



# Shelter WA (Inc)

## Annual Report

2009 ~ 2010



# Shelter WA

Shelter WA is an independent community organisation. Our vision is accessible, affordable, appropriate and secure housing for all Western Australians.

Shelter WA provides an informed voice on housing policy issues based on sound research and strong collaboration and consultation with housing consumers and community based organisations working in the housing field.

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# Chairperson's Report

Shelter WA has had an excellent year as the leading voice in accessible, affordable, appropriate and secure housing for the people of Western Australia. Shelter WA would like to acknowledge and thank the Department of Housing for its ongoing funding and support.

I would like to warmly thank the committee of Shelter WA for their work over 2009-2010. Especially Sherl Westlund, John Perrett, Liz Kerry and Kerry Morgan who have been supporters of Shelter WA over several years. I would also like to sincerely thank Tammy Solonec - Vice Chair, Paul Harrison, Jim Petrie and Jenny Begent who provided a solid contribution throughout the year.

The management committee would especially like to thank the staff of Shelter WA, Bronwyn Kitching, Corinne Mercer, Stephanie Bachman and Shae Garwood for their respective fabulous efforts.

The 2009/10 year brought significant stimulus in the affordable housing arena brought on by the Global Financial Crisis and the lack of affordable housing. It also brought on flat employment, falling house prices, slowing consumer and investor confidence and rising interest rates. All of these factors saw a fall in the production of private housing construction which increased the need for housing in the affordable sector of the market. The stimulus package however increased the production of affordable houses with the Department of Housing leading the way with its implementation and management of the building of stimulus housing. The Department has ensured that Western Australia will get its fair share of the federal governments Nation Building and Jobs Plan (NJB).

The Department of Housing also led the way with the National Rental Affordability Scheme (NRAS) and a good number of incentives allocated for Western Australia. The NRAS offers an opportunity for rental stock to be constructed for low to moderate income earners at up to 80% of market rates for ten years.

The Department has had a lot to do in 2009/10 and has met the challenge admirably.

The entire affordability arena is under intense pressure in these trying economic times. Western Australia is ideally placed however to rebound from this situation.

With leadership from the Department of Housing, community housing providers and State and Federal Governments we can look forward to an improved situation for the affordable housing segment and hopefully a reduction in homelessness. I believe the federal and state government positive job creation policies during this time of need have produced affordable housing for generations to come.

The challenges for the 2010/2011 and indeed the next decade is for State and Federal Governments community housing providers and private developers, to maintain and build on this increase in affordable housing stock.

I would like to thank all of you who are working in this industry to help others and wish you success in all of your endeavours.

Richard Sheridan  
Chairperson

# Executive Officer's Report

The financial year July 2009 through June 2010 was another very full year for Shelter WA. Our media presence remained strong and Shelter's contribution to housing policy review, development and evaluation saw us participating in many committees and networks. We maintained our regular communication with members and subscribers, delivering monthly email updates, quarterly newsletters and conducting consultation and information forums and presentations.

Shelter experienced a change in staff with Susan Sharples the Research Manager leaving us in February 2010. The Management Committee and Executive Officer undertook a review of the Research Manager tasks and duties and decided to split the position into two discrete roles. Job descriptions for a Community Development and Policy Officer (CDPO) and a Research Officer (RO) were developed and advertising commenced in March 2010. Shelter welcomed Stephanie Bachman to the CDPO position and Shae Garwood to the RO position in April 2010.

The 2009/10 financial year saw continuing implementation of the Commonwealth and State funding and program initiatives introduced in 2008 with the National Affordable Housing Agreement and the complementary National Partnership Agreements on Social Housing and Homelessness, together delivering the largest boost to affordable housing construction and housing support service provision WA has seen in several decades. New targeted homeless services are commencing from July 2010 and we welcome this renewed focus to holistically address the multifaceted dynamics and barriers people at risk of or experiencing homelessness struggle with.

The much anticipated Henry Tax Review was handed down, but disappointingly many key recommendations to changes in the tax treatment of residential and investment housing were not supported by Government and to a great extent the contradictory system of negative gearing, capital gains tax exemptions and high entrance, exit and transfer costs for housing remains.

Shelter WA's commitment to support higher education by hosting student practicums was maintained and over the 2009/10 year we provided two students with practical experience – Katie Arpino a second year Bachelor of Social Work Student joined us from July through November

2009 and Clothilde Pougnet a PR student was with us through May and June 2010.

Shelter WA's office premises in Claisebrook Lotteries House East Perth has been undergoing major extensions, renovation and refurbishment and this led to tenant organisations facing disruption to their accommodation and the need for staff to undertake home-based work. Shelter staff relocated office computers to their homes and worked remotely for a four week period over May and June 2010, and at the time of writing the building works continue with an expected completion date of October 2010. We look forward to enjoying a newly upgraded building later in the year.

I would like to thank the Shelter WA Management Committee for their continued service to Shelter WA for 2009/10.

The Committee consists of  
Richard Sheridan (Individual) – Chair  
Sherl Westlund (Individual) - Vice Chair to May 2010  
John Perrett (Tenants Advice Service) - Treasurer  
Liz Kerry (Anglicare)  
Kerry Morgan (City of Belmont)  
Paul Harrison (WRAS)  
Chelsea McKinney (Individual) to January 2010  
Tammy Solonec (ALSWA) from March 2010  
Jim Petrie (the Big Issue) from March 2010  
Jenny Begent (Salvation Army) from March 2010

Finally, I must gratefully acknowledge our funding body, the WA Department of Housing and in particular Shelter WA's Contract Manager, Glen Kar who provides the vital link between Shelter WA, the Department and the State Government.

Thank you.

Bronwyn Kitching  
Executive Officer

# Agency Report

## KEY ISSUES FOR HOUSING IN WESTERN AUSTRALIA 2009-10

Financial data from the second half of 2009 revealed that while Australia slowed somewhat as a result of the Global Financial Crisis, we avoided recession. The stimulus monies and government funded infrastructure projects had the desired effect of retaining jobs and incomes and maintaining the residential construction industry. In contrast to other parts of Australia, WA was partly cushioned from the vagaries of the crisis in banking and finance by the wealth of our natural assets and mining sector. While we saw a steady in house prices and slowing in home building and buying, the breadth and scale of the impact was not as great as it may have been.

The Reserve Bank of Australia began to raise interest rates in October 2009 from the lowest level in decades - 3% to its June 2010 level of 4.5%. By July 2009, the downward volatility in house prices evident since late 2007 had turned and house prices were again increasing. The volume of sales and new home construction remains comparatively low however. Since the generous (but inflationary) First Home Owners Boost was scaled back and withdrawn, the first home buyers who largely maintained the housing market when no-one else was trading have now retreated.

The National Affordable Housing Agreement and the National Partnership Agreements on Remote Indigenous Housing, Homelessness and Social Housing are fully operational in WA with the transfer of funds completed, new social housing construction and refurbishment and homeless service initiatives commencing.

Department of Housing reports at the end of December 2009 indicate that contracts for the supply of 313 new properties under the Nation Building Economic Stimulus are in place. This is 37 more than the 276 that were forecast to be provided with the \$70M to December 2010. With the National Partnership Agreement on Remote Indigenous Housing the Department of Housing built 89 new homes in WA remote Indigenous communities over 2009/10 and completed 150 refurbishments.

Despite these significant commitments the waiting list for public rental housing continued to climb by around 80 new applicants a week and in June 2010 stands at close to 26,000, with 'non-priority' applicants likely to wait upwards of seven years for

a suitable rental property in many of Perth's metropolitan regions.

## HOMELESSNESS

Homelessness remains a critical problem for Perth and many of WA's regional centres and remote communities. Rates of homelessness across primary homelessness (rough sleeping), secondary homelessness (couch surfing and living in crisis accommodation), and tertiary homelessness (in boarding houses, hotels and motels, caravan parks and other insecure tenures) are alarming.

The outcomes of the national consultation on Homelessness were released in the report '*The Road Home*' in December 2008. The National Affordable Housing Agreement provides for \$6.1B nationally over five years from 2008/09 and the National Partnerships (NPA's) on Social Housing and Homelessness delivered a further \$1.2B over the same period. WA was well placed to develop and implement plans for our share of NPA funding (\$135.1M) over the first half of 2009. By October 2009, Expressions of Interest from agencies to operate new or expanded services were being considered. WA initiatives are focused around three key strategies: early intervention and prevention, breaking the cycle and expanding the service system.

At the end of June 2010 contracts were signed and the equivalent of 100 new positions created across the state. Shelter WA is working to monitor the success of this improved response to homelessness and hopes to see a measurable decline in the number of people and households without accommodation, and in the length and recurrence of homeless episodes for our most vulnerable groups.

## PUBLIC HOUSING

The capacity of the WA public rental sector to accommodate the volume of eligible households currently in private rental stress, remains limited. Resource and government commitment to public housing has been in decline for several decades. The current injection of funds for stock growth will not deliver the quantum or proportion of affordable rental dwellings needed by low income households. A shift in policy thinking has occurred and affordable housing need is now viewed across a continuum. 'Band A' housing is most highly subsidised and rents are capped as a proportion of income (currently WA public and most not-for-profit community housing rents are set at 25% of

household income), 'Band B' is housing that is subsidised on a discount to market rate – National Rental Affordability Scheme (NRAS) housing applies rents at 80% of market rate and government pays the owner an annual subsidy to meet the shortfall. 'Band C' dwellings are those provided under home-purchase programs for low-moderate income earners and include the First Home Owners Grants, shared equity schemes and Home Saver Accounts.

At the time of writing, the WA government is considering a new State Affordable Housing Strategy and information about the detail underpinning a Not-For-Profit Community Housing Growth Strategy. Both high level strategic documents were developed following the work of the Social Housing Taskforce and the WA Planning Commission's Report *'Directions 2031'*. Aligned with the intention of the national government to transfer ownership of a significant proportion of public housing to community organisations to facilitate capital growth and leverage, this shift effectively broadens responsibility to house low-income and otherwise disadvantaged consumers to include the community and private sectors in addition to the government's social responsibility.

The progress of transferring Department of Housing properties to community housing providers depends on the provider gaining 'growth' or 'preferred' provider status. A requirement for growth providers to receive new dwellings constructed under stimulus funds is to enter into Community Housing Agreement contracts. These contracts are pending, reliant upon the determination of a framework for national regulation. A consultation conducted between April and June 2010 has not yet resulted in a recommended model.

Due to increased targeting of public rental allocations to the most disadvantaged households, more people in this tenure have few other options and are likely to remain public housing tenants for life. Public housing tenant profiles reveal that almost 50% of tenants are in receipt of Aged or Disability Pensions and can be expected to remain long term in their public rental property. This has impacted on the number of new occupations over time. In a fixed sector of ~40,000 public dwellings in 1997-8 ~5,700 applicants were accommodated (14.5% turnover) and in 2007-8 out of a pool of the same 40,000 properties ~3,200 were vacated and re-occupied (turnover 8%). WA's population has grown and the proportion of older single and fixed income people in the community has grown but the supply of affordable housing has not.

A State Affordable Housing Strategy that comprehensively addresses and ameliorates the

barriers that have led to the lack of suitable affordable housing across all sectors, public, community and private is needed.

## PRIVATE RENTAL

For Perth renters in the private market over 2009/10, more rental vacancies did not translate into lower rents. Across Perth the median house rent grew from \$365 p/wk in June 2009 to \$380 p/wk in June 2010. Perth's median unit rent levels in June 2009 at \$355 p/wk were comparable to house rents but by the end of the financial year had dropped slightly to \$350 p/wk.

The rental market remains overheated in regions where resource industries are operating. The sudden increase in workers to remote and regional centres coupled with tight housing supply has driven up the price of homes and inflated rents. Due to the higher salaries paid by resource companies, their workers are able to afford the higher housing prices and they attract workers from other sectors. Many resource towns now suffer from a lack of key workers, government officers, social, community and essential services workers. In some of these communities, land release to build new houses, government infrastructure funding and government employee housing are being progressed.

## VACANCY RATES

Rental vacancy rates show the interaction in supply of available rental properties compared to demand by households seeking a home to rent. When vacancy rates are low renters have difficulty finding a property to lease and landlords have a market incentive to increase rent prices. When vacancy rates are higher potential renters have more choice of available rental properties and may be able to negotiate lower rents or other improved conditions in leases.

Increasing vacancy rates are one indicator of household movement from private rental to homeownership. Between December 2008 and December 2009 Perth vacancy rates continued to increase, from a low of 2.4% at the end of 2008 to a high of 4.7% in December 2009. The change in vacancy rates between June 2009 at 3.5% and June 2010 at 4.3% were a reflection of two significant market shifts. A proportion of rental households transitioned to home-ownership and some houses being offered for sale were taken off the market and came available to rent when house prices fell.

## RENTAL RETURNS

The private rental return (i.e. the median weekly rent/median value of rental properties) is a key indicator of the health of property investment portfolios. As the market value of dwellings increases and investment property owners seek competitive returns rents are pushed up. A higher return for investors means higher rents for lower valued dwellings. When house prices are inflated rents must be set very high to provide a competitive return and this leads to more rental stress for renters.

Rental returns over the 2009/10 financial year for Perth units yielded an average 4.2% and houses 3.9%. The highest performing suburbs and dwelling types in Perth were Rivervale units that returned 8.2% and Burswood units at 6.9%. Kambalda, Kalgoorlie and Derby also performed strongly with rented houses and units bearing returns between 5.9% and 6.9%.

In order for an investor to be motivated to make properties available to rent, the return on the loan

purchase price for the property through rents must be more than the benefit gained through capital price growth alone. Therefore if a property value grows at a rate of 10% pa, and an investor is paying 7% pa in interest on the purchase loan, an investor is still making a 'profit' of 3% pa solely through appreciation without renting the property. In this scenario a rental property has to return more than 3% pa to be attractive.

Because house prices initially fell following the Global Financial Crisis and now have largely stabilised, we are not experiencing the rapid price growth seen in the housing market over the 15 years to 2007, where many suburbs were showing house prices rise annually in double figure percentages. This has meant it has become more attractive for residential property investors to let the properties to tenants, rather than hold properties vacant in order to realise the capital growth when a property is sold at a much higher price at a later date. This effect is illustrated by the easing in vacancy rates and a slowdown in house price growth.



## REGIONAL HOUSING

The vast geographical area of WA presents many issues when considering residential development and the provision of community infrastructure. During the 2009/10 financial year, housing affordability and availability in regional WA continued to gain attention. Scarcity of housing, high costs of building and the overall lack of infrastructure, roads, supply of water and utilities has long been an issue in WA regional centres and towns and in remote areas where mineral and mining industries are located.

Both State and Federal Governments have acted to improve the supply of housing in regional centres. The Royalties for Regions policy negotiated by Minister Grylls when the Coalition government was formed in 2008 promised monies to regional areas through three streams: the country local government fund, the regional community services fund and the regional infrastructure and headworks fund. In February 2009 \$200M was committed to Government Regional Officer Housing. This is expected to deliver 400 new dwellings for government workers in the regions. The State Budget handed down in May 2010 also committed significant funds to regional development, with Kalgoorlie, the Kimberley and Pilbara regions the biggest winners.

A service workers apartment precinct is under development in Karratha and Aboriginal visitor hostels are being provided in Broome and Boulder. Land releases and more flexible zoning and planning regulations will allow more housing, appropriately smaller and diverse types of dwellings to be built.

The Commonwealth State social housing partnership agreement will deliver 600 properties throughout regional WA. The National Rental Assistance Scheme is also bringing more housing to some regional centres. Until these initiatives are realised, many of WA's resource boom towns will continue to struggle with housing availability and affordability, and the extraordinary rents upwards of triple the state average rents will continue.

## HOMEOWNERSHIP

A generous Commonwealth subsidy, the First Home Owners Boost (FHOB) of \$7,000 for the purchase of an existing home or \$14,000 to build a new dwelling, was added to the existing \$7,000 First Home Owners Grant (FHOG) on 14 October 2008. The boost was scaled back between 1 October 2009 and 31 December 2009 to \$3,500 for purchasing an existing dwelling and \$7,000 for

building a new house. It ceased on 1 January 2010. No cap was applied to applicants' income levels and the FHOG and FHOB were well subscribed.

The boost was effective in encouraging first time owner occupiers to enter the housing market. It could be argued that this led to an easing in rental vacancy rates and contributed to more stability in rentals. Market research data reveals that the residential entry first home market attracted most movement over the 2008/09 year. However, first home buyers typically purchase established dwellings rather than building new properties and therefore do not add to overall housing stock.

House sales in Perth dipped between June and December 2009, falling from 12,800 sales in the June 2009 quarter to 10,400 in the December 2009 quarter. There has been a rebound in 2010. In the June 2010 quarter we saw 14,500 homes offered for sale, this is still 3,000 less than the peak selling quarter of March 2008 when nearly 17,800 homes were on the market in Perth.

Since mid 2006, Shelter WA's ongoing monitoring of housing affordability has revealed that none of Perth's 291 suburbs were affordable for single income households in the bottom 40% income range. This continued to be the case throughout 2009 and into 2010. The risks for marginal mortgagee households (over-extended and potentially facing default and re-possession if they are unable to pay higher mortgages resulting from any increase to the interest rates) is not yet being evidenced. Interest rates have been largely steady for most of the year.

The estimated underlying housing demand in WA is for around 50,000 new dwellings. This estimate assumes the current rates of vacant stock remain unused (averaging 10% across the state). Both new building and bringing vacant housing resources to market would address this gap, but the levers available to government to release privately underutilised existing housing stock (land tax / annual invoicing of Capital Gains Tax applied to vacant houses) are unlikely to be applied. Therefore, new building is the most achievable response to address the housing shortage.

WA's increasing requirements are partly due to population growth caused by high interstate and international migration and a strong job market in WA's resource and mining industries. Housing for this sector, and the affiliated service workforce to support these industries is located mostly in non-metropolitan regions, primarily the Pilbara and Kimberley, where the housing shortage is critical. In these regions rents and house prices are double

and triple the cost of similar accommodation in metropolitan Perth and non-mining regional centres. Much of the housing in these areas is typically overcrowded, particularly for low-income earners, key workers and Aboriginal households. The lack of affordable housing to support regional economic growth and employment is a key constraint.

There is a growing consensus spreading to local governments, town planners and developers that Western Australia has not delivered an adequate supply of new, sustainable and varied forms of housing to meet population growth and demographic changes (including smaller dwellings for single occupants). There is also an awareness of the environmental and social costs of unfettered urban sprawl and the impact on road congestion, need for better transport services and infrastructure development to grow our cities outwards. More people are attracted to medium density and sensitive infill.

In June 2009, the median established house price in the Perth metropolitan area was \$450,000 but by June 2010 our median established house price was \$490,000. Over the 12 months July 2009 to June 2010 house prices climbed steadily to a peak of \$502,500 in March 2010 before easing in June 2010. Perth has continued to rival Sydney prices.

## GOVERNMENT RESPONSE

Since commencing implementation of the sweeping reforms outlined in the Council of Australian Government's Reform Agenda from July 2009, a noticeable flurry of activity around housing has taken place. This includes new Social Housing construction, new and increased service provision for homeless people and acknowledgement of the lack of mental health and disability services for these people in need.

Both Federal and State Governments have responded to the severe shortage of affordable housing with new initiatives and construction. In WA, the Social Housing Taskforce completed their work in December 2008 and the Final Report was released in June 2009. A key recommendation of that report was for the development of a State Affordable Housing Strategy. One aspect of the anticipated strategy is the requirement to address the lack of a range of community supports that enable vulnerable tenancies to be maintained. These supports range from:

- in-home care services for frail aged and people with disabilities;

- financial counselling and emergency assistance for people in financial crisis,
- justice and corrections services to prevent re-offending and for pre-release and post release offenders,
- better support for children in the care of the state through transition to independence and beyond,
- better targeted training and education supports for those disconnected from work and needing improved skills,
- more responsive mental health services, for people with fluctuating mental health status, and
- more and better homeless, outreach, early intervention and prevention services.

In addition to the State Affordable Housing Strategy, some clarity for Community Housing Organisations is needed. The State has not yet released its plans for expansion of the community housing sector and developing a system for accreditation, regulation and registration of community housing organisations.

What is increasingly being identified is the need to review local government powers around land planning, density zoning and multi-unit development regulation. Too often sorely needed new housing construction is denied due to the conservative and restrictive approach of decision makers and the upward impact on costs of development caused by confusing and onerous application and approvals processes.

The housing circumstance of WA's Aboriginal peoples has had more resources, funding and attention applied over the last 12 months than has been directed in more than a decade. Stimulus monies, Partnership Agreement funds, Intervention resources, infrastructure and rural and remote funding have all delivered and will continue to deliver significant benefits to Aboriginal peoples in Western Australia.

Changes to Aboriginal housing management have been enabled with new legislative powers to implement provisions of the Residential Tenancies Act in rural and remote Aboriginal housing. Much of this housing stock is badly neglected, overcrowded and far from services or regional centres. Negotiating control of the housing and tenancy powers in order to deliver and sustain quality asset management is being undertaken across remote parts of WA from July 2010. The implementation of this significant shift to state intervention in remote Aboriginal housing will be keenly monitored by Shelter WA.

Another reform consideration in WA has arisen from the report of the Economic Audit Committee and the vision to 'Put People First'. Work has commenced in 2010 to explore ways of bridging the funding gap to deliver equity between public sector health and welfare workers and equivalent non-government worker pay levels, to provide for non-government agencies to meet the demand for services currently turned away or placed on waiting lists, and to simplify and streamline contracts and reporting requirements.

The vision of consumer directed care and tailored portable services assigned to an individual is a positive ideal, however a significant concern is the adequacy of the overall quantum of the resource pool from which applicants can access an approved amount. The disability services and aged care sectors where this model has been implemented are not adequately resourced to provide care to all individuals who are eligible, approved and in need, with many potential recipients assessed and approved for assistance waiting for lengthy periods before they can be provided with the supports for which they have been approved.

It is estimated that in WA several thousand older people are not able to be provided with community aged care packages or high level supported

residential accommodation due to the overall lack of funding, and carers of people with disabilities are similarly frustrated with a lack of access to residential respite, in-home support and other services due to the pool of resources being insufficient to meet the need. A model where individual consumers have to negotiate a number of system processes in order to gain help disadvantages those who are not effective self advocates, and those who are not assertive, articulate or confident with the administration requirements for each phase of the applications approvals, requests and allocations tasks that need to be undertaken before a service can be provided.

Government housing support in the form of public housing dwellings has been lessening, and the Commonwealth rent assistance that was intended to provide affordability and access to the private rental market as a viable available alternative for low-income households is shown to deliver neither affordability (for almost half of recipients), nor has it encouraged affordable private rental investment. We must be cautious before embracing a system that further restricts access to social housing by adding another layer of rationing with personalised funding.

# WORK FOR THE PAST YEAR: CORE FUNDING

Shelter WA receives its core funding from the Western Australian Department of Housing. The service agreement states that Shelter WA is an independent peak body that is funded to “assist the Department of Housing... in enhancing housing opportunities for Western Australians on low incomes. Shelter WA will achieve this by providing an informed voice on housing policy issues based on sound research and close collaboration and consultation with housing consumers and community based organisations working in the housing field.”

In particular, the service agreement requires Shelter WA to provide the following services:

- Conduct research and publish papers on housing issues relevant and current to Western Australia.
- Produce, disseminate and distribute information to the community sector and housing consumers on housing issues.
- Support members of the community sector to work together to achieve positive housing outcomes for low income housing consumers.
- Advise the Department on social housing policy positions which reflect and are informed by Shelter WA’s constituency.
- Invite and initiate customer input into the Department’s policies and practices.
- Coordinate community sector input to the Department’s housing advisory committees.
- Convene community consultation on housing issues.

The 2009/10 Contract Management Plan focused Shelter WA’s activities on three key areas:

1. Support the community sector in voicing input on housing issues to the Government and its appointed representatives, including research and preparation of discussion papers.
2. Community consultation on housing issues, including conducting housing forums and surveys;

3. Produce and distribute information to the community sector through regular newsletters, email updates and a website.

**Shelter WA is required to report on the following outputs in its Annual Report:**

**1. Number of newsletters, SWA updates, information sheets produced per annum**

Shelter WA produced **three Newsletters** during 2009/10. Electronic copies were sent to all financial members and subscribers and were also made available at: [www.shelterwa.org.au](http://www.shelterwa.org.au)

- September 2009
- December 2009
- May 2010

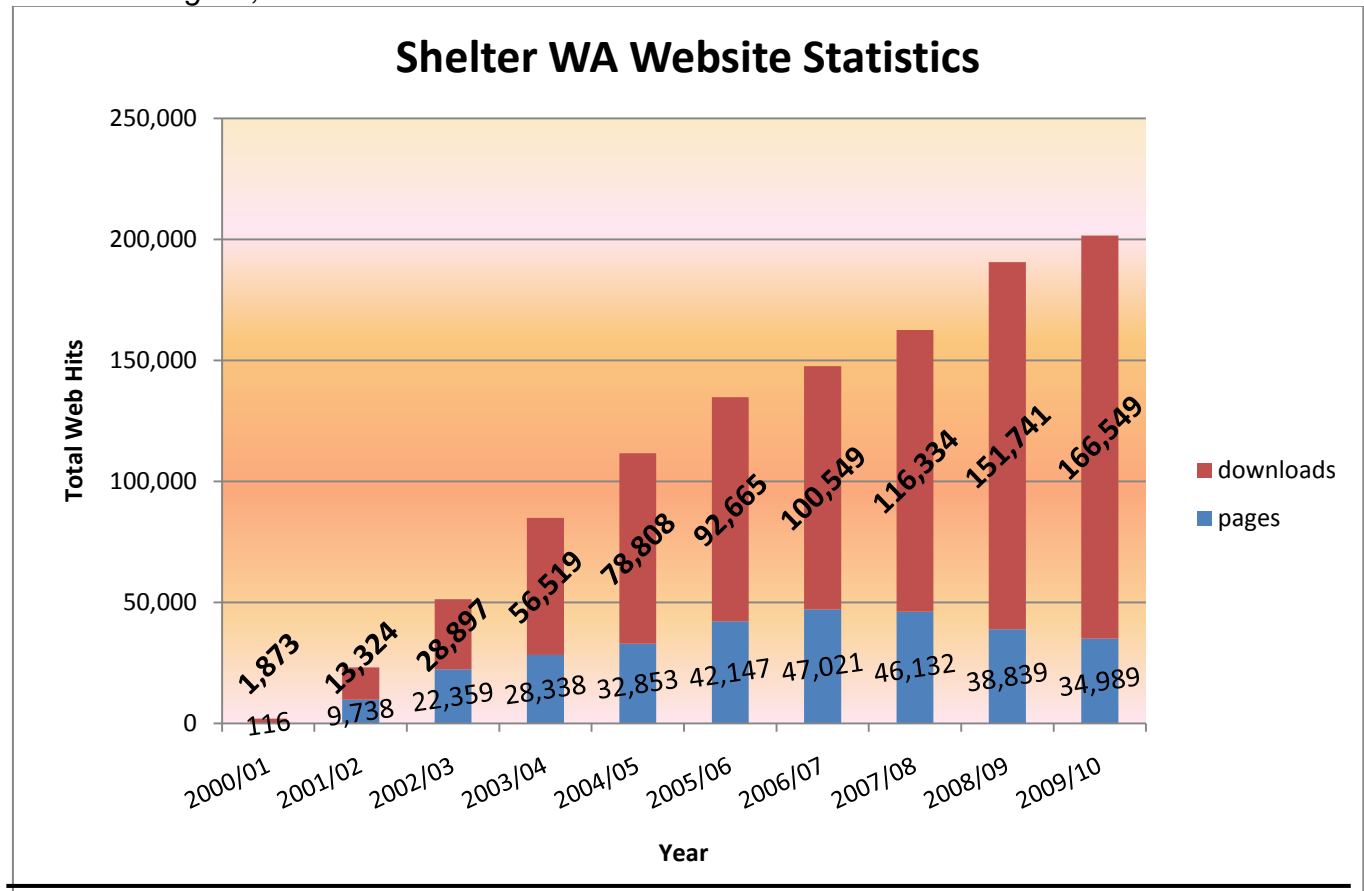
**Eight Shelter WA Updates** were produced and distributed by email as well as being posted to the website. These covered a wide range of housing related issues. The total number of direct subscribers to Shelter WA’s updates fluctuated throughout the year but remained similar to last year, averaging 180. We regularly receive feedback from individuals not listed in our contacts which makes us aware that our newsletters are further distributed by subscribers.

**One Information Sheet** was developed. The Housing Acronyms Information Sheet provides a handy resource and dictionary of acronyms and abbreviations used in the housing sector.

**800 occasions of direct assistance, referral and information provided to consumers**

Along with the preparation of updates and newsletters, running forums and workshops, developing submissions, undertaking committee work, researching and writing reports and presentations over the year Shelter WA, staff responded to more than **800 inquiries** by telephone, email and in person from consumers and members of the public seeking information and assistance with their housing needs.

In 2009/10, Shelter WA's website received **201,538** 'net' hits (ie. excluding image files and scripts) at an average of **13,650** per month, up **6.7%** from 2008/09. This figure included **166,549 downloads of 740** distinct papers and reports at more than **3,202** per week and averaging **30.7 Mb** per day. The chart below illustrates that Shelter WA's reports and publications are widely accessed. Their use has continued to grow, with fewer hits but more downloads.



2. Number and location of housing forums, seminars or workshops held each year and the number of individuals and number and service type of organisations attending these forums, seminars or workshops.

*During 2009/10 Shelter WA attended / presented / co-presented & conducted the following housing forums:*

1. 11<sup>th</sup> Trans Tasman Community Psychology Conference Exploring Boundaries, Expanding Frontiers. July 15-17 2009 Fremantle

Bronwyn Kitching, EO, was invited to submit abstracts for two papers to present at this conference, both were accepted. Presentations were delivered to delegates studying and working in the field of Community Psychology. The two papers; Housing Options for People Living with Mental Illness, and Housing Responses for Humanitarian Entrants and Refugees were well received and attracted an audience of approximately 60 participants to each session.

The PowerPoint presentations are available on the Shelter WA website [www.shelterwa.org.au](http://www.shelterwa.org.au)

2. Government Initiatives in Affordable Housing. International Tenancy Day 5 October 2009

Shelter WA, together with the Tenants Advice Service coordinated and hosted this half day forum. Topics covered on the day by the expert speakers included:

1. International Tenants Day – an international perspective
2. The Coalition of Australian Governments' (COAG) Reform Agenda that has delivered the National Agreement on Affordable Housing (NAHA) and the difference between this funding agreement and the former Commonwealth State Housing Agreement (CSHA)
3. The National Partnership Agreements (NPA), particularly the NPA Social Housing and the NPA on Homelessness

4. The National Rental Affordability Scheme (NRAS) progress in Western Australia
5. The role of Community Housing providers in the growth strategy and the National Standards that complement regulation and registration
6. The future direction of LandCorp in delivering affordable and sustainable communities
7. The work of the Social Housing Taskforce

The Forum was attended by 52 participants from a wide range of government and community organisations and interested individuals and was very well received. A DVD was made and offered for distribution. The presentations are available on Shelter WA's website.

### **3. Housing 2020 Information and Consultation Forum, 12 November 2009**

This forum explored and workshopped the Housing 2020: Future Directions for Affordable Housing report released in October 2009. The 2020 report contained four themes, developed and informed by the 56 recommendations of the WA Social Housing Taskforce convened between December - June 2009. The themes were Reforming the Provision of Public Housing, Promoting Growth through Participation, Increasing the Supply and Range of Land and Housing, and Improve Support and Transition Incentives. The themes covered a broad range of responsible key stakeholder government departments and jurisdictions that are required to change their service models and policies in order to respond to the need for affordable housing into the future. Sixteen recommendations had a direct impact on consumers, and Shelter WA focussed the submission that drew from this workshop on these aspects.

Twenty five participants attended this forum/workshop and gave valuable input into Shelter WA's submission.

### **4. Disruptive Behaviour Management Strategy AHI Discussion Forum 25 March 2010**

Bronwyn Kitching, EO, was approached to speak and participate in a panel for this event. The Australasian Housing Institute convened the Discussion Forum, which generated lively conversations about whether the Department of Housing's new Disruptive Behaviour Management Strategy strikes the right balance between supporting people to maintain their tenancies and tackling serious behaviour problems. The event attracted over 55 participants. Shelter WA made a

submission to the Department about the DBMS which is available on Shelter WA's website.

### **5. Security of Tenure Forum, Federation of Housing Collectives WA. 1 April 2010**

Security of tenure is an important issue for low-income and otherwise disadvantaged housing consumers. Shelter WA, together with representatives from a number of other organisations including the Community Housing Federation of Australia, Community Housing Coalition WA, Tenants Advice Service and Foundation Housing was invited to deliver a presentation to FOHCOL members and others. This event was attended by 20 interested stakeholders who reported they found the information provided interesting and valuable.

### **6. South East Metro Emergency Relief Forum. What is happening about the housing crisis? 28 April 2010**

Shelter WA was approached by the Gosnells Community Legal Centre requesting us to present to the South East Metro Emergency Relief Network they support. Members of the network come from a wide range of non-government and community agencies, church and volunteer groups and meet every two or three months. All Emergency Relief (ER) workers had been reporting an increasing number of people in need approaching them for assistance with paying their rents and other forms of emergency relief including food parcels, help with paying utilities bills, and vouchers.

Many ER providers reported a change in the profile of people seeking support, with more working families and moderate income households now struggling to make ends meet. This shift in the demographics of households experiencing financial stress was evident and workers were concerned that a new class of 'working poor' is emerging.

The presentation covered 2006 Census data of the region, housing and rent prices. An overview of the services and housing initiatives under the National Affordable Housing and relevant National Partnership Agreements was provided. Approximately 35 people attended this forum, and the evaluation feedback was very positive.

### 3. A list of discussion papers, research papers, issues papers and reports produced by Shelter WA.

Shelter independently produced six papers, reports, and submissions during 2009/10. We also contributed to a further four national and statewide papers during the year and these documents are on our website:

- July 2009 Submission to Consultation for the Development of a WA Mental Health Policy and Strategic Plan 2010 – 2020.
- July 2009 Scoping an Affordable Housing Consumer Reference Group.
- December 2009 Submission to Review of the Housing Appeals Mechanism, WA Department of Housing.
- December 2009 Response to the Social Housing Taskforce Report.
- January 2010 Response to the Disruptive Behaviour Management Strategy.
- June 2010 Submission to the FaHCSIA Regulation and Growth of the Not for Profit Housing Sector Discussion Paper.

The following four papers were prepared in partnership with other organisations.

- July 2009 *'Consumer Voices: Sustaining advocacy and research in Australia's new consumer policy framework'* for the Australian Treasury. Joint submission from WA Community Organisations.
- November 2009 National Shelter Policy Platform.
- March 2010 *'Falling Behind: the growing gap between rent and rent assistance 1995-2009'*.
- April 2010 *'A Better Lease on Life: improving Australian Tenancy Law'*, National Association of Tenant Organisations for National Shelter.

### 4. Number and relevance of surveys conducted each year.

In August 2009 during Homeless Person's Week Shelter WA repeated the public opinion homelessness street survey we undertook the previous year. The paper and presentation is located for download or viewing at [www.shelterwa.org.au](http://www.shelterwa.org.au).

A list of committees, working parties and advisory bodies Shelter WA has participated in each year including number of meetings attended.

	Committee	Attended (Total Meetings)
1.	Centrelink Community Consultative Committee	4 (4)
2.	Centrelink Homeless Reference Committee	4 (4)
3.	Claisebrook Lotteries House Association	15 (15)
4.	EOC S80 Implementation and Monitoring Committee	4 (4)
5.	Housing Advisory Roundtable (Department of Housing)	4 (4)
6.	National Shelter (telephone and face-to-face)	6 (6)
7.	Tenants Advice Service WA Executive Committee	9 (9)
8.	WA Peaks Forum	4 (4)
9.	Housing Crisis Committee for CaLD	1 (3)
10.	Swan Accommodation Providers Network Meeting	2 (2)
11.	WACOSS Jobs 2 Communities Reference Group	7 (8)
	<b>Total</b>	<b>60 (63)</b>

Activities for the Year (\* available on [www.shelterwa.org.au](http://www.shelterwa.org.au) )

<b>WACOSS and Department of Commerce Consumer Voices Seminar *</b>	July 2009
<b>Trans Tasman Community Psychology Conference Presentation x2 *</b>	July 2009
National Partnership Agreement Implementation Plan	July 2009
Curtin Social Work Student Practicum	July 2009
Homeless Persons Week Launch	August 2009
<b>Homeless Persons Week Public Perception Street Survey *</b>	August 2009
<b>Homeless Legislation Consultation FaHCSIA Interview *</b>	August 2009
WACOSS Pre-Budget Submission meeting	August 2009
Consultation Forum Mental Health Consumer Advisory Group	August 2009
Mental Health and Disability Forum	August 2009
Centrelink Homelessness Forum – deliberation for Reference Group	August 2009
<b>Affordable Housing Consumer Group Scoping Forum *</b>	August 2009
<b>The Mental Health Services Conference presentation *</b>	September 2009
Social Work Student Practicum Liaison	September 2009
ABS Seminar Spotlight on the Pilbara	September 2009
Australasian Housing Institute Strategic Planning workshop	September 2009
Discussion with Dept Housing Sue Logan demand projections	September 2009
WA Mental Health Strategy Public Feedback Information Display	September 2009
<b>Joint Shelter WA and Tenants Advice Service Half Day Forum *</b>	October 2009
AHURI Research Seminar	October 2009
Social Work Student Liaison Visit	October 2009
Social Housing Peaks Meeting for Social Housing Taskforce	October 2009
Claisebrook Lotteries House AGM	October 2009
Consumer Directed Care Forum WACOSS	October 2009
Financial Counsellors National Conference Presentation	October 2009
Meeting with Women's Council – older women's access to services	November 2009
<b>Shelter WA Housing 2020 Consultation Forum and Workshop *</b>	November 2009
Shelter WA & Department Housing Quarterly meeting	November 2009
WA Peaks Forum / WACOSS Jobs 2 Communities Project meeting	November 2009
<b>National Shelter Policy Platform Launch *</b>	November 2009
National Housing Conference	November 2009
State of Australian Cities Conference	November 2009
Australasian Housing Institute AGM	November 2009
Real Estate Business Agents Licensing Scheme Forum	November 2009
Shelter WA Staff and Management Committee Christmas Lunch	December 2009
Australian Bureau of Statistics meeting re: Tailored Training	December 2009
Australia Day Celebration with the Premier and Prime Minister	January 2010
WACOSS Sector Breakfast	January 2010
Australian Institute of Urban Studies Network Function	February 2010
WACOSS Human Resource Management Training	February 2010
WA Peaks Forum Planning Day	February 2010
Consumer Law Seminar Department of Commerce	February 2010
Australian Bureau of Statistics 1 day training	February 2010
International Women's Day Lunch	March 2010

Consumer Protection Awards Lunch	March 2010
The Great Perth Hailstorm - Office Damage	March 2010
<b>AHI Disruptive Behaviour Management Strategy Forum Panel *</b>	March 2010
Shelter WA hosts National Shelter 2 day face-to-face	March 2010
<b>Security of Tenure Seminar Federation of Housing Collectives *</b>	April 2010
Centrelink / Australian Government co-located Brand test panel	April 2010
Mental Health Access Service Fremantle 10 year Anniversary celebration	April 2010
Presentation to Jobs 2 Communities Workers Fremantle	April 2010
<b>South East Metro Financial Counsellors Network Presentation *</b>	April 2010
WACOSS Conference	May 2010
<b>FaHCSIA Not for Profit Housing Regulation and Growth Seminar *</b>	May 2010
Curtin University Careers Week, careers in research seminar panel	May 2010
WACOSS Budget Briefing	May 2010
Community Legal Centres Conference	May 2010
Street to Home Program Launch	May 2010
Centrelink FaHCSIA Homeless Workshop	June 2010
Property Council Luncheon Seminar	June 2010
Meeting with Health Consumer Council	June 2010

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## WORK FOR THE PAST YEAR: OTHER WORK

### National Shelter



National Shelter members and Indigenous Housing Stakeholders Brisbane July 2010

Shelter WA hosted National Shelter colleagues for a two-day face to face congress in Perth during March 2010. Over the 2009/10 year National Shelter developed a new Policy Platform, and completed two projects funded by FaHCSIA. One responded to the Henry Tax Review, and the other, undertaken largely by the National Association of Tenant Organisations, compared state legislation for consumer protection in the residential rental market. The final report *'A Better lease on Life'* was presented to Minister Plibersek in April 2010. National Shelter prepared to bring together stakeholders from across the country to explore non-remote Aboriginal housing issues. This workshop was held in July 2010 and outcomes will be reported in the next Annual Report. National Shelter continued working with the Summit Group, ACOSS, Community Housing Federation, the National Association of Tenant Organisations and began to progress COHA - 'Community Organisations Housing Alliance', bringing together the Australian Council of Trade Unions, ACOSS, the Community Housing Federation and Homelessness Australia.

## Scoping an Affordable Housing Consumer Reference Group August 2009



As part of the scoping project to explore the establishment of an Affordable Housing Consumer Reference Group, consultant Christina Kadmos and Shelter WA EO Bronwyn Kitching presented to a Mental Health Consumer Advisory Group meeting. Discussion with participants highlighted housing issues and concerns experienced by people with mental health problems. This includes the significant improvement in stability and wellbeing that is evident when housing is appropriate, secure affordable and well located.

## National Career Development Week Curtin University Careers in Research Seminar May 2010



(l to r) Caroline Fleay, Centre for Human Rights Education, Simon Lenton, National Drug Research Institute, Bronwyn Kitching, Shelter WA  
Julia Stafford, Public Health Advocacy Institute

This seminar and panel discussion in May 2010 gave Curtin University students an understanding of the diversity of careers available to those with an interest in research.

## The Great Hailstorm of Perth March 2010

On 22 March 2010 just prior to the arrival of National Shelter members from around the country, WA experienced a freak hailstorm that caused millions of dollars worth of damage to buildings, cars, houses and property. Shelter WA was not spared and we experienced a flooded office and water damage when the roof and ceiling of Claisebrook Lotteries House didn't cope with the large volume of rain and hail that fell from the sky.



Water damage in the Shelter WA offices at Claisebrook Lotteries House



Australia Day celebration reception with the Prime Minister in the Main Hall Perth Town Hall 21 January 2010

## WORK FOR THE PAST YEAR: OTHER COMMITTEES AND MEETINGS

In addition to the activities and committees highlighted throughout the body of this document, Shelter WA contributed to State and National consultations and policy considerations, presented papers to Conferences as well as continuing to respond to members of the community seeking assistance and information with their housing needs. These included the following:

- Responding to the Department of Housing review of the Housing Appeals Mechanism
- Responding to the WA Social Housing Taskforce and Housing 2020 Consultation
- Responding to the WA Mental Health Planning Consultation
- Responding to the Department of Housing Disruptive Behaviour Management Strategy
- Submission to the FaHCSIA not-for-profit community housing regulation and growth discussion paper
- Presentation to the Trans Tasman Community Psychology Conference on housing for people with mental illness and housing for humanitarian entrants and refugees
- Participation in the WA Equal Opportunity Commission s80 Monitoring and Implementation Committee
- Working with the Department of Housing to improve the tone, content and clarity of standard letters sent to tenants and applicants
- Participating in the Housing Advisory Roundtable with the Department of Housing
- Continuing to participate in the Centrelink Community Consultation Committee and the Homeless Services Reference Group
- Working in partnership with the Tenants Advice Service to deliver a Forum for International Tenancy Day giving an overview of government initiatives in affordable housing
- Participating in the steering committee and reference group for the Jobs 2 Communities project
- Supporting a TAFE student project and a Bachelor of Social Work student practicum
- Continuing to perform the Treasurer role for Claisebrook Lotteries House Association during the 9 month \$1.8 M building extension and renovation
- Maintaining the role of Treasurer on the Committee of the Tenants Advice Service WA, and providing assistance as a non-staff member of the Executive Committee with TAS HR matters

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### Casual Staff and Consultant Support

**Naomi Murray**  
Bookkeeper

**Christina Kadmos**  
Consultant Project Officer

**Jason Roper & Greg Simpson (Ascend IT)**  
IT Consultants

**David Faletti (Digital Soap)**  
Website Maintenance

# Management Committee

**Richard Sheridan**  
*Chairperson*

**Sherl Westlund** *(to June 2010)*  
Diabetes Research Foundation Member  
*Vice Chair*

**John Perrett**  
Tenants Advice Service  
*Treasurer*

**Paul Harrison**  
Welfare Rights & Advocacy Service  
Member

**Liz Kerry**  
Anglicare WA  
Member

**Kerry Morgan**  
City of Belmont  
Member

**Chelsea McKinney** *(August 2009 – January 2010)*  
Member

**Martin Sinclair** *(to July 2009)*  
Member

**Jenny Begent** *(from March 2010)*  
Salvation Army

**Tammy Solonec** *(from March 2010)*  
Aboriginal Legal Service of WA  
*Vice Chair (from June 2010)*

**Jim Petrie** *(from March 2010)*  
The Big Issue

*Ex Officio (staff) Members*

**Corinne Mercer, Susan Sharples & Stephanie Bachman**  
Shelter WA Staff Representatives

**Bronwyn Kitching**  
Shelter WA Executive Officer

# Staff

During 2009/10 Shelter WA Staff and Students were:

**Bronwyn Kitching**  
Executive Officer

**Corinne Mercer**  
Administration and Finance Officer

**Susan Sharples**  
Research Manager (to February 2010)

**Stephanie Bachman**  
Community Development and Policy Officer (from April 2010)

**Shae Garwood**  
Research Officer (from April 2010)

**Sin Gnoh Chen**  
Jobs 2 Communities Worker Policy and Procedures Manual (March – June 2010)

**Michael D'Silva**  
Jobs 2 Communities Worker Database Development (March – April 2010)

**Katie Arpino**  
2<sup>nd</sup> year Bachelor of Social Work Practicum Student (July – Nov 2009)

**Clothilde Pougnet**  
3<sup>rd</sup> year Public Relations and Marketing Student Practicum (May - June 2010)



Bronwyn



Corinne



Stephanie



Shae



Katie



Clothilde

# Committee Declaration & Auditors Report

## SHELTER WA

### EXECUTIVE COMMITTEE'S DECLARATION

In the opinion of the Executive Committee of the Association:

1. a) The accompanying Statement of Income & Expenditure is drawn up so as to give a true and fair view of the results of the Association for the financial year ended 30 June 2010  
  
b). The accompanying Balance Sheet is drawn up so as to give a true and fair view of the state of affairs of the Association as at the end of the financial year.  
  
c). At the date of this statement, there are reasonable grounds to believe that the Association will be able to pay its debts as and when they fall due.
2. The accompanying Accounts have been made out in accordance with the Australian Accounting Standards and applicable Approved Accounting Standards.

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

  
Treasurer

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Dated this 20 day of October 2010.

## **SHELTER WA**

### **INDEPENDENT AUDITOR'S REPORT**

To the Members of the Shelter WA

#### **Scope.**

I have audited the attached special purpose financial report, comprising the Balance Sheet and Statement of Income & Expenditure of Shelter WA, for the period ended 30 June 2010. The Committee of Management is responsible for the financial report and has determined that the accounting policies used are consistent with the financial reporting requirements of the constitution and are appropriate to meet the needs of the members. I have conducted an independent audit of the financial report in order to express an opinion on it to the members of the Association. No opinion is expressed as to whether the accounting policies used are appropriate to the needs of the members.

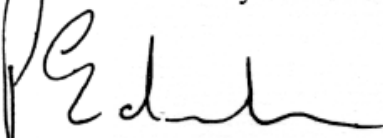
The financial report has been prepared for distribution to the members for the purpose of fulfilling the Committee of Management's financial reporting requirements under the constitution. I disclaim any assumption of responsibility for any reliance on this report or the financial report to which it relates to any person other than the members, or for any purpose other than that for which it was prepared.

My audit has been conducted in accordance with Australian Auditing Standards. My procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial report. These procedures have been undertaken to form an opinion whether, in all material respects, the financial report is presented fairly in accordance with the cash basis of accounting whereby revenue is recorded when it is received, expenses are recorded when they are paid. Accounting Standards and other professional reporting requirements (UIG Consensus Views) are not applicable to the cash basis of accounting adopted by Shelter WA Inc.

The audit opinion in this report has been formed on the above basis.

#### **Audit Opinion.**

In my opinion, the attached special purpose financial reports of Shelter WA, present fairly the financial position of the Association as at 30 June 2010, and the results of its operations and cash flows for the year then ended.



**PETER KEVIN EDWARDS**  
**Registered Company Auditor # 13575**

Date this 18<sup>th</sup> Day of October 2010.

**Shelter WA Inc.**  
33 Moore St  
East Perth WA 6004

**Profit & Loss [Last Year Analysis]**

**July 2009 through June 2010**

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	This Year	Last Year
<b>Income</b>		
Bank Interest	\$5,183.47	\$4,221.99
Donations	\$190.00	\$0.00
AGM 2009	\$189.25	\$0.00
Membership Fees	\$1,172.64	\$1,418.10
Grants		
DHW - Core Grant	\$241,301.40	\$184,868.76
Scoping Consumer Ref. Group	\$15,859.80	\$0.00
Lotteries Commission	\$12,662.92	\$8,629.22
Other Funding	\$0.00	\$552.77
National Shelter Seniors Forum	\$1,302.05	\$250.00
<b>Total Income</b>	<b>\$277,861.53</b>	<b>\$199,940.84</b>
<b>Expenses</b>		
Advertising	\$1,539.75	\$1,499.60
Donations/Sponsorship	\$0.00	\$500.00
Adjustments & Rounding	-\$3.24	\$389.84
Audit	\$1,400.00	\$1,100.00
Bank Fees	\$293.25	\$362.58
Bookkeeping Services	\$2,698.87	\$999.99
Computer IT & Web Support	\$3,663.33	\$2,080.00
IR/EAP	\$1,750.00	\$0.00
Shelter WA Forums	\$275.00	\$0.00
Consultants	\$0.00	\$1,000.00
Depreciation	\$4,407.49	\$10,889.68
Equipment & Software - Office	\$313.57	\$614.85
Home Office Setup	\$45.45	\$0.00
General Insurance	\$3,929.65	\$2,399.43
Management Committee	\$917.99	\$574.78
Membership of Organisations	\$407.73	\$175.45
National Shelter Mship/Exp	\$211.66	\$1,081.26
Publications	\$142.74	\$90.00
Office Expenses		
Photocopying	\$636.65	\$263.44
Postage	\$125.27	\$175.27
Printing/Promotional	\$562.00	\$1,791.37
Rent	\$11,279.44	\$10,215.50
Stationery/Office Sundries	\$1,783.93	\$845.11
Telephone/Email	\$2,317.99	\$2,210.90
<b>Total Office Expenses</b>	<b>\$16,705.28</b>	<b>\$15,501.59</b>
Employment Expenses		
Wages:Office	\$156,291.77	\$126,575.59
Wages: Contract/Consultants	\$9,713.99	\$2,011.97
HA Report: Contract Wages	\$500.00	\$5,851.80
Leave Provision Expense	\$2,574.40	\$0.00
Superannuation General	\$14,940.57	\$11,795.27
Prof. Development/Conferences	\$5,575.79	\$4,915.13
<b>Total Employment Expenses</b>	<b>\$189,596.52</b>	<b>\$151,149.76</b>
Travel		
Travel Allowance	\$105.05	\$0.00
Car & Taxi Expenses	\$1,284.15	\$1,509.38
Flights	\$2,229.67	\$2,576.81
<b>Total Travel</b>	<b>\$3,618.87</b>	<b>\$4,086.19</b>
<b>Total Expenses</b>	<b>\$231,913.91</b>	<b>\$194,495.00</b>
<b>Operating Profit</b>	<b>\$45,947.62</b>	<b>\$5,445.84</b>
Other Expenses		
<b>Net Profit / (Loss)</b>	<b>\$45,947.62</b>	<b>\$5,445.84</b>

**Shelter WA Inc.**  
33 Moore St  
East Perth WA 6004

**Balance Sheet [Last Year Analysis]**

**13th Period 2010**

13/09/2010  
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	This Year	Last Year
<b>Assets</b>		
<b>Current Assets</b>		
General Cheque Account	\$6,390.09	\$3,676.08
ING Direct	\$90,289.80	\$50,106.73
Cash on Hand	\$58.50	\$197.40
<b>Furniture &amp; Fixtures</b>		
Furniture & Fixtures at Cost	\$39,548.00	\$39,548.00
IT Grant Asset at Cost	\$21,212.14	\$21,044.91
Furniture & Fixtures Accum Dep	-\$39,548.01	-\$39,548.01
IT Grant Asset Acc. Dep.	-\$12,808.81	-\$8,401.32
<b>Total Furniture &amp; Fixtures</b>	<u>\$8,403.32</u>	<u>\$12,643.58</u>
<b>Total Current Assets</b>	<u>\$105,141.71</u>	<u>\$66,623.79</u>
<b>Total Assets</b>	<u>\$105,141.71</u>	<u>\$66,623.79</u>
<b>Liabilities</b>		
<b>Trade Creditors</b>		
	\$6,014.16	\$2,722.50
<b>Current Liabilities</b>		
Business Credit Card	-\$369.10	\$0.00
UnExpended Capital Income -ITG	\$0.00	\$12,890.77
<b>GST Liabilities</b>		
GST Collected	\$468.07	\$468.07
GST Paid	\$1,034.68	\$881.26
<b>Total GST Liabilities</b>	<u>\$1,502.75</u>	<u>\$1,349.33</u>
<b>Payroll Liabilities</b>		
Superannuation Payable	\$754.91	\$944.22
Provision for Annual Leave	\$1,786.29	\$5,500.00
Provision for Redundancy	\$1,320.00	\$1,320.00
Provision Long Service Leave	\$6,558.11	\$270.00
<b>Total Payroll Liabilities</b>	<u>\$10,419.31</u>	<u>\$8,034.22</u>
<b>Total Current Liabilities</b>	<u>\$11,552.96</u>	<u>\$22,274.32</u>
<b>Total Liabilities</b>	<u>\$17,567.12</u>	<u>\$24,996.82</u>
<b>Net Assets</b>	<u>\$87,574.59</u>	<u>\$41,626.97</u>
<b>Equity</b>		
Retained Earnings	\$41,626.97	\$36,181.13
Current Year Earnings	\$45,947.62	\$5,445.84
<b>Total Equity</b>	<u>\$87,574.59</u>	<u>\$41,626.97</u>

## SHELTER WA

### NOTES TO AND FORMING PART OF THE ACCOUNTS For the year ended 30 June 2010.

#### NOTE 1.

#### STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

The significant policies which have been adopted in the preparation of these financial statements are:

**a) BASIS OF PREPARATION.**

The accounts of the association have been drawn up in accordance with the applicable Accounting Concepts, Accounting Standards and disclosure requirements of the Australian Accounting bodies, applicable Accounting Standards, and the requirements of law. They have been prepared on the basis of historical costs and do not take into account changing money values nor, except where stated, current valuations of non-current assets. The accounting policies have been consistently applied.

**b) INCOME TAX**

The association is a "Not for Profit" organisation and is not subject to income tax on the Member income.

**c) FIXED ASSETS**

Items of property, plant and equipment are recorded at cost and depreciated as outlined below:

Depreciation of Fixed Assets.

Depreciation is provided on all fixed assets excluding freehold land and buildings, so as to write off each asset over its estimated useful life. The depreciation rates used are those allowable for income tax purposes.

**d) INVENTORY**

The association carries no 'inventoried' items.

**e) EMPLOYEE ENTITLEMENTS**

Amounts that are expected to be paid to employees for their pro-rata entitlements to Annual Leave, Long Service Leave and Redundancy Payments are accrued at current salary rates.