



2021-2022 ANNUAL REVIEW
Celebrating 20 years

MESSAGE FROM INDEPENDENT CHAIR

Eloise Atkinson

It is with great pleasure that I present the 2021-2022 BHC Annual Review. This year marks an important milestone for BHC with our 20th anniversary. BHC commenced operations in 2002 with seed funding from the Queensland Government and Brisbane City Council and the vision of increasing the supply of affordable housing for those in need. Since then, BHC has developed over 2,000 homes and supported over 7,500 households into safe and secure housing. I would like to congratulate the BHC team for this incredible contribution and their continued commitment to achieving this mission, particularly as we face fresh challenges with the increasing housing crisis.

In late 2021, we farewelled long term director Stuart Gregory and earlier this year director John Gallimore retired from the Board. Stuart made an extraordinary contribution, particularly by sharing his financial expertise during his 16 years tenure on the Board. John, a founding Board member was instrumental in working alongside the Queensland Government in the development of BHC's Constitution and remains BHC's longest-serving Board member. On behalf of all the Directors, thank you both for your leadership and unswerving focus on steering BHC to deliver the very best for its residents. Your contribution to the Board and to the growth and strength of BHC during your tenures are beyond measure and have left a lasting impact.

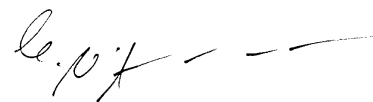
We are now pleased to welcome Katie Williams, a respected corporate governance expert, and Karla Fraser, highly experienced legal expert to the Board. These appointments reflect a significant milestone for BHC in terms of gender diversity on the Board and we look forward to working with both Katie and Karla over the coming year.

A further milestone of great significance this year was the announcement of the QIC/BHC Consortium, a partnership which has secured a commitment from the Queensland Government's Housing Investment Fund to deliver up to 1,200 new social and affordable homes for Queenslanders. This partnership intends to catalyse funds from one of Australia's largest institutional investors, Australian Retirement Trust and is the first investment of its kind in Australia into social and affordable housing. The growth that BHC will deliver under this partnership directly aligns with BHC's five-year strategic goal to significantly increase the BHC portfolio,

providing much-needed new social and affordable homes in perpetuity across South East Queensland.

We were proud to receive the state award for 'Seniors Living' at the UDIA Queensland 2021 Awards for Excellence, for Arbor, BHC's retirement village. Arbor's innovative, flexible and affordable financial model has attracted strong interest among retirees and downsizers, offering a high-quality retirement living option that is centred on dignity, fairness and individual lifestyle. We are incredibly proud of the community that has been created at Arbor.

Thank you to our partners, stakeholders, friends and residents for your support in helping us achieve these substantial milestones this year. As we enter this next incredibly important chapter in BHC's story, we are energised to continue to strive together to do all we can to assist Queenslanders in housing need.



Eloise Atkinson Independent Chair



MESSAGE FROM CHIEF EXECUTIVE OFFICER

Rebecca Oelkers

As I reflect on the past year, I am in awe of the resilience and strength shown by BHC residents and our team. Their attitudes have been nothing short of extraordinary and I am proud of how we have worked together to support each other and to navigate the challenges associated with the extended impacts of the Covid-19 pandemic. Now, as we emerge, we are facing new demands from a housing market already under pressure. Whilst there has always been significant demand for housing and a dire shortage of affordable housing options, the current rental crisis experienced across Queensland, and mirrored across the country, has demonstrated the crucial need for immediate action and investment into new social and affordable housing supply.

With this in mind, I am pleased to report that this year we have made strong progress against the delivery of BHC's Strategic Plan 2021-2025. Goal One from the Plan is to significantly increase the supply of affordable housing. This is being brought to life through the QIC/BHC partnership, with support from the Queensland Government's Housing Investment Fund (HIF). Bringing institutional investment into social and

affordable housing has been a long-term vision of BHC, and I am very pleased that we have been able to move towards making this a reality.

The first two projects from BHC's HIF program are already under development and will deliver 116 new homes across two sites - one in Chermside and the second in Redcliffe, with further projects to be confirmed as sites are secured. This year also saw construction commence on our newest project at Wardle Street, Mount Gravatt. This \$12.3 million development will be ready for residents in early 2023 and will deliver 32 much-needed new social and affordable homes in Brisbane's south.

Goal Two from our Strategic Plan reflects our commitment to do more to assist our residents and communities to thrive. This commitment is being delivered in the first instance through initiatives arising from the BHC Impact Fund. The Impact Fund is our annual commitment of a minimum of \$150,000 to directly invest in programs and supports to assist BHC residents to work towards their goals and overcome barriers to wellbeing, employment and inclusion. With our first full year of initiatives from the Fund now completed, I am proud to report that we were able to assist 315 BHC households with a range of services including small financial assistance grants, group activities and place-based responses. You can read more about the activities and beneficiaries of the Fund on page 5. The Impact Fund would not be possible without the financial support of our social purpose real estate agency, Elevate Residential, which directs 100% of its profits to the Fund. I look forward to growing this philanthropic fund and increasing the support we are able to provide for BHC residents.

As we commemorate our 20 years of operation, I am extremely humbled by what we have been able to achieve together, however the housing crisis experienced across our communities also reinforces to me that it has never been more important to continue our work to increase the number of homes for those in need. Our team remains committed to the delivery of additional supply and continuing to advocate for increased investment in the housing sector.



Rebecca Oelkers
Chief Executive Officer

STRATEGIC PLAN GOAL 1

Growing the supply of affordable housing

We have delivered 2,000 units of accommodation across Queensland and over the next five years, we are committed to growing our portfolio to 3,500 homes. We know we cannot do this alone and will be working towards new projects and development pipelines with our partners in all levels of government and the private and community sectors. Growing the supply of housing is our number one priority and it is the primary way that BHC makes a difference to those in need of a safe and affordable home.

In May 2022, BHC was proud to announce its partnership with QIC and the Queensland Government to deliver up to 1,200 new social and affordable homes under the Queensland Government's \$1 billion Housing Investment Fund (HIF).

The innovative model proposed by BHC and QIC is the first of its kind in Australia, leveraging significant investment into new social and affordable

housing by a superannuation fund, with Australian Retirement Trust intending to invest up to \$150 million into the new social and affordable housing options to be delivered by BHC. The investment framework under this partnership is a real exemplar for future institutional investment into the sector right across Australia.

The first two projects to be delivered under the HIF will provide 116 new social and affordable homes for Queenslanders in housing need. This includes 82 homes at Redcliffe designed for seniors who are struggling to make ends meet and older downsizers whose current public housing property no longer meets their needs, as well as a mixed tenure community of 34 social and affordable homes in Chermide designed for essential workers and households who are eligible for assistance through the Queensland Housing Register.

BHC recognises the critical contributions of the State Government's HIF in enabling this new financing model to come to life and supporting the delivery of new homes for Queenslanders in housing need.



BHC CEO Rebecca Oelkers, Hon. Leeanne Enoch, Minister for Communities and Housing, Hon. Cameron Dick, Queensland Treasurer and Minister for Trade and Investment, and the Hon. Yvette D'Ath, Minister for Health and Member for Redcliffe at the HIF announcement in May 2022.



Architectural render

WARDLE STREET, MT GRAVATT

Under construction

In January, construction commenced on BHC's newest development at Wardle Street, Mount Gravatt, being delivered in partnership with the Queensland Government as part of the Partnering for Growth initiative.

The five-storey building has been designed by award-winning Brisbane architectural firm MODE Design Corp and will provide 19 social and 13 affordable one-bedroom homes. These new homes will provide a safety net to those in housing stress or vulnerable to homelessness and will provide new homes for lower income essential workers.

The development includes a common room and open-air BBQ terrace for the enjoyment of residents on the ground floor, with smaller breakout spaces and landscaped seating areas provided on each residential level. Sustainability is central to the design, with features including solar power to the communal areas, energy efficient lighting, substantial cross-ventilation and rainwater collection and reticulation for landscaping irrigation.

This property will be ready for its new residents from early 2023.



Site visit in May 2022 with Hon. Leeanne Enoch, Minister for Communities and Housing and Corrine McMillan MP, State Member for Mansfield.

STRATEGIC PLAN GOAL 2

Supporting our communities and residents to thrive

We know that the affordable homes we develop and manage provide a critical platform for people to move forward with their lives, however we also know that many of our residents have a need for more than just a roof over their heads. To empower people to identify and pursue their goals, targeted supports and real opportunities to participate in employment, training, social and community activities can be crucial elements. Assisting our residents in these ways is a key focus of this part of our Strategic Plan.

BHC's Impact Fund is an annual commitment of a minimum of \$150,000 that allows us to work alongside residents to identify and directly fund initiatives that seek to contribute to positive outcomes for individuals and their communities. The Impact Fund is our commitment to actively assisting our residents to reach toward their goals and to live their lives with dignity and hope.

This year, BHC was pleased to launch our inaugural Impact Fund Report 2021/22, highlighting the results and outcomes from the first year of BHC's Impact Fund investment.

BHC CEO Rebecca Oelkers said, "This first year of the fund has assisted 315 BHC residents to take important steps to pursue their employment and training goals, enhance their health and wellbeing, or increase their social and financial inclusion. We will continue to listen to residents about what kinds of services and initiatives would be of most benefit and evolve the Fund to ensure it is targeted towards what matters most for residents and their communities."

The Impact Fund is made possible through the financial support of BHC's social purpose real estate agency, Elevate Residential, which directs 100% of its profits to the Fund.



2021/22 BHC Grant Recipient, Maureen

2021/22 BHC Impact Fund Summary



\$150,000
BHC Impact Fund



315 Residents
supported annually

4 KEY AREAS OF SUPPORT



Sustaining tenancies



Employment, skills and participation



Enhancing resident wellbeing



Creating cohesive communities

Impact Fund Initiatives

In 2021/22 this is how we allocated the funds, in alignment with our four key areas of support.



INITIATIVE 1- SUPPORT WITH TARGETED GRANTS

A targeted individual grants program to assist residents with financial barriers to inclusion, participation and wellbeing. This year, grants included bursaries for school children from very low-income families, assistance with course fees, training opportunities for adult residents, equipment to address digital exclusion and health equipment.



INITIATIVE 2- ADDRESSING SOCIAL ISOLATION

Therapeutic and wellness programs to assist residents who are experiencing social isolation and mental health challenges, to enhance social connection and inclusion.



INITIATIVE 3- ASSISTING WITH PARTICIPATION, VOLUNTEERING AND EMPLOYMENT SUPPORT

BHC's Resident Participation and Employment Coordinator has been working across the portfolio this year to provide personalised support to residents with job seeking, linkages to services, interview preparation, placement support, training and volunteering opportunities.



Craig and his service dog Ruby

BHC GRANT RECIPIENT Meet Craig and Ruby

BHC resident, Craig, received an Educate and Participate Grant as a part of BHC's 2021/22 Impact Fund grant allocations.

Craig is currently completing his undergraduate degree, researching post-traumatic stress service canines and the treatment of PTSD. Receiving this grant has allowed Craig to update his computer hardware; assisting with the completion of his undergraduate degree with high distinctions.

"Receiving the grant has made a significant difference. It is everything I need to take my research to the next level."

Visit bhcl.com.au/impact to learn more of the stories of the households who have benefited from the fund.

ELEVATE RESIDENTIAL

Property professionals with a purpose

Elevate Residential has experienced strong growth this year, assisting property owners across Brisbane to achieve strong results in sales and property management, in line with the buoyed market conditions. This growth has delivered Elevate solid end of financial year results, with all profits directly injected into BHC's Impact Fund. The Impact Fund, a perpetual commitment of a minimum of \$150,000 is a game changer for BHC and its residents and one which the Elevate team are very proud to support.

Elevate's Chris Meadmore and Paige Browning were fortunate to be directly involved in the operation of the Fund, as panellists assisting in allocating individual grants across a range of areas including digital technologies, courses and equipment to support BHC's residents. Witnessing the life changing impact these grants are having on people's lives drives the Elevate team to supercharge their growth so they are able to contribute more to those in need.

In early 2022, Elevate once again hosted its annual market update with CoreLogic's Tim Lawless, renowned property analyst and commentator. This event was perfectly timed with Tim providing Elevate's clients and supporters with insightful commentary and predictions about the state of the property market moving forward. Special acknowledgment to McCullough Robertson for their generous support of this event.

The Elevate team were also pleased to be recognised as a finalist in two key industry awards, the 2021 REIQ Awards for Excellence - 'Contribution to the Community' category and 2022 REB Awards - 'Social and Community Service Program of the Year' category. These accolades recognise their hard work and are a constant motivator for the team.

The team extends sincere thanks to all clients and supporters for choosing Elevate for their real estate needs, supporting the venture through corporate partnerships or the referral of friends, family, colleagues and clients. Choosing Elevate not only means that property owners get excellent market results, but also genuinely makes a difference to people in housing need right across Brisbane.



Elevate Residential team

“Elevate clients can be assured of exceptional service and market-focused results. However, as well as this, clients can have the knowledge that every single dollar of profit that Elevate generates helps to make Brisbane a better place for people in need. Our partnership with BHC is about far more than just roofs over heads - it is our joint commitment to help people and communities reach their full potential.”

Chris Meadmore, Principal Licensee



Elevate Residential Market Update with Tim Lawless - April 2022



2002 - 2022

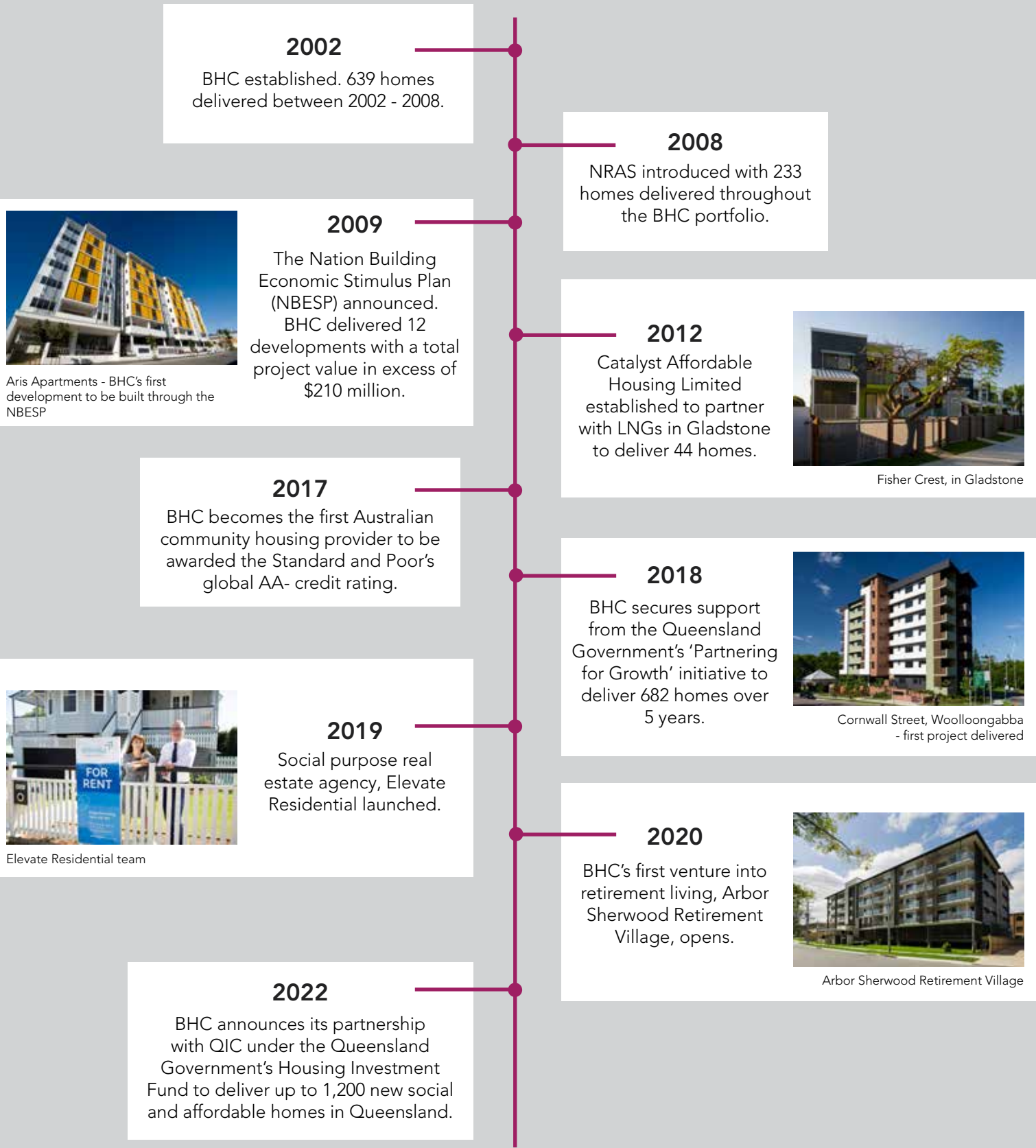
Celebrating 20 Years



To celebrate BHC's 20th anniversary we look back at some of our key milestones and share some stories of our team members and residents.

2002 - 2022

Highlights over the last 20 years



REFLECTIONS - BHC FOUNDING DIRECTOR John Gallimore

John Gallimore was a State Government appointed Director of BHC for 20 years and an invaluable member of BHC's Property and Audit and Risk Committees. In 2001, John was instrumental in working alongside the Queensland Government in the development of BHC's Constitution. He subsequently became a founding Board member when BHC was incorporated in 2002 and remains the longest-serving Board member. John played a pivotal role in BHC's success over the past 20 years and this can be attributed to his commitment to BHC and the organisation's vision, the generous manner he has shared his legal knowledge with the Board, his steadfast passion for our residents and his commitment to increasing the supply of affordable housing.

How have you seen BHC evolve in 20 years?

BHC started small, with housing stock already built or planned by the Department. However, we had property development skills on the Board and within our Executive, so creating our own excellent standards for development rapidly made BHC a leader in creating security, dignity and enjoyment for our cohort of tenants. In 20 years, we have evolved to a point where we can very rapidly respond to opportunities, analyse them comprehensively and then, if they present a good opportunity to provide optimum outcomes for additional residents, proceed to planning, construction and occupation in a seamless way. We are one of the few community housing providers in Australia that can do that. BHC has also over this time developed its unwavering desire to do good into a range of sophisticated programs to recognise and respond to the needs of tenants, and optimise outcomes for them.

From your perspective, what is BHC's greatest accomplishment from the last 20 years?

Obviously, providing housing for so many people who might otherwise be homeless or in inferior accommodation has to be the outcome that we longed for and have achieved. Each development has had its own unique characteristics (for example a focus on disability accommodation, providing more suitable accommodation tailored to elderly former public housing tenants in large houses, youth-oriented accommodation, homes for retirees and people with mental health issues, and, in pretty-well all cases, assisting a range of people with diverse acute and chronic needs). I'm not sure that I can or should try to single out any specific development or program, because I'm proud of them all.

What are some of your fondest BHC memories?

I treasure memories of opening ceremonies for our various developments. There is always a sense of excitement when a new possibility is identified, and when the first sod is turned and various other milestones are reached, but when you are celebrating the opening of a complex, seeing the newly-completed, sparkling-fresh homes for the first time and meeting some of the residents whose lives are already being transformed, there's no better feeling. I have also enjoyed attending BHC's tenant Christmas parties, where I have had the opportunity to informally meet with people and hear their stories, and often got the feeling that BHC had made a real difference in their lives. I have valued the professionalism, dedication and friendship of my fellow Directors and our Executive team members over my entire time at BHC and am grateful to have been given the pleasure of working with them.



“We are really happy with our beautiful unit - we only wish we had it ten years ago”

- Klaas and Sabira

REFLECTIONS - BHC RESIDENTS SINCE 2013

Meet Klaas and Sabira

When their former property owner was looking to renovate and convert their old Queenslander into units following the 2011 Brisbane floods, BHC residents Klaas and Sabira were forced to seek a new home.

After speaking with the Department of Housing and enquiring about waiting periods, Klaas and Sabira contacted BHC to see if they had a chance of finding a home sooner.

In early 2013, Klaas and Sabira moved into their first BHC home in Bowen Hills. The pair were so eager to move in after viewing the newly refurbished unit remarking that “the carpets were still wet from the carpet cleaning.”

After eight years in this home and due to health reasons, their two-level unit was no longer fit for purpose, and they requested a property transfer.

They now call one of BHC’s inner-city Fortitude Valley properties home.

“We are really happy with our beautiful unit - we only wish we had it ten years ago,” said the couple.

It seems fitting that they would end up living in the Valley, having met 13 years ago while both of the residents were volunteering at the Red Cross Shop in the McWhirter’s Shopping Centre.

“I knew after three days that I was going to marry her,” said Klaas.

Klaas and Sabira are proud long-term BHC tenants, happy to have their Fortitude Valley property to call home.

REFLECTIONS - BHC RESIDENT SINCE 2007

Meet Lyle

Moving in one month after the building officially opened, BHC resident Lyle, has lived at BHC’s Nundah property for over 15 years.

One of Lyle’s sons were instrumental in finding this home with BHC, saying “Dad, you need to find a home close to the shops, you won’t always be driving, and you need to be in walking distance from them to remain independent”. Like many of BHC’s properties, Lyle’s home is conveniently located to amenities, with the Nundah Village precinct containing shops, cafes and restaurants only a short walk away.

Originally from Mt Morgan, just outside of Rockhampton, Lyle is a former jockey and horse trainer, moving to Brisbane at the age of 14 to become an apprentice jockey. Since that time, Lyle has spent most of his life on the northside of Brisbane, working in Hendra for most of his impressive 75-year horse-racing and trainer career. For Lyle and his extended family, horse-racing is in their blood, with his sons and grandchildren continuing his legacy racing all over the world. To this day, Lyle continues to help on race days when needed.

After 15 years, Lyle continues to love looking after his home and has no intention of moving anywhere else, stating “If I were to win the lottery, I would buy the building and continue to live here.”

“It’s been a pleasure living here, and I thank BHC for their wonderful tenancy management over the years. All the housing managers have been great, and I’ve got along with all of them. I feel very thankful to live here.”

“If I were to win the lottery, I would buy the building and continue to live here.”

- Lyle



REFLECTIONS - BHC EMPLOYEE SINCE 2006

Carmela, BHC Allocations Team Officer

As one of BHC's longest serving employees, Carmela, has made a significant contribution to both BHC and the sector, assisting thousands of households to access housing through BHC, in her role as Allocations Team Officer for the last 13 years. Commencing her journey at BHC in 2006 as a receptionist, Carmela has seen the organisation grow from a team of 15 to a team of 65.

As one of two Allocations Team Officers, Carmela is responsible for the day-to-day coordination of referrals for accommodation within the BHC portfolio. Carmela has also represented BHC at many events over the years, from open houses for prospective tenants to Brisbane City Council's annual Homeless Connect.

Carmela shows an incredible commitment to her role at BHC, stating "It is a good feeling knowing you've given people a chance to have a home to live in."

As the first point of contact for many prospective tenants, BHC residents have appreciated the time and care Carmela has put into placing them into safe, affordable homes. This commitment is evident, with BHC resident Craig commenting, "During my lowest ebb in my life Carmela saw my strengths and went into bat for me, she helped secure a disability unit. I am now no longer homeless, have recommenced my degree and reconnected back with my family – I will always be in appreciation of Carmela and of course, the whole team at BHC."

It's the little things that help form company culture and every BHC employee would wholeheartedly agree that Carmela's weekly homemade dip is a staple of the office- never lasting beyond the morning.



REFLECTIONS - BHC EMPLOYEE SINCE 2011

Chantel, BHC Housing Manager

Joining the BHC team in August 2011, Chantel's career has progressed over the years from Receptionist/Administrative Assistant to Allocations Team Officer to her current role as Housing Manager. Her progression through the organisation is testament to the huge level of initiative she takes in both service delivery and self-development.

As one of the ten Housing Managers within BHC's Operations Team, Chantel is responsible for the daily tenancy and property management within her allocated portfolio. Chantel's friendly and open style makes her an incredibly important part of the Housing Management team and the organisation overall.

While working in the Allocations Team, Chantel visited her first BHC property in Kangaroo Point. Newly developed in 2012, BHC's Century Apartments was one of BHC's first mixed tenure properties - combining residents from all walks of life together in one community. Now, six years later Chantel is managing this property.

In 2019, in recognition of her contributions across the organisation, her tenants' success in their tenancies and the effective functioning of BHC's affordable housing portfolio overall, Chantel was nominated for the PowerHousing Awards Rising Star Category.

"During my tenure at BHC, I have grown personally and professionally in my varied roles. Even though I didn't win, being nominated by the organisation was a great honour and I'm thankful for being recognised."

Having come to housing management from administrative roles, Chantel has a deep understanding of the tenant journey and the importance of achieving positive outcomes at each part of a tenant's interaction with BHC.

"Working at BHC has given me the opportunity to give back. I lived in social housing as a child and I don't know what my life would have been like if my family didn't have access to affordable accommodation."

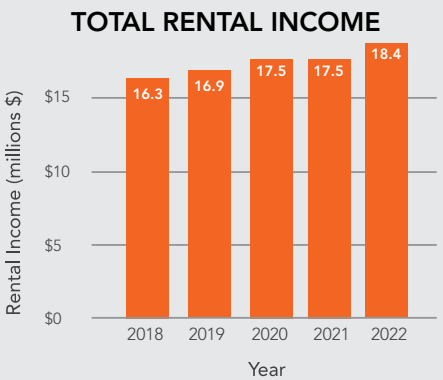
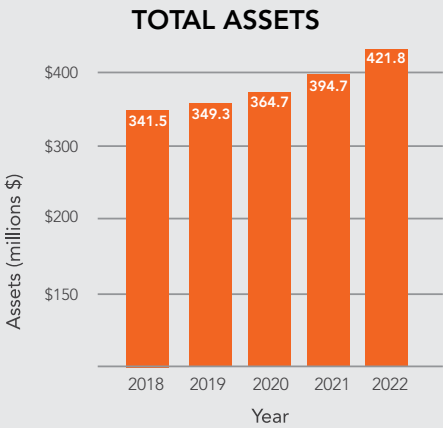
2021 - 2022

Financial operations summary

Revenue was \$24.7m for 2021/22, broadly in line with the previous year. Rent revenue increased from \$17.4m to \$18.4m, offset by lower government development grants which decreased from \$4.8m to \$3.8m. Expenses increased from \$24.3m to \$25.3m reflecting the higher operating cost environment.

During 2021/22, BHC invested close to \$20m on new social and affordable housing developments, including progressing the construction of the Wardle Street project and acquiring four land sites for future housing developments.

BHC maintained its AA- credit rating by Standard and Poor’s. Through the Housing Investment Fund and the consortium with QIC, BHC will access long-term funding via institutional investment with Australian Retirement Trust and the National Housing Finance Investment Corporation to deliver social and affordable housing at scale.



Summary Statement of Financial Performance	2021/22 '000	2020/21 '000	2019/20 '000
Revenue			
Rent	\$ 18,430	\$ 17,455	\$ 17,516
Grants	\$ 3,789	\$ 4,863	\$ 4,474
Other	\$ 2,446	\$ 2,026	\$ 2,002
Total Revenue	\$ 24,665	\$ 24,344	\$ 23,991
Total Expenses	\$ 25,274	\$ 24,301	\$ 23,629
Revaluation of Property Assets	\$ 19,493	\$ 22,328	\$ 6,684
Total Comprehensive Income	\$ 18,884	\$ 22,371	\$ 7,046
Cash at the end of the Financial Year	\$ 16,020	\$ 22,515	\$ 19,409
Total Assets	\$ 421,772	\$ 394,701	\$ 364,660
Total Liabilities	\$ 28,508	\$ 20,321	\$ 12,652
Total Equity	\$ 393,264	\$ 374,380	\$ 352,008



2021 - 2022
BACK (L-R): Kirsty Smith, Geoff Woolcock, Katie Williams, Matt Leyshon, Stacey Ross, Julie Heckenberg
FRONT (L-R): Les Jones, Eloise Atkinson, John Gallimore

Board of Directors

Eloise Atkinson - Independent Chair

Eloise is an architect and director of the cross-disciplinary design practice, Deicke Richards. She has over 25 years experience in the design of public and affordable housing and has worked with clients in state government, community organisations and private developers. She is committed to using design to achieve social purpose and works closely with education clients across the government, Catholic and independent spheres, with a particular focus on collaborative master planning work.

Eloise is the Independent Chair of BHC, contributing to all committees. She is also sits on advisory committees for two other not-for-profit organisations addressing older women’s housing and ending homelessness in Brisbane.

Les Jones

Les is a retired Grant Thornton Partner with extensive involvement in not-for-profit organisations. At Grant Thornton, Les headed up Assurance Services and was the Office Managing Partner for five years. Les has been a director of various not-for-profits and contributed to the Professional Education program for the Australian Institute of Chartered Accountants. Les is Chair of BHC’s Audit & Risk Committee and a member of the Finance Committee.

Stacey Ross

Stacey is the CEO of The Centre for Women & Co. a regional specialist domestic and family violence and women’s wellbeing health service. With over 20 years’ experience in the community sector Stacey is passionate about community development, human services and good governance, she leads with integrity and has an endless desire to empower others to reach their full potential. Stacey is a State government appointed director and is a member of BHC’s Tenancy Management Committee.

Katie Williams

Katie brings a diverse portfolio of experience with 25 years providing governance, risk and advisory professional services across the public sector. With a passion for improving health and human services, Katie has worked with many education, healthcare and community service organisations. Specific to the affordable housing spectrum, she is well versed in operational improvement, leveraging digital and technology to enhance tenancy experience and the importance of strategic partnerships in enabling growth. Katie is the Brisbane City Council appointed director and a member of the Finance Committee and the Audit & Risk Committee.

John Gallimore

John was long-time Partner in, and subsequently a Consultant to, an international law firm. He is also a Board Member of Multicap Limited. John is a former Board Member of Queensland Sudden Infant Death Research Foundation and has had various roles in the Anglican Church in Brisbane. John is a State Government appointed director of BHC and is a member of BHC’s Property, and Audit & Risk Committees.

Julie Heckenberg

Julie holds over 25 years’ experience in leadership and organisational development, and education and training at both enterprise and government levels. Julie has successfully translated her skills to the community sector through her work as Founder and Interim Board Member of Under 1 Roof. Julie is the Chair of BHC’s Tenancy Management Committee and a member of the Catalyst Board.

Kirsty Smith

Kirsty is Managing director of Kelen Property. Previously CEO for the City of Brisbane Investment Corporation, Kirsty was responsible for its property development and investment strategies. Her property experience across both public and private sectors follows an early career in finance and business management roles. Kirsty is a director of Mt Alvernia College.

Geoff Woolcock

Geoff is a Senior Research Fellow at the University of Southern Queensland’s Institute for Resilient Regions, and an Adjunct Associate Professor at University of the Sunshine Coast and Griffith University. Geoff has over 30 years’ community-based research experience nationally and internationally in the housing, social policy and public health sectors. Geoff is a director of the Australian National Development Index (ANDI), a Research Fellow of the Wellbeing Economy Alliance (WEAll), and a member of BHC’s Tenancy Management Committee.

Matt Leyshon

Matt has more than 35 years’ experience in the property industry. He is currently the Head of Origination at GFM, a national property funds manager and leader in the “Build-to-Rent” sector. He has been at GFM (and Grocon, where the heritage of GFM comes from) since 2014 and during this time has overseen a range of projects including 480 Queen Street and the 2018 Commonwealth Games Village / Smith Collective. Matt is a member of BHC’s Property Committee.



AWARD WINNING **Arbor Sherwood**

In November 2021, Arbor Sherwood Retirement Village received the UDIA Queensland 2021 Award for Excellence in the 'Seniors Living' category.

Designed by Peddle Thorp Architects with sustainability and community in mind, the 52 one-bedroom plus study and two-bedroom apartments were designed to keep the cost of living affordable for residents over the longer term.

Arbor Sherwood is a welcome change in the market that allows Australians to ease into their retirement, in a more financially flexible manner that is suitable to their personal needs. We are proud of the community that has formed at the Village, and we are committed to making retirement living accessible for those who need it.



Arbor community celebrating the award win

ANNUAL REVIEW 2021-2022 **Brisbane Housing Company Limited**

Trading as BHC Creating Liveable Communities

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**Queensland
Government**



Dedicated to a better Brisbane

BHC takes this opportunity to acknowledge the funding received from the Commonwealth, Queensland Government and Brisbane City Council and the continued support of all our community shareholders. BHC is a public company limited by shares, a public benevolent institution, an income tax exempt charity and deductible gift recipient.

All images within this publication are of BHC residents, families and properties. We thank our tenants and investors for their generous input.