
Total Current Staff Entitlements	9 725	9 786
Non-Current		
Long service leave	15 916	15 103
Total Non-Current Staff Entitlements	15 916	15 103
Total Staff Entitlements	25 641	24 889

Under Section 17 of *the Act* the Trust utilises employees of the DHS & RSA for the provision of services. Staff Entitlements reflect the employee entitlements accrued by those DHS & RSA staff assigned and servicing the Trust. These entitlements are payable by the Trust to the DHS & RSA when they fall due.

Benefits accrue for staff as a result of services provided up to the reporting date that remain unpaid. Long-term staff benefits are measured at present value and short-term staff benefits are measured at nominal amounts.

27.1 Salaries and Wages, annual leave, skills and experience retention leave (SERL) and sick leave

The liability for salary and wages is measured as the amount unpaid at the reporting date at remuneration rates current at reporting date.

The annual leave liability and the SERL liability is expected to be payable within twelve months and is measured at the undiscounted amount expected to be paid.

No provision has been made for sick leave as sick leave is non-vesting and the anticipated average sick leave to be taken in future years by staff is estimated to be less than the annual entitlement for sick leave.

27.2 Long Service Leave

The liability for long service leave is measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method.

AASB119 *Employee Benefits* contains the calculation methodology for long service liability.

The actuarial assessment performed by the Department of Treasury and Finance has provided a basis for the measurement of long service leave liability. AASB119 requires the use of the yield on long term Commonwealth Government bonds as the discount rate in the measurement of the long service liability. The yield on long term Commonwealth Government bonds has remained unchanged from 2017 to 2018 (2.50%). As a result, there is no net financial effect resulting from changes in the yield on long term Commonwealth Government bonds.

The net financial effect of the changes to actuarial assumptions in the current financial year is an increase in the long service leave liability of \$0.293m and employee benefits expense of \$0.441m. The impact on future periods is impracticable to estimate as the long service leave liability is calculated using a number of demographical and financial assumptions – including the long-term discount rate.

The actuarial assessment performed by the Department of Treasury and Finance left the salary inflation rate at 4% for long service liability and 3% for annual leave and skills, experience and retention leave liability. As a result, there is no net financial effect resulting from changes in the salary inflation rate.

The unconditional portion of the long service leave provision is classified as current as the Trust does not have an unconditional right to defer settlement of the liability for at least 12 months after reporting date. The unconditional portion of long service leave relates to an unconditional legal entitlement to payment arising after 10 years of service.

Note 28 Provisions

	2018	2017
	\$'000	\$'000
Current		
Public Risk & Professional Indemnity	55	61
Workers Compensation	605	1 002
Total Current Provisions	660	1 063
Non-Current		
Public Risk & Professional Indemnity	491	683
Workers Compensation	621	1 318
Total Non-Current Provisions	1 112	2 001
Total Provisions	1 772	3 064

An asset of \$0.039m (\$0.055m) for workers compensation recoveries has been recognised for 2017-18. Refer Note 20.

28.1 Movement in Provisions

	2018	2017
	\$'000	\$'000
Reconciliation of Public Risk & Professional Indemnity		
The following table shows the movement of Public Risk & Professional Indemnity		
Carrying amount at beginning of financial year	744	794
Additional provisions recognised	517	497
Reduction in provisions	(621)	(497)
Payments made	(94)	(50)
Carrying amount at 30 June	546	744
Reconciliation of Workers Compensation		
The following table shows the movement of Workers Compensation		
Carrying amount at beginning of financial year	2 320	2 801
Additional provisions recognised	-	1 111
Reduction in provisions	(428)	-
Payments made	(666)	(1 592)
Carrying amount at 30 June	1 226	2 320

A liability has been reported to reflect unsettled workers compensation claims. The workers compensation provision is based on an actuarial assessment of the outstanding liability as at 30 June 2018 provided by a consulting actuary engaged through the Office for the Public Sector (a division of the Department of the Premier and Cabinet). The provision is for the estimated cost of ongoing payments to employees as required under current legislation.

The Department is responsible for the payment of workers compensation claims.

Note 29 Other Liabilities

	2018	2017
	\$'000	\$'000
Current		
Rent received in advance	8 166	9 241
Deposits Held:		
Tenant deposits held	2 235	2 473
Sale deposits held	5 847	102
Unearned revenue	159	159
Managed houses scheme	243	243
Total Current Other Liabilities	16 650	12 218
Non-Current		
Unearned revenue	517	677
Managed houses scheme	789	1 032
Total Non-Current Other Liabilities	1 306	1 709
Total Other Liabilities	17 956	13 927

Note 30 Unrecognised Contractual Commitments

Commitments include those operating, capital and outsourcing commitments arising from contractual or statutory sources and are disclosed at their nominal value.

Unrecognised contractual commitments are disclosed net of the amount of GST recoverable from, or payable to DHS. If GST is not payable to, or recoverable from, DHS, then the unrecognised contractual commitments are disclosed on a gross basis.

30.1 Capital Commitments

Capital expenditure contracted for at the reporting date but not recognised as liabilities in the financial statements, are payable as follows:

	2018	2017
	\$'000	\$'000
Within one year	18 492	19 916
Later than one year but not longer than five years	39 508	8 232
Later than five years	-	-
Total Capital Commitments	58 000	28 148

30.2 Recurrent Commitments

The Trust's recurrent commitments are for agreements for expenditure on operations and maintenance contracted but not provided for and payable, are as follows:

	2018	2017
	\$'000	\$'000
Within one year	3 516	4 481
Later than one year but not longer than five years	417	664
Later than five years	-	-
Total Recurrent Commitments	3 933	5 145

30.3 Management Agreement Commitments

The Trust's management agreement commitments are to manage houses subject to lease arrangements with Funds SA (formerly Colonial First State and Motor Accident Commission) which are contracted but not provided for are payable as follows:

	2018	2017
	\$'000	\$'000
Within one year	291	284
Later than one year but not longer than five years	4 948	4 828
Later than five years	-	1 283
Total Management Agreement Commitments	5 239	6 395

30.4 Operating Lease Commitments

The Trust's operating leases are for office accommodation. The leases are non-cancellable with terms ranging up to 10 years with some leases having the right of renewal.

Commitments under non-cancellable operating leases at the reporting date that are not recognised as liabilities in the financial statements, are payable as follows:

	2018	2017
	\$'000	\$'000
Within one year	4 223	3 897
Later than one year but not longer than five years	10 484	7 558
Later than five years	2 603	2 814
Total Operating Lease Commitments	17 310	14 269

Note 31 Contingent Assets and Liabilities

Contingent assets and contingent liabilities are not recognised in the Statement of Financial Position, but are disclosed by way of a note and, if quantifiable, are measured at nominal value. Unrecognised contingencies are disclosed net of the amount of GST recoverable from, or payable to DHS. If GST is not payable to, or recoverable from, DHS, then the contingencies are disclosed on a gross basis.

31.1 Contingent Assets*Shared Value Affordable Home Initiative*

The Shared Value Affordable Home Initiative, funded by the Commonwealth Government in conjunction with Local Government, allows eligible buyers the opportunity to purchase a property at a price less than market value. Each purchase is subject to a shared appreciation arrangement and a mortgage is affixed to the property. Under this arrangement when the property is sold or the mortgage discharged, the amount of the original discount, plus a share in any appreciation or depreciation in value, must be paid to the Trust for reinvestment in Affordable Housing outcomes. There are currently 15 (18) properties under this scheme with a total discount provided of \$0.846m (\$0.971m). The current share of depreciation of these properties is approximately \$0.054m (\$0.053m).

31.2 Contingent Liabilities*Progressive Purchase Scheme*

Under this scheme the Trust owns portions of properties as tenant in common with other persons. Where the Trust has signed agreements with lending institutions advancing persons mortgage monies, the Trust can be called upon in cases of default to purchase the defaulter's interest at current market value. The 11 (12) properties included in the scheme are subject to mortgages with a collective loan balance of \$0.140m (\$0.168m). The Tenant's share of the value of the properties subject to mortgage is estimated to be \$1.745m (\$1.662m), based on the Valuer-General's overall capital value.

Rental Purchase and Sale Under Agreement House Purchase Schemes

The rental purchase and sale under agreement portfolio was transferred to HomeStart Finance on 10 December 1993 and due to conditions in some of the agreements, the Trust remains responsible to make good for loss or damage to the subject properties for specific events. There are 6 (7) properties currently under this scheme. The Trust remains the legal owner of these properties until they are transferred to the purchasers upon completion of this agreement. The properties included in the scheme that are subject to indemnity clauses have a collective estimated replacement value of \$1.411m (\$1.596m). These properties together with the Trust's rental properties are subject to an agency agreement with South Australian Government Financing Authority, SAICORP Division (SAICORP) and in the event of a claim will be indemnified by the Treasurer so as to limit the exposure of the Trust to \$1.0m.

Bond Guarantee Scheme

Under the bond guarantee scheme a guarantee for the bond is given to the landlord. In the event of a claim by a landlord, the Office of Consumer and Business Services makes a payment. The Trust then reimburses the Office of Consumer and Business Services and the private rental customer becomes liable to the Trust for the amount. The value of bond guarantees issued and outstanding at 30 June 2018 is \$57.867m (\$58.166m). The value of claims made this financial year is \$7.578m (\$8.273m).

The Trust pays interest at an agreed market determined rate to the Office of Consumer and Business Services based on the daily outstanding balance of bond guarantees issued.

Equity Shares

The *South Australian Co-operative and Community Housing Act 1991* provided for members of Housing Co-operatives and tenants of Associations to acquire equity in the properties they occupy, by the Co-operative or Association issuing equity shares to members. The equity shares reflect a proportional interest in the value of a specific Co-operative or Association property. The Trust is obliged to repurchase the equity shares from holders who leave relevant Co-operatives or Associations at a value reflecting their proportion of the current value of the property at the time the equity shares are redeemed. The value of these equity shares at 30 June 2018 is \$9.865m (\$9.755m).

Note 32 Related Party Transactions

The Trust is a government administrative unit and is wholly owned and controlled by the Crown.

Related parties of the Trust include all key management personnel and their close family members; all Cabinet Ministers and their close family members; and all public authorities that are controlled and consolidated into the whole of government financial statements and other interests of the Government.

32.1 Significant transactions with government related entities

Other than those transactions that have been disclosed in detail in the notes to these accounts the Trust had no other significant transactions with government related entities.

32.2 Collectively, but not individually significant transactions with government related entities

Quantitative information about transactions and balances between the Trust and other SA Government entities are disclosed at Note 38.

32.3 Transactions with Key Management Personnel and other related parties

There were no reportable transactions between the Trust and any Key Management Personnel and their related parties

Note 33 Unexpended Funding Commitments**33.1 Unspent Grant Commitments**

The following table shows grant revenue received which remains unspent as at 30 June 2018 and 30 June 2017.

	2018 \$'000	2017 \$'000
<i>Unspent SA Government Revenues</i>		
Disability Respite Facility	5 580	7 440
Public Housing Stimulus	1 112	2 482
Strategic Projects	-	199
Street to Home Integrated Homelessness Program	-	7
Coober Pedy Homelessness & Support Service	-	1
Mobility Response Program	4	10
Total Unspent SA Government Commitments	6 696	10 139
<i>Unspent Commonwealth Revenues</i>		
Kurlana Tanguinya 'New Dreams' Project	-	58
Local Support Coordinator	121	137
Total Unspent Commonwealth Grant Commitments	121	195
Total Unspent Grants	6 817	10 334

Most grants are subject to written agreements outlining the conditions of the funding, including the objectives, outcomes, performance criteria and reporting obligations. Non-compliance with these conditions may result in the Commonwealth or State recovering parts of the funding in accordance with the Implementation Plans (where applicable) for each agreement. The conditions attached to these grants can be summarised as:

Disability Respite Facility

The initiative being funded is the establishment of a new disability respite facility in Adelaide, to be developed and managed in partnership with the private and non-government sectors.

Public Housing Stimulus

Funding to enable the Trust to progress planning and delivery of a number of projects and programs to help stimulate activity in the state's housing construction sector and improve the quality of public housing.

Strategic Projects

Strategic Projects include a number of initiatives which support the ongoing development of the housing and homelessness sector. Funds were provided by DHS to undertake projects including streamlining end-of-tenancy processes, evaluating the service delivery model, project managing an Economic Participation Initiative for Housing SA clients, and investigating options for secure and affordable housing for older women.

Street to Home Integrated Homelessness Program

Funding to enable the Trust staff to work in collaboration with the Street to Home service to facilitate the provision of shelter to those sleeping rough in and around the Adelaide Central Business District.

Cooper Pedy Homelessness & Support Service

A homelessness response for transitional Aboriginal people from regional and remote communities presenting in Cooper Pedy and Adelaide, who are at risk of rough sleeping or contributing to overcrowding in existing tenancies.

Aboriginal Mobility Response Program

Funding for a project which aims to address the risk and vulnerability associated with individuals and families from regional and remote South Australian communities who travel to metropolitan Adelaide.

Kurlana Tangkuinya 'New Dreams' Project (formerly the Sturt Street Project)

Funding has been provided by the Commonwealth Government for the purpose of providing intensive support for 6 Indigenous women/family groups at any one time for 3-6 months in purpose-built transitional accommodation in Sturt Street Adelaide and other support services. The project will also provide post-transition support to the groups for up to 6-12 months after they exit the accommodation.

Local Support Coordinator

Funding for the engagement of a Local Support Coordinator to coordinate support and services for women affected by domestic and family violence.

Note 34 Cash Flow Reconciliation

	2018 \$'000	2017 \$'000
Reconciliation of cash and cash equivalents at the end of the reporting period:		
Statement of Cash Flows	177 016	205 354
Statement of Financial Position	177 016	205 354
Reconciliation of Net Cash Inflows from Operating Activities to Net (Revenue from)/Cost of Providing Services:		
Net Cash provided by/(used in) Operating Activities	(26 714)	(199 723)
Less Receipts from SA Government	(182 825)	(87 629)
	<u>(209 539)</u>	<u>(287 352)</u>
Add/Less non cash items		
Depreciation and Amortisation	(89 844)	(88 274)
Loss/Gain on Revaluation of Non-current Assets	-	162
Net (loss)/gain from disposal of assets	17 485	3 459
Buildings and Other Assets Written Off	(22 067)	(15 439)
Construction Variance, surplus on property	(141)	(217)
Allowance for Doubtful Debts	1 385	1 194
Provision adjustment	532	(1 107)
Loan Amortisation	243	243
	<u>(92 407)</u>	<u>(99 979)</u>
Changes in Assets / Liabilities		
(Decrease) Increase in Receivables	(7 640)	(3 804)
(Decrease) Increase in Property, Plant and Equipment	34 803	8 510
Decrease (Increase) in Payables	1 334	123 615
(Increase) Decrease in Staff Entitlements	(752)	42
Decrease (Increase) in Provisions	760	1 642
(Increase) Decrease in Other Liabilities	(4 272)	3 309
	<u>24 233</u>	<u>133 314</u>
Net Revenue from/(Cost of) Providing Services	(277 713)	(254 017)

Note 35 Financial Risk Management / Financial Instruments**35.1 Financial Risk Management**

While the Trust has significant financial assets and liabilities, such as cash on hand and on call, receivables and payables its exposure to market risk and cash flow risk is minimal and managed through appropriate provisions.

The Trust is exposed to credit risk associated with the amounts due to it from tenants for rent and other charges. Credit risk is ameliorated by the fact that amounts due from individual tenants are relatively small. The Trust manages credit risk associated with its tenants by establishment of a Credit Policy which is communicated to Trust staff and tenants. The performance of individual tenants and of components of the total population of tenants are monitored and reported upon to Trust management and the Board.

The Trust is also exposed to risk arising from property values in the real estate market, due to its reliance on asset sales to fund capital works. The Trust manages any risk of not meeting its sales revenue requirements by regular monitoring and reporting of sales performance.

The fair value of the Trust's financial assets and liabilities which are subject to normal trade credit terms, is considered to be book value.

In relation to liquidity/funding risk, the continued existence of the Trust in its present form, and with its present programs, is dependent on Government policy and associated funding programs for the Trust's administration and outputs.

35.2 Credit Risk

Credit risk arises when there is the possibility of the Trust's debtors defaulting on their contractual obligations resulting in financial loss to the Trust. The Trust measures credit risk on a fair value basis and monitors risk on a regular basis.

Allowances for impairment of financial assets are calculated on past experience and current and expected changes in client credit rating. Currently the Trust does not hold any collateral as security to any of its financial assets.

35.3 Categorisation of financial instruments

Details of the significant accounting policies and methods adopted including the criteria for recognition, the basis of measurement, and the basis on which income and expenses are recognised with respect to each class of financial asset, financial liability and equity instrument are disclosed in respective financial asset / financial liability note.

Category of financial assets	Note	Statement of Financial Position line item	Carrying Amount 2018 \$'000	Fair Value 2018 \$'000	Carrying Amount 2017 \$'000	Fair Value 2017 \$'000
Financial Assets						
Cash and cash equivalents	19	Cash and cash equivalents	177 016	177 016	205 354	205 354
Loans and Receivables	20	Receivables (at cost)	12 890	12 890	18 448	18 448
Financial Liabilities						
Payables	26	Payables (at cost)	43 128	43 128	45 529	45 529
Borrowings	29	Other Liabilities	9 114	9 114	3 850	3 850

Receivable and payable amounts disclosed here exclude amounts relating to statutory receivables and payables.

35.4 Aging Analysis of Financial Assets

The following table discloses the ageing of financial assets, past due, including impaired assets past due.

2018	Overdue for < 30 days \$'000	Overdue for 30 - 60 days \$'000	Overdue for > 60 days \$'000	Total \$'000
Not Impaired				
Receivables	442	105	4 458	5 005
Impaired				
Receivables	1 136	269	11 464	12 869
2017				
Not Impaired				
Receivables	728	141	6 630	7 499
Impaired				
Receivables	1 353	262	12 313	13 928

Receivable amounts disclosed here exclude amounts relating to statutory receivables.

35.5 Maturity Analysis of Financial Assets and Liabilities

The following table discloses the maturity analysis of financial assets and financial liabilities.

2018	Carrying Amount \$'000	<1 year \$'000	1-5 years \$'000	> 5 years \$'000
Financial Assets				
Cash & cash equivalents	177 016	177 016	-	-
Receivables ⁽⁸⁾	12 890	12 890	-	-
Total financial assets	189 906	189 906	-	-
Financial Liabilities				
Payables	43 128	43 128	-	-
Other Liabilities	9 114	8 325	789	-
Total financial liabilities	52 242	51 453	789	-

2017	Carrying Amount \$'000	<1 year \$'000	1-5 years \$'000	> 5 years \$'000
Financial Assets				
Cash & cash equivalents	205 354	205 354	-	-
Receivables ⁽⁸⁾	18 448	18 448	-	-
Total financial assets	223 802	223 802	-	-
Financial Liabilities				
Payables	45 529	45 529	-	-
Other Liabilities	3 850	2 818	972	60
Total financial liabilities	49 379	48 347	972	60

⁽⁸⁾ The total value of receivables, net of the provision for doubtful debts is \$7.853m (\$11.455m). Of this amount \$1.113m (\$0.869m) is SA Government debtors which are considered current. The remaining \$6.740m (\$10.586m) of non-SA Government debtors is a figure derived based on the application of an actuarial assessment of provisions which makes no judgement regarding age. Therefore any attempt to age this figure is problematical.

Receivable and payable amounts disclosed here exclude amounts relating to statutory receivables and payables.

Note 36 Impact of Standards and Statements Not Yet Implemented

The Trust is assessing the impact of:

- new and changed Australian Accounting Standards Board Standards and Interpretations not yet implemented; and
- changes to Accounting Policy Statements issued by the Treasurer.

Preliminary observations are outlined below.

36.1 AASB 16 – Leases

This Standard introduces a single accounting model for lessees. The Standard requires a lessee to recognise assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value.

AASB 16 applies to reporting periods commencing after 1 January 2019. The application date for the Trust is 1 July 2019.

This new standard is a significant change from the past accounting for leases. It will require the Trust to record almost all relevant operating lease arrangements in the financial statements. The Trust has commenced analysing the recognition requirements under this standard and concludes the new standard will have a significant effect on the financial statements, as the Trust is party to a number of operating leases.

The Trust has not yet assessed the impact of applying AASB 16 to its current operating lease arrangements on the financial statements.

36.2 AASB 1058 – Income of Not-for-Profit Entities and AASB 15 – Revenue from Contracts with Customers

AASB 1058 – Income of Not-for-Profit Entities specifies income recognition requirements that apply to Not-for-Profit (NFP) entities, in conjunction with AASB 15 Revenue from contracts with customers. AASB 1058 and AASB 15 will supersede the majority of income recognition requirements in relation to public sector NFP entities, previously in AASB 1004.

AASB 1058 and AASB 15 apply to reporting periods commencing after 1 January 2019. The application date for the Trust is 1 July 2019.

The Trust has commenced analysing the recognition requirements under these standards and has not yet assessed the impacts.

Note 37 Events after the Reporting Period

Events between 30 June 2018 and the date the financial statements are authorised that may have a material impact on the results of subsequent years are set out below.

New Housing Authority

On 1 July 2018, the Trust began operating as an independent Housing Authority. The existing Service Level Administrative Arrangements established with both RSA and DHS were dissolved. To deliver the functions of the Trust, under section 9(1) of the *Public Sector Act 2009*, 165 RSA employees and 833 DHS employees were transferred to the employment of the Chief Executive, Trust on the same basis of engagement as applied before the transfer.

South Australian Housing Trust

2017-18

Note 38 Transactions With SA Government

The following table discloses revenues, expenses, financial assets and liabilities where the counterparty/transaction is with an entity within the SA Government as at 30 June 2018, classified according to their nature.

Note		SA Government		Non-SA Government		Total	
		2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000
	EXPENSES						
3	Staffing Costs	3 664	3 529	69 047	70 667	72 711	74 196
5	Supplies and Services						
	Accommodation Expenses	1 346	1 407	1 475	1 572	2 821	2 979
	Administration Expenses	406	428	1 522	1 472	1 928	1 900
	Agent Fees	-	-	433	496	433	496
	Audit Fees - Auditor-General's Department	520	456	-	-	520	456
	Brokerage	-	-	252	139	252	139
	Charged to Capital Program	-	-	(4 102)	(1 553)	(4 102)	(1 553)
	Communications	402	489	435	460	837	949
	Computer Expenses	115	209	3 529	5 143	3 644	5 352
	Consultants	-	-	434	392	434	392
	Contractors	302	186	3 223	3 348	3 525	3 534
	Fleet Management	1 904	1 783	34	33	1 938	1 816
	Insurance	2 715	173	3 573	5 400	6 288	5 573
	Leased Property Expenses	939	900	17	343	956	1 243
	Operating Lease	6 296	6 897	444	34	6 740	6 931
	Other Customer Related Expenses	208	-	627	335	835	335
	Printing, Stationery and Postage	-	-	1 434	1 655	1 434	1 655
	Staff Development	-	-	677	562	677	562
	Tenant Relocation	-	-	531	848	531	848
	Travel and Accommodation	-	-	1 218	763	1 218	763
6	Business Service Fees	24 363	23 352	-	-	24 363	23 352
7	Rental Property Expenses						
	Construction Variances	-	-	141	217	141	217
	Council Rates	-	-	42 918	45 334	42 918	45 334
	Emergency Services Levy	335	275	-	-	335	275
	Land Tax Equivalent	190 019	179 804	-	-	190 019	179 804
	Maintenance	-	-	108 273	113 842	108 273	113 842

South Australian Housing Trust

2017-18

Note		SA Government		Non-SA Government		Total	
		2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000
	Property Expenses	-	350	505	1 449	505	1 799
	Stamp Duty & Search Fees	-	-	45	30	45	30
	Water Rates	33 220	33 771	(547)	30	32 673	33 801
8	Depreciation and Amortisation	-	-	89 844	88 274	89 844	88 274
9	Grants and Subsidies						
	Private Rental Assistance	9 041	9 448	3 992	5 377	13 033	14 825
	National Rental Affordability Scheme Subsidies	-	-	7 992	8 082	7 992	8 082
	Emergency Accommodation Assistance	-	-	4 837	3 462	4 837	3 462
	National Partnership Agreement: Remote Indigenous Housing	-	-	4 070	1 481	4 070	1 481
	CBD Respite Facility	-	-	1 860	-	1 860	-
	Affordable Housing Grants	690	710	-	-	690	710
	Emergency Management Grants	-	-	36	8 169	36	8 169
	Other Recurrent Grants	-	290	118	54	118	344
10	Impairment Expenses (Incl doubtful debts)						
	Asset Write-offs	-	-	21 207	14 850	21 207	14 850
	Doubtful Debts Expense	-	-	14 130	14 268	14 130	14 268
	Assets Held for Sale	-	-	860	589	860	589
	TOTAL EXPENSES	276 485	264 457	385 084	397 617	661 569	662 074
	INCOME						
12	Rental Income	-	-	250 697	278 510	250 697	278 510
13	Interest Revenue	3 541	6 660	19	19	3 560	6 679
14	Recoveries						
	General Service Recoveries	263	502	39	456	302	958
	GST Recoveries	-	-	-	2 005	-	2 005
	Homelessness Services Recoveries	4 175	4 207	-	-	4 175	4 207
	Insurance	1 350	1 739	103	259	1 453	1 998
	Maintenance	-	-	5 941	5 396	5 941	5 396
	Other	248	164	(7)	15	241	179
	Private Rental Assistance	-	-	8 399	8 481	8 399	8 481

South Australian Housing Trust

2017-18

Note		SA Government		Non-SA Government		Total	
		2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000	2018 \$'000	2017 \$'000
	Water charges	42	-	9 658	14 969	9 700	14 969
15	Recurrent Commonwealth Revenues	-	-	75 091	74 485	75 091	74 485
16	Other Revenue						
	Bad Debts Recovered	-	-	5 409	5 413	5 409	5 413
	Local Government Community Housing Program	-	-	-	307	-	307
	Shared Value Mortgages	-	-	121	242	121	242
	Sundry Revenue	-	-	1 282	607	1 282	607
17	Recurrent Revenues from SA Government	171 244	86 318	-	-	171 244	86 318
18	Capital Revenues from SA Government	11 581	1 311	-	-	11 581	1 311
11	Net Gain from Disposal of Assets	-	-	17 485	3 459	17 485	3 459
	Gain on revaluation of non-current assets	-	162	-	-	-	162
	TOTAL INCOME	192 444	101 063	374 237	394 623	566 681	495 686
	FINANCIAL ASSETS						
19	Cash and Cash Equivalents	175 604	203 961	1 412	1 393	177 016	205 354
20	Receivables						
	Accrued revenues	209	504	4 828	6 489	5 037	6 993
	Receivables	1 113	869	6 740	10 586	7 853	11 455
	TOTAL FINANCIAL ASSETS	176 926	205 334	12 980	18 468	189 906	223 802
	FINANCIAL LIABILITIES						
26	Payables						
	Accrued expenses	3 054	2 669	17 147	19 044	20 201	21 713
	Creditors	3 029	7 578	19 898	16 238	22 927	23 816
29	Other Financial Liabilities						
	Deposits Held	-	-	8 082	2 575	8 082	2 575
	Managed House Scheme	1 032	1 275	-	-	1 032	1 275
	TOTAL FINANCIAL LIABILITIES	7 115	11 522	45 127	37 857	52 242	49 379