



# Country Housing Authority

## Annual Report

### 2024 - 2025

Administrated on behalf of  
Country Housing Authority by

**Keystart.**

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## STATEMENT OF COMPLIANCE

**For year ended 30 June 2025**

**HON. RITA SAFFIOTI MLA**

**TREASURER**


In accordance with section 63 of the *Financial Management Act 2006*, we hereby submit for your information and presentation to Parliament, the Annual Report of the Country Housing Authority for the financial year ended 30 June 2025.

The Annual Report has been prepared in accordance with the provisions of the *Financial Management Act 2006*.



Glyn Yates  
Chairperson of  
Country Housing Authority

28 August 2025



Caterina Prodonovich  
Board Member of  
Country Housing Authority

28 August 2025

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## OVERVIEW

### CHAIRPERSON'S REPORT

The Authority offers unique housing and home improvement funding options to the farmers, pastoralists and employers of rural and remote Western Australia that are unavailable or have limited availability from the major lenders.

Country Housing Authority continued to meet the needs of our customers. Limited demand for the Authority's home loan program continued in FY2025, with no loans approved during the financial year.

Economic growth globally has generally remained weak throughout FY2025, with some positive indicators coming towards the end of the financial year. Inflation in Australia reduced throughout FY2025 (FY2025 Australia average CPI 2.4% and WA average CPI 2.1%, FY2024 4.0% and 4.0% respectively) and the Reserve Bank of Australia (RBA) decreased interest rates (3.85% in June 2025 compared to 4.35% in June 2024).

The Authority is well capitalised and provides rural customers with financial assistance through its operating activities, placing no demand on the consolidated funds of the Western Australian Government.

The Country Housing Authority Board met on a periodic basis to provide sound governance direction on the activities during the year. I would like to express appreciation to the Board members for their contribution over the last 12 months as the provision of quality and affordable housing across rural and remote Western Australia continued.

Effective 1 July 2025, a Statutory Transfer Order was issued by the Minister of Housing to transfer all assets, liabilities, functions, and operations of the Authority to the newly established Keystart.

Keystart has been established as a Government Trading Enterprise (GTE) under the *Keystart Act 2024*, which was undertaken to consolidate the operations of multiple related entities including the Country Housing Authority into a single GTE with its own enabling legislation.

Operationally Keystart Home Loans provided the services on behalf of the Country Housing Authority which have been well-accepted and well-delivered in rural communities across Western Australia. I would like to acknowledge the CEO and staff of Keystart Home Loans for their efforts throughout the past year.



Mr Glyn Yates  
Country Housing Authority  
Chairperson

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## OPERATIONAL STRUCTURE

### Role

The role of the Authority is to lend for affordable housing in rural and remote Western Australia to farmers, pastoralists, rural businesses and local government, where home loan finance options are otherwise limited.

While the Authority's lending practices may differ from commercial lenders, the Authority recognises the need to deliver its service in a sustainable way by minimising risk and maximising delivery to those who require the Authority's services. Its lending philosophy takes into account changing seasonal circumstances in rural and remote Western Australia. The Authority also considers lending for innovative housing solutions including energy efficiency options.

The Authority's clients are generally farmers, pastoralists and rural businesses (including local government) residing or operating in rural and remote Western Australia.

Housing finance can be used for the placement or erection of a dwelling, additions and alterations to modernise an existing dwelling, installation of renewable energy systems (farmers only), and the purchase of land on which to erect a dwelling.

### Enabling Legislation

The Authority was established in July 1998, to carry out the functions under the *Country Housing Act 1998*.

The purpose of the legislation is to facilitate the provision of:

- housing in rural areas for farmers, their employees and retired farmers; and
- adequate and suitable housing in rural areas for persons engaged in certain businesses and occupations.

The Western Australia government enacted legislation to create Keystart effective 1 July 2025. The *Country Housing Act 1998* is expected to be repealed during FY2026.

### Responsible Minister

The Authority is a statutory authority, being directly responsible to the Minister for Housing, Hon. John Carey MLA, for the administration of the *Country Housing Act 1998* for the period ending 30 June 2025.

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## ORGANISATIONAL STRUCTURE

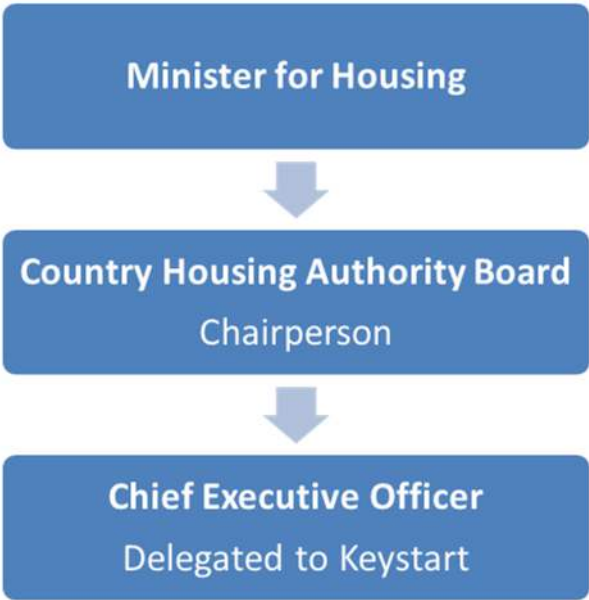
### Mission

To provide housing loans to Western Australian farmers and rural businesses where finance options are limited.

### Organisational Chart

A Service Level Agreement (SLA) was established in 2009 which prescribes that Keystart Loans Ltd (“KLL”) is to administer the operations of the Authority on its behalf.

The Chief Finance Officer of the Authority is the KLL Chief Financial Officer.



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## Country Housing Authority Board

The Authority is governed by a board accountable to the Minister for Housing, and KLL staff provide the management service. Mr Glyn Yates was paid \$44,885, Ms Donna Lynch was paid \$20,214 and Ms Caterina Prodonovich was paid \$10,704 in 2024-25.

The *Country Housing Act 1998* requires up to six board members and is to include three members who have knowledge of and experience in any of the fields of planning, housing, finance, farming, industry, commerce or any other field relevant to the functions of the Authority. The remaining member during the year was an officer from the Department of Treasury who is not remunerated by the Authority.

Board members bring a broad background of knowledge and experience from professional and business areas, including planning, commerce, finance, the housing industry, local government and farming.

### Board Profiles

#### Mr Glyn Yates (Chairperson)

Mr Yates has extensive experience in the community banking and financial services industry (community bank director and Chairperson), local government (councillor and Deputy Shire President) and as a director of SMEs in regional Western Australia.

*Appointed August 2015 to current*

#### Ms Donna Lynch

Ms Lynch has comprehensive expertise in rural policy development and experience in rural production in Western Australia.

*Appointed August 2011 to current*

#### Ms Caterina Prodonovich

Ms Prodonovich is the CEO of the Regional Chambers of Commerce and Industry of WA and sits on varied business stakeholder bodies and committees. She brings extensive knowledge and experience in the small businesses sector, housing affordability and community and economic development in regional communities throughout Western Australia.

*Appointed August 2015 to current*

#### Mr Sean Cameron

Mr Cameron is currently Director, Agency Policy and Budget Analysis at WA Treasury and has oversight of approximately 40 agencies. He has over 30 years' experience in this industry.

*Appointed October 2014 to current*

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The number of Board meetings and number of meetings attended by each of the Board members during the financial year are:

	Full Board of Directors		Audit Committee	
	A	B	A	B
Glyn Yates	4	4	-	-
Donna Lynch	4	4	-	-
Sean Cameron	4	4	3	3
Caterina Prodonovich	4	4	3	3

A = Meetings held during the time the Board member was in Office

B = Number of meetings attended

### Committee membership

During the year governance practices were reviewed by the Audit Committee. The Audit Committee ceased at 30<sup>th</sup> June 2025.

### Functions of the Board

As a statutory authority, the Board is the Authority's governing body and is responsible for administering the *Country Housing Act 1998*.

### Accountability and Independence

The *Country Housing Act 1998* outlines the required standards for board members under the *Statutory Corporations (Liability of Directors) Act 1996*. Board members acknowledge their position of trust in making decisions that affect the welfare, rights or entitlements of the community and individuals that are serviced by the Authority. Board members act with professional integrity, possess a clear understanding of their public duties and legal responsibilities, act honestly and exercise due care and diligence.

The Board has the independence to determine policies and control the activities of the Authority, subject to the provisions contained within the *Country Housing Act 1998* and other statutes.

Ministerial approval is required for transactions relating to non-commercial assistance.

### Contracts with Senior Officers

Board members do not have an interest in any existing or proposed contract made with the Authority. The Authority does not employ any senior officers. KLL staff administer the operations of the Authority in accordance with the Service Level Agreement (SLA) that exists between KLL and the Authority. This SLA ceased on 30th June 2025.



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## **Indemnification of the Board**

During the period ending 30 June 2025, the Authority paid insurance premiums in respect of Directors' and Officers' liability insurance on a claims basis for any past and present board member, secretary or executive officer of the Authority.

## **Business Risk**

The Authority implemented a risk management program in accordance with Treasurer's Instruction 825 and is aligned with Australia-New Zealand ISO 31000:2018.

The Authority sources external expert advice on risk management as required on specific issues and procedures, and ensures the risk management processes and procedures are current and incorporated within the operating and Board reporting systems.

## **Financial Risk**

The Authority manages financial exposure on an ongoing basis, having regard for interest rates, liquidity and credit risks. Monitoring financial ratios against targets and regular reporting to the Board ensures the Authority manages risks associated with finance and treasury activities.

The Authority's customer base is situated in rural and remote areas of Western Australia. Factors such as seasonal conditions and commodity prices can impact on the stability of local economies. The risk associated with this was recognised in the development and management of financial policies. The Authority is not materially exposed to any particular sector or region of the State.

## **Internal Audit**

The Authority uses the internal audit services of an national accounting firm under contract by KLL. The Authority's Audit Committee oversees the delivery of internal audit services in accordance with the internal audit plan.

## **Organisation Behaviour and Ethics**

The Board of the Authority has adopted a Code of Ethics and Conduct for its members, reflecting a commitment to the highest levels of service and ethical standards.

The KLL Code of Ethics and Conduct Policy applies to those KLL staff who administer the operations of the Authority, in accordance with the SLA that existed between KLL and the Authority until 30th June 2025.

The Board and Managers of the Authority maintain the highest professional and ethical standards and strive for relationships that are based on fairness, honesty and trust.

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## **Ethical Consumer Compliance Policy**

As a consumer organisation, KLL has ethical responsibilities and legal obligations in the way it interacts with clients.

This policy is an adjunct to the KLL Code of Ethics and Conduct policy.

## **Code of Conduct**

In compliance with the Western Australian Public Sector Code of Ethics, the Authority has adopted KLL's Code of Ethics and Conduct.

## **Training and Development**

Training and development is provided to KLL staff who administer the operations of the Authority.

## **Financial and Credit Risk Management**

The Authority's comprehensive policy and procedural recommendations on risk management issues, capital adequacy and other financial operations have been implemented.

The Authority has Credit Risk Management, Lending and Loan Management Policies in place.

## **Occupational Health and Safety**

KLL ensures staff are apprised of occupational health and safety issues and their personal obligations to ensure a safe working environment. No claims were received under occupational health and safety provisions during 2024-25.

## **Equity and Access**

KLL provides staffing to administer the operations of the Authority. KLL is responsible for ensuring adherence to disability service plan requirements. The current premises are accessible to staff and visitors. KLL's premises meet the disability access requirements.

The majority of the Authority's customers are country-based and officers conduct business primarily through telecommunications and personal visits.

## **Customer Complaints**

There were no complaints received from customers in FY2025. This is reflective of the Authority's commitment to customer satisfaction and delivering a personalised service.

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## **Freedom of Information**

The *Freedom of Information Act 1992* created a general right of access to documents held by state and local government agencies. The Act requires agencies to make available details about the kind of information they hold and enables persons to ensure that personal information held by Government agencies about them is “accurate, complete, up to date and not misleading”.

Records and files held by the Authority cover two main areas: policy and administration files, and property files. This information can be viewed by members of the public upon application to the FOI Coordinator, Department of Housing and Works, Locked Bag 11, Cloister Square, Perth WA 6850.

During the 2024-25 reporting period, no applications were received for access to personal information under the Act.

## **Marketing, Promotion and Sponsorship and Advertising**

KLL hosted booths at regional field days and expos to promote its loan products, including the Authority’s home loan products.

Section 175ZE of the *Electoral Act 1907* requires public agencies to report details of expenditure to organisations providing services in relation to advertising, market research, polling, direct mailing and media advertising. The Authority has not incurred expenditure of this nature.

## **Publications**

The Annual Report is available on request from the Authority or via the website [www.keystart.com.au/about-us/useful-publications](http://www.keystart.com.au/about-us/useful-publications).

## **Record Keeping**

The Department of Communities provided records services for the Authority and compliance with the *State Records Act 2000*.

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## Administered Legislation

The Authority administers the *Country Housing Act 1998* and in the conduct of its business is subject to a wide range of State and Commonwealth statutes.

## Other Key Legislation Impacting on the Authority's Activities

In the performance of its functions, the Authority has exercised all reasonable care to comply with relevant written laws, as amended from time to time, including:

- *Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (Cth)*
- *Auditor General Act 2006*
- *Disability Services Act 1993*
- *Electoral Act 1907*
- *Equal Opportunity Act 1984*
- *Fair Trading Act 2010*
- *Financial Management Act 2006*
- *Freedom of Information Act 1992*
- *Housing Act 1980*
- *Land Administration Act 1997*
- *Local Government Act 1995*
- *National Consumer Credit Protection Act 2009 (Cth)*
- *Work Health and Safety Act 2020*
- *Public Interest Disclosure Act 2003*
- *Public Sector Management Act 1994*
- *State Records Act 2000*
- *Statutory Corporations (Liability of Directors) Act 1996*
- *Transfer of Land Act 1893*
- *Competition and Consumer Act 2010 (Cth)*
- *Electronic Transactions Act 2011*
- *Spam Act 2003 (Cth)*
- *Trademarks Act 1995 (Cth)*

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## AGENCY PERFORMANCE

### Report on Operations

#### VALUES

The Authority places importance on its values as they shape the way the Authority operates.

**Accountability** – Taking responsibility for actions and outcomes.

**Integrity** – Abiding by company policies to protect clients, staff and the business.

**Professionalism** – Working in a team environment to carry out duties in a way that instils confidence in clients and colleagues.

**Loyalty** – Dedication to commitments and obligations in the workplace.

**Confidentiality** – Respecting the privacy principles of the business and the privacy rights of others.

**Commitment to customer service** – Striving to meet the needs of customers in an environment of regular change.

#### KEY DRIVERS

The Authority identified the following key drivers and strategic goals as being essential for the effective performance of its functions.

#### Affordable Housing Loan Products

- To provide affordable and accessible home loans that meet the needs of the Authority's clients where housing finance options are otherwise limited.

#### Awareness and Education

- To develop community awareness of the Authority's role through a Strategic Marketing Plan.
- Use networks effectively to obtain customer feedback and gather market intelligence.

#### Customer Service

- To offer a professional service to Authority customers and provide a holistic approach throughout the life of the loan.
- Establish best practice turn-around timeframes and achieve customer satisfaction for both new and existing clients.
- Effective utilisation of the SLA between the Authority and Keystart Loans Ltd.
- To maintain good corporate governance and fiduciary duties and meet compliance obligations.
- To adhere to the Authority's lending philosophy and its policies.

#### Compliance

- To comply with all relevant legislation, statutes and government policy.
- To maintain good corporate governance and fiduciary duties and meet compliance obligations.
- To stay within government borrowing limits.
- To adhere to the Authority's lending policies.

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## Major products provided by Country Housing Authority

### Housing Finance Access Programme (HFAP)

HFAP was developed in recognition of affordable housing finance not necessarily being readily available in some country areas of Western Australia compared with availability and access in metropolitan and/or major regional areas.

Assistance is provided to farmers, pastoralists and rural employers, including local government, for housing themselves or their employees. By ensuring that farmers and rural employers have access to housing for themselves, their dependants and their employees, the Authority encourages the sustainment and development of country communities.

Security for HFAP loans is generally in the form of a registered mortgage.

No assistance was provided under the HFAP in 2024-25 due to limited demand.

### Natural Disasters

In late 2011 the Board approved a natural disaster programme. When a natural disaster occurs, the Board will meet to determine the amount of support that the Authority will provide.

The immediate responsiveness to disaster situations enables the individuals and regional communities to restore services, by providing essential housing to employees and owners of businesses and farming operations.

Applicants are eligible for assistance under this programme if their operations are in or near the area affected by the natural disaster, and the financial assistance must add to, repair or replace housing damaged or destroyed by the natural disaster.

No assistance was required as a result of a natural disaster.

## SIGNIFICANT ISSUES AFFECTING THE AGENCY

### Loans Management

The Authority's programs are funded by internally generated sources.

### Interest Rates

The standard interest rate moved on two occasions during the 2024-25 financial year. Note: the Authority currently operates a standard and grand-fathered rate.

<i>Rate start date</i>	<i>Repayment start date</i>	<i>Pre Oct 2009</i>		<i>Post Oct 2009</i>	
		<i>Old rate</i>	<i>New rate</i>	<i>Old Rate</i>	<i>New Rate</i>
5 March 2025	5 April 2025	7.07%	6.82%	7.85%	7.60%
10 June 2025	10 July 2025	6.82%	6.57%	7.60%	7.35%

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## **Loan Fees**

The Authority does not charge application or loan management fees, or for lump sum or extra payments on standard loans.

## **Loans Portfolio**

The Authority's funded loan portfolio of 126 loans has an outstanding balance of \$13,177,945 at 30 June 2025.

## **Current and emerging issues**

As a result of all assets, liabilities, functions and operations of the Authority transferring to Keystart on 1 July 2025, the Authority became dormant. The Authority will be deregistered once all necessary administrative requirements are performed and the *Country Housing Act 1998* is repealed.

## **Economic and social trends**

The Western Australian economy continued to grow by an expected 3.25% for the 2024-25 financial year<sup>1</sup>.

Overall financial performance of Western Australian broad acre farms remained strong. The median price per hectare of farmland in Western Australia continues to be stable at \$6,799 per hectare with much higher prices in the South West region<sup>2</sup>.

The limited demand for the Country Housing Authority loans continued in 2024-25.

## **Changes in Written Law**

There were no changes in any written law that affected the Authority during the financial year.

### References:

<sup>1</sup> [2025-26 Budget. Economic and Fiscal Outlook. Budget Paper No. 3](#), Real State final demand growth %

<sup>2</sup> [WA's median farmland prices spike despite fewer sales in 2024 | Farm Weekly | WA](#)



## Auditor General

### INDEPENDENT AUDITOR'S REPORT

2025

#### Country Housing Authority

To the Parliament of Western Australia

## Report on the audit of the financial statements

### Opinion

I have audited the financial statements of the Country Housing Authority (Authority) which comprise:

- the statement of financial position as at 30 June 2025, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended
- notes comprising a summary of material accounting policies and other explanatory information.

In my opinion, the financial statements are:

- based on proper accounts and present fairly, in all material respects, the operating results and cash flows of the Authority for the year ended 30 June 2025 and the financial position as at the end of that period
- in accordance with Australian Accounting Standards (applicable to Tier 2 Entities), the *Financial Management Act 2006* and the Treasurer's Instructions.

### Basis for opinion

I conducted my audit in accordance with the Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of my report.

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

### Emphasis of Matter - Statutory Transfer Order

I draw attention to Note 16 to the financial statements which discloses the transfer of the Authority functions effective on 1 July 2025 and as of this date all assets, liabilities, functions and operations of the Authority will be transferred to Keystart, a Government Trading Enterprise for nil consideration. My opinion is not modified in respect of this matter.



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## Responsibilities of the Board for the financial statements

The Board is responsible for:

- keeping proper accounts
- preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards (applicable to Tier 2 Entities), the *Financial Management Act 2006* and the Treasurer's Instructions
- such internal control as it determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board is responsible for:

- assessing the entity's ability to continue as a going concern
- disclosing, as applicable, matters related to going concern
- using the going concern basis of accounting unless the Western Australian Government has made policy or funding decisions affecting the continued existence of the Authority.

## Auditor's responsibilities for the audit of the financial statements

As required by the *Auditor General Act 2006*, my responsibility is to express an opinion on the financial statements. The objectives of my audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements. 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.

A further description of my responsibilities for the audit of the financial statements is located on the Auditing and Assurance Standards Board website. This description forms part of my auditor's report and can be found at [https://www.auasb.gov.au/auditors\\_responsibilities/ar4.pdf](https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf)

## Report on the audit of controls

### Opinion

I have undertaken a reasonable assurance engagement on the design and implementation of controls exercised by the Authority. The controls exercised by the Authority are those policies and procedures established to ensure that the receipt, expenditure and investment of money, the acquisition and disposal of property, and the incurring of liabilities have been in accordance with the State's financial reporting framework (the overall control objectives).

In my opinion, in all material respects, the controls exercised by the Authority are sufficiently adequate to provide reasonable assurance that the controls within the system were suitably designed to achieve the overall control objectives identified as at 30 June 2025, and the controls were implemented as designed as at 30 June 2025.

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## The Board's responsibilities

The Board is responsible for designing, implementing and maintaining controls to ensure that the receipt, expenditure and investment of money, the acquisition and disposal of property and the incurring of liabilities are in accordance with the *Financial Management Act 2006*, the Treasurer's Instructions and other relevant written law.

## Auditor General's responsibilities

As required by the *Auditor General Act 2006*, my responsibility as an assurance practitioner is to express an opinion on the suitability of the design of the controls to achieve the overall control objectives and the implementation of the controls as designed. I conducted my engagement in accordance with Standard on Assurance Engagements ASAE 3150 *Assurance Engagements on Controls* issued by the Australian Auditing and Assurance Standards Board. That standard requires that I comply with relevant ethical requirements and plan and perform my procedures to obtain reasonable assurance about whether, in all material respects, the controls are suitably designed to achieve the overall control objectives and were implemented as designed.

An assurance engagement involves performing procedures to obtain evidence about the suitability of the controls design to achieve the overall control objectives and the implementation of those controls. The procedures selected depend on my judgement, including an assessment of the risks that controls are not suitably designed or implemented as designed. My procedures included testing the implementation of those controls that I consider necessary to achieve the overall control objectives.

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

## Limitations of controls

Because of the inherent limitations of any internal control structure, it is possible that, even if the controls are suitably designed and implemented as designed, once in operation, the overall control objectives may not be achieved so that fraud, error or non-compliance with laws and regulations may occur and not be detected. Any projection of the outcome of the evaluation of the suitability of the design of controls to future periods is subject to the risk that the controls may become unsuitable because of changes in conditions.

## Report on the audit of the key performance indicators

### Opinion

I have undertaken a reasonable assurance engagement on the key performance indicators of the Authority for the year ended 30 June 2025 reported in accordance with the *Financial Management Act 2006* and the Treasurer's Instructions (legislative requirements). The key performance indicators are the Under Treasurer-approved key effectiveness indicators and key efficiency indicators that provide performance information about achieving outcomes and delivering services.

In my opinion, in all material respects, the key performance indicators report of the Authority for the year ended 30 June 2025 is in accordance with the legislative requirements, and the key performance indicators are relevant and appropriate to assist users to assess the Authority's performance and fairly represent indicated performance for the year ended 30 June 2025.

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## The Board's responsibilities for the key performance indicators

The Board is responsible for the preparation and fair presentation of the key performance indicators in accordance with the *Financial Management Act 2006* and the Treasurer's Instructions and for such internal controls as the Board determines necessary to enable the preparation of key performance indicators that are free from material misstatement, whether due to fraud or error.

In preparing the key performance indicators, the Board is responsible for identifying key performance indicators that are relevant and appropriate, having regard to their purpose in accordance with Treasurer's Instruction 3 Financial Sustainability – Requirement 5: Key Performance Indicators.

## Auditor General's responsibilities

As required by the *Auditor General Act 2006*, my responsibility as an assurance practitioner is to express an opinion on the key performance indicators. The objectives of my engagement are to obtain reasonable assurance about whether the key performance indicators are relevant and appropriate to assist users to assess the entity's performance and whether the key performance indicators are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. I conducted my engagement in accordance with Standard on Assurance Engagements ASAE 3000 *Assurance Engagements Other than Audits or Reviews of Historical Financial Information* issued by the Australian Auditing and Assurance Standards Board. That standard requires that I comply with relevant ethical requirements relating to assurance engagements.

An assurance engagement involves performing procedures to obtain evidence about the amounts and disclosures in the key performance indicators. It also involves evaluating the relevance and appropriateness of the key performance indicators against the criteria and guidance in Treasurer's Instruction 3 - Requirement 5 for measuring the extent of outcome achievement and the efficiency of service delivery. The procedures selected depend on my judgement, including the assessment of the risks of material misstatement of the key performance indicators. In making these risk assessments, I obtain an understanding of internal control relevant to the engagement in order to design procedures that are appropriate in the circumstances.

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

## My independence and quality management relating to the report on financial statements, controls and key performance indicators

I have complied with the independence requirements of the *Auditor General Act 2006* and the relevant ethical requirements relating to assurance engagements. In accordance with ASQM 1 *Quality Management for Firms that Perform Audits or Reviews of Financial Reports and Other Financial Information, or Other Assurance or Related Services Engagements*, the Office of the Auditor General maintains a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

## Other information

The Board is responsible for the other information. The other information is the information in the entity's annual report for the year ended 30 June 2025, but not the financial statements, key performance indicators and my auditor's report.

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My opinions on the financial statements, controls and key performance indicators do not cover the other information and accordingly I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, controls and key performance indicators my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements and key performance indicators or my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I did not receive the other information prior to the date of this auditor's report. When I do receive it, I will read it and if I conclude that there is a material misstatement in this information, I am required to communicate the matter to those charged with governance and request them to correct the misstated information. If the misstated information is not corrected, I may need to retract this auditor's report and re-issue an amended report.

### **Matters relating to the electronic publication of the audited financial statements and key performance indicators**

This auditor's report relates to the financial statements and key performance indicators of the Country Housing Authority for the year ended 30 June 2025 included in the annual report on the Authority's website. The Authority's management is responsible for the integrity of the Authority's website. This audit does not provide assurance on the integrity of the Authority's website. The auditor's report refers only to the financial statements, controls and key performance indicators described above. It does not provide an opinion on any other information which may have been hyperlinked to/from the annual report. If users of the financial statements and key performance indicators are concerned with the inherent risks arising from publication on a website, they are advised to contact the entity to confirm the information contained in the website version.



Tim Sanya  
Senior Director Financial Audit  
Delegate of the Auditor General for Western Australia  
Perth, Western Australia  
3 September 2025

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## **COUNTRY HOUSING AUTHORITY**

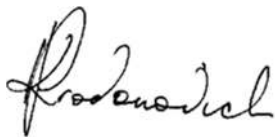
### **CERTIFICATION OF KEY PERFORMANCE INDICATORS FOR THE YEAR ENDED 30 JUNE 2025**

We hereby certify that the key performance indicators are based on proper records, are relevant and appropriate for assisting users to assess the Country Housing Authority's performance, and fairly represent the performance of the Country Housing Authority for the financial year ended 30 June 2025.



Glyn Yates  
Chairperson of the Accountable Authority

28 August 2025



Caterina Prodonovich  
Board Member of the Accountable Authority

28 August 2025

## PERFORMANCE INDICATORS

### GOVERNMENT GOAL

To facilitate the provision of adequate and suitable housing in rural areas for farmers, their employees and retired farmers.

### DESIRED OUTCOME

To provide access to residential housing in rural areas for eligible clients through mortgage lending.

The Country Housing Authority (the Authority) achieves this desired outcome by providing housing loans directly and via facilitation and housing incentives services.

### EFFECTIVENESS INDICATOR

The percentage of eligible applicants who are assisted and the total number of eligible applicants.

	2021/22	2022/23	2023/24	2024/25
Eligible applicants brought forward <sup>1</sup>	5	-	-	-
Eligible applications to be assessed brought forward <sup>2</sup>	-	-	-	-
Plus eligible applications received	3	1	-	-
Less eligible applications to be assessed <sup>2</sup>	-	-	-	-
Less eligible applications withdrawn	2	-	-	-
Net applications assessed	6	1	-	-
Number of clients assisted	6	1	-	-
Eligible applicants carried forward <sup>1</sup>	-	-	-	-
Actual % assisted	100	100	100	100
Target % assisted	87	87	87	87
<sup>1</sup> Application documentation has been successfully received and assessed, moving the applicant into pre-approval stage of the loan process.				
<sup>2</sup> Application documentation lodged, but still to be assessed.				

Due to limited demand for Country Housing Authority products no applications were received during FY2025.

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## EFFICIENCY INDICATOR

### Service 1: Housing Loan provision and facilitation

Efficiency indicator: The average cost in each year in administering housing loans.

	2021/22	2022/23	2023/24	2024/25
Average cost of loan administered	\$ 1,840	\$ 1,831	\$ 2,041	\$ 2,680

The FY2025 average cost of loan administration is \$2,680 per annualised active loan, which is higher than the prior year as monthly fixed overhead costs are spread across a lower base of loans managed.

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## **CERTIFICATION OF FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

The accompanying financial statements of the Country Housing Authority have been prepared in compliance with the provisions of the *Financial Management Act 2006* from proper accounts and records to present fairly the financial transactions for the financial year ended 30 June 2025 and the financial position as at 30 June 2025.

At the date of signing, we are not aware of any circumstances which would render any particulars included in the financial statements misleading or inaccurate.



Glyn Yates  
Chairperson of the Accountable  
Authority

28 August 2025



Caterina Prodonovich  
Board Member of the Accountable  
Authority

28 August 2025



Nicole Brown  
Chief Finance Officer

28 August 2025



## STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2025

	Note	2025 \$'000	2024 \$'000
<b>INCOME</b>			
<b>Revenue</b>			
Interest revenue	4	1,475	1,665
<b>Total Income</b>		<u>1,475</u>	<u>1,665</u>
<b>EXPENSES</b>			
Finance costs	7	-	1,064
Board member fees	5	76	76
Administration expense	6	185	212
Credit loss expense/(recovery)	8	10	(62)
Other expenses	9	133	59
<b>Total Expenses</b>		<u>404</u>	<u>1,349</u>
<b>PROFIT FOR THE PERIOD</b>		<u>1,071</u>	<u>316</u>
<b>OTHER COMPREHENSIVE INCOME</b>			
Items that will not be classified to profit or loss		-	-
Items that may be reclassified subsequently to profit or loss		-	-
<b>Total other comprehensive income</b>		<u>-</u>	<u>-</u>
<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>		<u>1,071</u>	<u>316</u>

The Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

## STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2025

	Note	2025 \$'000	2024 \$'000
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash and cash equivalents	12 (a)	9,668	5,940
Receivables	10 (a) i)	245	266
Loans and advances	10 (a) ii)	4,164	4,178
<b>Total Current Assets</b>		<b>14,077</b>	<b>10,384</b>
<b>Non-Current Assets</b>			
Loans and advances	10 (a) ii)	8,977	11,866
<b>Total Non-Current Assets</b>		<b>8,977</b>	<b>11,866</b>
<b>TOTAL ASSETS</b>		<b>23,054</b>	<b>22,250</b>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Payables	10 (b) i)	117	63
Amounts due to the Treasurer	10 (b) ii)	-	5
<b>Total Current Liabilities</b>		<b>117</b>	<b>68</b>
<b>TOTAL LIABILITIES</b>		<b>117</b>	<b>68</b>
<b>NET ASSETS</b>		<b>22,937</b>	<b>22,182</b>
<b>EQUITY</b>			
Contributed equity	11	13,000	13,000
Retained earnings	11	9,937	9,182
<b>TOTAL EQUITY</b>		<b>22,937</b>	<b>22,182</b>

The Statement of Financial Position should be read in conjunction with the accompanying notes.

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2025

	Contributed Equity \$'000	Retained Earnings \$'000	Total Equity \$'000
<b>Balance at 1 July 2023</b>	13,000	10,118	23,118
Total comprehensive income for the period	-	316	316
Distribution to the Treasurer	-	(1,252)	(1,252)
<b>Balance at 30 June 2024</b>	<u>13,000</u>	<u>9,182</u>	<u>22,182</u>
<b>Balance at 1 July 2024</b>	13,000	9,182	22,182
Total comprehensive income for the period	-	1,071	1,071
Distribution to the Treasurer	-	(316)	(316)
<b>Balance at 30 June 2025</b>	<u>13,000</u>	<u>9,937</u>	<u>22,937</u>

The Statement of Changes in Equity should be read in conjunction with the accompanying notes.

## STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30 JUNE 2025

	Note	2025 \$'000	2024 \$'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<b>Receipts</b>			
Interest received		1,496	1,672
Loan repayments received		2,935	4,633
<b>Payments</b>			
Finance costs		-	(39)
Supplies and services		(379)	(361)
Loans advanced		(3)	-
<b>Net cash provided by operating activities</b>		<u>4,049</u>	<u>5,905</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Repayment of borrowings		<u>(5)</u>	<u>(4,501)</u>
<b>Net cash used in financing activities</b>		<u>(5)</u>	<u>(4,501)</u>
<b>CASH FLOWS TO STATE GOVERNMENT</b>			
Distribution to the Treasurer		<u>(316)</u>	<u>(1,252)</u>
<b>Net cash used by State Government</b>		<u>(316)</u>	<u>(1,252)</u>
<b>Net increase in cash and cash equivalents</b>		3,728	152
Cash and cash equivalents at the beginning of the period		<u>5,940</u>	<u>5,788</u>
<b>CASH AND CASH EQUIVALENTS ASSETS AT THE END OF THE FINANCIAL YEAR</b>	12 (a)	<u>9,668</u>	<u>5,940</u>

The Statement of Cash Flows should be read in conjunction with the accompanying notes.

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## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

### 1. Basis of preparation

The Authority is a statutory authority under the *Country Housing Act 1998* and is controlled by the State of Western Australia. The Authority's principal place of business is 502 Hay Street, Subiaco WA 6008. The Authority is a not-for-profit entity, as profit is not its principal objective.

The Authority's primary objective is to lend to farmers, pastoralists, rural businesses and local government residing and operating in rural and remote Western Australia for affordable housing, where home loan finance options are otherwise limited.

Effective 1 July 2025, a Statutory Transfer Order (STO) has been issued by the Minister of Housing to transfer all assets, liabilities, functions, and operations of the Authority to the newly established Keystart.

Keystart has been established as a Government Trading Enterprise (GTE) under the *Keystart Act 2024*, which was undertaken to consolidate the operations of multiple related entities including the Country Housing Authority into a single GTE with its own enabling legislation. The transfer was undertaken for nil consideration and the net value of transferred assets and liabilities will be recognised directly in equity as a net distribution to owners.

### Statement of compliance

These general purpose financial statements are prepared in accordance with:

- 1) The *Financial Management Act 2006 (FMA)*
- 2) The Treasurer's Instructions (TIs)
- 3) Australian Accounting Standards (AAS): AASB 1060 – *General Purpose Financial Statements – Simplified Disclosures for For-Profit and Not-for-Profit Tier 2 Entities*.
- 4) Where appropriate, those AAS paragraphs applicable for not-for-profit entities have been applied.

The FMA and the TIs are legislative provisions governing the preparation of financial statements and take precedence over AASs. Several AASs are modified by TIs to vary application, disclosure format and wording. Where modification is required and has had a material or significant financial effect upon the reported results, details of that modification and the resulting financial effect are disclosed in the notes to the financial statements.

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## 1. Basis of preparation (continued)

### Basis of preparation

The financial statements have been prepared on the accrual basis of accounting using the historical cost convention except for liability amounts due to the Treasurer, which are at fair value.

The Western Australia government enacted legislation to create Keystart via an STO, effective on 1 July 2025. The new legislation requires Keystart to apply the *Government Trading Enterprises Act 2023* reporting requirements. As a part of the STO, all assets, liabilities, functions, and operations of the Authority have been transferred to Keystart on 1 July 2025, therefore these financial statements have been prepared on a going concern basis.

There are no changes to the measurement and recognition of amounts disclosed as of 30 June 2025 due to the restructure of administrative arrangements effective 1 July 2025. As a result of the restructure, the *Country Housing Act 1998* will be repealed. For further details on the restructure of administrative arrangements, refer to 'Note 16 – Events Occurring after the Balance Sheet Date.

The accounting policies adopted in the preparation of the financial statements have been consistently applied throughout all periods presented unless otherwise stated.

The financial statements are presented in Australian dollars and all values are rounded to the nearest thousand dollars (\$'000).

### Judgements and estimates

The judgements that have been made in the process of applying accounting policies that have the most significant effect on the amounts recognised in the financial statements are included at Note 2 'Judgements Made by Management in Applying Accounting Policies'.

The key assumptions made concerning the future, and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are included at Note 3 'Key sources of estimation uncertainty'.

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## 2. Judgements Made By Management In Applying Accounting Policies

The preparation of financial statements requires management to make judgements about the application of accounting policies that have a significant effect on the amounts recognised in the financial statements. The Authority evaluates these judgements regularly.

The following judgements have been made in the process of applying accounting policies that have a significant effect on the amounts recognised in the financial statements:

### Market volatility

In Australia in FY2025 inflation moderated from the highs of the previous year to about 2.4 per cent, which is within the RBA target of 2-3 per cent. The RBA reduced the cash rate from 4.35 to 3.85 per cent during FY2025.

In FY2025, the Perth property market continued to grow, continuing the upward trend from the previous years, with the annual growth in median sales price on track to be above 20 per cent<sup>1</sup>, attributed to WA strong economic performance, low unemployment rate, high population growth and limited housing supply.

The Authority has considered the impact of market volatility in preparing its financial statements and this has not resulted in the identification of any further areas of judgement and critical accounting estimates.

### Measurement of the expected credit loss allowance (ECL)

The measurement of the ECL allowance for financial assets measured at amortised cost is an area that requires the use of complex models and significant assumptions about future economic conditions and credit behaviour (e.g. the likelihood of customers defaulting and the resulting losses).

Several significant judgements are also required in applying the accounting requirements for measuring ECL, such as:

- Determining criteria for significant increase in credit risk;
- Choosing appropriate models and assumptions for the measurement of ECL;
- Establishing the number and relative weightings of forward-looking scenarios for each type of product/market and the associated ECL; and
- Establishing groups of similar financial assets for the purposes of measuring ECL.

### Amortisation of loan origination fees

The amortisation of loan origination fees is based on an estimate of the average life of the loans, which is subject to assumptions of future events. The average life is determined by assessing the loan portfolio on a regular basis.

<sup>1</sup> Cotality Market Trends (CapitalCities): 12 month change in median sales price to April 2025

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## 2. Judgements Made By Management In Applying Accounting Policies (continued)

### Impairment of financial assets

Considerable judgement is exercised in determining the extent of the loan loss provision (impairment) for financial assets assessed for impairment both individually and collectively. The loan loss provision for financial assets is based on assumptions about risk of default and expected loss rates. The Authority uses judgement in making these assumptions and selecting the inputs to the impairment calculation based on the Authority's past history, existing market conditions as well as forward-looking estimates at the end of each reporting period. Changes in such judgements and analyses may lead to changes in the loan loss provisions over time. The key judgement areas are the assumptions used to measure expected credit losses, including the use of forward-looking and macro-economic information for individual and collective impairment assessment.

Individually assessed loans (Stage 3): Individual provisions are calculated using the discounted expected future cash flow method.

Collectively assessed loans (Stages 1 to 2): For the purposes of a collective evaluation of impairment, financial assets are grouped on the basis of similar credit risk characteristics. Those characteristics are relevant to the estimation of future cash flows for groups of such assets by being indicative of the debtors' ability to pay all amounts due according to the contractual terms of the assets being evaluated. Expected future cash flows in a portfolio of financial assets that are collectively evaluated for impairment, are estimated on the basis of the contractual cash flows of the assets in the portfolio and historical loss experience for assets with credit risk characteristics similar to those in the portfolio. The methodology and assumptions used for estimating future cash flows are reviewed regularly to reduce any differences between loss estimates and actual loss experience. The outcome of the models reflects forward looking and macro-economic information.

The following criteria and definitions are applied for impairment:

- **The criteria for identifying a significant increase in credit risk**

When determining whether the credit risk on a financial asset has increased significantly, Management considers reasonable and supportable information available to compare the risk of default occurring at the reporting date with the risk of a default occurring at initial recognition of the financial asset.

A financial asset moves from Stage 1 to Stage 2 when there is a significant increase in credit risk since initial recognition. A framework was established that incorporates quantitative and qualitative information to identify this on an asset level applying a relative assessment. Each financial asset is assessed at the reporting date on the triggers for significant increase in credit risk. Management assesses significant increase in credit risk using:

- hardship status; and
- 30 days or more past due as back stop for Stage 1 to Stage 2 transfers.



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## 2. Judgements Made By Management In Applying Accounting Policies (continued)

- **The definition of default**

Judgement is exercised in management's evaluation of whether there is objective evidence that an impairment loss on an asset has been incurred. Significant judgement is required in assessing evidence of credit-impairment and estimation of the amount and timing of future cash flows when determining expected credit losses.

The Authority defines a financial instrument as in default, which is aligned with the definition of credit-impaired, when it meets one or more of the following criteria:

### **Quantitative criteria**

The customer is more than 90 days past due on its contractual payments, and/or the Authority considers the customer unlikely to make its payments in full without recourse action on the Authority's part, such as taking formal possession of any collateral held.

### **Qualitative criteria**

The customer meets unlikeliness to pay criteria, which indicates the customer is in significant financial difficulty. These are instances where:

- The customer is deceased
- The customer is insolvent
- It is becoming probable that the customer will enter bankruptcy

The criteria above have been applied to all financial instruments held by the Authority and are consistent with the definition of default used for internal credit risk management purposes. The default definition has been applied consistently to model the Probability of Default (PD), Exposure at Default (EAD) and Loss Given Default (LGD) throughout the Authority's expected loss calculations.

An instrument is considered to no longer be in default (i.e. to have cured) when it no longer meets any of the default criteria for a consecutive period of three months. This period of three months has been determined based on an analysis which considers the likelihood of a financial instrument returning to default status after cure using different possible cure definitions.

## 3. Key Sources Of Estimation Uncertainty

The Authority makes key estimates and assumptions concerning the future. These estimates and assumptions are based on historical experience and various other factors that have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the next financial year.

### **Impairment of loans and advances**

The Authority determines whether loans and advances are impaired on an ongoing basis. This requires an estimation of the value of the future cash flows. The policy for the assessment of impairment of loans and advances is disclosed in Note 10.

	2025 \$'000	2024 \$'000
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#### 4. Interest Revenue

Interest on loans and advances	1,108	1,382
Interest on bank account	367	283
	<u>1,475</u>	<u>1,665</u>

Revenue is recognised as the interest accrues using the effective interest rate method.

Interest income is calculated by applying the effective interest rate to the gross carrying amount of financial assets (except for financial assets that have subsequently become credit-impaired (or 'Stage 3'), for which interest revenue is calculated by applying the effective interest rate to their amortised cost).

#### 5. Board Member Fees and Employee Benefits Expenses

Board member fees	70	70
Superannuation - defined contribution plans	6	6
	<u>76</u>	<u>76</u>

#### 6. Administration Expense

Administration fee *	185	212
	<u>185</u>	<u>212</u>

\* The Authority has a contractual agreement whereby Keystart Loans Ltd manages the Authority for a fee of \$1,250 (2024: \$1,250) per loan managed and \$5,100 (2024: \$5,100) per loan approved for the year.

#### 7. Finance Costs

Interest expense	-	22
Fair value adjustment on amounts due to the Treasurer	-	1,042
	<u>-</u>	<u>1,064</u>

Interest expense is calculated by applying the effective interest rate to the gross carrying amount of financial liabilities.

	2025 \$'000	2024 \$'000
<b>8. Credit loss expense/(recovery)</b>		
Credit loss expense/(recovery)	10	(62)
	<u>10</u>	<u>(62)</u>

## 9. Other Expenses

External audit fees	46	42
Other	87	17
	<u>133</u>	<u>59</u>

## 10. Financial Instruments

The Authority has two categories of financial instruments:

(i) *Loans and Receivables*

(ii) *Non-Trading Financial Liabilities (borrowings, payables and amounts due to the Treasurer)*

Financial assets and financial liabilities are recognised when the entity becomes a party to the contractual provisions of the instrument. Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the Authority commits to purchase or sell the asset.

At initial recognition, the Authority measures a financial asset or financial liability at fair value plus or minus, in the case of a financial asset or financial liability not at fair value through profit or loss (FVTPL), transaction costs that are incremental and directly attributable to the acquisition or issue of the financial asset or financial liability, such as fees and commissions. Transaction costs of financial assets and financial liabilities carried at (FVTPL), are expensed in profit or loss. Immediately after initial recognition, an ECL allowance is recognised for financial assets measured at amortised cost, as described in Note 2, which results in an accounting loss being recognised in profit or loss when an asset is newly originated.

The Authority assesses, on a forward looking basis, the ECL associated with its loans and receivables carried at amortised cost. The Authority recognises a loss allowance for such losses at each reporting date. The measurement of ECL reflects:

- An unbiased and probability-weighted amount that is determined by evaluating a range of possible outcomes;
- The time value of money; and
- Reasonable and supportable information that is available without undue cost or effort at the reporting date about past events, current conditions and forecasts of future economic conditions.

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## 10. Financial Instruments (continued)

### a) Financial assets

#### Classification and subsequent measurement

The Authority has applied AASB 9 and classifies its cash and bank balances, receivables and loans and advances at amortised cost.

Subsequent measurement of financial assets depends on:

- The Authority's business model for managing the asset; and
- The cash flow characteristics of the asset.

**Business model:** the business model reflects how the Authority manages the financial assets in order to generate cash flows. That is, whether the Authority's objective is solely to collect the contractual cash flows from the assets or is to collect both the contractual cash flows and cash flows arising from the sale of assets. If neither of these is applicable (e.g. financial assets are held for trading purposes), then the financial assets are classified as part of 'other' business model and measured at FVTPL. Factors considered by the Authority in determining the business model for a group of assets includes past experience on how the cash flows for these assets were collected, how the asset's performance is evaluated and reported to key management personnel, how risks are assessed and managed and how managers are compensated. For example, the Authority's business model for the mortgage loan book is to hold to collect contractual cash flows.

**Cash flow characteristics:** Where the business model is to hold financial assets to collect contractual cash flows or to collect contractual cash flows and sell, the Authority assesses whether the financial instruments' cash flows represent solely payments of principal and interest (the 'SPPI test'). In making this assessment, the Authority considers whether the contractual cash flows are consistent with a basic lending arrangement (i.e. interest includes only consideration for the time value of money, credit risk, other basic lending risks and a profit margin that is consistent with a basic lending arrangement). Where the contractual terms introduce exposure to risk or volatility that are inconsistent with a basic lending arrangement, the related financial asset is classified and measured at (FVTPL).

### i) Receivables

	2025 \$'000	2024 \$'000
Interest receivable	245	266
	<u>245</u>	<u>266</u>

Receivables are recognised and carried at original invoice amount less an allowance for any uncollectible amounts (i.e. impairment). The collectability of receivables is reviewed on an ongoing basis and any receivables identified as uncollectible are written-off. The allowance for ECL is raised when there is objective evidence that the Authority will not be able to collect its debts. The carrying amount is equivalent to fair value as it is due for settlement within 30 days.

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## 10. Financial Instruments (continued)

	2025 \$'000	2024 \$'000
<b>ii) <u>Loans and advances</u></b>		
<b>Current</b>		
Loans	4,201	4,205
Provision for impairment of loans	<u>(37)</u>	<u>(27)</u>
	4,164	4,178
<b>Non-current</b>		
Loans	<u>8,977</u>	<u>11,866</u>
	<u>13,141</u>	<u>16,044</u>

At initial recognition, loans and advances are measured at fair value. Transaction costs are included in the measurement of all loans and advances. Subsequent measurement is at amortised cost using the effective interest rate method.

The Authority has formal processes in place to assess the credit worthiness of its clients including credit checks with credit reporting agencies. Fully performing receivables are considered to be of good quality when taking into consideration the security being held against the outstanding amount.

Reconciliation of changes in the allowance for impairment of loans and advances:

Balance at start of year	27	88
Credit loss/(recovery) on financial assets	<u>10</u>	<u>(61)</u>
Balance at end of year	<u>37</u>	<u>27</u>

The collective provision for impairment of loans and advances includes all loans that are not individually impaired. Loans are assessed individually when they are in arrears for more than 90 days, assigned as financial hardship for more than 90 days or repossessed loans.

Loans that are past due, but not individually impaired are not considered to be at significant risk as collateral security is held under mortgage to secure these advances.

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## 10. Financial Instruments (continued)

### Financial Hardship Scheme

This scheme is offered to clients who require assistance because of changes in their financial situation. In most cases, assistance is granted for short terms of up to six months. At the end of the current financial period, there were 4 loans on the Financial Hardship Scheme with a total loan amount of \$324,000 (2024: \$559,000).

### Reposessed Loans

Mortgagee sales are considered the last resort in relation to continually defaulting customers. The execution of the mortgagee sales must comply with the *National Consumer Credit Protection Act 2009* and National Credit Code, where appropriate.

Reposessed collateral is sold at the best possible market price, with any surpluses being returned to the customers concerned. Any shortfalls are written-off against the provision. At the end of the current financial period, there were no Reposessed Loans.

### **Collateral held**

Collateral is in the form of registered first or second mortgages over residential properties in Western Australia purchased with the proceeds of loans from the Authority. The parties granting the mortgage must be the same as the customers of the Authority.

The terms and conditions associated with the use of collateral are such that should a customer breach the terms and conditions of their mortgage, the Authority has the facility to recover all or part of the outstanding exposure by exercising its rights under the mortgage, including the power of sale and exercising any rights available under law.

### **Write-off**

The Authority writes off financial assets, in whole or in part, when it has exhausted all practical recovery efforts and has concluded there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include (i) ceasing enforcement activity and (ii) where the Authority's recovery method is taking possession of collateral and the value of the collateral is such that there is no reasonable expectation of recovering in full.

The Authority may write-off financial assets that are still subject to enforcement activity. The Authority still seeks to recover amounts it is legally owed in full, but which have been partially written off due to no reasonable expectation of full recovery.

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## 10. Financial Instruments (continued)

### b) Financial liabilities

#### Classification and subsequent measurement

Financial liabilities are classified and subsequently measured at amortised cost with the exception of Amounts due to the Treasurer, which are measured at FVTPL.

#### i) Payables

	2025 \$'000	2024 \$'000
Administration expenses	71	21
Audit fees	46	42
	<u>117</u>	<u>63</u>

Payables are recognised as the amounts payable when the Authority becomes obliged to make future payments as a result of a purchase of assets or services. The carrying amount is equivalent to fair value, as they are generally settled within 30 days.

#### ii) Amounts due to The Treasurer

##### Current

Amounts due to the Treasurer	<u>-</u>	<u>5</u>
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##### Non-current

Amounts due to the Treasurer	<u>-</u>	<u>-</u>
	<u>-</u>	<u>5</u>

The amount due to the Department of Treasury ('Treasurer') was in respect of a former loan to the Industrial and Commercial Employees Housing Authority (ICEHA). ICEHA was amalgamated with the Rural Housing Authority to establish the Authority on 1 July 1998. The loan was interest free and repayable in monthly instalments in accordance with the agreement. The loan was due to be fully repaid in 2048. The Authority sought endorsement from the Under Treasurer during FY2024 to repay the loan early using surplus cash. The final instalment was paid in July 2024.

The amount was initially recognised at fair value of the net proceeds received. Subsequent measurement is at FVTPL.

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## 10. Financial Instruments (continued)

### **Fair Value**

The fair value of the financial liabilities traded in active markets is based on quoted market prices at the statement of financial position date. If the market for a financial liability is not active, the Authority establishes fair value by using valuation techniques, such as discounted cash flow analysis.

#### **iii) Borrowings**

There were no borrowings with the Western Australian Treasury Corporation (WATC) in FY2025 as surplus cash was used in FY2024 to repay remaining borrowings with WATC and the facility was terminated.

	2025 \$'000	2024 \$'000
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## 11. Equity

Balance at the start of the year	<u>13,000</u>	<u>13,000</u>
Balance at the end of the year	<u>13,000</u>	<u>13,000</u>

The Authority was established on 1 July 1998 by the amalgamation of the former Rural Housing Authority and the ICEHA. The fair value of assets and liabilities transferred has been recognised as an injection of equity totalling \$13,000,000 by the State Government.

### **Retained earnings**

Balance at the start of the year	9,182	10,118
Distribution to the Treasurer	(316)	(1,252)
Result for the period	<u>1,071</u>	<u>316</u>
Balance at the end of the year	<u>9,937</u>	<u>9,182</u>



2025	2024
\$'000	\$'000

## 12. Notes to the Statement of Cash Flows

### (a) Cash

Cash at the end of the financial year as shown in the Cash Flow Statement is reconciled to the related items in the Balance Sheet as follows:

Cash and cash equivalents	<u>9,668</u>	<u>5,940</u>
	<u>9,668</u>	<u>5,940</u>

Cash and cash equivalents (and restricted cash and cash equivalents) comprise cash on hand and short-term deposits with original maturities of three months or less that are readily convertible to a known amount of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts.

### (b) Non-cash financing and investing activities

During the year there were no assets/liabilities transferred from other government agencies not reflected in the Statement of Cash Flows.

## 13. Commitments

Loans approved but not yet fully funded	<u>-</u>	<u>22</u>
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## 14. Distribution of surplus

Distributions of surplus to the Treasurer are made in accordance with the *Country Housing Act 1998*. They are disclosed as cash flows to State Government in the Statement of Cash Flows.

## 15. Contingent Liabilities and Contingent Assets

The Authority has no contingent liabilities or assets.

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## 16. Events Occurring after the Balance Sheet Date

The Government Trading Enterprise (GTE) Keystart was established as a statutory corporation under the *Keystart Act 2024*. This was undertaken to consolidate the operations of multiple related entities including the Country Housing Authority into a single GTE with its own enabling legislation.

Additionally, under the *Keystart Act 2024*, the Authority will be wound up, following the transfer of all assets, liabilities, and operations into Keystart for nil consideration on 1 July 2025. The *Country Housing Act 1998* will be repealed effective from the same date.

As part of this restructure:

- A Statutory Transfer Order (STO) was executed, under which all assets, liabilities, functions, and operations of the Authority were transferred to Keystart, effective 1 July 2025 for nil consideration.
- Financial assets, including cash and the loan book, were transferred at book value. These retained their expected recovery profile and maturity analysis. The age profiles of undiscounted cash flows of financial liabilities were unaffected by the transfer.
- All loans, receivables, commitments, and associated arrangements between the Trust and counterparties were transferred at book value, with their obligations assumed by Keystart.
- The final management fee from the Authority was calculated in advance and received on 30 June 2025. As a result, it was determined that the final management fee was paid in June 2025, and no further fees are due post-transfer.
- To enable the Authority's operations to be effectively transferred to Keystart, the Minister and the Treasurer agreed for no distribution of surplus to be paid by the Authority for FY2025.

There have been no other significant events occurring after the reporting date but before the date of this report that would materially affect the financial position or performance of the Authority.

## 17. Initial application of Australian Accounting Standards

There are no applicable new accounting standards that the Authority has adopted during the financial year.

## 18. Related Party Information

(a) All Ministers and their close family members, and their controlled or jointly controlled entities.

(b) The board members of the Authority during the year ended 30 June 2025 were:

	APPOINTED	CEASED
G Yates	August 2015	-
C Prodonovich	August 2015	-
D Lynch	August 2011	-
S Cameron	October 2014	-

### Significant transactions with government related entities

The Housing Authority acts as settlement agents for the Authority. Fees are incurred by the customer and are paid at arm's length and provided at commercial rates. There is no cost to the Authority.

The Authority transacts with a number of Western Australian State Government authorities, agencies and government trading enterprises. All transactions with related parties are made on normal terms and conditions and will be settled in cash. Unless stated below all outstanding balances are unsecured.

The Authority had an interest free loan payable to the Department of Treasury. The loan was to be fully repaid in 2048 but was fully repaid in early FY2025. Amounts paid during FY2025 for the loan amounted to \$5,000 (2024: \$2,647,000). The undiscounted balance outstanding on the loan as at 30 June 2025 is \$nil (2024: \$5,000).

To fund operations, the Authority borrows directly from WATC. During the year, the Authority had the following transactions with WATC:

- Repayment of Borrowings	\$nil	(2024: \$1,853,000)
- Loan Guarantee fee charged	\$nil	(2024: \$ 3,000)
- Interest charged	\$nil	(2024: \$ 19,000)

The Authority has no borrowings payable to WATC as at 30 June 2025.

In 2010, the Authority entered into a contractual agreement with Keystart Loans Ltd, whereby Keystart manages the Authority for a fee. Keystart is a related party of the Authority by nature of common directors on the board of both entities and reporting to the Minister of Housing. The management fee charged by Keystart during the year was \$185,000 (2024: \$212,000), with \$nil outstanding at the end of the financial year (2024: \$19,000).

The Office of the Auditor General (OAG) audits the financial statements of the Authority. The value of the services provided by the OAG during the year was \$46,000. This balance is payable as at 30 June 2025 (2024: \$42,000).

### Significant transactions with other related parties

The Authority had no material related party transactions with Ministers/senior officers or their close family members or their controlled (or jointly controlled) entities for disclosure.

## 19. Compensation of Key Management Personnel

The Authority has determined that key management personnel include Ministers and board members of the Authority. However, the Authority is not obligated to compensate Ministers and therefore disclosures in relation to Ministers' compensation may be found in the *Annual Report on State Finances*.

### (a) Remuneration of members of the Accountable Authority

The numbers of members of the Accountable Authority, whose total of fees, salaries, superannuation and other benefits for the financial year fall within the following bands are:

	2025 No's	2024 No's
\$ 0 - \$50,000	4	4

	\$'000	\$'000
Short term employee benefits	70	70
Post employment benefits	6	6
The total remuneration of members of the Authority	<u>76</u>	<u>76</u>

Post-employment benefits represent the superannuation expense incurred by the Authority in respect of members of the Accountable Authority. Some members are appointed to the board as part of their public sector duties and are paid by other government agencies.

### (b) Remuneration of senior officers

During the financial year, there were no employees, as management is provided by Keystart Scheme Management Pty Ltd on a cost recovery basis in accordance with contractual arrangements.

## 20. Remuneration of the Auditor

Remuneration payable to the OAG for the financial year is as follows:

Auditing the accounts, financial statements and performance indicators	<u>46</u>	<u>42</u>
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## 21. Supplementary Financial Information

### (a) Write offs

During the year no public property was written off by the Minister.

### (b) Losses through theft, default and other causes

No loans were written off during FY2025 (refer Note 10).

## 22. Explanatory Statement

This statement provides the details of any major variations between estimates and actual results for FY2025 and between the actual results for FY2024 and FY2025. Major variations for the Statement of Comprehensive Income and Statement of Cash flows are considered to be those greater than 10% and greater than a dollar aggregate of 1% multiplied by Total Cost of Services when compared with the estimate or prior period actuals. Major variances for the Statement of Financial Position are considered to be those greater than 10% and greater than a dollar aggregate of 1% of Total Assets when compared with the estimate or prior period actuals (variances relating to cash assets, receivables, payables, contributed equity and accumulated surplus are excluded from the definition).

### STATEMENT OF COMPREHENSIVE INCOME

	Variance note	Unaudited Estimate 2025	Actual 2025	Actual 2024	Variance between actual and estimate	Variance between actual results for 2025 and 2024
		\$'000	\$'000	\$'000	\$'000	\$'000
<b>Income</b>						
Interest revenue	(a), (d)	1,014	1,475	1,665	461	(190)
<b>Total Income</b>		<u>1,014</u>	<u>1,475</u>	<u>1,665</u>	<u>461</u>	<u>(190)</u>
<b>Expenses</b>						
Finance costs	(e)	-	-	1,064	-	(1,064)
Board member fees		79	76	76	(3)	-
Administration expense	(f)	197	185	212	(12)	(27)
Credit loss expense/(recovery)	(b), (g)	63	10	(62)	(53)	72
Other expenses	(c), (h)	60	133	59	73	74
<b>Total Expenses</b>		<u>399</u>	<u>404</u>	<u>1,349</u>	<u>5</u>	<u>(945)</u>
<b>PROFIT FOR THE PERIOD</b>		<u>615</u>	<u>1,071</u>	<u>316</u>	<u>456</u>	<u>755</u>

### Major estimate and actual (FY2025) variance narratives:

- (a) Interest revenue was higher than estimated due to higher interest rates than forecast.
- (b) The expected credit loss provision was lower than estimated primarily due to the reducing loan book.
- (c) Other expenses were higher than estimated primarily due to an increase in the audit fee payable to the Office of the Auditor General.

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## 22. Explanatory Statement (continued)

### Major actual (FY2025) and comparative (FY2024) variance narratives:

- (d) Interest revenue was lower than FY2024 mainly due to a lower loan book portfolio.
- (e) Finance costs in FY2024 resulted from a fair value adjustment calculated in the repayment of Amounts due to the Treasurer. This adjustment was not required in FY2025 as the Amounts due to the Treasurer were fully settled by 30/06/2025.
- (f) The Authority is charged a fee on a unit cost recovery basis for Administration expenses. The loan volumes were lower during the year which resulted in lower Administration costs.
- (g) An increase in the expected credit loss provision was primarily due to an increase in the collective provision for doubtful debts.
- (h) An increase in other expenses was primarily due to an increase in the audit fee payable to the Office of the Auditor General.

## 22. Explanatory Statement (continued)

### STATEMENT OF FINANCIAL POSITION

	Variance note	Unaudited Estimate 2025	Actual 2025	Actual 2024	Variance between actual and estimate	Variance between actual results for 2025 and 2024
		\$'000	\$'000	\$'000	\$'000	\$'000
<b>Current Assets</b>						
Cash and cash equivalents		7,965	9,668	5,940	1,703	3,728
Receivables		236	245	266	9	(21)
Loans and advances	(a)	3,321	4,164	4,178	780	(77)
		<u>11,522</u>	<u>14,077</u>	<u>10,384</u>	<u>2,492</u>	<u>3,630</u>
<b>Non-Current Assets</b>						
Loans and advances	(a), (c)	12,488	3,977	11,866	(3,448)	(2,826)
		<u>12,488</u>	<u>3,977</u>	<u>11,866</u>	<u>(3,448)</u>	<u>(2,826)</u>
<b>TOTAL ASSETS</b>		<u>24,010</u>	<u>23,054</u>	<u>22,250</u>	<u>(956)</u>	<u>804</u>
<b>Current Liabilities</b>						
Payables		39	117	63	78	54
Amounts due to the Treasurer		61	-	5	(61)	(5)
		<u>100</u>	<u>117</u>	<u>68</u>	<u>17</u>	<u>49</u>
<b>Non-Current Liabilities</b>						
Amounts due to the Treasurer	(b)	1,428	-	-	(1,428)	-
		<u>1,428</u>	<u>-</u>	<u>-</u>	<u>(1,428)</u>	<u>-</u>
<b>TOTAL LIABILITIES</b>		<u>1,528</u>	<u>117</u>	<u>68</u>	<u>(1,411)</u>	<u>49</u>
<b>NET ASSETS</b>		<u>22,482</u>	<u>22,937</u>	<u>22,182</u>	<u>455</u>	<u>755</u>

#### Major estimate and actual (FY2025) variance narratives:

- (a) Limited demand for CHA loan products continued into FY2025 and repayments and discharges exceeded new loans funded. This resulted in a lower overall loan book than estimate. The current portion of loan book is higher than estimated due to a higher number of loans coming due in the next 12 months.
- (b) The Amounts due to the Treasurer were repaid in full during FY2025.

#### Major actual (FY2025) and comparative (FY2024) variance narratives:

- (c) Limited demand for CHA loan products continued into FY2025 and repayments and discharges exceeded new loans funded. This resulted in a lower overall loan book than estimate. The current portion of loan book is higher than estimated due to a higher number of loans coming due in the next 12 months.

## 22. Explanatory Statement (continued)

### STATEMENT OF CASH FLOWS

	Variance note	Unaudited Estimate 2025	Actual 2025	Actual 2024	Variance between actual and estimate	Variance between actual results for 2025 and 2024
		\$'000	\$'000	\$'000	\$'000	\$'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>						
Interest received	(a), (e)	1,014	1,496	1,672	482	(176)
Loan repayments received	(f)	2,750	2,935	4,633	185	(1,698)
Finance costs	(g)		-	(39)	-	39
Supplies and services		(367)	(379)	(361)	(12)	(18)
New loans advanced	(b)	(600)	(3)	-	597	(3)
		<u>2,797</u>	<u>4,049</u>	<u>5,905</u>	<u>1,252</u>	<u>(1,856)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>						
Repayment of borrowings	(c), (h)	(57)	(5)	(4,501)	52	4,496
		<u>(57)</u>	<u>(5)</u>	<u>(4,501)</u>	<u>52</u>	<u>4,496</u>
<b>CASH FLOWS TO STATE GOVERNMENT</b>						
Distribution to the Treasurer	(d), (i)	(863)	(316)	(1,252)	547	936
		<u>(863)</u>	<u>(316)</u>	<u>(1,252)</u>	<u>547</u>	<u>936</u>
		<u>1,877</u>	<u>3,728</u>	<u>152</u>	<u>1,851</u>	<u>3,576</u>

#### Major estimate and actual (FY2025) variance narratives:

- (a) Interest received was higher than estimated due to higher interest rates than forecast.
- (b) No loans were funded during FY2025 and the only payments related to progress payments on a partially funded loan.
- (c) The Authority sought endorsement from the Under Treasurer during FY2024 to repay the Amounts due to the Treasurer early using surplus cash. The final instalment was paid in July 2024. This resulted in lower amounts due to the Treasurer than estimated.
- (d) The Distribution to the Treasurer declared each financial year relates to the total comprehensive income from the prior year. The distribution for FY2025 is based on total comprehensive income of \$316,000 for FY2024. The income for FY2024 was lower than estimated, resulting in a lower distribution payment than estimated.

#### Major actual (FY2025) and comparative (FY2024) variance narratives:

- (e) Interest received was lower than FY2024 mainly due to a lower loan book portfolio.
- (f) Loan repayments received were lower in FY2025 due to run-off in the loan book portfolio.
- (g) All remaining WATC borrowings were repaid in July 2024 leading to \$nil funding costs for FY2025.



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## 22. Explanatory Statement (continued)

- (h) WATC borrowings and Amounts Due to the Treasurer were repaid in FY2024, leaving only a small residual amount to be repaid in 2024/25, which was repaid in July 2024.
- (i) The Distribution to the Treasurer declared each financial year relates to the total comprehensive income from the prior year. The distribution for FY2024 is based on total comprehensive income of \$1,251,000 for FY2023 and FY2025 is based on total comprehensive income of \$316,000 for FY2024. The income for FY2023 was higher than FY2024, resulting in a lower distribution payment in FY2025 than in FY2024.

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## ANNUAL ESTIMATES

Keystart has been established as a Government Trading Enterprise (GTE) under the *Keystart Act 2024*, which was undertaken to consolidate the operations of multiple related entities including the Country Housing Authority into a single GTE with its own enabling legislation.

As a result, the Authority became dormant on 1st July, 2025 as a part of the Statutory Transfer Order issued by the Minister of Housing and therefore no Annual Estimates are required from 2025-26 and the outyears.

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## CONTACT INFORMATION

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