



ANNUAL REPORT

2013-14

PROMOTING AFFORDABLE HOUSING AND WORKING TOWARDS THE ELIMINATION OF
HOMELESSNESS IN WESTERN AUSTRALIA



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Shelter WA 2014

Shelter WA has operated in Western Australia since 1979 as a peak housing policy and research body for the community and to inform government policy and direction. In operating as the social and affordable housing peak body, the focus of Shelter WA is research, policy development, systemic advocacy, education and broad stakeholder engagement.

Shelter WA provides an informed voice on Western Australian housing policy and issues based on sound research and analysis, robust engagement with key housing stakeholders, including community housing and private sector providers, and broad consultation with the community sector. Through research and stakeholder engagement, we identify housing needs and trends, to develop effective housing policy advice to Government and promote diverse affordable housing options within the wider housing system.

Shelter WA has the following objectives:

- Promote appropriate, accessible, affordable and secure housing options, particularly focusing on people on a very low to moderate income, vulnerable and disadvantaged West Australians, including people experiencing homelessness;
- Undertake or sponsor research and provide education directed towards affordable housing related issues, the elimination of homelessness and housing related poverty;
- Participate in the development of national, state and local Government housing policies to promote an increase in the supply of secure, appropriate and affordable housing, including an expanded and improved housing system which is accessible to vulnerable and disadvantaged individuals and groups;
- Engage housing consumers facing housing difficulties, to elicit direct involvement in the formulation of national, state and local Government housing policies and develop networks to facilitate this process;
- Support and promote initiatives which increase the capacity of individuals and groups to attain secure, appropriate and affordable housing of their choice, including providing a referral service free of charge;
- Provide education to housing workers and consumers and the general public on housing and housing related issues, and in particular the publication, promotion and circulation of reports, periodicals and other documents for the furtherance of these objects;
- Explore opportunities to strengthen Shelter WA's response to the need for a greater supply of affordable housing for low income and otherwise vulnerable and disadvantaged consumers;
- Engage key stakeholders, relevant government agencies, local government, and private industry, and work with other community organisations to further these objectives and influence housing policy decision makers.

Shelter WA has a broad reach of multi-sector stakeholders ranging from people experiencing homelessness to investors capable of contributing to the expansion of affordable housing stock, with government, developers, builders and financiers. Our stakeholders include, but are not limited to:

- Our members
- Housing tenants
- People experiencing homelessness
- Vulnerable and disadvantaged groups
- Community housing providers
- Community support providers
- Government agencies
- Politicians
- Private developers
- Building industry
- Financial lending institutions

Shelter WA seeks to advocate for the interests of people on low to moderate incomes, vulnerable and disadvantaged housing consumers including Aboriginal and Torres Strait Islander peoples, people experiencing, or at risk of homelessness, women, young people, people from culturally and linguistically diverse communities, people with disabilities and seniors.

Chair's Report

Throughout 2013/2014 Shelter WA worked diligently and with passion to ensure its current services of promoting affordable housing options for vulnerable and disadvantage groups in our community were delivered without disruption. This was no easy feat considering Shelter WA staff and the board were working in an uncertain environment that our funding could cease by 30 June 2014. The professionalism and commitment by the staff and board was outstanding as we not only delivered as usual but increased our activities within the social housing system at a state and national level. Outstanding effort Chantal Roberts (Executive Officer), Shae Garwood (Senior Research and Policy Officer), Robert Gough (Policy Officer) and Corinne Mercer (Administrator).

Shelter WA is committed to enhancing its ability to advocate improved national outcomes for the Western Australian community, and recognises that much of the policy and framework for the delivery of services and housing assistance is set at the national level. Chantal Roberts, Executive Officer is the current Vice Chair of National Shelter and a board member of Council for Homeless Persons Australia. Shelter WA is committed to influencing outcomes in the housing and homelessness arena including policy development and reviews of existing program areas such as the National Affordable Housing Agreement and National Partnership Agreement on Homelessness.

In December 2013, Shelter WA hosted a forum to stimulate discussion and garner solutions about ways to counter opposition, and build community support, to affordable housing developments in local communities. The Forum - *Building Community Support for Affordable Housing* – was held at the City of Vincent, and attended by 45 delegates from local government, community housing organisations, architect firms, students and housing support organisations. Speakers included Tania Loosley-Smith and Julian Munrowd-Harris from the Department of Housing; Kathleen Gregory from Foundation Housing; Philip St John from the City of Fremantle; and Robert Gough from Shelter WA. The speakers provided examples of new affordable housing projects, strategies for working with surrounding communities to build support for the projects, and lessons learnt.

Shelter WA also facilitated a highly successful forum on the Future of Homelessness in WA on 20 May 2014. Over 95 key stakeholders and community leaders from the community sector, local and state government agencies came together to discuss where we have come from and where we are going in our aims to address homelessness in Western Australia. The forum provided a platform for open discussions on the future of homelessness services and funding in WA, combined with thought provoking speakers from our state, informative panel and table discussions, and social media to capture participant views and ideas. Shelter WA later produced a Book of Proceedings which captured the discussions which took place during the forum. More recently, the organisations has established the Shelter WA Advisory Committee on Homelessness to support the implementation of the innovative solutions brought out at the forum to the homelessness challenges facing Western Australia.

During the year, Shelter WA worked closely with Western Australian Council of Social Services (WACOSS) and the Community Housing Coalition of Western Australia (CHCWA) to facilitate positive outcomes with respect to the extension of funding of the National Partnership Agreement on Homelessness (NPAH) for WA stakeholders.

This work is set to continue and intensify in the coming year with both the NPAH and the National Affordable Housing Agreement (NAHA) due to expire on 30 June 2015 with no viable alternative options being put forward to date. There is also significant further contribution that Shelter WA will be making in the coming year to influence positive outcomes in respect of the State Affordable Housing Strategy, the growth of affordable housing options in Western Australia and the Federation White Paper.

Shelter WA would like to acknowledge and thank the Department of Housing for their ongoing support throughout the year within our existing service contract and with the Fitzroy Crossing Tenant Education Pilot Project for Remote Aboriginal Communities. Shelter WA is looking forward to the coming year and working within its new service contract with the Department of Housing. Shelter WA will proactively seek opportunities to facilitate changes in policy and industry to increase the development of accessible, available and affordable housing along the housing continuum in Western Australia. As a part of this process, Shelter WA will actively seek to provide leadership to the sector by:

- Facilitating discussion and innovation to increase supply and access to housing;
- Promoting solutions, ideas and responses to improve housing affordability and accessibility issues in WA;
- Developing, building and maintaining relationships with stakeholders to influence positive housing outcomes;
- Engaging industry, state and commonwealth government key players to provide advice to realise initiatives and achieve the outcomes.

Shelter WA is committed to ensure all parties with an interest in affordable housing for low to moderate income households in WA are able to participate, contribute, learn from and educate others in a broader Shelter WA. Within this it will be increasingly important to ensure all stakeholders have a place and an enhanced capacity to develop, understand their role in a changing National and State environment and contribute to the development of a robust, growing, viable housing sector which improves affordability outcomes for low to moderate income households as well as our communities most vulnerable and disadvantaged groups. An innovative, state of the art technological platform, the WA Housing Hub, is being developed by Shelter WA to facilitate this important contribution and participation.

A big thank you goes to our membership - organisations and individuals - which has increased significantly in the last year; we look forward to working with you and all other stakeholders in the coming year. To my fellow board members Cindy Dunham (Vice Chair), Danielle Van Kampen (Secretary), Bernadett Bovari (Treasurer), Bev Carstairs (former Treasurer) Eileen Webb, Kendal Penney, Nina Ulyett, Andrew Hall, Paul Flatau and Lynne Evans (patron), you have all been champions of strength, resilience and provided ongoing support to Shelter WA. You have also more than doubled your time involvement to provide the support and stability required in a year of uncertainty. Shelter WA also acknowledges the hard work and many years of commitment of the outgoing Chairperson Richard Sheridan and board member Dr Antoinette Morris. I look forward to working with you all in the coming year.

Leanne Strommen

Executive Officer's Report

The 2013/14 financial year started on a sombre and sad note with Stephanie Bachman's funeral in early July. Stephanie has been remembered by Shelter WA staff at various times throughout the year when particular events or incidents reminded us of Stephanie's contributions and achievements or her anticipated delight had she still been here.

The year has been intense from beginning to end, with concentrated bursts of media action by Shelter WA, sector involvement in lobbying for homelessness funding, senate elections and election re-runs, a higher than usual number of conferences, and submissions which resulted in appearances before senate select committees. And of course, all the while the uncertainty of ongoing funding for Shelter WA's services has been looming whilst reviews and dialogues took place to determine what the Housing Authority would require from its funded service providers.

The initial draft tender document was released in early December for public comment, and the public, open Request for Tender document published in Tenders WA in the third week of January 2014. From that time until the last week in February, Shelter WA staff and Board worked enthusiastically to develop an innovative and resourceful service model to deliver the required services within the allocated budget.

All the hard work paid off when it was eventually announced in July that Shelter WA was the successful respondent in the process. Our elation when informed we had the successful bid was partly eclipsed by the fact the WA sector would have one less funded peak body. Notwithstanding, for the whole financial year, Shelter WA continued business as usual, working vigorously to write submissions, develop policy positions, submit reports, provide community education, host forums and generally advocate on behalf of the sector, while ardently writing grant applications to secure funding to ensure our continued viability as the housing peak in Western Australia.

Some highlights in terms of Shelter WA events during the year include the *Fitzroy Crossing Tenant Education Pilot Project for Remote Aboriginal Communities*, the forums *Building Community Support for Affordable Housing* and *Future of Homelessness in WA*, presentations at the WACOSS Conference, the WALGA Conference, and a presence at City of Perth Homeless Connect, and Riverview Homeless Community Connect.

National Shelter

Shelter WA is a member of the National Shelter Council and since October 2013 has held the position of Vice-Chair on the National Shelter Council. The National Shelter Council consists of representatives from each State Shelter organisation – Shelter NSW (Chair), NT Shelter (Secretary), Shelter SA (Treasurer), Shelter WA (Vice-Chair), Shelter Tas, Qld Shelter – as well as from Homelessness Australia, the Community Housing Federation of Australia (CHFA), the National Association of Tenant Organisations (NATO), and the Victorian Council to Homeless Persons (CHP).

The National Shelter Council meets face to face approximately four times a year, with a further two to three electronic conferences per annum. The Executive of the Council meets every month via e-conferencing, to resolve immediate issues relating to the organisation, and provide financial oversight. Shelter WA provides a written report to National Shelter for each face to face meeting, outlining pertinent issues impact Western Australia in relation to affordable housing, trends regarding funding and service delivery and any other concerns.

Membership of National Shelter provides Shelter WA with the opportunity to engage at the federal level, to provide input on impacts on Western Australia of federal policies, services and where changes may be required. As a member of National Shelter, Shelter WA also contributes to the development of National Shelter submissions, publications, media statements, and directions, providing feedback, comments and suggestions.

During the course of this 2013/14 financial year, National Shelter appointed an Executive Officer to manage the day to day operations of the organisation, following funding received from the Commonwealth Department of Social Services (DSS) to provide consistent housing policy advice and to undertake three research projects which inform and/or influence Commonwealth housing policy.

Adrian Pisarski (National Shelter Chair until October 2013) commenced in this role in January 2014. National Shelter has responded to the McClure Review of Australia's Welfare System, has lodged a submission on Budget Measures, and has attended a hearing in Brisbane of the Senate Economics Committee. National Shelter has also tendered for two DSS Grant Submissions, completed a research project analysing the issues for Young People, Employment and Housing, and is in the final development stages of a rental affordability project. National Shelter has been part of a housing alliance of national housing and homelessness organisations, developing a positioning paper in response to the Commonwealth Housing and Homelessness Review.

Finally, National Shelter has had the National Rental Affordability Scheme on its agenda since before the announcement in the Federal Budget, and has provided various commentaries in the media, and met several times with DSS officials and a representation from the Prime Minister and Cabinet in relation to the Scheme. Adrian Pisarski's commitment to maintaining NRAS has no doubt contributed to the recent extension of the Scheme beyond 2015.

Council for Homeless Persons Australia (CHPA)

Shelter WA has been sitting on one of Homelessness Australia's three Councils since May 2013; on the Council for Homeless Persons Australia (CHPA), as the WA representative. Shelter WA's seat on the Council for Homeless Persons Australia ensures Western Australia has a voice in terms of homelessness issues at the national level.

CHPA meets face to face a minimum of twice a year, with teleconference meetings in between as required. During the 2013/14 financial year, CHPA members met face to face in November 2013 and May 2014, and had three teleconferences specifically relating to planning for the 8th National Homelessness Conference held in September 2014 in the Gold Coast.

Prior to each face to face meeting, Shelter WA obtains relevant information about current issues and state trends from service providers around the state, and this is compiled into a State Report for presentation at the meeting and to Homelessness Australia. In addition any specific issues which impact on Western Australia at the Federal level are also outlined to enable Homelessness Australia to advocate on behalf of the WA homelessness sector.

This financial year 2013/14, ongoing funding for homelessness services was the crucial issue raised and taken up by Homelessness Australia, separately to those efforts made at the local level. Our membership of CHPA also yields benefits in terms of homelessness data relevant to WA, extracted by Homelessness Australia's policy officer, Jennifer Clarke, from AIHW, the ABS and other pertinent data cubes, and distributed to each State member. From time to time, certain requests for particular information are also made by Homelessness Australia staff, to include in reports, submissions or other documents or in preparation for meetings with Ministers or bureaucrats.

Finally but most significantly, I acknowledge the unfaltering support and unflagging influence shown by each and every Board member, our tireless patron, and in particular our determined Chair. Thank you Leanne, Cindy, Danielle, Bernadett, Bev, Paul, Andrew, Kendal, Nina and Eileen, as well as Richard and Antoinette, for your hard work, determination and energy.

Above all, thank you Lynne, our wonderful patron, for your encouragement, backing and for your staunch belief in Shelter WA.

I also acknowledge the commitment and dedication of Shelter WA's staff – Shae Garwood, Robert Gough and Corinne Mercer – without whose diligence the organisation would not be what it is today.

Chantal Roberts

Agency Report

Shelter WA continued to work assiduously this 2013-2014 financial year to promote housing affordability in Western Australia, and raise issues impacting low income and disadvantaged housing consumers. There were some positive signs for housing affordability this year with house price increases slowing and the rental vacancy rate rising steadily. For example, during the financial year, the median house price remained fairly static, increasing slightly from \$525,000 to \$532,500. During the same period, the median rent decreased from \$480 in the June 2013 quarter to \$460 in June 2014. While this was welcome news for many moderate and high income renters and buyers, affordable housing remained out of reach for many people on very low to low incomes. WA continues to experience a shortage of dwellings, and a severe shortage of housing that is affordable for low income households. This year, Shelter WA continued to advocate for increasing the supply of affordable housing for those most vulnerable in our society, by calling for a revitalisation of the housing system, including increased social housing, reforming the private rental market and eliminating homelessness.

A number of changes were proposed in the State and Federal budgets this year, with the potential to further impact housing affordability. This includes the shelving of the National Rental Affordability Scheme (which has most recently been reviewed by the Federal Government and will likely be extended), increases in public transport costs, and proposed changes to Newstart, among other proposals. All these changes may impact on the ability of the most disadvantaged members of our community to secure (or retain) housing, particularly those already living in marginal housing and/or are at risk of homelessness.

There was tremendous uncertainty this year related to future funding of homelessness services. For several months in 2013/2014 Shelter WA worked with other stakeholders to influence the Federal government to commit to continuing funding to the National Partnership Agreement on Homelessness (NPAH). Following an intensive campaign from sector leaders across Australia, and in particular in Western Australia on the eve of the Senate re-election, Minister Andrews announced that NPAH funding would continue for another year. WA received the same amount as the previous year, less \$44 million for capital funding which was omitted from this year's allocation. While the one year extension was certainly welcome, the loss of capital funds has been significant, and homelessness services require certainty beyond 2015 to plan for future services and staffing to continue to deliver vital services to the community.

Shelter WA was actively engaged in public debates, discussions and media commentary about housing affordability, homelessness and related issues at the Local, State and Federal levels throughout the year. Submissions were provided in response to the Senate Inquiry into Affordable Housing, the Commission of Audit, Planning Provisions for Affordable Housing, Economic Regulatory Authority's Microeconomic Review and others. Shelter WA was also frequently sought for comment by the media in relation to housing-related issues and homelessness.

We hosted various community events to share information, generate ideas, and encourage public participation in promoting affordable housing and addressing homelessness, and participated in many more committees, meetings, working groups and roundtables throughout the year.

As expected, Shelter WA engaged closely with National Shelter and Homelessness Australia to address housing and homelessness issues which impact Western Australians at the Federal level.

Some of Shelter WA's achievements during this financial year are described in detail in the following pages.

Sustaining and Growing Shelter WA

As many within the sector are aware, the Department of Housing was in the process of restructuring its contracting arrangements with the non-profit sector over the past several years. As part of that restructure, the Housing Authority conducted a review of its purchasing arrangements with peak housing services and initiated a competitive tender process this year. In February 2014, Shelter WA submitted a tender bid to the Housing Authority to provide Policy Advice and Stakeholder Engagement and Influencing Services over three years, with a possible extension for two more years. The purchased services will support the State Government's Affordable Housing Strategy by encouraging consumers, housing providers in the social housing and industry sectors, and government agencies to work together to address affordability issues and develop appropriate housing options. Shelter WA was notified in July 2014 that its bid was successful, and awarded the contract. The \$3.9 million five-year contract, which commenced on 1 October 2014, ensures Shelter WA will continue to provide a strong voice on affordable housing and homelessness issues in Western Australia.

Under the new contract Shelter WA will provide:

- Constructive contribution into Government policy development through provision of evidence based advice;
- Alliances and partnering arrangements with influential stakeholders and parties including community housing and support providers, universities, private developers, financial institutions and architects;
- A new dedicated 'WA Housing Hub' technological platform to facilitate outreach and engagement activities with key stakeholders, including a leading-edge research information clearinghouse that brings together Western Australian, Australian and international research with a particular focus on affordable housing options and solutions;
- A state-wide information network of Regional Affiliates and special interest groups to ensure the regional voice and specific issues are heard; and
- Enhanced community and industry awareness of housing affordability issues and opportunities.

To support the sustainability and growth of the organisation, Shelter WA continued to build its membership base and increase the number of subscribers to its monthly newsletter this year. At the end of the financial year, Shelter WA had 86 financial members and almost 300 subscribers, a substantial increase from the previous year.

Shelter WA is looking forward to embarking on a new chapter in its history, using new technologies and working together with project partners and diverse stakeholders to boost the development of affordable housing in WA.

Fitzroy Crossing Tenant Education Pilot Project

Shelter WA successfully completed the Fitzroy Crossing Tenant Education Pilot Project for Remote Aboriginal Communities in mid June 2014. The objectives of the Project were to inform remote Aboriginal tenants in the Fitzroy Valley of their rights and responsibilities in relation to maintaining a tenancy, and to communicate the benefits of upholding successful tenancies. These benefits include the re-investment of rental payments back into the community and the benefits to the community of well-maintained properties. The Project's aims were to increase tenants' knowledge of their rights and responsibilities in relation to their tenancies, and provide them with the necessary skills to deal with tenancy issues in an informed manner.

The Project spanned four phases over a period of 15 months. Phase 1 involved increasing project staff knowledge of the functioning of remote Aboriginal communities in the Fitzroy Valley and the services which support them, as well as of the implementation of policies and legislation in remote areas. This occurred through consultations with the Housing Authority's Aboriginal Housing Services Department, through instigating relationships with local service and support providers, and in consultation with Aboriginal elders, the local Aboriginal Corporation and other key stakeholders in Fitzroy Crossing. These consultations assisted Shelter WA to develop culturally appropriate resources for use in subsequent phases of the project. Phase 2 and 3 entailed delivering education forums to twelve Aboriginal communities, undertaking a preliminary assessment of the outcomes of the forums and providing a preliminary report to the Department of Housing. Phase 4 involved conducting a final evaluation of the outcome of the education forums six months after the forums were delivered, through in situ interviews with community members and service providers. A final comprehensive report was then submitted to the Department of Housing in June 2014.

The Project was successful and achieved all the intended aims. The final evaluation of the Fitzroy Crossing Tenant Education Pilot Project indicated that following the education forums, participants exhibited an awareness of how and when to report maintenance issues, when to notify their Housing Officer of changes to the household or tenancy, how rent is to be used in each community, and the required notification for inspections. Shelter WA project staff worked closely with the Marra Worra Worra (MWW) Aboriginal Corporation in Fitzroy Crossing to implement the project (shown at right).

Setting up for community forum in Yiyili



Shelter WA and MWW

Submission to the Senate Inquiry into Affordable Housing

In March 2004, Shelter WA provided a submission to the Senate Inquiry into Affordable Housing. Shelter WA's recommendations were aimed at increasing the supply of affordable housing and making housing more affordable for low and moderate income earners.

The recommendations included a range of strategies, including funding to increase the supply of social housing, reform of the private rental sector, tax reforms, streamlining planning systems, and investing in homelessness specialist services to prevent homelessness and assist people to secure safe, affordable housing.

In its submission, Shelter WA noted that all of these recommendations are simultaneously required to ensure the long term health and sustainability of Australia's housing system. Access to affordable housing has long been a cornerstone of Australian society and one that provided many Australian households with safety, security and financial stability. However, in recent years, access to affordable housing has



become unreachable for many low income earners and those most vulnerable in our society. Through the Inquiry into Affordable Housing, the Committee has the opportunity to highlight the importance of affordable housing and the profound impact it can have on strengthening the social and economic fabric of Australian society. Following its submission, Shelter WA was invited to provide evidence to the Senate Economics References Committee in September 2014.

[From Shelter WA Submission to the Senate Inquiry on Affordable Housing](#)

Building Community Support for Affordable Housing

On 4 December 2013, Shelter WA held the *Building Community Support for Affordable Housing* forum to stimulate discussion and garner solutions about the impact affordable housing developments can have on local communities, why neighbours object to new affordable housing developments, and ways to build community support for affordable housing. The impetus for the forum came from an Australian Housing and Urban Research Institute (AHURI) report on 'Understanding and Addressing Community Opposition to Affordable Housing', which was also presented at the National Housing Conference in Adelaide in 2013. Held at the City of Vincent, the forum was attended by 45 representatives from local government, community housing providers, architects, students and service providers.

Speakers included Tania Loosley-Smith and Julian Munrowd-Harris, Department of Housing; Kathleen Gregory, Foundation Housing; Philip St. John, City of Fremantle; and Robert Gough, Shelter WA. The speakers provided examples of new affordable housing projects, strategies for working with surrounding communities to build support for the projects, and lessons learnt.



From Davison, Gethin (2012) *Understanding and addressing community opposition to affordable housing*, presentation to More Affordable Housing, Faster! Conference, 14 November, Sydney.

Future of Homelessness Forum



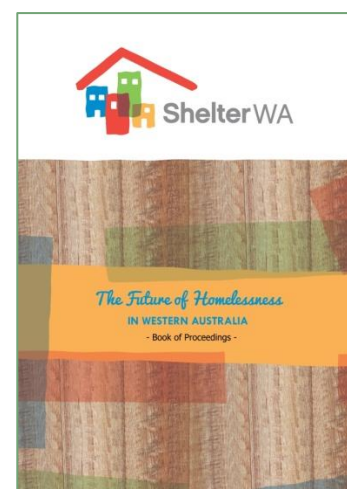
(From left to right): Helen Grinbergs, Paul Flatau, Leanne Strommen, Lucy Gunn, Eileen Webb, Capt Ken Smith and Danielle Van Kampen

On 20 May 2014, over 95 key stakeholders and community leaders from the community sector, local councils and state government agencies came together to discuss where we have come from and where we are going in our aims to address homelessness in WA. The forum was highly successful in providing a platform for a dialogue on the future of homelessness services and funding, combining thought provoking keynote speakers, informative panel and table discussions, and social media to capture participant views and ideas.

Following the forum, Shelter WA published a Book of Proceedings summarising the discussions and ideas generated during the forum. The forum demonstrates the genuine interest within the sector in collaborating, communicating and developing innovative solutions to the homelessness challenges facing Western Australia.

The information gathered will be used as part of Shelter WA's broader work in the areas of policy advice and development, responses to discussion papers and calls for submissions.

Following on from the forum, an Advisory Committee on Homelessness was established by Shelter WA to advance the recommendations and explore further the themes highlighted by participants at the forum, to shape homelessness services and investigate alternative funding solutions for WA in the future. The Advisory Committee on Homelessness is convened by Prof. Paul Flatau and attended by representatives from the government and non-government sector.



The Impact of Fly-in/Fly-out on Housing Affordability in WA

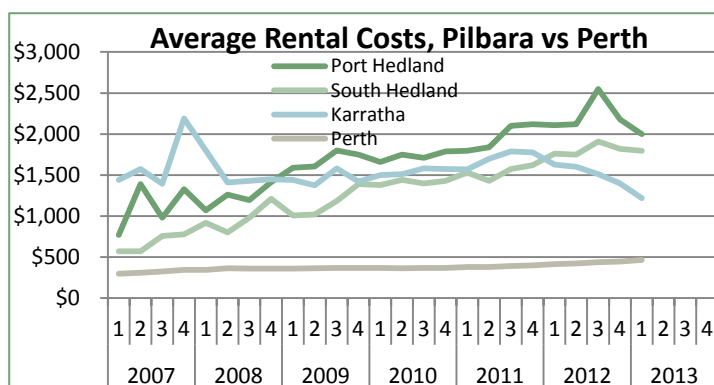
Shelter WA published a report on the Impact of Fly-In/Fly-Out on Housing Affordability in November 2013. The purpose of the report was to analyse the issues and recommend strategic and policy changes by key stakeholders, including state and local governments, with the aim of achieving more affordable housing options for rural and regional communities affected by the impact of resource industries.

Resource boom towns in rural and regional Australia are currently experiencing a housing shortage and supply crisis due to the impact of a 'fly-in/fly-out' workforce. Some regional resource towns have experienced dramatic increases in housing costs, pushing many low and moderate income households out of housing and out of the locality.

The importance of resource industries to the economic prosperity of Western Australia is undeniable, but currently the impacts on supporting local areas have not been adequately managed, especially in terms of affordable housing.

Increasing housing affordability in resource communities will require action on several fronts. This will include changes to planning processes to facilitate a more efficient land release and development application procedure; an increased role for local governments in growing the supply of affordable housing appropriate to their communities; changing how ABS statistics account for FIFO workers; increasing investment in social housing; reviewing options to decrease housing stress in the private rental sector; and conducting research to determine the supply and demand needs for affordable housing in resource communities.

In order to address the extent of housing need, governments and resource companies need to develop innovative solutions to address current and future housing needs in resource communities, including demand for crisis accommodation, social housing, affordable private rentals and affordable home ownership.



Federal, State and local governments have a role to play in creating new affordable housing in resource communities. Without specific programs in place, high housing costs have the potential to threaten regional communities and drive out local residents. The health and vitality of regional, resource communities in WA requires a strong commitment from government and resource companies to increase the supply of appropriate affordable housing for the whole community, not just the resource industry workforce.

Shelter WA distributed *The Impact of Fly-in/Fly-out on Housing Affordability in Western Australia* research report to key stakeholders including the Department of Housing, Department of Local Government, Western Australian Local Government Association, Australian Centre of Excellence for Local Government, Goldfields Esperance Development Commission, Kimberley Development Commission, Pilbara Development Commission, Gascoyne Development Commission, Town of Port Headland, Shire of Broome, City of Kalgoorlie-Boulder, Shire of Ashburton, Shire of East Pilbara and others. Numerous recipients responded favourably to the report and expressed their appreciation for the thought-provoking and informative report.

Shelter WA Performance Report

Shelter WA receives its core funding from the WA Housing Authority. The service agreement with the Housing Authority current for the 2013/14 financial year required Shelter WA to provide the following services:

Research and Publications

- Conduct research and publish papers on housing issues relevant and current to Western Australia

Community Engagement and Education

- Produce, disseminate and distribute information to the community sector and housing consumers on housing issues
- Invite and initiate customer input into the Department's policies and practices
- Convene community consultation on housing issues

Sector Development

- Support members of the community sector to work together to achieve positive housing outcomes for low income housing consumers

Policy Advice to Government

- Advise the Department on social housing policy positions which reflect and are informed by Shelter WA's constituency
- Coordinate community sector input to the Department's housing advisory committees

The activities undertaken by Shelter WA during the 2013/14 financial year are described below under headings corresponding to the focus areas of our funding agreement.

Research and Publications

Throughout 2013/2014 Shelter WA conducted research on housing issues in consultation with stakeholders. We developed several different products for various audiences. This included extensive, in-depth research briefings and reports, Housing Research Reviews which summarise key findings of new research by third parties, articles for relevant sector journals, and fact sheets. In addition, the Shelter WA Newsletter is published monthly and contains information about issues, events and news relevant to the sector.

Reports and Articles

- Research Report: The Impact of Fly-in/Fly-out on Housing Affordability in Western Australia
- Future of Homelessness in WA: Book of Proceedings
- Housing Research Review: Downsizing amongst older Australians
- Housing Research Review: My City: The People's Verdict 2013
- Housing Research Review: 2014 Demographia International Housing Affordability Survey
- Housing Research Review: Understanding and Addressing Community Opposition to Affordable Housing Development
- 'Reforming the Western Australia Disruptive Behaviour Management Strategy', *Parity*, July 2013
- 'Improving Homeless Services in Western Australia', *Parity*, September 2013
- 'Speaking up for improved homelessness services in WA', *Housing Works*, October 2013
- 'Young people facing increasing housing insecurity and homelessness', *Parity* and *Housing Works*, May 2014

Surveys

- Future of Homelessness Services in WA
- Affordable Housing survey – ongoing on Shelter WA website

Newsletters

During the financial year 2013/2014, Shelter WA published and distributed eleven (11) newsletters to our members, stakeholders and subscribers.

Fact Sheets

In 2013/14, Shelter WA updated our Homelessness factsheet and continued to provide factsheets on the Shelter WA website on a variety of topics including Aboriginal Housing, Boarders and Lodgers, Commonwealth Rent Assistance, Community Land Trusts, Housing in Regional WA, Migrants and Refugees, Planning, Stamp Duty, Taxation, and Young People and Housing. Shelter WA, as a member of National Shelter, is also responsible for updating the Housing Australia Factsheet on behalf of National Shelter.

Community Engagement and Education

In addition to producing high quality research and publications, Shelter WA works closely with the sector and the wider community to provide information and resources and gather input and feedback for submissions and reports. We do this by hosting community events and participating in other forums throughout the year.

Shelter WA continued to add new content to our website. The website provides information for the housing and homelessness community sector, housing consumers, students, researchers, the media, and people experiencing homelessness.

Shelter WA Events

- Building Community Support for Affordable Housing – 4 December 2013
- Shelter WA Affordable Housing Network (SWAHN)
 - 22 October 2013, Jemma Green delivered a presentation on ‘Low cost and low carbon housing: the impossible Australian Dream?’
 - 29 April 2014, presentations by Red Cross Soup Patrol and Tenancy WA
- Developing an Advocacy Strategy regarding the National Partnership Agreement on Homelessness, hosted jointly with WACOSS and CHCWA – 4 March 2014
- Future of Homelessness in WA Forum – 20 May 2014
- Tenant Education Pilot Project in the Fitzroy Valley – completed June 2014

Shelter WA Attendance at Sector Events

- Community Housing Coalition of WA event ‘The great debate’ – 8 August 2013
- AHURI Seminar – Building Resilient Housing Markets – 14 August 2013
- Measuring Social Outcomes and Impact – 21 and 22 August 2013
- National Shelter Council: Policy Officers gathering Adelaide – October 2013
- Housing Industry Forecasting Group report launch – October 2013
- National Housing Conference Adelaide – October 2013
- Stall at Financial Counsellors Conference – 15 October 2013
- WA Labor State Conference Homelessness and Housing Affordability Forum & Networking Event – 2 November 2013
- Housing Industry Forecasting Group Report presentation and launch – 7 November 2013
- FIFO & Long-Distance Commuting: Making sure it works for workers, families and communities – 11 November 2013
- Homeless Connect – 13 November 2013
- WA State Labor Conference, Homelessness and Housing Affordability Forum (speakers: Mark Fitzgerald, Craig Comrie and Justine Collier) – November 2013
- Participated in, and facilitated discussion at, the State Planning Strategy 2050 forum – 11 December 2013
- WACOSS New Year Sector Breakfast – 24 January 2014
- Stall at UWA Open Day – 21 February 2014
- Presentation to Regional Development Australia (RDA) Perth – 5 March 2014
- UDIA Event – Are we doomed to repeat the boom? – 11 March 2014
- Australasian Housing Institute Oxford Foyer Networking Event – 13 March 2014
- Presentation at WACOSS conference on Strengthening Homelessness Services – 6 May 2014
- City of Bayswater Community Engagement Forum – 12 May 2014
- WACOSS Members Budget Briefing – 14 May 2014
- Presentation at WALGA Local Government & Affordable Housing Forum – 19 May 2014
- Stall at Homeless Community Connect – 13 June 2014
- Vinnies CEO Sleepout at the WACA – 19 June 2014
- UDIA Event – Planning Approvals Process – 28 June 2014

Website

Over the 2013-/14 financial year the Shelter WA website had approximately 11,800 visitors. The website had approximately 71,000 page views – an increase of 86% from the previous financial year. The Shelter WA Housing Options Kit and associated pages are by far the most accessed part of the site, with approximately 1,675 views per month in 2013/14 – an increase of 290% from 2012/13.

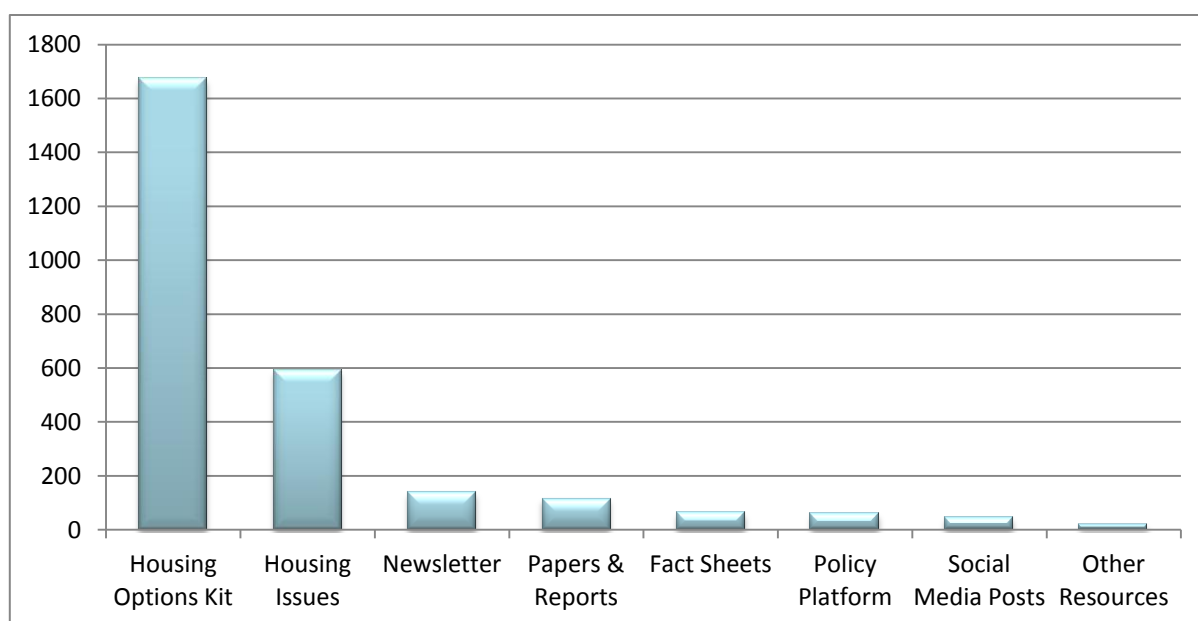
The housing issues section of our site has been receiving approximately 590 views per month, and our papers and reports are being accessed at a rate of approximately 115 views per month. News articles have been reaching a larger audience than in 2012/13, with between 400 – 550 views for some articles. This increase has been partially due to better integration between the website and the Shelter WA e-newsletter.

Shelter WA has also increased its participation on social media, currently utilising Facebook, Twitter and LinkedIn to disseminate affordable housing and homelessness information and news. Engagement on the Shelter WA website pages fluctuates, but is increasing steadily, with users engaged with Shelter WA’s submissions, particularly our response to the Senate Inquiry into Affordable Housing and relevant Australian and international news.

Newsletter

In February 2013, Shelter WA moved to deliver the monthly e-newsletters through Mailchimp. Currently Shelter WA is achieving a great response to the content in the newsletter, consistently rating higher than industry average ‘open’ and ‘click’ rates. Utilising Mailchimp has enabled Shelter WA to create a newsletter which is more professional and consistent. It has also allowed Shelter WA to convert newsletter viewers over to the Shelter WA website, facilitated better assessment of newsletter impact, and improved identification of which content is most relevant and engaging for stakeholders. This will continue to ensure future newsletters have a high impact and are continually improved.

Shelter WA Information accessed online, average number per month



Telephone and E-mail Contacts

Shelter WA receives telephone and e-mail enquiries from housing consumers seeking accommodation and service providers on behalf of clients. In 2013/14 Shelter WA received approximately 60 emails and over 170 telephone contacts from people seeking assistance with a housing or homelessness related enquiry. Most of the calls and emails were from people experiencing homelessness, or at imminent risk of homelessness, requiring crisis accommodation or seeking information on how to access affordable or social housing. Depending on particular caller needs, Shelter WA staff provided information and resources to assist callers to access the accommodation and support options they required.

These phone calls and email requests also provided Shelter WA with information, even if relatively limited, about unmet need in the community. For example, many of the people seeking assistance continue to be families looking for emergency accommodation, which is in severe shortage in Perth for this particular demographic. This unmet demand is consistent with feedback received from service providers in forums, networking meetings and community consultations.

Media

During the 2013/14 financial year, Shelter WA provided information to the media about issues relating to affordable housing and homelessness. We did this by issuing media releases, responding to specific requests for comment or interviews from media personnel, and developing positive relationships with reporters and journalists to provide sound, informed background information for upcoming stories. By developing these relationships, Shelter WA has become a trusted source for information relating to housing affordability and homelessness within the news media. Throughout the year, Shelter WA received numerous requests for comment in relation to current news stories and background information for longer term media coverage of critical housing issues. The following is a snapshot of some of the media stories in which Shelter WA was interviewed, quoted or consulted this year:

- 'Housing eviction', ABC News – 10 July 2013
- 'Housing advocates angered by political flyers', ABC News – 16 August 2013
- 'Housing group pushes for hardline eviction rules to be scrapped', ABC News – 22 August 2013
- 'Time to commit to action on housing affordability', National Shelter media release – 22 August 2013
- Shelter WA releases election statement – 23 August 2013
- Shelter WA EO interviewed on 6PR – 6 September 2013
- 'Housing lobby group disappointed with changes to criteria for low level complaints against public housing tenants', ABC News – 25 October 2013
- 'Report offers solution to address WA's housing crisis' by Brendan Wong in *Real Estate Business* – 23 November 2013.
- 'Government strikes out on social housing policy', Greens media release – 18 November 2013 (mentions Shelter WA's recommendations in relation to the Disruptive Behaviour Management Strategy)
- 'WA's homeless support agencies fear funding cuts', 7:30 WA – 7 March 2014
- Shelter WA media release - NPAH funding – 7 March 2014
- 'More older women face homeless future', The University of WA – 25 March 2014

- 'Begging ban: Perth City Council pushes to outlaw beggars in city centre', *The Guardian* – 23 April 2014
- 'City's bid to bag begging hits hurdles', *The West Australian* – 24 April 2014
- 'Kwinana and Rockingham are among the most popular beachside areas for the homeless', *Perth Now* – 1 May 2014
- '80 hours a week – that's what low-income earners need to work to afford to rent in Perth's outskirts', *Perth Now* – 5 May 2014
- 'Commission of Audit gets it wrong on housing assistance', *National Shelter* – 6 May 2014
- 'Penalties for begging a solution for no-one' Opinion in *West Australian Newspaper* by Chantal Roberts, 6 May 2014
- Shelter WA's media statement on the WA State Budget – 8 May 2014
- 'Federal budget abandons affordable housing', *National Shelter* – 14 May 2014
- 'Recommendation to axe Keystart slammed in public submissions to Economic Regulation Authority', *Perth Now* – 20 May 2014
- 'Young homeless couple face sleeping rough because they don't want to split up', *ABC News* – 22 June 2014

Sector Development

Shelter WA supports information exchange within the affordable housing sector by hosting and convening the Affordable Housing Network meetings, special issues forums, disseminating research and publications developed by Shelter WA and other stakeholders, and participating in various committees, networks, roundtables and working groups.

Events

- Affordable Housing Network meetings - provide updates to the sector on current issues, discussion of significant issues of concern, feedback to the sector on Housing Advisory Round Table (HART) updates, co-ordination of sector information to provide to HART, and often include guest speakers. This year, the Affordable Housing Network met twice:
 - 22 October 2013, Jemma Green, delivered a presentation on 'Low cost and low carbon housing: the impossible Australian Dream?'
 - 29 April 2014, presentations by Red Cross Soup Patrol and Tenancy WA
- Building Community Support for Affordable Housing – 4 December 2014
- Future of Homelessness Forum – 20 May 2014

Committees and Working Groups

Shelter WA has a seat on the following committees:

- Council for Homeless Persons Australia (WA representative)
- Housing Advisory Roundtable (HART)
- National Shelter Council, Vice Chair
- Department of Human Services /Centrelink:
 - Homelessness Reference Group
 - Community Consultative Committee
- Housing Crisis Committee
- WA Peaks Forum
- Parks Peoples Working Group (PPWG), Chair

- Telethon Research Institute, Developmental Pathways Project Consumer and Community Reference Group
- Claisebrook Lotteries House Association, Secretary

Policy Advice to Government

Shelter WA develops policy advice through direct and indirect consultation with the sector by collecting information at forums, meetings and working groups, compiling survey responses, obtaining feedback on specific issues, and monitoring new research on housing and homelessness.

Shelter WA provides policy advice to government in several different ways including developing submissions and responses to discussion papers, participating in committees and working groups, writing reports for relevant government agencies and ministers, and circulating our research reports and papers to stakeholders, including government agencies.

Submissions

- Submission to Department of Housing on Community Housing Rent Setting Policy
- Submission to Department of Planning on Planning Provisions for Affordable Housing
- Pre-Budget Submission to Treasury 2014-15, submitted in October 2013
- Submission to City of Cockburn Draft Housing Affordability and Diversity Strategy
- Submission to the Economic Regulation Authority Draft Report of the Inquiry into Microeconomic Reform
- Submission to the Equal Opportunity Commission's Review of Organisations under Equal Opportunity Act 1984
- Submission to Senate Select Committee into the Abbott Government's Commission of Audit
- Submission to Senate Standing Committee on Economics, Senate Inquiry into Affordable Housing
- Submission to Department of Housing Revised Community Housing Rent Setting Policy

Other engagement with government agencies

- Distribution of research paper on *The Impact of Fly-in/Fly-out on Housing Affordability in Western Australia* to state government agencies and local government authorities.
- In order to galvanise support for ongoing funding for the National Partnership Agreement on Homelessness, Shelter WA sent out letters to Members of Parliament, senators and relevant Ministers. Shelter WA received positive responses from several MPs.
- Meetings with LandCorp to discuss innovative approaches to fund and construct affordable housing across Western Australia.

Shelter WA Board & Staff

Shelter WA is governed by a professional Board comprising ten members drawn from the community, private and public sectors, and academia. These Board members have brought a wealth of expertise, experiences and skills to the Shelter WA Board, including corporate and financial management, experience in establishment and management of community housing, marketing and public relations, law, social impact, financial accounting, and provision of housing and homelessness services.

Shelter WA also enjoys the Patronage of Ms Lynne Evans, former CEO of St. Bartholomew's House. Ms Evans is highly respected in the sector and has made lasting contributions to affordable housing during her working life, including the accomplishment of the Lime Street building and the development of St. Bartholomew's service structure.

The Shelter WA Board met twelve times during the 2013/14 financial year, including two special meetings in October and November 2013. During the course of the year, two Board members resigned, Richard Sheridan and Dr Antoinette Morris, due to other commitments. Three new Board members joined the organisation – Prof. Eileen Webb, Andrew Hall and Bernadett Bovari.

Shelter WA Patron

Lynne Evans (since December 2012)

Shelter WA Board

Leanne Strommen (member since December 2012)

Chair

Leanne attended 12 out of 12 meetings

Cindy Dunham (member since October 2010)

Vice Chair

Cindy has attended 8 out of 12 meetings

Danielle van Kampen (member since October 2011)

Secretary

Danielle has attended 8 out of 12 meetings

Bernadett Bovari (member since April 2014)

Treasurer (from April 2014)

Bernadett has attended 3 out of 3 meetings

Bev Carstairs (member since June 2011)

Treasurer (until April 2014)

Bev has attended 11 out of 12 meetings

Prof Paul Flatau (member since December 2012)

Paul has attended 9 out of 12 meetings

Kendal Penney (member since December 2012)

Kendal has attend 9 out of 12

Andrew Hall (member since December 2013)

Andrew has attended 4 out of 6 meetings

Nina Ulyett (member since October 2013)

Nina has attended 7 out of 9 meetings

Pr Eileen Webb (member since October 2013)

Eileen has attended 4 out of 9 meetings

Richard Sheridan (member from May 2009 to November 2013)

Dr Antoinette Morris (member from October 2010 to February 2014)

Shelter WA Staff

Chantal Roberts

Executive Officer

Shae Garwood

Senior Research and Policy Officer

Robert Gough

Policy Officer

Corinne Mercer

Administration and Finance Officer

Treasurer's Report

During the 2013/14 financial year, Shelter WA has had two different Treasurers, and both have included their reports in this Annual Report.

During the year I felt the need to resign from my position as Treasurer of Shelter WA for personal reasons.

I am pleased to inform that our new Treasurer comes to the position with a wealth of experience and qualifications in finance and the future overseeing of the financial records for Shelter WA is in good hands.

I would like to take this opportunity to again thank Chantal and staff for their hard work and support during my time in the position.

Bev Carstairs

I am pleased to present the Financial Statements of Shelter WA Inc. for the financial year ended on 30 June 2014.

I took over the position of Treasurer from Bev Carstairs in April 2014 and have been reviewing the monthly profit and loss statements and balance sheets since then. I have also reviewed the Balance Sheet as at 30 June 2014, and Profit and Loss Statement for the year ended on that date. My review comprised analytical reviews and inquiries from management.

The Financial Statements for the year ended 30 June 2014 have been audited by Greg Ledger Pty Ltd, confirming that the Financial Statements give a true and fair view of the financial position of Shelter WA Inc. as at 30 June 2014, and of financial performance of the organisation for the year then ended.

Shelter WA ended the 2013/14 financial year with a net profit of \$21,000, resulting in its net asset position increasing from \$30,500 as at 30 June 2013 to \$51,500 at 30 June 2014, and showing that Shelter WA is able to operate successfully with very limited funding. The financial management and accounting of Shelter WA continues to be sound.

Bernadett Bovari

Financial Reports and Audit

**SHELTER WA INC. FINANCIAL
STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2014**

**DECLARATION BY THE BOARD OF SHELTER WA
FOR THE YEAR ENDED 30 JUNE 2014**

The Board of Shelter WA has determined that the organisation is not a reporting entity. The Board of Shelter WA has determined that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the accounts.

In the opinion of the Board of the Shelter WA Inc.:

- 1
 - a) the profit and loss account gives a true and fair view of the result of the organisation for the year ended 30 June 2014 ; and
 - b) the balance sheet gives a true and fair view of the state of affairs of the organisation as at 30 June 2014.
- 2 At the date of this statement, there are reasonable grounds to believe that the organisation will be able to pay its debts as and when they fall due.

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


Chairperson

Independent Audit Report

To the members of Shelter WA Inc.

Report on the Financial Report

I have audited the accompanying financial report, being a special purpose financial report, of Shelter WA Inc., which comprises the balance sheet as at 30 June 2014, the profit & loss statement for the year then ended, a summary of significant accounting policies, other explanatory notes and the declaration by the Board of Management.

The Responsibility of the Board of Management for the Financial Report

The Board of Management of the entity are responsible for the preparation and fair presentation of the financial report. The Board of Managements responsibility includes designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's responsibility

My responsibility is to express an opinion on the financial report and the disclosures based on my audit. I conducted my audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Management, as well as evaluating the overall presentation of the financial report.

The financial report has been prepared for distribution to members for the purpose of fulfilling the Board of Management financial reporting under the Constitution. We disclaim any assumption of responsibility for any reliance on this report or on 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.

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

Independence

In conducting my audit, I have complied with the independence requirements of the Australian professional accounting bodies.

Audit opinion

In my opinion, the financial report gives a true and fair view of the financial position of Shelter WA Inc. as of 30 June 2014, and of its financial performance for the year then ended in accordance with accounting policies described in Note 1 to the financial statements.

Basis of Accounting

Without modifying our opinion, we draw attention to Note 1 to the financial report, which describe the basis of accounting. The financial report has been prepared for the purpose of fulfilling the committee's financial reporting responsibility under the Constitution. As a result, the financial report may not be suitable for another purpose.



RG Ledger
Chartered Accountant
Registered Company Auditor

18 AUGUST 2014

GREG LEDGER PTY LTD

CHARTERED ACCOUNTANT

ABN 63 066 718 134

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Wembley, WA 6913

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West Perth, WA 6005

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Facsimile + (08) 9322 1134

Liability limited by a scheme approved under Professional Standards Legislation.

18 August 2014

The Board of Management
Shelter WA Inc.
Level 1, 33 Moore Street
East Perth WA 6004

AUDITOR INDEPENDENCE DECLARATION

This declaration is made in connection with the audit of the financial report of Shelter WA Inc. for the year ended 30 June 2014 and in accordance with the provisions of the Corporations Act 2001.

I declare that, to the best of my knowledge and belief, there have been:

- No contravention of the auditor independence requirements of the Corporations Act 2001 in relation to this audit;
- No contravention of the Code of Professional Conduct of the Institute of Chartered Accountants in Australia in relation to this audit.

Yours sincerely



Ross Gregory Ledger
Chartered Accountant
Registered Company Auditor

SHELTER WA INC.
PROFIT & LOSS STATEMENT
FOR THE YEAR ENDED 30 JUNE 2014

	2014 \$	2013 \$
Income		
Bank Interest	5,500.67	6,161.78
Membership Fees	4,252.60	999.97
Donations	1,100.00	-
Sitting Fees	75.00	-
Rent	-	3,779.10
Grants		
Department of Housing	302,728.57	290,504.12
Fitzroy Crossing Project	92,738.57	19,000.00
Lotterywest Grant	577.47	6,062.53
Homelessness Forum	7796.11	-
Project Management	22,028.93	1,818.17
Reimbursements	1,451.65	1,441.45
Total Income	438,249.57	329,767.12
Expenses		
Donations/Sponsorship	748.71	50.00
Adjustments & Rounding	(0.61)	1.19
Audit	1,800.00	1,681.82
Bookkeeping Services	100.00	642.27
Computer & Web Support	2,899.21	2,266.66
Shelter WA Forums	484.40	583.76
Consultants	16,000.00	-
Administrative Expenses	-	100.18
Equipment & Software - Office	41.31	570.80
New Website Project	-	6,714.14
General Insurance	2,418.18	2,380.00
Shelter WA Board	1,481.03	839.04
Membership of Organisations	3,383.18	4,431.81
Publications	-	26.00
Office Expenses		
Staff Expense	218.19	-
Photocopying	87.60	259.73
Postage	126.67	81.77
Printing/Promotional	225.45	345.45
Rent	13,397.24	12,798.49
Stationery/Office Sundries	1,789.20	2,639.52
Telephone/Email	1,336.05	2,832.77
Total Office Expenses	17,180.40	18,957.73

The accompanying notes form part of these financial statements

SHELTER WA INC.

PROFIT & LOSS STATEMENT (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2014

	2014 \$	2013 \$
Expenses		
Employment Expenses		
Wages	223,381.93	226,552.79
Workers Compensation	1,372.73	1,955.45
Provision for Annual Leave	1,882.66	7,155.36
Provision for Long Service Leave	9,211.93	17,510.17
Superannuation	21,120.94	19,786.64
Professional Development	725.00	390.54
Total Employment Expenses	257,695.19	273,350.95
Conferences		
Registration	4,679.14	2,622.73
Car & Taxi Expenses	1,051.58	1,692.73
Flights	4,706.74	1,853.03
Accommodation	2,105.71	1,910.33
Meals	952.14	-
Total Conferences	13,495.31	8,078.82
Homelessness Forum May 2014		
Venue Hire	227.27	-
Audio Visual Hire	1,244.09	-
Meals & Beverages	4,720.01	-
Paraphernalia	711.36	-
Total Homelessness Forum May 2014	6,902.73	-
Fitzroy Crossing 2013 Project		
Staff Fitzroy Project	23,335.77	9,550.96
Project Consultancy	12,689.98	-
Staffing On-Costs	2,039.35	1,740.60
Travel, Accommodation, Car Hire	19,445.00	5,576.41
Administration Costs	4,496.22	1,986.74
Forum expenses	3,649.99	-
Printing & Resources	6,380.63	-
Final Evaluation & Reporting	13,272.73	-
Project Management	7,409.09	-
Total Fitzroy Crossing Project	92,718.76	18,854.71
Total Expenses	417,347.80	339,529.88
Net Profit / (Loss)	20,901.77	(9,762.76)

The accompanying notes form part of these financial statements

SHELTER WA INC.

BALANCE SHEET AS AT 30 JUNE 2014

Assets	2014 \$	2013 \$
Current Assets		
Trade Debtors	650.00	
ING Cash Management Account	152,703.02	119,639.19
ING Term Deposit Leave Provisions	35,951.79	35,179.95
Bendigo Bank Cheque Account	4,801.06	4,766.65
Bendigo Bank Debit Card Account	2,012.03	3,436.37
Petty Cash	40.90	85.50
Total Current Assets	196,158.80	163,107.66
Non-Current Assets		
Property, plant & equipment		
Furniture & Fixtures at Cost	-	40,001.03
Computer Grant Asset at Cost	-	17,010.64
Furniture & Fixtures Accumulated Depreciation	-	(40,001.06)
Computer Grant Asset Accumulated Depreciation	-	(17,010.61)
Total property, plant & equipment	-	-
Total Non-Current Assets	-	-
Total Assets	196,158.80	163,107.66
Liabilities		
Current Liabilities		
Income in Advance Core Grant	78,486.36	-
Income in Advance Fitzroy Project	-	75,750.00
GST Payable	16,264.32	5,989.60
FBT Payable	423.90	423.90
Payroll Liabilities		
PAYG Payable	4,042.00	3,644.00
Superannuation	1,421.70	1,760.60
Provision Current Annual Leave	21,006.83	11,280.00
Provision Current Long Service Leave	9,998.17	8,658.00
Provision Current Annual Leave Fitzroy Project	-	881.39
Total Payroll Liabilities	36,468.70	26,223.99
Total Current Liabilities	131,643.28	108,387.49
Non-Current Liabilities		
Provisions Long Service Leave	13,029.56	24,135.61
Total Non-Current Liabilities	13,029.56	24,135.61
Total Liabilities	144,672.84	132,523.10
Net Assets	51,485.96	30,584.56

The accompanying notes form part of these financial statements

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SHELTER WA INC.

BALANCE SHEET (CONTINUED) AS AT 30 JUNE 2014

	2014	2013
	\$	\$
Equity		
Retained Earnings	30,584.19	40,346.95
Current Year Earnings	20,901.77	(9,762.39)
Total Equity	51,485.96	30,584.56

The accompanying notes form part of these financial statements

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SHELTER WA INC.

Notes to and forming part of the financial statements for the year ended 30 June 2014

Note 1 - Statement of Significant Accounting Policies

These financial statements are a special purpose financial report prepared in order to satisfy the financial reporting requirements of the organisation, pursuant to the constitution of the organisation and the requirements of the Association Incorporations Act of WA. The Board of Shelter WA has determined that the organisation is not reporting an entity.

The statements have been prepared in accordance with the requirements of the following applicable Accounting standards and other mandatory professional reporting requirements:

AASB 110	Events After Balance Sheet Date
AASB 118	Revenue
AASB 119	Employee Benefits
AASB 1031	Materiality
SAC 1	Statement of Accounting Concepts "Definition of the Reporting Entity"

No other applicable Accounting Standards or mandatory professional reporting requirements have been applied.

The financial statements are prepared on an accrual basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated current valuation of non-current assets. The accounting policies adopted are consistent with those of the previous year.

Going Concern

The financial statements have been prepared on a going concern basis, which contemplates continuity of normal activities of the organisation. The ability of the organisation to continue as a going concern will be dependent upon the continued receipt of contract funding from the Department of Housing of Western Australia.

Principal Activities

The principal activity is directed towards the elimination of homelessness and housing related poverty and ensuring every person in Western Australia has access to secure, adequate and appropriate housing within their capacity to pay in the public, private or community housing sectors.

Plant and Equipment

Plant and equipment are included at cost. All fixed assets are depreciated over their estimated useful lives commencing from the time the asset is held ready for use.

Superannuation

Staff superannuation has been paid in accordance with the requirements of the Superannuation Guarantee Charge legislation and is paid to complying funds.

The accompanying notes form part of these financial statements

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SHELTER WA INC.

Notes to and forming part of the financial statements (Continued) for the year ended 30 June 2014

Funding /Grants in Advance

All grants are brought to account as income when received, unless they relate to future years in which case they are recognised as income in the year expended.

They appear in the balance sheet as a liability – Income in advance.

Employee Entitlements

The amounts expected to be paid to employees for their pro-rata entitlement to annual leave and long service leave are accrued annually at current pay rates. The provision for long service leave accrues from an employee's commencement of employment with the organisation.

The amounts provided for as a current liability at 30 June 2014 are as follows:

Provisions for current annual leave	\$ 21,006.93
Provisions for current long service leave	\$ 9,998.17

The accompanying notes form part of these financial statements

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End of Shelter WA Annual Report