

# Launch Housing Limited

ABN: 20 605 113 595

## *Financial report*

For the year ended 30 June 2024

**Pitcher Partners**

Level 13, 664 Collins Street, Docklands VIC 3008

+61 3 8610 5000

[pitcher.com.au](http://pitcher.com.au)

## TABLE OF CONTENTS

Directors' report .....	<b>1 - 10</b>
Auditor's independence declaration .....	<b>11</b>
Financial report	
Statement of profit or loss and other comprehensive income .....	<b>12</b>
Statement of financial position .....	<b>13</b>
Statement of changes in equity .....	<b>14</b>
Statement of cash flows .....	<b>15</b>
Notes to financial statements .....	<b>16 - 40</b>
Directors' declaration .....	<b>41</b>
Independent auditor's report .....	<b>42 - 44</b>

**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**DIRECTORS' REPORT**

The directors present their report together with the financial report of Launch Housing Limited for the year ended 30 June 2024 and auditor's report thereon.

**Directors names**

The names of the directors in office at any time during or since the end of the year are:

Megan Fletcher

Natasha French

Carolyn Gale (resigned 6 December 2023)

Jillian Riseley (resigned 16 May 2024)

Fiona Schlensog (appointed 5 October 2023)

Joel Simmonds

Ron Wakefield

Diane White

Pam White

Katharine Williams

Adam Zaccaria

The directors have been in office since the start of the year to the date of this report unless otherwise stated.

**Company Objectives and Strategy**

Launch Housing aims to engage the community in making Melbourne a world leading city in ending homelessness.

Through direct service delivery and with strong partner and community engagement, we work to scale up interventions that work to prevent homelessness, to build and deliver housing solutions others won't, and to apply the best global ideas for uniquely Melbourne solutions.

There is no one pathway into or out of homelessness. We know it is caused by combination of trauma, unaffordable housing and inadequate income support, but solutions do exist.

Stopping people becoming homeless by engaging with first-to-know agencies to develop programs to prevent homelessness and then getting people housed by increasing the supply of safe affordable housing, owned or managed by Launch Housing, forms part of the solution. Keeping people housed by extending the range of programs that sustain tenancies and prevent eviction, as well as access to education, employment and community participation is also part of the solution. But none of this is enough.

## **LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

### **DIRECTORS' REPORT**

#### **Company Objectives and Strategy (Continued)**

Challenging stigma and changing attitudes that some level of homelessness is inevitable, must feature, because this stubbornly persistent view prevents evidence-based policy making from succeeding. A social movement for change that envisions a city and state without homelessness is also necessary. A hyper-local zero homelessness initiative is complementary to and part of our direct service delivery outlook, to have Melbourne be a world leading city in ending homelessness.

Our organisation aims to support and inspire staff to thrive. We strive for a healthy performance culture where risk and financial health is managed, so that strategy attainment replaces business as usual as the key marker of success.

The values that drive all of our work are empowering, adaptable, caring and courageous.

#### **Principal activities**

Launch Housing provides a range of services to people either experiencing or at risk of homelessness. Levels of homelessness and rental stress remain high in a post-pandemic and rising cost of living environment. As an organisation, we have needed to be adaptive and flexible to meet these circumstances.

Underpinning our work is a belief that homelessness is unacceptable, avoidable and within our reach to resolve. It is this belief that underpins our activities as an organisation and how we seek to address the corrosive effects of homelessness, which is a slow, violent dismantling of what it means to be human. Every aspect of health and well-being is impacted. A sense of dignity and identity is lost—to the point that people feel invisible.

But the truth is that homelessness is the result of a larger housing and rental affordability crisis. In the past year, for example, under 2% of Melbourne's rentals were affordable and appropriate for households on income support. Poverty, low rates of income support, insufficient rent assistance, family violence, a health crisis, a sudden job loss; multiple factors can push people into homelessness.

First and foremost, we provide a combined response - services and housing, all under one roof - which means we can work with clients based on their needs rather than ours. This approach by Launch Housing is evident by our principal activities conducted in 2023-24.

As a Community Housing provider, we build and deliver a wide range of housing solutions, including short and longer-term supportive housing. Within this range, affordable housing is recognised as preventing and slowing the flow into homelessness, and helping people find pathways out of social housing, and freeing up more homes for others. By blending affordable and social housing developments, we can improve our financial sustainability and make progress towards the bigger picture of ending homelessness.

We successfully delivered fifty-eight social housing units on City of Banyule owned land, welcoming our first residents in October 2023 and have a current pipeline of 159 social housing units in the Southeast corridor, in various stages of legal, contractual and planning approval.

Our combined response also includes provision of client-centred services, care and support. This includes the provision of street-based outreach, crisis accommodation and assistance to access or retain private rental accommodation. We prioritise early intervention and crisis support to create vital breathing spaces for clients, so they may focus on their own health and well-being and the needs of their families and the young people in their care.

**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**DIRECTORS' REPORT**

**Principal activities (continued)**

With a continued focus upon Families and New Beginnings, Launch Housing expanded its services for young children who have experienced family violence and continued its advocacy for youth needing stable housing and access to education supports. Viv's Place, an Australian first building offering permanent homes, and a safe place to live for women and children who have experienced family violence, successfully completed its second year of operations, with philanthropy supporting an extension of our award-winning Education Pathways Program, for more kinder and primary school-aged children who have experienced homelessness to continue with their education.

With a continued focus upon Health and Wellbeing we supported over five hundred people with a nurse or healthcare professional embedded at our different sites. This included continuation of the Better Health and Housing Program (BHHP) - after starting as a Covid-19 isolation facility - to provide a residential-based integrated health and homelessness service for people who have experienced chronic homelessness and poor health. This is a partnership between Launch Housing, St Vincent's Hospital, and the Brotherhood of St Laurence. We also completed our commitments under the Covid-19 inspired from Homelessness to a Home (H2H) program with three hundred and sixty-three clients in a severe housing crisis, requiring periodic or intensive supports, successfully and stably housed. Our Cornelia Program moved into its second year, providing housing and support for pregnant women experiencing homelessness, in partnership with HousingFirst and the Royal Women's Hospital.

Our Melbourne Zero campaign continued to inspire community engagement to end street homelessness in Melbourne. An inaugural Capital Cities Homelessness Index was published, Big Thinker opinion pieces and voices of lived experience were amplified, with more than eight thousand Melbournians now signed up to the campaign, as well as over fifty network partners. This initiative has been supported by our Advance to Zero projects, continued in the Cities of Port Phillip, Stonnington, Frankston, and Dandenong with new projects commencing in the Cities of Melbourne, Yarra and Merri-beck.

As at 30 June 2024, Launch Housing had 9 Directors; six women and three men.

**Information on directors**

<b>Megan Fletcher</b>	Director
Qualifications	Bachelor of Business (Communication), Grad Dip. Communication (part), Diploma Management, Victoria University.
Experience	Previous: Global Director Corporate Affairs, Treasury Wine Estates, Director, Fletcher Corporate Affairs, Group Executive Corporate Affairs, Nufarm Limited, Non Executive Director Hanover Welfare Services from 2012 to 2015.
Special responsibilities	Member of Governance & Engagement Committee
Appointed	1 July 2015

**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**DIRECTORS' REPORT**

**Information on directors (Continued)**

<b>Natasha French</b>	Director
Qualifications	Diploma, Property Investment & Finance; Graduate Australian Institute of Company Directors (GAICD); Bachelor of Property - The University of Auckland.
Experience	Senior Property Development, Investment & Management Executive with extensive experience over 20 years in the property industry. Previously Investment Director at AustralianSuper, and currently Deputy Chair for the Industrial, Infrastructure, & Logistic Committee for the Property Council of Australia (Victorian Division).  Previous: senior roles at Deloitte Real Estate Advisory, CBRE, Microsoft, Lend Lease and APP Corporation. Non Executive Director Co-operation Housing – 2014 – 2017, Committee Member for Property Council of Australia (PCA) 2009 – 2012 & 2015 – 2017.
Special responsibilities	Member Property Committee
Appointed	1 January 2021
<b>Carolyn Gale</b>	Director
Qualifications	Master of Business Administration; Certificate of Public Sector Management; Graduate Diploma in Urban Research and Policy; Bachelor of Arts (Honours Political Science); Graduate Australian Institute of Company Directors (GAICD).
Experience	CEO Coroners Court of Victoria; Deputy Secretary, Service Strategy Reform, Department of Justice and Regulation; Executive Director Department of Justice and Regulation; Director Department of Human Services.  Previous: Non-Executive Director HomeGround Services from 2013 to 2015.
Appointed	1 July 2015
Resigned	6 December 2023
<b>Jillian Riseley</b>	Director
Qualifications	Masters of Studies in Sustainability Leadership (University of Cambridge); Graduate Australian Institute of Company Directors (GAICD); Executive Business (AGSM); Bachelor of Arts, Public Relations, RMIT University.
Experience	Current partner (Sustainability and Climate) at Deloitte.  Previous: leadership roles in Victorian Government, Vicinity Centres, REA Group, Telstra and Sensis. Board Director roles include Royal Botanic Gardens (Victoria); Australian Council of Social Service; Responsible Entity Partners; Thin Green Line Foundation and Streetsmart.
Appointed	18 May 2016
Resigned	16 May 2024

**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**DIRECTORS' REPORT**

**Information on directors (Continued)**

<b>Fiona Schlenzog</b>	Director
Experience	Currently serving as Homelessness Manager at Wathaurong Aboriginal Co-operative, Fiona has a rich background in managerial roles, including leadership positions at SalvoConnect Barwon. Her expertise enriches our board with a nuanced understanding of cultural safety and community wellbeing.
Appointed	5 October 2023
<b>Joel Simmonds</b>	Director
Qualifications	Bachelor of Commerce, Accounting and Finance, Deakin University; Member, Institute of Chartered Accountants in Australia.
Experience	Partner at PricewaterhouseCoopers (PwC), with over 18 years' experience, including two years working in the United States, specialising in providing assurance and advisory services.
Special responsibilities	Chair Audit, Finance & Risk Committee
Appointed	1 February 2021
<b>Ron Wakefield</b>	Director
Qualifications	BE(Hon 1) in Civil Engineering, University of New South Wales (UNSW); Master of Science (MSE) in Civil Engineering and Operations Research, Princeton University; PhD in Civil Engineering, UNSW; Member of the American Society of Civil Engineers (MASCE); Member of the Institution of Engineers Australia (MIEAust), CPEng NER, Fellow of the Royal Institution of Chartered Surveyors (FRICS).
Experience	Professor of Construction and Dean, School of Property, Construction and Project Management and Associate Deputy Vice Chancellor, College of Design and Social Context Portfolio RMIT University Melbourne, Australia.  Previous: Non-Executive Director Hanover Welfare Services from 2009 to 2015; Building Practitioners Board Victoria (Member 2007-2015, Co opted member 2015-2017).  Current: Chair, Board of Directors Tract Consulting; Director, Sustainable Built Environment National Research Centre; Director and Vice President, International Council for Research and Innovation in Building and Construction (CIB); Director JJR Consulting.
Special responsibilities	Chair Property Committee
Appointed	1 July 2015

**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**DIRECTORS' REPORT**

**Information on directors (Continued)**

<b>Diane White</b>	Director
Qualifications	Bachelor of Laws (LLB), Victoria University, Wellington, New Zealand; Bachelor of Arts (International Relations and English Literature), Victoria University, Wellington, New Zealand, and Uppsala University, Sweden; Admitted as a Barrister and Solicitor of the High Court of New Zealand
Experience	Currently Asia-Pacific Strategy and Transactions Market Leader at Ernst & Young (EY).  Previous: Director, Infrastructure Advisory, Strategy & Transactions at EY; Associate Director, Infrastructure Advisory, Strategy & Transactions and Oceania Gender Network Leader, at EY; Government secondments as Executive and Project Director at Department of Health & Human Services and Family Safety Victoria; Principal Advisor at Victorian Equal Opportunity & Human Rights Commission; Senior Policy & Executive Officer, and Project Manager Independent Mental Health Advocacy, Victoria Legal Aid.
Special responsibilities	Deputy Board Chair; Member Audit, Finance & Risk Committee.
Appointed	1 July 2020
<b>Pam White</b>	Director
Qualifications	B.Arts (B.A Honours), Politics and History (Monash University) Graduate AICD.
Experience	Consultant - Theory Systems (Human Services & Public Sector Governance). Non-Executive Director of CFA and Chair the Registration and Qualifications Authority. Previous: Non-Executive Director Hanover Welfare Services from 2014 to 2015.
Appointed	1 July 2015
<b>The Hon. Katharine Williams</b>	Director
Qualifications	LLB (Hons) LLM, University of Melbourne.
Experience	Former Justice Supreme Court of Victoria, Judge County Court of Victoria, President Victorian Forensic Leave Panel, Barrister at Victorian Bar, Member of Law Faculties of Melbourne and Monash Universities and Solicitor. Currently Director of St Vincent's Institute of Medical Research; President of Court Network. Previous: Non Executive Director of Over 50s Building Society Ltd and Barristers Chambers Ltd.
Special responsibilities	Chair Governance & Engagement Committee.
Appointed	2 August 2016



**LAUNCH HOUSING LIMITED**

ABN: 20 605 113 595

**DIRECTORS' REPORT****Information on directors (Continued)**

<b>Adam Zaccaria</b>	Director
Qualifications	Bachelor of Applied Economics, University of South Australia; Graduate Certificate of Chartered Accounting Foundations, Deakin University; Global Executive MBA (candidate), University of Sydney; Graduate, Australian Institute of Company Directors (GAICD).
Experience	Currently Executive, Transactional Banking at National Australia Bank (NAB).  Previous: Regional Business Bank Executive – Melbourne, NAB; Managing Partner, Private Bank, NAB; and various Executive and Senior Management positions in Private Banking, Corporate and Institutional, Strategy and Structured Finance at NAB and Bendigo & Adelaide Bank.
Special responsibilities	Board Chair, Member of Audit, Finance & Risk Committee, Member of Governance & Engagement Committee
Appointed	1 January 2021

**Company Secretary**

The position has been held by Harriet Simpson from 25 May 2022. Harriet holds a Bachelor of Arts/Bachelor of Laws from Monash University and is a graduate of the Australian Institute of Company Directors (GAICD).

**Meetings of directors**

Directors	Board meetings		Governance & Engagement Committee		Audit, Finance & Risk Committee		Property Committee	
	Number eligible to attend	Number attended	Number eligible to attend	Number attended	Number eligible to attend	Number attended	Number eligible to attend	Number attended
Megan Fletcher	8	5	4	3	-	-	-	-
Natasha French	8	7	-	-	-	-	3	3
Carolyn Gale	4	3	-	-	-	-	-	-
Jillian Riseley	7	4	-	-	-	-	2	2
Fiona Schlenso	7	7	-	-	-	-	-	-
Joel Simmonds	8	7	-	-	8	8	-	-
Ron Wakefield	8	3	-	-	-	-	3	3
Diane White	8	8	-	-	8	7	-	-
Pam White	8	8	-	-	-	-	-	-
Katherine Williams	8	7	4	4	-	-	-	-
Adam Zaccaria	8	8	4	4	8	8	-	-

**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**DIRECTORS' REPORT**

**Financial Result**

For the financial year ended 30 June 2024, Launch Housing delivered an Operating Surplus (excluding capital grants and unrealised gains on investment) of \$1.91 million (2023 restated: \$4.46 million surplus) and a Total comprehensive surplus for the year, of \$21.1 million (2023 restated: \$5.2 million surplus). The current year operating surplus has been significantly impacted by the impairment expense related to new housing projects (largely capital grant funded).

Launch Housing is dependent on grant funding which comes from the State and Federal Governments and local sources, for the majority of its revenue used. Recent changes to Government policy including a move away from capital grants (in preference of debt finance) and cessation of Covid-related program initiatives will impact future income. Based on funding agreements in place at the date of this report the directors have no reason to believe the funding will not be continued to support Launch Housing.

**Limit of liability**

The entity is a Company limited by guarantee incorporated under the *Corporations Act 2001* and does not have share capital. If the Company is wound up, the Constitution states that current members, and any persons whom were members within the last 12 months immediately prior, are required to contribute an amount determined by the Company, but not exceeding \$10 each, to meet the outstanding obligations of the Company. At 30 June 2024 the number of members was nine.

**Significant changes in state of affairs**

The Coronavirus (COVID-19) pandemic (11 March 2020) had an immediate and material impact upon scale and operations of the Company over the four financial years to June 2023. During the Financial Year 2024 operations returned to pre-pandemic levels.

On 6 October 2023, Launch Housing achieved practical completion of our Bellfield project. This resulted in the recognition of \$18.6 million of capital grant income and ongoing rental income and operating expenses for fifty-eight social housing units.

Other than those matters discussed above, there were no significant changes in the company's state of affairs that occurred during the financial year, other than those referred to elsewhere in this report.

**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**DIRECTORS' REPORT**

**Prior period restatement**

The prior period restatement of \$6.6 million relates to the recognition of government grant income provided to support service provision during the Covid 19 emergency response up to June 2023.

Launch Housing was the lead agency in supporting the Victorian state government in responding to the needs of people experiencing homelessness during the pandemic. The funding was for the provision of emergency accommodation and other support in accordance with the Homelessness Funding and Services Guidelines.

The total amount received relating to the emergency response for the period from March 2020 to June 2023 was \$44.7 million. Amounts of government grant income have been recognised throughout the financial years 2020 to 2023 in line with the requirements of *AASB 15 Revenue from Contracts with Customers*. A reconciliation of the use of the emergency response funding to 30 June 2023 was completed during the current financial year. As a result of that reconciliation, an amount of \$6.6 million has been identified that should have been recognised as income in the prior period.

**After balance date events**

Particulars of matters or circumstances that have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the company, the results of those operations or the state of affairs of the company in future financial years are as follows:

Launch Housing have entered into a \$42.3 million loan facility agreement with Treasury Corporation Victoria on 31 October 2024 in order to fund the development and construction of a multi-unit housing project. The project will be funded through a combination of Launch Housing equity and state government availability contributions over a 30-year term, subject to satisfaction of relevant conditions.

No other matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the company, the results of those operations, or the state of affairs of the company in future financial years.

**Auditor's independence declaration**

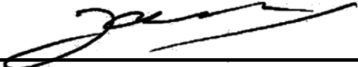
A copy of the auditor's independence declaration in relation to the audit for the financial year is provided with this report.

**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**DIRECTORS' REPORT**

Signed on behalf of the board of directors.

Director:   
Adam Zaccaria

Director:   
Joel Simmonds

Dated this 7th day of November 2024

## LAUNCH HOUSING LIMITED

ABN: 20 605 113 595

AUDITOR'S INDEPENDENCE DECLARATION  
TO THE DIRECTORS OF LAUNCH HOUSING LIMITED

In accordance with section 60-40 of the *Australian Charities and Not-for-profits Commission Act 2012*, I declare to the best of my knowledge and belief in relation to the audit of the financial report of Launch Housing Limited for the year ended 30 June 2024, there have been:

- no contraventions of the auditor independence requirements of the *Australian Charities and Not-for-profits Commission Act 2012* in relation to the audit; and
- no contraventions of the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* in relation to the audit.



K L BYRNE

Partner

Date: 11 November 2024



PITCHER PARTNERS

Melbourne

**LAUNCH HOUSING LIMITED**  
**ABN: 20 605 113 595**

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED 30 JUNE 2024**

	Note	2024 \$	2023 (Restated) \$
<b>Revenue and other income</b>			
Operational revenue	3	85,348,866	86,345,805
Other income	3	<u>3,441,217</u>	<u>5,907,649</u>
		<u>88,790,083</u>	<u>92,253,454</u>
<b>Less: expenses</b>			
Client costs		(9,552,954)	(11,428,783)
Consultancy and other professional fees		(1,692,028)	(2,212,182)
Depreciation and amortisation expense	5	(5,157,236)	(5,190,626)
Employee benefits expense	5	(48,876,494)	(47,491,716)
Finance costs	5	(761,143)	(490,504)
Impairment loss	5	(3,499,297)	-
Marketing and fundraising expenses		(490,395)	(527,606)
Motor vehicle and travel expenses		(420,143)	(404,643)
Office and property costs		(7,125,759)	(6,370,486)
Operating lease expenses		(343,011)	(2,215,807)
Other staff costs		(1,245,093)	(827,888)
Payments to other agencies		(4,897,558)	(6,642,176)
Other expenses		<u>(2,817,785)</u>	<u>(3,988,598)</u>
		<u>(86,878,896)</u>	<u>(87,791,015)</u>
Government and philanthropic capital grant income	4	18,608,001	500,000
Net gain from investments at fair value through profit and loss		<u>597,870</u>	<u>245,064</u>
<b>Net Surplus</b>		21,117,058	5,207,503
<b>Other comprehensive income for the year</b>		<u>-</u>	<u>-</u>
<b>Total comprehensive income</b>		<u><u>21,117,058</u></u>	<u><u>5,207,503</u></u>

The accompanying notes form part of these financial statements.

**LAUNCH HOUSING LIMITED**  
**ABN: 20 605 113 595**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 JUNE 2024**

	Note	2024 \$	2023 (Restated) \$
<b>Current assets</b>			
Cash and cash equivalents	6	25,372,268	31,081,522
Receivables	7	1,206,155	3,344,580
Other assets	8	<u>4,841,199</u>	<u>5,256,451</u>
<b>Total current assets</b>		<u>31,419,622</u>	<u>39,682,553</u>
<b>Non-current assets</b>			
Other financial assets	9	8,772,501	7,810,043
Intangible assets	10	729,923	691,128
Property, plant and equipment	11	95,051,223	96,797,097
Lease assets	12	<u>12,860,179</u>	<u>14,031,222</u>
<b>Total non-current assets</b>		<u>117,413,826</u>	<u>119,329,490</u>
<b>Total assets</b>		<u>148,833,448</u>	<u>159,012,043</u>
<b>Current liabilities</b>			
Payables	13	7,439,427	8,968,437
Lease liabilities	12	775,154	1,127,751
Borrowings	14	440,000	440,000
Provisions	15	3,816,210	3,923,905
Other liabilities	16	<u>7,277,945</u>	<u>36,775,365</u>
<b>Total current liabilities</b>		<u>19,748,736</u>	<u>51,235,458</u>
<b>Non-current liabilities</b>			
Lease liabilities	12	12,732,162	12,905,526
Provisions	15	<u>749,757</u>	<u>385,324</u>
<b>Total non-current liabilities</b>		<u>13,481,919</u>	<u>13,290,850</u>
<b>Total liabilities</b>		<u>33,230,655</u>	<u>64,526,308</u>
<b>Net assets</b>		<u>115,602,793</u>	<u>94,485,735</u>
<b>Equity</b>			
Reserves	17	5,248,602	67,516,317
Accumulated surplus	18	<u>110,354,191</u>	<u>26,969,418</u>
<b>Total equity</b>		<u>115,602,793</u>	<u>94,485,735</u>

The accompanying notes form part of these financial statements.

**LAUNCH HOUSING LIMITED**  
**ABN: 20 605 113 595**

**STATEMENT OF CHANGES IN EQUITY**  
**FOR THE YEAR ENDED 30 JUNE 2024**

	Reserves \$	Retained earnings \$	Total equity \$
<b>Balance as at 1 July 2022</b>	67,665,765	21,612,445	89,278,210
Surplus for the year - restated	<u>-</u>	<u>5,207,503</u>	<u>5,207,503</u>
<b>Total comprehensive income for the year</b>	<u>-</u>	<u>5,207,503</u>	<u>5,207,503</u>
Transfers in	1,056,963	149,470	1,206,433
Transfers out - depreciation released on properties	<u>(1,206,411)</u>	<u>-</u>	<u>(1,206,411)</u>
<b>Balance as at 30 June 2023 - restated</b>	<u>67,516,317</u>	<u>26,969,418</u>	<u>94,485,735</u>
<b>Balance as at 1 July 2023 - restated</b>	67,516,317	26,969,418	94,485,735
Surplus for the year	<u>-</u>	<u>21,117,058</u>	<u>21,117,058</u>
<b>Total comprehensive income for the year</b>	<u>-</u>	<u>21,117,058</u>	<u>21,117,058</u>
Transfers in	-	62,267,715	62,267,715
Transfers to accumulated surplus	<u>(62,267,715)</u>	<u>-</u>	<u>(62,267,715)</u>
<b>Balance as at 30 June 2024</b>	<u>5,248,602</u>	<u>110,354,191</u>	<u>115,602,793</u>

The accompanying notes form part of these financial statements.



**LAUNCH HOUSING LIMITED**  
**ABN: 20 605 113 595**

**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 30 JUNE 2024**

	Note	2024	2023
		\$	\$
<b>Cash flow from operating activities</b>			
Receipts from operations		89,022,344	100,013,851
Payments to suppliers and employees		(88,793,596)	(93,230,857)
Interest received		1,168,731	1,122,961
Finance costs		<u>(116,804)</u>	<u>(272,855)</u>
<b>Net cash provided by operating activities</b>		<u><b>1,280,675</b></u>	<u><b>7,633,100</b></u>
<b>Cash flow from investing activities</b>			
Proceeds from sale of property, plant and equipment		-	3,700,000
Payment for property, plant and equipment		(4,914,556)	(18,097,585)
Payment for intangibles		<u>(27,938)</u>	<u>(20,512)</u>
<b>Net cash used in investing activities</b>		<u><b>(4,942,494)</b></u>	<u><b>(14,418,097)</b></u>
<b>Cash flow from financing activities</b>			
Repayment of borrowings		-	(3,790,869)
Principal portion of lease payments		<u>(2,047,435)</u>	<u>(1,552,247)</u>
<b>Net cash used in financing activities</b>		<u><b>(2,047,435)</b></u>	<u><b>(5,343,116)</b></u>
<b>Reconciliation of cash</b>			
Cash at beginning of the financial year		31,081,522	43,209,635
Net decrease in cash held		<u>(5,709,254)</u>	<u>(12,128,113)</u>
<b>Cash at end of financial year</b>		<u><b>25,372,268</b></u>	<u><b>31,081,522</b></u>

The accompanying notes form part of these financial statements.

**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2024**

**NOTE 1: BASIS OF PREPARATION**

**General information**

The financial report is a general purpose financial report that has been prepared in accordance with the *Australian Charities and Not-for-profits Commission Act 2012* and Australian Accounting Standards - Simplified Disclosures, Interpretations and other applicable authoritative pronouncements of the Australian Accounting Standards Board. This includes compliance with the recognition and measurement requirements of all Australian Accounting Standards, Interpretations and other authoritative pronouncements of the Australian Accounting Standards Board and the disclosure requirements of AASB 1060 *General Purpose Financial Statements - Simplified Disclosures for For-Profit and Not-for-Profit Tier 2 Entities*.

The financial report covers Launch Housing Limited as an individual entity. Launch Housing Limited is a company limited by guarantee, incorporated and domiciled in Australia. Launch Housing Limited is a not-for-profit entity for the purpose of preparing the financial statements.

The financial report was approved by the directors at the date of the directors' report.

*Historical Cost Convention*

The financial report has been prepared under the historical cost convention, as modified by revaluations to fair value for certain classes of assets and liabilities as described in the accounting policies.

*Significant accounting estimates and judgements*

The preparation of the financial report requires the use of certain estimates and judgements in applying the company's accounting policies. Those estimates and judgements significant to the financial report are disclosed in Note 2 to the financial statements.

**Accounting policies**

The following accounting policies have been applied in the preparation and presentation of the financial report.

**LAUNCH HOUSING LIMITED**  
**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2024**

**NOTE 1: BASIS OF PREPARATION (CONTINUED)**

**(a) Revenue and other income**

The company derives revenue from delivery of homeless support programs and provision of rental accommodation. Revenue is recognised as, or when, goods or services are transferred to the customer, and is measured at an amount that reflects the consideration to which the company expects to be entitled in exchange for the goods or service.

*Revenue from provision of services*

Revenue from the provision of services comprises revenue derived from delivery of homeless support programs. These services are provided under contractual arrangements that contain enforceable and sufficiently specific performance obligations. Revenue from the provision of services is recognised over time, as performance obligations are satisfied, based on either costs incurred or service hours performed, consistent with the manner in which services are provided.

*Client contributions*

Fees charged for care or services provided to clients are recognised when the service is provided.

*Rental and other revenue*

Rental and other revenue is measured as, or when, goods or services are transferred, and is measured at an amount that reflects the consideration in which the entity expects to be entitled in exchange for the goods or services.

*Dividends*

Dividend revenue is recognised when the right to receive a dividend has been established.

All revenue is measured net of the amount of goods and services tax (GST).

**(b) Income arising from the transfer of assets**

The company derives income from the transfer of assets when the company provides no consideration in exchange for the asset received, or the consideration provided by the company is significantly less than the fair value of the asset received, principally to enable the company to further its objectives, and the arrangement does not satisfy the criteria to be accounted for as a 'contract with a customer'.

*Donations*

Cash donations and goods donated for resale are recognised as income when the company obtains control of the asset. Cash is recognised at the fair value of the consideration received. Goods donated for resale are recognised at current replacement cost.

**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2024**

**NOTE 1: BASIS OF PREPARATION (CONTINUED)**

**(b) Income arising from the transfer of assets (Continued)**

*Operating grants*

A transfer of an asset, including cash, under arrangements that do not contain enforceable and sufficiently specific performance obligations is referred to in the financial statements as an 'operating grant'. Assets arising from operating grants are recognised at fair value when the company obtains control of the asset. Any related amounts, such as contributions from owners, financial liabilities, contract liabilities, lease liabilities and provisions are recognised in accordance with the applicable Australian Accounting Standard. The excess of the initial carrying amount of assets received over the aggregate of the consideration provided by the company and any related amounts is recognised as income.

*Government and philanthropic capital grants*

A transfer of a financial asset, including cash, to enable the company to acquire or construct a recognisable non-financial asset to identified specifications to be controlled by the company, such as an item of property, plant and equipment, is referred to in the financial statements as a 'government and philanthropic capital grant'. Government and philanthropic capital grants are initially recognised as a liability (unspent government and philanthropic capital grants liability), and subsequently recognised as income as, or when, the company satisfies its obligation to acquire or construct the specified asset to which the government and philanthropic grant relates. For the acquisition of specified assets, income is recognised when the asset is acquired and controlled by the company. For the construction of specified assets, income is recognised as the construction progresses on the basis of costs incurred relative to expected costs.

*Unspent government and philanthropic capital grants liability*

Capital grants are initially recognised as a liability (unspent capital grants liability), and subsequently recognised as income as, or when, the company satisfies its obligation to acquire or construct the specified asset to which the capital grant relates.

Capital grants are recognised as income when the specified asset is acquired and controlled by the company, or as the construction of the specified asset progresses on the basis of costs incurred relative to expected costs.

**(c) Income tax**

Launch Housing is a Public Benevolent Institution and therefore is exempt from income tax.

**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2024**

**NOTE 1: BASIS OF PREPARATION (CONTINUED)**

**(d) Financial instruments**

*Initial recognition and measurement*

Financial assets and financial liabilities are recognised when the company becomes a party to the contractual provisions of the instrument. For financial assets, this is equivalent to the date that the company commits itself to either the purchase or sale of the asset (i.e. trade date accounting is adopted).

Financial instruments are initially measured at fair value adjusted for transaction costs, except where the instrument is classified as fair value through profit or loss, in which case transaction costs are immediately recognised as expenses in profit or loss.

*Classification of financial assets*

Financial assets recognised by the company are subsequently measured in their entirety at either amortised cost or fair value, subject to their classification and whether the company irrevocably designates the financial asset on initial recognition at fair value through other comprehensive income (FVtOCI) in accordance with the relevant criteria in AASB 9.

Financial assets not irrevocably designated on initial recognition at FVtOCI are classified as subsequently measured at amortised cost, FVtOCI or fair value through profit or loss (FVtPL) on the basis of both:

- (a) the company's business model for managing the financial assets; and
- (b) the contractual cash flow characteristics of the financial asset.

*Trade and other receivables*

Trade and other receivables arise from the company's transactions with its customers and are normally settled within 30 days.

Consistent with both the company's business model for managing the financial assets and the contractual cash flow characteristics of the assets, trade and other receivables are subsequently measured at amortised cost.

**(e) Property, plant and equipment**

Each class of property, plant and equipment is measured at cost or fair value less, where applicable, any accumulated depreciation and any accumulated impairment losses.

*Property*

Freehold land and buildings are initially recorded at cost. Where freehold land and buildings were acquired at no cost or for a nominal amount, cost is deemed to be the fair value as at the acquisition date.

Property is subsequently measured at cost, less accumulated depreciation and any accumulated impairment losses.

**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2024**

**NOTE 1: BASIS OF PREPARATION (CONTINUED)**

**(e) Property, plant and equipment (Continued)**

*Interest in Haig St property*

The financial interest in the Haig St property is carried at fair value. The fair value of the asset is calculated as a fixed proportion of the fair market value of the Haig Street property. Unrealised gains and losses arising from changes in fair value are taken directly to equity. An external valuation report is obtained every 3 years.

*Plant and equipment*

Plant and equipment is measured on the cost basis.

*Depreciation*

Land is not depreciated. All other property, plant and equipment is depreciated over their estimated useful lives.

*Leasehold improvements*

Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

<b>Class of fixed asset</b>	<b>Depreciation rates</b>	<b>Depreciation basis</b>
Buildings at cost	2-10%	Straight line
Plant and equipment at cost	10-20%	Straight line
Leasehold improvements at cost	Lease term	Straight line
Motor vehicles at cost	33-40%	Straight line
Furniture, fixtures and fittings at cost	10-20%	Straight line
Computer equipment at cost	20%	Straight line

**(f) Intangible assets**

*IT software development costs*

Costs incurred in developing IT software are initially recognised as an asset, and are subsequently amortised over their estimated useful lives commencing from the time the asset is available for use. The amortisation method applied to an intangible asset is consistent with the estimated consumption of economic benefits of the asset. Subsequent to initial recognition, IT software development costs recognised as an intangible asset are measured at cost, less accumulated amortisation and any accumulated impairment losses.

**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2024**

**NOTE 1: BASIS OF PREPARATION (CONTINUED)**

**(g) Impairment of non-financial assets**

Non-financial assets, including property, plant and equipment, lease assets and other intangible assets, are tested for impairment whenever events or circumstances indicate that the asset may be impaired.

For impairment assessment purposes, assets are generally grouped at the lowest levels for which there are largely independent cash inflows ('cash generating units'). Accordingly, most assets are tested for impairment at the cash generating unit level. An impairment loss is recognised when the carrying amount of an asset or cash generating unit (to which the asset belongs) exceeds its recoverable amount.

**(h) Leases**

Lease assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Lease assets are depreciated over the shorter of the lease term and the estimated useful life of the underlying asset, on a basis that is consistent with the expected pattern of consumption of the economic benefits embodied in the underlying asset.

Lease liabilities are measured at the present value of the remaining lease payments. Interest expense on lease liabilities is recognised in profit or loss. Variable lease payments not included in the measurement of lease liabilities are recognised as an expense in the period in which they are incurred.

Lease payments made in relation to leases of 12-months or less and leases of low value assets (for which a lease asset and a lease liability has not been recognised) are recognised as an expense on a straight-line basis over the lease term.

Each lease is classified as either an operating lease or a finance lease. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of an underlying asset. A lease is classified as an operating lease if it does not transfer substantially all the risks and rewards incidental to ownership of an underlying asset.

*Operating leases*

Property subject to operating leases is presented as investment property in the statement of financial position. Other assets subject to operating leases are presented as property, plant and equipment in the statement of financial position.

Lease payments from operating leases are recognised as income on either a straight-line basis or another systematic basis (if that basis is more representative of the pattern in which benefit from the use of the underlying asset is diminished).

**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2024**

**NOTE 1: BASIS OF PREPARATION (CONTINUED)**

**(i) Employee benefits**

*(i) Short-term employee benefit obligations*

Liabilities arising in respect of wages and salaries, annual leave and other employee benefits (other than termination benefits) expected to be settled wholly before twelve months after the end of the reporting period are measured at the (undiscounted) amounts based on remuneration rates which are expected to be paid when the liability is settled. The expected cost of short-term employee benefits in the form of compensated absences such as annual leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables in the statement of financial position.

*(ii) Long-term employee benefit obligations*

The provision for other long-term employee benefits, including obligations for long service leave, which are not expected to be settled wholly before twelve months after the end of the reporting period, are measured at the present value of the estimated future cash outflow to be made in respect of the services provided by employees up to the reporting date. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee turnover, and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that are denominated in the currency in which the benefits will be paid. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the change occurs.

Other long-term employee benefit obligations are presented as current liabilities in the statement of financial position if the company does not have an unconditional right to defer settlement for at least twelve months after the reporting date, regardless of when the actual settlement is expected to occur. All other long-term employee benefit obligations are presented as non-current liabilities in the statement of financial position.

**(j) Deferred income**

The liability for deferred income is the unutilised amounts of grants received on the condition that specified services are delivered or conditions are fulfilled. The services are usually provided or the conditions usually fulfilled within twelve months of receipt of the grant. Where the amount received is in respect of services to be provided over a period that exceeds twelve months after the reporting date or the conditions will only be satisfied more than twelve months after the reporting date, the liability is discounted and presented as non-current.

**NOTE 2: SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS**

In the process of applying the company's accounting policies, management makes various judgements that can significantly affect the amounts recognised in the financial statements. In addition, the determination of carrying amounts of some assets and liabilities require estimation of the effects of uncertain future events. Outcomes within the next financial year that are different from the assumptions made could require a material adjustment to the carrying amounts of those assets and liabilities affected by the assumption.



**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2024**

**NOTE 2: SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS (CONTINUED)**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that effect the reported amounts in the financial statements. Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue and expenses.

The following outlines the major judgements made by management in applying the company's accounting policies and/or the major sources of estimation uncertainty, that have the most significant effect on the amounts recognised in the financial statements and/or have a significant risk of resulting in a material adjustment to the carrying amount of assets and liabilities within the next financial year:

*(a) Classification and fair value estimation*

Portfolio of investments - The managed portfolio of investments has been classified as 'fair value through profit or loss' and movements in fair value are recognised in profit or loss in the year ended. The fair value of the portfolio has been based on the valuation provided by JBWere which is based on the closing price on the ASX listed securities and information provided by third parties in respect of unlisted securities.

Property Plant and Equipment - The interest in the Haig Street property has been classified as 'Property, Plant And Equipment'. Interest in Haig Street and movements in fair value are recognised directly in other comprehensive income until the Interest in the property is derecognised or determined to be impaired, at which time the cumulative gain or loss previously reported in other comprehensive income are reclassified to profit or loss. The fair value of the property has been based on value per square meter of recent property sales in close proximity to the premises.

Land and buildings - Significant property holding impairment reviews are supported by external valuations every three years, with alternative years supported based on Directors' valuations. Impairment losses in respect of individual assets are recognised immediately in profit or loss for these assets. The fair value of the land and buildings have been based on value of market evidence relating to the properties.

If any of the assumptions underlying the comparison are found not to be correct, this could have a material impact on the carrying amount in the financial statements.

*(b) Revenue and other income*

The Company derives revenue and other income from a range of activities and sources, including revenue from the provision of services, and income from donations, operating grants and capital grants. In accordance with Australian Accounting Standards, the Company is required to determine whether it is appropriate to recognise revenue and other income in the financial year in which cash or non-cash assets are received or to defer the recognition of revenue and other income until associated obligations and/or conditions (if any) are satisfied. In making this judgement, the Company considers the guidance outlined in AASB 15 Revenue from Contracts with Customers and AASB 1058 Income of Not-for-Profit Entities and, in particular, whether the arrangement contains enforceable and sufficiently specific performance obligations. Where the Company identifies the existence of enforceable and sufficiently specific performance obligations, or the arrangement requires the Company to use the funds received to acquire or construct items of property, plant and equipment to identified specifications, the recognition of revenue and other income is deferred until the identified obligations are satisfied.

**LAUNCH HOUSING LIMITED**  
**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2024**

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>(Restated)</b>
		<b>\$</b>
<b>NOTE 3: REVENUE AND OTHER INCOME</b>		
Other revenue		
Dividend income	275,044	295,790
Interest income	1,168,731	1,122,961
Operational revenue		
Fundraising and philanthropy	6,262,427	3,963,400
Government and other grants	72,947,074	76,298,929
Rental income	<u>4,695,590</u>	<u>4,664,725</u>
	<u><b>85,348,866</b></u>	<u><b>86,345,805</b></u>
Other Income		
Profit on sale of non current assets	86,890	3,345,780
Other income	<u>3,354,327</u>	<u>2,561,869</u>
	<u><b>3,441,217</b></u>	<u><b>5,907,649</b></u>
<b>NOTE 4: GOVERNMENT AND PHILANTHROPIC CAPITAL GRANT INCOME</b>		
Government capital grant income	18,608,001	-
Philanthropic capital grant income	<u>-</u>	<u>500,000</u>
	<u><b>18,608,001</b></u>	<u><b>500,000</b></u>
<b>NOTE 5: OPERATING SURPLUS</b>		
Surplus has been determined after:		
Finance costs		
- Other	95,745	269,925
- Leases - finance charges	<u>665,398</u>	<u>220,579</u>
	761,143	490,504
Depreciation	2,622,992	1,946,419
Amortisation	2,534,244	3,244,207
Bad and doubtful debts	-	1,285,988
Impairment		
- Impairment losses	3,499,297	-
Employee benefits:		
- Short term benefits	48,876,494	47,491,716

**LAUNCH HOUSING LIMITED**  
**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2024**

	<b>2024</b>	<b>2023</b>
	\$	(Restated) \$
<b>NOTE 6: CASH AND CASH EQUIVALENTS</b>		
Cash on hand	5,944	10,150
Cash at bank	8,786,457	3,016,235
Cash on deposit	<u>16,579,867</u>	<u>28,055,137</u>
	<u><u>25,372,268</u></u>	<u><u>31,081,522</u></u>

**NOTE 7: RECEIVABLES**

CURRENT

Trade debtors and other receivables	1,100,469	2,553,016
Provision for impairment	<u>(74,027)</u>	<u>(388,265)</u>
	1,026,442	2,164,751
Other receivables	<u>179,713</u>	<u>1,179,829</u>
	<u><u>1,206,155</u></u>	<u><u>3,344,580</u></u>

**NOTE 8: OTHER ASSETS**

CURRENT

Prepayments	424,616	374,549
Other assets	166,311	34,484
Accrued income	1,893,804	2,881,437
Right of reimbursement (portable long service leave) asset	1,541,659	929,483
Bank guarantee	611,947	589,829
Bonds and deposits	<u>202,862</u>	<u>446,669</u>
	<u><u>4,841,199</u></u>	<u><u>5,256,451</u></u>

**NOTE 9: OTHER FINANCIAL ASSETS**

NON CURRENT

*Financial assets at fair value through profit or loss*

Shares in managed funds	<u>8,772,501</u>	<u>7,810,043</u>
-------------------------	------------------	------------------

*Basis of determining fair value*

Listed and unlisted funds managed by JB Were are recorded at fair value as at 30 June 2024. Fair value is determined by reference to closing bid prices on the Australian Securities Exchange. Dividends and distributions received during the year were reinvested in the portfolio.

**LAUNCH HOUSING LIMITED**  
**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2024**

	<b>2024</b>	<b>2023</b>
	\$	(Restated) \$
<b>NOTE 10: INTANGIBLE ASSETS</b>		
Trademarks at cost	14,824	14,824
Computer software	3,191,403	2,625,324
Accumulated amortisation and impairment	<u>(2,476,304)</u>	<u>(1,949,020)</u>
	<u>715,099</u>	<u>676,304</u>
Total intangible assets	<u><u>729,923</u></u>	<u><u>691,128</u></u>

**(a) Reconciliations**

Reconciliation of the carrying amounts of intangible assets at the beginning and end of the current financial year

*Trademarks at cost*

Opening balance	<u>14,824</u>	<u>14,824</u>
Closing balance	<u><u>14,824</u></u>	<u><u>14,824</u></u>

*Computer software*

Opening balance	676,304	1,024,104
Additions	27,938	12,987
Amortisation expense	(527,284)	(426,343)
Transfers from property, plant & equipment	538,141	33,745
Transfers in	<u>-</u>	<u>31,811</u>
Closing balance	<u><u>715,099</u></u>	<u><u>676,304</u></u>

*Total Intangible assets reconciliation*

Opening balance	691,128	1,110,816
Additions	27,938	20,512
Amortisation expense	(527,284)	(426,343)
Transfers from property, plant & equipment	538,141	33,745
Write off	<u>-</u>	<u>(47,602)</u>
Closing balance	<u><u>729,923</u></u>	<u><u>691,128</u></u>

**LAUNCH HOUSING LIMITED**  
**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2024**

	<b>2024</b>	<b>2023</b>
	\$	(Restated) \$
<b>NOTE 11: PROPERTY, PLANT AND EQUIPMENT</b>		
<b>Land and buildings</b>		
Land at cost	<u>15,027,630</u>	<u>15,027,630</u>
Buildings at cost	84,793,661	66,453,952
Accumulated depreciation	<u>(8,391,876)</u>	<u>(6,329,737)</u>
	<u>76,401,785</u>	<u>60,124,215</u>
<b>Interest in Haig Street property</b>		
Interest in Haig Street property	<u>1,258,597</u>	<u>1,258,597</u>
Total land and buildings	<u>92,688,012</u>	<u>76,410,442</u>
<b>Plant and equipment</b>		
Plant and equipment at cost	329,621	327,182
Accumulated depreciation	<u>(266,202)</u>	<u>(240,083)</u>
	63,419	87,099
Leasehold improvements at cost	3,213,636	2,089,870
Accumulated depreciation	<u>(1,884,473)</u>	<u>(1,674,299)</u>
	1,329,163	415,571
Motor vehicles at cost	1,569,608	1,600,871
Accumulated depreciation	<u>(1,569,608)</u>	<u>(1,600,871)</u>
	-	-
Furniture, fixtures and fittings at cost	209,710	209,710
Accumulated depreciation	<u>(197,383)</u>	<u>(192,586)</u>
	12,327	17,124
Computer equipment at cost	1,218,035	2,170,372
Accumulated depreciation	<u>(894,432)</u>	<u>(1,598,544)</u>
	323,603	571,828
Work in progress at cost	<u>634,699</u>	<u>19,295,033</u>
Total plant and equipment	<u>2,363,211</u>	<u>20,386,655</u>
Total property, plant and equipment	<u>95,051,223</u>	<u>96,797,097</u>

**LAUNCH HOUSING LIMITED**  
**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2024**

	<b>2024</b>	<b>2023</b>
	\$	(Restated) \$
<b>NOTE 11: PROPERTY, PLANT AND EQUIPMENT (CONTINUED)</b>		
<b>(a) Reconciliations</b>		
Reconciliation of the carrying amounts of property, plant and equipment at the beginning and end of the current financial year		
<i>Land</i>		
Opening carrying amount	15,027,630	15,302,630
Disposals	<u>-</u>	<u>(275,000)</u>
Closing carrying amount	<u>15,027,630</u>	<u>15,027,630</u>
<i>Buildings</i>		
Opening carrying amount	60,124,215	33,880,430
Additions	34,175	913,075
Disposals	-	(279,245)
Transfers in	21,804,831	27,051,441
Depreciation expense	(2,062,139)	(1,441,486)
Impairment losses recognised	<u>(3,499,297)</u>	<u>-</u>
Closing carrying amount	<u>76,401,785</u>	<u>60,124,215</u>
<i>Interest in Haig Street property</i>		
Opening carrying amount	<u>1,258,597</u>	<u>1,258,597</u>
Closing carrying amount	<u>1,258,597</u>	<u>1,258,597</u>
<i>Plant and equipment</i>		
Opening carrying amount	87,099	47,871
Additions	2,439	62,428
Disposals	-	(1,942)
Depreciation expense	<u>(26,119)</u>	<u>(21,258)</u>
Closing carrying amount	<u>63,419</u>	<u>87,099</u>
<i>Leasehold improvements</i>		
Opening carrying amount	415,571	550,691
Additions	-	9,500
Transfers in	1,123,765	-
Depreciation expense	<u>(210,173)</u>	<u>(144,620)</u>
Closing carrying amount	<u>1,329,163</u>	<u>415,571</u>

**LAUNCH HOUSING LIMITED**  
**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2024**

	<b>2024</b>	<b>2023</b>
	\$	(Restated) \$
<b>NOTE 11: PROPERTY, PLANT AND EQUIPMENT (CONTINUED)</b>		
<b>(a) Reconciliations (Continued)</b>		
<i>Motor vehicles</i>		
Opening carrying amount	-	50,555
Depreciation expense	-	(50,555)
Closing carrying amount	<u>-</u>	<u>-</u>
<i>Furniture, fixtures and fittings</i>		
Opening carrying amount	17,124	20,175
Additions	-	2,316
Depreciation expense	(4,797)	(5,367)
Closing carrying amount	<u>12,327</u>	<u>17,124</u>
<i>Computer equipment</i>		
Opening carrying amount	571,828	598,733
Additions	71,539	289,973
Depreciation expense	(319,764)	(283,133)
Transfer to intangibles	-	(33,745)
Closing carrying amount	<u>323,603</u>	<u>571,828</u>
<i>Work in progress</i>		
Opening carrying amount	19,295,033	27,868,987
Additions	4,806,403	18,477,487
Transfers out	(22,928,596)	(27,051,441)
Transfer to intangibles	(538,141)	-
Closing carrying amount	<u>634,699</u>	<u>19,295,033</u>
<i>Total property, plant and equipment</i>		
Carrying amount at 1 July	96,797,097	79,578,669
Additions	4,914,556	19,754,779
Disposals	-	(556,187)
Depreciation expense	(2,622,992)	(1,946,419)
Impairment losses recognised	(3,499,297)	-
Transfers out to intangibles	(538,141)	(33,745)
Carrying amount at 30 June	<u>95,051,223</u>	<u>96,797,097</u>

**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2024**

**NOTE 11: PROPERTY, PLANT AND EQUIPMENT (CONTINUED)**

**(a) Reconciliations (Continued)**

**Interest in Haig Street property**

The Haig Street property is owned by the Department of Health and Human Services and is leased to Launch Housing for use as a crisis accommodation facility. At the time of construction, Hanover Welfare Services (a controlled entity, now deregistered) contributed \$200,000 to the cost of construction for the purpose of establishing an office facility. The lease agreement entitles Launch Housing to a pro-rata share of the proceeds or market value upon exiting the property.

The best evidence of fair value is current prices in an active market for similar properties. The following unobservable inputs were used in the fair value measurement:

- Land sale price per square metre.

**Land and buildings**

During the year ended 30 June 2024, independent external valuations were undertaken by Acumentis, an independent valuer, for the Company's portfolio of land and buildings. The valuations were based on relevant market evidence in relation to the land and buildings.

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>(Restated)</b>
		<b>\$</b>
<b>NOTE 12: LEASE ASSETS AND LEASE LIABILITIES</b>		
<b>(a) Lease assets</b>		
Land and buildings		
Buildings		
Buildings under lease	15,706,899	15,664,433
Accumulated amortisation	<u>(2,930,144)</u>	<u>(1,741,407)</u>
	12,776,755	13,923,026
Office equipment		
Office equipment under lease	125,136	124,841
Accumulated amortisation	<u>(41,712)</u>	<u>(16,645)</u>
	<u>83,424</u>	<u>108,196</u>
Total carrying amount of lease assets	<u><u>12,860,179</u></u>	<u><u>14,031,222</u></u>



**LAUNCH HOUSING LIMITED**  
**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2024**

	<b>2024</b>	<b>2023</b>
	\$	(Restated) \$
<b>NOTE 12: LEASE ASSETS AND LEASE LIABILITIES (CONTINUED)</b>		
<b>Reconciliations</b>		
Reconciliation of the carry amount of lease assets at the beginning and end of the financial year:		
<i>Buildings</i>		
Opening carrying amount	13,923,026	2,858,310
Additions	753,104	13,849,926
Amortisation	(1,981,933)	(2,785,210)
Lease adjustments	<u>82,558</u>	<u>-</u>
Closing carrying amount	<u><u>12,776,755</u></u>	<u><u>13,923,026</u></u>
<i>Office equipment</i>		
Opening carrying amount	108,196	5,390
Additions	-	135,460
Amortisation	(25,027)	(32,654)
Lease adjustments	<u>255</u>	<u>-</u>
Closing carrying amount	<u><u>83,424</u></u>	<u><u>108,196</u></u>
<b>(b) Lease liabilities</b>		
<b>CURRENT</b>		
Lease liability - buildings	750,564	1,104,365
Lease liability - office equipment	<u>24,590</u>	<u>23,386</u>
	<u><u>775,154</u></u>	<u><u>1,127,751</u></u>
<b>NON CURRENT</b>		
Lease liability - buildings	12,670,147	12,819,057
Lease liability - office equipment	<u>62,015</u>	<u>86,469</u>
	<u><u>12,732,162</u></u>	<u><u>12,905,526</u></u>
Total carrying amount of lease liabilities	<u><u>13,507,316</u></u>	<u><u>14,033,277</u></u>

**LAUNCH HOUSING LIMITED**  
**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2024**

	<b>2024</b>	<b>2023</b>
	\$	(Restated) \$
<b>NOTE 13: PAYABLES</b>		
CURRENT		
<i>Unsecured liabilities</i>		
Trade creditors	1,086,711	2,613,344
Other creditors	2,421,181	524,468
GST credits	979,435	217,625
Rent payable	461,167	656,852
Accrued expenses	<u>2,490,933</u>	<u>4,956,148</u>
	<u><u>7,439,427</u></u>	<u><u>8,968,437</u></u>

**NOTE 14: BORROWINGS**

CURRENT

*Secured liabilities*

Deferred consideration	<u>440,000</u>	<u>440,000</u>
------------------------	----------------	----------------

**(a) Deferred consideration**

On 8 June 2012, HomeGround Services entered into a purchase agreement with the Urban Renewal Authority Victoria (now Places Victoria) to purchase a ground floor shop within a mixed nine-storey strata title apartment complex at 12-20 Nicholson St, East Coburg.

A fixed price deferred contract of \$440,000 was entered into for the acquisition of the property. Deferred charges of \$10,000 were prepaid on settlement and are being amortised over 10 years. The settlement date of the transaction was 9 July 2012 and the amount is payable 10 years after the settlement date. A first registered mortgage has been charged over the office unit situated at 12-20 Nicholson St, East Coburg in favour of Urban Renewal Authority Victoria (now Places Victoria).

There was an extension of the settlement date to 23 June 2024 however at year end this amount still remains outstanding. Launch Housing is currently in negotiations with Places Victoria regarding the outstanding amount.

**LAUNCH HOUSING LIMITED**  
**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2024**

	<b>2024</b>	<b>2023</b>
	\$	(Restated) \$

**NOTE 14: BORROWINGS (CONTINUED)**

**(b) Details of borrowings**

On 14 April 2022 Launch Housing signed a business letter of variation to their current facility agreement with their external financier. The purpose of the facility is to assist with the purchase of properties for the entity's social housing portfolio.

The facility is subject to annual review by the lender up until the expiry of the facility on 31 May 2025.

The lender retains security over the property assets of Launch Housing Limited. The total value of the facility is \$10,000,000.

Although the loan was fully repaid during the year ended 20 June 2023, the \$10 million facility still remains available at year end.

**(c) Guarantees**

A bank guarantee for \$150,000 has been provided in favour of the Banyule City Council in relation to the Bellfield Project, with an expiry date of 30 June 2024.

**NOTE 15: PROVISIONS**

Employee benefits	<u>3,816,210</u>	<u>3,923,905</u>
<b>NON CURRENT</b>		
Employee benefits	<u>749,757</u>	<u>385,324</u>

**NOTE 16: OTHER LIABILITIES**

Other current liabilities relate to amounts held for unexpended funds on specific projects.

<b>CURRENT</b>		
Operating grants received in advance	7,277,945	14,755,365
Capital funds received in advance	-	<u>22,020,000</u>
	<u>7,277,945</u>	<u>36,775,365</u>

LAUNCH HOUSING LIMITED

ABN: 20 605 113 595

NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2024

		2024	2023 (Restated)
		\$	\$
<b>NOTE 17: RESERVES</b>			
Asset revaluation reserve	17(a)	1,058,597	955,824
Property lifecycle maintenance reserve	17(b)	851,517	403,772
Property impairment reserve	17(c)	-	(3,997,589)
Acquisition reserve	17(d)	-	5,510,358
Unspent donations and bequests reserve	17(e)	3,338,488	303,029
Other reserves	17(f)	-	2,702,815
Capital reserve	17(g)	-	61,638,108
		<u>5,248,602</u>	<u>67,516,317</u>

**(a) Asset revaluation reserve**

The asset revaluation reserve is used to record increments and decrements in the fair value of financial assets that are classified as Financial assets at fair value through comprehensive income. The prior year also included accumulated unrealised gains on the investments with JB Were, these have been transferred to retained earnings as of 1 July 2023.

*Movements in reserve*

Opening balance	955,824	710,760
Transfers from accumulated surplus	<u>102,773</u>	<u>245,064</u>
Closing balance	<u>1,058,597</u>	<u>955,824</u>

**(b) Property lifecycle maintenance reserve**

The renamed property lifecycle maintenance reserve relates to amounts reserved for the future maintenance of the portfolio of assets held by the company. The property maintenance fund, Nicholson Street maintenance reserve and Therry Street maintenance reserve have been combined along with a transfer from the other reserves of the Affordable Housing Reserve.

The balance in this reserve is based on property lifecycle maintenance plans.

*Movements in reserve*

Opening balance	403,772	403,772
Transfer from affordable housing reserve included in other reserves	<u>447,745</u>	-
Closing balance	<u>851,517</u>	<u>403,772</u>

LAUNCH HOUSING LIMITED

ABN: 20 605 113 595

NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2024

	2024	2023
	\$	(Restated) \$
<b>NOTE 17: RESERVES (CONTINUED)</b>		
<b>(c) Property impairment reserve</b>		
<p>The property impairment reserve was used to record the impairment losses recognised on the Company's land and buildings which are carried at cost. Impairments are recognised in the income statement and this reserve was maintained by transferring amounts reflecting those impairments from retained earnings. Maintaining this separate reserve of accumulated impairment does not provide useful information to users. The balance at 1 July 2023 has been transferred back to retained earnings.</p>		
<i>Movements in reserve</i>		
Opening balance	(3,997,589)	(3,997,589)
Transfers to accumulated surplus	<u>3,997,589</u>	<u>-</u>
Closing balance	<u>-</u>	<u>(3,997,589)</u>
<b>(d) Acquisition reserve</b>		
<p>This reserve was formed on the acquisition date and consists of the excess of the fair value of the acquiree's net assets over their carrying amount. The gain arising on acquisition was recognised in the income statement and this reserve was established by transferring an amount reflecting that gain from retained earnings. Maintaining this separate reserve does not provide useful information to users. The balance at 1 July 2023 has been transferred back to retained earnings.</p>		
<i>Movements in reserve</i>		
Opening balance	5,510,358	5,510,358
Transfers to accumulated surplus	<u>(5,510,358)</u>	<u>-</u>
Closing balance	<u>-</u>	<u>5,510,358</u>
<b>(e) Unspent donations and bequests reserve</b>		
<p>The donation reserve is used to record donations received in advance for particular programs where associated expenses have not yet been incurred. In addition to donations, the company also receives bequests that are set aside for particular programs. These bequests have previously been reflected in the bequest reserve as part of other reserves. The remaining unspent balance on the bequest reserve has been transferred to this renamed Unspent donations and bequests reserve in order to more efficiently monitor and manage these unspent funds that are of a similar nature.</p>		
<i>Movements in reserve</i>		
Opening balance	303,029	-
Transfers	-	303,029
Transfers from accumulated surplus	2,463,775	-
Transfer from bequests reserve	<u>571,684</u>	<u>-</u>
Closing balance	<u>3,338,488</u>	<u>303,029</u>

LAUNCH HOUSING LIMITED

ABN: 20 605 113 595

NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2024

	2024	2023 (Restated)
	\$	\$

**NOTE 17: RESERVES (CONTINUED)**

**(f) Other reserves**

*Furniture Replacement Reserve*

These funds are reserved for replacement and maintenance of furniture in the properties that the entity manages. This reserve was established by a transfer from retained earnings. There is no longer a need to set aside funds for future furniture expenditure. This future expenditure will be managed through normal budgeting and planning processes. This reserve is therefore no longer required and the balance remaining has been transferred to retained earnings.

*Affordable Housing Reserve*

The funds are earmarked for property-related expenditure including the development of the entity's social housing strategy and operation of our transitional housing service. There was previously a property maintenance reserve that included a balance of a similar nature to this reserve. This reserved funds for future maintenance costs on a range of properties. The balance on the affordable housing reserve has been transferred to the renamed property lifecycle maintenance reserve to more efficiently manage these funds that are of a similar nature.

*Bequest Reserve*

Bequest reserve comprises unspent bequest income transferred in accordance with the Bequest Policy of Launch Housing. These funds will accumulate in this reserve until such time that decisions are approved by the Board for distribution to fund projects/programs. The remaining unspent balance on this reserve has been transferred to the renamed Unspent donations and bequests reserve in order to more efficiently monitor and manage these unspent funds that are of a similar nature.

*Foyer Project Reserve*

Foyer Project Reserve comprises unspent operational and capital funding of Holmesglen and Kangan Foyers. These funds will be spent on future foyer service development projects. This reserve was established by a transfer from retained earnings. There is no longer a need to set aside funds for future expenditure on the foyers. This future expenditure will be managed through normal budgeting and planning processes. Any provision for lifecycle maintenance costs will be captured in the property lifecycle maintenance reserve. This reserve is therefore no longer required and the balance remaining has been transferred to retained earnings.

*Movements in reserve*

Opening balance	2,702,815	2,693,945
Transfers from / (to) accumulated surplus	(1,683,386)	8,870
Transfer to the unspent donations and bequests reserve	(571,684)	-
Transfer to the property lifecycle maintenance reserve	(447,745)	-
Closing balance	<u>-</u>	<u>2,702,815</u>

**LAUNCH HOUSING LIMITED**  
**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2024**

	<b>2024</b>	<b>2023</b>
	\$	(Restated) \$
<b>NOTE 17: RESERVES (CONTINUED)</b>		
<b>(g) Capital reserve</b>		
Capital grants are recognised in the income statement and this reserve is established by transferring an amount reflecting the grants from retained earnings. Reserve balances have been rationalised to ensure financial information remains relevant to users. Maintaining this separate capital reserve does not provide useful information to users. The balance at 1 July 2023 has been transferred back to retained earnings		
<i>Movements in reserve</i>		
Opening balance	61,638,108	62,344,519
Transfers in	-	500,000
Transfers out - depreciation released on properties	-	(1,206,411)
Transfers to accumulated surplus	<u>(61,638,108)</u>	<u>-</u>
Closing balance	<u>-</u>	<u>61,638,108</u>

**NOTE 18: ACCUMULATED SURPLUS**

Accumulated surplus at beginning of year	26,969,418	21,612,445
Net surplus	21,117,058	5,207,503
Transfers from reserves	<u>62,267,715</u>	<u>149,470</u>
	<u>110,354,191</u>	<u>26,969,418</u>

**NOTE 19: KEY MANAGEMENT PERSONNEL COMPENSATION**

Total compensation paid or payable to key management personnel	<u>1,568,174</u>	<u>1,819,279</u>
--	------------------	------------------

**NOTE 20: RELATED PARTY TRANSACTIONS**

No related party transactions took place during the year. Refer to Note 19 for the remuneration of key management personnel.

**NOTE 21: ECONOMIC DEPENDENCY**

Launch Housing is dependent on grant funding which comes from the State and Federal Governments and local sources, for the majority of its revenue used to operate the business. Changes to Government policy at any level can have a direct impact on service delivery. Based on funding agreements in place at the date of this report the directors have no reason to believe the funding will not be continued to support Launch Housing.

**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2024**

	<b>2024</b>	<b>2023</b>
	\$	(Restated) \$

**NOTE 22: REMUNERATION OF AUDITORS**

Remuneration of auditors for:

*Pitcher Partners (Melbourne)*

Audit and assurance services

- Audit of the financial report

- Real estate trust audit

126,125	170,520
<u>14,440</u>	<u>12,650</u>
<u>140,565</u>	<u>183,170</u>

**NOTE 23: RESTRICTIONS ON THE USE OF BUILDINGS**

*58 residential units within the "Nicholson" complex at 12-20 Nicholson Street, East Coburg, Victoria*

The Funding Deed between Launch Housing and the Director of housing contains performance clauses, including restrictions on the sale of any units including repayment at value of capital improvements.

*1 commercial office unit within the "Nicholson" complex at 12-20 Nicholson Street, East Coburg, Victoria*

The deferred payment agreement between Launch Housing and Urban Renewal Authority Victoria (now Places Victoria) contains specific clauses, including restrictions on the sale of the office, the use of the office to provide property management, facilities management or community management services to the Nicholson complex.

*5 residential units with the "Central Sky Lounge Apartment Hotel" complex at 43 Therry Street, Melbourne, Victoria*

The Funding Deed between Launch Housing and the Director of housing contains performance clauses, including restrictions on the sale of any units. The Director of Justice has nomination rights over these Designated Properties.

*The 42 individual properties procured during the year ended 30 June 2017 in nominated locations under the Rapid Housing (Homelessness) and Rapid Housing (Family Violence) grant fund.*

All have the restriction that "The Funding Deed between Launch Housing and the Director of housing contains performance clauses, including restrictions on the sale of any units.

**NOTE 24: MEMBERS' GUARANTEE**

The company is incorporated under the *Corporations Act 2001* and is a company limited by guarantee. If the company is wound up, the Constitution states that each member is required to contribute to a maximum of \$10 each towards meeting any outstandings and obligations of the company. At 30 June 2024 the number of members was 9. The combined total amount that members of the company are liable to contribute if the company is wound up is \$90.



**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2024**

**NOTE 25: PRIOR PERIOD RESTATEMENT**

The prior period restatement of \$6.6 million relates to the recognition of government grant income provided to support service provision during the Covid 19 emergency response up to June 2023.

Launch Housing was the lead agency in supporting the Victorian state government in responding to the needs of people experiencing homelessness during the pandemic. The funding was for the provision of emergency accommodation and other support in accordance with the Homelessness Funding and Services Guidelines.

The total amount received relating to the emergency response for the period from March 2020 to June 2023 was \$44.7 million. Amounts of government grant income have been recognised throughout the financial years 2020 to 2023 in line with the requirements of AASB 15 Revenue from Contracts with Customers. A reconciliation of the use of the emergency response funding to 30 June 2023 was completed during the current financial year. As a result of that reconciliation, an amount of \$6.6 million has been identified that should have been recognised as income in the prior period.

**Restatement of financial position**

	<b>2023 Opening</b>	<b>Increase /</b>	<b>2023 Restated</b>
	<b>\$</b>	<b>(Decrease)</b>	<b>\$</b>
		<b>\$</b>	<b>\$</b>
<b>Current liabilities</b>			
Other liabilities	<u>43,391,133</u>	<u>(6,615,768)</u>	<u>36,775,365</u>
<b>Equity</b>			
Accumulated surplus	<u>20,353,650</u>	<u>6,615,768</u>	<u>26,969,418</u>

**Restatement of comprehensive income**

	<b>2023 Opening</b>	<b>Increase /</b>	<b>2023 Restated</b>
	<b>\$</b>	<b>(Decrease)</b>	<b>\$</b>
		<b>\$</b>	<b>\$</b>
<b>Revenue</b>			
Operational revenue	<u>79,730,037</u>	<u>6,615,768</u>	<u>86,345,805</u>

**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

**NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2024**

**NOTE 26: EVENTS SUBSEQUENT TO REPORTING DATE**

Particulars of matters or circumstances that have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the company, the results of those operations or the state of affairs of the company in future financial years are as follows:

Launch Housing have entered into a \$42.3 million loan facility agreement with Treasury Corporation Victoria on 31 October 2024 in order to fund the development and construction of a multi-unit housing project. The project will be funded through a combination of Launch Housing equity and state government availability contributions over a 30-year term, subject to satisfaction of relevant conditions.

No other matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the company, the results of those operations, or the state of affairs of the company in future financial years.

**NOTE 27: COMPANY DETAILS**

The registered office of the company is:

Launch Housing Limited  
54 Wellington Street  
Collingwood Victoria 3066

**LAUNCH HOUSING LIMITED**

**ABN: 20 605 113 595**

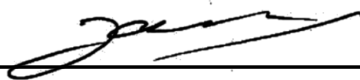
**DIRECTORS' DECLARATION**

The directors of the company declare that:

1. In the directors' opinion, the financial statements and notes thereto, as set out on pages 12 - 40, satisfy the requirements of the *Australian Charities and Not-for-profits Commission Act 2012*, including:
  - (a) complying with Australian Accounting Standards - Simplified Disclosures and the *Australian Charities and Not-for-profits Commission Regulations 2022*; and
  - (b) giving a true and fair view of the financial position as at 30 June 2024 and performance for the year ended on that date of the company.
2. In the directors' opinion there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

Signed in accordance with subsection 60.15(2) of the *Australian Charities and Not-for-profits Commission Regulations 2022*.

Director: \_\_\_\_\_



Adam Zaccaria

Director: \_\_\_\_\_



Joel Simmonds

Dated this 7th day of November 2024

**LAUNCH HOUSING LIMITED**  
**ABN: 20 605 113 595**

**INDEPENDENT AUDITOR'S REPORT**  
**TO THE MEMBERS OF LAUNCH HOUSING LIMITED**

*Opinion*

We have audited the financial report of Launch Housing Limited ("the Company"), which comprises the statement of financial position as at 30 June 2024, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements including material accounting policy information, and the directors' declaration.

In our opinion, the accompanying financial report of Launch Housing Limited, is in accordance with Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012*, including:

- (a) giving a true and fair view of the Company's financial position as at 30 June 2024 and of its financial performance for the year then ended; and
- (b) complying with Australian Accounting Standards - Simplified Disclosures and Division 60 of the *Australian Charities and Not-for-profits Commission Regulations 2022*.

*Basis for Opinion*

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Company in accordance with the auditor independence requirements of the *Australian Charities and Not-for-profits Commission Act 2012* ("ACNC Act") and the ethical requirements of the Accounting Professional and Ethical Standards Board's *APES 110 Code of Ethics for Professional Accountants (including Independence Standards)* ("the Code") that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

*Responsibilities of Management and the Directors for the Financial Report*

Management is responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards - Simplified Disclosures and the ACNC Act, 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 is free from material misstatement, whether due to fraud or error.

In preparing the financial report, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

**LAUNCH HOUSING LIMITED**  
**ABN: 20 605 113 595**

**INDEPENDENT AUDITOR'S REPORT**  
**TO THE MEMBERS OF LAUNCH HOUSING LIMITED**

*Responsibilities of Management and the Directors for the Financial Report (Continued)*

The directors are responsible for overseeing the Company's financial reporting process.

*Auditor's Responsibilities for the Audit of the Financial Report*

Our 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 our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the 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 the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We 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 our 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, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- 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.

**LAUNCH HOUSING LIMITED**  
**ABN: 20 605 113 595**

**INDEPENDENT AUDITOR'S REPORT**  
**TO THE MEMBERS OF LAUNCH HOUSING LIMITED**

*Auditor's Responsibilities for the Audit of the Financial Report (Continued)*

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*Independence*

We confirm that the independence declaration required by the ACNC Act, which has been given to the directors, would be in the same terms if given to the directors as at the time of this auditor's report.



K L BYRNE

Partner



PITCHER PARTNERS

Melbourne

Date: 11 November 2024