







Our Mission

To achieve our Vision, we will:

- Service our client base in a holistic manner which supports our tenants to enhance their living conditions therefore improving their lives.
- Have strong governance and operational structures.
- Have well trained and resourced employees.
- Have a diverse mix of asset structures and funding.
- Provide a culturally appropriate and responsive service in a consistent and timely manner.
- Provide leadership in the NT affordable and community housing space.
- Communicate effectively and work in partnership with government and non-government organisation to benefit our clients.

Who We are

- An Aboriginal and Torres Strait Islander Corporation registered with ORIC under the CATSI ACT
- A nationally registered Community Housing Provider under the NRSCH
- Governed by a skilled and passionate Board
- An organisation operated by qualified and competent staff
- A provider of property services including cleaning, grounds maintenance, renovations, construction and municipal services
- We manage properties on behalf of our leasehold organisations and government
- We provide a diversity of housing solutions which best suit the needs of our tenants
- We strive to provide holistic support services to our tenants
- We provide a service to a wide range of communities and outstations throughout the Greater Darwin Region.

Our Values

We believe in:

- Having integrity in all our dealings.
- A client centred approach with all our work and activities.
- Recognising and respecting the diversity of our clients and employees.
- Preserving and improving the quality of life for our tenants.
- Appreciating our staff and investing relevant training to enhance knowledge and skills.

Where We are Hoing

- In order to become innovative and financially independent we have a planned approach to generating our own revenue to cover capital, operational costs and to support our social endeavours
- Strive for self-determination and strengths-based practice
- Provide culturally appropriate and responsive services with a client-centred approach
- Create choice and access for our tenants
- Be a leader in the Indigenous community and affordable housing sector
- Working in collaboration with other organisations





about Us

Formed in 2003 Yilli Rreung Housing Aboriginal Corporation (Yilli) is a nationally registered Community Housing Provider (CHP). Yilli is registered under the Office of the Registrar of Indigenous Corporations (ORIC). It is the largest single provider of community housing in the Northern Territory with a portfolio of over two hundred properties across the Greater Darwin Region.

We manage the tenancies and municipal services of Indigenous communities. We provide affordable housing to individuals and families who are disadvantaged in the mainstream housing market. We have a dedicated team of property managers and works and maintenance staff who manage the tenancies on Yilli Rreung properties.

Community Housing

In partnership with Indigenous leaseholder organisations and the NT Government, Yilli Housing provides housing management, maintenance and municipal services to a number of urban and remote communities across the Top End.

Affordable and Social Housing

We place our clients in a range of affordable housing rental properties across Darwin and Palmerston. Berrimah Estate provides accommodation for over 50 Aboriginal families. It also offers caravan sites and single men's accommodation. Most people on the estate are low to middle-income families working in the local area.

YiSSA

Yilli Housing provides short stay accommodation at 55 Batten Road Marrara. This accommodation supports people from remote communities who visit Darwin for a short period of time. YiSSA provides guests with en-suite accommodation, meals (breakfast, lunch and dinner) and there is on-site support from local agencies, such as Mission Australia.

Repairs, maintenance and upgrade works

Yilli staff and contractors undertake all housing repairs and maintenance on our properties. Yilli works with quality local contractors with a commitment to employing Indigenous people.

Yilli also carries out larger scale works such as housing and infrastructure upgrades and landscaping for external and government organisations. Over the past few years, Yilli has completed housing and infrastructure upgrade projects totalling \$28 million.

Training and Employment

At Yilli we believe in providing employment and training opportunities for Indigenous people. We employ 80% Indigenous full-time and casual staff and strive to improve their skills and knowledge base through professional development opportunities.

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Message from the Chair

This year we celebrated our 20th year serving our community in provision and maintenance of community, social and affordable housing. We had a great turn out to the function, which was attended by staff, community members, partners and stakeholders with speakers, comedy acts, music, photo booth and plenty of conversations, what a great night.

The past 20 years have seen us grown from our office in Palmerston managing a small housing stock to managing and owning property outright. Our list of our growth and achievements is huge.

- We manage 250 rental properties, a mixture of - Community Housing (Social and Affordable), Homelands Housing (Town Communities) with approx. 100 more pending.
- Our property managers service an estimated 2000 tenants
- An estimated 355 people have registered a housing need with Yilli. We have 50 Staff, of which 80% are Aboriginal & Torres Strait Islander employee's.
- We have strong Aboriginal Management.
- We are property Owners Yarrawonga premises 23
 Callanan Rd and 4 properties in the community.
- We have achieved registration under the National Regulatory System Community Housing – Tier 2, we are heading into our 4th year of accreditation.
- Yilli supported the establishment of our first Aboriginal, housing peak body in the Northern Territory since ATSIC, Aboriginal Housing Northern Territory (AHNT), with our former CEO as the first Chairperson.
- We successfully completed NTG Town Camp Project totaling \$28 million.

Since our establishment in July 2003, to be the peak Aboriginal Housing provider of municipal and infrastructure services for Aboriginal and Torres Strait Islander people in Darwin and surrounding communities. As demonstrated, Yilli has continued to grow our operations and reputation as the preferred provider for Aboriginal and Torres Strait Islander housing in our region. This year we successfully finalised our 2019 – 2022, Strategic Plan, where we achieved seventeen of our nineteen key performance indicators.

Board and Management are in the final stages of completing our new strategic plan for the next period. We are all in agreement that Yilli is more than a housing organisation this will be reflected in our new strategy.

Once again, the board has worked tirelessly this year to ensure we are moving in the right direction, with a shared vision, ensuring we have the right skill sets and expertise on the board. Which not only supports good decision making but also guarantees we are culturally responsive and safe with our approaches, considerations and responses to our community members, staff and corporation members. We are in our 3rd year of National Regulatory System for Community Housing (NRSCH) registration as a Tier 2 Housing provider, maintaining NRSCH registration supports our ability to tender and receive government funding. Through our Aboriginal Housing Northern Territory (AHNT) membership we are supporting other NT Aboriginal Community Controlled Housing providers to achieve NRSCH registration.

In November 2022, we welcomed Michael Berto to the Yilli Family as our new CEO, we are very lucky to have the calibre of Michael's experience, knowledge and networks within our Aboriginal and Torres Strait Islander community development sector. The board has worked closely with Michael, this year, in development of our new strategy, negotiating and finalising agreements, brokering and maintaining relationships. Michael is very supportive and understands the importance of establishing and maintaining a strong and culturally appropriate and responsive operational regime. Michael has joined at time of significant change and is a tremendous gain in supporting of our staff through this new era.

Next year our board, management and staff will be implementing our next strategic period. Building on our previous achievements. Provision of stable, affordable and secure housing is fundamentally important to health, well-being and thriving community. Ending inequality is difficult and challenging as this year's disappointing referendum result has demonstrated, each of us has a part to play in finding solutions.

As housing profoundly impacts the lives of Aboriginal and Torres Strait Islander people, Yilli's vision, mission and values strongly commit to delivering affordable accessible and sustainable quality housing to people in the Top End of the Northern Territory. We will continue to be the advocate and voice for Indigenous housing, affordable housing and supporting our community.

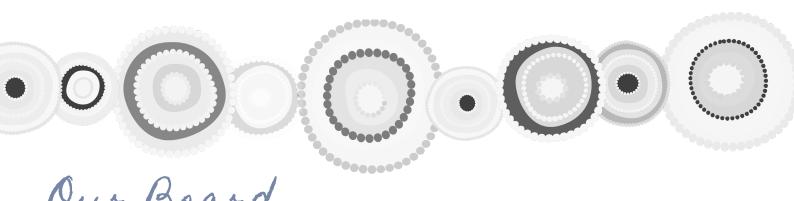
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It is our local deadly hard-working team that demonstrates their commitment every day to our Aboriginal and Torres Strait Islander community members. Having committed staff has contributed to our ongoing success now and into the future. As the Chairperson, along with the Board, we have a vision of what Yilli can achieve and while those plans continue to expand, I believe this year again has exceeded that vision. Our accomplishments show the positive impact Yilli has had in partnering and brokering relationships with Aboriginal and Torres Strait Islander organisations, Peak Bodies, non-Indigenous organisations and the Commonwealth & Northern Territory Governments in delivering and maintaining housing services, examining and implementing business solutions and investments. Thank you again to all involved in supporting Yilli and our work.

On behalf of the Board, I would like to express how proud and thankful we are for our dedicated staff during another busy year. Their focus on providing and delivering services to our Tenants and Clients, supported by our CEO and Senior Management Team, has been exceptional. Well done and thank you. I would also like to thank the Yilli Board for volunteering their time and energy as members, and their expertise in successfully completing our 2019-22 strategic plan. We all know our corporation could not succeed without management and the board. I would like to acknowledge their skills and dedication, which has made Yilli a strong and successful corporation. With our vision to enrich the lives and wellbeing of Aboriginal and Torres Strait Islander Families, our staff as well as nurture and build both existing and new relationships. We are on the way to becoming an innovative and financially independent corporation.

Kind Regards

Tania McLeod Chairperson November 2023



Tama Mal

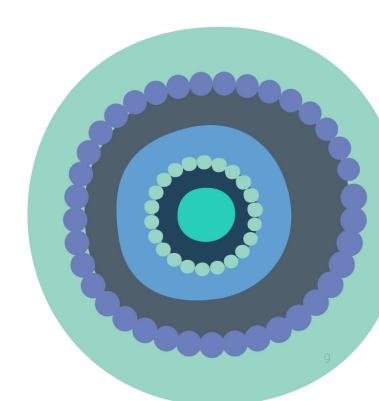
Yilli Housing is led by a volunteer Board of Directors. Members and Directors are selected for their skills, knowledge, ability and commitment to assisting the community. We have one (1) Member and five (5) Directors. Our governance is monitored by the Office of the Registrar of Indigenous Corporations (ORIC).

Directors

Tania McLeod Regina Bennett Darren Johnson (until 9 November 2022) Tracy Peris Ryan Cooney (until 17 January 2023) Dennis Bree Yvette Andrea Carolin (from 28 January 2023)

Board Meetings

17 August 2022 26 October 2022 2 December 2022 (AGM) 28 January 2023 24 February 2023 28 April 2023 23 June 2023





CEO's Report

I commenced 14th November 2022 and was very grateful for the opportunity to work in Yilli Housing knowing its 20 year long proud history. It didn't take long to realise how busy things are particularly looking forward to the year ahead.

One of the priorities was to begin to review Yilli's current Registration under the National Regulatory System for Community Housing (NRSCH). We have a Tier 2 Accreditation. A lot of work went into this and my thanks to all staff for our successful submission for the 2022-2023 year.

In April 2023, we attended the Remote Housing and Homelessness Conference and went to key sessions to inform ourselves on the situation of the issues we are all faced with such as no new housing to be built on remote communities in the near future and the need is growing rapidly. All Community Housing Providers are wanting Federal Government to focus on needs basis funding Formula rather than population.

I have been fortunate to be part of the Yilli Indigenous Short Stay Service (YiSSA) and we continue to make improvements along the way with our business partners, Mission Australia and the NT Government. The team at YiSSA continue to exceed themselves and as a result the services we provide to all guests who have stayed there is exceptional.

The Berrimah Estate Lease expires on the 31st December 2024. The Board made an important decision at their Board Meeting on 28th April to not renew this Lease. The aim now is to assist Tenants to find housing solutions for them.

The Board has confirmed to take on and confirm the Housing Transfers from the NT Government with op to 72 dwellings (houses and units).

In addition, the Yilli Board also decided on a new development opportunity with an offer from NT Government of land to build houses as part of its important growth strategy.

Through all of this, the Board & Management Team now see Yilli as taking 3 major projects Project 1: The Social Housing Management Transfers

Project 2: New Development Project Project 3: Berrimah Estate Project

The Board and Management Team are embracing all of these opportunities and setting the foundations for sustainable growth for the future

As a Management Team we will be working hard to meet these new challenges and will also continue to grow our workforce capability to meet the demands of our current services and into the furture.

In terms of our Audit this year, it appears we will result in an unqualified audit and this is a great result for the Board and all staff.

Strategic Plan - The Board has completed its 3-year plan and work is already underway to undertake the next 3-year Strategic Plan.

2022/23 has been challenging but also rewarding in many ways, as we continue to grow our confidence and abilities in delivering a very important housing service to customers.

A big commendation to all staff of Yilli Rreung Housing for the tremendous work that you do and thankyou for our achievements this year.

I would also like to take this opportunity to thank the Board Members for their trust in me and your hard work and dedication to this great organisation and the results you are getting now and looking forward there is a positive vibe for all of us.

Michael Berto CEO

Groundsman Groundsman Relief **Grounds Team** Leader Housekeepers Housekeepers Relief Housekeeping Team Leader YiSSA Site Manager rional Charl Receptionists Receptionists Relief Site Supervisor Finance Officer / Accounts Officer Payroll Finance Manager Property Team Leader Property Officers Property Services Chief Executive Manager Officer Executive Assistant **Grounds Team** Groundsmen Leader Maintenance Officers Foreman Operations Manager Property and Tenancy Cleaners Corporate Human Resources Manager Assets **Yissa** Reception / Admin









From top to bottom: YiSSA rooms; NAIDOC celebration at YiSSA; YiSSA staff celebrating Yilli 20th Anniversary; Jumping Castle for children staying at YiSSA

YiSSA

@Stayover in Darwin



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YiSSA stands for Yilli Short Stay Accommodation. YiSSA is an ex-mining accommodation located at 55 Batten Road, Marrara.

YiSSA first opened on 5th of June 2020. YiSSA initially operated of 50 rooms, today the site operates 191 rooms. As of October 2023, over 12,500 have been accommodated at YiSSA. YiSSA is supplying accommodation to an average of 350 individuals per night, this includes children. It is apparent that the demand for culturally safe, affordable, and accessible accommodation is in short supply as YiSSA is always fully booked.

Accommodating over a 100 children, YiSSA has a school bus that picks up and drops youth off daily. This bus is designated solely for youth of YiSSA. The school us coupled with a strong focus on youth education has seen an increase in school attendance.

Yilli Rreung partners with Mission Australia to provide services to those in the Integrated Homelessness Supported Accommodation Program. Mission Australia provides intensive case management Monday through Friday with Yilli Rreung providing support in their absence and in collaboration.

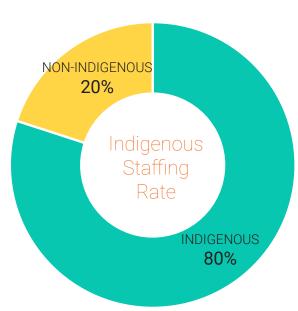
YiSSA provides guests with an ensuite room, air conditioning, weekly housekeeping, 24 hour a day security and support services. The nightly rates are currently \$30 per night for a single occupant and \$40 per night for double occupancy. Children under 12 are not charged. Included in the nightly rate is breakfast, lunch and dinner served in the communal dining room. Guests can stay in the short stay accommodation for a maximum of 28 days, YiSSA sees many guests return time after time.

YiSSA responds to the wet season yearly by standing up rooms and accommodating rough sleepers impacted by the weather.





Organisation Staffing



Our staffing has grown exponentially since we started YiSSA accommodation late last year. We have reception and housekeeping staff who work on rotating shifts seven days a week. Other staff who work during office hours at YiSSA include the YiSSA coordinator, reception supervisor, cleaning supervisor, support workers and repairs & maintenance staff.

We have a committed team of 50 staff members at the end of the 2022/23 financial year.

In keeping with one of our core values, Indigenous employment rates in the organisation remain high with an Indigenous employment rate of more than 80% across the organisation.

Staff retention rates continue to be excellent. 10% of staff members have been at Yilli for more than 10 years.

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Operational Report Property Management

Community Housing

Community Housing is housing that is provided to Indigenous people within Community living areas (town camps and outstations) in the Greater Darwin Region. Yilli Housing employs three property officers and a property service manager who oversee the tenancy management of the these communities.

Yilli have made continuous improvements by renovating community houses and common areas with funding from the Government. The Property Officers are actively engaging with the residents and their family members to encourage them to maintain their properties and pay their rent. Yilli also organises community meetings and gathers other agencies to help community residents tap into benefits such as Commonwealth Rent Assistance and the NT Concessional Scheme. Income generated from housing is mainly used to cover insurance, council fees and maintenance costs of the houses.

TYPE	LOCATION	NUMBER
Urban Community	BAGOT	54
Urban Community	KNUCKEY LAGOON	14
Urban Community	PALMERSTON TOWN CAMP	13
Urban Community	AMANGAL	9
Outstations	BULGUL	10
Outstations	HUMPTY DOO	2
Outstations	PANDAYAL	3
Outstations	WALANGURRMINY	5
Outstations	WOOLANGING	1
TOTAL		

NT Government contracts - Belyuen and Acacia Larrakia

On behalf of the Northern Territory Government Yilli provides Community Housing Officer and Housing Maintenance Officer services to Belyuen.

Affordable Housing

Affordable Housing is housing that is offered at a set rental rate below the average median Darwin rental price. The main target group for this housing is low income families or people that are not eligible for public housing due to their income but cannot afford mainstream rentals.

The majority of our affordable houses are located at Berrimah Estate with a total of more than 50 dwellings, ranging from single rooms to three-bedroom houses. Yilli subleases this estate from a private landowner. Yilli owns four affordable housing properties in the Darwin Greater Area, as well as managing eight properties on behalf of the Northern Territory Government.

TYPE	LOCATION	NUMBER
Urban Affordable	BERRIMAH	37
Urban Affordable	KARAMA	1
Urban Affordable	LEANYER	2
Urban Affordable	COCONUT GROVE	1
Urban Affordable	TIWI	1
Urban Affordable	PALMERSTON	7
Urban Affordable	CARAVAN SITES	10
Urban Affordable	HOSTEL ROOMS	8
TOTAL		67

Community Repairs and Maintenance

YRHAC employs an operation manager, a grounds supervisor, two tradesmen, an apprentice, five groundsmen and two cleaners to carry out housing repairs and maintenance across its communities and housing stock.

Over the years, Yilli Housing has successfully implemented a Preventative Maintenance System across its housing stock. If a maintenance officer identifies other repairs while on site, they will complete minor works at the same time or contact the operation manager to seek approval if it is a major or expensive repair. As a result, the number of urgent and priority repairs dropped significantly despite the age of the houses that are generally more than 30 years old. Most importantly, it reduces the cost of maintenance.

The Corporation preferences local Indigenous contractors for specialised electrical and plumbing works.

We also do repairs, maintenance and grounds for a number of other community groups and their clients including CAAPS, ARDS, Venture Housing, Danila Dilba, Private Clients & DAIWS.

Through the Municipal Services program, Yilli maintains electricity, roads, sewerage, water, ground maintenance, rubbish removal in outstations and communities. Yilli is also supporting renewable energy by installing solar panels in communities whenever possible.

The team also gives extra attention to YiSSA as the site has just been opened and a lot of the rooms had not been used for quite some time thus requiring extra care. Today, we have four on-site handymen to help with day-to-day operation and grounds maintenance. We also hire local businesses for bigger maintenance projects.

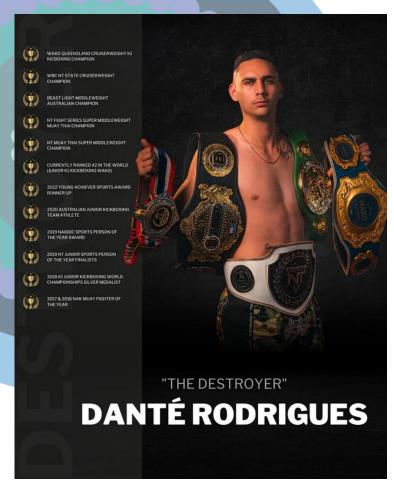
Corporate Services

The Finance and Administration team continued to operate strongly throughout the year providing efficient and effective administrative services to the organisation. All statutory and regulatory reporting was on time and financial reports were tendered to the Board

Yilli completed its annual reporting with NRSCH (National Regulatory System for Community Housing) and maintained its national registration as a community housing provider.

This financial year, the corporate service team was focusing on YiSSA. constantly recruiting more receptionists and housekeepers as we opened more rooms. The team also needed to set-up more office space and coordinate services with other agencies. There were countless meetings and advocacy to improve YiSSA service delivery. We even managed the kitchen operation until we could find a suitable provider. All in all, it has been a big leap for Yilli to take on this project and we are proud that we make YiSSA they way it is today. Above all, we are very delighted to be able to provide hospitality to the most vulnerable clients in our society.







Carlito (Dante) Rodrigues - \$500.00

In 2018, Yilli Rreung Housing Aboriginal Corporation (YRHAC) kindly sponsored my son Carlito (Dante) Rodrigues with support (towards travel costs) to represent Australia in the K1 Junior World Kickboxing Championship in Italy (16 years of age at the time). This year Yilli Rreung Housing Aboriginal Corporation (YRHAC) kindly sponsored Carlito (Dante) Rodrigues to represent Australia at the Senior World Kickboxing Championships in Portugal in November 2023





Taneesa Hampton - \$500.00

Taneesa Hampton, is a 16 years old local basketball player who have won many accolades and now playing her second season of DBA Women's League. She is currently play in the U18 Junior League and the Women's League.

She had been offered the ultimate opportunity to travel for an exclusive basketball program, the 2023 JL Swish Basketball: Texas Takeover Tour in the US in December. Yilli sponsored Taneesa to attend this international program in the USA.

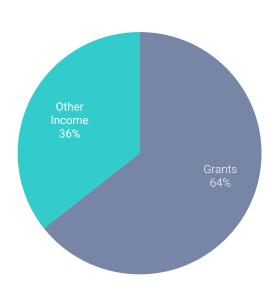
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Financial statements

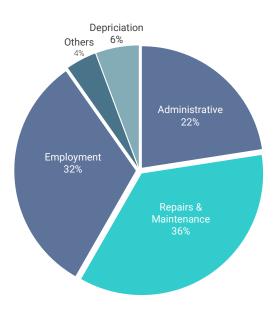
Statement of Financial Position as at 30 June 2023

	2023	2022
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	1,747,427	2,854,428
Trade and other receivables	411,297	506,419
Prepayments and other assets	64,175	18,282
TOTAL CURRENT ASSETS	2,222,899	3,379,229
NON-CURRENT ASSETS		
Property, plant and equipment	4,390,973	4,584,959
Right-of-use assets	650,678	940,813
Capital work in progress	6,230	-
TOTAL NON-CURRENT ASSETS	5,047,881	5,525,772
TOTAL ASSETS	7,270,780	8,905,001
CURRENT LIABILITIES		
Trade and other payables	835,731	519,820
Contract liabilities	1,165,918	729,684
Borrowings	-	126,144
Employee benefits provisions	169,868	171,664
Lease liability	433,652	376,001
TOTAL CURRENT LIABILITIES	2,605,169	1,923,313
NON-CURRENT LIABILITIES		
Borrowings	-	1,418,960
Employee benefits provisions	16,067	46,413
Lease liability	225,010	590,847
TOTAL NON-CURRENT LIABILITIES	241,077	2,056,220
TOTAL LIABILITIES	2,846,246	3,979,533
NET ASSETS	4,424,534	4,925,468
ACCUMULATED FUNDS		
Accumulated surplus	4,424,534	4,925,468
TOTAL ACCUMULATED FUNDS	4,424,534	4,925,468

2022/23 Income



2022/23 Expenses



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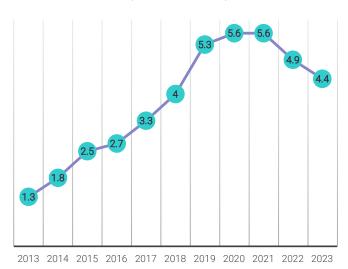
Statement of Profit or Loss and Other Comprehensive Income for the Year Ended 30 June 2023

	2023	2022
	\$	\$
INCOME		
Grant and related income	6,492,100	6,134,100
Rental and service contributions	1,443,711	1,516,176
Other income	2,151,728	1,728,531
TOTAL REVENUE	10,087,539	9,378,807
EXPENSES		
Administrative expenses	2,386,907	2,407,159
Repairs and maintenance	3,784,438	3,255,564
Occupancy and utilities	214,251	184,427
Employee benefits	3,383,556	3,401,532
Depreciation and amortisation	604,401	610,159
Finance expenses	49,546	92,692
Other expenses	165,374	137,550
TOTAL EXPENDITURE	10,588,473	10,089,083
DEFICIT BEFORE INCOME TAX	(500,934)	(710,276)
OTHER COMPREHENSIVE INCOME	-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	(500,934)	(710,276)

Net Assets (in million \$)

16M 15M 12M 11M 10M 8M 8M 351K 20K 710K -501K 2017 2018 2019 2020 2021 2022 2023

Income Growth Trend (in million \$)



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