

Annual Report | 04/05

AHURi
Australian Housing and Urban Research Institute



The Australian Housing and Urban Research Institute – AHURI – is a national organisation that funds, conducts and promotes high quality, independent research into current issues in housing and urban development. It aims to inform the policy decision-making of governments, industry and the community sector and to stimulate debate on these issues in the broader community.

AHURI's main source of funds is the Australian, State and Territory Governments. In the year 2004-2005, AHURI spent approximately \$2.5 million on conducting and managing almost 50 separate research projects.

The Institute comprises seven Research Centres around Australia and AHURI Limited, a small management company located in Melbourne. The Research Centres submit proposals for and carry out research, while AHURI Ltd has responsibility for the day-to-day management of the Institute and its research program.

This report is for AHURI Ltd, but inevitably relates to the activities of the broader Institute, including the Research Centres.



AHURI ANNUAL REPORT 2004-2005

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I | CHAIRPERSON'S MESSAGE

Housing is of major importance to our nation's economy and plays a central role in its social life. Housing is where we live, it connects us to family, neighbours and community, it shapes where we work and what services we have access to. It shapes our sense of wellbeing and participation.

Housing issues in Australia today pose great policy challenges for governments. Facing difficult decisions, policy makers, industry and the community rely on good quality housing research to guide their choices. Some of these choices surround the use of funds to achieve the best results in housing and urban and regional development. AHURI helps decision makers in these choices by producing a policy relevant evidence base and acts as the conduit between researchers and the policy community to ensure the effective transfer of knowledge from research to policy.

A key ingredient in the successful delivery of a policy relevant evidence base is a process of engagement between the research and policy communities, centred on the conduct and outcomes of the research, and brokered by an independent party, AHURI Ltd. Our pursuit of constructive engagement and of mutually sophisticated understanding of research, policy and practice across the communities has been a strong focus during 2004-2005.

Demonstrating our commitment to bringing social science research findings to bear on housing policy development, the past 12 months has seen AHURI work closely with key government committees responsible for housing policy: the Housing Ministers' Advisory Committee (HMAC); the Housing Ministers' Advisory Committee's Policy Research Working Group (PRWG) and Standing Committee on Indigenous Housing (SCIH).

Bringing the policy, practice and research communities together is of great importance, and this process has been successfully assisted through project User Groups for all new research projects. The process has helped keep policy makers informed about progress as well as provide them with preliminary findings from the research. It also provides the opportunity for policy makers to offer feedback to the researchers on recent policy developments.

Three Collaborative Research Ventures (CRVs) are now implemented. Each CRV constitutes a program of research lasting three years on a topic of high policy relevance. In addition to User Groups, AHURI has conducted face-to-face workshops with senior policy makers to provide the results of initial research and to consult policy makers in relation to key directions to be taken in later stages of the research.

Our research has made a significant contribution to policy in a number of areas. In particular, our research on housing affordability for lower-income Australians and on the access of Indigenous people to public and community housing has made a timely and substantive contribution to policy development.

In all, AHURI's ambitious research, engagement, dissemination and capacity building programs are confirming the credibility and stature of the Institute in Australia and its role in creating rich research-policy linkages. We look forward to making further significant contributions to the housing and social policy debate in the coming year.



The Hon Rob Knowles

Chairperson
AHURI Ltd

2 | CORPORATE GOVERNANCE

The AHURI Board has ultimate responsibility for ensuring that AHURI Ltd is governed in an effective and ethical manner, and in accordance with its legal obligations. However, all AHURI Ltd staff take responsibility for the governance of the organisation through their values, the systems and processes they develop and the high standards of personal and corporate integrity they set.

AHURI Board members represent the views of participants (universities) and government funders (Federal, State and Territory governments) but their actions are directed by what is best for the company and Institute itself. Three members of the Board are independent of government funders or university participants. Current AHURI Board members are detailed in the financials section of this Annual Report.

Directors' duties are, broadly, to ensure the overall success of the company's operations. Their duties relate to:

- financial operations and solvency;
- all matters as prescribed by law including, but not limited to, occupational health and safety and the environment;
- all major policy issues and quality assurance in respect to research outputs; and
- the strategic direction of AHURI Ltd.

The 2004-2005 year has seen a strong focus by the Board and management on matters of corporate governance, with an emphasis on preparing and implementing detailed policies and procedures on risk management, occupational health and safety, disaster recovery and business continuity, and various employee policies and procedures.

The Board, and in particular its Audit, Finance and Risk Management sub-committee, revised an element of the finance management strategy. Specifically, a Direct Payments facility was introduced enabling the receipt of funds via credit card and the capability to authorise payments on-line has been approved and will be implemented in the 3rd quarter of 2005.

A major achievement for the period has been the implementation of the Research Quality Framework. This includes the introduction of a peer review program. Peer review subjects an author's work or ideas to the scrutiny of experts in the field. Both the peer researcher and the author of the work remain anonymous. These initiatives are at the forefront of applied policy research practice.



3 | THE YEAR IN REVIEW

In its fifth year of funding and managing a diverse array of research projects, AHURI Ltd remains a leading and influential part of the social policy research community. Our \$2.5 million Research Program helps to facilitate the building of an evidence base to understand and respond to changes in our society, to challenge old assumptions about housing and urban issues and to give policy makers the information they require to do their work more efficiently and effectively.

The year 2004-2005 has been one of intense activity and substantial achievement in research and related areas. Twenty research projects were completed over the financial year, spanning diverse subject matters, including the regional impacts of Commonwealth Rent Assistance, housing needs and provisions for recently-arrived refugees, social housing allocation and sustainable tenancies for Indigenous families. In addition, three Collaborative Research Ventures are now in operation and producing research outcomes.

Uniquely in this area of housing and urban development-related research, AHURI works collaboratively with a wide range of stakeholders to identify the priority areas that warrant investigation. All new AHURI projects have a User Group assigned to them, which comprises the project research team, an AHURI Ltd research manager and members of the policy community. User Groups are one of the key forums through which policy makers, practitioners and other end users of AHURI research are able to directly engage in the research process.

The AHURI Scholarship program is proving to be a very popular choice amongst scholars, with five new PhD students joining this innovative AHURI program this year. This illustrates our support for early career researchers and is testimony to the strength of the AHURI network.

The revised five-year AHURI Ltd Funding Agreement was signed by all jurisdictions in August 2004. The signing of the Agreement followed an extensive review of its terms, by AHURI Ltd and all Government partners and subsequent constructive revisions.



Dr Ian Winter
Executive Director
AHURI Ltd





3.1 AHURI's People

A number of staff changes occurred during the year. After four years, Ms Jackie Allender, our long standing Manager – Information and Communications, left AHURI in March 2005. Ms Rachel Donohue, the Information and Communications Administrator, well known in the AHURI community, who commenced her tenure in 2002, left to pursue her IT career in May 2005. Ms Sonia Whiteley left in November 2004 to pursue her research career. Dr Andrew Hollows, Assistant Director Research, joined AHURI in December 2004. Andrew was formerly a Senior Policy Adviser with the Victorian Department of Human Services. Ms Giselle Pethard was appointed as the new Communications Manager in June 2005. Giselle was formerly a Communications Adviser at the National Transport Commission.

In the Research Centres, Associate Professor Fiona Haslam McKenzie, was appointed to the Directorship of the Western Australia Research Centre through a funding partnership between AHURI, Curtin and Murdoch Universities.

Professor David Hayward officially stepped down as Director of the AHURI Swinburne-Monash Research Centre to take up a new position as Dean of the Faculty of Business and Enterprise at Swinburne in September 2004.

Dr Kath Hulse of Swinburne's Institute for Social Research took on the role of Director of the AHURI Swinburne-Monash Research Centre in October 2004.



3.2 Research

The research program encompassed 49 projects under management during the year, with 20 completed at the end of the financial year. The successful management of AHURI's project load is attributable to the dedicated work of the AHURI staff, research teams, User Group members and the support and efforts of many others associated with the Institute, from housing jurisdictions and universities alike. A complete list of current and completed AHURI projects for this year is detailed in the AHURI Research Projects section of this Annual Report.

As part of its wider research program, AHURI is currently funding three 'flagship' Collaborative Research Ventures (CRVs). Each of these CRVs is a three-year program of research that addresses national housing policy research priorities.

The CRVs are structured to reflect the information needs of a particular policy research question and can include a mix of research, policy and program analysis, intervention studies with control and comparison groups, the development of evaluation frameworks, information dissemination and capacity building.

Housing Assistance and Non-Shelter Outcomes (CRV1)

CRV1 completed its first stage during the year. This stage involved undertaking preliminary research to: profile housing assistance recipients; understand the work disincentives they face; understand the housing related policies currently in place to assist housing assistance recipients into work; and audit longitudinal data sets suitable for in depth analysis of labour market transitions of housing assistance recipients. The researchers found that those receiving housing assistance are more likely to be unemployed than other welfare recipients, and that this cannot be explained by their demographic characteristics. They also found that poverty and unemployment traps were also high for certain groups of housing assistance recipients including sole parents.

As part of the second stage of the CRV, the research team is formulating designs for a range of longitudinal and qualitative projects to be conducted in the third stage of the CRV.

21st Century Housing Careers and Australia's Housing Futures (CRV2)

Through this CRV, the researchers will advance the evidence base around 21st Century housing careers in Australia and shed light on how shifts in household structure, the labour market, fertility patterns, attitudes to home ownership and government assistance, will influence the demand for government interventions in housing markets over the next 10, 20 and 30 years.

Progress has commenced on the four projects constituting the first stage of the CRV. These include, a comprehensive review of the literature relating to 21st Century housing careers in Australia and internationally. It is being undertaken under the direction of Professor Andrew Beer, Director of the AHURI Southern Research Centre, and includes the work of Dr Michelle Gabriel and Ms Debbie Faulkner. This review of the literature includes the development of a comprehensive bibliography relating to the housing careers of people with disabilities.

An exciting addition to the research program of CRV2 is a specific focus on the housing careers of people with disabilities and their carers. The Helen Macpherson Smith Trust and the Gandel Charitable Trust are jointly funding this project. The project will investigate choice and constraints upon choice, with regard to housing and location outcomes for people with disabilities as well as their preferences and aspirations.



3.2 Research

Housing Affordability for Lower-Income Australians (CRV3)

This CRV seeks to answer the overarching question 'How do we assess and address housing affordability for lower income Australians?' and commenced in October 2004.

Early in 2005, the research team engaged high-level policy makers in face-to-face discussions over the first key outputs of the research. These successful meetings contributed to the resulting report *Conceptualising and measuring the housing affordability problem* being published in the March quarter.

Workshops were also held during the March quarter with stakeholder groups (including Commonwealth, State and Territory housing agencies) to discuss a paper on the evaluation of affordable housing strategies. Following another stakeholder forum held just after the National Affordable Housing Conference in June 2005, Dr Vivienne Milligan, Director of the AHURI Sydney Research Centre compiled a paper *Directions for affordable housing policy in Australia*. This paper sketches out possible directions for a national affordable housing strategy.

Work on the macroeconomic significance of affordability, and empirical research on housing affordability (including measuring trends in housing affordability across tenures, demographic groups and geographic area) is in progress.

Indigenous Access to Mainstream Public and Community Housing

Similarly, AHURI research is contributing to policy by focussing on the issue of Indigenous housing. Indigenous housing policy and housing assistance cannot be planned in isolation from other elements of the housing system. An AHURI project, *Indigenous access to mainstream public and community housing* usefully complements current policy, such as the *Building a Better Future: Indigenous Housing to 2010*, which aims to improve Indigenous access to mainstream public and community housing. Key findings from this report have contributed to discussions by the Housing Ministers' Advisory Committee's Policy Research Working Group (PRWG) and Standing Committee on Indigenous Housing (SCIH).

The research analysed administrative data held by the Australian Institute of Health and Welfare (AIHW) to determine Indigenous representation in mainstream public and community housing measured against six quantitative indicators of access. It was found that access by Indigenous people to mainstream public housing has increased, with the share of newly assisted tenants who are Indigenous increasing from 9.5 per cent in 2001-2002 to 11.8 per cent in 2003-2004. While mainstream public and community housing provides an accessible housing option for many Indigenous households, the research suggests the steps that are required to build on current initiatives to measure and enhance levels of Indigenous access.

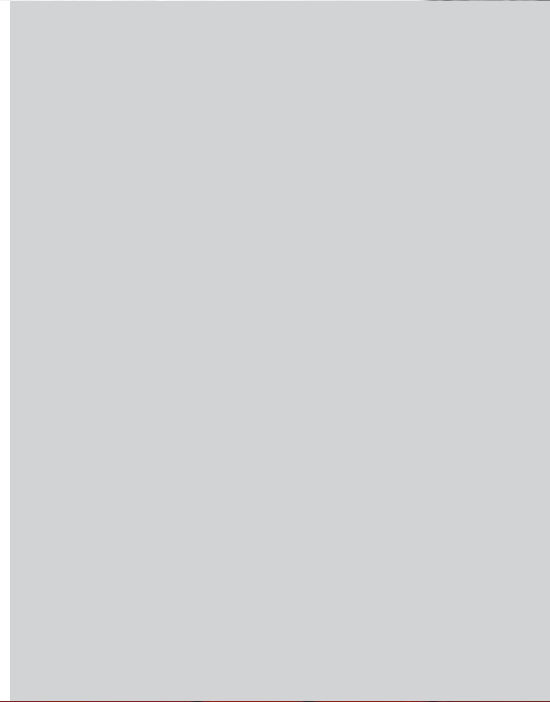


3.3 Research Quality Framework

Implementation of the Research Quality Framework commenced in the March quarter 2005. The Research Quality Framework determines the overall quality and impact of written reports (Positioning Papers, Final Reports) that are produced through projects and CRVs. The Research Quality Framework has three overarching foci: the quality of research processes, the quality of research outputs, and the significance of AHURI research for policy development.

Reporting on research quality has been introduced in stages as different elements of the Research Quality Framework have been implemented. A snapshot of research quality outcomes is provided in the attached table.

The AHURI Board has endorsed the introduction of a peer review program as part of this framework. The panel of peer reviewers has been established and comprises six national and international figures with relevant expertise, not employed by the AHURI Research Centres. Commencement of the program is slated for September 2005. Peer review comments will be combined with comments from the project User Group and AHURI research managers, to make an overall assessment of the report.



3.4 Dissemination

Dissemination of research outputs is integral to AHURI's activities and an extension of the Institute's focus upon an engagement with the policy community through research. Our program is directed towards furthering the Institute's goal of informing policy and practice, and contributing to debate about housing and urban issues in Australia.

This year has seen AHURI document the Institute's research findings in widely accessible and professionally produced publications; the extensive dissemination of research and other findings and the provision of efficient support for Institute-hosted conferences and seminars; and the provision of a comprehensive national information resource on housing-related matters through the Institute's website.

Seminars were held in Adelaide, Sydney, Darwin and Canberra during 2004-2005. These seminars provided avenues to disseminate the early findings of research and gave opportunities for discussion of the implications of the research findings for policy development, as well as the most appropriate ways of presenting the research findings to the policy community. To enhance the prospect of a constructive dialogue regarding the research between the policy and research communities, a discussant from the policy community provided comments on each research presentation.

This format of inviting policy makers to act as discussants on research presentations is also an area AHURI has prioritised for conference events organised by the Institute, and is a further aspect of our engagement strategy.

In October 2004 AHURI launched the project *Housing and locational choices and preferences of people with disabilities*, and in April 2005 co-hosted with the Australian Department of Family and Community Services (FaCS) the *Housing Policy is Social Policy* seminar in Canberra. This highly successful event was well attended with over 100 participants. Events like these enable a free exchange between participants. The response to these initiatives from both the policy and research communities has been very positive.

In addition to its own initiated policy-research events, the Institute has participated in a wide range of external conferences such as chairing the Conference Program Committee for the Australian Housing Conference and World Planning and Housing Congress in Melbourne in 2004.

As co-hosts, AHURI has had significant involvement in the planning of the fourth National Housing Conference, to be held in Perth late October 2005.

Online publishing remains a significant part of AHURI's dissemination strategy for the outputs of its research, with over 30 reports published during the year. With its broad reach, the Internet is proving a valuable and cost-effective method to make AHURI research available to a wider audience than would otherwise be possible. Papers from conferences, along with research project reports are published on the Institute's website, while still offering stakeholders a suite of printed Research and Policy Bulletins which summarise and build on the policy implications of research outcomes. Distribution is wide, reaching more than 1000 stakeholders nationally and internationally.

With over 652,800 hits throughout the year, the AHURI website is well regarded as a means of accessing the wide range of AHURI outputs. It is also pleasing to note that visitors are returning to the site with a 100% increase in return visitors from the previous year.

This year saw the introduction of the 'Executive Director's Briefing' - an email giving a very brief summary of the research findings for each project. Briefings were distributed to Housing Ministers, other Australian Government Ministers, CEOs of housing jurisdictions and State Liaison Officers at the time that the project's final report is available for viewing online. The aim of the communication is to highlight the availability of the report and provide a quick 'heads up' to enable further briefings or follow-up to be requested. The briefings form part of a wider suite of research summary and synthesis publications we are currently developing.



3.5 Research Capacity

Housing research is a specialised area crossing a variety of academic disciplines, which requires very special efforts to attract new researchers into the field. AHURI recognises that in order for high quality research to continue, it needs to invest in Australia's research capacity in housing and urban studies.

This year AHURI continued its program of top-up scholarships to attract post-graduate scholars into the housing research field. Five new scholars were added to the program over the year, and one completed, to make a total of 18 scholars current at the end of the financial year.

The third AHURI Postgraduate Symposium was held in Melbourne on 15-17 June. The symposium, which is designed to bring together postgraduate housing researchers from around the country to discuss their research, was attended by 19 housing research students, six senior housing researchers and three AHURI Ltd staff. The symposium was yet another success, with scholars highly appreciative of the opportunity to present on their research and receive feedback on their research topics from other students and senior housing research academics in a collegiate and informal environment.

AHURI also seeks to support early career researchers. Capacity building remains a key element in the research project assessment process, and it is also an explicit element in each of the Collaborative Research Ventures (CRVs). Postdoctoral fellows have been employed in each of the CRVs.

A rolling secondment program of officers from government departments to AHURI Ltd has utilised the secondees' expertise to produce bulletins synthesising AHURI research for policy makers and housing practitioners, and to assist AHURI's dissemination mechanisms into government departments.

Research synthesis bulletins are a policy issues focussed analysis of a range of reports from the AHURI research program to inform policy makers and policy making. These bulletins provide a summary of research findings relevant to a particular policy issue and an opportunity for discussion between researchers and policy makers to clarify the status of the research evidence and to discuss their implications for policy making.



4 | AHURI PERFORMANCE AGAINST OBJECTIVES

Objective

Conduct high quality policy-focussed research

Achievement

- 49 projects under management
- Completion of 20 projects and commencement of eight core projects.
- An additional five core projects were approved by the Board and are awaiting final contracts
- Five Positioning Papers and 25 Final Reports managed to completion
- All three Collaborative Research Ventures (CRVs) are in operation
- CRV1 completed stage one
- CRV2 completed the first phase of stage one
- CRV3 stage one report *Conceptualising and measuring the housing affordability problem* was finalised in the March quarter 2005
- Commenced implementation of the Research Quality Framework (see Research Quality Outcomes table page 24)
- Peer Review Panel appointed
- 11 Research Centre initiated research workshops and events
- Managed 25 User Group meetings with a variety of workshops undertaken and well attended by policy makers (four policy members on average per User Group)

Build research capacity

- Five new PhD scholarships awarded
- 18 PhD top-up scholarships under management
- Post-doctoral fellow jointly funded by University of Tasmania
- Post-doctoral fellow appointed in conjunction with CRV2 at University of South Australia
- Queensland University of Technology post-doctoral fellow position advertised
- Three secondments of policy officers from housing departments to AHURI Ltd
- Annual postgraduate symposium gained very positive feedback via exit surveys
- New Director of AHURI Western Australia Research Centre appointed April 2005

Disseminate research findings and stimulate dialogue

- Five Positioning Papers published
- 25 Final Reports published
- 16 Research and Policy Bulletins written and published
- 53 media inquiries handled
- Good media coverage achieved with particular research projects
- All research reports published within two weeks of final acceptance
- Executive Director's Research Briefings circulation broadened with very positive feedback received
- Participated as a member of Steering Committee and Chair of Conference Progress Committee for the Australian Housing Conference and World Planning and Housing Congress which was attended by 400 delegates
- Website redevelopment scoped

4 | AHURI PERFORMANCE AGAINST OBJECTIVES

| Objective | Achievement |
|--|--|
| Synthesise AHURI research and other relevant information to support policy development | <ul style="list-style-type: none"> • Four research synthesis papers have been written |
| Ensure good governance | <ul style="list-style-type: none"> • Board and its sub-committees continue to provide effective governance with high efficiency • Board papers distributed two weeks prior to meetings • External and internal audits demonstrate financial management in good order • Risk management program and associated guidelines implemented • Negotiation and agreement of banking and credit card arrangements to maximise interest on all cash deposits • Implementation of a new five-year Funding Agreement • IT system stable throughout 2004-2005 • Risk Management Business Continuity Plan implemented • Occupational Health and Safety meetings held regularly with staff |
| Establish and nurture mutually beneficial relationships among key stakeholders | <ul style="list-style-type: none"> • Significant advances in working relationships with regard to Research Agenda development, research conduct, dissemination and synthesis • Senator the Hon Kay Patterson, Minister for Family and Community Services, addressed the AHURI Ltd Board meeting held 17 December 2004 • Executive Director invited to be a member of the Steering Committee for International Affordable Housing Conference • Executive Director attended three Housing Ministers' Advisory Committee meetings • Two Research Centre Directors meetings held • Seven meetings with individual Housing Ministers • Seven meetings with individual Planning Ministers |

5 | AHURI RESEARCH PROJECTS

The following tables list the current and completed AHURI projects by theme and the research area within each theme for the period 2004-2005.

RESEARCH THEME I: HOUSING ASSISTANCE PROGRAMS

The following tables list the current and completed projects for each research area within Theme I: Housing Assistance Programs.

Research area I.1: Housing assistance and non-shelter outcomes

Current projects on housing assistance and non-shelter outcomes

| Project Code | Project Title | Project Summary |
|--|--|---|
| 20257 Queensland Research Centre | Housing consumption patterns and earnings behaviour of income support recipients over time: analysis of FaCS Longitudinal Data Set (1% sample) | This project examines the labour force participation of housing assistance recipients over time. Analysis of the Department of Family and Community Services Longitudinal Data Set allows tracking of the movement in and out of the labour force of housing assistance recipients, as well as changes in hours in work, income and the receipt of pensions and benefits. |

Completed projects on housing assistance and non-shelter outcomes

| Project Code | Project Title | Key Findings |
|--------------------------------------|--|--|
| 70073 UNSW-UWS Research Centre | Housing costs, housing assistance and work disincentives: attitudes to work and employment decisions | Attitudinal data from this project indicate that although some were willing to work even if it meant less money, four in five unemployed housing assistance recipients were looking for a clear financial benefit of over \$100 per week above current income support earnings. While financial disincentives were most important, other problems including poor location, poor skills and age discrimination reduced the incentive to work for housing assistance recipients. For housing assistance recipients, on average, the net financial benefit after tax from working (taking into account additional costs of work such as transport costs, loss of concessions and higher rent or reduced Commonwealth Rent Assistance) was found to be marginal. |
| 60203 Sydney Research Centre | An analysis of the determinants of the labour market activities of housing assistance recipients | Housing assistance measures, whether demand subsidies or in-kind transfers, potentially impact on the labour market activity of recipients. Whereas there is evidence that recipients of Commonwealth Rent Assistance have lower labour market attachment to a comparable group of individuals that receive government payments, there is only weak evidence of a negative impact of public housing tenancy on labour market activity. |
| 60008 Sydney Research Centre | Housing assistance and non-shelter outcomes | There are significant economic and social participation outcomes that are associated with moving to public housing, including: changed use of health services and health improvements; increased perceptions of safety; and importantly, children of school age performing significantly better at school. Moving into public housing can have a mixed impact on employment outcomes, with some people feeling less need to work, and others feeling more able to do so. |

5 | AHURI RESEARCH PROJECTS

Research area 1.2: Housing assistance and shelter outcomes

Current projects on housing assistance and shelter outcomes

| Project Code | Project Title | Project Summary |
|---|--|--|
| 40194 Southern Research Centre | A review of private rental support programs and their effectiveness in assisting tenants on low incomes | Private Rental Support Programs (PRSP) is the term used to describe the broad range of services provided by State and Territory housing authorities to assist low-income tenants at the start of their tenancy. The programs are 'one-off' forms of support and are additional but distinct from Commonwealth Rent Assistance. The support provided is different in each State and Territory but can entail bond loans, rental grants, reimbursement of relocation expenses and other 'one-off' grants. The aim of the project is to assess the effectiveness of the programs in assisting low-income tenants. |
| 20290 Queensland Research Centre | Success and failure in public rental: A longitudinal study of factors impacting on positive tenancy outcomes in public housing | The research seeks to enable State Housing Authorities and potentially other social housing providers to better understand the key factors (positive and negative) which impact on the success or failure of public tenancies. Success and failure in public housing will be examined longitudinally over the first twelve months of new public tenancies in two States (Queensland and South Australia). A large scale, two wave survey of up to 2,000 public renters will be conducted, firstly as they enter public housing, and again one year later. |
| 30295 RMIT-NATSEM Research Centre | The regional impact of housing costs and assistance on financial disadvantage | This research proposes to expand current financial disadvantage measures by including a regional housing cost variable. The aim of this project is examine the impact of housing costs and housing assistance on levels of financial disadvantage. This research will provide detailed Local Government Area level simulated results that will enable a fuller evaluation of the current policy options to be undertaken and evaluation of policy alternatives. |

Completed projects on housing assistance and shelter outcomes

| Project Code | Project Title | Key Findings |
|---|---|--|
| 30147 RMIT-NATSEM Research Centre | Regional impact of Commonwealth Rent Assistance | Regional differences in rents in the private rental market, interacting with the Australia-wide settings of Commonwealth Rent Assistance (CRA), result in regional variations in the impact of CRA upon housing affordability. Improving the effectiveness of CRA on housing affordability in high rent regions does not require the development of a 'regional formula'; it can be achieved by adjusting the nation-wide settings of CRA. |
| 80087 Western Australia Research Centre | Falling through the net? A risk management model for home ownership support schemes | Limitations in the availability of data meant that the project makes a number of qualified findings. There is a need to target low to moderate income earners, though the success of such programs is very dependent upon the direction of property values. Despite the widespread presence of a number of 'risk factors' for loan recipients, recent program results indicate very low rates of mortgage possessions. |

5 | AHURI RESEARCH PROJECTS

Research area 1.3: Housing management practice

Current projects on housing management practice

| Project Code | Project Title | Project Summary |
|--|--|---|
| 40192 Southern Research Centre | Evictions and housing management: toward more effective strategies | This project will develop an evidence base around public and private sector rental evictions to identify strategies for reducing evictions and the cost burden of evicting tenants. The level of evictions within Australia's public and private rental stock is of concern for public housing management and the delivery of housing support. The research is being undertaken in South Australia, Victoria and Tasmania. It involves semi-structured interviews with evictees; interviews with key informants within the housing industry, real estate agents, crisis accommodation providers, State Housing Authorities officials; to examine the feasibility of proposed policy actions. |
| 40200 Southern Research Centre | Developing appropriate exit strategies for housing regeneration/renewal programs | Physical renewal initiatives, tenure diversification and community participation schemes are all examples of practices now being deployed by State Housing Authorities. However, since funding arrangements for renewal/regeneration programs are often fixed for a limited period, it can be difficult to keep momentum going or prevent problems returning once the regeneration program has expired. International evidence suggests that effective regeneration strategies are those that establish a set of exit or forward policies to consolidate and build upon achievements after a funding program has formally expired. This project seeks to develop an evidence base by exploring the utility of exit strategies and developing appropriate models that can be deployed in Australian regeneration projects. |
| 40253 Southern Research Centre | A review of housing management tenant incentive schemes | The key research question for this project is: can Tenant Incentive Schemes (TIS) enhance sustainable housing outcomes and at the same time reduce maintenance and administrative expenditures? The study is reviewing TIS in Australia by consulting State Housing Authorities. There will be interviews in three States (Queensland, Tasmania and South Australia) with key stakeholders (housing professionals and peak body organisations) and focus groups comprising a representative sample of tenants. |
| 50226 Swinburne-Monash Research Centre | Rental systems in Australia | The aim of the project is to evaluate the need and potential for reform of rental systems in Australia, focussing on social housing. In this context, a rental system is understood broadly to include the process of rent setting, as well as the relationship of rents to the various forms of housing assistance, including rebates, rent assistance and supplementary payments. Comprising literature review, review of current systems in place, and consultation with policy makers, the study will consider options for reform that might be consistent with other objectives of social housing management. |
| 50297 Swinburne-Monash Research Centre | Improving access to social housing: common housing registers and other potential reforms | This project aims to examine in detail issues around the management of, and possible reforms to, applications/allocations in a multi-provider social housing system, building on recent research for AHURI by Hulse and Burke (2004), which undertook a comprehensive review of the literature on applications/allocations and investigated current systems in Australian social housing. The research will investigate 'common housing registers' and choice-based allocations systems and their relevance for all types of social housing agencies in Australia, by undertaking workshops in four states with policy makers, and fieldwork visits to overseas locations where such systems have been implemented (Scotland, Ontario and England). |

5 | AHURI RESEARCH PROJECTS

Completed projects on housing management practice

| Project Code | Project Title | Key Findings |
|--|---------------------------|---|
| 50141 Swinburne-Monash Research Centre | Allocating social housing | <p>Half of community housing workers surveyed believe that there is no need to make changes to their allocations system, compared to only 11% of the public housing workers.</p> <p>The changes to allocations that public housing workers would like to see are: more time to interview applicants to fully assess needs (50%), more local rules about allocations (47%), and placing quotas on the number of priority applicants (44%).</p> <p>While there was some awareness of alternative systems of allocation, many respondents in both the community and public housing sectors were uncertain about whether these types of changes were applicable to Australia. For example, only 22% of community housing workers and 19% of public housing workers thought that some integration of public and community housing waiting lists would improve their allocations systems.</p> |

RESEARCH THEME 2: HOUSING FUTURES

The following tables list the current and completed projects for each research area within Theme 2: Housing Futures.

Research area 2.1: The future environment for housing policy

Current projects on the future environment for housing policy

| Project Code | Project Title | Project Summary |
|---|--|--|
| 30205 RMIT-NATSEM Research Centre | Baseline small area projections of the demand for housing assistance | This project further develops AHURI's capacity for small-area housing modelling and projections. The research will add public rental housing and a projection capability to the current AHURI detailed regional microsimulation model and provide 'baseline' projections of the demand for housing assistance at the small-area level. These projections will be provided for the short to medium term (to 2011); for small areas (Statistical Local Areas); and broken-down by household characteristics. |

Completed projects on the future environment for housing policy

| Project Code | Project Title | Key Findings |
|--|--|--|
| 50225 Swinburne-Monash Research Centre | Long-term housing futures for Australia – using 'foresight' to explore alternative visions and choices | By the year 2025 Australia will need to have developed very different institutional and policy settings if the housing system is to deliver 'the best' individual, economic and social well-being outcomes, or to avoid 'the worst'. This is the finding of this futures study' that identifies a small number of scenarios about the Australian housing system in 2025. |

5 | AHURI RESEARCH PROJECTS

Research area 2.2: Ageing and housing

Current projects on ageing and housing

| Project Code | Project Title | Project Summary |
|--|---|--|
| 20170 Queensland Research Centre | Rental housing for lower-income older Australians: scoping the issues, clarifying the policy choices and developing a program of research | A major policy challenge facing Australian housing authorities during the next two decades is the development of a comprehensive approach to the provision of good quality, affordable rental housing for older Australians who are not home owners. This project is an interdisciplinary study with four inter-related sub-studies: a demographic analysis to identify the size and characteristics of the population of older, low-income, non-home owners; a policy analysis to document current policies and programs; a financial analysis of private sector investment in appropriate housing provision; and a consumer analysis will explore the experiences, preferences and satisfaction of older people. |
| 20287 Queensland Research Centre | Integrating housing, support and care for older people: a national and international analysis | The aim of this research is to identify, describe, classify and evaluate the full range of program options for integrating housing, support and care for older Australians. It will be undertaken via a desk-based systematic review of the relevant international and Australian literature, supplemented by exemplar case studies. Research outcomes will include a conceptual framework to classify and evaluate linked housing, support and care arrangements for older people; a detailed review of relevant programs described in the international policy and research literature; a similar review of programs described in the Australian literature, supplemented by case studies of exemplar programs; and an analysis of the policy relevance of the findings. |
| 70223 UNSW-UWS Research Centre | Ageing in place: intergenerational and intrafamilial housing transfers and shifts in later life | This project is a national study of the economic and social circumstances of people at mid-life in order to predict future demands and capacities to pay for housing and other services. The study applies a life course approach and retirement migration theory to develop multidimensional scenarios of future home ownership patterns and housing expectations. Differences in behaviour patterns for men and women, for various socio-economic and community groups are examined, including Indigenous family groups. Geographical location and urban-rural differences are also explored. |
| 20288 Queensland Research Centre | Private sector provision for affordable rental housing for older people: do 'affordable villages' show the way | The aim of this project is to provide a detailed examination of 'affordable rental villages' as a model of private sector development of affordable rental housing for older Australians, and to consider the policy implications for housing authorities wishing to expand the supply of affordable rental housing, both generally and for older people. |

5 | AHURI RESEARCH PROJECTS

RESEARCH THEME 3: HOUSING ASSISTANCE LINKAGES

The following tables list the current and completed projects within Theme 3: Housing Assistance Linkages.

Current projects on housing assistance linkages

| Project Code | Project Title | Project Summary |
|--------------------------------------|--|---|
| 70311 UNSW-UWS Research Centre | Supporting the tenancies of people with needs: applying best practice models in the Australian context | This project aims to understand what factors can work toward the 'seamless' delivery of housing and support to people with complex needs. In particular it focuses on outcomes of secure housing and appropriate support for people with disabilities and people with a mental illness. |

Completed projects on housing assistance linkages

| Project Code | Project Title | Key Findings |
|--------------------------------------|---|---|
| 70111 UNSW-UWS Research Centre | Linkages between housing, policing and other interventions for crime and harassment reduction on public housing estates | Reducing crime in public housing areas with community renewal requires social, rather than physical, interventions. Intense interagency and whole-of-government approaches and empathetic, locally based, housing management and community policing are particularly valuable. |
| 70020 UNSW-UWS Research Centre | Evaluating the Miller Foyer pilot project | The Miller Foyer model has been successful in providing secure accommodation to young people and the opportunity for independent living. Once this is achieved, residents are able to concentrate on their education and training needs, based on goals outlined in an Action Plan agreed with Campus Management. |

RESEARCH THEME 4: AFFORDABLE HOUSING

The following tables list the current and completed projects within Theme 4: Affordable Housing.

Current projects on affordable housing

| Project Code | Project Title | Project Summary |
|------------------------------------|---|--|
| 60279 Sydney Research Centre | Housing affordability, occupation and location in Australian cities and regions | The key concern that underpins this research project is whether the employment of what have been termed 'key workers' in the United Kingdom (broadly, workers deemed essential for the efficient working of the local or regional economy) has been adversely affected by housing affordability and accessibility problems, usually associated with high cost, but job rich, locations. The project examines whether it might be possible to link particular occupations to housing affordability problems utilising mainly Census data. |

5 | AHURI RESEARCH PROJECTS

Completed projects on affordable housing

| Project Code | Project Title | Key Findings |
|---|---|--|
| 30206 RMIT-NATSEM Research Centre | Financing affordable housing: a critical comparative review of the United Kingdom and Australia | <p>Private investment in the provision of social and affordable housing has increased markedly in the United Kingdom but has been coincident with a decline in the proportion of the housing stock owned and managed by local government. Private investment for rental housing in the UK has been assisted through a strong regulatory structure and strong role for the Housing Corporation as regulator and capital grant provider. Finance has come almost entirely in the form of debt rather than equity; there are substantial barriers, institutional and political, to the development of a viable equity market in affordable rental housing in both countries.</p> <p>The UK experience strongly suggests that both demand side and supply side subsidies are required at substantial and sustained levels to attract large, sustained inflows of private finance to the affordable housing sector.</p> |

RESEARCH THEME 5: URBAN MANAGEMENT AND INFRASTRUCTURE

The following table lists the completed projects within Theme 5: Urban Management and Infrastructure.

Research area 5.1: Labour markets, housing markets and shifting metropolitan balance

Completed projects on labour markets, housing markets and shifting metropolitan balance

| Project Code | Project Title | Key Findings |
|---|---|--|
| 30233 RMIT-NATSEM Research Centre | Affordable housing and employment opportunity: is there a spatial mismatch? | As at 2001, housing affordability is strongly spatially differentiated across Melbourne, with most affordable locations in the outer suburbs. Unemployment was spatially concentrated in outer suburban locations, with declining industrial areas remaining at labour market disadvantage. Employment growth was also high near where unemployment was high and located in areas with good public transport services. Workers were more likely to use such services where there was access. On balance, spatial mismatch was not considered to be a strong phenomenon in Melbourne. |

RESEARCH THEME 6: STRENGTHENING COMMUNITIES

Place holder only – these projects have been reallocated to other themes including Housing Assistance Programs (1) and Urban management and infrastructure (5)

5 | AHURI RESEARCH PROJECTS

RESEARCH THEME 7: INDIGENOUS HOUSING

The following tables list the completed projects for each research area within Theme 7: Indigenous Housing.

Research area 7.1: Indigenous housing futures, needs and aspirations

Completed projects on Indigenous housing futures, needs and aspirations

| Project Code | Project Title | Key Findings |
|--------------------------------------|--|--|
| 40184 Southern Research Centre | Best practice models for effective consultation towards improving built environment outcomes for remote Indigenous communities | Standardised housing and planning solutions fail in remote Indigenous communities by using poor consultation techniques and by not acknowledging the multi dimensional and interrelated issues of the built environments of remote Indigenous communities. Outcomes can be improved by developing a national database of cross cultural and cross disciplinary consultation regarding built environment programs to serve the mutual interests of clients and service providers by reducing the need for repeated and often invasive consultation. |

Research area 7.2: Housing system

Completed projects on the housing system

| Project Code | Project Title | Key Findings |
|---|---|--|
| 80124 Western Australia Research Centre | Indigenous housing and governance: lessons from case studies of remote communities in WA and NT | Greater integration of housing assistance programs and improved consultation at the regional and local levels will assist remote Indigenous communities to achieve better management and maintenance of their housing. |
| 30235 RMIT-NATSEM Research Centre | Framework for evaluating 'Building a Better Future: Indigenous Housing to 2010 | The evaluation of the Housing Ministers' 10-year Statement of New Directions for Indigenous Housing: Building a Better Future: Indigenous Housing to 2010 (BBF), can be usefully guided by applying an evaluation framework that focusses on both the implementation process and outcomes. |

Research area 7.3: Housing assistance and non-shelter outcomes for Indigenous people

Completed projects on housing assistance and non-shelter outcomes for Indigenous people

| Project Code | Project Title | Key Findings |
|---|---|---|
| 80037 Western Australia Research Centre | Investigating appropriate evaluation methods and indicators for Indigenous housing programs | Develops appropriate evaluation methods and social indicators to measure and assess the effectiveness and impacts of specific initiatives within a policy framework of sustainable community development. |

Research area 7.4: Homelessness and marginal housing for Indigenous people

Completed projects on homelessness and marginal housing for Indigenous people

| Project Code | Project Title | Key Findings |
|--------------------------------------|--|---|
| 40158 Southern Research Centre | Sustainable tenancy for Indigenous families: what services and policy supports are needed? | Approaches to providing stable housing and sustaining tenancies for Indigenous women are affected by their high mobility and poor service access, and compounded by differences between the structures and definitions of current services and perceptions of 'homelessness' by Indigenous women. Achieving stable housing and sustainable tenancies requires service providers to develop strategies to remain in contact with Indigenous women, and to provide case managed practical support for Indigenous women for personal, social and family matters, including the development of life skills. |

5 | AHURI RESEARCH PROJECTS

RESEARCH THEME 8: HOMELESSNESS AND MARGINAL HOUSING

The following table lists the completed projects within Theme 8: Homelessness and Marginal Housing.

Completed projects on homelessness and marginal housing

| Project Code | Project Title | Key Findings |
|---|--|--|
| 30156 RMIT-NATSEM Research Centre | The development of prevention and early intervention services for homeless youth: intervening successfully | Prevention of youth homelessness requires understanding of its causes and different stages of development. Effective prevention programs include funding for community network meetings to support exchange of information and national benchmarks for student welfare. Effective intervention strategies include family mediation services and community residential placement schemes. |
| 40160 Southern Research Centre | Developing models of good practice in meeting the needs of homeless young people in rural areas | While young people living in rural areas face many of the challenges confronting urban youth, they are distinguished by factors that make their experiences of homelessness distinctive. This includes particular difficulties in finding employment; tight rental housing markets; and fewer services for homeless young people and those that are available tend to be concentrated in a larger regional centre. Governments, in partnership with communities, can take steps to address these issues, with the Foyer models, developed and implemented in Europe, offering considerable potential as a practical strategy for dealing with homeless young people living outside the capital cities. |

RESEARCH THEME 9: THE HOUSING SYSTEM

The following table lists the completed projects for each research area within Theme 9: The Housing System.

Research area 9.1: Dynamics and drivers of supply and demand

Completed projects on the dynamics and drivers of supply and demand

| Project Code | Project Title | Key Findings |
|---|--|--|
| 80151 Western Australia Research Centre | What drives housing outcomes in Australia? Understanding the role of aspirations, household formation, economic incentives and labour market interaction | Divorcees are found to have a lower probability of attaining and maintaining home ownership status as compared to the continuously married. The probability is even lower for people separated but not yet divorced. However, household dissolution need not have permanent housing impacts. Widows and those divorcees who remarry appear to have the same chance of achieving and maintaining home ownership status as the continuously married. Housing tenure impacts on labour market status – for example owners with mortgages achieve lower unemployment rates and quicker exits from unemployment spells than we might otherwise expect while the reverse is true for public renters. Nevertheless, the causal links are particularly complex and hence no firm conclusions can be reached on the role that public housing plays in relation to labour market outcomes. |

5 | AHURI RESEARCH PROJECTS

RESEARCH THEME 10: THE POLICY HORIZON

The following table lists the completed projects within Theme 10: The Policy Horizon

Completed projects on the policy horizon

| Project Code | Project Title | Key Findings |
|--|---|--|
| 20216 Queensland Research Centre | Understanding and enhancing research-policy linkages in Australian housing with particular reference to AHURI | There is a need to improve the interface of research and policy in Australian housing studies. Building on current practices, AHURI should develop a renewed 'engagement' strategy to enhance research-policy linkages between the research and policy communities, including building networks, developing partnerships and promoting interaction between researchers and policy practitioners. |

Research Quality Outcomes

| Aspects of research quality | Indicators of research quality | Outcomes |
|--|--|--|
| i. Quality of research processes | <p>a) Written assurance and supporting documentation from university DVCs.</p> <p>b) Board approved Research Centre Development Plans.</p> | <p>a) Each lead university Research Centre provided written assurance that it has committed the resources to its AHURI Research Centre necessary to undertake high quality research processes.</p> <p>b) Research Centre Development Plans are in operation for the four Research Centres where specific capacity building activities are being undertaken.</p> |
| ii. Quality of research outputs | <p><i>Direct</i></p> <p>a) Project management review.</p> <p>b) Project user group discussion.</p> <p><i>Indirect</i></p> <p>c) Number of published peer review journal articles from AHURI funded research projects.</p> <p>d) Amount of funds leveraged from AHURI funding and number of funding agencies.</p> | <p><i>Direct</i></p> <p>a) Forty-six outputs were reviewed and published that satisfactorily met all research quality criteria.</p> <p>b) Nine project reports were assessed and satisfactorily met all research quality criteria. Two project reports required further work.*</p> <p><i>Indirect</i></p> <p>c) Thirteen peer review journal articles published.</p> <p>d) More than \$9 million leveraged into AHURI Research Centres, from 34 different funding organisations in the public and private sectors.</p> |
| iii. Significance of AHURI research for policy development | <p>a) Feedback from project user groups.</p> <p>b) Feedback from Housing Authorities via 'research-policy linkages survey'.</p> | <p>a) Twenty-five project user groups met to discuss the significance of AHURI research for policy development. Generally positive endorsement of significance of AHURI research for policy development by all project user groups.</p> <p>b) AHURI is the primary source of research for housing departments. The research is used to broaden understanding of housing issues, to develop policy and in program management.</p> |

Research Quality Outcomes

Aspects of research quality

Indicators of research quality

c) Monitoring of publications and fora

Outcomes

c) The policy relevance of AHURI research is demonstrated by its use in:

- Parliamentary speeches (e.g. Northern Territory, New South Wales)
- Policy papers for Housing Ministers' Conferences, and Housing Ministers' Advisory Committee, Policy Research Working Group and Standing Committee on Indigenous Housing meetings (e.g. on affordable housing, Indigenous housing)
- State Housing Authority strategic housing plans (e.g. Western Australia, South Australia).

Housing Ministers' Advisory Committee noted (April 2005) the policy relevance of the AHURI research program and AHURI's capacity to support policy development continue to be strengthened by:

- A strategy of facilitating engagement between policy makers and researchers;
- Jurisdictions support for the secondment of policy officers to AHURI Ltd;
- Successful implementation of three collaborative research ventures marked by high levels of engagement with policy makers; and
- Focussing the AHURI dissemination program on completed research and particular policy issues rather than research work in progress.

*This aspect of research quality measurement was implemented in March quarter 2005.

6 | OTHER SELECTED RESEARCH CENTRE ACTIVITIES

6.1 AHURI - QUEENSLAND

Non-AHURI Research Grants

| | |
|---|---|
| Jones, A., Tilse, C., Baker, D. Buys, L. | Funding from Queensland University of Technology and The University of Queensland to match 50:50 the funding provided by AHURI (\$72,027). Postdoctoral fellow – “Housing policies for older Australians” (3 year). |
| Baker, D., Gleeson, B., and Sipe, N. | ARC Linkage Grant, 2005-2008 (\$341,280). Griffith University and Queensland Department of Local Government. |
| Baker, D., Betts, M., Bell, J., and Grace, P. | Queensland University of Technology Strategic Collaborative Program Grant, 2004-2006 (\$396,000). “Sustainable resource use: A scalable system to support analysis, planning and decision making”. |
| Stimson, B., Bell, M. and Memmott, P et al | ARC Research Network in Spatially Integrated Social Science 2005 (\$300,000). |
| AERC staff - Assoc Prof Paul Memmott and Catherine Chambers; Sydney Collaborators - Angela Pitts (NSW Aboriginal Housing Office), Col James and Sue Clarke (Ian Buchan Fell Research Centre). Aboriginal Field Researchers - Pam Ingram, Richard Green. | “Inner-city Sydney Aboriginal homeless research project”, (NSW Aboriginal Housing Office \$100,000 over 6 months). |

Publications

| | |
|---|---|
| Smyth, P., Reddel, T. and Jones, A. (eds) | “Introduction”, P. Smyth, T. Reddel, A. Jones (eds) Community and Local Governance, University of New South Wales Press, Sydney (2005). |
| Smyth, P., Reddel, T. and Jones, A. | “Associational governance in Queensland”, P. Smyth, T. Reddel, A. Jones (eds) Community and Local Governance, University of New South Wales Press, Sydney (2005). |
| Jones, A. | “Social inclusion and exclusion: a new perspective for analysing homelessness?” Parity, Vol. 18, No. 1 (2005). |
| Seelig, T. and Jones, A. | “Sustaining tenancies in public housing: motives, issues and options”. Parity, Vol. 17, No. 10, (2004). |
| Mead, E. and Minnery, J. | “Kelvin Grove urban village benchmark report”, report for Queensland Housing. |
| Memmott, P. | “Aboriginal housing: has the state of the art improved?” in Architecture Australia, (2004). |

6 | OTHER SELECTED RESEARCH CENTRE ACTIVITIES

Presentations

| | |
|--------------------------------------|---|
| Jones, A. and Tilse, C. | “Housing older Australians: rethinking the policy agenda”, the Australasian Centre on Ageing Colloquium Series, (May 2005). |
| Baker, D.C. | “Barriers to sustainable housing in Queensland”, presented at the Canadian Institute of Planners Annual Conference, Calgary, Alberta (2005). |
| Seelig, T. | Series of “Practitioner Seminars and Presentations” to Queensland Department of Housing Area Office Managers and Central Office staff on findings and outcomes from a research project “Evaluation of local partnership agreements between the Department of Housing Area Offices and Local Mental Health Services” funded by Queensland Dept Housing (2004). |
| Seelig, T. | Seminar presentation on “Using research to influence housing policy outcomes”, at the Swinburne University Institute of Social Research Housing Course 10 Year Anniversary event. |
| Memmott, P. and Long, S. | “Moving to maintain: Aboriginal mobility and place and kin attachment in Australia” presented at the International Association for Official Statistics, Satellite meeting on “Measuring small and Indigenous populations”, Wellington, New Zealand (2005). |
| Memmott, P., Harr, P. and Wigley, J. | Invited guest lecture in the “Dean’s Lecture Series 2005”, presented on TAKE 2: Aboriginal housing design at the University of Melbourne (2005). |
| Memmott, P. | Paper presented to Queensland Human Rights and Equal Opportunity Commissions Forum on “Indigenous people and public spaces”, titled “Public place dwelling Indigenous people: alternative strategies to the law and order approach”, Brisbane (2004). |
| Memmott, P. | “Lardil constructs of space, an ethnographic approach” presented to “Spatial paradigm” workshop of ARCRNSISS, University of Newcastle (2005). |
| Memmott, P. | Presentation to the Commonwealth Advisory Committee on Homelessness, Canberra (2004). |
| Memmott, P. | Presentation on “Aboriginal housing – past and present” at Museum of Sydney (2004). |

6 | OTHER SELECTED RESEARCH CENTRE ACTIVITIES

6.2 AHURI - RMIT-NATSEM

Non-AHURI Research Grants

| | |
|---|--|
| Mercer, D., Dalton, T. and Hyde, R. | ARC Linkage Grant (\$158,466): "Re-imagining the Australian suburb - ecological sustainability and urban development". |
| Mercer, D., Dalton, T. and Hyde, R. | VicUrban (\$60,000): "Re-imagining the Australian suburb - ecological sustainability and urban development", Industry Partner. |
| Mercer, D. and Jackson, J. T. | ARC Linkage Grant (\$379,417): "Re-imagining the Australian suburb - local governance and community building". |
| Mercer, D. and Jackson, J. T. | City of Whittlesea, VicUrban, Stockland (\$95,800): "Re-imagining the Australian suburb - local governance and community building", Industry Partner. |
| Nelson, A and Stoakes, A. | "Women and housing", (\$4,545). |
| Nelson, A. | Australasian CRC for Interaction Design (ACID) (\$12,096): "Connected communities". |
| Berry, M., Wood, G. and Murphy, J. | Salvation Army (\$30,000): "Regional futures and local profiles". |
| Wood, G., Berry, M., Dalton, T., Allan, I. and Yates, J. | Department of Sustainability and Environment, Victoria (\$27,984): "Descriptive analyses of Melbourne metropolitan housing market 1995 and 2004". |
| Wood, G. | ARC Discovery project Grant (\$162,000): "Supply-side dynamics in the private rental housing market". |
| Wood, G., Berry, M., Dalton, T., Allan, I. and Harman, F. | Department of Premier and Cabinet, Victoria (\$110,595): "Analysis and development of indicators and data sets for the housing affordability for low income Victorians". |
| Nelson, A. and Hepburn - DSE/AIP | Department of Sustainability and Environment, Victoria (\$59,091). |
| Nelson, A. | Village Well (\$1,363): "Evaluation of Green Street/Smith Street Pilot Project". |
| Nelson, A. | Garden of Eden Incorporated (\$1,600): "Evaluating the report for the Department of Veterans Affairs Garden Project". |
| Chamberlain, C. | States and Territory Government, Salvation Army (\$603,058): "Counting the homeless – Homeless Census 2001". |
| Pomeroy, S., Dalton, T., Stegman, M. Wilcox, S. | Canada Mortgage and Housing Corporation (\$2000): "An international comparison of and housing need indicators". |
| Berry, M. | Australasian CRC for Interaction design (\$14,000): "Connected communities, smart homes". |
| Berry, M. | RMIT University (Research Investment Fund) (\$245,688): "Community-based geospatial decision support systems for sustainable land-use planning". |
| Berry, M. | RMIT University (Research Investment Fund) (\$276,408): "Homelessness and affordable housing: identification and public policy responses". |
| Berry, M. | Victorian Government (\$276,000): "The economic determinants of dynamic regions". |
| Berry, M. | Australian Research Council Linkage (\$126,000): "Sustainability and innovation in outer-suburban housing developments". |

6 | OTHER SELECTED RESEARCH CENTRE ACTIVITIES

Publications

| | |
|--------------------------|--|
| Berry, M. | “Ageing in space: transport, accessibility and urban form”, in S. Encel (ed.) Ageing and Longevity, UNSW Press, Sydney (in press). |
| Berry, M. | “Melbourne – is there life after Florida?” Urban Policy and Research, Vol. 23, No. 4 (2005). |
| Berry, M. | “Show me the money: financing more affordable housing”, Just Policy, No. 36 (2005). |
| Hall, J. and Berry, M. | “Making housing assistance more efficient: A risk management approach”, Urban Studies. |
| Berry, M. and Hall, J. | “Institutional investment in rental housing in Australia: a policy framework and two models, Urban Studies, Vol. 42, No. 1 (2005). |
| Dodson, J. and Berry, M. | “The economic ‘revolution’ in Melbourne’s West”, Urban Policy and Research, Vol. 22, No. 2 (2004). |
| Dalton, T. and Ong, R. | “Precarious employment in the urban context, the case of public housing”, Just Policy, No. 34 (2005). |
| Yates J. and Wood, G. | “Affordable rental housing: lost stolen and strayed”, The Economic Record, Vol. 81, No. 255 (2005). |

6.3 AHURI - SOUTHERN

Non-AHURI Research Grants

| | |
|---|--|
| Baum, F., Beer, A., Richardson, S., Ziersch, A., Jolley, G. and Lowry, A | Human Services Research and Innovation Program: “The housing, health and human services impacts of the Mitsubishi Lonsdale closure”, (\$450,000). |
| Beer, A., Forster, C., Kupke, V. and Marano, W. | Human Services Research and Innovation Program 2004, Urban Regeneration Framework Evaluation, (\$160,000). |
| Beer, A., Baum, F., Richardson, S., Lowry, D., Ziersch, A. and O’Dwyer, L. | “The health, housing and labour market impacts of an automotive plant closure”, ARC Linkage (\$290,000). |
| Beer, A. | “Land capability audit of the mid north of South Australia”, Mid North Regional Development Board (\$1,347). |
| Baum, F., Kavanagh, A., Beer, A. and Richardson, S. | National Health and Medical Research Council 2004, Public Health Capacity Building Grant (\$2.5 million). |
| Beer, A. and Clower, T. | University Small Grant Scheme 2004, “Urban and regional growth amongst Australia’s regional cites”, with the University of North Texas (\$11,000). |
| Baum, F., Orchard, L., Arthurson, K., Ziersch, A., Palmer, C. and Putland, C. | (ARC Linkage) “Social capital and public policy: how social capital can inform public policy interventions to improve health and reduce inequities”, Industry Partners: City of Onkaparinga, Department of Justice, South Australian Department of Human Services, Arts South Australia (\$201,000) (2004-2007). |
| | (ARC Discovery Postdoc) “Social mix and social exclusion in disadvantaged communities: clarifying the links between policy, practice and the evidence base”, 2004-2006 (\$213,000). |

6 | OTHER SELECTED RESEARCH CENTRE ACTIVITIES

Publications

| | |
|---|---|
| Orchard, L. and Arthurson, K. | "Housing", chapter twelve, in J. Spoehr (Ed.) <i>The State of South Australia</i> , Wakefield Press (2005). |
| Arthurson, K. and Jacobs, K. | "Housing and social inclusion/exclusion", <i>Parity</i> , Vol 18, 1 (2005). |
| Arthurson, K. | "Social mix and the city", <i>Practice Review, Urban Policy and Research</i> , (in press). |
| Atkinson, R. and Blandy, S. | "Gated communities: international perspectives", London: Taylor and Francis (2005). |
| Palmer, C., Ziersch, A., Arthurson, K. and Baum, F. | "Danger lurks around every corner: fear of crime and its impact on opportunities for social interaction in stigmatised Australian suburbs", <i>Urban Policy and Research</i> (in press). |
| Palmer, C., Ziersch, A., Arthurson, K. and Baum, F. | "Challenging the stigma of public housing: preliminary findings from a qualitative study in South Australia", <i>Urban Policy and Research</i> , Vol. 22 (4) (2004). |
| Arthurson, K. | "Conceptualising social inclusion in estate regeneration policy: what part does public housing play?" <i>Just Policy</i> No. 34, December (2004a). |
| Arthurson, K. | "From stigma to demolition: Australian debates about housing and social exclusion", <i>Journal of Housing and the Built Environment</i> , Vol. 19 (3) (2004b). |
| Lee, G and Morris, D. | "Consultation methodologies for improving built environments in remote Aboriginal communities" eds. Urban Vestbro, D, Hurol, Y and Wilkinson, <i>Methodologies in Housing Research</i> , The Urban International Press, Gateshead, UK (2005). |
| Atkinson, R. and Bridge, G. (eds.) | "The new urban colonialism: gentrification in a global context", London: Routledge (2005). |
| Kearins, B., Beer, A., Pieters, H., Orchard, L., Paris, C., Clower, T. and Stretton, H. | "Housing options for low-income South Australians", Adelaide (2005). |
| Radford, A. and Sarris, T. | "Affordable medium density housing solutions for Adelaide", Adelaide (2005). |
| Fopp, R., Carson, E. and Parker, S. | "Paying off the landlord's house: entering and sustaining home ownership among South Australians on low incomes", Adelaide (2005). |
| Arthurson, K., Ziersch, A., Ray, P. and Carson, E. | "What are the labour force benefits of community housing?" Adelaide (2005). |
| Fopp, R., Parker, S., Hume, A., Talbot, C., Carson, E. and Quinn, C. | "Getting out and staying out. Pathways to independent living: best practice, critical interventions and strategies for addressing homelessness in South Australia", Adelaide (2005). |
| Roberts, D., Graeme, H., Bradley, H., Coffee, N. and Gollan, S. | "The emerging housing needs of Indigenous South Australians", Adelaide (2005). |
| Parkin, A. and Hardcastle, L. | "The impact of targeting housing assistance", Adelaide (2005). |
| Cooper, L., Verity, L. and Masters, M. | "Housing people with complex needs", Adelaide (2005). |
| Faulkner, D., Findlay, M., Barrington, R. and Luszcz, M. | "Factors that make housing more suitable for older people", Adelaide (2005). |
| Andrews, G., Vu, T., O'Connor, A., Van Emden, J., Sheppard, L. and Lansdorf, C. | "Housing assistance budgets for an ageing population", Adelaide (2005). |

Presentations

| | |
|--------------|--|
| Atkinson, R. | "Mob mentality: the threat to community sustainability from the search for safety", Keynote presentation, Housing Studies Association (15th Anniversary Conference), York University (April 2005). |
| Beer, A. | "Housing options for low income South Australians", Speaker: Australian Housing Institute (October 2004). |

6 | OTHER SELECTED RESEARCH CENTRE ACTIVITIES

6.4 AHURI - SWINBURNE-MONASH

Non-AHURI Research Grants

| | |
|---|--|
| Aspin, R. and Burke, T. | ARC (Linkage) and City of Port Phillip (3 years). 'Public-private partnerships as a solution to housing affordability problems: a case study of inner urban development of the Oasis project in the City of Port Phillip'. |
| Alves, T. and Burke, T. | ARC (Linkage) and City of Boroondara (3 years). 'Analysis of the development of medium density housing in the 1990s: a case study of the City of Boroondara'. |
| Stone, J. and Burke, T. | ARC (Linkage) and six local governments (3 years). 'Political and social factors in the decline of mass transit: an investigation of failed policies to rebuild Melbourne's mass transit'. |
| Burke, T. and Herbert, T. | National Crime and Drug Research Council grant (3 years). 'Drug prevention on public housing estates'. Chief investigator Jacobs, K. (Southern). |
| Hulse, K. and Herbert, T. | Department of Human Services, Victoria, 'Kensington Estate redevelopment social impact study'. |
| Burke, T., Neske, C. and Ralston, L. | Victorian Department of Premier and Cabinet, 'Housing affordability indicators'. |
| Burke, T., Bisset, H., Milligan, V., Tiernan, A. and Zakharov, R. | Queensland Department of Housing, 'Evaluation of community rent scheme'. |
| Burke, T. (with id consulting) | Victorian Department of Sustainability and the Environment, 'Housing preference study'. |
| Hayward, D., McNelis, S., Neske, C. and Ralston, L. | City of Greater Geelong, 'Housing strategy'. |
| Burke, T., McNelis, S., Neske, C. and Ralston, L. | Shire of Bass, 'Affordable housing strategy'. |
| Burke, T., McNelis, S., Neske, C. and Ralston, L. | Shire of Yarra Ranges, 'Housing study'. |
| McNelis, S., Esposito, A. and Neske, C. | City of Melbourne, 'Young workers and affordable housing'. |

Publications

| | |
|---|--|
| Birrell, B., O'Connor, K., Rapson, V. and Healy, E. | 'Melbourne 2030: Planning rhetoric versus urban reality', Monash University ePress, Clayton Victoria, 2005. |
| Birrell, B., Healy, E. and Allan, L. | 'Labor's Shrinking Constituency', People and Place, Vol. 13, No. 1, pp. 50-67, 2005. |
| Burke, T. | 'Local government and homelessness: is the future all bleak?', Parity, Vol. 17, No. 7. |
| Burke, T. | 'Governance and social housing: can good governance be bad practice', Parity, Vol. 17 No 10. |
| Hulse K. and Randolph B. | 'Workforce disincentive effects of housing allowances and public housing for low income households in Australia', European Journal of Housing Policy, Vol. 5, No. 2. |
| Hulse, K. | 'Choice, diversity and coordination: improving access to social housing', Parity, Vol. 17, No. 10. |
| Hulse, K., Herbert, T. and Down, K. | Kensington Estate Redevelopment: Social Impact Study, Department of Human Services, Melbourne, August 2004. |
| Reynolds, M. and Wulff, M. | 'Patterns of suburban house price change and socio-spatial polarisation in Melbourne: 1986 - 1996', Applied GIS, Vol. 1, No. 1, March 2005. |
| Yates, J. and Wulff, M. | 'Market provision of affordable rental housing: lessons from recent trends in Australia', Urban Policy and Research, Vol. 23, No. 1, pp. 5-19, March 2005. |

6 | OTHER SELECTED RESEARCH CENTRE ACTIVITIES

Other Reports

| | |
|--|--|
| Hayward, D., Kliger, B. and Nankervis, M. | City of Greater Geelong Housing Study: Issues Paper, report prepared for City of Greater Geelong. |
| Hayward, D., Kliger, B. and Nankervis, M. | City of Greater Geelong Housing Study: 'Policy Implications', report prepared for City of Greater Geelong. |
| Burke, T., Neske, C. and Ralston, L. | 'Housing affordability', report prepared for Department of Premier and Cabinet, Melbourne. |
| McNelis, S., Esposto, A. and Neske, C. | 'Affordable housing for young people employed in the City of Melbourne', report prepared for City of Melbourne. |
| McNelis, S., Kliger, B., Burke, T., Ralston, L. and Neske, C. | 'Bass Coast local housing picture', report prepared for Shire of Bass Coast, Wonthaggi. |
| McNelis, S., Kliger, B., Nankervis, M., Burke, T., Ralston, L. and Neske, C. | 'Shire of Yarra Ranges: Housing strategy issues paper', report prepared for Shire of Yarra Ranges, Lilydale. |
| Zakharov, R., Tiernan, A., Bisset, H., Milligan, V. and Burke, T. | 'Evaluation of the Queensland Department of Housing Community Rent Scheme (CRS) Program', report prepared for Department of Housing, Brisbane. |

Presentations

| | |
|----------------------------|---|
| Alves, T. | 'Managing medium density development: a municipal case study', paper presented to 'Housing: Growth and Regeneration' conference, European Network for Housing Research, Cambridge, 2-6 July 2004. |
| Alves, T. | 'Medium density housing in Melbourne: the management of sustainable and democratic local communities under global pressure for increased urban efficiencies', paper presented to 19th EAROPH (Eastern Regional Organisation for Planning and Housing) World Planning and Housing Congress and National Housing Conference, Melbourne, 19-22 September 2004. |
| Aspin, R. | 'Affordable housing and the place of the church', BriefCACE, No. 15, Centre for Applied Christian Ethics, Ridley College, University of Melbourne. |
| Aspin, R. | 'Public-private partnerships and effective risk management for local government', paper presented to 19th EAROPH (Eastern Regional Organisation for Planning and Housing) World Planning and Housing Congress and National Housing Conference, Melbourne, 19-22 September 2004. |
| Burke, T. | 'Entering social housing', paper presented to 'Housing: Growth and Regeneration' conference, European Network for Housing Research, Cambridge, 2-6 July 2004. |
| Burke, T. | 'Housing affordability: Beyond conventional social housing solutions', paper presented to Victorian Council of Social Service social policy congress, 5-6 August 2004. |
| Hulse, K. and Randolph, B. | 'Getting a job: the role of rental housing assistance', paper presented to 'Housing: Growth and Regeneration' conference, European Network for Housing Research, Cambridge, 2-6 July 2004. |
| McNelis, S. | 'The future of aged persons' housing: what role for independent living units?', presentation made to Victorian Association of Health and Extended Care seminar, Melbourne, 30 July 2004. |
| McNelis, S. and Kliger, B. | 'Affordable housing and planning for affordability: keeping pace with protecting and creating the future', paper presented to National Sea Change Conference, Victor Harbour, 11 May 2005. |
| Wulff, M. | 'The rise in one person households: the housing solution for the Australian compact city?', paper presented at the Housing Studies Association Conference, Planning and Housing: Policy and Practice, Belfast, Northern Ireland, 9-10 September 2004. |

6 | OTHER SELECTED RESEARCH CENTRE ACTIVITIES

Presentations

| | |
|----------------------------|---|
| Wulff, M. and Reynolds, M. | 'Dynamics of regional private rental housing markets: an examination of trends outside the Sydney, Australia, metropolitan region, 1991-2001), paper presented to RC21 Conference 'Paths of Urban Change: Social and Spatial Perspectives', National University of Singapore, 9-11 December 2004. |
| Yates, J. and Wulff, M. | 'Market provision of affordable rental housing', paper presented to ENHR Housing Conference, Cambridge UK, 1-6 July 2004. |

Teaching and Professional development

| | |
|-------------------------------------|---|
| Burke, T., Hulse, K., and Ewing, S. | Graduate Certificate, Graduate Diploma and Master in Social Science in Housing Management and Policy, suite of courses in flexible delivery mode, with students from across Australia and New Zealand. |
| Pelling, M. and Hulse, K. | AHURI postgraduate symposium, St Kilda, Melbourne, 15-17 June 2005. |
| Pelling, M. and Hulse, K. | Community housing seminars: 'Building sustainable housing organisations' (October 2004), 'Governing for sustainable growth' (December 2004), with Community housing Federation of Victoria and Office of Housing, Department of Human Services, Victoria. |
| Burke, T. and Hulse, K. | Professional development program, 'Managing Social Housing', ANITE International Melbourne, November 2004 and February 2005. |
| Burke, T. and Tiernan, A. | Professional development program, 'Leadership Course for Social Housing Managers', Housing Tasmania, Hobart, 2004-2005. |

6 | OTHER SELECTED RESEARCH CENTRE ACTIVITIES

6.5 AHURI - SYDNEY

Non-AHURI Research Grants

| | |
|------------------------------|--|
| Bridge, C. and Phibbs, P. | One off grant Department of the Ageing, Disability and Home Care of NSW for integration of HMM info website with the Health Service Network and NSW Government Better Service Delivery Platform (\$40,000) (2005). |
| Bridge, C. and Phibbs, P. | Recurrent grant Department of the Ageing, Disability and Home Care of NSW for "Home maintenance and modification information clearing house: website", (\$64,000) (2005). |
| Gurran, N. and Blakely, E. | National Sea Change Taskforce for "Meeting the sea change challenge; best practice local and regional planning for sea change communities", (\$30,000) (2005). |
| AHURI Sydney Research Centre | Landcom NSW for scoping study on "Tracking urban change", (\$68,000) (2005). |
| Yates, J. | ARC Supply side dynamics in the private rental housing market with Beer (Flinders), Wood (Murdoch), and Wulff (Monash) (\$162,000) (2004). |

Publications

| | |
|---|---|
| Bridge, C. and Kendig, H. | "Housing policy for a long-lived society", in Ageing and Social Policy in Australia, Borowski, A., Encel, S. and Ozanne E. (Eds.), University of New South Wales Press Ltd, (in press). |
| Bridge, C. and Kendig, H. | "Housing and older people: environments, professionals and positive ageing", In Minichiello V. and Coulson I. (Eds.) Contemporary Issues in Gerontology: Promoting Positive Ageing. N.Y: Allen and Unwin (2005). |
| Gurran, N., Squires, C. and Blakely, E. | "Meeting the sea change challenge: sea change communities in coastal Australia", report for the National Sea Change Task Force, Planning Research Centre, University of Sydney (2005). |
| Gurran, N., Blakely, E and Squires, C. | "Planning for sea change in coastal Australia", Local Government Reporter, 3(4) (2005). |
| Wang, H., Wilson, D. and Yates, J. | "Measuring the distributional impact of direct and indirect housing assistance", AIHW Cat. No. HOU 108, Canberra: Australian Institute for Health and Welfare (July 2004). |
| Yates, J. | Review of "The colour of credit: mortgage discrimination, research methodology, and fair-lending enforcement" by Stephen L. Ross and John Yinger, The MIT Press, Cambridge, Mass. 2002, Economic Record, 80(249): 264-265 (2004). |
| Yates, J. | "Affordable housing and first home ownership - the Productivity Commission's draft report", Impact, Autumn/04 (2004). |
| Yates, J. and Wood, G. | "Affordable rental housing: lost, stolen and strayed", Economic Record, 81(255): S129-S142 (2005). |
| Yates, J. and Wulff, M. | "Market provision of affordable rental housing: lessons from recent trends in Australia", Urban Policy and Research, 23(1) (2005). |

6 | OTHER SELECTED RESEARCH CENTRE ACTIVITIES

Presentations

| | |
|--|--|
| Blakely, E. | “Building support at the local level for affordable housing strategies”, paper presented to the National Affordable Housing Conference – Making it Happen Innovation in Policy and Practice, Sydney (June 2005). |
| Bridge, C. and Cameron, J. | “Home modification and maintenance information clearinghouse: integrating evaluation and research into occupational therapy”. Paper presented at the OT Australia NSW Conference Sydney (October 2004). |
| Cruikshank, A. and Bridge, C. | “Transforming communities by addressing the home modification and maintenance information needs of peak agencies”. Paper presented at the OT Australia NSW Conference Sydney (October 2004). |
| Gurran, N. | “Planning for affordable housing: Australian approaches and perspectives”, presentation to the National Affordable Housing Conference – Making it happen innovation in policy and practice, Sydney (June 2005). |
| Milligan, V. | “Community housing organisations – the third force in public private partnerships for housing?”. Paper presented to National Stakeholders Roundtable Partnering with the Private Sector: Entering a new phase in the delivery of community housing, National Community Housing Forum, Sydney (April 2005). |
| Milligan, V. | “Affordable housing initiatives in the not for profit sector in Australia – the record so far”. Paper presented NSW Federation of Housing Associations meeting, Sydney (February 2005). |
| Milligan, V. | “Social housing rent setting: objectives, issues and options”, paper presented to seminar on Rent Setting: Securing our Income Stream, NSW Federation of Housing Associations, Sydney (June 2005). |
| Milligan, V. | “Delivering affordable housing in Australia - current approaches and future options”, paper presented to the National Affordable Housing Conference – Making it Happen Innovation in Policy and Practice, Sydney (June 2005). |
| Milligan, V. and Phibbs, P. | “What’s lacking in the delivery systems for affordable housing in Australia? Lessons from two decades of practice”. Paper presented at EAROPH World Planning and Housing Congress, Reform and Change in Housing and Planning – Towards Sustainability in the Asia Pacific. Melbourne (September 2004). |
| Wood, G., Yates, J. and Reynolds, M. | “Vacancy rate patterns in private rental housing”, paper presented to ENHR Housing Conference, Cambridge UK (July 2004). |
| Wood, G., Yates, J., Tu, Y. and Reynolds, M. | “Vacancy rates and principal-agent relationships in private rental housing”, paper presented to 33rd Conference of Economists, Sydney (September 2004). |
| Yates, J. | “Affordable rental housing in Sydney”, keynote address to NCOSS/Shelter NSW Joint Conference Bursting at the Seams - Social Sustainability and Sydney’s Future, Parramatta (November 2004). |
| Yates, J. | “Housing finance in Australia”, invited paper presented to plenary session on Housing Finance at ENHR Housing Conference, Cambridge UK (July 2004). |
| Yates, J. and Wood, G. | “Affordable rental housing: lost, stolen and strayed”, paper presented to 33rd Conference of Economists, Sydney (September 2004). |
| Yates, J. and Wulff, M. | “Market provision of affordable rental housing”, paper presented to ENHR Housing Conference, Cambridge UK (July 2004). |

6 | OTHER SELECTED RESEARCH CENTRE ACTIVITIES

6.6 AHURI UNSW-UWS

Non-AHURI Research Grants

| | |
|---|---|
| Murray, D. | “Transforming drivers: driving as a social, cultural and gendered practice”, (\$1,000) University of Western Sydney. |
| Randolph, B. | Penrith Urban Growth Stage 2 (\$24,278) Penrith City Council. |
| Randolph, B. | Fairfield City Council (\$7,178) Fairfield City Council. |
| Randolph, B. and Holloway, D. | “Social outcomes of residential development”, Sydney Olympic Park (\$9,200) Sydney Olympic Park Authority. |
| Randolph, B. and Judd, B. | Department of Housing Renewal Evaluation Framework (\$39,239) NSW Department of Housing. |
| Randolph, B., Judd, B. and Stubbs, J. | Bonnyrigg Household Survey (\$89,697) NSW Department of Housing. |
| Randolph, B., Thompson, S., Earl, G., Williams, P., Judd, B. and Bunker, R. | “Planning for socially sustainable urban renewal in suburban Sydney”, (\$179,000) Australian Research Council, Auburn, Bankstown, Fairfield, Penrith and NSW Department of Housing. |
| Randolph, B., Bunker, R. and Troy, P. | “Water and energy profiles for Sydney: towards sustainability”, (\$115,000) ARC Linkage/Landcom contribution. |
| Randolph, B. and Troy, P. | “Social determinants of domestic energy and water consumption”, (\$61,401) The Australian National University NSW Environmental Trust Sub-contract. |

Publications

| | |
|---|--|
| Graeme, H. and Marshall, N. | “Why sea changers move: income-support recipients” In <i>Sea Change: Movement From Metropolitan to Arcadian Australia</i> (Burnley and Murphy). UNSW Press, Sydney (2004). |
| Bunker, R., Holloway, D. and Randolph, B. | “Building the connection between housing needs and metropolitan planning in Sydney, Australia”, submitted to <i>Housing Studies</i> , 20 (2004). |
| Hulse, K. and Randolph, B. | “Workforce disincentive effects of housing allowances and public housing for low income households in Australia”, <i>European Journal of Housing Policy</i> , 5, 2, (2005). |
| Judd, B., Morris, A., and Kavanagh, K. | “From exclusion to inclusion: housing and support for older people who are homeless or at risk”, <i>Parity</i> , Vol 18, Issue 1 (2005). |
| Morris, A. | “The right to adequate housing: the crisis in accommodating Australia’s ageing population”, <i>Civil Liberty</i> 196: 6-8 (2004). |
| Morris, A., Judd, B. and Kavanagh, K. | “Marginality amidst plenty: pathways into homelessness for older Australians”, <i>Australian Journal of Social Issues</i> , 40 (2) (2005). |
| Randolph, B. | “Urban renewal: a new role for social housing providers in creating sustainable communities?” <i>Parity/Housing Works</i> , 2, 2 (2004). |
| Randolph, B. and Holloway, D. | “Social disadvantage, tenure and location: an analysis of Sydney and Melbourne”, <i>Urban Policy and Research</i> , 23,2 (2005). |
| Randolph, B. and Murray, D. | “Defining social exclusion: the contrasting experience of public and private housing”, <i>Parity</i> (February 2005). |
| Eardley, T. | “Tenancy guarantees pilot project mid-project review”, final report for the NSW Office of Community Housing, Social Policy Research Centre, University of New South Wales, Sydney (November 2004). |
| Holloway, D. and Randolph, B. | “A social profile of higher density housing in Fairfield”, prepared for Fairfield City Council (2005). |
| Randolph, B. and Holloway, D. | “A social profile of households in higher density housing”, prepared for Fairfield City Council (2005). |
| Randolph, B., Holloway, D. and Murray, D. | “The need for moderate income housing in the greater Sydney region”, prepared for Landcom (2004). |

6 | OTHER SELECTED RESEARCH CENTRE ACTIVITIES

Presentations

| | |
|--|--|
| Barton, J., Parolin, B. and Weiley, V. | “A spatial decision support system for the management of public housing: case studies and approaches to interactive visualisation”, presented at the 7th International Conference on Design and Decision Support Systems in Architecture and Urban Planning, DDSS (July 2004.) |
| Barton, J., Plume, J. and Parolin, B. | “Public participation in a spatial decision support system for public housing”, presented at the 24th Urban Data Management Symposium (October 2004). |
| Olsberg, D. | “Economic implications of an ageing Australia”, submission and presentation to the Australian Government Productivity Commission (November 2004). |
| Randolph, B. | “New strategies for community renewal in stressed suburbs”, paper presented to shelter NSW-NCOSS Conference on Social Sustainability (2005). |
| Randolph, B. and Holloway, D. | “Moderate income key workers and the Sydney housing market” (with D. Holloway), presented at EAROPH World Planning and Housing Congress and National Housing Conference, Melbourne (September 2004). |
| Randolph, B. and Hulse, K. | “Getting a job: the role of rental housing assistance” (with K Hulse), presented to European Network for Housing Research, Housing: Growth and Regeneration, Cambridge, UK (July 2004). |
| Ruming, K.J. | “Exploring Sydney’s residential development: an Actant-Network approach”, presented to the Institute of Australian Geographers Conference, Glenelg, Adelaide. Awarded IAG Outstanding Presentation (Postgraduate) Award (2004). |
| Samuels, R. | “Inter-agency crime reduction strategies in public housing concentrations in Australia”, Proceedings of the Asia-Pacific Network for Housing Research (APNR) Conference ‘Housing and Social Development’, Hong Kong, (CDRom) (Feb 2005). |
| Patrick, T. | “Coastal urbanisation and path dependency – towards sustainability”, Coastal Urbanisation Conference, Gold Coast (2004). |
| Patrick, T. | “Urban form or town cramming”, Planning Institute of Australia Conference, Wollongong (2004). |
| Patrick, T. | “What do we mean by housing need?”, paper to National Summit on Housing Affordability, Parliament House, Canberra (2004). |

6 | OTHER SELECTED RESEARCH CENTRE ACTIVITIES

6.7 AHURI – WESTERN AUSTRALIA

Non-AHURI Research Grants

| | |
|---|--|
| Haslam McKenzie, F. | “Affordable housing in a Western Australian sea change community”. CSIRO Healthy Regions and Communities Margaret River project. |
| Kunnen, N. and Martin, R. | Community Transitional Accommodation and Support Service (TASS), (\$18,182) Department of Justice, Government of Western Australia. |
| Haslam McKenzie, F. and Tasman, A. | “The structure and performance of the Pilbara economy”. (\$10,800) Contract research for Rio Tinto, London. |
| Haslam McKenzie, F. and Bent, M. | Scoping study on “Staff attraction and retention issues and solutions in remote Australia: the role of housing for the Desert Knowledge Co-operative Research Centre”, (\$49,800) Alice Springs. |
| Stehlik, D., Haslam McKenzie, F. and McGregor, M. | “Advancing a robust future for Pilbara towns”. (\$42,000) Contract research for Rio Tinto, London. |
| Haslam McKenzie, F., Anthony, J. and Milsom, N. | “Who needs housing assistance in WA?”. (\$11,993) Contract research for Western Australian Department of Housing and Works. |
| Sheridan, A., Still, L. and Haslam McKenzie, F. | “Regional boards: understanding the impact of gender diversity on board performance”. (\$272,000) Australian Research Council Linkage Grant, Canberra. |
| Haslam McKenzie, F. and Pini, B. | “Factors impeding and facilitating natural resource management by local government”. (\$141,131) Rural Industries Research and Development Corporation. Canberra. |
| Haslam McKenzie, F. and Johnson, P. | “A socio-economic activity audit for the Busselton Local Government Area”. (\$25,886) Busselton Chamber of Commerce. |
| Greive, S. | “The evolving city: an atlas of change in the City of Perth 1990-2001”, (\$50,000) commissioned by the City of Perth and the Department Planning and Infrastructure. |
| Greive, S. | Memorandum of Understanding between the City of Perth and Curtin’s Department Urban and Regional Planning (\$100,000 over 3 years). |
| Costello, G. and Good. | Curtin Business School Tier 1A research grant (\$8,000) “The impact of stamp duty reductions in first home buyer markets - a Western Australian case study”. |

Publications

| | |
|---------------------------------------|---|
| Greive, S., Johnson, K. and Islam, Z. | “The evolving city; an atlas of land use change in the City of Perth 1990-2001”, prepared for the Western Australian Planning Commission, DPI and the City of Perth (2004). |
| Costello and Good | “Trading rules in housing markets - what can we learn?”, Pacific Rim Property Research Journal, Vol. 11(2) (2005). |

6 | OTHER SELECTED RESEARCH CENTRE ACTIVITIES

Presentations

| | |
|---|---|
| Ong, R. and Spong, H. | “Using panel data bases: an overview”, paper presented at the CRVI Workshop, Adelaide (2005). |
| Dalton, T. and Ong, R. | “Living precariously: the struggle for social and economic citizenship”, paper presented at the Housing Policy and Economic Participation: the Case of Public Housing Conference, Melbourne (2004). |
| Flatau, P., Hendershott, P., Ong, R., Watson, R. and Wood, G. | “Divorce, separation and housing tenure choice: is there a hysteresis effect?”, paper presented at the American Real Estate and Urban Economics Association Annual Conference, Philadelphia (2005). |
| Kunnen, N. and Martin, R. | HURIWA Homelessness workshop, report on the Self-Reliance in SAAP Stage I research (April 2005). |
| Haslam McKenzie, F. | “Housing in Western Australian sea change and tree change communities”, Urban Development Institute of Western Australia, Busselton (2005). |
| Greive, S. | “Housing diversity”, presented at the first state conference of the Society of Social Services, Western Australia (August 2004). |
| Greive, S. | “Planning for housing”, Western Australian Young Planners Forum (September 2004). |
| Greive, S. | “Planning for housing”, presented at the W.A. State Conference of the Planning Institute of Australia (October 2004). |
| Costello, G. | “Trading rules in housing markets - what can we learn?”, The Eleventh Pacific Rim Real Estate Society (PRRES) Conference 2005, Melbourne (January 2005). |
| Beer, A. | Keynote Speaker, Annual General Meeting, Northern Tasmania Regional Development (February 2005). |

7 | RESEARCH PROJECTS EXPENDITURE

AUSTRALIAN HOUSING AND URBAN RESEARCH INSTITUTE LIMITED Research Projects Expenditure 2004 - 2005

| Project Code | Project Title | Project Budget | Project Expenditure |
|---------------------------|---|----------------|---------------------|
| UQ - QUT | | | |
| 20170 | Rental housing provision for lower-income older Australians: scoping the issues, clarifying policy choices and developing a programme of research | \$107,562 | \$21,512 |
| 20216 | Understanding and enhancing research policy linkages in Australian housing | \$40,671 | \$16,268 |
| 20257 | Housing consumption patterns and earnings behaviour of income support recipients over time | \$232,423 | \$46,483 |
| 20260 | Indigenous mobility in discrete and rural settlements | \$130,487 | \$74,992 |
| 20280 | Motivations of investors in the private rental market | \$239,675 | \$47,935 |
| 20281 | An audit and review of local and international Indigenous housing research | \$69,968 | \$21,092 |
| 20287 | Integrating housing, support and care for older people: a national and international analysis | \$86,692 | - |
| RMIT - NATSEM | | | |
| 30156 | The development of prevention and early intervention services for homeless youth | \$66,164 | \$26,465 |
| 30206 | Financing affordable housing: a comparative view of the UK and Australia | \$73,204 | \$29,281 |
| 30235 | Framework for evaluating Building a Better Future: Indigenous housing to 2010 | \$67,500 | \$13,500 |
| 30282 | Indigenous housing - assessing the long term costs and the optimal balance between recurrent and capital expenditure | \$125,732 | \$75,439 |
| 30147 | Regional impact of rent assistance | \$142,212 | \$56,884 |
| 30205 | Baseline small area projections of the demand for housing assistance | \$138,869 | - |
| Southern | | | |
| 40048 | A comparative study of housing needs and provision | \$138,162 | \$56,519 |
| 40158 | Sustainable tenancy for Indigenous families: what services and policy supports are needed? | \$87,238 | \$52,342 |
| 40160 | Developing models of good practice in meeting the needs of homeless young people in rural areas | \$52,528 | - |
| 40184 | Best practice models for effective consultation towards improving built environment outcomes for remote Indigenous communities | \$28,620 | \$11,448 |
| 40192 | Evictions and housing management: toward more effective strategies | \$144,748 | - |
| 40194 | A review of private rental support programmes and their effectiveness in assisting tenants on low incomes | \$67,018 | - |
| 40200 | Developing appropriate exit strategies for housing regeneration / renewal programs | \$44,595 | - |
| 40253 | A review of housing management tenant incentive schemes | \$47,809 | \$11,421 |
| Swinburne - Monash | | | |
| 50141 | Allocating social housing | \$75,790 | \$30,314 |
| 50224 | Housing and community in the compact city | \$93,705 | - |
| 50225 | Long-term housing futures for Australia - using 'foresight' to explore alternative visions and choices | \$112,923 | \$45,169 |
| 50226 | Rental systems in Australia | \$100,841 | \$20,168 |
| 50236 | AHURI Postgraduate Symposium 2004 | \$33,570 | \$2,160 |
| 50264 | Trends in Australian non-metropolitan housing markets, 1991-2001 | \$162,130 | \$32,041 |
| 50297 | Improving access to social housing: common housing registers and other potential reforms | \$78,330 | - |
| 50300 | Housing assistance and social cohesion in Australia | \$77,350 | - |
| 50312 | AHURI Postgraduate Symposium 2005 | \$21,889 | \$19,798 |
| Sydney | | | |
| 60008 | Housing assistance and non-shelter outcomes | \$165,458 | \$33,091 |
| 60203 | An analysis of the determinants of the labour market activities of housing assistance recipients | \$27,605 | \$16,563 |
| 60279 | Housing affordability, occupation and location in Australian cities and regions | \$136,249 | \$58,266 |
| UNSW - UWS | | | |
| 70020 | Evaluating the Miller Foyer pilot project | \$37,427 | - |
| 70073 | Housing costs, housing assistance and work disincentives; attitudes to work and employment | \$142,173 | \$28,434 |
| 70111 | Linkages between housing and policing | \$148,967 | \$59,586 |
| 70135 | Housing options and independent living: sustainable outcomes for older people who are homeless | \$120,365 | \$48,146 |
| 70137 | Affordability and sustainability outcomes of 'greenfield' suburban development and master planned communities - a case study approach using triple bottom line assessment | \$112,134 | \$22,426 |
| 70217 | Rent assistance and the spatial concentration of low income households in metropolitan Australia | \$72,067 | - |
| 70223 | Ageing in place: intergenerational and intrafamilial housing transfers and shifts in later life | \$168,904 | \$22,432 |
| Murdoch-Curtin | | | |
| 80124 | Indigenous housing and governance: lessons from remote communities in WA and NT | \$118,330 | \$23,666 |
| 80125 | The effects of New Living on Indigenous community wellbeing: a case study on urban regeneration | \$100,778 | - |
| 80151 | What drives housing outcomes in Australia? Understanding the role of aspirations, household formation, economic incentives and labour market interactions | \$123,548 | \$24,691 |
| 80234 | Indigenous access to mainstream public and community housing | \$110,180 | \$20,780 |

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Australian Housing and
Urban Research Institute Limited
ACN 090 448 918

This Financial report covers the Australian Housing and Urban Research Institute Limited (AHURI) as an individual entity.

AHURI is a company limited by guarantee, incorporated and domiciled in Victoria.

Its registered office and place of business is
Australian Housing and Urban Research Institute Limited
Level 1, 114 Flinders Street
Melbourne Vic 3000

A description of the nature of AHURI's operations and principal activities is included in the Directors' Report on pages 1 to 4.

8.1 | Directors' Report

Your Directors present their report on the Company for the year ended 30 June 2005.

Directors

The following persons were Directors of the Company during the financial year and up to the date of this report:

| Name | Appointed | Reappointed | Ceased |
|--|-------------------|--------------------|------------------|
| Professor Kathleen Janet Carter | 2 December 1999 | 17 December 2004 | |
| Mr Saul Richard Eslake | 2 December 1999 | 19 December 2003 | |
| Mr William James Kirkby-Jones, AM | 2 December 1999 | 13 December 2002 | |
| The Hon Robert Ian Knowles | 25 August 2000 | 10 December 2003 | |
| Professor David Siddle | 13 December 2002 | | 17 December 2004 |
| Ms Mercia Ann Bresnehan | 26 September 2003 | | 17 December 2004 |
| Ms Glenys Ann Beauchamp (Alternate for Stephen Hunter) | 13 December 2002 | | |
| Mr Stephen Mars Hunter | 1 July 2003 | | |
| Dr Ian Charles Winter | 4 July 2003 | | |
| Professor Andris Talis Stelbovics | 19 December 2003 | | |
| Mr Greg Louis Joyce | 19 December 2003 | | 21 February 2005 |
| Mr Peter William Gow (Alternate for Greg Joyce) | 19 December 2003 | | |
| Ms Deborah Mary Leisser (Alternate for Mercia Bresnehan) | 16 April 2004 | | 17 December 2004 |
| Mr Michael Campion Dillon | 17 December 2004 | | |
| Professor Kerry Christopher Pratt | 17 December 2004 | | |

Principal activities

The Company is a not-for-profit company based in Melbourne and manages the conduct and financing of research across 15 universities and research facilities around Australia. Revenue is received from the Australian, State and Territory Governments to support a core research program, build capacity and disseminate research findings, and to underwrite the operating costs of the Company. Additional funds are received from participating research institutions and from additional parties for contracted research.

Review of operations

A summary of revenues and results is set out below:

| | 2005 | 2004 |
|----------------------------|------------------|-----------|
| REVENUE | \$ | \$ |
| Government core funding | 2,128,320 | 2,496,455 |
| Research Centre funding | 772,208 | 754,110 |
| Project specific funding | 120,986 | 68,565 |
| Grant income | 200,000 | - |
| Publications sales revenue | 382 | 340 |
| Interest from term deposit | 253,627 | 231,050 |
| Interest from bank account | 24,735 | 25,314 |
| Other revenue | 11,705 | 30,936 |
| Total Revenue | 3,511,963 | 3,606,770 |

8.1 | Directors' Report

Review of operations (Continued)

| | 2005 | 2004 |
|---|------------------|-----------|
| EXPENSES | \$ | \$ |
| Administrative and Research Management expenses | 1,106,506 | 1,321,431 |
| Amounts paid or payable to Research Centres | 2,437,517 | 2,280,766 |
| Total Expenses | 3,544,023 | 3,602,197 |
| Net operating surplus/(deficit) for the year ended 30 June 2005 | (32,060) | 4,573 |

Income Tax

No provision for income tax is made in these accounts on the basis that the Company has received a formal letter from the Australian Taxation Office confirming that the Company is exempt from income tax under section 50-40 Item 8.2(c) of the Income Tax Assessment Act 1997.

Matters subsequent to the end of the financial year

No matter or circumstance has arisen since the end of the financial period that has significantly affected, or may significantly affect:

- (a) the Company's operations in future financial years, or
- (b) the results of those operations in future financial years, or
- (c) the Company's state of affairs in future financial years.

Likely developments and expected results of operations

The Company intends to continue to expand its research activities and to secure additional funding from other government sources and the private sector.

8.1 | Directors' Report

Meetings of Directors

The numbers of meetings of the Company's Board of Directors and of each Board Committee held during the year ended 30 June 2005, and the numbers of meetings attended by each Director were:

| | Full meetings of Directors | | Meetings of Audit, Finance and Risk Management Committee | |
|---|-------------------------------|---|---|---|
| | A | B | A | B |
| Professor Kathleen Janet Carter | 4 | 4 | * | * |
| Mr Saul Richard Eslake | 4 | 4 | 5 | 2 |
| Mr William James Kirkby-Jones, AM | 4 | 3 | 5 | 5 |
| The Hon Robert Ian Knowles | 4 | 4 | 5 | 5 |
| Professor David Siddle | 1 | - | * | * |
| Mr Stephen Mars Hunter | 4 | 4 | * | * |
| Ms Glenys Ann Beauchamp (Alternate for Mr Stephen Hunter) | 4 | - | * | * |
| Dr Ian Charles Winter | 4 | 4 | * | * |
| Ms Mercia Ann Bresnehan | 1 | 1 | * | * |
| Ms Deborah Mary Leisser (Alternate for Ms Mercia Bresnehan) | 1 | - | * | * |
| Professor Andris Talis Stelbovics | 4 | 4 | * | * |
| Mr Greg Louis Joyce | 4 | - | * | * |
| Mr Peter William Gow (Alternate for Mr Greg Joyce) | 4 | 4 | * | * |
| Mr Michael Campion Dillon | 3 | 2 | * | * |
| Professor Kerry Christopher Pratt | 3 | 3 | * | * |

A = Number of meetings held during the time the Director held office or was a member of the Committee during the year

B = Number of meetings attended

* Not a member of the Committee

Please note: The Research Quality Assurance Committee reported in 2004 was discontinued in 2005.

Environmental regulation

The Company does not engage in significant undertakings which are likely to be the subject of environmental regulation.

Insurance of officers

During the financial year, the Company paid a premium of \$2,175 for the insurance of the liabilities of Directors and officers of the Company.

The liabilities insured are legal costs that may be incurred in defending civil or criminal proceedings that may be brought against the officers in their capacity as officers of the Company, and any other payments arising from liabilities incurred by the officers in connection with such proceedings, other than where such liabilities arise out of conduct involving a willful breach of duty by the officers or the improper use by the officers of their position or of information to gain advantage for themselves or someone else or to cause detriment to the Company. It is not possible to apportion the premium between amounts relating to the insurance against legal costs and those relating to other liabilities.

8.1 | Directors' Report

Auditor

PricewaterhouseCoopers continues to be the auditor in accordance with section 327 of the Corporations Act 2001. This report is made in accordance with a resolution of the Directors.



Director

Melbourne
3 October 2005



Director

Melbourne
3 October 2005

PRICEWATERHOUSECOOPERS 

PricewaterhouseCoopers
ABN 52 780 433 757

Freshwater Place
2 Southbank Boulevard
SOUTHBANK VIC 3006
GPO Box 1331L
MELBOURNE VIC 3001
DX 77

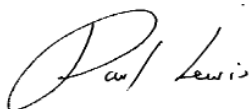
Website: www.pwc.com/au
Telephone 61 3 8603 1000
Facsimile 61 3 8603 1999

Auditors' Independence Declaration

As lead auditor for the audit of Australian Housing and Urban Research Institute Limited for the year ended 30 June 2005, I declare that to the best of my knowledge and belief, there have been:

- a) no contraventions of the auditor independence requirements of the Corporations Act 2001 in relation to the audit; and
- b) no contraventions of any applicable code of professional conduct in relation to the audit.

This declaration is in respect of Australian Housing and Urban Research Institute Limited during the year ended 30 June 2005.



PR Lewis

Partner
PricewaterhouseCoopers

Melbourne
3 October 2005

8.2 | Statement of Financial Performance

| | Notes | 2005 \$ | 2004 \$ |
|---|-------|------------------|-----------------|
| Total revenue from ordinary activities | 3 | 3,511,963 | 3,606,770 |
| Total revenue | | 3,511,963 | 3,606,770 |
| Expenses from ordinary activities: | | | |
| Occupancy | | 118,950 | 146,764 |
| Administration | | 131,555 | 149,067 |
| Employee costs | | 399,108 | 309,769 |
| Board fees and expenses | | 78,635 | 94,176 |
| Research Centre expenses | | 2,437,517 | 2,280,766 |
| Research management expenses | 20 | 378,258 | 621,655 |
| Total expenses | | 3,544,023 | 3,602,197 |
| Surplus/(deficit) from ordinary activities before income tax expense | | | (32,060) |
| 4,573 | | | |
| Income tax expense | 5 | - | - |
| Surplus/(deficit) from ordinary activities after income tax expense | | (32,060) | 4,573 |
| Total changes in equity other than those resulting from transactions with members as members | 11 | (32,060) | 4,573 |

This statement of financial performance should be read in conjunction with the accompanying notes

8.3 | Statement of Financial Position

| | Notes | 2005 \$ | 2004 \$ |
|--------------------------------|-------|-------------------------|------------|
| Current assets | | | |
| Cash | 6 | 5,488,031 | 4,850,213 |
| Receivables | 7 | 364,967 | 601,899 |
| Total current assets | | <u>5,852,998</u> | 5,452,112 |
| Non-current assets | | | |
| Property, plant and equipment | 8 | 76,742 | 121,019 |
| Total non-current assets | | <u>76,742</u> | 121,019 |
| Total assets | | <u>5,929,740</u> | 5,573,131 |
| Current liabilities | | | |
| Contracted research funding | 9 | 2,208,440 | 2,137,698 |
| Accounts payable | 10 | 247,053 | 517,704 |
| Provisions | 11 | 32,370 | 26,607 |
| Total current liabilities | | <u>2,487,863</u> | 2,682,009 |
| Non-current liabilities | | | |
| Contracted research funding | 9 | 949,005 | 366,190 |
| Total non-current liabilities | | <u>949,005</u> | 366,190 |
| Total liabilities | | <u>3,436,868</u> | 3,048,199 |
| Net assets | | <u>2,492,872</u> | 2,524,932 |
| Total equity | 12 | <u>2,492,872</u> | 2,524,932 |

This statement of financial position should be read in conjunction with the accompanying notes

8.4 | Statement of Cash Flows

| | Notes | 2005 \$ | 2004 \$ |
|--|-------|--------------------|-------------|
| Cash flows from operating activities | | | |
| Receipts from government and other institutions (inclusive of GST) | | 4,122,670 | 4,060,125 |
| Payments to suppliers and employees (inclusive of GST) | | (3,756,134) | (4,484,648) |
| | | 366,536 | (424,523) |
| Interest received | | 274,402 | 281,763 |
| Net cash inflow from operating activities | 19 | 640,938 | (142,760) |
| Cash flows from investing activities | | | |
| Payments for property, plant and equipment | | (3,120) | (119,307) |
| Net cash outflow from investing activities | | (3,120) | (119,307) |
| Net increase in cash held | | 637,818 | (262,067) |
| Cash at the beginning of the financial period | | 4,850,213 | 5,112,280 |
| Cash at the end of the financial period | 6 | 5,488,031 | 4,850,213 |

This statement of cash flows should be read in conjunction with the accompanying notes.

8.5 | Notes to the Financial Statements

Note 1. Summary of significant accounting policies

(a) Company Limited by Guarantee

Australian Housing and Urban Research Institute Limited is a company limited by guarantee, having no share capital. The Company was incorporated on 5 November 1999.

Each Member of the Company undertakes to contribute to the Company's property if the Company is wound up while he, she or it is a Member or within one year after he, she or it ceases to be a Member, for payment of the Company's debts and liabilities contracted before he, she or it ceased to be a Member and of the costs, charges and expenses of winding up and for an adjustment of the rights of contributories among themselves such amount as may be required not exceeding one hundred dollars (\$100.00).

(b) Basis of preparation of financial report

This general purpose financial report has been prepared in accordance with Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board, Urgent Issues Group Consensus Views and the Corporations Act 2001.

The financial report is prepared in accordance with the historical cost convention. Unless otherwise stated, the accounting policies adopted are consistent with those of the previous year.

The Company is a not-for-profit company based in Melbourne and manages the conduct and financing of research across 15 universities and research facilities around Australia. Revenue is received from the Australian, State and Territory Governments to support a core research program, build capacity and disseminate research findings, and to underwrite the operating costs of the Company. Additional funds are received from participating research institutions and from external parties for contracted research.

The new Funding Agreement provides funding for the period 1 July 2005 - 30 June 2008. The Agreement is signed by the Australian Government and each State and Territory government. During 2005 the Australian Government will review continuity of its funding beyond 31 December 2005. The Directors believe it is appropriate to prepare the report on the basis that the Company is a going concern for the next financial year.

(c) Revenue recognition and Research Centre expenses

Revenue for the major business activities is recognised as follows:

Government funding

Revenue is recognised when receivable from the Australian, State and Territory Governments and other institutions.

Research Centre funding

Revenue is recognised when receivable from the universities.

The known costs of research projects are fully accrued in the year the projects are contracted, noting that many of the projects and their associated milestones for payment extend into subsequent years. The balance at the end of the year is identified as a surplus (and thus adds to equity), noting that some of this surplus is committed to projects agreed by the Company but not yet contracted, and the remainder will be committed to future projects and associated administration.

Other revenue

Other revenue is recognised when received or receivable.

(d) Receivables

All trade debtors are recognised at the amounts receivable as they are due for settlement no more than 30 days from the date of recognition.

Collectability of trade debtors is reviewed on an ongoing basis. Debts which are known to be uncollectable are written off. A provision for doubtful debts is raised when collectability is doubtful.

8.5 | Notes to the Financial Statements

(e) Depreciation of plant and equipment

Depreciation is calculated on a straight-line basis to write off the net cost of each item of plant and equipment over its expected useful life to the Company. Estimates of remaining useful lives are made on a regular basis for all assets, with annual reassessments for major items. The depreciation rates are as follows:

Furniture and fixtures 13% and;
Computer equipment 33% and software 100%.

(f) Leasehold improvements

The cost of improvements to or on leasehold properties is amortised over the unexpired period of the lease or the estimated useful life of the improvement to the Company, whichever is the shorter. The current amortisation rate for leasehold improvements is 20%.

(g) Maintenance and repairs

The costs of maintenance and repairs are charged as expenses as they are incurred, except where they relate to the replacement of a component of an asset, in which case the costs are capitalised and depreciated in accordance with note 1(e) or 1(f).

(h) Employee benefits

(i) Wages and salaries and annual leave

Liabilities for wages and salaries, including non-monetary benefits, annual leave and long service leave, and superannuation, expected to be settled within 12 months of the reporting date are recognised in other creditors in respect of employees' services up to the reporting date and are measured at the amounts expected to be paid when the liabilities are settled.

(ii) Long service leave

The liability for long service leave expected to be settled within 12 months of the reporting date is recognised in the provision for employee benefits and is measured in accordance with (i) above. The liability for long service leave expected to be settled more than 12 months from the reporting date will be recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

(iii) Superannuation

The amount charged to the statement of financial performance in respect of superannuation represents the contributions made by the Company to superannuation funds, at the minimum required statutory rate. The Company has no liability in respect of defined benefit funds.

(i) Cash

For purposes of the statement of cash flows, cash includes cash and deposits at call which are readily convertible to cash on hand and are subject to an insignificant risk of changes in value.

8.5 | Notes to the Financial Statements

(j) International Financial Reporting Standards (IFRS)

The Australian Accounting Standards Board (AASB) is adopting the International Financial Reporting Standards (IFRS) for application to reporting periods beginning on or after 1 January 2005. The AASB will issue Australian equivalents to IFRS, and the Urgent Issues Group will issue abstracts corresponding to International Accounting Standards Board (IASB) interpretations originated by the International Financial Reporting Interpretations Committee or the former Standing Interpretations Committee. The adoption of Australian equivalents to IFRS will be first reflected in the consolidated entity's financial statements for the half-year ending 31 December 2005 and the year ending 30 June 2006.

Entities complying with Australian equivalents to IFRS for the first time will be required to restate their comparative financial statements to amounts reflecting the application of IFRS to that comparative period. Most adjustments required on transition to IFRS will be made, retrospectively, against opening retained earnings as at 1 July 2004.

Following the adoption of the 30 June 2004 financial report of the Company, the AFaRM Committee has clarified that AASB 120 Accounting for Government Grants and Disclosure of Government Assistance; which requires the government grant income recognition over the periods necessary to match them with the related costs which they are intended to compensate; does not apply to the Company due to its not-for-profit status.

Instead, AASB 1004 Contributions will govern the accounting treatment of assistance received from government and non-government entities by not-for profit entities at the adoption of Australian equivalents to IFRS. The Company's current accounting policy for revenue recognition complies with AASB 1004 Contributions and therefore no change of accounting policy will be required in respect of government grants revenue recognition at the adoption of Australian equivalents to IFRS.

The AFaRM Committee has identified no major difference in accounting policies expected to arise from adopting Australian equivalents to IFRS, however, several new disclosure requirements including key management personnel disclosures will be included in the first financial statements prepared in accordance with the Australian equivalents to IFRS.

Note 2. Segment Information

Business segments

The Company operates solely in the management of the conduct and financing of housing, urban and related research in Australian universities and other research entities.

Geographical segments

The Company operates solely in Australia.

8.5 | Notes to the Financial Statements

Note 3. Revenue

| | 2005 \$ | 2004 \$ |
|---|------------------|------------|
| Revenue from operating activities | | |
| <i>Core Government Funding</i> | | |
| Australian Government | 1,125,375 | 1,498,500 |
| New South Wales | 338,377 | 337,637 |
| Victoria | 248,174 | 248,284 |
| Queensland | 190,229 | 188,996 |
| Western Australia | 98,422 | 98,036 |
| South Australia | 77,305 | 77,152 |
| Tasmania | 24,061 | 24,020 |
| Australian Capital Territory | 16,366 | 16,348 |
| Northern Territory | 10,011 | 7,482 |
| <i>Total Core Government Funding</i> | 2,128,320 | 2,496,455 |
| <i>Research Centre Funding</i> | | |
| AHURI Sydney Research Centre (Affiliate - National Community Housing Forum to 31 December 2004) | 84,050 | 87,210 |
| UNSW/UWS AHURI Research Centre | 105,062 | 102,600 |
| AHURI Swinburne-Monash Research Centre | 105,062 | 102,600 |
| AHURI RMIT – NATSEM Research Centre | 115,569 | 102,600 |
| AHURI Queensland Research Centre | 126,075 | 123,120 |
| AHURI Western Australia Research Centre | 105,062 | 102,600 |
| AHURI Southern Research Centre (Affiliate - Charles Darwin University to 31 December 2004) | 131,328 | 133,380 |
| <i>Total Research Centre Funding</i> | 772,208 | 754,110 |
| <i>Project Specific Funding</i> | | |
| Department of Housing NSW | 89,697 | - |
| Aboriginal and Torres Strait Islander Commission | - | 6,000 |
| Myer Foundation | - | 31,000 |
| Department of Family and Community Services | 31,289 | 31,565 |
| <i>Total Project Specific Funding</i> | 120,986 | 68,565 |
| Grant income | 200,000 | - |
| Publication sales revenue | 382 | 340 |

8.5 | Notes to the Financial Statements

Note 3. Revenue (continued)

| | 2005 | 2004 |
|--|------------------|-----------|
| | \$ | \$ |
| Revenue from outside operating activities | | |
| Interest on term deposit | 253,627 | 231,050 |
| Interest on current bank account | 24,735 | 25,314 |
| Other | 11,705 | 30,936 |
| Revenue from outside operating activities | 290,067 | 287,300 |
| Total revenue from ordinary activities | 3,511,963 | 3,606,770 |

Note 4. Operating result

The operating result from ordinary activities before income tax was a loss of \$32,060 and includes the following specific items:

| | 2005 | 2004 |
|---------------------------------|---------------|--------|
| | \$ | \$ |
| Expenses | | |
| Depreciation | | |
| Plant and equipment | 31,263 | 45,850 |
| Amortisation | | |
| Leasehold improvements | 16,134 | 13,631 |
| Payments under operating leases | 65,516 | 66,041 |

Note 5. Income tax

No provision for income tax is made in these accounts on the basis that the Company has received a formal letter from the Australian Taxation Office confirming that the Company is exempt from income tax under section 50-40 Item 8.2 (c) of the Income Tax Assessment Act 1997.

Note 6. Current assets – Cash

| | 2005 | 2004 |
|--------------|------------------|-----------|
| | \$ | \$ |
| Term Deposit | 5,313,555 | 4,813,889 |
| Cash at bank | 174,404 | 36,270 |
| Cash on hand | 72 | 54 |
| | 5,488,031 | 4,850,213 |

8.5 | Notes to the Financial Statements

Note 7. Current assets – Receivables

| | 2005 \$ | 2004 \$ |
|--------------------------------|-----------------------|----------------|
| Trade debtors | 314,159 | 549,671 |
| Prepayments and accrued income | 50,808 | 52,228 |
| | <u>364,967</u> | <u>601,899</u> |

Note 8. Non-current assets – Plant and Equipment

| | 2005 \$ | 2004 \$ |
|----------------------------------|----------------------|----------------|
| Leasehold Improvements | | |
| Leasehold improvements – at cost | 80,496 | 80,496 |
| Less: Accumulated amortisation | (29,765) | (13,631) |
| | <u>50,731</u> | <u>66,865</u> |
| Plant and Equipment | | |
| Plant and equipment – at cost | 154,166 | 151,046 |
| Less: Accumulated depreciation | (128,155) | (96,892) |
| | <u>26,011</u> | <u>54,154</u> |
| Total plant and equipment | <u>76,742</u> | <u>121,019</u> |

Reconciliations

Reconciliations of the carrying amounts of each class of property, plant and equipment at the beginning and end of the current financial year are set out below.

| | Leasehold Improvements \$ | Plant and Equipment \$ | Total \$ |
|-----------------------------------|---------------------------------|------------------------------|----------------------|
| Carrying amount at 1 July 2004 | 66,865 | 54,154 | 121,019 |
| Additions | - | 3,120 | 3,120 |
| Disposals | - | - | - |
| Depreciation/amortisation expense | (16,134) | (31,263) | (47,397) |
| Carrying amount at 30 June 2005 | <u>50,731</u> | <u>26,011</u> | <u>76,742</u> |

8.5 | Notes to the Financial Statements

Note 9. Contracted Research Funding

| | 2005 \$ | 2004 \$ |
|-------------------------|-------------------------|------------------|
| Current liabilities | 2,208,440 | 2,137,698 |
| Non-current liabilities | 949,005 | 366,190 |
| | <u>3,157,445</u> | <u>2,503,888</u> |

Note 10. Current liabilities – Accounts payable

| | 2005 \$ | 2004 \$ |
|------------------------------|-----------------------|----------------|
| Trade creditors | 100,090 | 426,298 |
| Other creditors and accruals | 146,963 | 91,406 |
| | <u>247,053</u> | <u>517,704</u> |

Note 11. Current liabilities – Provisions

| | 2005 \$ | 2004 \$ |
|-----------------------------|----------------------|---------------|
| Employee benefits (note 17) | 32,370 | 26,607 |
| | <u>32,370</u> | <u>26,607</u> |

Note 12. Total Equity

| | 2005 \$ | 2004 \$ |
|--|-------------------------|------------------|
| (a) Retained surplus | | |
| Retained surplus at the beginning of the financial year | 2,139,932 | 2,170,359 |
| Net surplus/(deficit) for the year | (32,060) | 4,573 |
| Transfer to Economic Dependency reserve | - | (35,000) |
| Retained surplus at the end of the financial year | <u>2,107,872</u> | <u>2,139,932</u> |
| (b) Economic Dependency Reserve | | |
| Economic Dependency Reserve at the beginning of the financial year | 385,000 | 350,000 |
| Transfer from Retained surplus | - | 35,000 |
| Economic Dependency Reserve at the end of the financial year | <u>385,000</u> | <u>385,000</u> |
| Total equity | <u>2,492,872</u> | <u>2,524,932</u> |

Economic Dependency Reserve

In the event that AHURI Ltd were to discontinue operations we have estimated that it would take up to six months to close the office and deregister the Company. Therefore, it is appropriate that AHURI Ltd maintain 'liquid funds' of approximately six months worth of non-research expenditure to adequately meet wind down and closure costs. Costs relate to managing projects, staff, insurance, office rental (and related costs such as telephone etc.). We have also allowed for on-going Board activity until the Company is closed.

8.5 | Notes to the Financial Statements

Note 13. Financial instruments

(a) Credit risk exposures

The credit risk on financial assets, which has been recognised on the balance sheet, is the carrying amount, net of any provisions for doubtful debts.

(b) Interest rate risk exposures

The Company has no exposure to interest rate risk and the effective weighted average interest rate by maturity periods is set out in the following table.

| | Notes | Fixed interest maturing in: | | | | | Total \$ |
|------------------------------------|-------|---------------------------------|-------------------------|----------------------------|----------------------------|-------------------------------|-------------|
| | | Floating interest rate \$ | 1 year or less \$ | Over 1 to 5 years \$ | More than 5 years \$ | Non-interest bearing \$ | |
| Current Year 2005 | | | | | | | |
| Financial assets | | | | | | | |
| Cash | 6 | 174,476 | - | - | - | - | 174,476 |
| Term deposit | 6 | - | 5,313,555 | - | - | - | 5,313,555 |
| Receivables | 7 | - | - | - | - | 314,159 | 314,159 |
| | | 174,476 | 5,313,555 | - | - | 314,159 | 5,802,190 |
| Weighted average interest rate | | 4.5% | 5.5% | | | | |
| Financial liabilities | | | | | | | |
| Trade and other creditors | 10 | - | - | - | - | (247,053) | (247,053) |
| Contracted Research Funding | 9 | - | - | - | - | (3,157,445) | (3,157,445) |
| | | - | - | - | - | (3,404,498) | (3,404,498) |
| Net financial assets (liabilities) | | 174,476 | 5,313,555 | - | - | (3,090,338) | 2,397,692 |

8.5 | Notes to the Financial Statements

Note 13. Financial instruments (continued)

| Previous Year 2004 | Notes | Floating interest rate \$ | Fixed interest maturing in: | | | | Total \$ |
|------------------------------------|-------|---------------------------------|-----------------------------|----------------------------|----------------------------|-------------------------------|--------------------|
| | | | 1 year or less \$ | Over 1 to 5 years \$ | More than 5 years \$ | Non-interest bearing \$ | |
| Financial assets | | | | | | | |
| Cash | 6 | 36,324 | - | - | - | - | 36,324 |
| Term deposit | 6 | - | 4,813,889 | - | - | - | 4,813,889 |
| Receivables | 7 | - | - | - | - | 549,671 | 549,671 |
| | | <u>36,324</u> | <u>4,813,889</u> | <u>-</u> | <u>-</u> | <u>549,671</u> | <u>5,399,884</u> |
| Weighted average interest rate | | 4.5% | 5.3% | | | | |
| Financial liabilities | | | | | | | |
| Trade and other creditors | 10 | - | - | - | - | (517,704) | (517,704) |
| Contracted Research Funding | 9 | - | - | - | - | (2,503,888) | (2,503,888) |
| | | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>(3,021,592)</u> | <u>(3,021,592)</u> |
| Net financial assets (liabilities) | | <u>36,324</u> | <u>4,813,889</u> | | | <u>(2,471,921)</u> | <u>2,378,292</u> |

(c) Net fair value of financial assets and liabilities

The net fair value of cash and cash equivalents and non-interest bearing monetary financial assets and financial liabilities approximates their carrying amounts.

Note 14. Remuneration of auditors

| | 2005 \$ | 2004 \$ |
|--|----------------------|---------------|
| Remuneration of the auditors of the Company for: | | |
| Audit of the financial report | 19,000 | 17,500 |
| Other services | 17,700 | 18,500 |
| | <u>36,700</u> | <u>36,000</u> |

8.5 | Notes to the Financial Statements

Note 15. Remuneration of Directors

| | 2005 \$ | 2004 \$ |
|---|----------------|------------|
| Income paid or payable, or otherwise made available, to Directors by the Company and related parties in connection with the management of affairs of the Company. | 230,393 | 202,766 |

The numbers of Directors whose total income from the Company or related parties was within the specified bands are as follows:

| | \$ | \$ | 2005 | 2004 |
|-------------------|---------|---------|------|------|
| 0 - 9,999 | 0 | 9,999 | 13 | 14 |
| 10,000 - 19,999 | 10,000 | 19,999 | - | 1 |
| 30,000 - 39,999 | 30,000 | 39,999 | 1 | 1 |
| 130,000 - 139,999 | 130,000 | 139,999 | - | 1 |
| 150,000 - 159,999 | 150,000 | 159,999 | 1 | - |

Note 16. Commitments for expenditure

| | 2005 \$ | 2004 \$ |
|--|----------------|------------|
| Lease commitments | | |
| Commitments in relation to leases contracted for at the reporting date but not recognised as liabilities, payable: | | |
| Within one year | 64,722 | 62,233 |
| Later than one year but not later than 5 years | 137,315 | 201,037 |
| Later than 5 years | - | - |
| | 202,037 | 264,270 |

The above commitments relate to a non-cancellable operating lease over the Company's premises.

8.5 | Notes to the Financial Statements

Note 17. Employee benefits

Superannuation Fund

All employees of the Company are entitled to benefits on retirement, disability or death from the Superannuation Guarantee Contribution (SGC) Superannuation Fund. This Fund is a defined contribution fund and superannuation contributions are made by the Company at the minimum statutory rate of 9% (2004: 9%). Employees are entitled to make additional voluntary superannuation contributions.

| | 2005 \$ | 2004 \$ |
|---------------------------------|---------------|------------|
| Provision for employee benefits | | |
| Current (note 11) | 32,370 | 26,607 |

Employee Numbers

| | 2005 Number | 2004 Number |
|--|----------------|----------------|
| Number of employees at end of the financial year | 7 | 10 |

Note 18. Economic dependency

The Company depends for a majority of revenue on government funding. During the financial year ended 30 June 2005, approximately 61% (2004: 70%) of the Company's revenue was sourced from government grants.

Note 19. Reconciliation of operating profit after income tax to net cash inflow from operating activities

| | 2005 \$ | 2004 \$ |
|--|------------------|------------|
| Operating result after income tax | (32,060) | 4,573 |
| Depreciation and amortisation | 47,397 | 59,481 |
| Change in operating assets and liabilities | | |
| (Increase)/decrease in trade debtors and other debtors | 236,932 | 92,679 |
| Increase/(decrease) in trade and other creditors | (270,651) | (332,494) |
| Increase/(decrease) in contracted research funding | 653,557 | 9,207 |
| Increase/(decrease) in provisions | 5,763 | 23,794 |
| Net cash inflow from operating activities | 640,938 | (142,760) |

8.5 | Notes to the Financial Statements

Note 20. Research Management Expenses

The principal components of Research Management Expenses are detailed below.

| | 2005 | 2004 |
|-------------------------------------|----------------|----------------|
| | \$ | \$ |
| Research Centre Directors' meetings | 4,277 | 13,752 |
| Research Panel meetings | 2,939 | 5,750 |
| Research Management | 371,042 | 602,153 |
| | <u>378,258</u> | <u>621,655</u> |

Note 21. Related Parties

Directors

The names of persons who were Directors of Australian Housing and Urban Research Institute Limited at any time during the financial year are as follows: Professor Kathleen Janet Carter, Mr Saul Richard Eslake, Mr William Kirkby-Jones AM, The Hon Robert Ian Knowles, Professor David Siddle, Ms Glenys Ann Beauchamp, Mr Stephen Mars Hunter, Dr Ian Charles Winter, Ms Mercia Ann Bresnehan, Professor Andris Talis Stelbovics, Mr Greg Louis Joyce, Mr Peter William Gow, Ms Deborah Mary Leisser, Mr Michael Campion Dillon and Professor Kerry Christopher Pratt.

During the 2005 financial year, Directors Ms Mercia Ann Bresnehan, Ms Deborah Mary Leisser and Professor David Siddle resigned or retired and Directors Mr Michael Campion Dillon and Professor Kerry Christopher Pratt were appointed.

In addition, the following persons were Directors during the previous financial year ended 30 June 2004 and resigned or retired during that year: Dr Owen David Donald, Professor Ian Elliot Davey, Ms Jennifer Anne Westacott and Mr Malcolm Downie.

Remuneration

Information on remuneration of Directors is disclosed in Note 15.

Other transactions with Directors and director-related entities

A number of the Directors of the Company are also stakeholders of universities and research facilities that have received contracted research funding from the Company. These funding contracts were based on the Company's standard terms and conditions.

8.6 | Directors' Declaration

In the Directors' opinion:

- (a) the financial statements and notes set out on pages 6 to 20 are in accordance with the Corporations Act 2001, including:
 - (i) complying with Accounting Standards, the Corporations Regulations 2001 and other mandatory professional reporting requirements; and
 - (ii) giving a true and fair view of the Company's financial position as at 30 June 2005 and of its performance, as represented by the results of its operations and its cash flows, for the financial year ended on that date; and
- (b) there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the directors.



Director
Melbourne
3 October 2005



Director
Melbourne
3 October 2005

8.7 | Independent Audit Report to the Members



PricewaterhouseCoopers
ABN 52 780 433 757

Freshwater Place
2 Southbank Boulevard
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Independent Audit Report to the Members of Australian Housing and Urban Research Institute Limited

Matters relating to the electronic presentation of the audited financial report

This audit report relates to the financial report of Australian Housing and Urban Research Institute Limited (the Company) for the financial year ended 30 June 2005 included on the Company's web site. The Company's Directors are responsible for the integrity of the web site. We have not been engaged to report on the integrity of this web site. The audit report refers only to the financial report identified below. It does not provide an opinion on any other information which may have been hyperlinked to/from the financial report. If users of this report are concerned with the inherent risks arising from electronic data communications they are advised to refer to the hard copy of the audited financial report to confirm the information included in the audited financial report presented on this web site.

Audit opinion

In our opinion, the financial report of Australian Housing and Urban Research Institute Limited:

- gives a true and fair view, as required by the *Corporations Act 2001* in Australia, of the financial position of Australian Housing and Urban Research Institute Limited as at 30 June 2005 and of its performance for the year ended on that date, and
- is presented in accordance with the *Corporations Act 2001*, Accounting Standards and other mandatory professional reporting requirements in Australia, and the *Corporations Regulations 2001*.

This opinion must be read in conjunction with the rest of our audit report.

Scope

The financial report and Directors' responsibility

The financial report comprises the statement of financial position, statement of financial performance, statement of cash flows, accompanying notes to the financial statements, and the directors' declaration thereon for Australian Housing and Urban Research Institute Limited (the Company), for the year ended 30 June 2005.

The Directors of the Company are responsible for the preparation and true and fair presentation of the financial report in accordance with the *Corporations Act 2001*. This includes responsibility for the maintenance of adequate accounting records and internal controls that are designed to prevent and detect fraud and error, and for the accounting policies and accounting estimates inherent in the financial report.

8.7 | Independent Audit Report to the Members



PricewaterhouseCoopers
ABN 52 780 433 757

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**Independent Audit Report to the Members of
Australian Housing and Urban Research Institute Limited**

Audit approach

We conducted an independent audit in order to express an opinion to the members of the Company. Our audit was conducted in accordance with Australian Auditing Standards, in order to provide reasonable assurance as to whether the financial report is free of material misstatement. The nature of an audit is influenced by factors such as the use of professional judgement, selective testing, the inherent limitations of internal control, and the availability of persuasive rather than conclusive evidence. Therefore, an audit cannot guarantee that all material misstatements have been detected. For further explanation of an audit, visit our website <http://www.pwc.com/au/financialstatementaudit>.

We performed procedures to assess whether in all material respects the financial report presents fairly, in accordance with the *Corporations Act 2001*, Accounting Standards and other mandatory financial reporting requirements in Australia, a view which is consistent with our understanding of the Company's financial position, and of its performance as represented by the results of its operations and cash flows.

We formed our audit opinion on the basis of these procedures, which included:

- examining, on a test basis, information to provide evidence supporting the amounts and disclosures in the financial report, and
- assessing the appropriateness of the accounting policies and disclosures used and the reasonableness of significant accounting estimates made by the Directors.


Our procedures include reading the other information in the Annual Report to determine whether it contains any material inconsistencies with the financial report.

While we considered the effectiveness of Management's internal controls over financial reporting when determining the nature and extent of our procedures, our audit was not designed to provide assurance on internal controls.

Our audit did not involve an analysis of the prudence of business decisions made by Directors or Management.

Independence

In conducting our audit, we followed applicable independence requirements of Australian professional ethical pronouncements and the *Corporations Act 2001*.



PricewaterhouseCoopers



PR Lewis
Partner

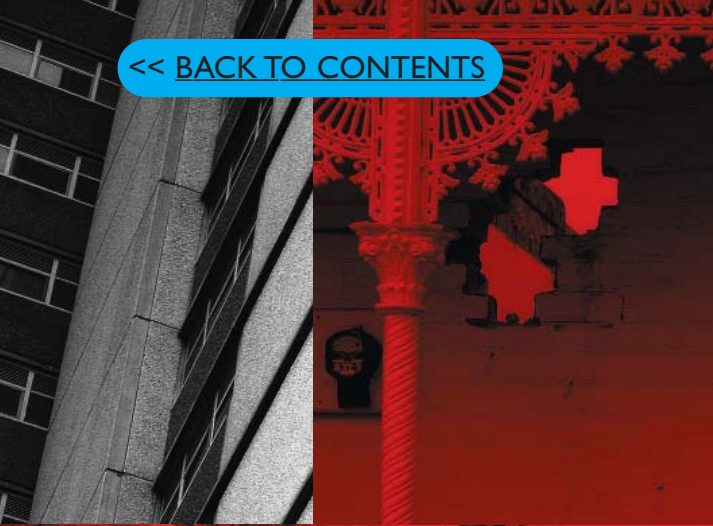
Melbourne
3 October 2005



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