

A black, brown, and white dog, possibly a Bernese Mountain Dog, is lying on a dark wooden floor. The dog is looking towards the right. In the background, there are several wooden chairs with curved backs, and a potted plant is visible on the right. The lighting is warm and focused on the dog.

Tenants' Union of Tasmania

Annual report **2023/24**



ACKNOWLEDGEMENT OF COUNTRY

The Tenants' Union of Tasmania wish to acknowledge the Tasmanian Aboriginal community, the palawa and pakana people, who have survived invasion and dispossession, and who continue to maintain their identity, culture, and Aboriginal rights. We pay respect to the palawa and pakana elders past and present.



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ABOUT US

The Tenants' Union of Tasmania is the peak body representing the interests of more than 57,000 residential tenants across Tasmania. We are a not-for-profit community legal centre specialising in residential tenancy law.

Vision: All tenants have safe, secure and affordable housing and accessible rights under the law.

ROLES

Our roles include:

- Providing advice, information and assistance with tenancy issues
- Advocating for individual tenants on residential tenancy issues
- Systemic advocacy
- Facilitating education and training for professionals, community organisations, students and community members about tenancy issues

GENERAL PRINCIPLES

The Tenants' Union is an organisation that is:

- Active in response to changing tenancy issues
- Offering quality advice, advocacy, information and referral services
- Empowering people to take action on their own behalf
- Keeping abreast of current housing issues
- Keeping decision makers in the community aware of the key issues that are impacting on residential tenants in Tasmania

MISSION

The Tenants' Union works for the interests and rights of residential tenants in Tasmania and seeks to:

- Improve conditions in rental housing in Tasmania so that they meet accepted minimum standards
- Raise awareness, advocate and change attitudes within Tasmania about tenancy issues
- Advocate for legislative change to improve outcomes for tenants
- Represent and protect residential tenants' rights through advice, representation and advocacy

OPERATION

The Tenants' Union provides:

- A free service
- Access to specialist knowledge on tenancy issues
- A service to all residential tenants (eg. public, community, private and boarding).

SERVICES

Telephone Advice

9:30am and 4:00pm weekdays

Face-to-Face Advice

In Hobart 9:30am and 12:30pm Tuesday to Thursday.

In Launceston by appointment.

ACHIEVEMENTS

4,121

instances of advice and support in tenancy matters,
including 3,575 phone advices & 365 drop-in clients

181
cases opened

42
cases closed

96

media appearances, including 8 TV stories, 20 radio
interviews and 66 newspaper and online articles.

Reforming the Act was discussed 26 times, including the National Cabinet rental reforms, allowing pets, and improving energy efficiency standards. Other topics included the housing crisis in general, homelessness, funding and budgets as well as policies put forward during the State election campaign were discussed 30 times, 16 stories revolved around lived experience in Tasmanian rentals, and short stay accommodation was the topic in 14 media appearances.

35,830 sessions on www.tutas.org.au

769 downloads of our *Don't Panic* brochure

1,482 downloads of our *Tasmanian Rents* brochure

33,288 Factsheet downloads

CONVENOR

I am pleased to present the Annual Report of the Tenants' Union of Tasmania (TUT) for 2023/24.

The TUT has continued its very important work of advice, support as well as its advocacy for the improvement of tenants' rights in Tasmania. That work covers a multitude of areas and is carried out by a small team of committed employees and volunteers. Governance is the responsibility of the volunteer management committee.

Over the reporting period legislative reform, homelessness, cost of living stresses and housing availability has impacted on the volume of work of the TUT. It is impressive and a clear sign of confidence in the TUT that its advocacy for tenants' rights is sought out and its commentary and opinion is picked up and publicised by the media in all of its forms.

The Australian Bureau of Statistics (ABS) Census data reports that in 2021 of the 218,412 occupied dwellings in Tasmania 57,762 or 26% were rented.

In the past 12 months the demand for the TUT services has increased in all areas with a 20% increase in the number of cases opened and a total of 4121 instances of advice and support in tenancy matters. Over the past 4 years the demand for the services of the TUT has increased by 27%. It is important to note that this work which is statewide was undertaken by less than 5 full time employees supported by 14 volunteers.

With the above numbers in mind, funding of the TUT continues to be an ever-present focus for the management committee. It is of significance that the TUT receives the least funding of any tenant advocacy service in Australia. From the State and Commonwealth Governments the TUT receives \$7.83 per rental household compared to \$19.08 in Victoria, (which according to the ABS has the same percentage of renters). Over the next year the TUT will persist in its efforts to seek increased core funding to continue to provide advocacy, advice and education across the north and northwest of the state and to assist tenants on the east and west coasts of Tasmania.

Internally, this year the management committee in consultation with staff carefully reviewed and updated its Strategic Plan to 2026 to ensure the organisation is fully focused on the goals, values and future direction of the TUT.

As noted above, the achievements of the TUT are a direct result of the work of dedicated staff and volunteers, ably led by Principal Solicitor Ben Bartl. It is a testament to Ben, the staff and volunteers that the day-to-day activities of the TUT run like a well-oiled engine, that services are met to the best of their capacity and where requests for the services of the TUT continue to increase. On behalf of the management committee, I thank Ben, his staff and the volunteers for their commitment and service to tenants in Tasmania.

I extend my gratitude to the Management Committee consisting of Mark Barnett, Michelle Parker, Bernard Goh, Paul Kelly, James Milligan and Lena Lashin who volunteer their time, expertise and knowledge to set the strategic direction of, to achieve the goals of and demonstrate the values of the TUT.

Pia Saturno

Convenor

November 2024

PRINCIPAL SOLICITOR

The Tenants' Union of Tasmania is busier than ever with telephone advice having increased by 6 per cent and case work having increased by 20 per cent over the last twelve months. Over the same time frame there has been no increase in our funding, meaning increased workloads on existing staff and volunteers.

The past year has seen a focus on law reform with responses provided to Inquiries at a State and Commonwealth level recommending increased housing supply and improved rights for renters. We have also continued to call for measures that will increase rental supply immediately rather than in the decades ahead with better regulation of the short-stay accommodation sector and measures that would encourage investors to return their empty homes to the long-term rental market.

Our core funding continues to be provided primarily by the Tasmanian Department of Communities as well as some funding being provided by the Commonwealth Attorney-General's Department through the National Legal Assistance Partnership. We also receive funding through the Legal Assistance Sector Support Funding (LASSF) program which allows us to employ a solicitor in Northern Tasmania. However, whilst the LASSF funding is gratefully received, it is \$75,000 when the employment of a full-time solicitor and office is costing us \$150,000 per annum. We are only able to provide a northern service because we are running down our reserves, but without additional funding our reserves will be depleted by 2025-2026 and difficult decisions about service delivery will have to be made.

The amount of work we are able to undertake is only achieved through the commitment of our dedicated staff and volunteers. We note our appreciation of our Finance Officer Louise Foster, Communications Officer Julia Ely and long-standing lawyers Matthew Graves, Andrew Smith and Alex Bomford for their work. Providing information, advice and representation to more than 4100 renters across Tasmania is only made possible by our extraordinary team of volunteers who commit to a half-day telephone advice shift each week and thereby free up time for our lawyers.

To commemorate the memory of our long-standing Principal Solicitor Meredith Barton née Upchurch who worked with us for fourteen years before passing away in 2021, we established a 'Volunteer of the Year' Award in 2022. In 2023 the award was presented to Mark Weaver an outstanding volunteer whose commitment to social justice was unparalleled, committing to two shifts a week and also undertaking a wide range of law reform research. Mark was a very worthy winner.

We also acknowledge the invaluable assistance provided by Bernie and Pam, the administration staff of the Hobart Community Legal Service who are front of house, welcoming clients to our service. Finally, we would like to recognise the work carried out by our Board of Management, particularly Pia Saturno our Convenor. We would also like to thank Mark Barnett our Treasurer, James Milligan as Secretary and Bernard Goh as Public Officer as well as Michelle Parker, Lena Lashin and Paul Kelly for their membership of the committee.

Benedict Bartl
Principal Solicitor
November 2024

MEREDITH BARTON AWARD



Our volunteer of the year award is dedicated to Meredith Barton, who worked as a solicitor with the Tenants' Union from 2006, and became Principal Solicitor in 2011.

Meredith passed away from cancer in 2021.

The second recipient of the Meredith Barton née Upchurch Volunteer of the Year award is Mark Weaver. Mark's enthusiasm, depth of knowledge and ability to go the extra mile saw him announced as the unanimous winner!

VOLUNTEERS

Abraham Becker
Nick Evans
Alex Fry
Megan Hale
James Hurd
Thanuji Jayathilake
Samyar Parker

Yasmin Rose
Louise Saunders
Sharon Soo
Mark Weaver
Gerard Webb
Katherine Weston
Mae Woodruff

MANAGEMENT COMMITTEE

Mark Barnett
Bernard Goh
Paul Kelly
Lena Lashin
James Milligan
Michelle Parker
Pia Saturno

Treasurer
Public Officer
Committee Member
Committee Member
Secretary
Committee Member
Convenor

STAFF

Ben Bartl
Alex Bomford
Julia Ely
Louise Foster
Matthew Graves
Andrew Smith

Principal Solicitor
Solicitor
Communications Officer
Finance Officer
Solicitor
Solicitor (Launceston)

THANK YOU

Pam Barrett and Bernie of HCLS, Cam and Harvey Yarnell and team at Mac+More, the Ionata Digital team, the staff at Hobart Community Legal Service, Launceston Community Legal Centre, North West Community Legal Centre and every tenant who has contacted us over the last year.

SERVICE ACTIVITY

The number of clients we assist, continues to grow. Of the 4121 clients we assisted, a large majority (3575) were assisted through our phone advice service. Phone advice demand increased by 6 per cent. The number of clients we advised face-to face increased from 357 in 2022/23 to 365 in 2023/24. It is still slightly under the long term average of 387. Our work was achieved with the equivalent of 4.3 full-time staff (FTE), of which 3.5 FTE is legal staff and 0.8 FTE is administrative staff.

TELEPHONE ADVICE LINE

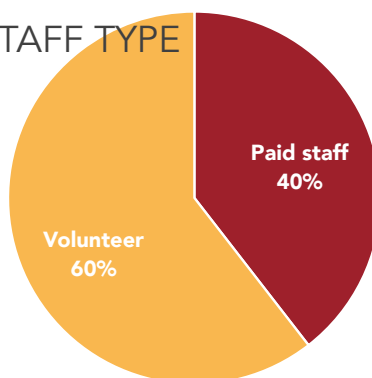
The telephone advice line is by far the most frequently used method of individual contact and support at the Tenants' Union – 87 per cent of our clients contacted us via phone. The total number of phone advices for 2023/24 was 3,575.

		20/21	21/22	22/23	23/24	Long Term Ave
Tenant Advice:		3332	3334	3889	4121	2848
Made Up Of:	Face-to-Face	339	119	357	365	387
	Cases Openend	111	167	150	181	119
	Telephone Advice	2901	2436	3382	3575	2499

FACE-TO-FACE ASSISTANCE

Face-to-face assistance has increased this financial year compared to the previous year, from 357 to 365. The issues discussed face-to-face are usually more complex than those discussed on our telephone advice service. In many cases they escalate into legal casework and representation.

CALLERS BY STAFF TYPE



CLIENT ADVICE, CASEWORK AND DUTY SOLICITOR SERVICES

Client advice and casework continued to be a core activity of the Tenants' Union over the last financial year. Of the tenants assisted through the Hobart and Launceston service, 181 case files were opened and 41 cases were closed. Casework is particularly important as it is primarily focused on tenants with complex needs. Issues that may require advocacy and casework assistance include rental arrears, bond return, lease disputes and the threat of eviction. We continued our duty solicitor service in Hobart and Launceston. The Magistrates Court informs us when the tenancy list is being heard in Hobart and Launceston, so a Tenants' Union solicitor can be present at each case and advise tenants who are unaware of our services prior to their hearing.

SERVICE ACTIVITY

WEBSITE, MEDIA & SOCIAL MEDIA

In the financial year 2023/24 traffic to our website (tutas.org.au) decreased significantly to 35,830 visits.



Factsheets remained the most popular destination for visitors to our website with a total of 33,288 downloads over the year. Our factsheets and the Don't Panic booklet relieve our busy phone advice line by providing concise and easy to read information.

Over the past year, we had 96 media appearances, consisting of 66 contributions to print and online articles, 20 radio interviews and 8 TV appearances.

The Tenants' Union's Facebook page is an increasingly important tool in communicating with the public. While page likes had been growing consistently in the years since the page's launch in 2011, the number of people who liked the page increased from 2,786 to 2,962. Over the financial year our 66 published posts had a reach of 37,536.

We continue to use X (formerly known as Twitter) as an outlet for communications. However, analytics for X are currently not available.

COMMUNITY LEGAL EDUCATION

In the past financial year our staff conducted six community legal education sessions and presentations to community groups, community housing and other sector workers as well as one stall open to the general public. Each CLE reached on average 30 people.

POLICY & LAW REFORM

1. NATIONAL CABINET

In August 2023, all States and Territories agreed to strengthen renters' rights and ensure national consistency. Disappointingly, there was no agreement on stabilising rents. Nevertheless, the reforms will improve the rights of renters across Tasmania and Australia. Some of the proposed changes are already law in Tasmania, including limiting the number of rent increases to one each year, banning rent bidding and minimum standards. Since the national cabinet announcement was made, we have advocated for the commitments promised to be introduced, including implementing a requirement for genuine grounds for evictions, allowing appeals against retaliatory evictions, a cap on break lease fees and better regulation of short-stay residential accommodation.

2. CURTAINS

There is no legal requirement for social housing providers to ensure that public and community rental properties contain curtains or blinds. In September 2023, following the tabling of David O'Byrne's Residential Tenancy Amendment (Minimum Window Coverings for Social Housing Properties) Bill 2023 in conjunction with Shelter Tasmania and TasCOSS we wrote to all members of the House of Assembly and Legislative Council calling for window coverings to be included in all social housing properties.

3. STATE ELECTION

Ahead of the Tasmanian state election in March 2024 we advocated for safe, secure and affordable housing for all including security of tenure, rent controls, standard forms and lease agreements, pets, sustainable homes, minor modifications, stronger regulation of the short-term accommodation sector and an increase in tenant advocacy funding. Questionnaires were sent to parties and independent candidates and their answers were compiled in infographics which were published on social media as well as engaging with legacy media.

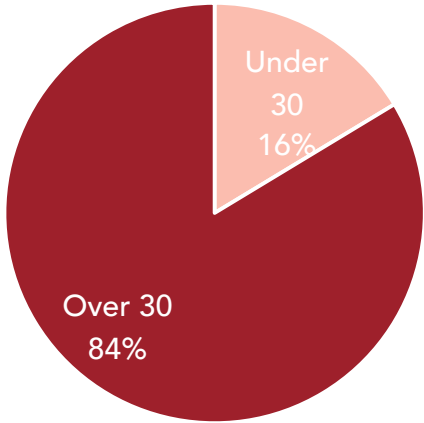
4. PETS

Making it easier for tenants to keep pets in rentals has long been a focus of our work. All Australian States and Territories already allow pets in rentals or have committed to the reform. During the Tasmanian State election campaign all major parties committed to amend the Act to allow pets in rentals. With the government making it an election promise, we provided insight into best practices from other jurisdictions, including definitions, acceptable number of pets, damage to property mitigation, owners' rights and pet bonds. We continue to advocate for this election promise to be fulfilled.

5. FARM WORKERS

In June 2024 we co-wrote a letter to the Department of Justice to raise concerns about the proposed amendments to the Residential Tenancy Regulations 2015. The proposed changes would mean that on-farm workers who receive accommodation as part of their employment could be evicted with no notice if their employment ended. Many of the workers affected are international, seasonal workers on low wages, who will be unable to fall back on family or their local community.

DEMOGRAPHY

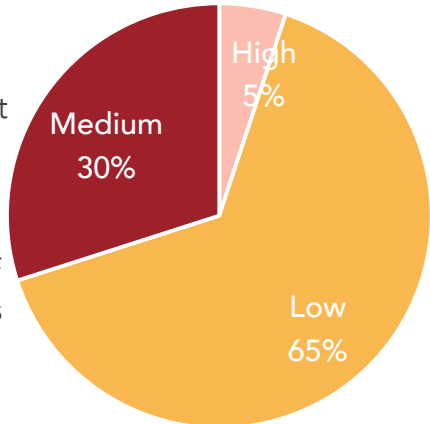
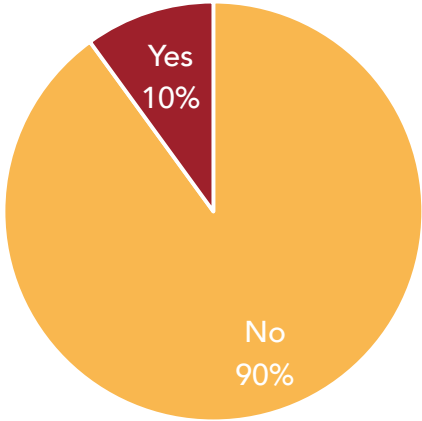


Over the past 18 years we have asked our callers for their age, income, aboriginality and more to record changes in who is renting in Tasmania and makes use of our services.

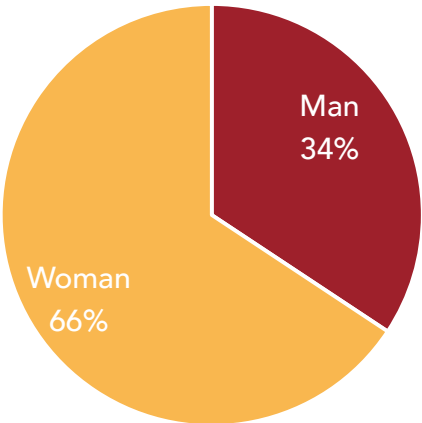
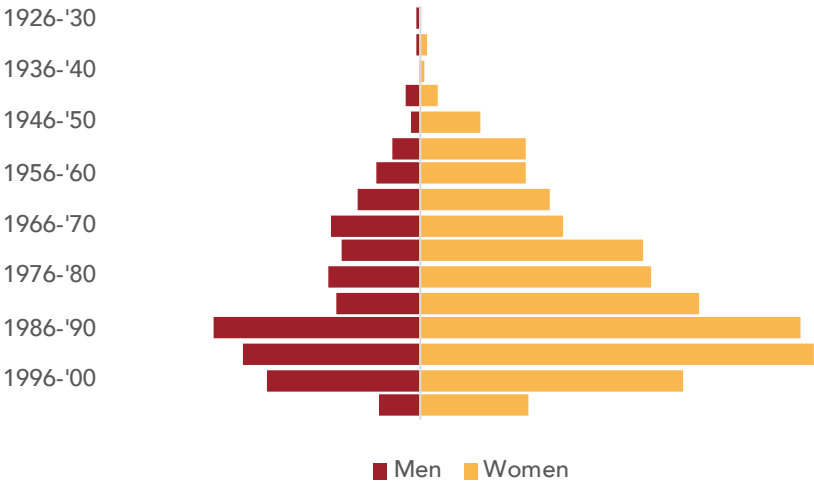
Some demographic indicators have changed only very little over that time, like the fact that around two thirds of our callers are women or that significantly more are on low incomes than are on high incomes. Other indicators, like aboriginality have slowly, but steadily changed. In the financial year 2006/07 only 3 per cent of our callers identified as Aboriginal or Torres Strait Islanders, six years later it was 6 per cent, in 2018/19 it was 7 per cent and this year 10 per cent of callers identified as aborigina.

One marker however that has changed dramatically over the last two decades was the percentage of callers that were 30 years old or younger. While the young population accounted for 37 per cent in 2006/07, it increased to a peak of 51 per cent in 2014/15 and then decreased to 23 and 24 per cent in the last two years. This year it was as low as 16 per cent, less than half the long term average of 39 per cent.

A worrying sign, that younger people are not just locked out of buying a home, but increasingly also renting a home, as well as proof that renting no longer is a transitional stage in people's lives, but must be regarded for many as a lifelong situation.



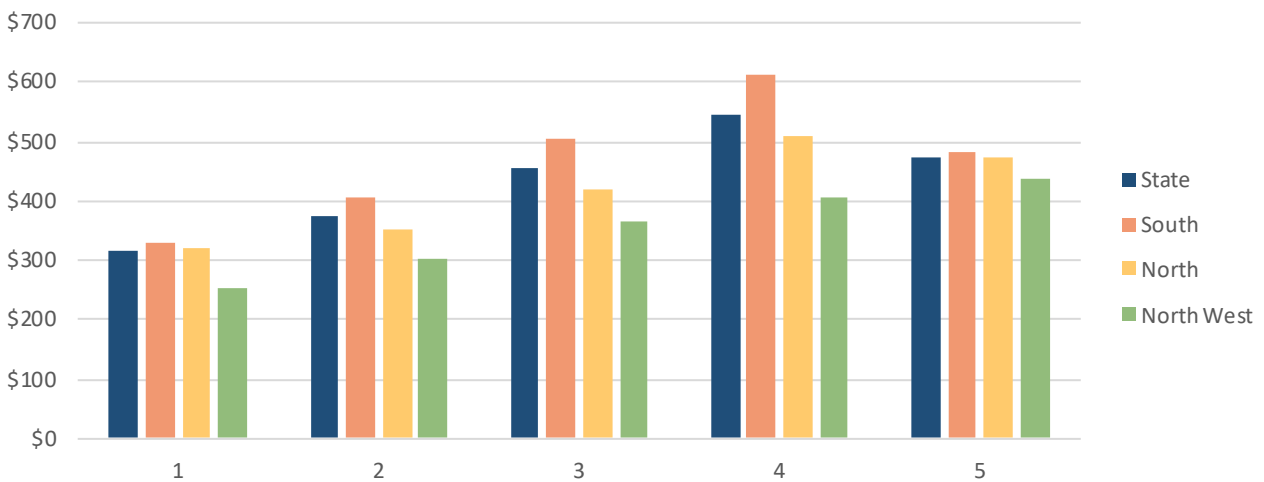
Population pyramid



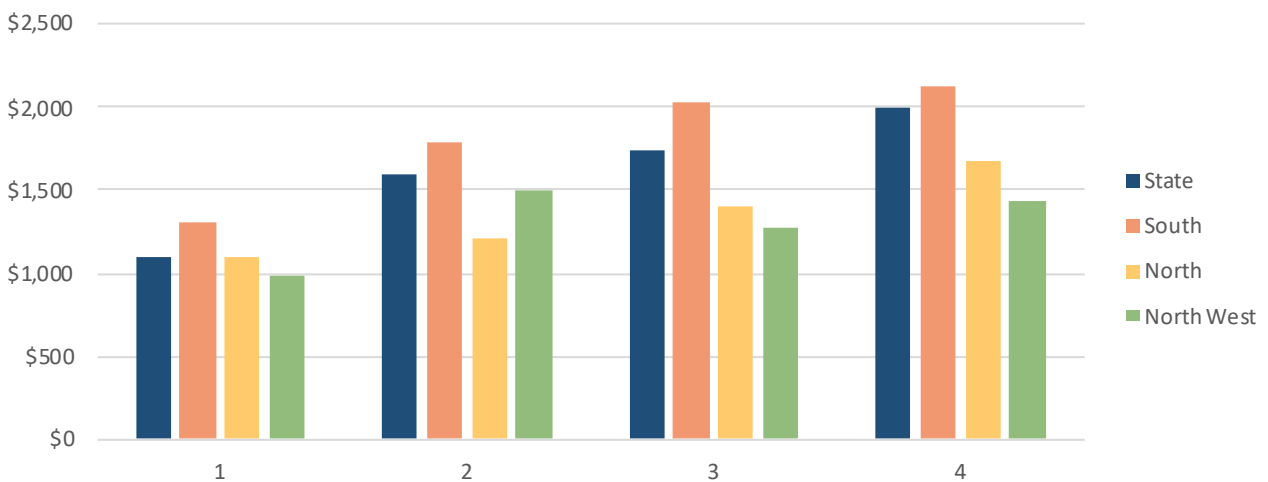
RENT STATS

Rents as described by our telephone advice line clients have increased again over the past financial year. The North-West is traditionally the most affordable region to rent and maintains that status. However, with the average rent increasing by 13 per cent, it was most affected by rent increases over the year. The average rent in the North increased by 11 per cent, in the South the increase was 5 per cent.

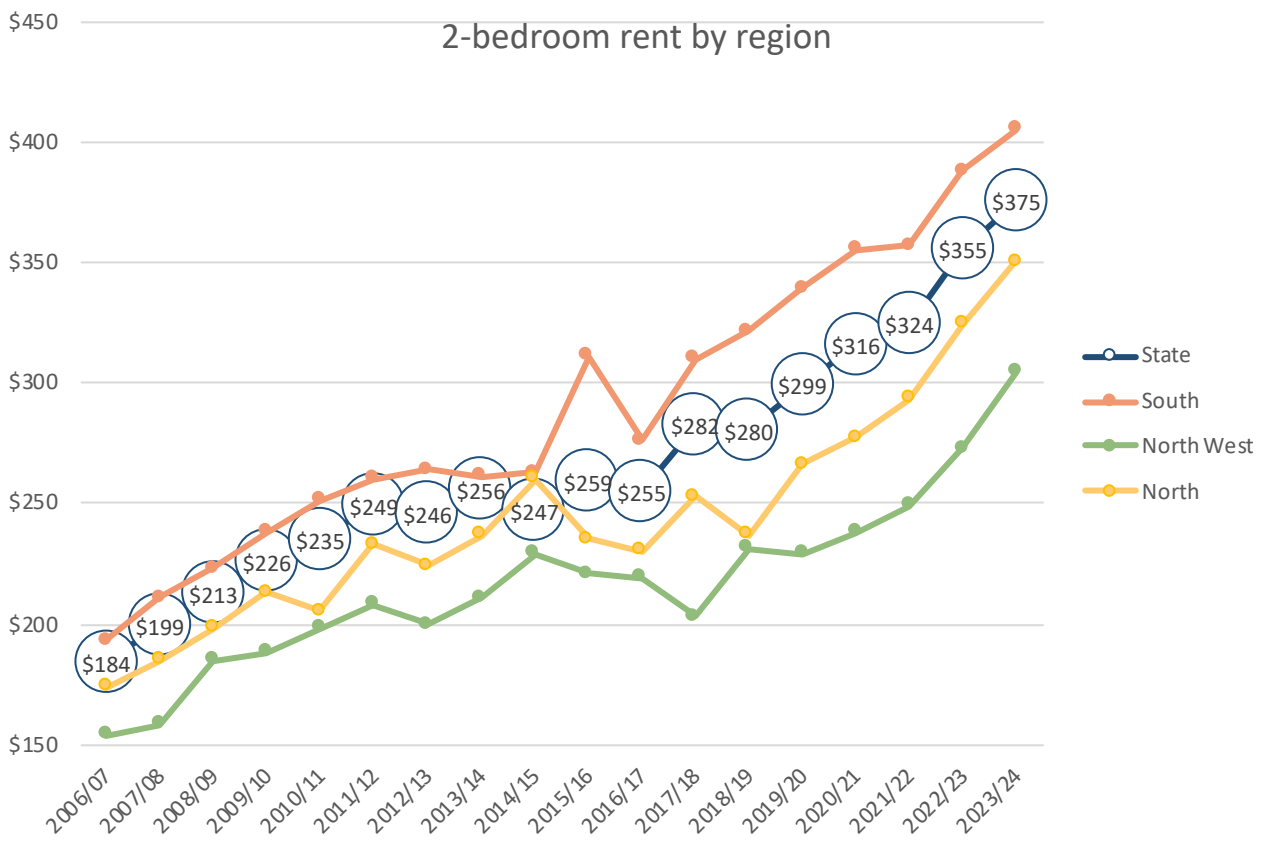
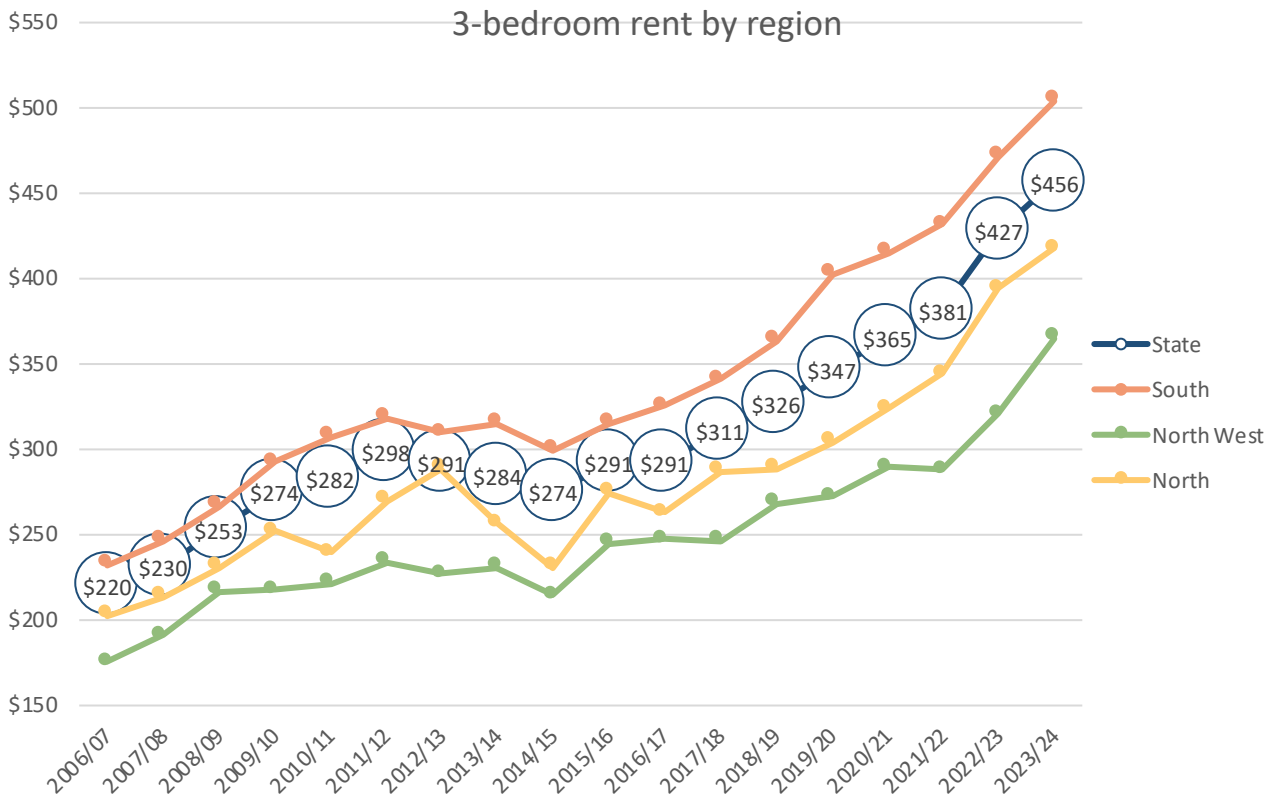
Rent by Dwelling Size & Region



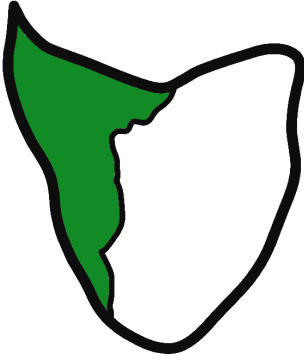
Bond by Dwelling Size & Region



RENT STATS



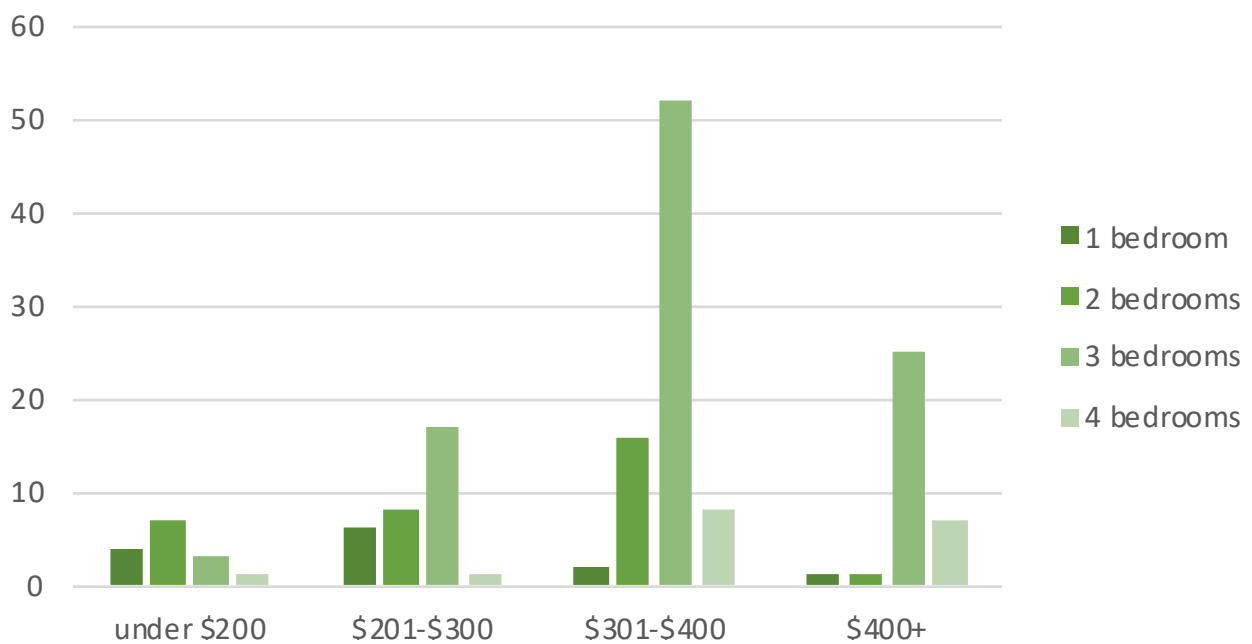
NORTH WEST

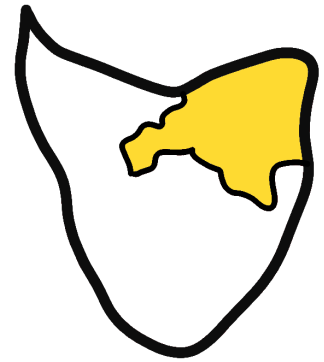


Tenancy Issue	2023/24	Prev. Year
Repairs & Maintenance	23%	22%
Lease Breaking	11%	7%
Bond	11%	11%
Notice to Vacate	10%	12%
Notice to Terminate	9%	3%
Lease Query	9%	13%
Access & Privacy	9%	10%
Other	8%	9%
Rent Increase	5%	7%
Rent Arrears	3%	3%
General Information	2%	0%

	2022/23	2023/24	Year Change	5-Year Change
Ave Rent	297	337	13%	35%
Ave Bond	1118	1359	22%	31%
2 BR Ave Rent	278	304	9%	33%
3 BR Ave Rent	315	365	16%	34%

Rent by dwelling size - North West

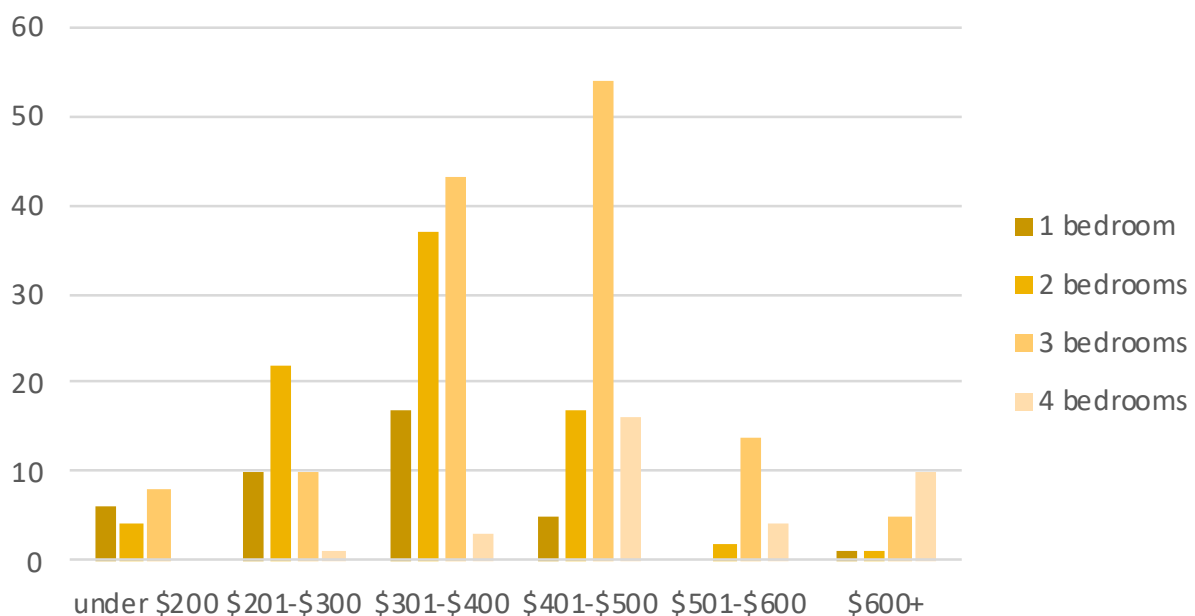




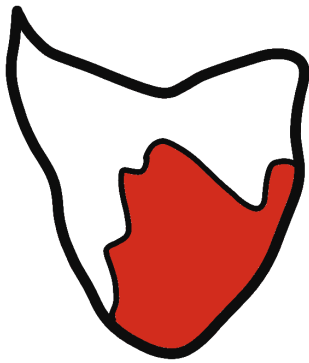
Tenancy Issue	2023/24	Prev. Year
Repairs & Maintenance	19%	21%
Lease Breaking	13%	13%
Bond	13%	13%
Notice to Vacate	11%	11%
Access & Privacy	9%	6%
Notice to Terminate	9%	4%
Lease Query	8%	10%
Rent Increase	7%	10%
Other	6%	8%
Rent Arrears	3%	3%
General Information	2%	1%

	2022/23	2023/24	Year Change	5-Year Change
Ave Rent	353	392	11%	35%
Ave Bond	1302	1336	3%	11%
2 BR Ave Rent	300	350	17%	32%
3 BR Ave Rent	400	417	4%	37%

Rent by dwelling size - North



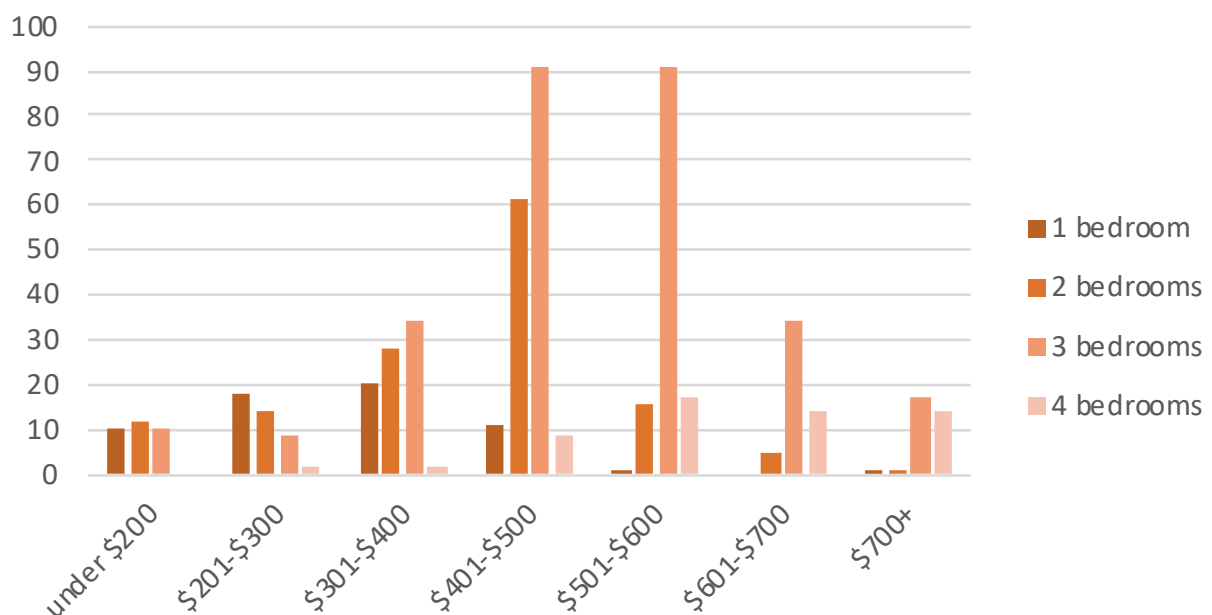
SOUTH



Tenancy Issue	2023/24	Prev. Year
Repairs & Maintenance	20%	23%
Bond	15%	12%
Lease Breaking	14%	13%
Lease Query	10%	11%
Notice to Vacate	10%	9%
Access & Privacy	8%	6%
Notice to Terminate	7%	5%
Other	7%	9%
Rent Increase	4%	6%
Rent Arrears	4%	3%
General Information	1%	3%

	2022/23	2023/24	Year Change	5-Year Change
Ave Rent	439	459	5%	22%
Ave Bond	1659	1877	13%	25%
2 BR Ave Rent	390	405	10%	19%
3 BR Ave Rent	480	504	5%	25%

Rent by dwelling size - South



The Tenants' Union of Tasmania has continued its association with the following organisations:

MEMBER OF:

- National Association of Renters Organisations (NARO)
- Shelter Tasmania
- Community Legal Centres Australia
- Community Legal Centres Tasmania (CLC Tas)
- International Union of Tenants
- Tasmanian Council of Social Service (TasCOSS)

NETWORK PARTNERS

- North West Community Legal Centre
- Launceston Community Legal Centre
- Housing Connect

WORKING RELATIONSHIPS WITH

- Shelter Tasmania
- Colony 47
- Anglicare
- Red Shield Housing
- Office of Consumer, Building and Occupational Services
- Residential Tenancy Commissioner
- Rental Deposit Authority
- Homes Tasmania
- Tasmania Legal Aid
- Housing and Community Research Unit, University of Tasmania
- Neighbourhood Houses Tasmania (NHT)
- Advocacy Tasmania
- Hobart Community Legal Service

TREASURER

The 2023-24 financial year has been shaped by a difficult economic environment. An extended period of elevated interest rates has seen rising process across nearly all sectors, flowing through to many parts of our daily lives. The housing pressures we are now witnessing are unprecedented with Governments at all levels struggling to implement robust policy measures for the short, medium and long term. Such an operating environment really highlights the importance of the work being carried out by Tenants' Union of Tasmania. The support for community members and advocacy for improved law is critical in adding balance where, at times, it can be difficult to identify a dynamic of equality.

We provide these services with the help and support of our key state and federal sponsors.

The Tasmanian State Government and the Commonwealth Government continue to provide our foundation level funding with numerous other contributors providing additional financial support. As custodians of these funds, we work hard to ensure efficient and effective use of all funding. We ensure funds are used appropriately and only for the purposes for which they have been entrusted to us.

Funding, however, remains one of our biggest challenges as we seek to balance an ever-increasing need for our services with a relatively static income. We have continued to explore avenues for increased funding. Although the state government's fiscal position is flagged to become quite precarious in the coming years, we will continue to explore avenues for increased funding. Additionally, we have conducted a number of research activities to explore and better understand our funding as compared to our peers across the country. We confirmed our per-capita funding from government is not on par with our interstate counterparts. Further research has also been conducted to better understand some of the funding models used by government, such as the earnings on monies held for rental bonds.

I confirm both employee entitlements and carried forward grant surpluses are fully funded. Our accumulated funds remain strong.

The financial statements were audited by Michael J Muller for the year ending 30 June 2024. A copy of the Auditor's report is attached to the annual report.

I thank the volunteers, staff, and Board members of the Tenants' Union for their hard work and guidance throughout the year. I particularly thank Ben Bartl and Louise Foster for their endless hard work and commitment to the important work we do.

Mark Barnett

Treasurer

November 2024

Tenants Union of Tasmania Inc

A.B.N 90 027 237 500

FINANCIAL REPORT

30 June 2024

Audit Report
Statement by Members
Income and Expenditure Statement
Statement of Changes in Equity
Balance Sheet
Statement of Cash Flows
Notes to and Forming Part of the Financial Report

TENANTS UNION OF TASMANIA INC
ABN 90 027 237 500

INDEPENDENT AUDIT REPORT

Auditor's Opinion

I have audited the accompanying special purpose financial report of Tenants Union of Tasmania Inc, being the Statement by Members of the Committee, the Income and Expenditure Statement, the Balance Sheet, the Statement of Changes in Equity, the Statement of Cash Flows, and the Notes to the Financial Statements for the year ended 30 June 2024.

In my opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, the financial report of Tenants Union of Tasmania Inc is properly drawn up in accordance with the Associations Incorporations Act (1964), including:

- i) giving a true and fair view of the Association's financial position as at 30 June 2024 and of its performance for the year ended on that date in accordance with the accounting policies described in Note 1; and
- ii) complying with Accounting Standards in Australia to the extent described in Note 1 to the financial report.

Basis for Qualified Opinion

As is common for organisations of this type, it is not practicable for Tenants Union of Tasmania Inc to maintain an effective system of internal control over donations, fee income and other fundraising activities until their initial entry in the accounting records. Accordingly, my audit was limited to amounts recorded in the financial accounts.

My audit was conducted in accordance with the Australian Auditing Standards. My responsibilities under those standards are detailed further in the Auditor's Responsibility section of my report.

In conducting my audit, I have complied with the independence requirements of the Australian professional ethical pronouncements. I am independent of the Entity in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code.

'Liability limited by a scheme approved under Professional Standards Legislation'

TENANTS UNION OF TASMANIA INC
INDEPENDENT AUDIT REPORT CONTINUED

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

Emphasis of Matter – Basis of Accounting

The financial report has been prepared to assist Tenants Union of Tasmania Inc to meet the requirements of the Associations Incorporations Act (1964) as described in Note 1 to the Financial Statements. As a result, the financial report may not be suitable for another purpose. My opinion is not modified in respect of this matter.

Committee's Responsibility for the Financial Report

The Committee of the Association are responsible for the preparation and presentation of the financial report and the information contained therein. The Committee have determined that the accounting policies used and described in Note 1 to the Financial Statements, which form part of the financial report, are consistent with the financial reporting requirements of the Associations Incorporations Act (1964), are appropriate to meet the requirements of the Association's Constitution and are appropriate to meet the needs of the Members.

The Committee's responsibilities also include establishing and maintaining internal control relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

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

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibility

My responsibility is to express an opinion on the financial report based on my audit. My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. No opinion is expressed as to whether the accounting policies used, as described in Note 1, are appropriate to meet the needs of the members. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud and error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

TENANTS UNION OF TASMANIA INC
INDEPENDENT AUDIT REPORT CONTINUED

Auditor's Responsibility continued

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

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusion is based on the audit evidence obtained up to date of my auditor's report. However, future events or conditions may cause the entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure, and content of the financial report, including the disclosures, and whether the financial reports represent the underlying transactions and events in a manner that achieved fair presentation.

I also communicate with the Committee and those charged with governance regarding, among other matters, the planned scope and timing of the audit, any significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

I also provide the Committee with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, and where applicable, actions taken to eliminate threats or safeguards applied.

**TENANTS UNION OF TASMANIA INC
INDEPENDENT AUDIT REPORT CONTINUED**

Auditor's Responsibility continued

From the matters communicated with the Committee, I determine those matters that were of most significance in the audit of the financial report of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



Michael J Müller
Chartered Accountant

Dated at Hobart this seventh day of October 2024


TENANTS UNION OF TASMANIA INC
ABN 90 027 237 500

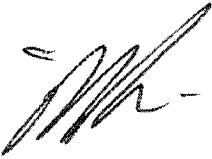
STATEMENT BY MEMBERS OF THE COMMITTEE

In the opinion of the Committee, the accompanying financial statements, being the Income and Expenditure Statement, the Balance Sheet, the Statement of Changes in Equity, the Statement of Cash Flows and the Notes to and forming part of the accounts, for the year ended 30 June 2024:

1. Present fairly the financial position of Tenants Union of Tasmania Inc as at 30 June 2024 and the results of the Association for the year ended on that date.
2. At the date of this statement, there are reasonable grounds to believe that Tenants Union of Tasmania Inc will be able to pay its debts as and when they fall due.

This statement is made in accordance with a resolution of the Committee and is signed for and on behalf of the Committee by:

President.....

Treasurer.....

Signed at HOBART this 1ST day of NOVEMBER 2024

TENANTS UNION OF TASMANIA INC
ABN 90 027 237 500

INCOME & EXPENDITURE STATEMENT
FOR THE YEAR ENDED 30 JUNE 2024

	2024	2023
Income		
Commonwealth Grants	\$ 215,264	\$ 205,672
Solicitors' Guarantee	\$ 75,600	\$ 88,135
Law Foundation	\$ 0	\$ 0
State Government Grants	\$ 280,641	\$ 250,015
Grants - Other	\$ 0	\$ 0
Interest received	\$ 8,713	\$ 6,124
Subsidies received	\$ 0	\$ 0
Miscellaneous Income	\$ 3,636	\$ 1,520
Total Income	<u>\$ 583,853</u>	<u>\$ 551,466</u>
Expenses		
Auditors Fees	\$ 3,280	\$ 3,050
Advertising	\$ 0	\$ 211
Cleaning	\$ 1,325	\$ 875
Committee expenses	\$ 0	\$ 153
Electricity	\$ 2,453	\$ 1,990
Fees & Charges	\$ 1,497	\$ 1,021
Insurances	\$ 5,855	\$ 4,823
IT Expenses	\$ 3,172	\$ 3,680
Legal & Professional Fees	\$ 2,047	\$ 2,039
Memberships & Subscriptions	\$ 3,483	\$ 4,803
Minor Equipment Purchases	\$ 329	\$ 2,783
Office Rent	\$ 29,520	\$ 25,172
Postage	\$ 981	\$ 457
Printing & Stationery	\$ 2,369	\$ 1,961
Rates & Taxes	\$ 7,678	\$ 8,453
Repairs & Maintenance	\$ 27	\$ 664
Security	\$ 355	\$ 272
Staff Amenities	\$ 5,265	\$ 4,074
Staff Recruitment & Training	\$ 0	\$ 0
Sundry expenses	\$ 0	\$ 240
Telephone & Internet	\$ 3,065	\$ 3,280
Training & Conferences	\$ 545	\$ 3,876
Travel & Accommodation	\$ 4,606	\$ 2,900
Web Programming	\$ 750	\$ 805
Wages and Salaries	\$ 479,119	\$ 424,228
Superannuation	\$ 51,334	\$ 43,315
Total Expenses	<u>\$ 609,054</u>	<u>\$ 545,125</u>
Net Surplus/ (Deficit) for the year	<u>\$ (25,200)</u>	<u>\$ 6,341</u>

The accompanying notes form part of the financial statements

TENANTS UNION OF TASMANIA INC
ABN 90 027 237 500

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

	2024	2023
Opening Accumulated Funds	\$ 302,825	\$ 296,484
Net Surplus/ (Deficit) for the year	\$ (25,200)	\$ 6,341
Closing Accumulated Funds	\$ 277,625	\$ 302,825

The accompanying notes form part of the financial statements

TENANTS UNION OF TASMANIA INC
ABN 90 027 237 500

BALANCE SHEET
AS AT 30 JUNE 2024

	2024	2023
Current Assets		
Westpac Cheque A/c	\$ 2,103	\$ 637
Westpac Business Cash Reserve	\$ 531,491	\$ 559,159
Westpac CS Cash Reserve	\$ 48,462	\$ 47,782
Westpac Debit Card	\$ 1,792	\$ 2,557
Petty Cash	\$ 8	\$ 8
Trade Debtors	\$ 0	\$ 503
Total Assets	\$ 583,856	\$ 610,646
Current Liabilities		
Trade Creditors	\$ 642	\$ 1,032
Grants in Advance	\$ 139,905	\$ 161,089
Solicitors' Guarantee Advance	\$ 37,800	\$ 37,800
PAYG Withholding Tax	\$ 9,568	\$ 9,260
Provision for Long Service Leave	\$ 63,063	\$ 50,683
Provision for Annual Leave	\$ 30,416	\$ 30,347
GST Payable	\$ 9,837	\$ 2,610
Total Liabilities	\$ 291,231	\$ 292,821
Net Assets	\$ 292,625	\$ 317,825
Equity		
Accumulated Funds	\$ 277,625	\$ 302,825
Case Reserve	\$ 15,000	\$ 15,000
Total Equity	\$ 292,625	\$ 317,825

The accompanying notes form part of the financial statements

TENANTS UNION OF TASMANIA INC
ABN 90 027 237 500

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2024

	2024	2023
Cash Flow From Operating Activities		
Receipts from operations	\$ 575,644	\$ 613,605
Payments to suppliers and employees	\$ (610,644)	\$ (572,156)
Cash generated from operations	<u>\$ (34,999)</u>	<u>\$ 41,449</u>
Interest paid	\$ 0	\$ 0
Net cash provided by (used in) operating activities	<u>\$ (34,999)</u>	<u>\$ 41,449</u>
Cash Flow From Investing Activities		
Interest Received	\$ 8,713	\$ 6,124
Payment for purchase of property, plant and equipment	\$ 0	\$ 0
Proceeds from sale of property, plant and equipment	\$ 0	\$ 0
Net cash provided by (used in) investing activities	<u>\$ 8,713</u>	<u>\$ 6,124</u>
Cash Flow From Financing Activities		
Subsidies & Government Stimulus Assistance	\$ 0	\$ 0
Payment from reserves	\$ 0	\$ 0
Proceeds from borrowings	\$ 0	\$ 0
Repayment of borrowings	\$ 0	\$ 0
Net cash provided by (used in) financing activities	<u>\$ 0</u>	<u>\$ 0</u>
Net increase (decrease) in cash held	\$ (26,287)	\$ 47,573
Cash at the beginning of the year	\$ 610,143	\$ 562,570
Cash at the end of the year (Note 1)	<u><u>\$ 583,856</u></u>	<u><u>\$ 610,143</u></u>

The accompanying notes form part of the financial statements

TENANTS UNION OF TASMANIA INC
ABN 90 027 237 500

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2024

	2024	2023
Note 1. Reconciliation of Cash		
For the purposes of the statement of cash flows, cash includes cash on hand and in banks, and investments in money market instruments, net of outstanding bank overdrafts.		
Cash at the end of the year as shown in the statement of cash flows is reconciled to the related items in the balance sheet as follows:		
Westpac Cheque A/c	\$ 2,103	\$ 637
Westpac Business Cash Reserve	\$ 531,491	\$ 559,159
Westpac CS Cash Reserve	\$ 48,462	\$ 47,782
Westpac Debit Card	\$ 1,792	\$ 2,557
Petty Cash	\$ 8	\$ 8
	\$ 583,856	\$ 610,143
Note 2. Reconciliation of Net Cash Provided		
Surplus from ordinary activities	\$ (25,200)	\$ 6,341
Interest received	\$ (8,713)	\$ (6,124)
Changes in Assets and Liabilities		
Movement in receivables	\$ 503	\$ 68,263
Movement in payables and accruals	\$ (14,039)	\$ (38,737)
Movement in employee entitlements	\$ 12,449	\$ 11,706
Movement in provisions	\$ 0	\$ 0
Net cash provided by operating activities	\$ (34,999)	\$ 41,449

The accompanying notes form part of the financial statements

TENANTS UNION OF TASMANIA INC
ABN 90 027 237 500

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

Note 1: Summary of Significant Accounting Policies

This financial report is a special purpose financial report prepared in accordance with the financial reporting requirements of the Associations Incorporation Act (1964) and the disclosure requirements of AASB 1060 *General Purpose Financial Statements – Simplified Disclosures for For-Profit and Not-for-Profit Tier 2 Entities* to the extent applicable as required by the ACNC Regulations 2022.

The Committee have determined that Tenants Union of Tasmania Inc. is not a reporting entity.

The financial report has been prepared on an accrual basis and is based on historic costs and does not take into account changing money values or, except where specifically stated, current valuations of non-current assets.

a. Statement of Significant Accounting Policies

The following significant accounting policies have been adopted in the preparation of this financial report and are consistent with prior years unless otherwise stated.

AASB 101 Presentation of Financial Statements.

AASB 107 Statement of Cash Flows.

AASB 108 Accounting Policies, Changes in Accounting Estimates and Errors.

AASB 124 Related Party Disclosure.

AASB 1048 Interpretation of Standards.

AASB 1054 Australian Additional Disclosures.

b. Property, Plant and Equipment (PPE)

The depreciable amount of all PPE is depreciated over the useful lives of the assets to the association commencing from the time the asset is held ready for use.

c. Impairment of Assets

At the end of each reporting period, the entity reviews the carrying values of its tangible and intangible assets to determine whether there is any indication that those assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the asset's carrying value. Any excess of the asset's carrying value over its recoverable amount is expensed to the income statement.

TENANTS UNION OF TASMANIA INC
ABN 90 027 237 500

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

d. Employee Benefits

Provision is made for the association's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits have been measured at the amounts expected to be paid when the liability is settled.

e. Provisions

Provisions are recognised when the association has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result, and that outflow can be reasonably measured. Provisions are measured at the best estimate of the amounts required to settle the obligation at the end of the reporting period.

f. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, and other short-term highly liquid investments with original maturities of three months or less.

g. Revenue and Other Income

Revenue is measured at the fair value of the consideration received or receivable after taking into account any trade discounts and volume rebates allowed. For this purpose, deferred consideration is not discounted to present values when recognising revenue.

Interest revenue is recognised using the effective interest rate method, which for floating rate financial assets is the rate inherent in the instrument. Dividend revenue is recognised when the right to receive a dividend has been established.

Grant and donation income is recognised when the entity obtains control over the funds, which is generally at the time of receipt.

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

h. Goods and Services Tax

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Tax Office. In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

TENANTS UNION OF TASMANIA INC
ABN 90 027 237 500

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

i. Trade and Other Payables

Trade and other payables represent the liability outstanding at the end of the reporting period for goods and services not received by the association during the reporting period, which remain unpaid. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.

j. Income Tax

No provision for income tax has been raised as the Association self-assesses as being exempt from income tax under Division 50 of the Income Tax Assessment Act 1997

Note 2 - Events after balance sheet date

There has not been any matter or circumstance occurring subsequent to the end of the financial year that has significantly affected, or may significantly affect, the operations of the Association, the results of those operations, or the state of affairs of the Association in future financial years.

Note 3 - Related Party Transactions

All transactions with related parties were on normal commercial terms and conditions.