

DEFENCE HOUSING AUTHORITY

Notes to and forming part of the Financial Statements

for the year ended 30 June 2002

24. Movement summary 2001-02 for Non Current Land, Buildings, Plant and Equipment

Item	Land	Buildings	Total land and buildings	Other plant & equipment	Total
	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000
Gross value as at 1 July 2001	633,213	602,999	1,236,212	10,958	1,247,170
Additions	63,146	62,944	126,090	15,053	141,143
Revaluations	44,949	51,625	96,574	-	96,574
Disposals	(138,988)	(147,913)	(286,901)	(8,119)	(295,020)
Gross value as at 30 June 2002	602,320	569,655	1,171,975	17,892	1,189,867
Accumulated Depreciation / Amortisation as at 1 July 2001	-	-	-	5,388	5,388
Depreciation / amortisation	-	13,880	13,880	1,893	15,773
Adjustment for revaluations	-	(11,805)	(11,805)	-	(11,805)
Adjustment for disposals	-	(2,075)	(2,075)	(1,036)	(3,111)
Accumulated depreciation / Amortisation as at 30 June 2002	-	-	-	6,245	6,245
Net book value as at 30 June 2002	602,320	569,655	1,171,975	11,647	1,183,622
Net book value as at 1 July 2001	633,213	602,999	1,236,212	5,570	1,241,782

DEFENCE HOUSING AUTHORITY

Notes to and forming part of the Financial Statements

for the year ended 30 June 2002

	2002 \$'000	2001 \$'000
25. Provisions and payables		
Provisions:		
Liabilities to employees		
Long service leave	1,386	1,171
Annual leave	2,239	1,562
	3,625	2,733
Others		
Dividends (refer note 3)	66,525	88,636
Accrued expenses	9,622	6,881
Accrued repairs and maintenance	3,818	2,436
Other	809	57
	80,774	98,010
Total provisions	84,399	100,743
Payables		
Suppliers		
Trade creditors	6,059	3,818
Total payables	6,059	3,818
Total current provisions and payables	90,458	104,561
26. Other current liabilities		
Rental receipts in advance from the Department of Defence	19,217	15,098
	19,217	15,098
27. Interest bearing liabilities		
Loan from Government	100,000	-
Maturity schedule for loans:		
Payable:		
Within one year	-	-
In one to five years	70,000	-
In more than five years	30,000	-
	100,000	-
28. Non-current provisions		
Liabilities to employees		
Long service leave	682	484
	682	484
Other		
Sale and leaseback provision	44,564	41,109
	44,564	41,109
Total non-current provisions and payables	45,246	41,593

DEFENCE HOUSING AUTHORITY

Notes to and forming part of the Financial Statements

for the year ended 30 June 2002

	2002 \$'000	2001 \$'000
29. Cash Flow Information		
Reconciliation of net cash flows from operating activities to operating profit		
Operating profit	91,984	122,459
Depreciation - housing stock	13,880	16,763
Depreciation - other	1,893	1,682
Increase in employee provisions	892	161
Profit on the disposal of assets	(23,871)	(7,758)
Share of net profits from joint ventures	(1,969)	(5,339)
Changes in operating assets and liabilities		
(Increase)/decrease in accounts receivable	(1,398)	(1,660)
(Increase)/decrease in prepayment	(231)	(516)
(Increase)/decrease in creditors	8,199	8,900
Net cash provided by operating activities	89,379	134,692
Non-cash financing and investing activities		
Movement in Commonwealth contributions	(84,410)	(163)

DEFENCE HOUSING AUTHORITY

Notes to and forming part of the Financial Statements

for the year ended 30 June 2002

30. Superannuation

Staff of the Authority are employed under the *Public Service Act 1999* and are entitled to benefits from the Commonwealth Superannuation Scheme (CSS), the Public Sector Superannuation Scheme (PSS) and under the Superannuation (Productivity Benefit) Act 1988. The Authority meets its liability for the employer share of benefits payable under the superannuation Acts by fortnightly payments to the Commonwealth Superannuation Administration (COMSUPER) in accordance with Section 159(2) of the *Superannuation Act 1976* and Section 15 of the *Superannuation Act 1990*, or to other superannuation funds nominated by employees.

The Department of Finance and Administration has advised the Commonwealth Superannuation Administration that for the purpose of actuarial costing of the CSS and PSS, it is essential to be able to identify employer superannuation contributions made under each scheme by the organisation. The separate CSS and PSS employer superannuation contribution rates and contributions paid or payable by the Authority for the reporting period are:

- CSS members: Contributions at the rate of 33.7% (2001: 12.7%) of salary for superannuation purposes, amounting to \$0.412 million (2001, \$0.176 million), and
- PSS members: Contributions at the rate of 11.6 % (2001: 11.5%) of salary for superannuation purposes, amounting to \$3.185 million (2001, \$1.913 million).

DEFENCE HOUSING AUTHORITY

Notes to and forming part of the Financial Statements

for the year ended 30 June 2002

31. Directors' and Executives' Remuneration**a) Remuneration of Directors**

Number of directors whose total remuneration received or due and receivable from the Authority falls within the following bands:

\$	1	-	\$ 10,000
\$	10,001	-	\$ 20,000
\$	20,001	-	\$ 30,000
\$	30,001	-	\$ 40,000
\$	50,001	-	\$ 60,000
\$	180,001	-	\$190,000
\$	270,001	-	\$280,000

2002**2001**

Number	Number
0	1
1	0
2	3
2	1
1	1
0	1
1	0

Total income received, or due and receivable by all directors (including the Managing Director).
In addition to the above, nine directors (2001 - eight) did not receive any remuneration from the Authority

\$473,528 \$355,119

b) Remuneration of Executives

Number of executive whose total remuneration received or due and receivable from the Authority falls within the following bands:

\$100,001	-	\$110,000
\$110,001	-	\$120,000
\$120,001	-	\$130,000
\$130,001	-	\$140,000
\$140,001	-	\$150,000
\$150,001	-	\$160,000
\$160,001	-	\$170,000
\$170,001	-	\$180,000

2002**2001**

Number	Number
0	1
0	1
1	0
1	1
0	1
1	0
1	0
3	1

The aggregate of the remuneration received or receivable from the Authority by executive officers (excluding the Managing Director) whose income exceeds \$100,000, including performance based payments.

\$1,095,996 \$672,686

The aggregate amount of separation and redundancy payments during the year to executive officers included above.

\$248,018

Executive remuneration includes performance pay relating to the prior year.

DEFENCE HOUSING AUTHORITY

Notes to and forming part of the Financial Statements

for the year ended 30 June 2002

	2002 \$	2001 \$
32. Audit Remuneration		
Amount received or due and receivable by auditors ¹ :		
Australian National Audit Office for the		
Audit of financial statements ²	143,550	157,500
Internal audit services provided by other auditors	488,299	222,729
	<hr/> 631,849	<hr/> 380,229

Ernst & Young (formerly Andersen) have been contracted by the Australian National Audit Office to provide audit services on the ANAO's behalf. Fees for these services are included above. In addition Ernst & Young (formerly Andersen) have earned the following fees for engagements where they have been separately contracted by Defence Housing Authority.

	-	-
Audit fees relating to the audit of joint ventures.	29,700	45,650
The Authority is liable for 50% of these fees.		
No other benefits were received by the auditors.		

1. The amounts are GST inclusive
2. No other services were provided by the ANAO during the reporting period.

DEFENCE HOUSING AUTHORITY

Notes to and forming part of the Financial Statements*for the year ended 30 June 2002***33. Related Parties****Directors**

The names of each person holding the position of director of the Authority during the financial year are:

ADAMS, Rear Admiral, Brian AM RAN
 BENNETT, Lloyd (appointed 1 February 2002, resigned 28 February 2002)
 BOEZEMAN, Bonita (appointed 8 October 2001)
 JOLLIE, Peter AM
 LEAHY, Major General, Peter AO, (resigned 28 June 2002)
 LYON, Keith
 MOORE, Ken (resigned 15 October 2001)
 NEUMANN, Ralph (appointed 28 February 2002)
 O'BRIEN, Thomas AM
 O'GRADY, John
 ROBERTS, Major General, Frank, AM (appointed 28 June 2002)
 RYAN, Helen
 SHALDERS, Rear Admiral, Russ CSE, RAN (appointed 8 August 2001)
 SPENCE, Air-Vice-Marshal, Christopher AM
 SWANN, Judy
 WALLACE, Les (appointed 8 October 2001, resigned 1 February 2002)
 WILLIS, Major General, Simon (resigned 8 August 2001)

Transactions of Directors and Director-Related Entities

A director related party, Blake Dawson Waldron, of which John O'Grady, is consultant to, was engaged by the Authority during the reporting period to provide legal services. These services were provided based on normal commercial terms and conditions and John O'Grady was not personally involved in providing any of those services.

34. Economic Dependency

The Authority depends on the Department of Defence in accordance with the Service Agreement between Defence and DHA.

35. Segment Reporting

DHA operates only within Australia and there are no segments to report.

36. Joint Venture Developments**The Sanctuary Development**

The Authority holds a 50% interest in The Sanctuary development (formerly referred to as Wattle Grove Development) near Moorebank in Sydney. The principal activity of the joint venture project is to develop housing sites for Defence and private sector housing.

Fairview Rise Development

The Authority held a 50% interest in the Fairview Rise development at Flinders View near Ipswich. The principal activity of the joint venture project was to develop housing sites for Defence and private sector housing. The joint venture was terminated on 22 June 2001. The Authority purchased the remaining vacant land from the joint venture on commercial terms and conditions at fair value.

DEFENCE HOUSING AUTHORITY

Notes to and forming part of the Financial Statements

for the year ended 30 June 2002

37. Interest in Joint Venture Developments

The following represents the Authority's total interest in the joint venture developments at 30 June 2002. The profit and statement of financial position items have been incorporated in the financial statements under their respective classifications.

	2002 \$'000	2001 \$'000
Profit		
Revenues	4,873	10,853
Expenses	(2,904)	(5,514)
Total Profit	1,969	5,339
Current assets		
Cash	58	261
Receivables	29	85
Inventories	540	2,201
	627	2,547
Non-current assets		
Property, plant and equipment	21	45
Inventories	355	102
	376	147
Current liabilities		
Creditors	205	738
Net Assets	798	1,956

DEFENCE HOUSING AUTHORITY

Notes to and forming part of the Financial Statements

for the year ended 30 June 2002

38. Financial Instruments

a) Interest Rate Risk

The following table provides information on the Authority's exposure to interest rate risk at 30 June 2002.

	Note	Floating		Fixed 1 year or less		Fixed more than 1 year		Non Interest Bearing		Total		Average Interest rate		
		01-02 \$'000	00-01 \$'000	01-02 \$'000	00-01 \$'000	1-Feb \$'000	00-01 \$'000	01-02 \$'000	00-01 \$'000	01-02 \$'000	00-01 \$'000	01-02	Floating 00-01	Fixed 01-02 00-01
Financial Assets														
Cash	16	14,409	6,940	244,668	106,214					259,077	113,154	3.50%		4.80%
Receivables for goods and services	17							3,576	6,801	3,576	6,801			
Finance Lease Receivables	23, 1.14					360,114	391,415			360,114	391,415			7.48%
Total Financial Assets		14,409	6,940	244,668	106,214	360,114	391,415	3,576	6,801	622,767	511,370			
Financial Liabilities														
Trade creditors	25													
Loan	27							6,059	3,818	6,059	3,818			5.41%
	27					35,000				35,000				5.81%
	27					30,000				30,000				6.12%
Total Financial Liabilities						100,000		6,059	3,818	106,059	3,818			

DEFENCE HOUSING AUTHORITY

Notes to and forming part of the Financial Statements

for the year ended 30 June 2002

38. Financial Instruments (continued)

b) Credit Risk

Represents the extent of credit related losses that the Authority may be subjected to on amounts to be received from financial assets. These are considered not material.

c) Loan Agreement with Minister for Finance and Administration

On 28 May 2001 DHA entered into a 10 year Loan Agreement with the Minister for Finance and Administration. The Agreement provides DHA with a \$425m loan facility which can be drawn down based on fixed or floating interest rates.

d) Loans

i) Existing Draw Down

DHA drew down \$100m of debt on 1 June 2002 with the following maturity profile:

	Interest Rate
\$35m for 3 years (expiring 1 June 2005)	5.410%
\$35m for 5 years (expiring 1 June 2007)	5.805%
\$30m for 7 years (expiring 1 June 2009)	6.115%

ii) Future Draw Down

In place on 14 December 2001: Forward Start Arrangement for \$100 million of debt to be drawn down on 1 June 2003 hedged with the following maturity profile:

	Interest Rate
\$35m for 3 years (expiring 1 June 2006)	6.130%
\$35m for 5 years (expiring 1 June 2008)	6.365%
\$30m for 7 years (expiring 1 June 2010)	6.565%

DEFENCE HOUSING AUTHORITY

Notes to and forming part of the Financial Statements

for the year ended 30 June 2002

38. Financial Instruments (continued)**e) Net Fair Values of Financial Assets and Liabilities**

	Note	2002		2001	
		\$'000	\$'000	\$'000	\$'000
		Total Carrying Amount	Aggregate Net Fair Value	Total Carrying Amount	Aggregate Net Fair Value
Financial Assets					
Cash at bank	16	14,398	14,398	6,928	6,928
Cash on hand	16	11	11	12	12
Short term investments	16	244,668	244,668	106,214	106,214
Receivables for goods and services	17	3,576	3,576	6,801	6,801
Other financial assets	18	13,972	13,972	10,307	10,307
Total Financial Assets		276,625	276,625	130,262	130,262
Financial Liabilities (Recognised)					
Trade creditors	25	6,059	6,059	3,818	3,818
Loans	27	100,000	98,092	-	-
Total Financial Liabilities (Recognised)		106,059	104,151	3,818	3,818
Financial Liabilities (Unrecognised)					
Forward Start Arrangement for \$100 million loan to be drawn down on 1 June 2003		100,000	100,327	-	-
Total Financial Liabilities (Unrecognised)		100,000	100,327	-	-

The following methods and assumptions are used to determine the net fair values of financial assets and liabilities:

Cash, cash equivalents and short term investments:

The carrying amount approximates fair value because of their short-term to maturity.

Long-term bank borrowings:

The fair values of long-term borrowings are estimated using discounted cash flow analysis, based on current incremental borrowing rates for similar types of borrowing arrangements.

	2002	2001
	\$'000	\$'000
Available and unused facilities:		
Available	425,000	-
Used	100,000	-
Unused	325,000	-

Directory

Defence Housing Authority

Head Office

26 Brisbane Avenue

BARTON ACT 2600

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Facsimile: (02) 6217 8500

Residential investment: 1800 813 621

Website: www.dha.gov.au

Chairman

Peter Jollie AM

Managing Director

Keith Lyon

General Counsel

Fiona Hopkins

Chief Finance Officer

Jon Brocklehurst

Internal Auditors

Deloitte Touche Tohmatsu

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Glossary

Glossary of Terms

ADF	—	Australian Defence Force	HMC	—	Housing Management Centre
AFR	—	Application for Relocation	KPI	—	Key Performance Indicator
AIM	—	Australian Institute of Management	LLB	—	Bachelor of Laws
AM	—	Member of Order of Australia	NCGSF	—	National Consultative Group of Service Families
ASC	—	Australian Staff College	NSSC	—	National Service and Support Centre
AWA	—	Australian Workplace Agreement	OAM	—	Order of Australia Medal
CPA	—	Certified Practicing Accountant	OH&S	—	Occupational Health and Safety
CSI	—	Customer Satisfaction Index	PWC	—	Public Works Committee
CSM	—	Client Services Manager — Relocations	RA	—	Rent Allowance
DCH	—	Defence Choice Housing	RAAF	—	Royal Australian Air Force
DCO	—	Defence Community Organisation	RAN	—	Royal Australian Navy
DHA	—	Defence Housing Authority	SCG	—	Staff Consultative Group
DHF	—	Defence Housing Forecast	SLB	—	Sale and Leaseback Program
DVA	—	Department of Veterans' Affairs	TAA	—	Temporary Accommodation Allowance
FAICD	—	Fellow of Australian Institute of Company Directors	TAASA	—	Temporary Accommodation Allowance Serviced Apartment
FAMI	—	Fellow of Australian Marketing Institute			

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